

December 14, 2021

Aber Hollander
President and CEO
Windrose Recovery
680 N. Lake Shore Dr., Suite 800
Chicago, IL 60611

Re: 142 E. Ontario St.

Dear Ms. Hollander:

In response to your recent request, please be advised that the subject property is currently zoned Planned Development No. 521 ("PD 521"). You are seeking confirmation that an outpatient addiction treatment facility is a permitted use at the subject site.

Pursuant to Statement No. 5 of PD 521, any use permitted in the DX-16 Downtown Mixed-Use District (formerly B6-7 district) and earth station receiving dishes, are permitted in PD 521, subject to such limits, maximum and minimum, as are set forth in the Table of Use and Bulk Regulations and related controls made part of PD 521.

An outpatient addiction treatment facility is classified as a medical service use, and pursuant to Section 17-4-0207-JJ of the Zoning Ordinance, a medical service use is permitted by-right in the DX district. Therefore, it is permitted at the subject site.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Main file

*Reclassification Of Area Shown On Map Number 1-E.
(As Amended)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications in the area bounded by:

the alley next north of and parallel to East Ontario Street; a line 123.50 feet west of and parallel to North Michigan Avenue; East Ontario Street; and a line 46.50 feet west of and parallel to North Michigan Avenue,

to the designation of a Business Planned Development which is hereby established in the area described above, subject to the use and bulk regulations as are set forth on the Plan of Development attached hereto and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Business Planned Development

P.D. 521

Statements.

1. The area delineated herein as Business Planned Development No. _____ (the "Planned Development") consists of approximately 7,717 square feet (.17 acres) of real property bounded by the alley next north of and parallel to East Ontario Street; a line 123.50 feet west of and parallel to North Michigan Avenue; East Ontario Street; and a line 46.50 feet west of and parallel to North Michigan Avenue (the "Property"), as identified in the drawing attached hereto entitled "Boundary and Property Line Map". Legal title to the Property is currently held by LaSalle National Bank, as Trustee, under Trust No. 112293. The beneficiary of the Trust is the American Osteopathic Association, an Illinois not-for-profit corporation.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning related communication from the City in relation to and on behalf of the affected Property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
5. The following uses shall be permitted within the Planned Development: any use permitted in the B6-7 Restricted Central Business District and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the Table of Use and Bulk Regulations and Related Controls made a part of this Plan of Development.
6. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

7. The improvements on the Property shall be designed and constructed in general conformance with the Site Plan/Landscape Plan. The landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Landscape Plan. The landscaping shall be maintained in accordance with the Landscape Plan. One (1) two and one-half (2½) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and subject to the approval of the Department of Planning. The Applicant shall for a period of five (5) years from the receipt of the building permit to build out the space described in Statement 8 hereof, be responsible for planting, watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
8. Unless construction of the proposed infill of the existing arcade and the resulting increase in retail square footage has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning to the property shall automatically revert to that of the B6-7 Restricted Central Business Classification.
9. The height restriction of the development and any appurtenance attached thereto shall be subject to:
 - (1) height limitations as certified and approved by the Federal Aviation Administration; and

- (2) airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
10. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.
11. This Plan of Development consists of twelve (12) Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; and a Site Plan/Landscape Plan prepared by Eichstaedt Architects/Planners dated June __, 1991. Full size sets of the Site Plan/Landscape Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" now in effect as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.

[Existing Zoning Map, Existing Land Use Map, Boundary and Property Line Map, Generalized Land Use Plan, Site Plan, Landscaping Plan and Perspective attached to this Plan of Development printed on pages 5479 through 5484 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Planned Development

Use And Bulk Regulations And Data.

Net Site Area Square Feet/ Acres	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
7,717/.17 square feet	Any use permitted in the B6-7 Restricted Central Business District and earth station receiving dishes	17.68	100

Gross Site Area = Net Site Area: 7,717 square feet
 (.17 acres) plus area to remain in the public way:
 3,542 square feet (.08 acres) = 11,259 square feet (.25 acres)

Off-Street Parking: None

Off-Street Loading: One berth, as it exists on the date of this application

Setbacks: None

Maximum Building Height: 250 feet

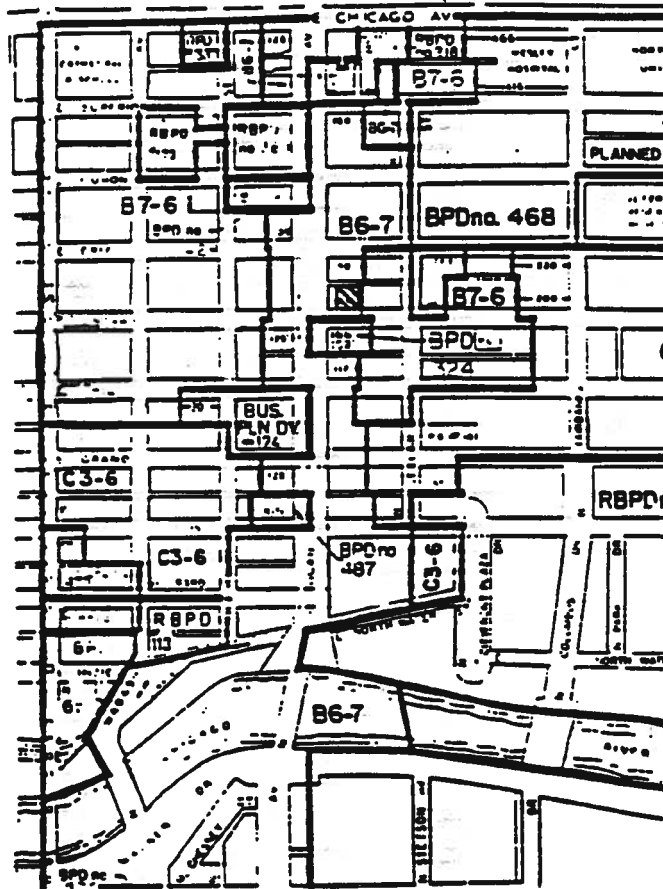
Minimum Retail Square Footage: 3,500
 (Grade Level)

Reclassification Of Area Shown On Map Number 1-H.

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 5485)

EXISTING ZONING MAP



LEGEND



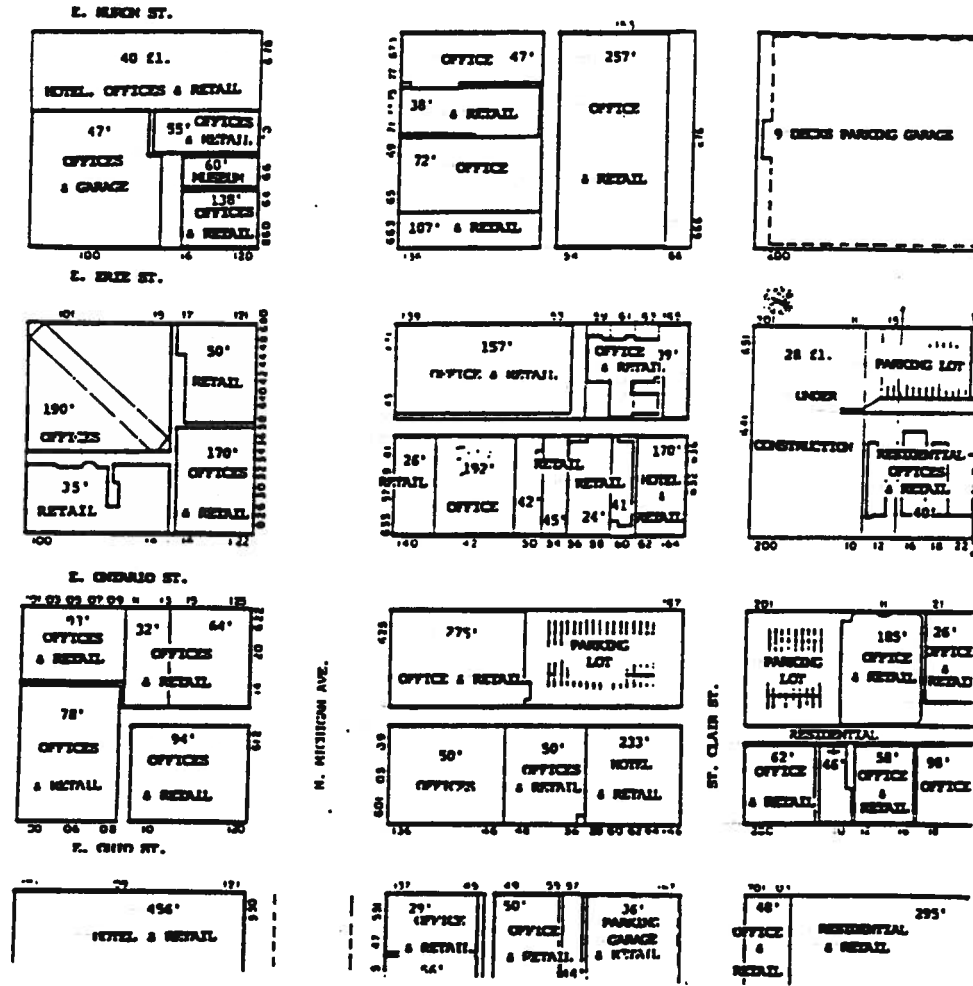
PLANNED DEVELOPMENT



ZONING BOUNDARIES

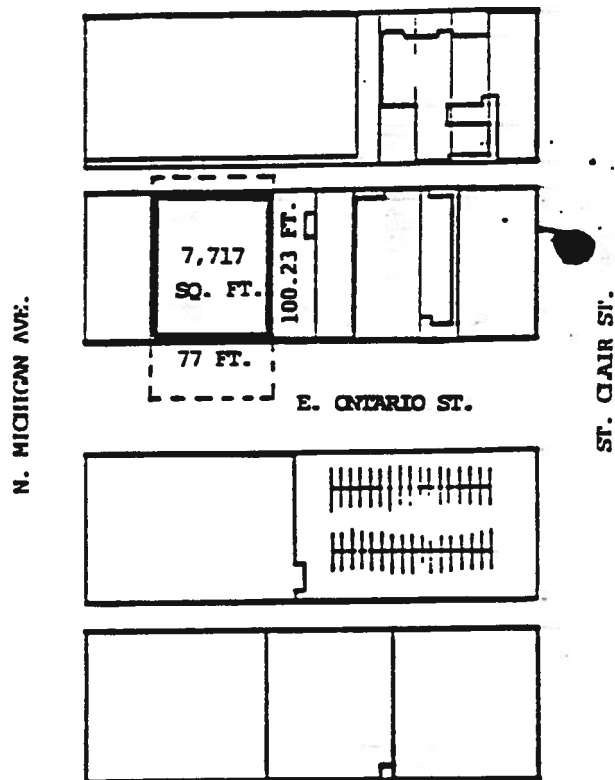
Applicant: American Osteopathic Association
 Address: 142 East Ontario Street
 Chicago, Illinois
 Date: April 11, 1991

EXISTING LAND USE MAP



Applicant: American Osteopathic Association
 Address: 142 East Ontario Street
 Chicago, Illinois
 Date: April 11, 1991

BOUNDARY AND PROPERTY LINE MAP

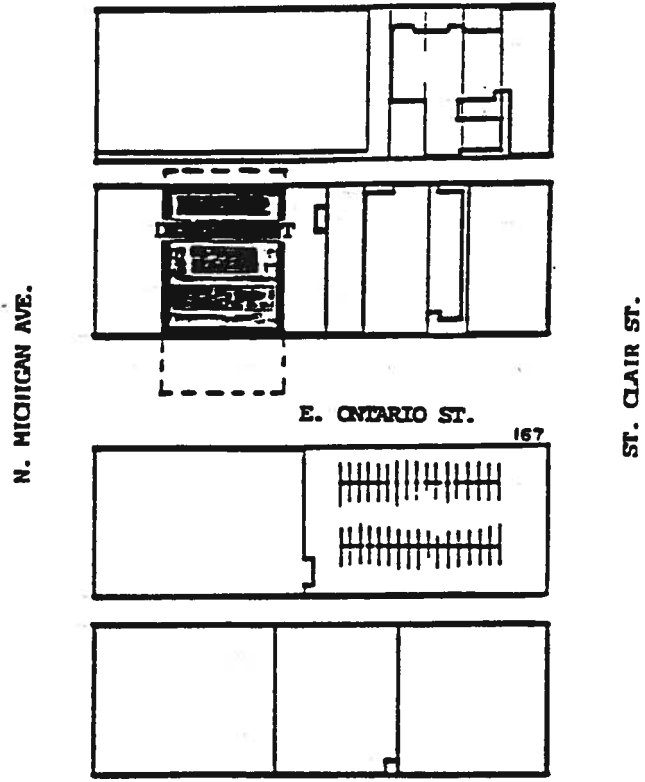


LEGEND

- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY

Applicant: American Osteopathic Association
Address: 142 East Ontario Street
Chicago, Illinois
Date: April 11, 1991

GENERALIZED LAND USE PLAN



LEGEND



PROPERTY LINE



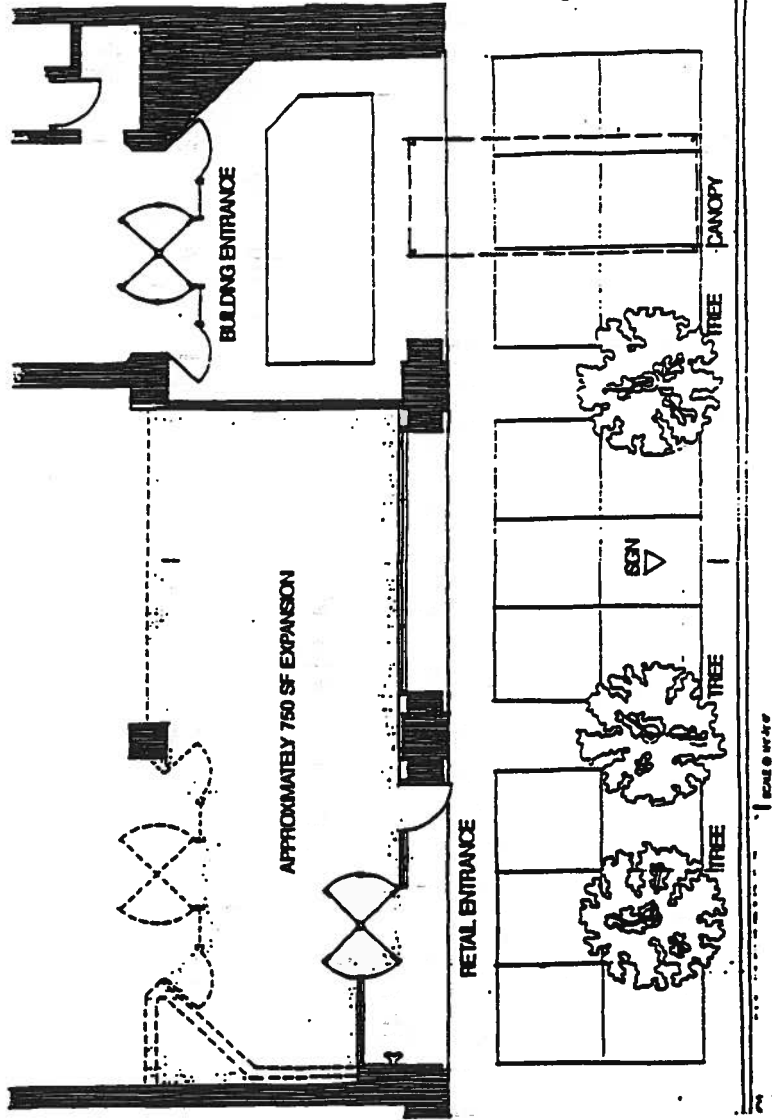
PLANNED DEVELOPMENT BOUNDARY



ANY USE PERMITTED IN THE B6-7, RESTRICTED CENTRAL BUSINESS DISTRICT, AND EARTH STATION RECEIVING DISHES

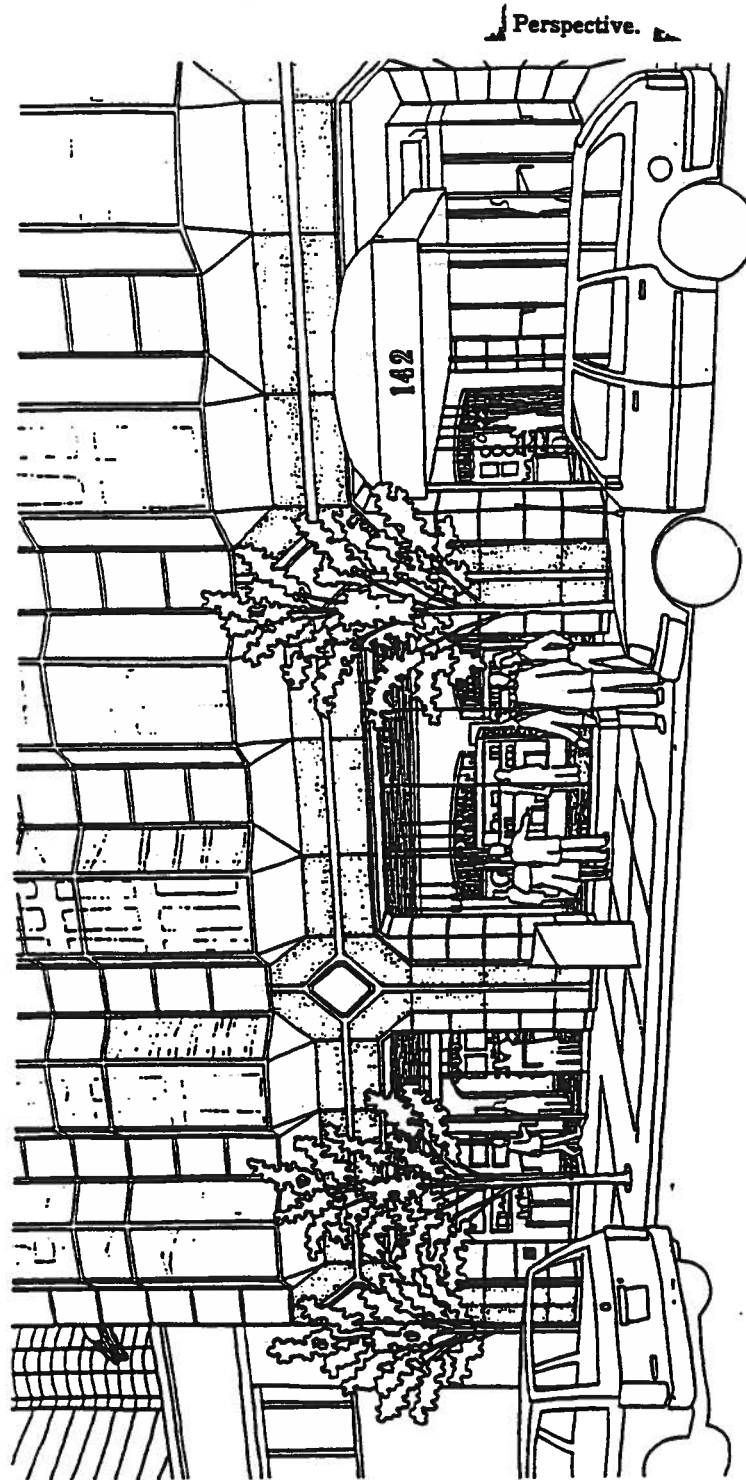
Applicant: American Osteopathic Association
 Address: 142 East Ontario Street
 Chicago, Illinois
 Date: April 11, 1991

1055
Site Plan/Landscape Plan.



**142 EAST ONTARIO
RETAIL EXPANSION
THE JOHN BLICK MANAGEMENT GROUP
RICHSTADT ARCHITECTS/PLANNERS**

Applicant: American Osteopathic Association
142 East Ontario Street
Chicago, Illinois
June 13, 1991



Applicant: American Osteopathic Association
142 East Ontario Street
Chicago, Illinois
June 13, 1991

142 EAST ONTARIO
RETAIL EXPANSION
THE JOHN BLOK MANAGEMENT GROUP
BOHSTADT ARCHITECTS/PLANNERS
6/10/91