



City of Chicago



SO2019-5582

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 1 W Superior St - App No. 20119
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. That the Chicago Zoning Ordinance be amended by changing all the Planned Development No. 237 symbols and indications as shown on Map No. 1-F in the area bounded by

W. Superior Street; W. Huron Street; N. State Street; and N. Dearborn Street

to the designation of Planned Development No. 237, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached 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.

Address: 1 W. Superior, Chicago, Illinois

EAST\167700872.1

PLANNED DEVELOPMENT NO. 237
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development No. 237 (except for the public areas) is owned and controlled by the "Applicant", One Superior Place Fee, LLC.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review and approval of the Commissioner of the Department of Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-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 area delineated herein as Planned Development No. 237: elevator apartment structure, townhouses, related health and recreational uses, including swimming pool; retail and service type business uses; professional and business offices; hotel; related services and parking garage.
6. Business and business identification signs may be permitted within the area delineated herein as Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning and Development.
7. 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 Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restrictions of each building and any appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of The Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation, and Department of Law and approved by the City Council.

Applicant: One Superior Place Fee, LLC
Address: 1 W. Superior, Chicago, IL
Introduced: July 24, 2019
Plan Commission: ~~FDD~~ 8-15-19

9. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as Planned Development and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

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PLANNED DEVELOPMENT

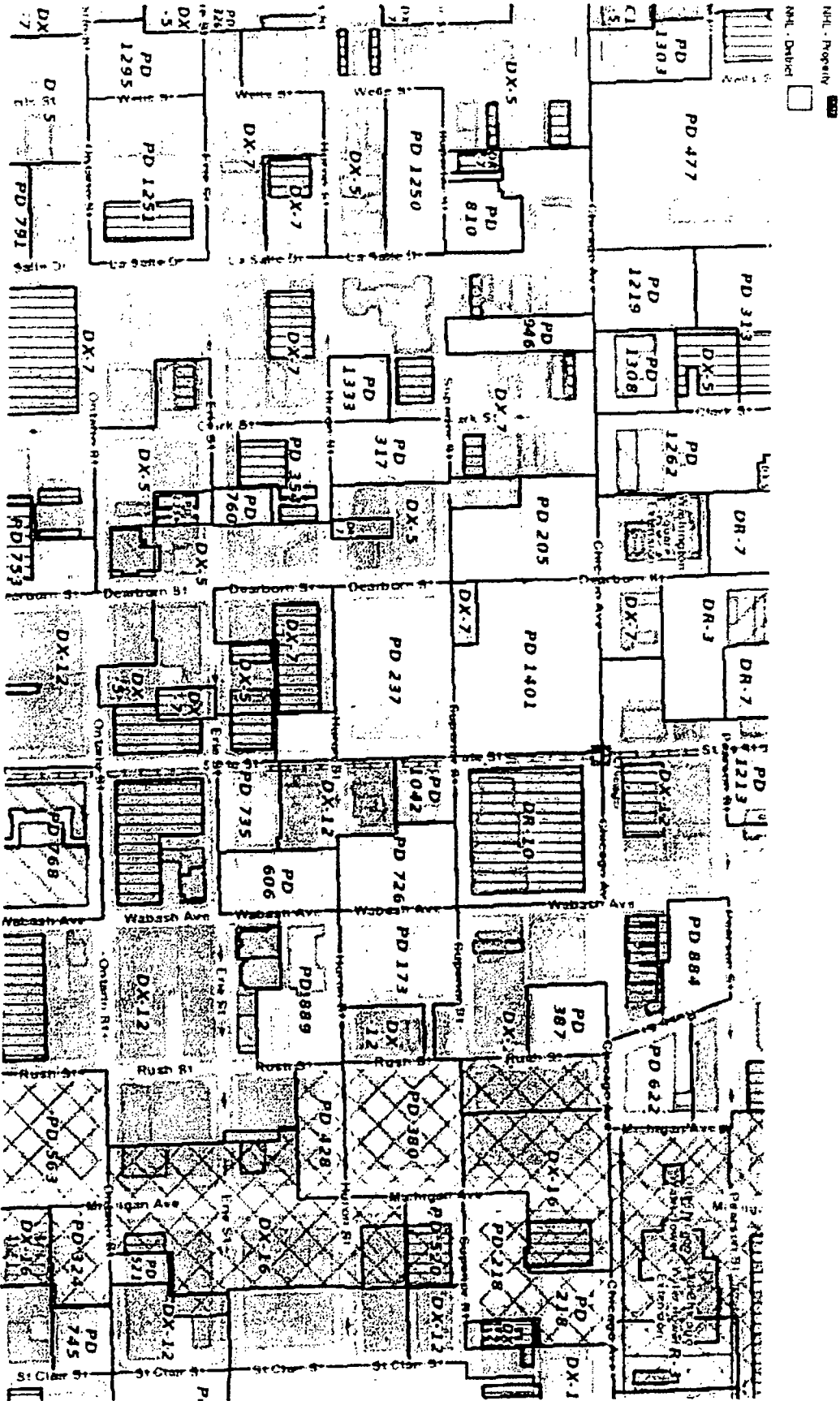
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Gross Site Area = Net Site Area (77,935 S.F. or 1.789 Acres) + Area of Public Right of Way
(47,771 S.F. or 1.097 Acres) = 125,706 S.F. or 2.886 Acres

Zoning District	Net Site Sq. Ft.	Area Acres	General Description of Land Use	Maximum Floor Area	Maximum no. of D.U.	Maximum % of Coverage At Grade
Planned Development	77,935	1.789	Elevator apartment structure and townhouses; related health and recreational including swimming pool; retail and service type business uses; professional and business offices; hotel; related services.	935,220	820	93%
Planned Development						
Maximum Allowable Floor Area Ratio for Total Net Site Area:						
F.A.R. without Bonuses:					12	
F.A.R. with allowable Bonuses:					12	
Maximum Allowable Number of Dwelling Units for Total Net Site Area:					820	
Maximum Allowable % of Efficiency Units:					50%	
Maximum Allowable Floor Area for Business and Commercial Use:					155,000 Square Feet	
Maximum Allowable % of Net Site Coverage at Grade Level:					93%	
Maximum Allowable % of Net Site Coverage at and above a plane 50 feet above Grade Level:					25%	
Minimum Required Perimeter Setbacks to enclosed building area:						
State Street:					4.0 Feet	
All other points on the perimeter:					0.0 Feet	
Minimum Ground Level Open Space at corner of Superior and State Streets:					2000.0 Square Feet	
Minimum Required Off-Street Parking Spaces:					45% of number of Dwelling Units	
Minimum Required Off-Street Loading Berths					4	
Maximum Allowable Number of Hotel Units:					164	

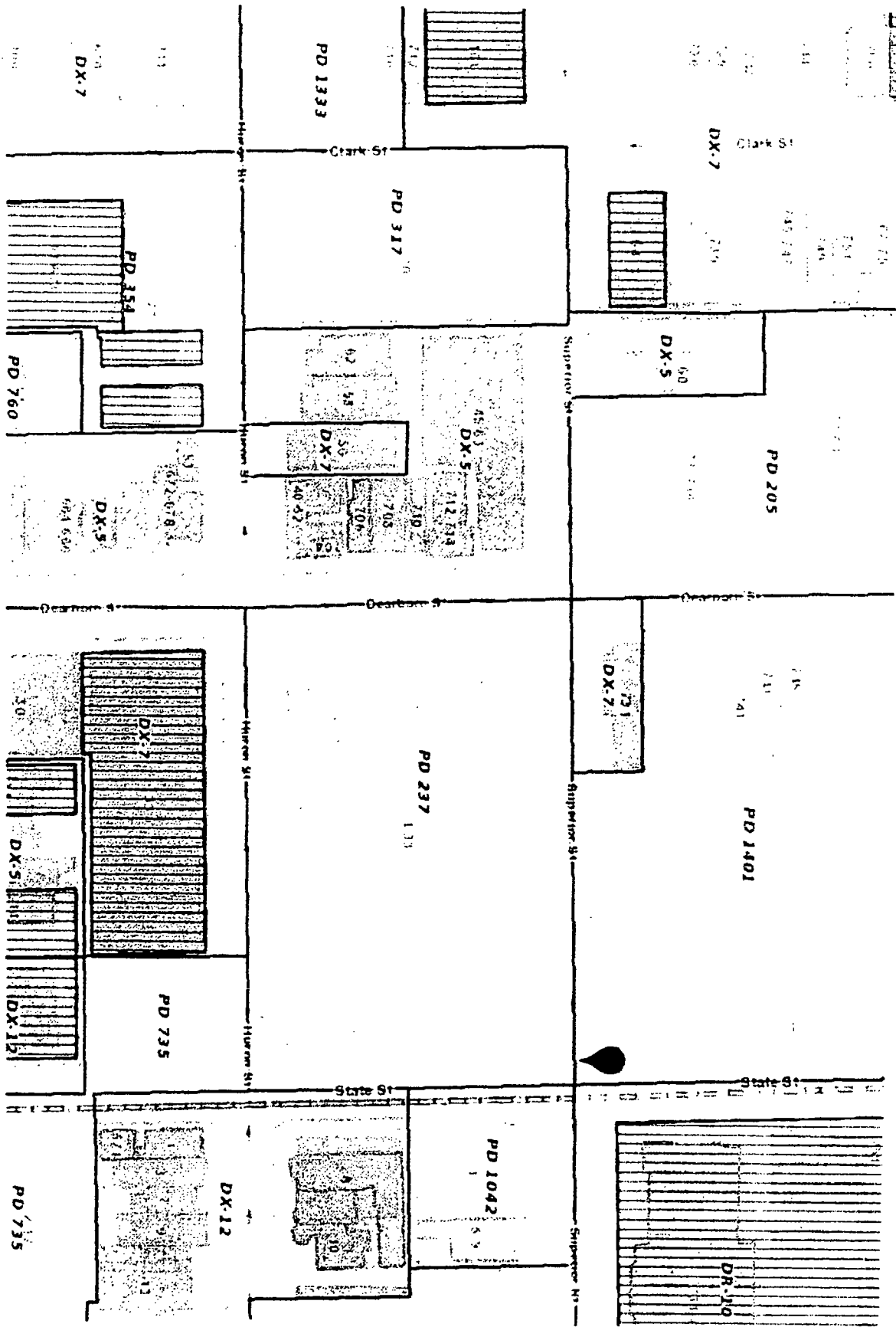
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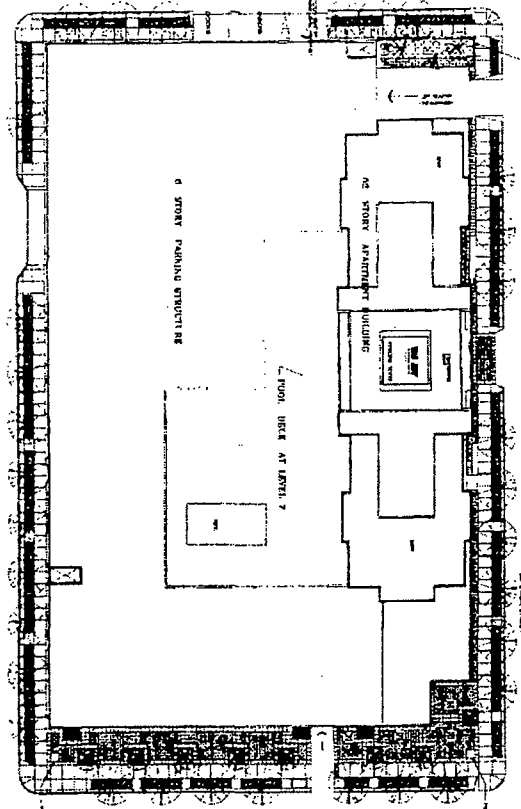
Existing Zoning Map

Non-Property
Non-Deeded



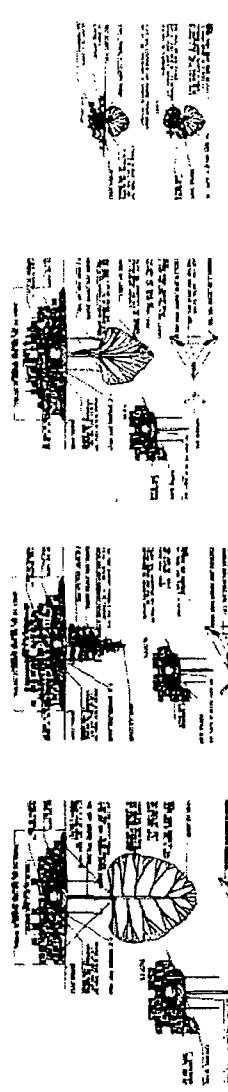
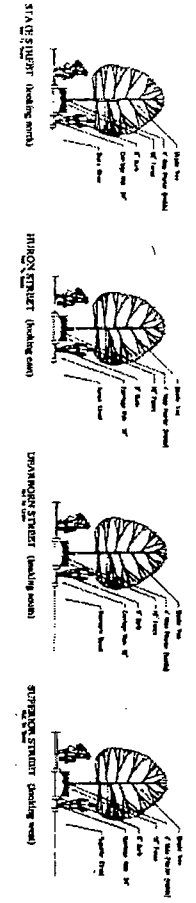
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PLANT MATERIAL PALETTE

Plant Name	Quantity	Notes
Plant 1	100	Plant 1
Plant 2	200	Plant 2
Plant 3	150	Plant 3
Plant 4	100	Plant 4
Plant 5	50	Plant 5
Plant 6	100	Plant 6
Plant 7	100	Plant 7
Plant 8	100	Plant 8
Plant 9	100	Plant 9
Plant 10	100	Plant 10



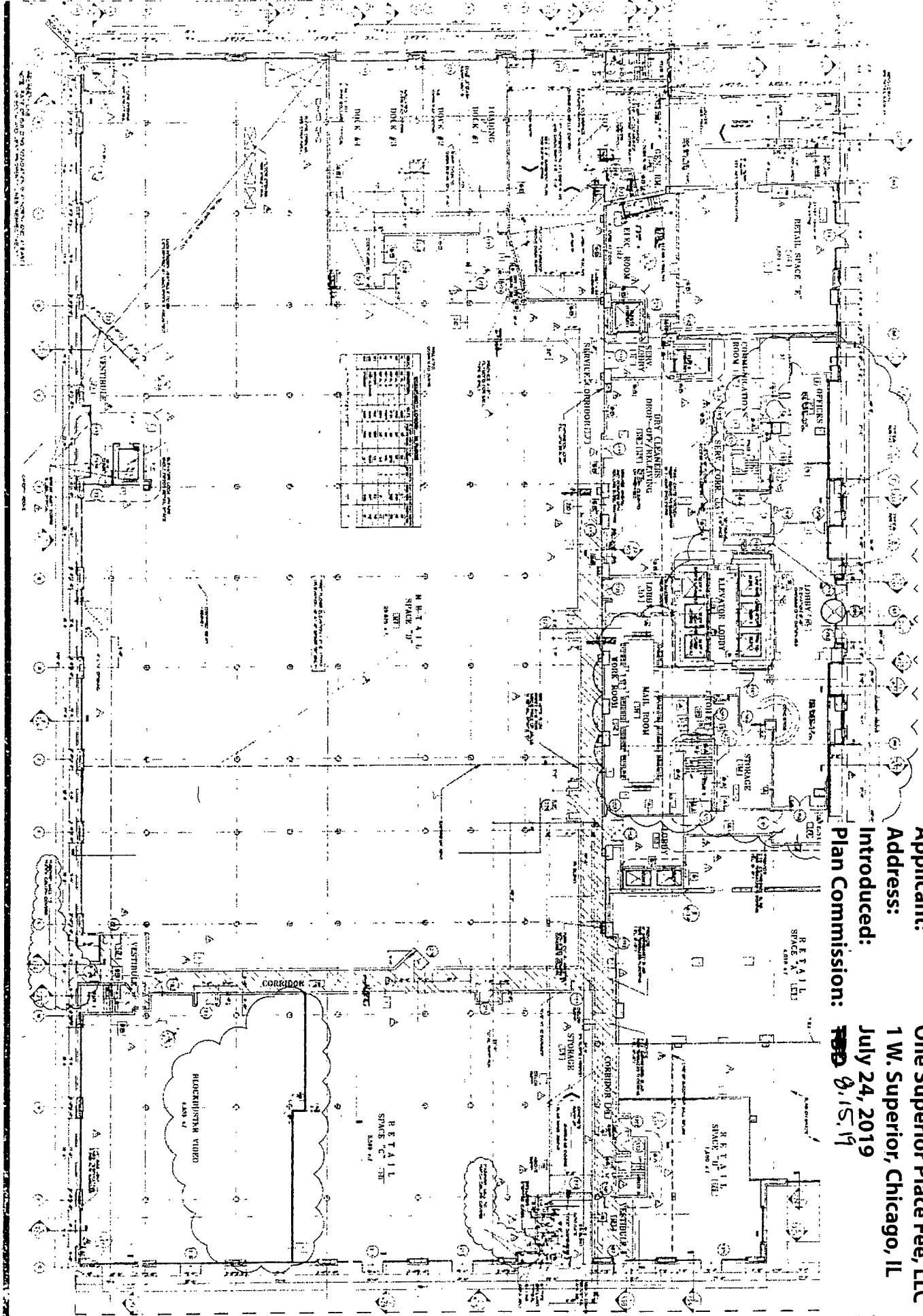
1 SUPERIOR PLACE
 1000 W. SUPERIOR STREET
 CHICAGO, IL 60607

NOTES:
 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
 2. ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR.
 3. ALL PLANTING SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
 4. ALL PLANTING SHALL BE WATERED AND MULCHED AS NECESSARY.
 5. ALL PLANTING SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 6. ALL PLANTING SHALL BE REPLACED IF DAMAGED OR DEAD AT THE END OF THE MAINTENANCE PERIOD.
 7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
 8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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DATE	BY	DESCRIPTION
07/24/19	JD	ISSUED FOR PERMIT
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Landscape Plan

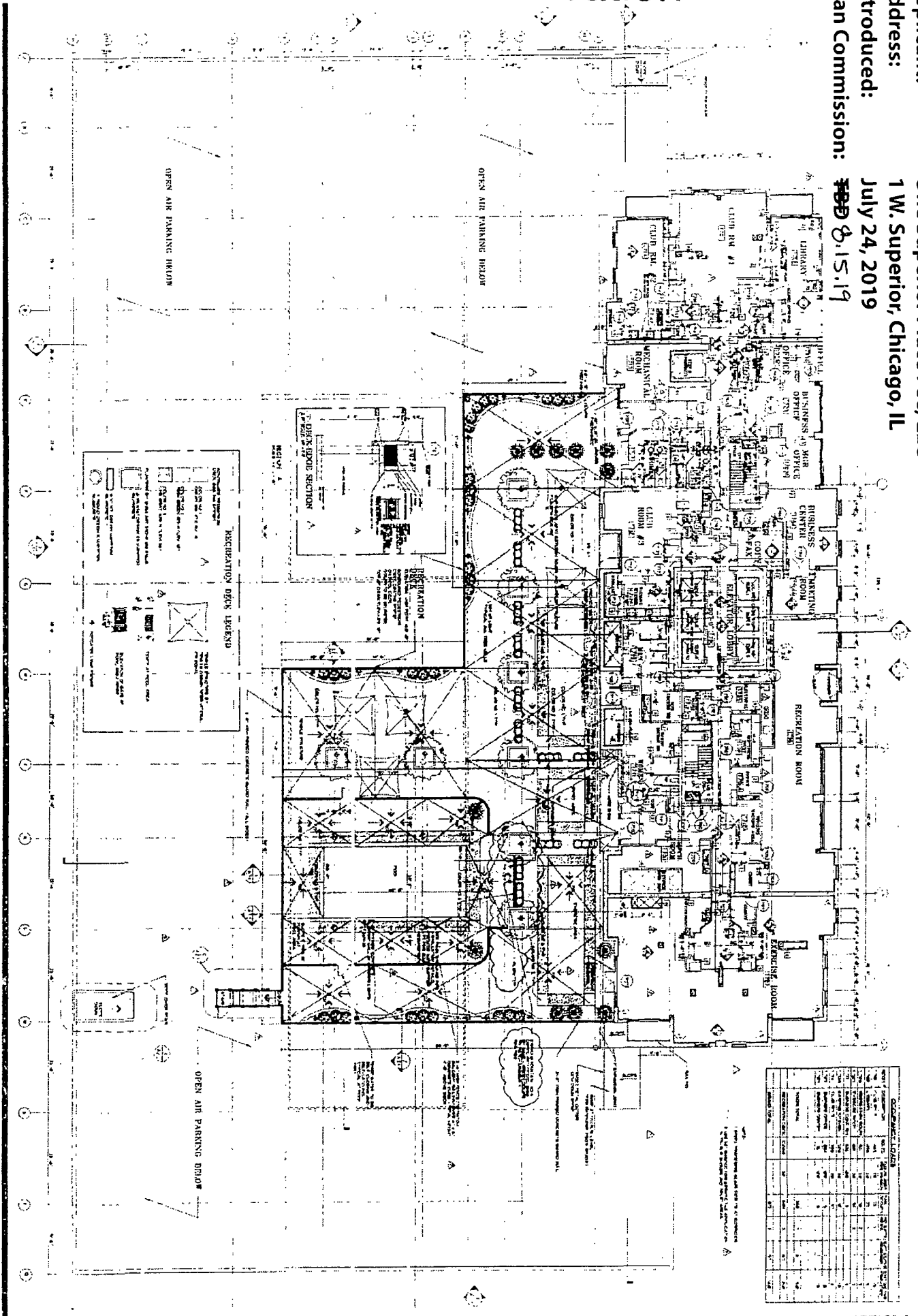


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Plan Commission: **FBD** 8/15/19

Site Plan

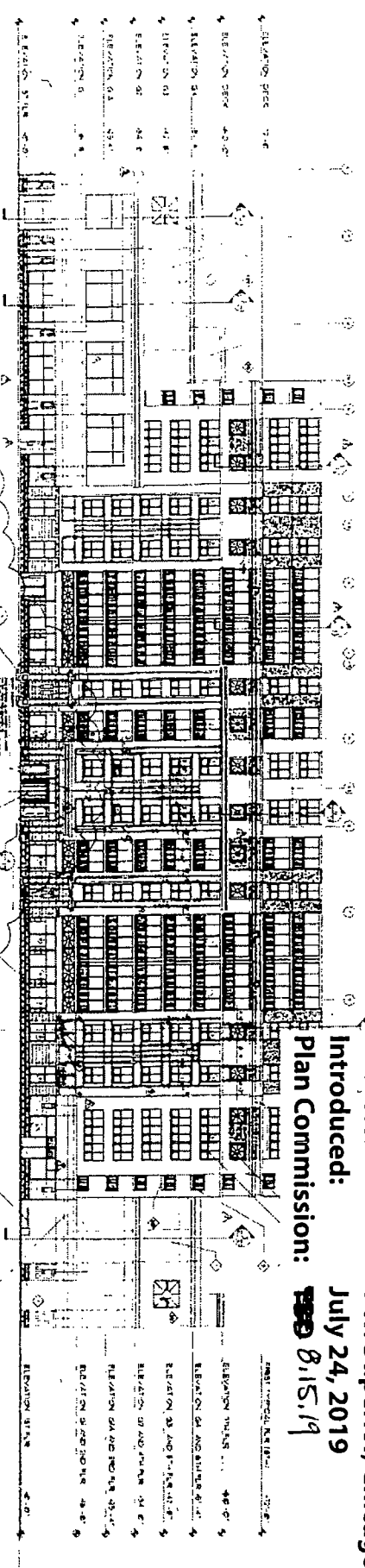
Final for Publication

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Plan Commission: ~~15D~~ 15.19

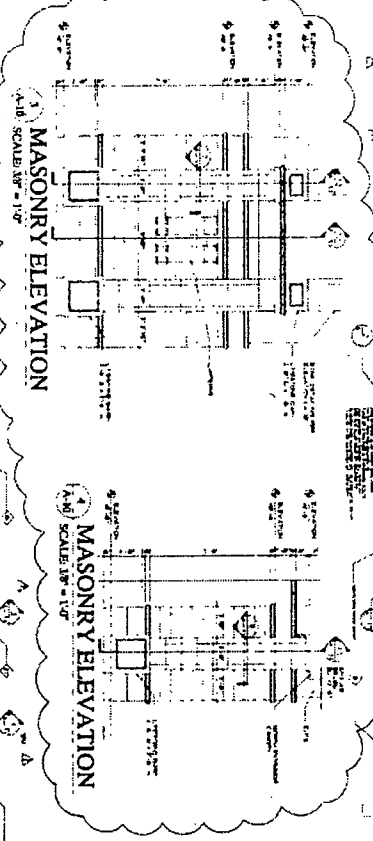


W. & S. Elevation – Retail

Final for Publication



NORTH ELEVATION - RETAIL
A/B SCALE 3/8" = 1'-0"



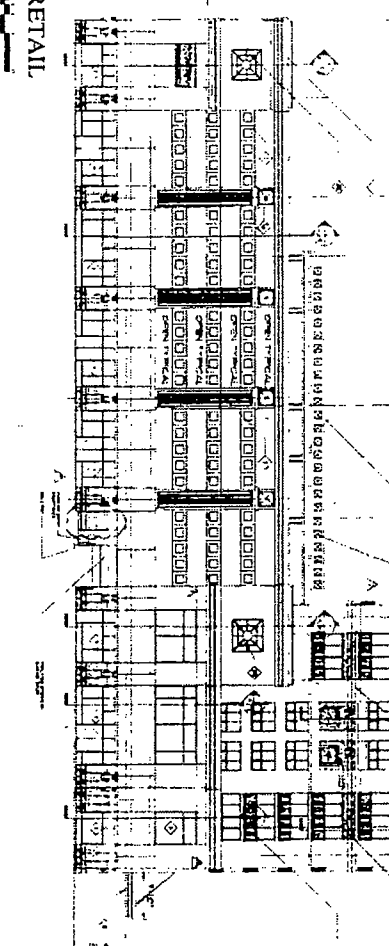
MASONRY ELEVATION
A/B SCALE 3/8" = 1'-0"

MASONRY ELEVATION
A/B SCALE 3/8" = 1'-0"

COLOR

FOR THE COLOR SCHEMES, VISIT THE WEBSITE: www.3ds.com

- ELEVATION 31.0 46'-0"
- ELEVATION 32.0 42'-0"
- ELEVATION 33.0 38'-0"
- ELEVATION 34.0 34'-0"
- ELEVATION 35.0 30'-0"
- ELEVATION 36.0 26'-0"
- ELEVATION 37.0 22'-0"
- ELEVATION 38.0 18'-0"
- ELEVATION 39.0 14'-0"



EAST ELEVATION - RETAIL
A/B SCALE 3/8" = 1'-0"

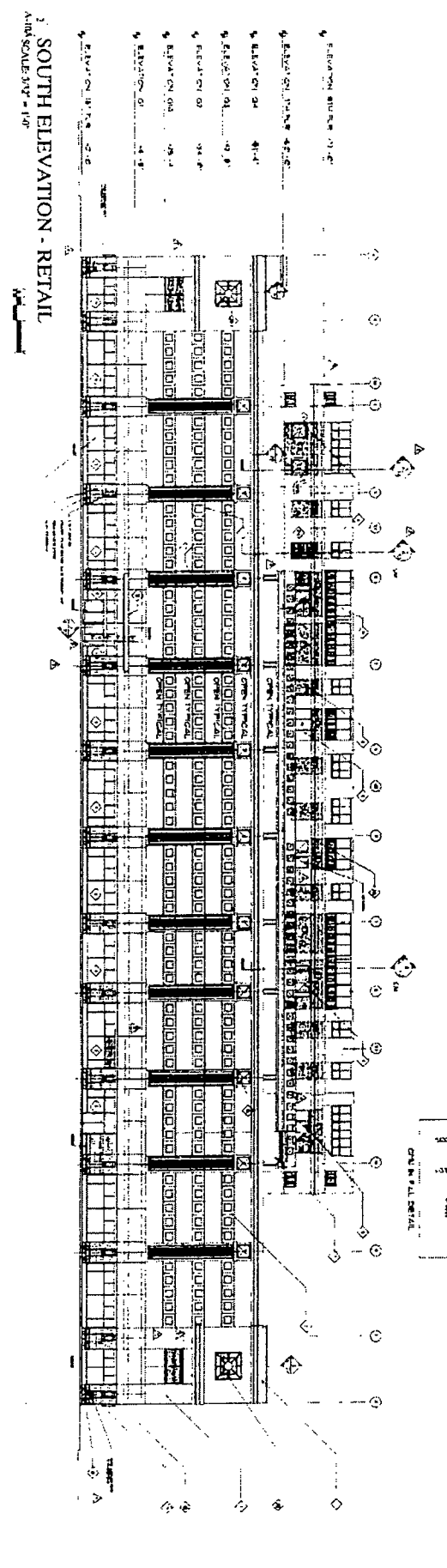
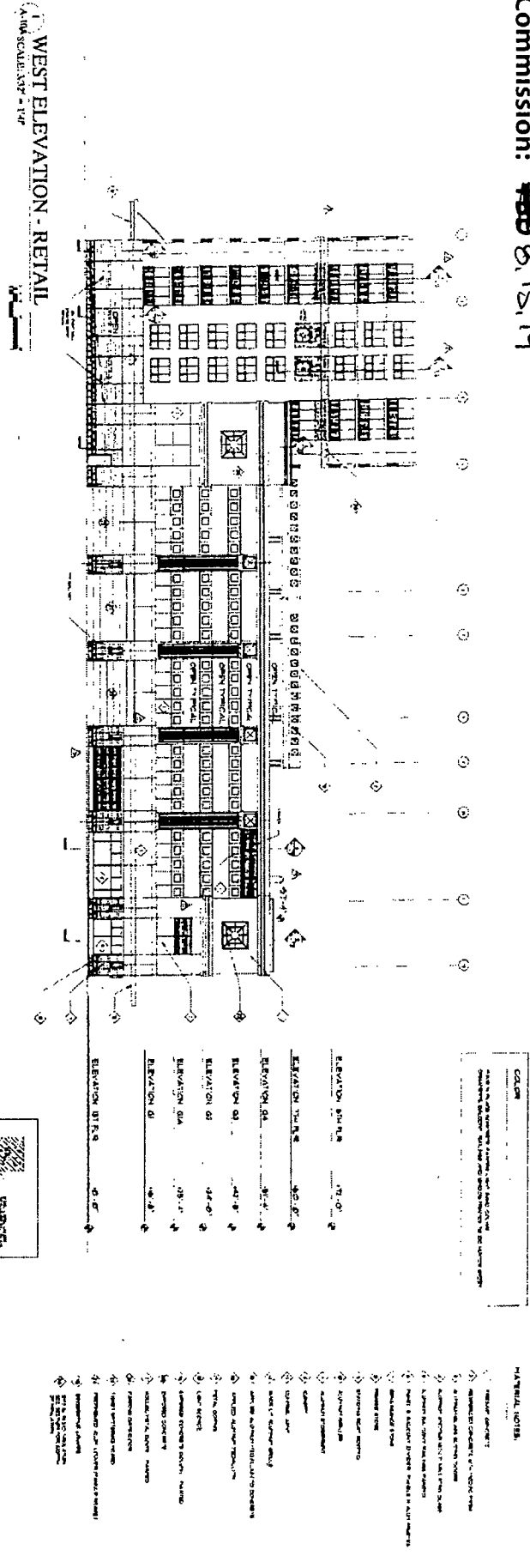
- ELEVATION 31.0 46'-0"
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- ELEVATION 38.0 18'-0"
- ELEVATION 39.0 14'-0"

- MATERIAL NOTES:**
1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 3. ALL MATERIALS TO BE INSTALLED BY THE CONTRACTOR.
 4. ALL MATERIALS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
 5. ALL MATERIALS TO BE PROTECTED FROM DAMAGE.
 6. ALL MATERIALS TO BE STORED PROPERLY.
 7. ALL MATERIALS TO BE DELIVERED TO THE SITE.
 8. ALL MATERIALS TO BE UNLOADED BY THE CONTRACTOR.
 9. ALL MATERIALS TO BE STORED IN A DRY PLACE.
 10. ALL MATERIALS TO BE KEPT CLEAN AND FREE OF DEBRIS.
 11. ALL MATERIALS TO BE INSTALLED AS SHOWN ON THE DRAWINGS.
 12. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 13. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
 14. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING CODES.
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Plan Commission: ~~8/15/19~~ 8/15/19

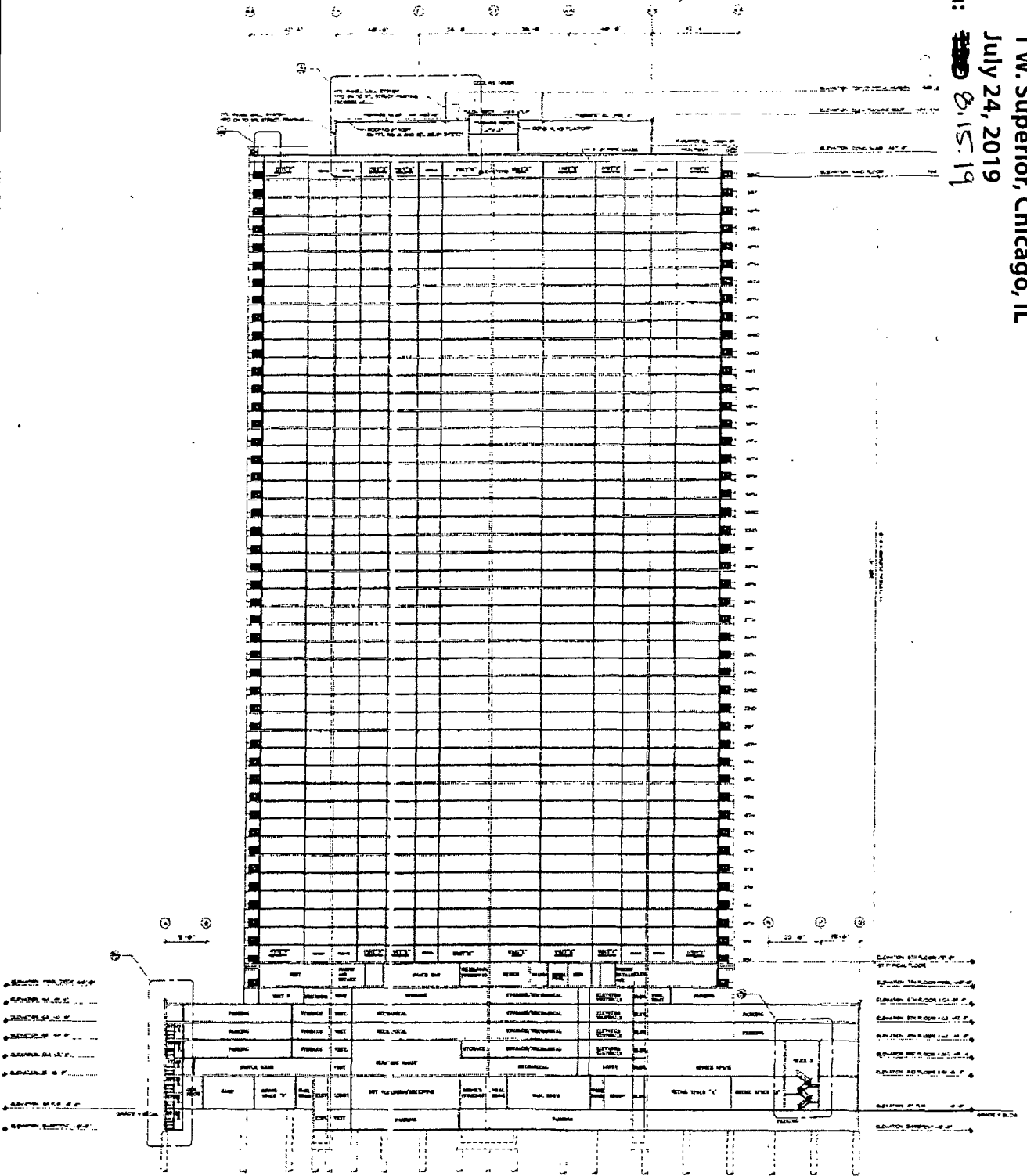
N. & E. Elevation

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Plan Commission: ~~7/20~~ 8, 15, 19



Final for Publication

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Plan Commission: ~~2019~~ 8.15.19



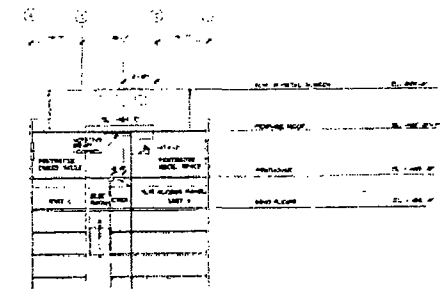
Cross Section

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

Final for Publication

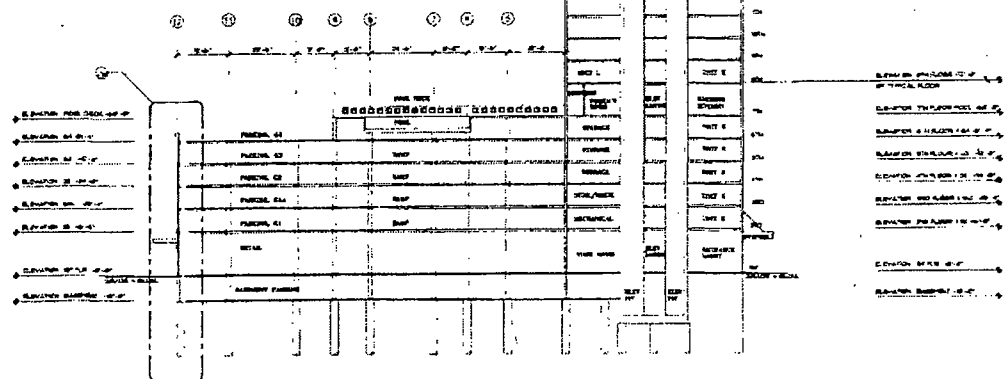
Applicant:
Address:
Introduced:
Plan Commission:

One Superior Place Fee, LLC
1 W. Superior, Chicago, IL
July 24, 2019
8.15.19



2- BLDG SECTION AT PENTHOUSE COMED VAULT
A-16 SCALE: 1/16" = 1'-0"

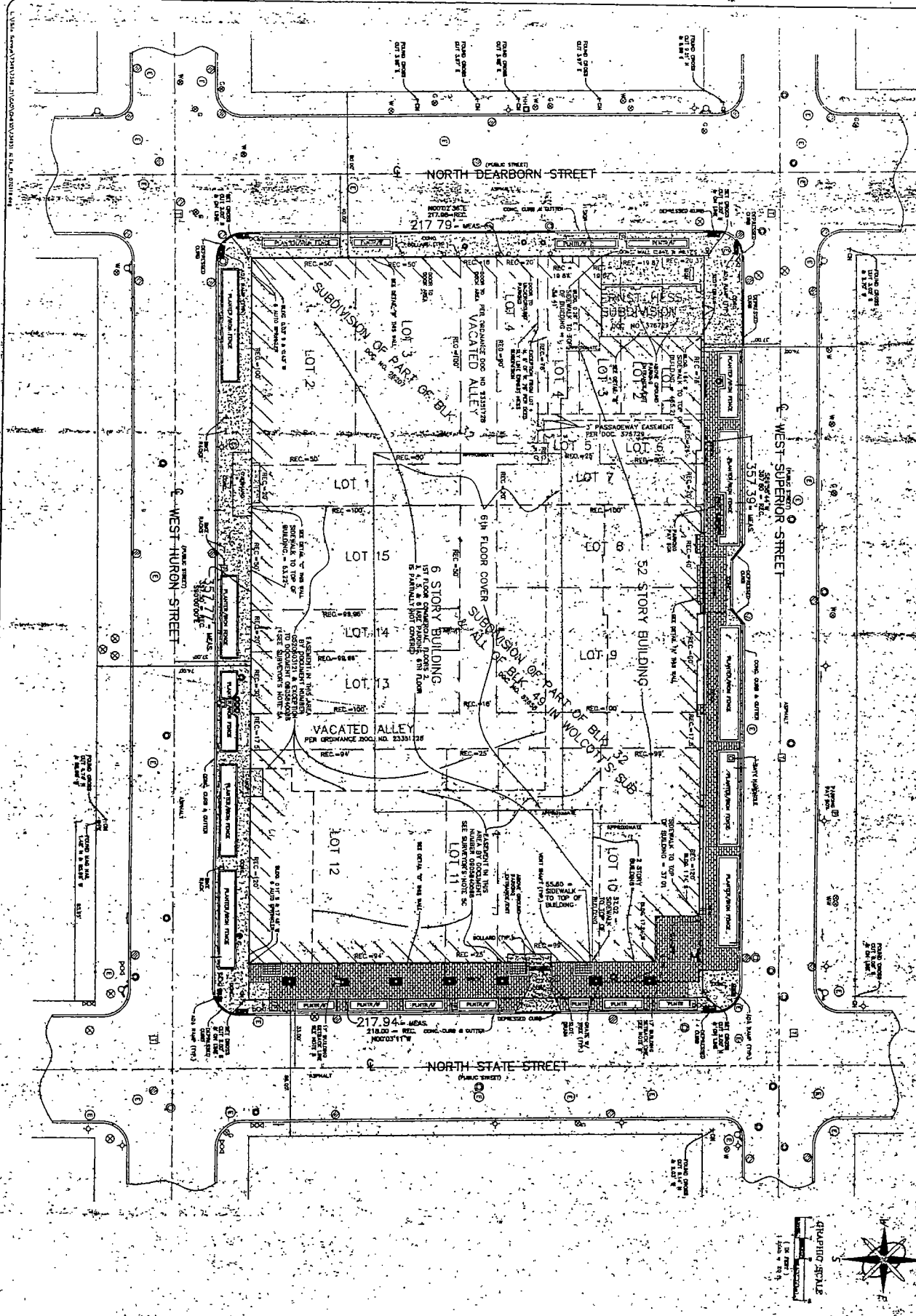
- MATERIAL NOTES:
- 1. FINE STITCH ON SUBGRADE FINISH
 - 2. REINFORCED CONCRETE W/ #4 BARS @ 18"
 - 3. ALUMINUM ANGLE BUSHING
 - 4. ALUMINUM ANGLE W/ 7/8" DIA. BOLTS @ 48"
 - 5. ALUMINUM BATTERY BATTERY PARTS
 - 6. PANEL B BATTERY BATTERY PARTS @ 48" @ 48"
 - 7. REINFORCED IRON
 - 8. FINISH IRON
 - 9. FINISH IRON FINISH
 - 10. ALUMINUM ANGLE
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 - 99. ALUMINUM ANGLE
 - 100. ALUMINUM ANGLE



1- CROSS SECTION
A-16 SCALE: 1/16" = 1'-0"

Cross Section

ALTA/NSPS LAND TITLE SURVEY



ALTA / NSPS LAND TITLE SURVEY

SHEET NO.
1
DATE: 05/26/03
JOB NO: 27431

KNIGHT
Engineers & Architects
Knight EA, Inc. Phone (312) 577-3300
221 N. LaSalle Street, Suite 300 Fax (312) 577-3528
Chicago, Illinois 60601-1211 knightea.com

1 W. SUPERIOR STREET, CHICAGO, IL 60654
PREPARED FOR:
HARTZ MOUNTAIN INDUSTRIES, INC.
400 PLAZA DRIVE
P.O. BOX 1515
SECAUCUS, NEW JERSEY 07095-1515

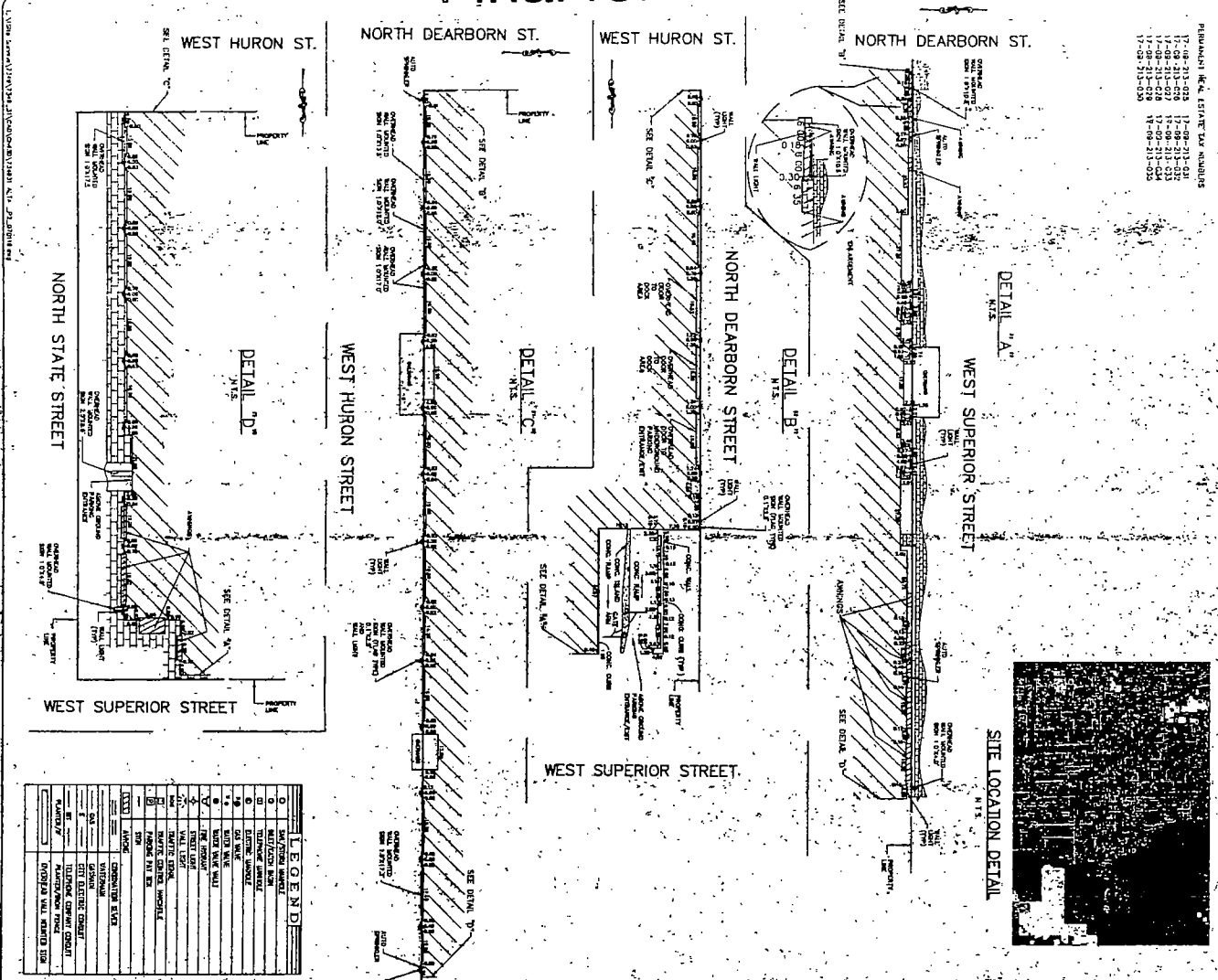
Drawn By: JV Designed By: BR Date: 05-26-03

ALTA / NSPS LAND TITLE SURVEY

NO.	DATE	REVISIONS
1		ORIGINAL RESTATE SURVEY

PERMANENT N.E. & ESTATE TAX NUMBERS

17-08-213-024	17-08-213-031
17-08-213-025	17-08-213-032
17-08-213-026	17-08-213-033
17-08-213-027	17-08-213-034
17-08-213-028	17-08-213-035
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17-08-213-093	17-08-213-100



LEGEND	
0	EXISTING IMPROVEMENTS
1	EXISTING PAVEMENT
2	EXISTING CURB
3	EXISTING SIDEWALK
4	EXISTING DRIVEWAY
5	EXISTING DRIVEWAY
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46	EXISTING DRIVEWAY
47	EXISTING DRIVEWAY
48	EXISTING DRIVEWAY
49	EXISTING DRIVEWAY
50	EXISTING DRIVEWAY

PARKING	
1	STANDARD
2	STANDARD
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42	STANDARD
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44	STANDARD
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46	STANDARD
47	STANDARD
48	STANDARD
49	STANDARD
50	STANDARD

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDS OFFICE OF THE COUNTY OF COOK, ILLINOIS, AND HAS FOUND THAT THE RECORDS REFLECT THE EXISTING CONDITIONS OF THE PROPERTY AS SHOWN ON THIS SURVEY.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDS OFFICE OF THE COUNTY OF COOK, ILLINOIS, AND HAS FOUND THAT THE RECORDS REFLECT THE EXISTING CONDITIONS OF THE PROPERTY AS SHOWN ON THIS SURVEY.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDS OFFICE OF THE COUNTY OF COOK, ILLINOIS, AND HAS FOUND THAT THE RECORDS REFLECT THE EXISTING CONDITIONS OF THE PROPERTY AS SHOWN ON THIS SURVEY.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDS OFFICE OF THE COUNTY OF COOK, ILLINOIS, AND HAS FOUND THAT THE RECORDS REFLECT THE EXISTING CONDITIONS OF THE PROPERTY AS SHOWN ON THIS SURVEY.

5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDS OFFICE OF THE COUNTY OF COOK, ILLINOIS, AND HAS FOUND THAT THE RECORDS REFLECT THE EXISTING CONDITIONS OF THE PROPERTY AS SHOWN ON THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDS OFFICE OF THE COUNTY OF COOK, ILLINOIS, AND HAS FOUND THAT THE RECORDS REFLECT THE EXISTING CONDITIONS OF THE PROPERTY AS SHOWN ON THIS SURVEY.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDS OFFICE OF THE COUNTY OF COOK, ILLINOIS, AND HAS FOUND THAT THE RECORDS REFLECT THE EXISTING CONDITIONS OF THE PROPERTY AS SHOWN ON THIS SURVEY.

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