Legislation Details (With Text)

File #:	SO2020-4452		
Type:	Ordinance	**Status:**	Passed
File created:	9/9/2020	**In control:**	City Council
		Final action:	12/16/2020
Title:	Zoning Reclassification Map No. 1-E at 50 E Huron St - App No. 20477		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 1-E		
Attachments:	1. O2020-4452.pdf, 2. SO2020-4452.pdf		

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed as Substitute	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

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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 [1]

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

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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

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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

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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.

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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.

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

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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)

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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 ofthe 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).

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

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PLANNED DEVELOPMENT USE AND BULK
REGULATIONS AND DATA

Net Site Area S.F.	Acres	General Description of Land Use	Max.Fir. Area Ratio	Max. Ho. Of D.U.	Max. % of Coverage at Grade Level

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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 IS 467 ' 80%

Gross Site

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

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

Maximum allowable 1 of efficiency units

Maximum allowable % of site coverage at grade level

Maximum allowable 1 of site coverage above swimming pool deck

Minimum required off street parking spaces

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

Maximum allowable business or commercial space

Maximum required number of off street loading berths

Minimum reguired perimeter setbacks on all streets

71,730.87 s. f.

=» 18

= 467

40* = 80%

70% - 257

=, 130,000 s.f 4 0

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

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Type-l ZONING MAP AMENDMENT: NARRATIVEPLANS

50 East Huron Street P.P. #173 to P.P. #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 h new 3-story addition to the existing 5-story vacant office use building at the subject property (50 fi. 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

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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.

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A. P. SURVEYING COMPANY, PC.

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Department of Planning and Development city of chicago

MEMORANDUM

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

From: „CT'r~^ffiL< Maurice D. C6x 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 ofthe 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)