



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2019-5582
Type: Ordinance
Status: Passed
File created: 7/24/2019
In control: City Council
Final action: 9/18/2019
Title: Zoning Reclassification Map No. 1-F at 1 W Superior St - App No. 20119
Sponsors: Misc. Transmittal
Indexes: Map No. 1-F
Attachments: 1. O2019-5582.pdf, 2. SO2019-5582.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed as Substitute	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

Final for Publication

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

EASTM 67700872.1

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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: 3-1S- V1

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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.

Applicant: One Superior Place Fee, LLC
Address: 1 W. Superior, Chicago, IL
Introduced: July 24, 2019 Plan
Commission.TBD IS - A

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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 Area Sq. Ft.	Area Acres	General Description of Land Use
Maximum Floor Area			
Maximum no. of D.U.			
Maximum %of Coverage At Grade			

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.

Maximum Allowable Floor Area Ratio for Total Net Site Area:

F.A.R. without Bonuses:

F.A.R. with allowable Bonuses:

Maximum Allowable Number of Dwelling Units for Total Net Site Area:

Maximum Allowable % of Efficiency Units:

Maximum Allowable Floor Area for Business and Commercial Use:

Maximum Allowable % of Net Site Coverage at Grade Level:

Maximum Allowable % of Net Site Coverage at and above a plane 50 feet above Grade Level:

Minimum Required Perimeter Setbacks to enclosed building area:

State Street:

All other points on the perimeter:

Minimum Ground Level Open Space at corner of Superior and State Streets:

Minimum Required Off-Street Parking Spaces:

Minimum Required Off-Street Loading Berths Maximum Allowable Number of Hotel Units:

820

935,220

Planned Development

12 12 820

50%

155,000 Square Feet 93% 25%

4.0 Feet 0.0 Feet 2000.0 Square Feet

45% of number of Dwelling Units

4

164

Applicant: One Superior Place Fee, LLC
Address: 1 W. Superior, Chicago, BL
Introduced: July 24, 2019 Plan
Commission: ?^© «?. >S^

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