



CHICAGO PLAN COMMISSION

Department of Planning and Development

50 E Huron Street, PD 173 Amendment

42nd Ward / Ald.Reilly / Near North Side

Restorative Care Institute

OCTOBER 15, 2020



Project Description

The Applicant requests an amendment to existing Planned Development 173; the applicant seeks to allow for a post-acute skilled nursing rehabilitation center as a permitted use;

Additionally, the applicant is seeking to construct a 3-story addition to the existing 5-story office building fronting East Huron Street, and provide, below grade, 26 on-site vehicular parking stalls along with 20 new bicycle parking stalls. The remainder of the planned development will remain with no other changes.

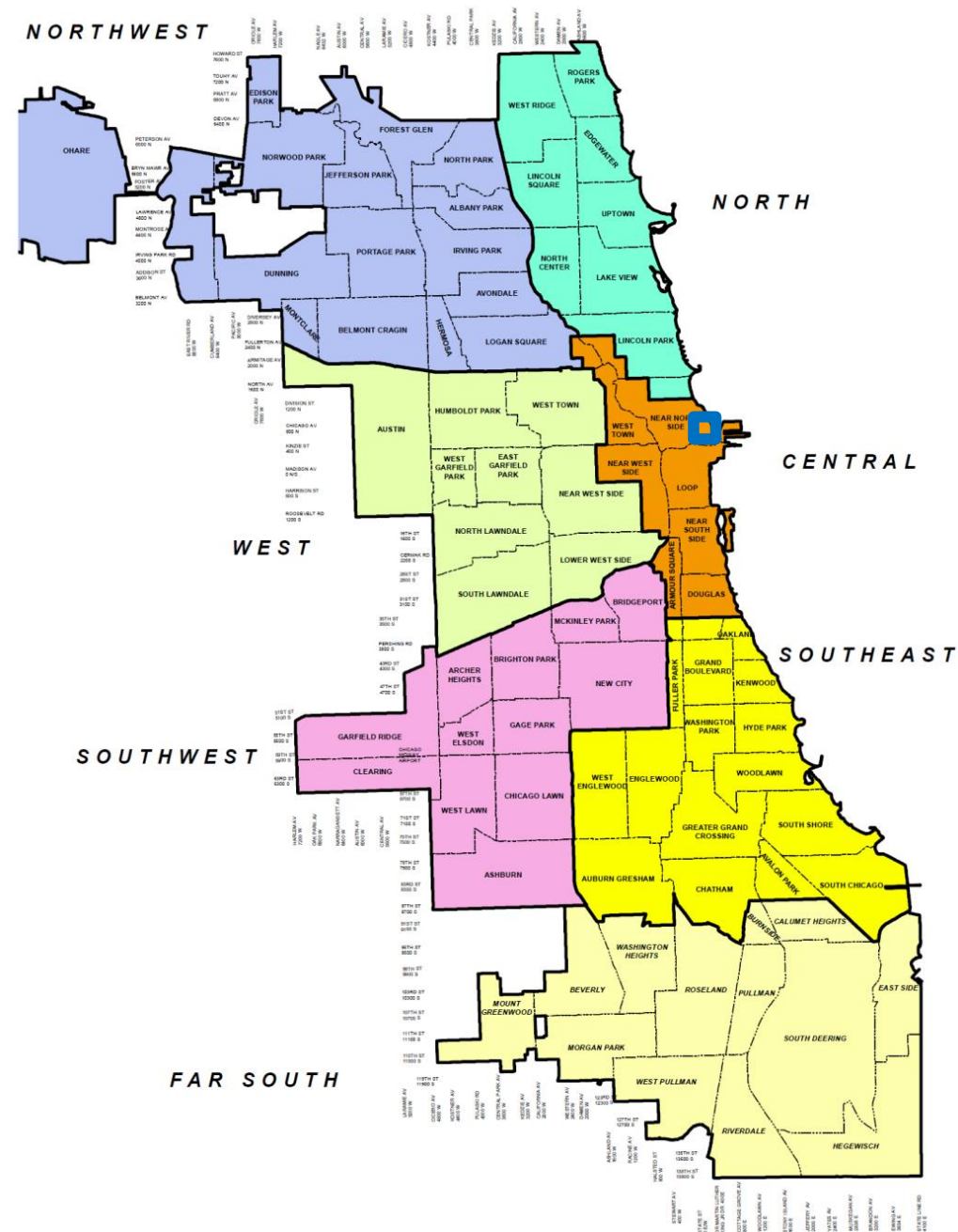
Community Area Snap Shot


GENERAL POPULATION CHARACTERISTICS, 2014-2018

	Near North Side	City of Chicago	CMAP Region
Total Population	89,995	2,718,555	8,511,032
Total Households	55,848	1,056,118	3,107,682
Average Household Size	1.6	2.6	2.7
% Population Change, 2000-10	10.5	-6.9	3.5
% Population Change, 2010-18	11.8	0.9	0.9
% Population Change, 2000-18	23.6	-6.1	4.5

2000 and 2010 Census, 2014-2018 American Community Survey

source: <https://www.cmap.illinois.gov/data/community-snapshots>





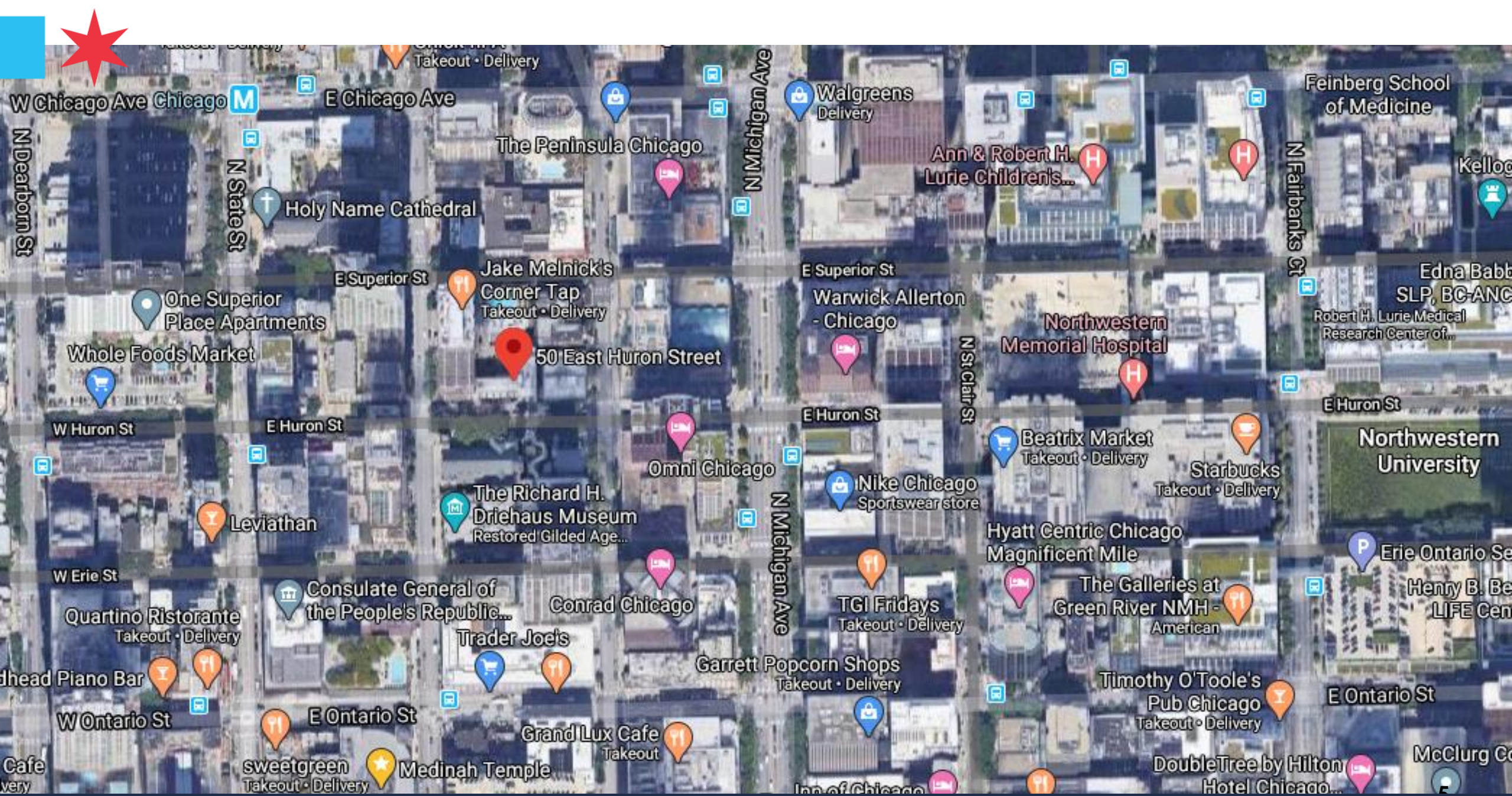
Project Timeline + Community Outreach

Date of PD Filing: **September 2, 2020**

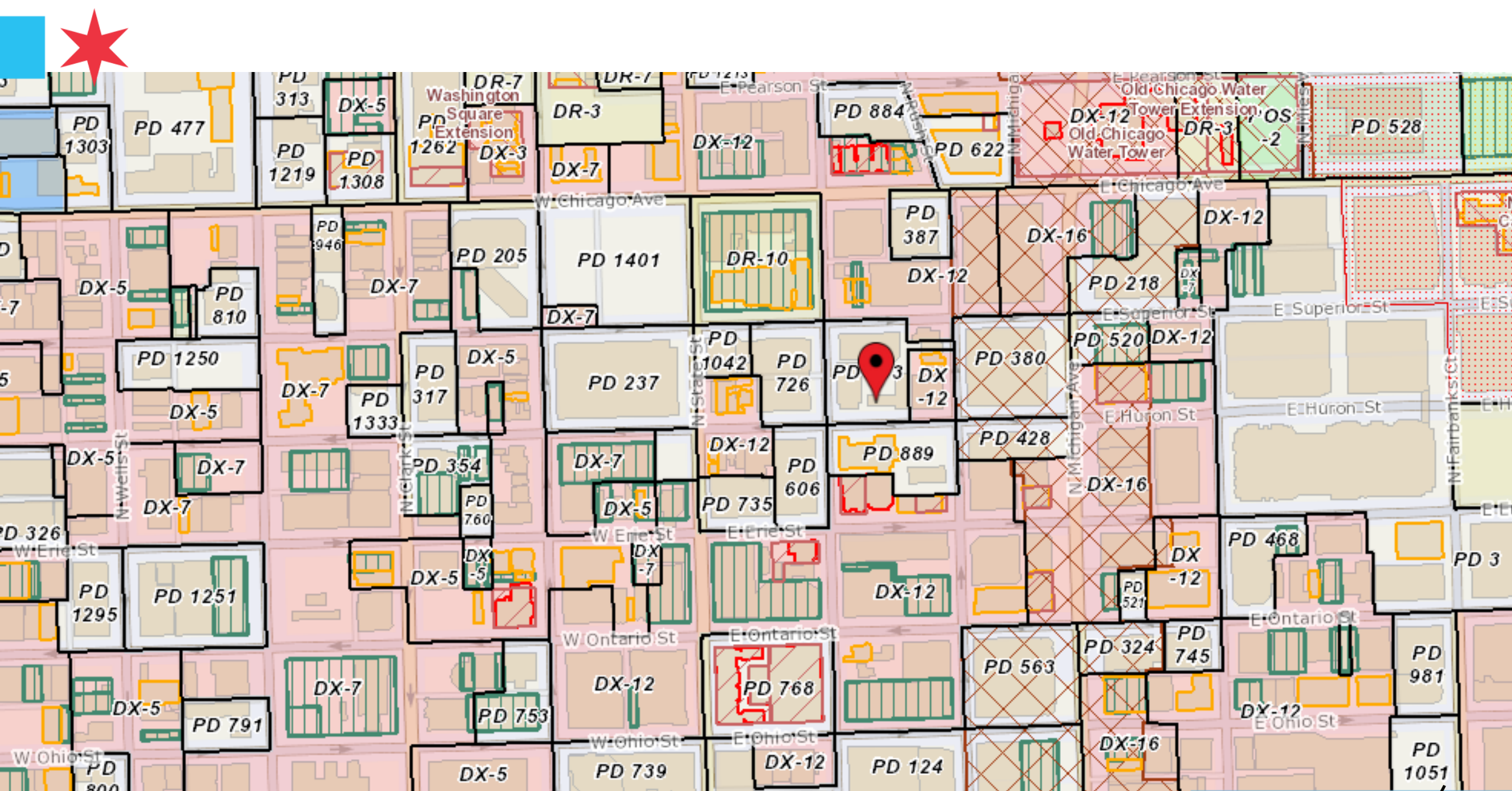
Date(s) of Community Meeting(s): **August 10, 2020**

Bullet Points of Project Changes Based on Feedback:

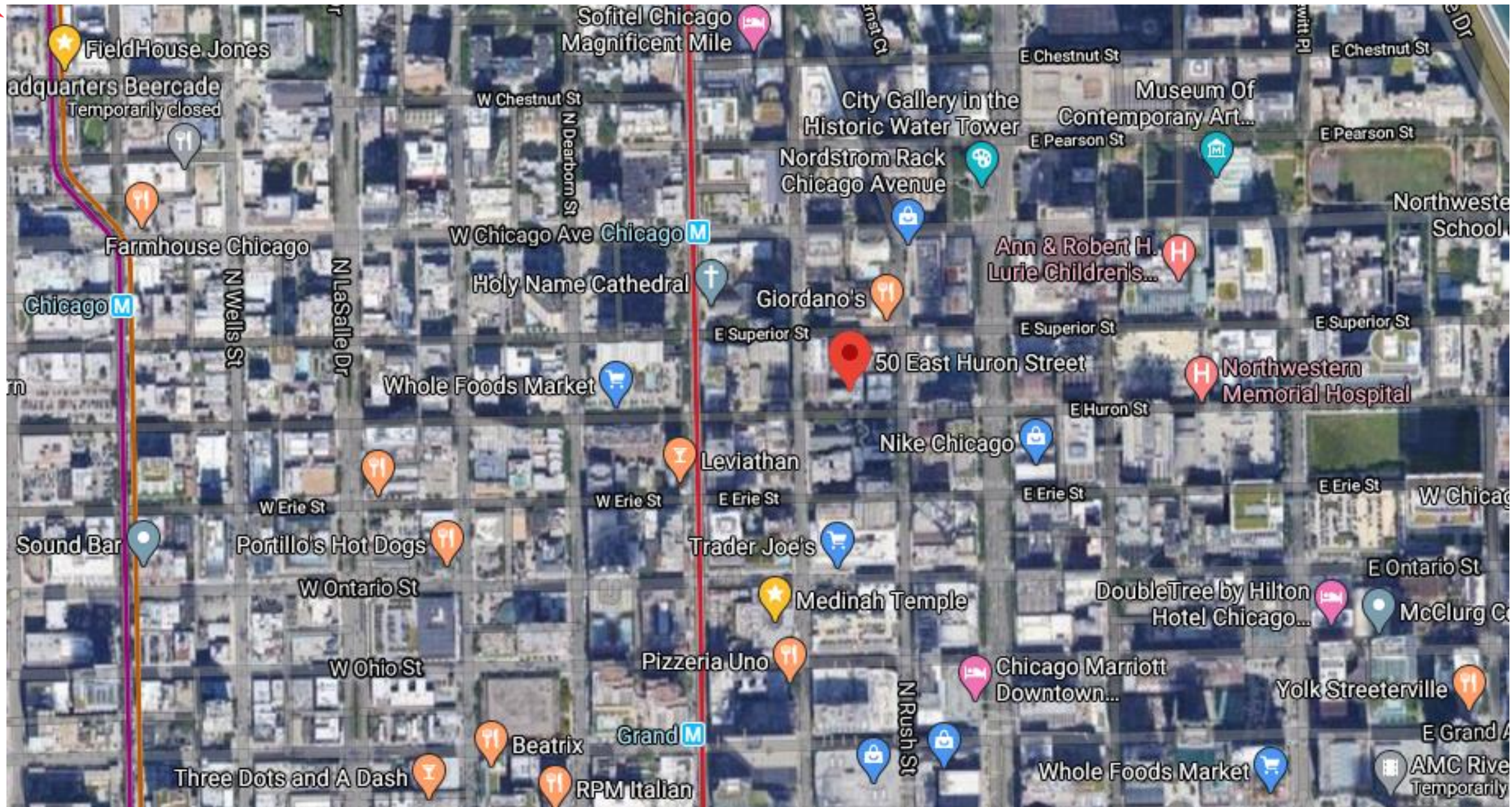
- **Design changes to address feedback regarding context and the pedestrian experience;**
- **Added high-impact glass at the ground floor and extra lighting to address security concerns**



SITE CONTEXT & ZONING PLAN



SITE CONTEXT & ZONING PLAN



PEDESTRIAN AND CTA CONNECTION



AVE.

66 FT. PUBLIC R.O.W.

N. WABASH

LOTS 1-11 AT VARIOUS CITY OF CHICAGO DATUM PLANES
HURON PLAZA
REC. MAY 13, 1981 AS DOC. 25889229
AND 40 EAST HURON OFFICES BEING LOTS 1-10 IN HURON PLAZA SUBDIVISION IN THE BASEMENT LEVEL, LIBERTY AND OFFICE TO CON-1 THROUGH 6 OF THE TOWER BUILDING BUT EXCLUDING THE BUILDING PADGE

REC. MAY 13, 1981 AS DOC. 25889229
AND 40 EAST HURON OFFICES BEING LOTS 1-10 IN HURON PLAZA SUBDIVISION IN THE BASEMENT LEVEL, LIBERTY AND OFFICE TO CON-1 THROUGH 6 OF THE TOWER BUILDING BUT EXCLUDING THE BUILDING PADGE

PART PARCEL 2
EASEMENTS OVER LOTS 11 & 12 FOR THE BENEFIT OF PARCEL 1 (SEE NOTE B)

PART PARCEL 2
EASEMENTS OVER LOT 12 FOR THE BENEFIT OF PARCEL 1 (SEE NOTE A)

LOT 12
HURON PLAZA
REC. MAY 13, 1981 AS DOC. 25889229

LOT 13
HURON PLAZA
REC. MAY 13, 1981 AS DOC. 25889229

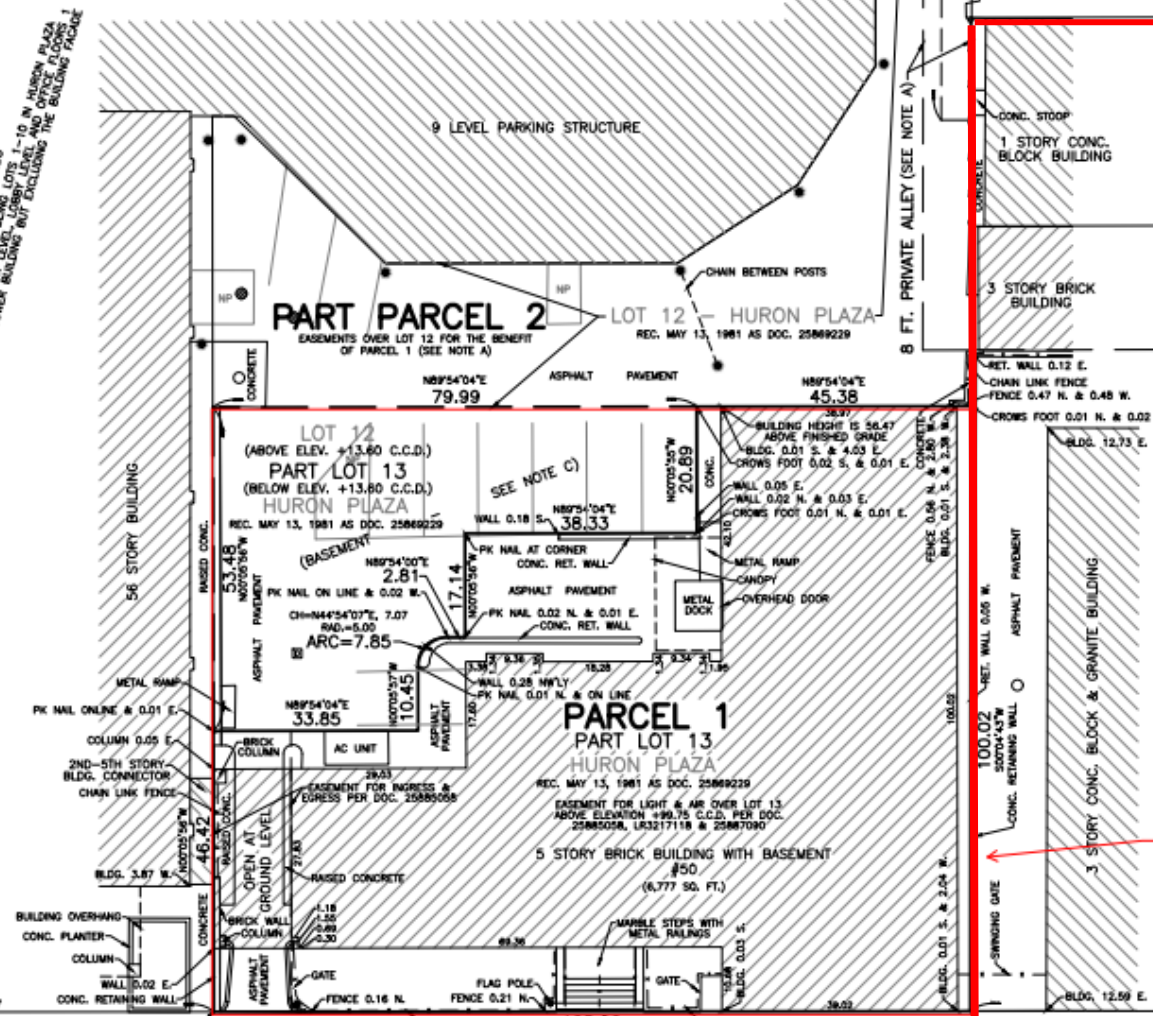
PARCEL 1
PART LOT 13
HURON PLAZA
REC. MAY 13, 1981 AS DOC. 25889229

PART OF LOT 1
ASSESSOR'S DIVISION
(ANTE-FIRE)

LOT 14
HURON PLAZA
REC. MAY 13, 1981 AS DOC. 25889229
PARCEL 3
EASEMENT FOR LIGHT & AIR OVER LOT 14 ABOVE ELEVATION +99.75 C.C.D. PER DOC. 25885058, LR3217118 & 25887090

MARTINS SUBDIVISION
REC. JULY 16, 1930 AS DOC. 10756128

PART OF LOT 7
ASSESSOR'S DIVISION
(ANTE-FIRE)
PIN: 17-10-104-016
OWNER: EXEMPT



is the area of the site the area inside of this square?

ST.

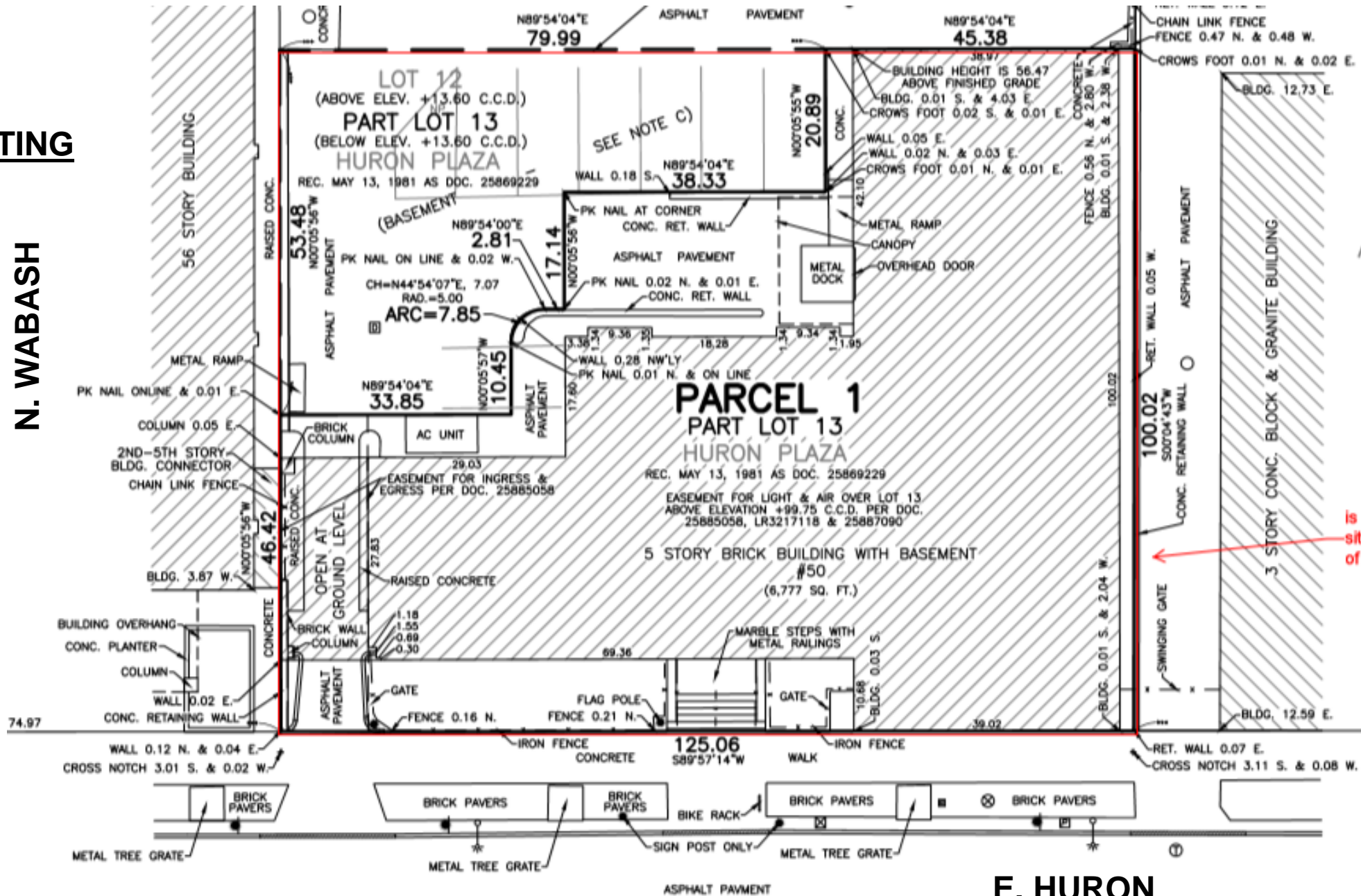
66 FT. PUBLIC R.O.W.

N. RUSH



EXISTING

N. WABASH



is sit of



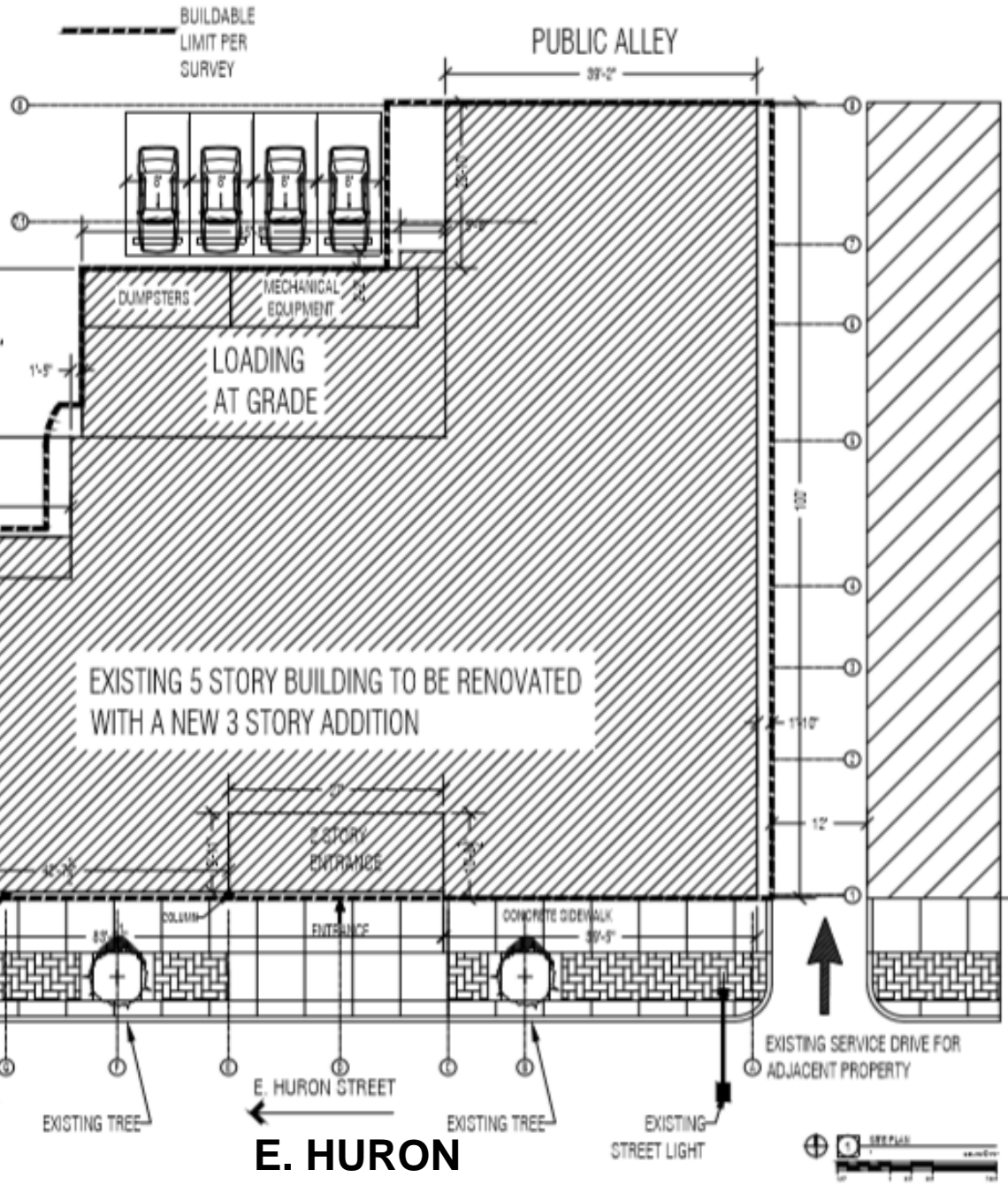
PROPOSED

N. WABASH

BUILDING CODES

ALL WORK TO COMPLY WITH THE FOLLOWING CODES:

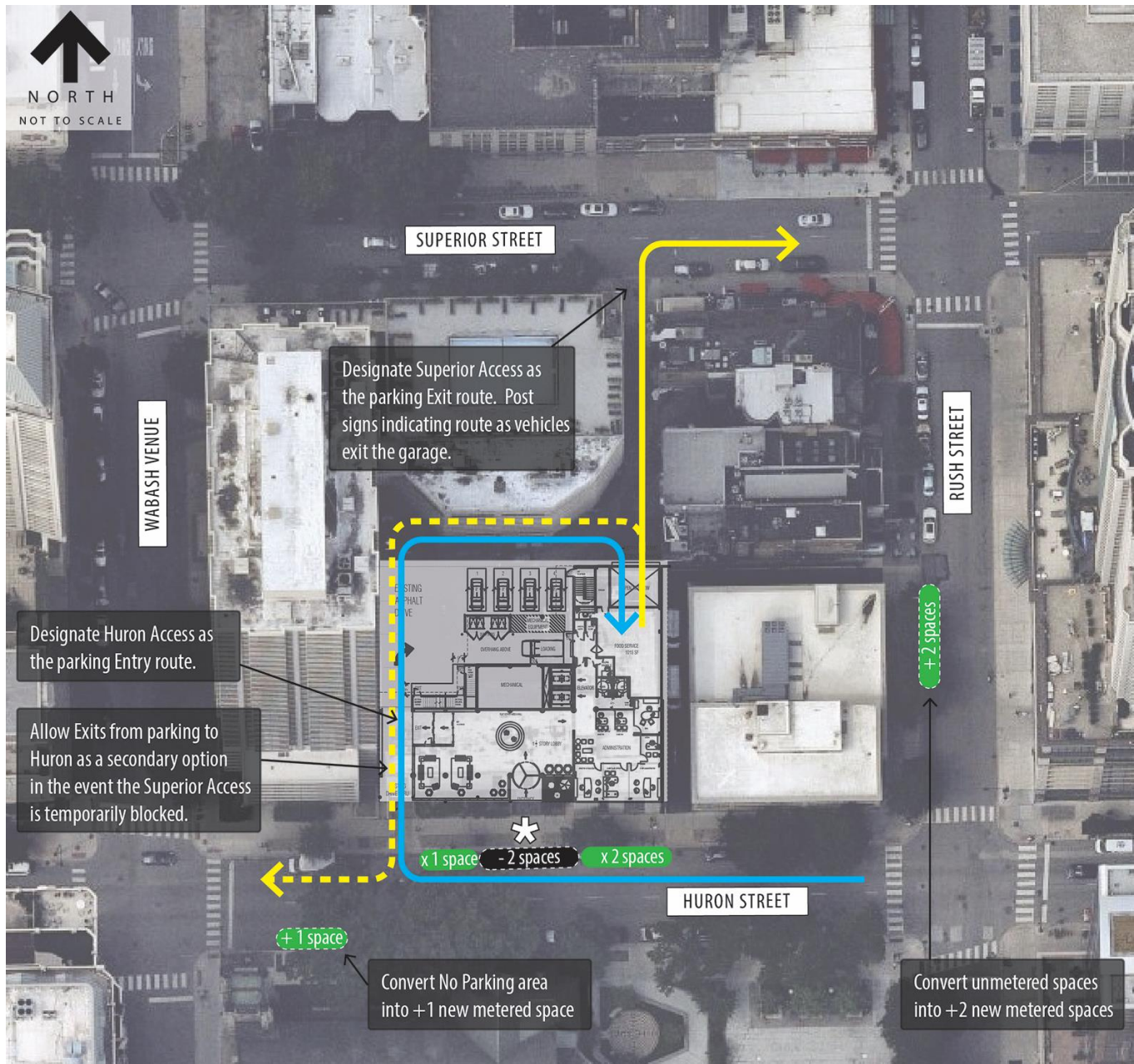
- A. BUILDING CODE OF CITY OF CHICAGO, I.
- B. ILLINOIS PLUMBING CODE, 68 ILL. ADMIN. CODE 890.110 ET SEQ.
- C. ILLINOIS ENERGY CONSERVATION CODE, 2018
- D. CHICAGO MECHANICAL CODE, 2018 EDITION.
- E. NATIONAL ELECTRIC CODE
- F. THE NFPA 101 LIFE SAFETY CODE CURRENT ADOPTED EDITION 2018.
- G. NFPA 99 HEALTH CARE FACILITIES CODE 2018.
- H. ILLINOIS ACCESSIBILITY CODE 1997 OR 2018 AND AMERICANS WITH DISABILITIES ACT.









E. HURON

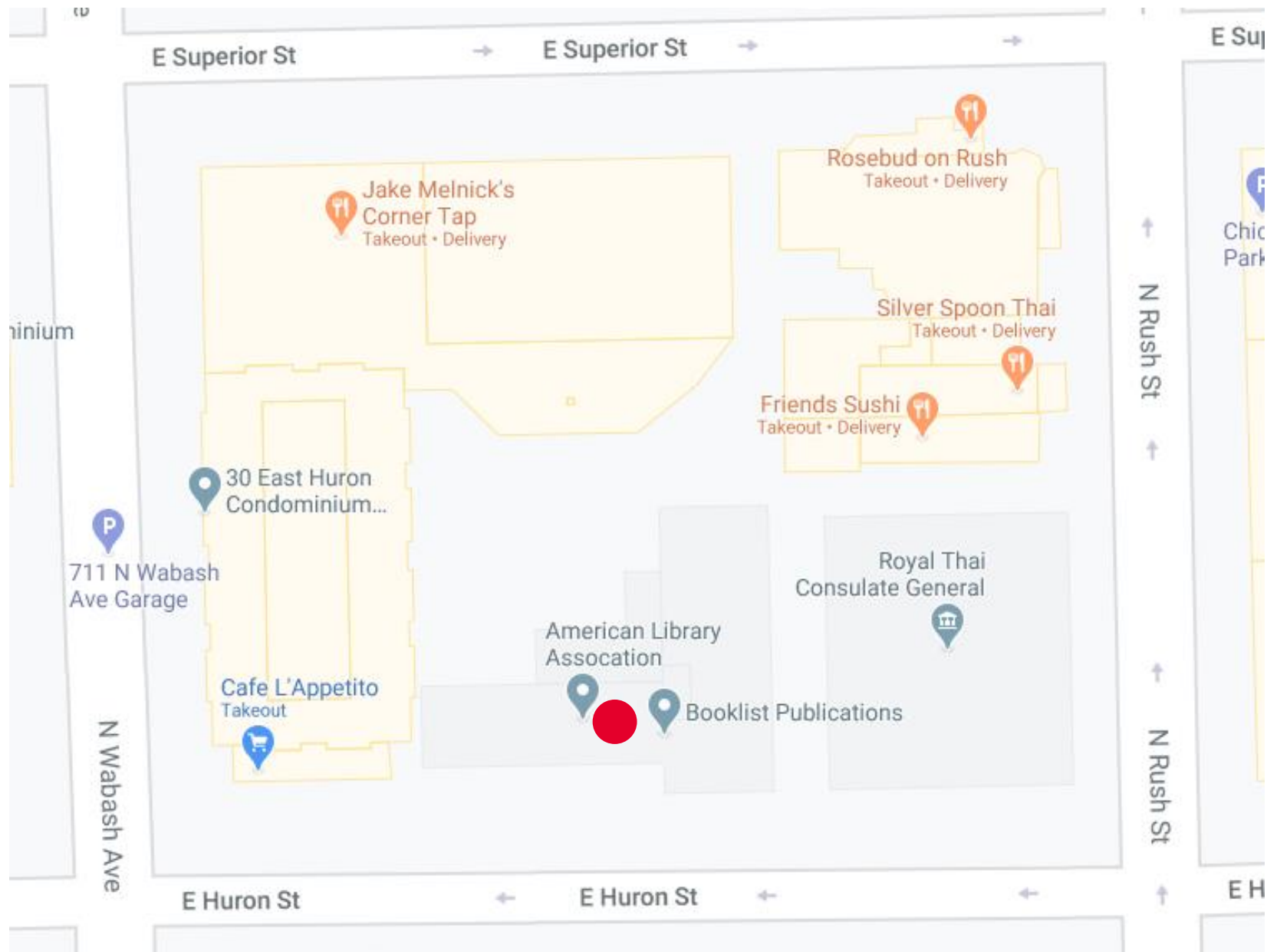


PROPOSED



LEGEND

-  Parking Entry Route
-  Parking Exit Route (Primary)
-  Parking Exit Route (Secondary)
-  Metered Parking
-  15-Min Loading Zone
-  Pick-Up/Drop-Off





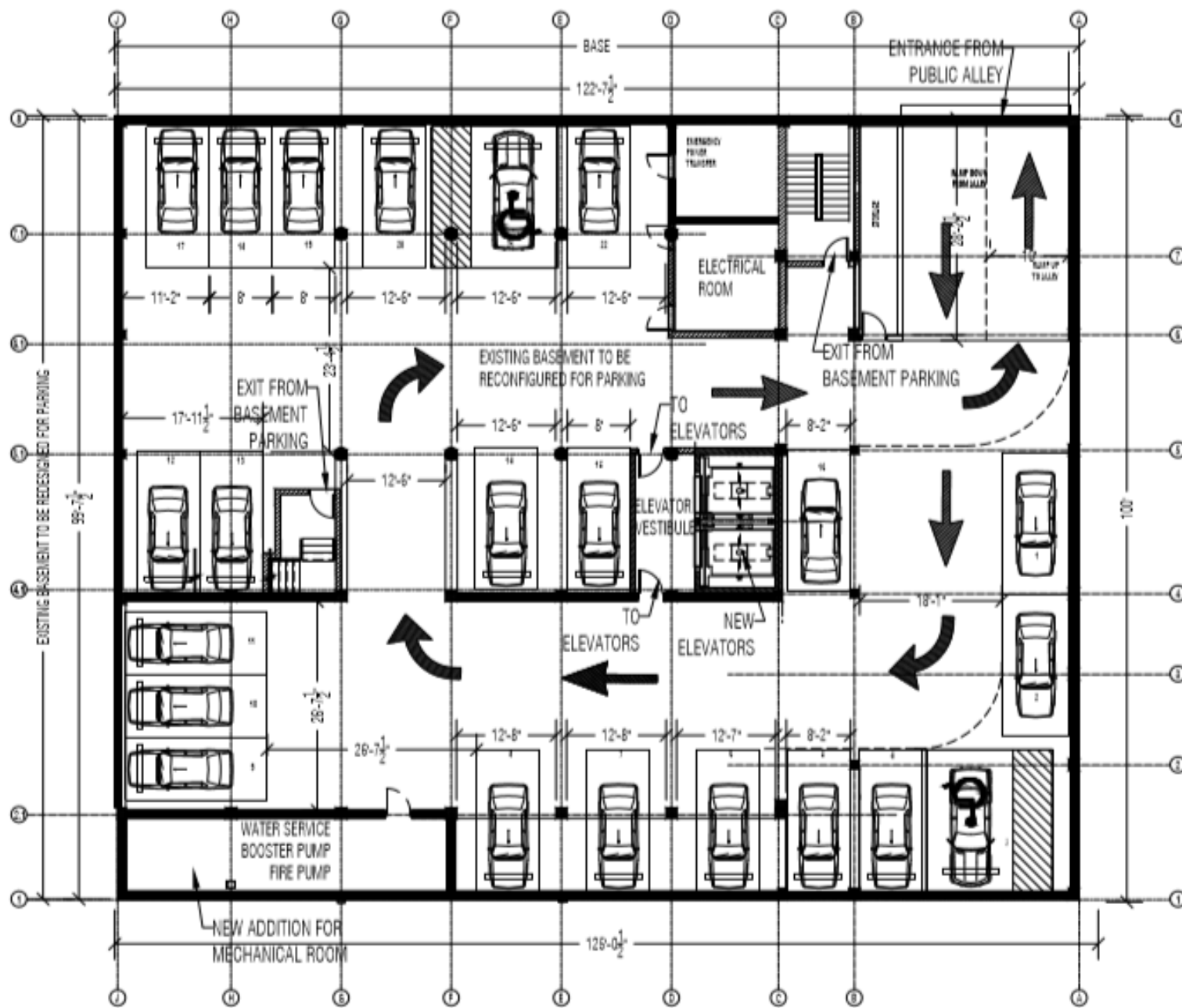
AERIAL VIEW FROM SOUTHEAST



EXISTING CONDITIONS



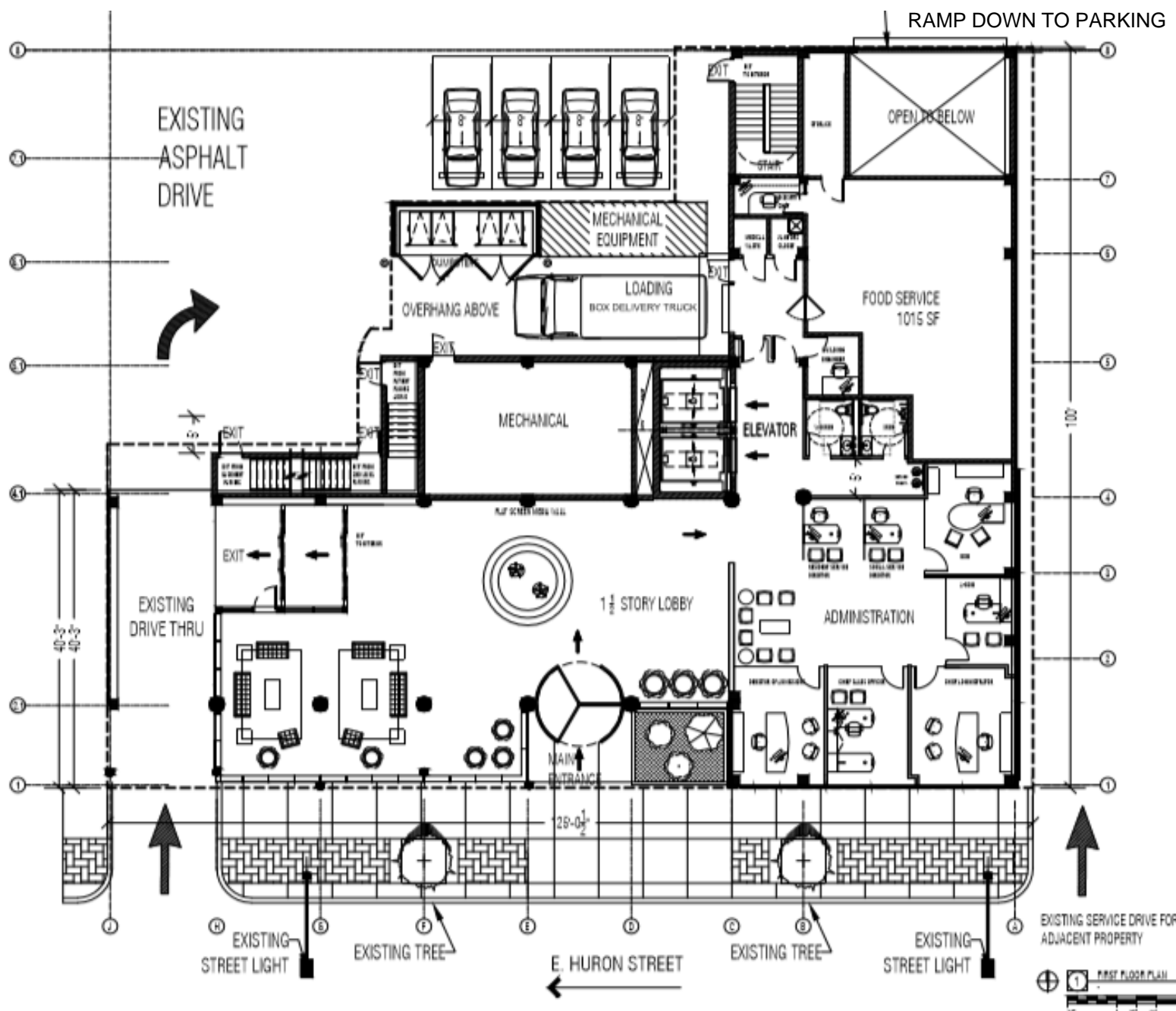
N. WABASH



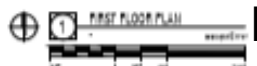
E. HURON



N. WABASH



EXISTING SERVICE DRIVE FOR ADJACENT PROPERTY

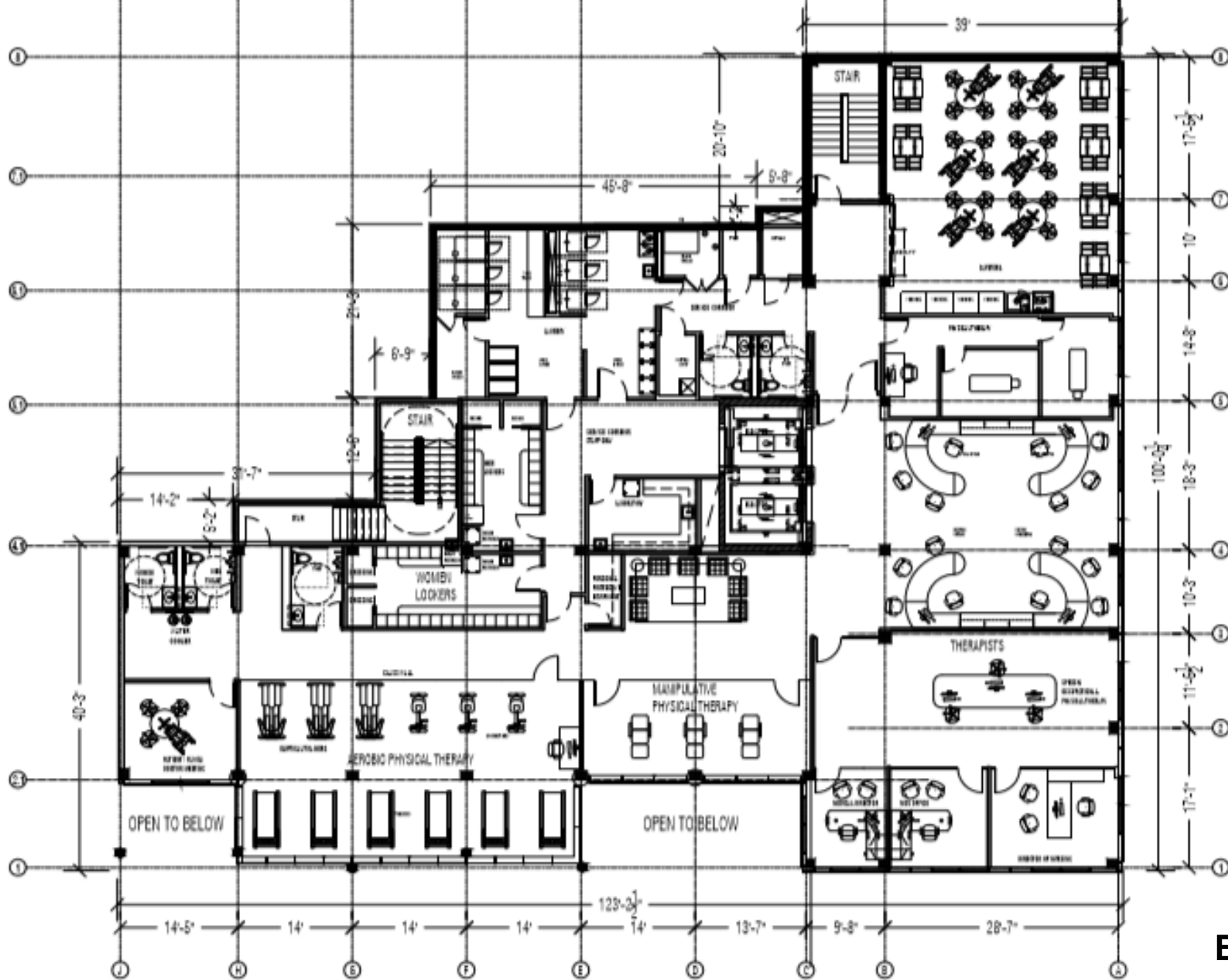


E. HURON

SITE + GROUND FLOOR PLAN



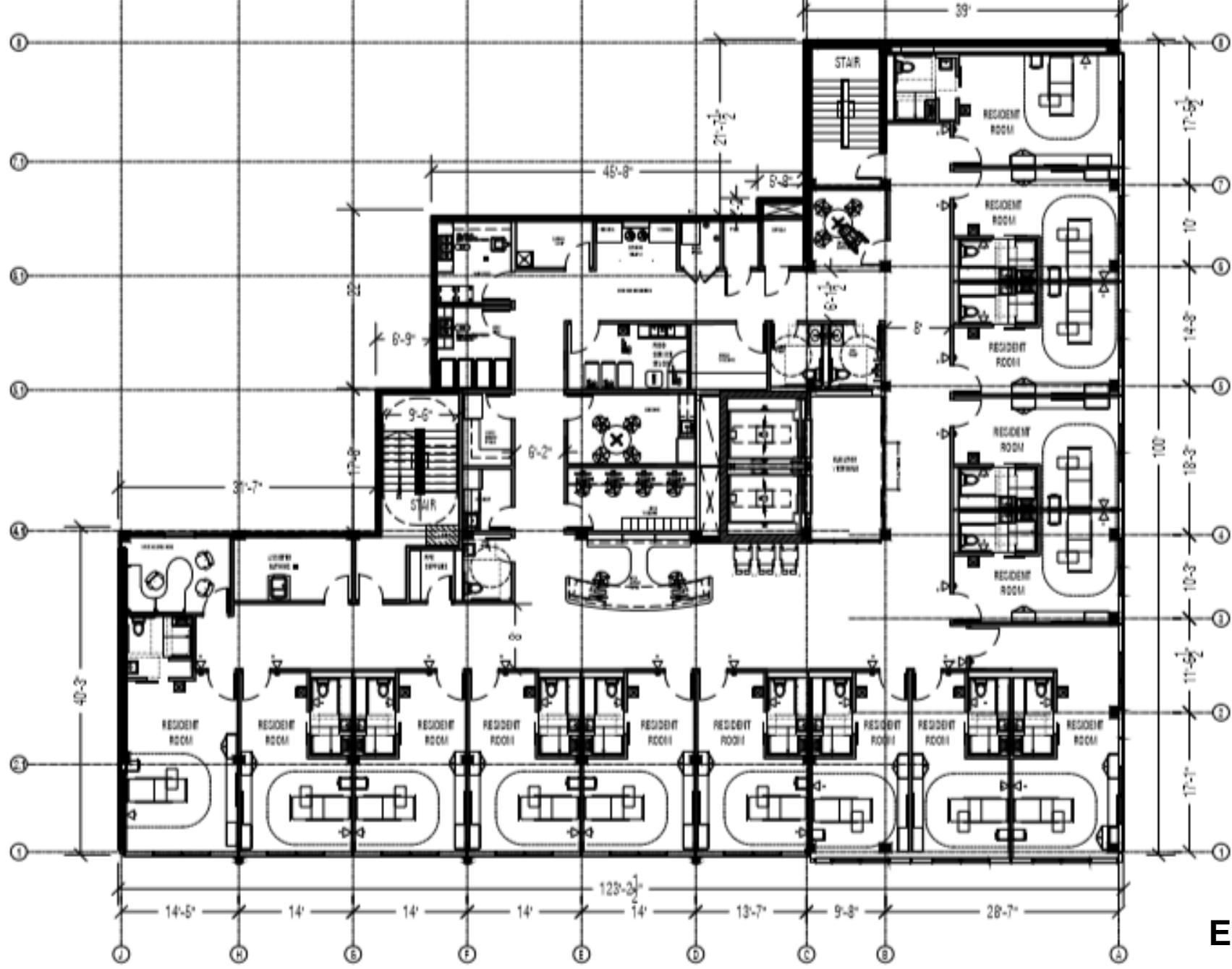
N. WABASH



E. HURON



N. WABASH



E. HURON

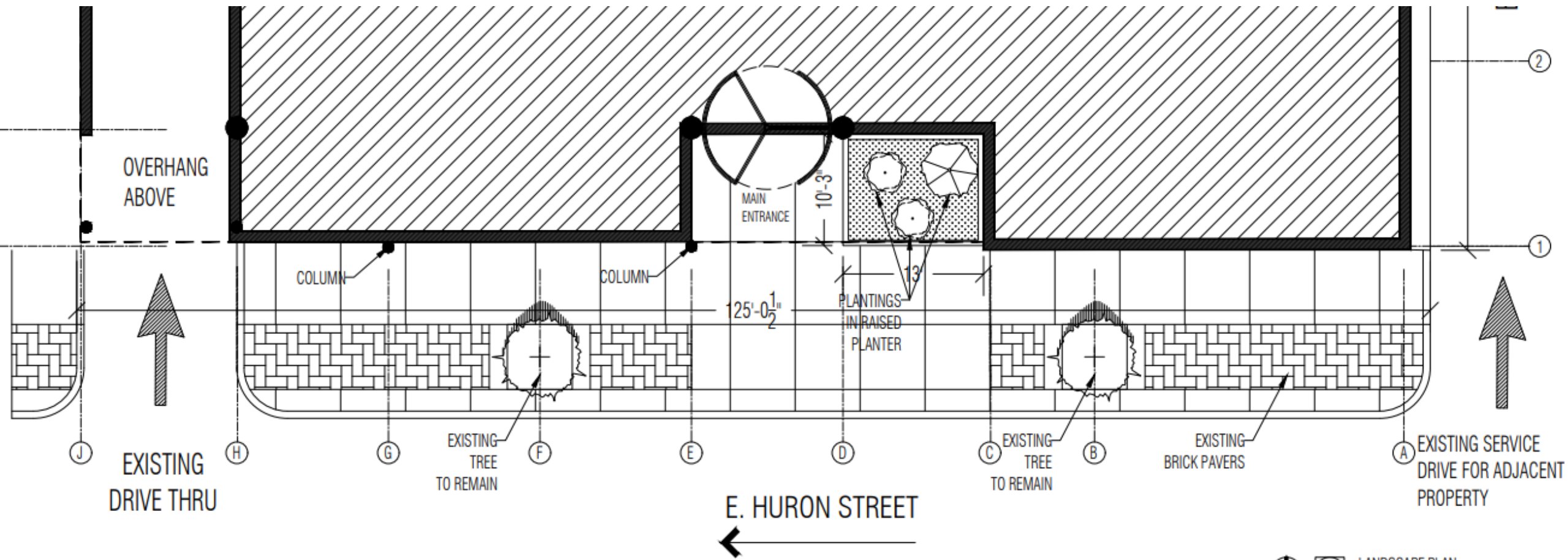
TYPICAL FLOOR PLAN 3-8



RENDERING WITH PEDESTRIAN CONTEXT



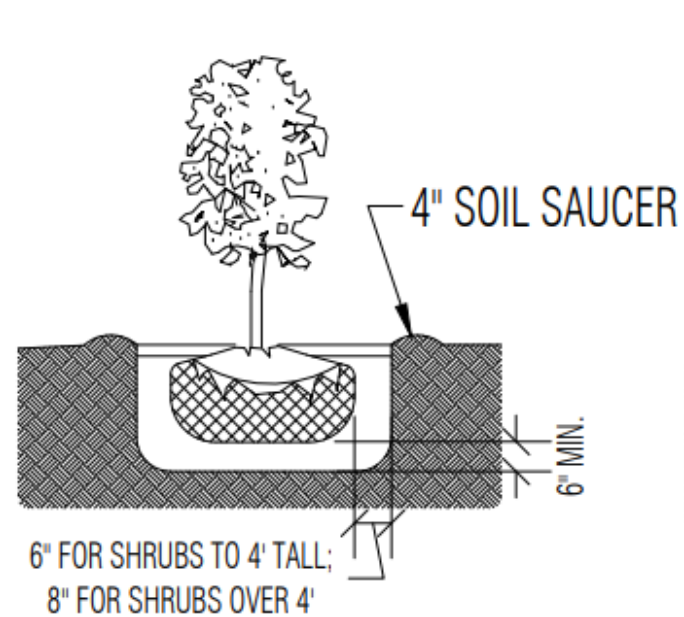
RENDERING WITH PEDESTRIAN CONTEXT



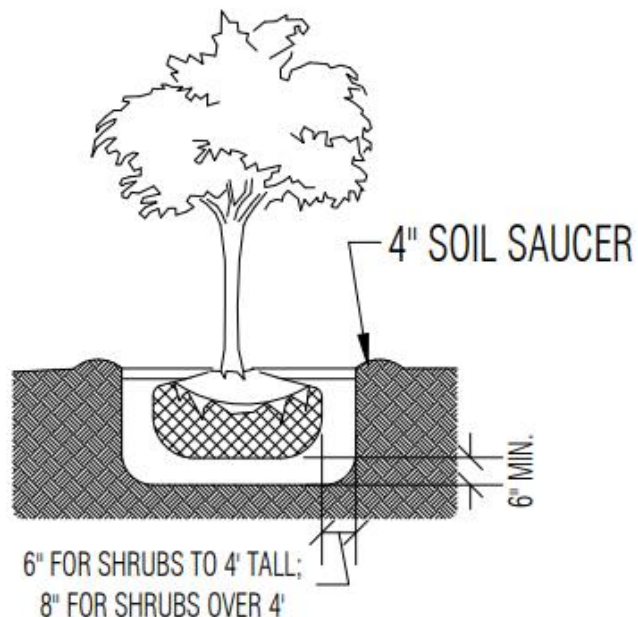


TREE PLANTING IN TREE PIT W/ GRATE

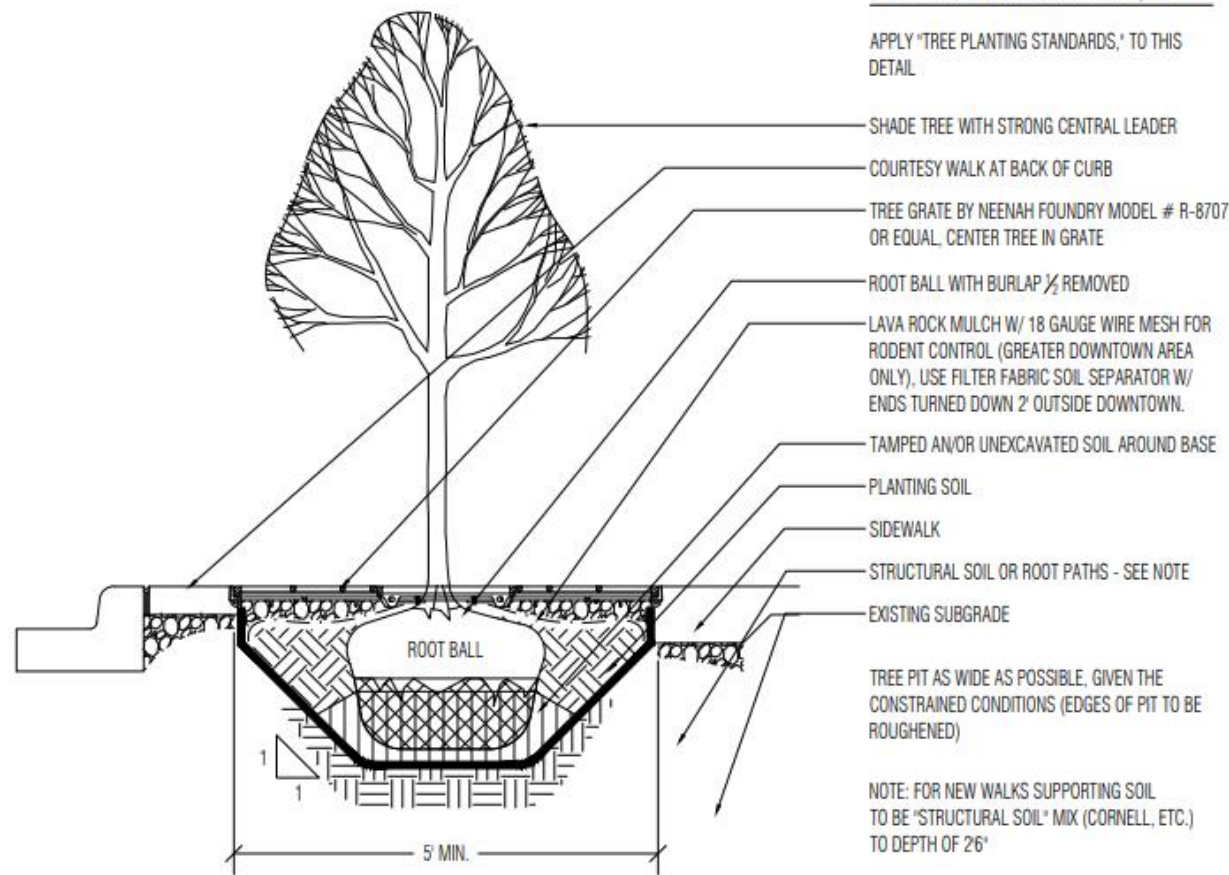
APPLY "TREE PLANTING STANDARDS," TO THIS DETAIL.



4 FICUS BENJAMINA Scale: NTS



3 FICUS MACLELLANDII Scale: NTS





Sustainability + Stormwater

The project is a Substantial Rehabilitation of an existing building: **50 points are required**

- **40 points:** The building will be designed to achieve WELL building standards.
- **30 points:** Energy usage will be designed to earn Energy Star certification subject to the limitations imposed by the State for medical buildings designed to be built to clean room standards to eliminate or reduce the risk of infection.
- **5 points:** There will be a landscaped area adjacent to the entrance.
- **10 points:** Electrical charging stations will be provided for battery powered cars in the basement parking garage.
- **5 points:** The facility is in close proximity to public transportation
- **5 points:** Bike parking will be provided in the front and in the basement
- **5 points:** The glazing system will be low E insulated glazing with a white solar reflective

Total = 100 points

Stormwater Retention: Stormwater will be retained on-site in a below grade concrete vault below the rear parking garage entrance



Economic + Community Benefits

- The development will be an adaptive re-use of an existing building, thus **minimizing the environmental impact**, reducing construction waste, and shortening construction time
- Creation of **24 underground parking spaces**
- 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 culture increasingly toward the **preventative dimension of patient recovery**
- RCI will employ **100+ FT healthcare and office professionals**
- During the development **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**



DPD Recommendations

DPD has concluded that **this proposal is appropriate for this site and supports this development** for the following reasons:

- ❖ Promotes economically beneficial development patterns (per 17-8-0103);
- ❖ Promotes unified planning and development (per 17-8-0102);
- ❖ Ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A 3);
- ❖ It is in compliance with Planned Development Standards and Guidelines
 - Pedestrian Orientation(17-8-0905-A 1-4)
 - Building Features (17-8-0905, 1, 2, 4, 6-8)
 - Urban Design (17-8-0906-A)
 - Building Orientation and Massing (17-8-0906-B 1,3)
 - Building Design (17-8-0907-B 3)