



City of Chicago



SO2020-4452

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-E at 50 E Huron St - App No. 20477
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development #173 symbols and indications as shown on Map No. 1-E in an area bound by

East Superior Street; a line 200.33 feet east of North Wabash Avenue; a line 29.5 feet south of East Superior Street; North Rush Street; a line 54.5 feet south of East Superior Street; a line 200.33 feet east of North Wabash Avenue; East Huron Street; and North Wabash Avenue

to those of Planned Development #173, as amended.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 50 East Huron Street

AMENDED RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 173

PLAN OF DEVELOPMENT

STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number 173, (Planned Development) consists of approximately 71,730.87 square feet of property which is depicted on the Planned Development Boundary and Property Line Map (Property). 46,253 square feet of the Property is owned or controlled by the Applicant, 50 Huron Properties, LLC. All of the other owners have consented to this amendment.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be

Applicant: TBD
Address: TBD
Introduced: TBD
Plan Commission: TBD

reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map (if applicable); Site Plan (Sub-Area Map, if applicable); Floor Plans (typical, if applicable); Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West) prepared by (name of architecture firm) and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential Business Planned Development"; elevator apartment structure, related health and recreational uses, including swimming pool; retail and service type business uses; professional and business offices; a post-acute skilled nursing rehabilitation center; and parking spaces.
6. On-Premise business and business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

Applicant: TBD
Address: TBD
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Plan Commission: TBD

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7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 71,730.87 square feet and a base FAR of 18.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

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15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).

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PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area S.F.	Acres	General Description of Land Use	Max. Flr. Area Ratio	Max. No. of D.U.	Max. % of Coverage at Grade Level
46,253.34	1.06	Elevator Apt. structure w/related service and recreational facilities; business and professional offices; limited retail and services type business uses; parking garage	18	467	80%

Gross Site = 71,730.87 s.f.
 Gross Site = Net Site + Public Area
 71,730.87 = 46,253.34 + 25,477.53
 1.64 acres = 1.06 acres + .58 acres

Maximum allowable floor area ratio for net site area = 18

Maximum allowable number of units for the total site including efficiency units = 467

Maximum allowable % of efficiency units = 40%

Maximum allowable % of site coverage at grade level = 80%

Maximum allowable % of site coverage above swimming pool deck = 70%

Minimum required off street parking spaces = 257

(Applicant may provide maximum of 300 spaces including non accessory parking)

Maximum allowable business or commercial space = 130,000 s.f

Maximum required number of off street loading berths = 4

Minimum required perimeter setbacks on all streets = 0

Setback and yard requirements and exact story heights may be adjusted when required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

50 East Huron Street -- P.D. #173 to P.D. #173, as amended

The applicant wishes to amend the allowed uses to include Commercial, Medical Service (17-4-0207-JJ) for a proposed new rehabilitation service. The applicant proposes a new 3-story addition to the existing 5-story vacant office use building at the subject property (50 E. Huron). The applicant will provide 26 on-site parking stalls (4 existing parking stalls, 22 new parking stalls) and 20 new bicycle parking stalls. The remainder of the Planned Development will remain with no other changes.

FAR	14.71
Building Area	680,299 Square Feet
Lot Area	46,253 Square Feet
Building Height	99 Feet 9 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	0 Feet 0 Inches
North Side Setback	0 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	26 Parking Stalls 20 Bicycle Parking Stalls

50 E Huron - Zoning and Bulk Table Summary

50 E HURON – PROPOSED FLOOR AREA RATIO

Gross: 12,508 SF

Net: 9,719.55 SF

Lot area = 125.06 LF x 100.02 LF = 12,508.50 SF

Existing Floor Area Ratio: Building Area / Site Area = 32,479 SF / 12,508.50 SF = 2.597 FAR

Proposed Floor Area Ratio:

Proposed Total Building Area / Site Area = 72,479 SF / 12,508.50 SF = 5.794 FAR

PD 173 - FLOOR AREA RATIO

PD Gross Site Area: 71,730.87 SF

PD Net Site Area: 46,253.3 SF

In the request for an amendment to PD 173 the developer is not asking for an increase in Floor Area Ratio.

The original PD allowed a **FAR of 18** x lot area (46, 253.3 sf) = 832,560.12 sf allowable square feet.

The gross building built was 597,820sf (Citation: Letter from McHugh)

The former American Library Assn building area is 32,479sf

The total existing is 630,299sf

The available square feet buildable from the present PD 173 is 202,262.12sf

The developer wants to add, nominally, 42,000sf.

The total proposed – existing and new – would be 672,299sf.

This would still be 160,261 SF under the allowed in PD 173.

The **as-built floor area ratio** would be: 670,299 sf / 46,253.3 sf = 14.49

Existing and Proposed Height:

Existing Height: 63'

Proposed addition: 36'-6"

Total Proposed Height: 99'-6"

Proposed Estimated Cost: \$19.5 Million

Lead Organization: 50 Huron Properties LLC

Plan Goals: To establish a Class A, post-acute, skilled nursing rehabilitation center with advanced infection controls including negative pressure rooms, HEPA filtration, ultraviolet germicidal particle elimination and staffing protocols designed around healthcare related infection prevention. The building will contain indoor parking, floor-to-ceiling windows, voice-initiated elevators and the most modern safety systems.

Public Benefits:

- The development will be an adaptive re-use of an existing building, thus minimizing the environmental impact, reducing construction refuse, and shortening construction time.
- Creation of 24 underground parking spaces.

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- The entire building will be handicapped accessible and meet or exceed City of Chicago MOPD standards.
- RCI will develop a model of collaboration with the physician/nursing community and other clinicians by recording and disseminating outcomes and maintaining a performance metric over a two-year period.
- By encouraging collaborative conversations around chronic healthcare issues, focusing on innovation in healthcare, including infection control, surgery recovery, and rehabilitation therapies, RCI hopes to shift the culture increasingly toward the preventative dimension of patient recovery.
- RCI will employ over 100+ FT healthcare and office professionals.
- During the development, over 180+ union scale construction jobs will be created.
- Previous occupant was a non-for-profit and was exempt from real estate taxes for 45 years. The new use is a for-profit and will generate annual real estate tax.



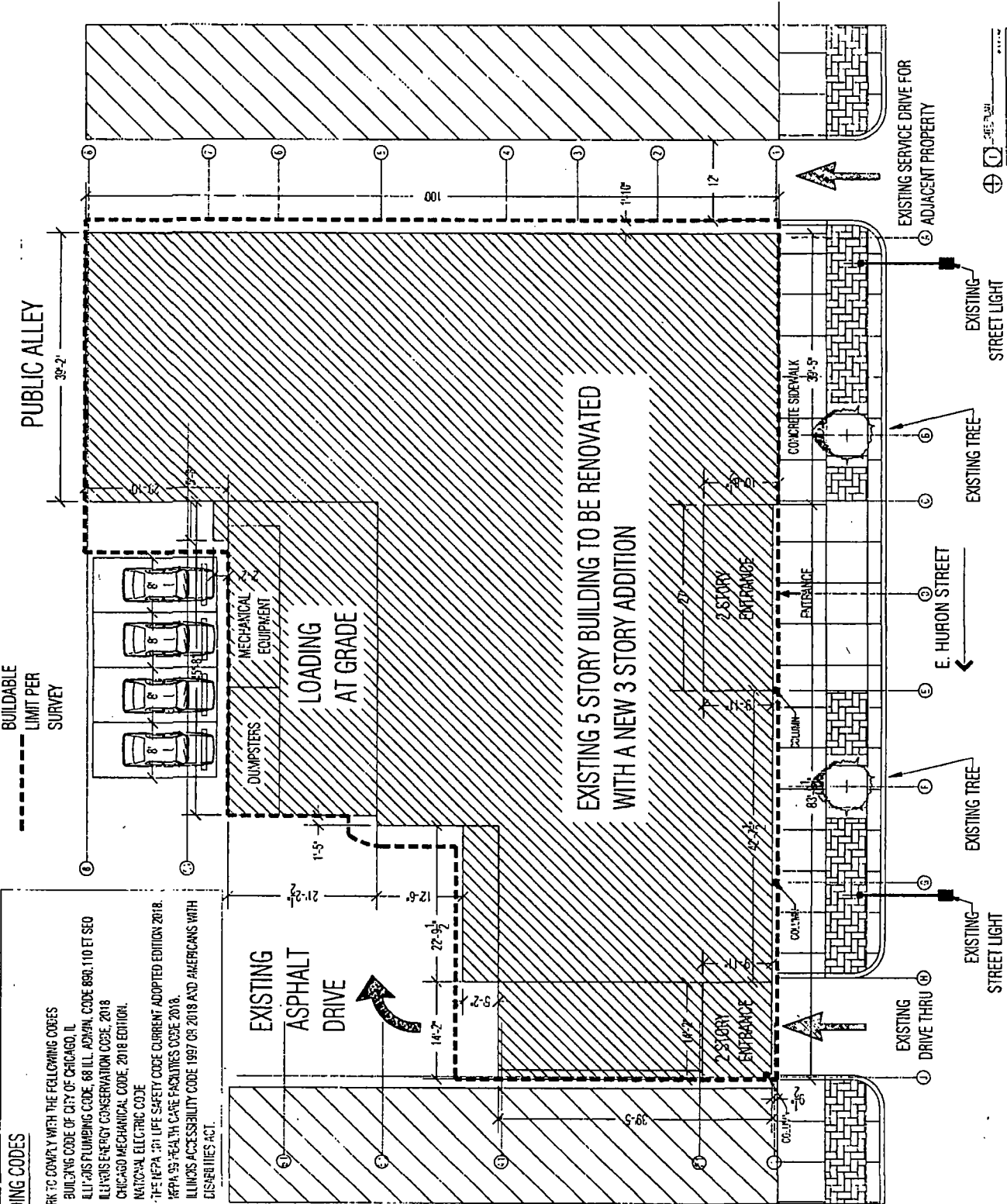
STATE OF ILLINOIS
 PROFESSIONAL ENGINEER
 LICENSE NO. 000000000
 EXPIRES 12/31/2024



ABSOLUTE
 ARCHITECTURE
 1110 N. LAUREL STREET
 CHICAGO, IL 60610
 TEL: 312.329.1111
 WWW.ABSOLUTEARCHITECTURE.COM

RESIDENTIAL CARE INSTITUTE
 NEW FACILITY LOCATED AT
 1825 N. PULASKI
 CHICAGO, ILLINOIS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	REVISED PER CITY COMMENTS	11/05/2024
3	REVISED PER CITY COMMENTS	11/15/2024
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5	REVISED PER CITY COMMENTS	12/05/2024
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100	REVISED PER CITY COMMENTS	07/25/2027



- BUILDING CODES**
- ALL WORK TO COMPLY WITH THE FOLLOWING CODES:
- A. BUILDING CODE OF CITY OF CHICAGO, IL
 - B. ILLINOIS PLUMBING CODE, 68 ILL. ADMIN. CODE 899.110 ET SEQ
 - C. ILLINOIS ENERGY CONSERVATION CODE, 2018
 - D. CHICAGO MECHANICAL CODE, 2018 EDITION
 - E. NATIONAL ELECTRIC CODE
 - F. THE IFC - 2018 LIFE SAFETY CODE CURRENT ADOPTED EDITION 2018.
 - G. ILLINOIS ACCESSIBILITY CODE 1987 OR 2018 AND AMERICANS WITH DISABILITIES ACT.
 - H.

BUILDABLE LIMIT PER SURVEY

PUBLIC ALLEY 39'-2"

EXISTING 5 STORY BUILDING TO BE RENOVATED WITH A NEW 3 STORY ADDITION

EXISTING ASPHALT DRIVE

LOADING AT GRADE

DUMPSTERS

MECHANICAL EQUIPMENT

2 STORY ENTRANCE

ENTRANCE

2 STORY ENTRANCE

EXISTING DRIVE THRU

EXISTING STREET LIGHT

EXISTING TREE

E. HURON STREET

EXISTING TREE

EXISTING STREET LIGHT

EXISTING SERVICE DRIVE FOR ADJACENT PROPERTY





ABSOLUTE ARCHITECTURE INC.
 10000
 12/15/2010
 10000

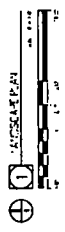
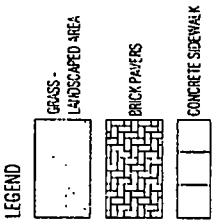
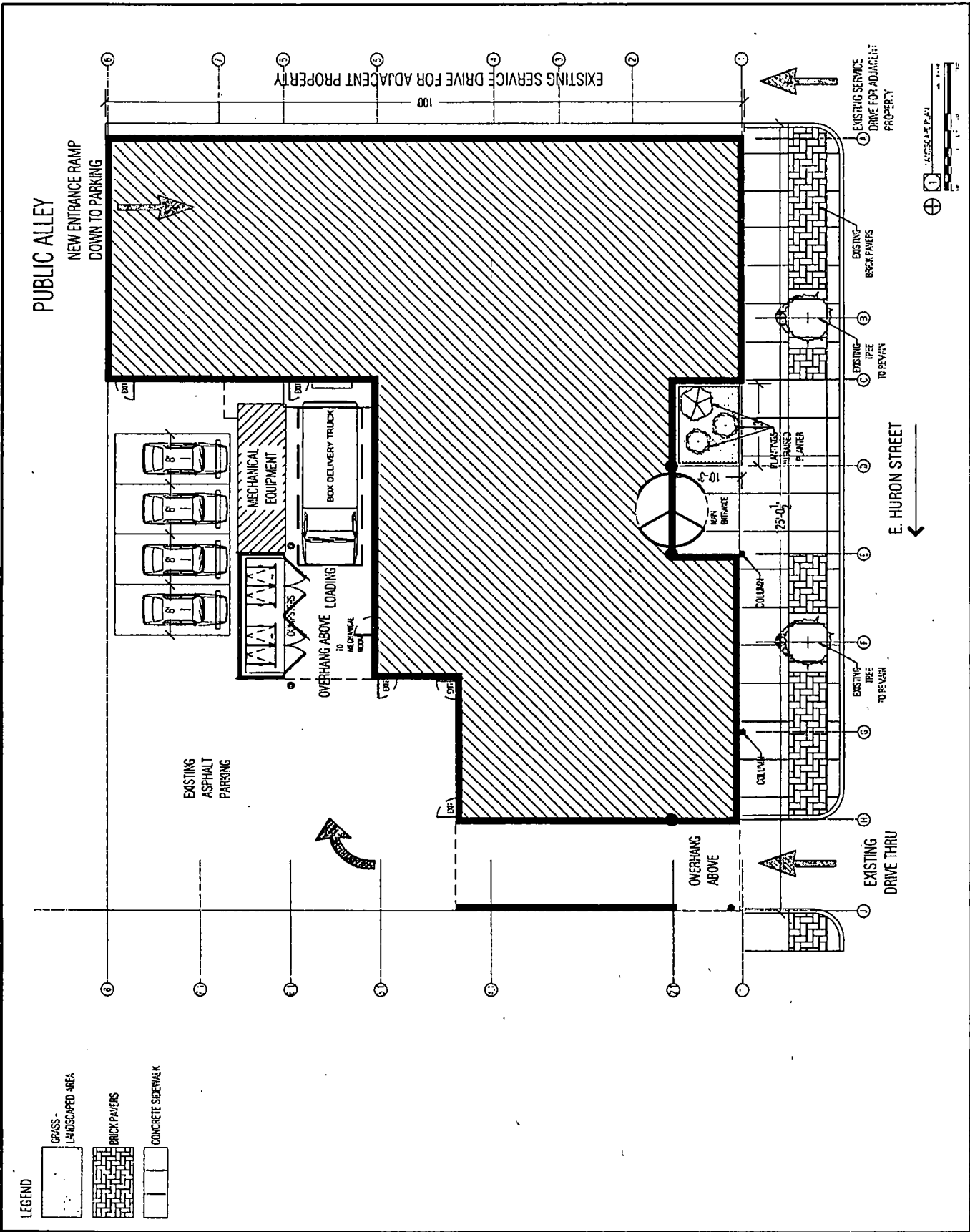
ABSOLUTE ARCHITECTURE INC.
 10000
 12/15/2010
 10000

RESIDUAL CARE WISHLITE
 50 EAST HURON STREET
 CHICAGO, ILLINOIS

NO.	DATE	DESCRIPTION
1	12/15/2010	ISSUE FOR PERMIT

SCALE: 1/8" = 1'-0"

L1.0



PUBLIC ALLEY

NEW ENTRANCE RAMP
DOWN TO PARKING

EXISTING ASPHALT PARKING

MECHANICAL EQUIPMENT

BOX DELIVERY TRUCK

OVERHANG ABOVE LOADING
TO MECHANICAL ROOM

OVERHANG ABOVE

E. HURON STREET

EXISTING THRU DRIVE

EXISTING SERVICE DRIVE FOR ADJACENT PROPERTY

EXISTING SERVICE DRIVE FOR ADJACENT PROPERTY

EXISTING BRICK PAVERS

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STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 EXPIRES 12/15/2018

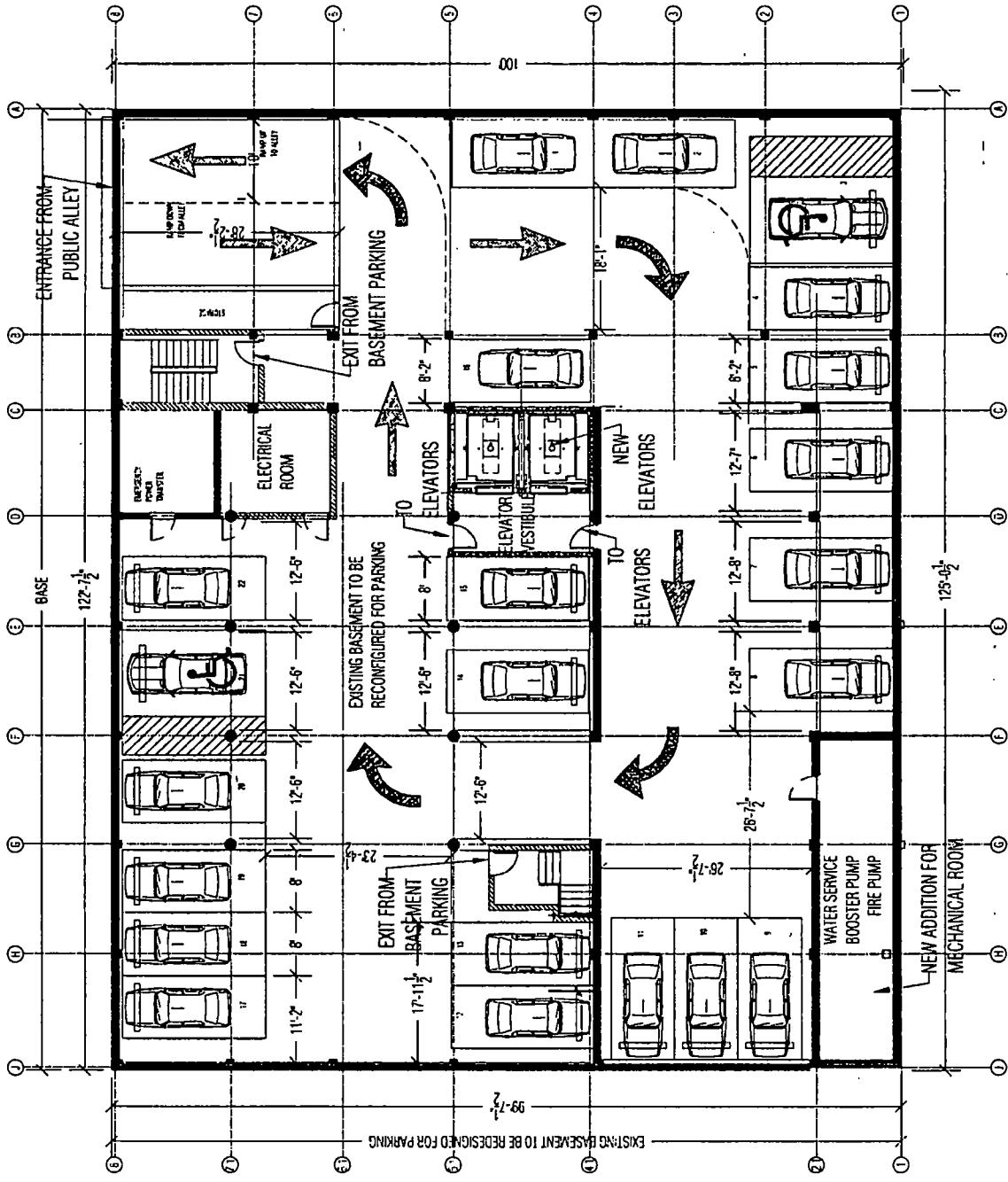
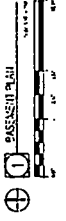


RESTORATIVE CARE INSTITUTE
 50 EAST 74TH STREET
 CHASES BLDG

DATE	DESCRIPTION

PAPER NO.

A2.02



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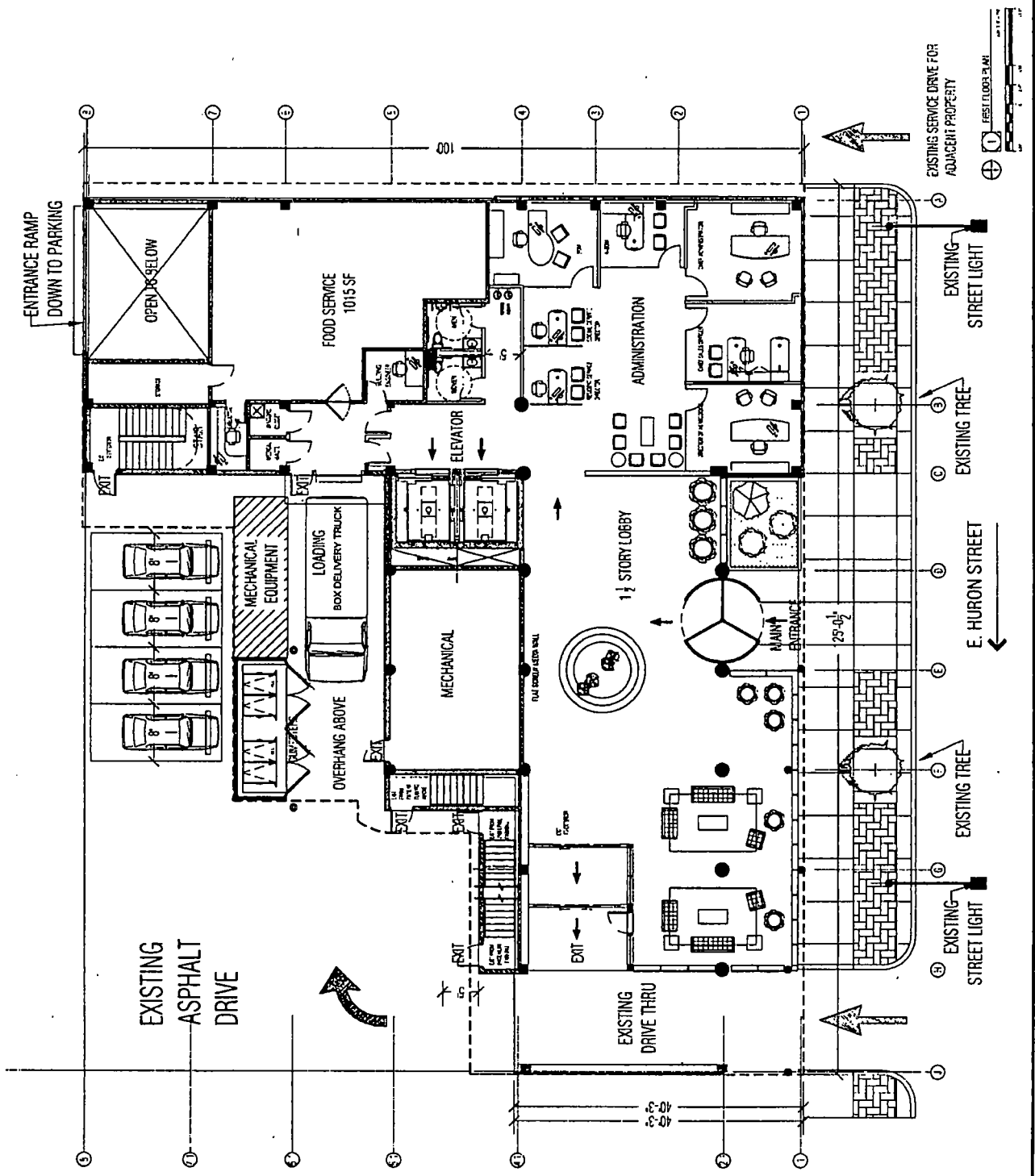


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RESTORATIVE CARE INSTITUTE
NEW FACILITY LOCATED AT
19151 E. HURON STREET
ANN ARBOR, MI 48106-1000

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	11/15/2024
2	ISSUE FOR PERMITTING	11/15/2024
3	ISSUE FOR PERMITTING	11/15/2024
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5	ISSUE FOR PERMITTING	11/15/2024
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100	ISSUE FOR PERMITTING	11/15/2024



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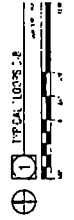
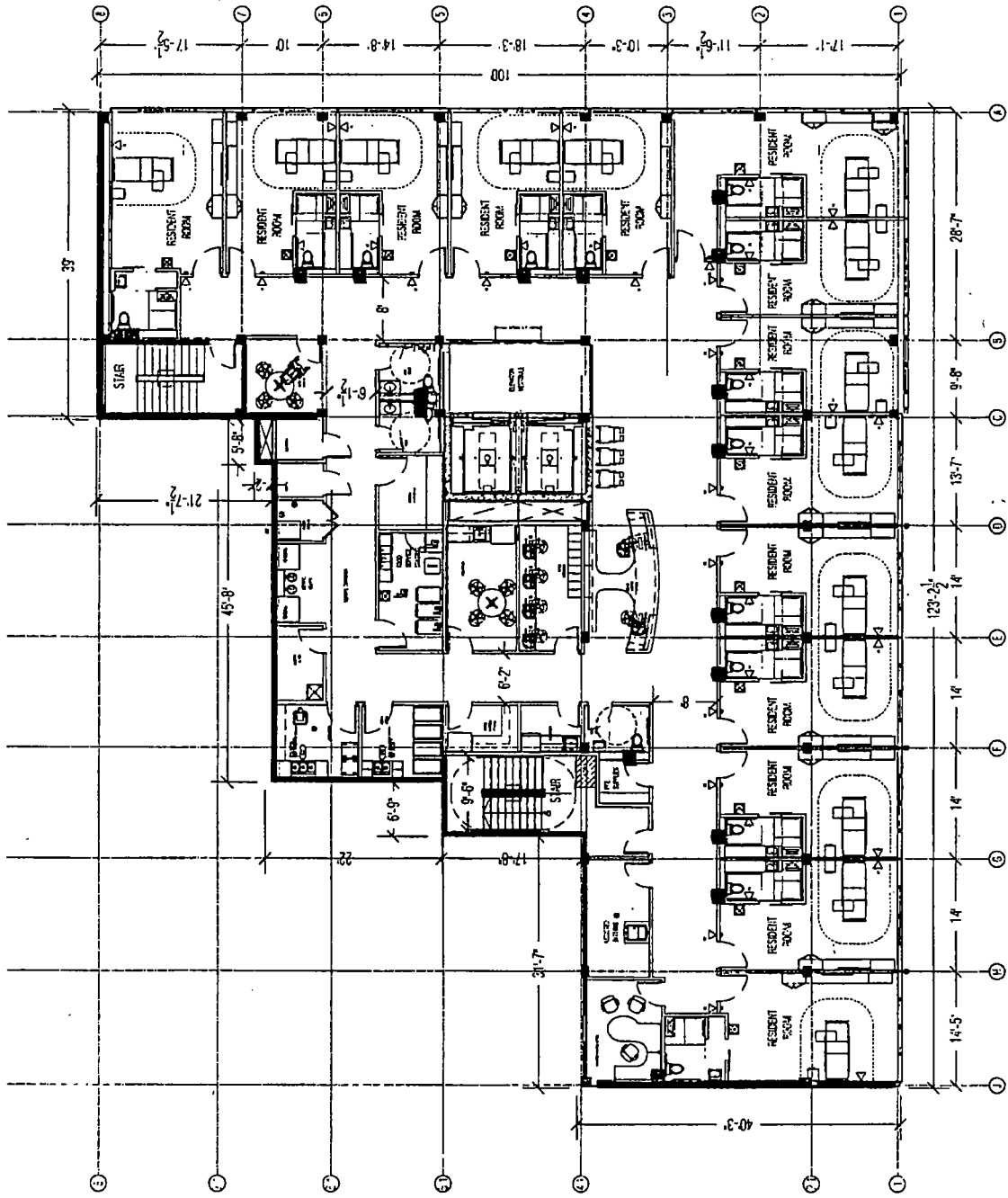
Architect's name and contact information

ABSOLUTE ARCHITECTURE INC. logo and name

RESIGNATIVE CARE ASSOCIATE
NEW FACILITY LOCATED AT
50 EAST MICHIGAN STREET
CHICAGO, ILLINOIS

Table with columns for sheet number, title, and date

2nd FLOOR PLAN
A2.05



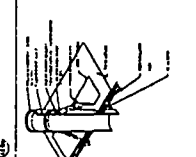
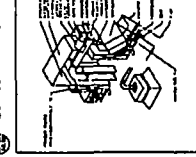
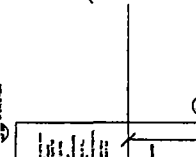
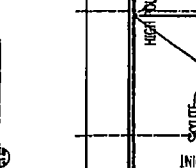
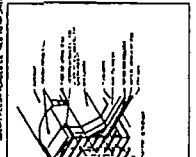
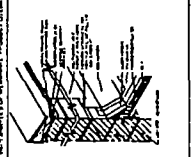
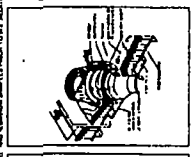
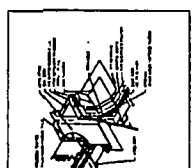
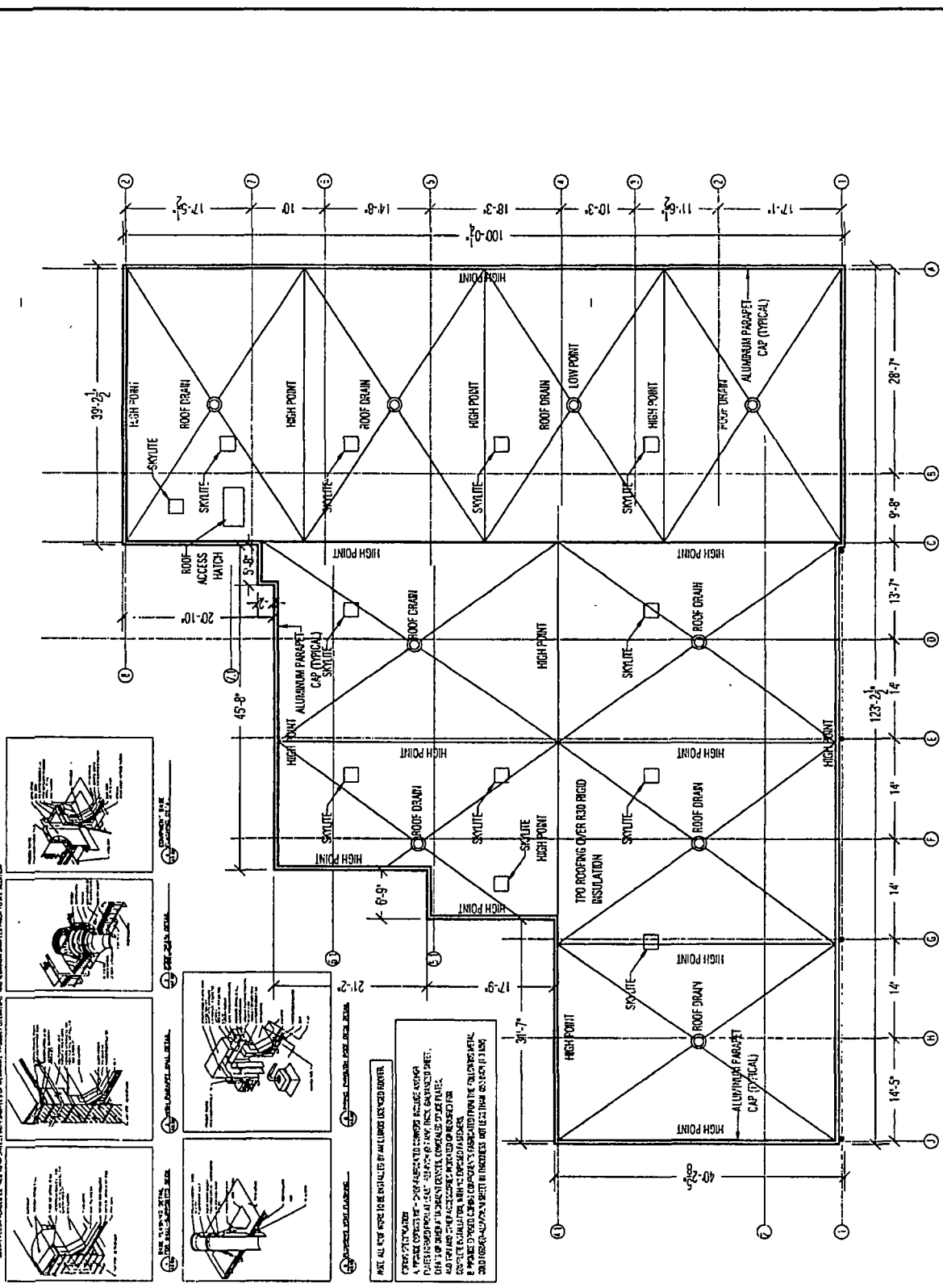


STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 License No. 12345
 EXPIRES 12/31/2024

ABSOLUTE
 ARCHITECTURE PC
 12345 Main Street
 Suite 100
 Miami, FL 33101
 Phone: (305) 123-4567
 Fax: (305) 987-6543
 www.absolute-arch.com

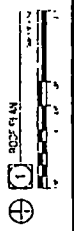
RESTORATIVE CARE RESIDUE
 NEW FACILITY LOCATED AT
 12345 Main Street
 Miami, FL 33101

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/26/2023
2	ISSUED FOR CONSTRUCTION	11/15/2023
3	ISSUED FOR RECORD	12/01/2023
4	ISSUED FOR ARCHIVE	12/31/2023



NOTE: ALL TPO ROOFING IS TO BE INSTALLED BY AN ULTIMATE LICENSED ROOFER.

PERMITS REQUIRED: PERMITS ARE REQUIRED TO CONSTRUCT ROOFING AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



FINAL FOR PUBLICATION



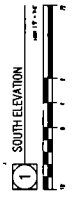
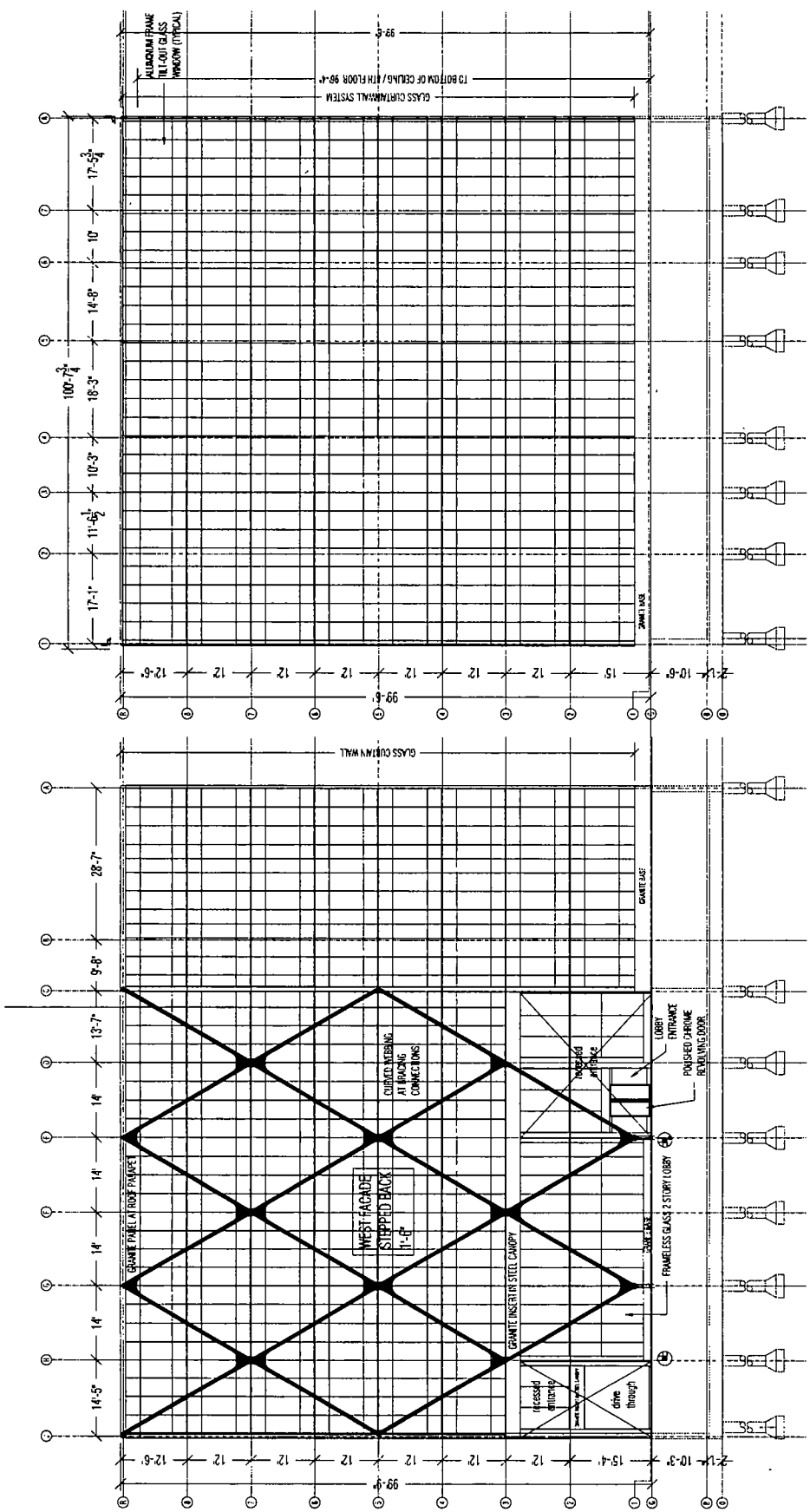
Grant Ingert
 ARCHITECT
 1200 N. MICHIGAN STREET, SUITE 1000
 CHICAGO, ILLINOIS 60610
 TEL: (312) 467-1100
 FAX: (312) 467-1101
 WWW.GIARCHITECT.COM

ABSOLUTE
 ARCHITECTURE P.C.
 1200 N. MICHIGAN STREET, SUITE 1000
 CHICAGO, ILLINOIS 60610
 TEL: (312) 467-1100
 FAX: (312) 467-1101
 WWW.ABSOLUTEARCHITECT.COM

RESTORATIVE CARE INSTITUTE
 NEW FACILITY LOCATED AT
 50 EAST HOBSON STREET
 CHICAGO, ILLINOIS

NO.	DATE	DESCRIPTION
1	9-16-2020	REVISED

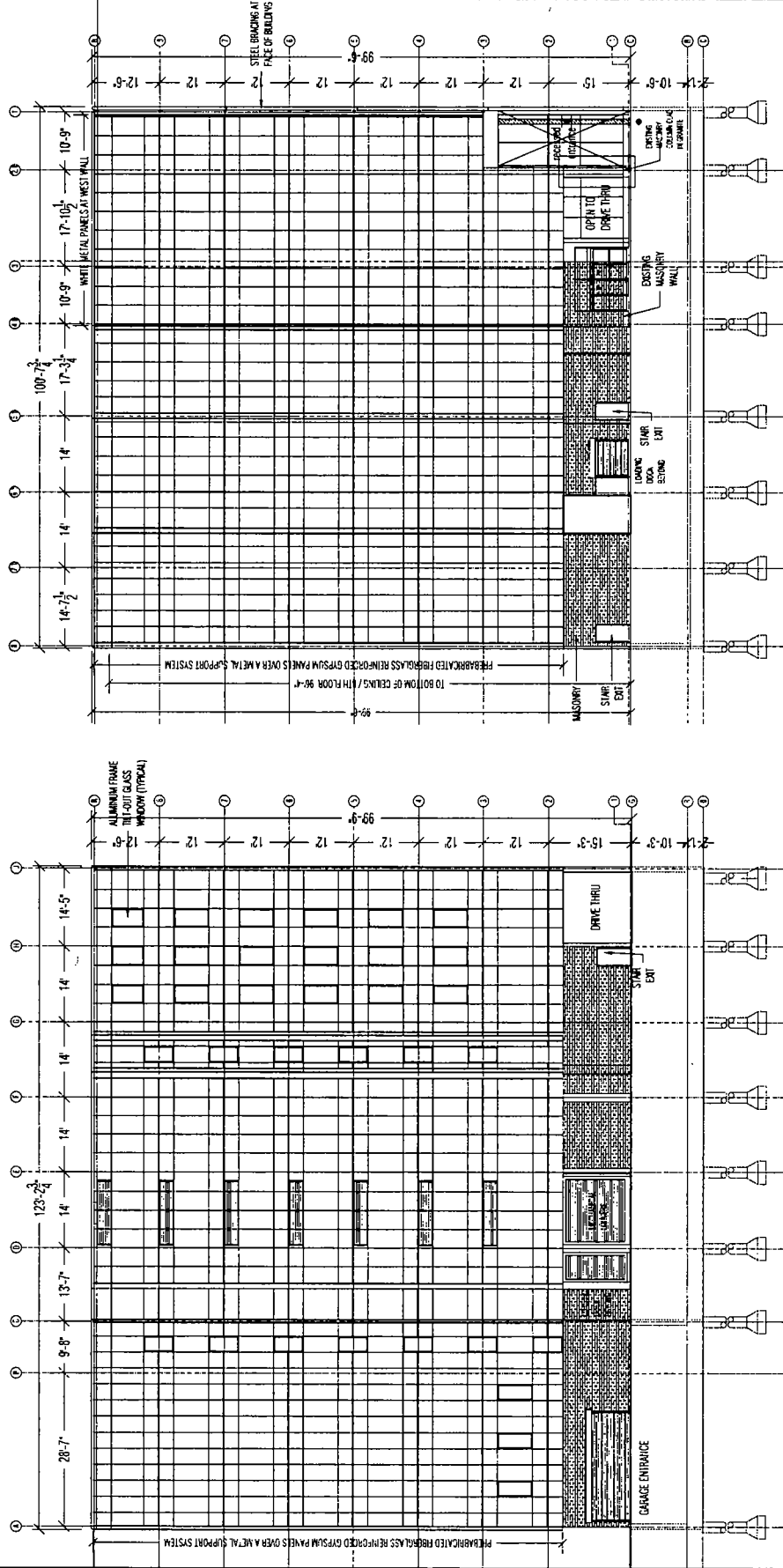
A3.1
 SOUTH AND EAST ELEVATIONS



REVISED
 9-16-2020

THESE DRAWINGS ARE THE PROPERTY OF GRANT INGERT ARCHITECT. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GRANT INGERT ARCHITECT. THE USER OF THESE DRAWINGS AGREES TO HOLD GRANT INGERT ARCHITECT HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, ARISING FROM THE USE OF THESE DRAWINGS. THE USER OF THESE DRAWINGS AGREES TO HOLD GRANT INGERT ARCHITECT HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, ARISING FROM THE USE OF THESE DRAWINGS.

FINAL FOR PUBLICATION



REVISED
9-16-2020

RESRESTATIVE CARE INSTITUTE
NEW FACILITY LOCATED AT
50 EAST HURON STREET
Chicago, Illinois

ABSOLUTE
ARCHITECTURE PC
1500 LAKE MICHIGAN DRIVE
CHICAGO, IL 60606
PH 312.424.2000

REGISTERED ARCHITECT
STATE OF ILLINOIS
No. 022-00000000

PROJECT NO. 1512000000

DATE: 09/16/2020

WEST ELEVATION
DATE: 09/16/2020
BY: [Redacted]
CHECKED BY: [Redacted]

RESTORE
ARCHITECTURE
1500 LAKE MICHIGAN DRIVE
CHICAGO, IL 60606
PH 312.424.2000

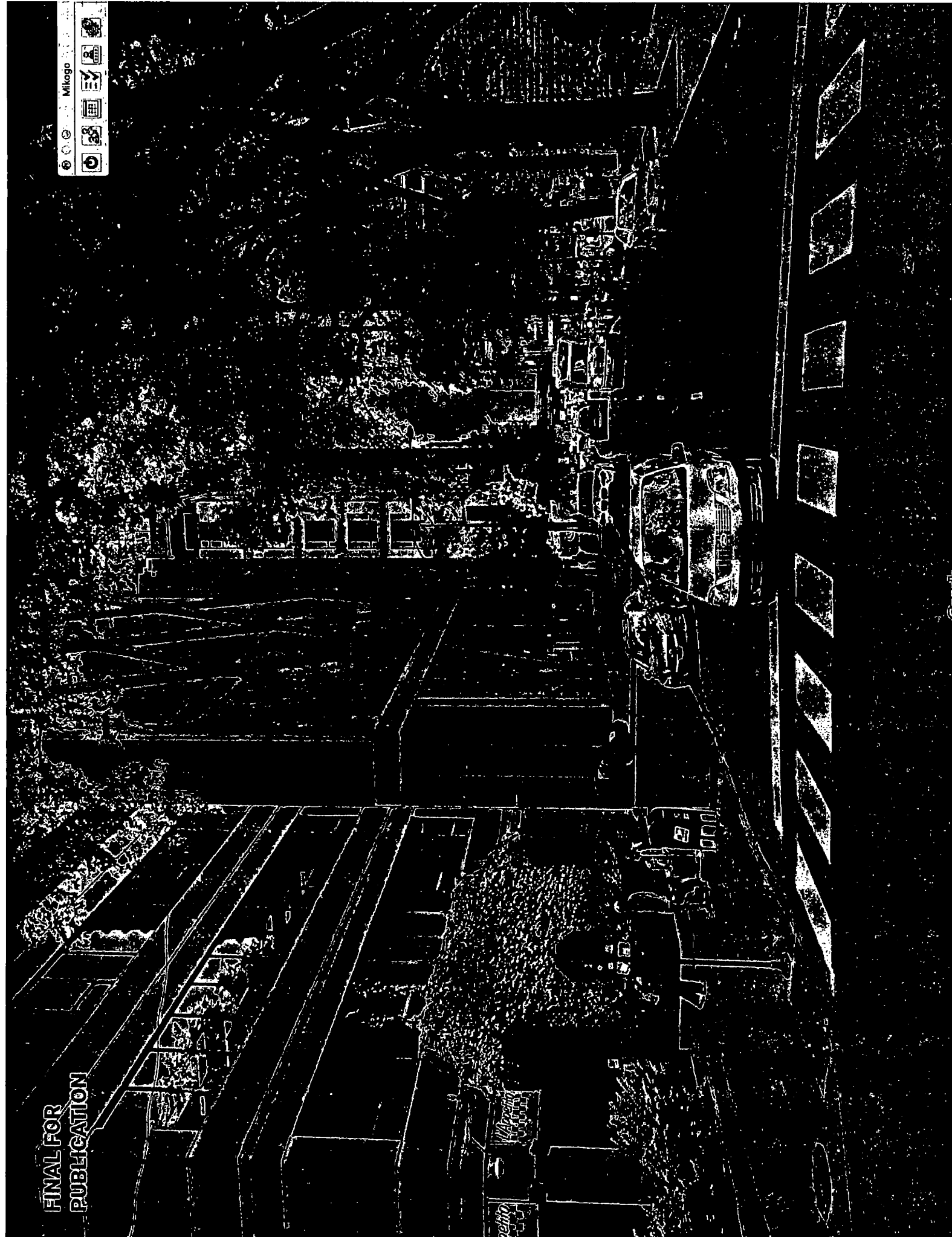
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**FINAL FOR
PUBLICATION**





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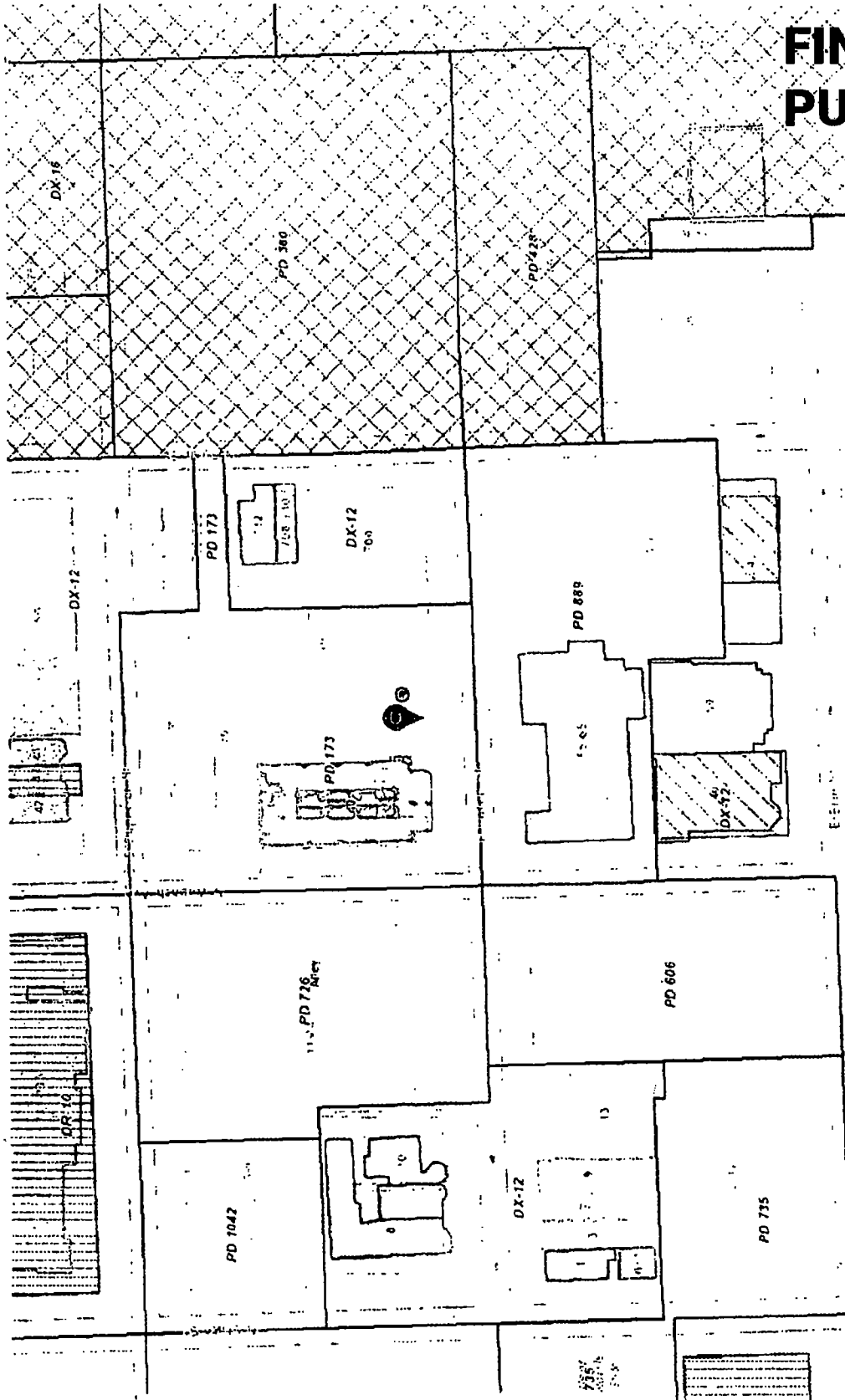
Cost



50 E. HURON

FINAL FOR
PUBLICATION

FINAL FOR PUBLICATION



Identify Results

Downtown Area per Sec 17-1-1580 effective June 1, 2016

Planned Development **UD**

RESIDENTIAL

Grid Index: 1-E
Zoning Map Page Number 96B

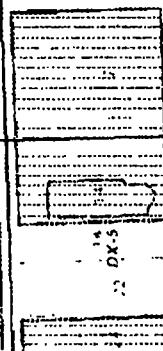
General Address Range: (1000W/1020N)(1)

50 E HURON ST (880102)

PARCEL: 1710704031
Parcel Address: 50-50 E HURON ST

42

ALSO RECORDED MAP

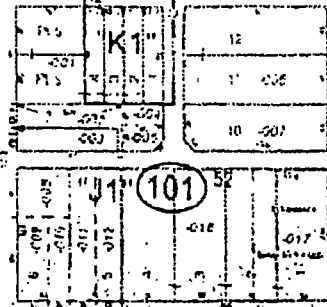


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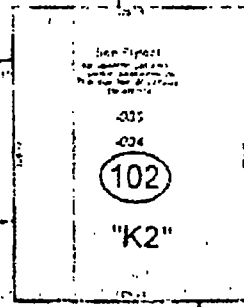
100

51



SUPERIOR ST

"C"



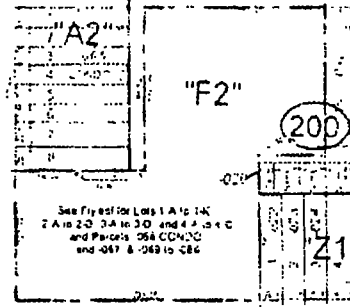
"X"

102

"K2"

"Q1"

"E1"

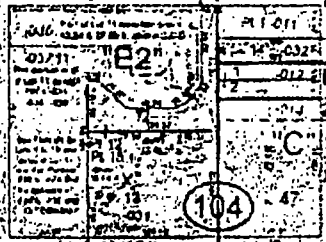


See Flyleaf for Lots 1 A to 14K
2 A to 23 3A to 3D and 4 A to 4 C
and Parcels 25A CONDO
and 467 & 468 to 470

200

"Z1"

103



HURON ST

105

"G2"

"A"

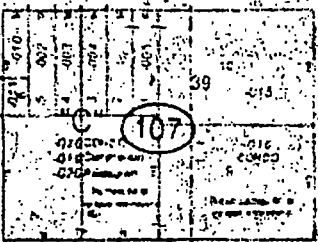
106

"L2"

45

008 -010
See Flyleaf for Parcel
and Lot Location

107

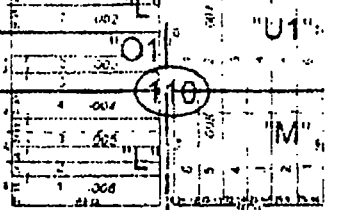


ERIE ST

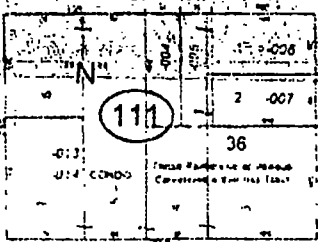
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109

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111

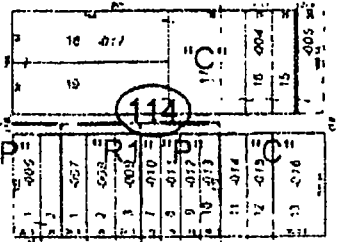


ONTARIO ST

112

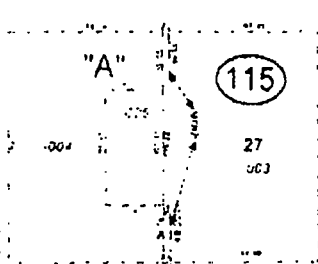
"A" 113

114



WABASH AVE

115



RUSH ST

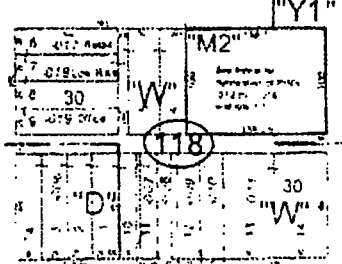
"J2"

117

Parcels 101 A
Vandal E. E. 111
See Flyleaf

MICHIGAN AVE

"Y1"

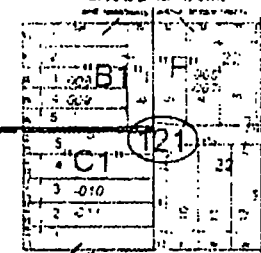


OHIO ST

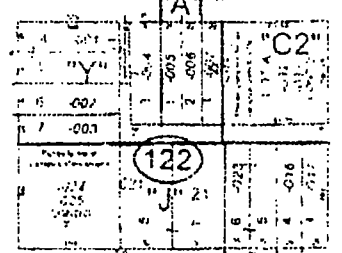
120

"N2"

Pins -021 to -026, -029 to -031,
-033 to -053 &
corresponding Lots
found at various Elevations
See Flyleaf



Parcels to all various elevations
See Flyleaf for details



122

"M1"

GRAND AVE

"L1"

CT / AD CT



3121 PARKWAY COURT
 AUSTIN, TEXAS 78703
 TEL (817) 853-8384
 FAX (817) 853-8385
 APLANNING@AFCO.COM

A. P. SURVEYING COMPANY, P.C.
 PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

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 PUBLICATION**

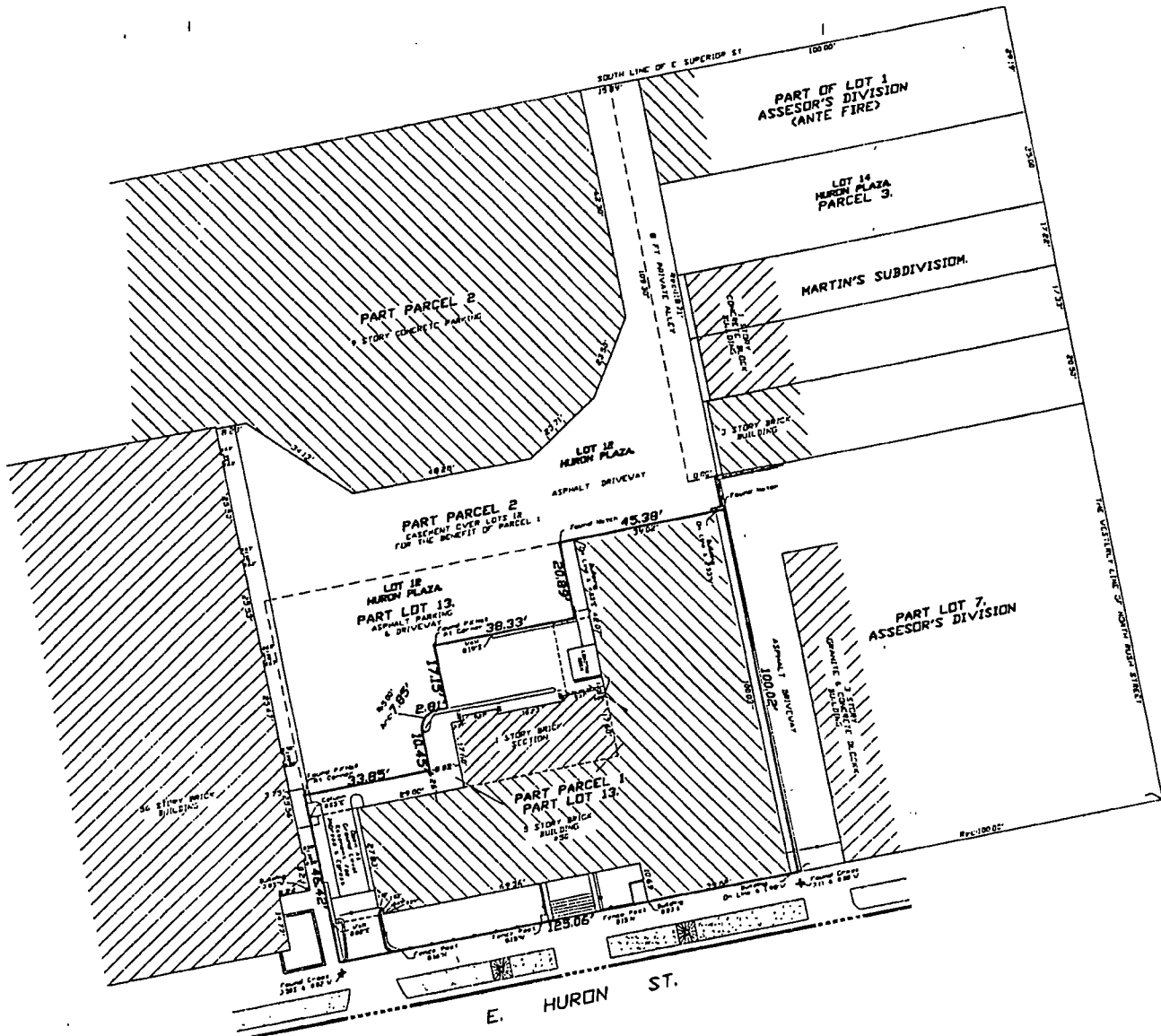
PLAT OF SURVEY
 OF

PARCEL 1:
 LOT 13 IN HURON PLAZA A RESUBDIVISION IN BLOCK 47 IN WINGIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST, 10TH PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1901 AS DOCUMENT NO 2306429 AND PLAT AS DOCUMENT NO LP 3714983 IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 NON-EXCLUSIVE EASEMENT FOR LIGHT AND AIR FOR THE BENEFIT OF PARCEL 1 OVER AND THROUGH THAT PART OF LOT 14 IN HURON PLAZA THAT ABOVE A HORIZONTAL PLANE 99.75 FEET ABOVE ELEVATION 1117 DATUM AS CREATED BY THE HURON PLAZA IMPROVEMENT AND EASEMENT AGREEMENT RECORDED MAY 20, 1991 AS DOCUMENT NO 2307050 AND FILED MAY 29, 1991 AS DOCUMENT NO 2307050 AND RECORDED MAY 29, 1991 AS DOCUMENT NO 2307050 IN COOK COUNTY, ILLINOIS.

PARCEL 3:
 NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ENCUMBRANCES, AS CREATED BY HURON PLAZA OPERATING AND EASEMENT AGREEMENT RECORDED MAY 20, 1991 AS DOCUMENT NO 2307050 AND FILED MAY 29, 1991 AS DOCUMENT NO 2307050 AND RECORDED MAY 29, 1991 AS DOCUMENT NO 2307050, AS MORE FULLY SET FORTH THEREIN.

COMMONLY KNOWN AS: 50 EAST HURON STREET, CHICAGO, ILLINOIS



ADJUSTMENTS TO THE CORNER POINTS WERE NOT SET AT THE CLOSEST POINTS TO THE CORNER POINTS. THE BEARING, DISTANCE, ELEVATION DATUM AND COORDINATE DATA IS THE BASIS FOR THIS SURVEY. THE TITLE COMMITMENTS REFERENCED IN THIS SURVEY DIMENSIONS ARE NOT TO BE ASSUMED TO BE CORRECT.

Order No. 20-8214
 Scale 1 inch = 20 feet
 Date August 03, 2020
 Prepared by L.D. SULLIVAN

THIS PROFESSIONAL SURVEY CONFORMS TO THE SCRIPTURE IN THE PUBLIC SURVEYING ACT AND THE SURVEYING REGULATIONS AND STANDARDS OF THE BOARD OF SURVEYING AND LAND ADJUSTMENT. THE SURVEYING PROFESSIONAL DESIGNER HAS REVIEWED THE SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SURVEYING REGULATIONS AND STANDARDS OF THE BOARD OF SURVEYING AND LAND ADJUSTMENT. THE SURVEYING PROFESSIONAL DESIGNER HAS REVIEWED THE SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SURVEYING REGULATIONS AND STANDARDS OF THE BOARD OF SURVEYING AND LAND ADJUSTMENT.



John J. Linn
 County of Cook
 State of Illinois
 I, A. P. SURVEYING COMPANY, P.C. do hereby certify that we have surveyed the above described property and that the same is in accordance with the Surveying Regulations and Standards of the Board of Surveying and Land Adjustment of the State of Illinois.


John J. Linn
 John J. Linn
 PROFESSIONAL LAND SURVEYOR No. 2110
 License Expires November 10, 2020



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: October 15, 2020

Re: Proposed Amendment to Residential-Business Planned Development for the property generally located at 50 East Huron Street

On October 15, 2020, the Chicago Plan Commission recommended approval of the proposed amendment to the planned development submitted by, 50 Huron Properties, LLC. A copy of the proposed amendment to the planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)