

# PD 1050

<b>Table of Contents</b> .....	<b>2</b>
<b>03/28/2007 Minor Change</b> .....	<b>2</b>
<b>03/14/2007 PD Adoption</b> .....	<b>3</b>
Ordinance .....	3
Statements .....	3
Bulk Table .....	7
Exhibits .....	8



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

March 28, 2007

James J. Banks  
Law Offices of Samuel V.P. Banks  
Thirty-Eighth Floor  
221 N. LaSalle Street  
Chicago, Illinois 60601

**Re: Administrative Relief request for an Institutional-Business Planned Development, The Fremont Hotel, 812-14 West Eastman Street**

Dear Mr. Banks:

Please be advised that your request for a minor change to the above referenced Institutional-Business Planned Development has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested the following:

- **Increase the number of non-accessory parking spaces from the approved 15 to 60 spaces, for a net increase of 45 spaces.** This parking increase will add 15,750 square feet of floor area (based on 350 square feet per parking space), resulting in an increase in floor area ratio (FAR) from 2.74 to 2.95. The Planned Development permits a maximum FAR of 4.0.

With regard to your request, the Department of Planning and Development has determined that an increase of 45 parking spaces and 15,750 square feet of floor area, does not create an adverse impact on the Planned Development or surrounding neighborhood, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and the Institutional-Business Planned Development, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo. Pat Haynes, DPD files



3/14/2007

REPORTS OF COMMITTEES

15909  
101041

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances he had a familial relationship with the applicants' attorney.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 3-G.*

(As Amended)

(Application Number 15909)

IBPD 1050

*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, be amended by changing all the C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Blackhawk Street; North Halsted Street; West Eastman Street; and North Dayton Street,

to those of Institutional-Business Planned Development Number 1050, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this 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.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional-Business Planned Development Number 1050.*

*Plan Of Development Statements*

1. The area delineated herein as a Institutional-Business Planned Development Number 1050 consists of approximately eighty-nine thousand five hundred fourteen (89,514) square feet (two and five-hundredths (2.05) acres) of property which is depicted on the attached

Planned Development Boundary Line and Property Line Map (the "Property") and is owned or controlled by the applicant, Blackhawk Halsted, L.L.C.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedications or vacations of streets or alleys, easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assigns or grantees and approval by the City Council.
3. 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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners, the board of directors or any property owners association or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This planned development consists of the following fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan and Elevations prepared by Valerio Dewalt Train Architects dated January 18, 2007. Full-size versions of the site plan, landscape plan and elevations are on file with the Department of Planning and Development. This planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply, is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of the City of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. In any instance, where a provision of this planned development conflicts with the City Building Code, the Building Code shall apply.

5. The following uses shall be permitted within the area delineated herein as "Institutional-Business Planned Development Number 1050": all permitted uses allowed within the C3-5 Commercial, Manufacturing and Employment District including all business uses including health clubs and fitness centers, offices (business and professional) uses, retail uses, schools both elementary and high, with related use, with accessory loading and both accessory and non-accessory parking spaces.
6. Off-premises signs are prohibited within the planned development. On-Premises signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning ordinance shall apply.
10. The improvements on the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of Planning and Development that such modification is minor, appropriate

and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modifications of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclause 4 of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). The applicant shall provide a vegetative ("Green") roof totaling fifteen thousand four hundred fifty (15,450) square feet or twenty-five percent (25%) of the net roof area of the buildings. The term ("net roof area") shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
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 ("M.O.P.D.") 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. Unless substantial construction of the improvements contemplated within this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the prior C3-5 Commercial, Manufacturing and Employment District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for the extension is shown.

[Existing Zoning Map; Existing Land-Use Map; and Planned Development Property Line and Boundary Map referred to in these Plan of Development Statements unavailable at time of printing.]

3/14/2007

REPORTS OF COMMITTEES

15909  
101045

[Site Plan; Landscape Roof Plan; Floor Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 101046 through 101052 of this *Journal*.]

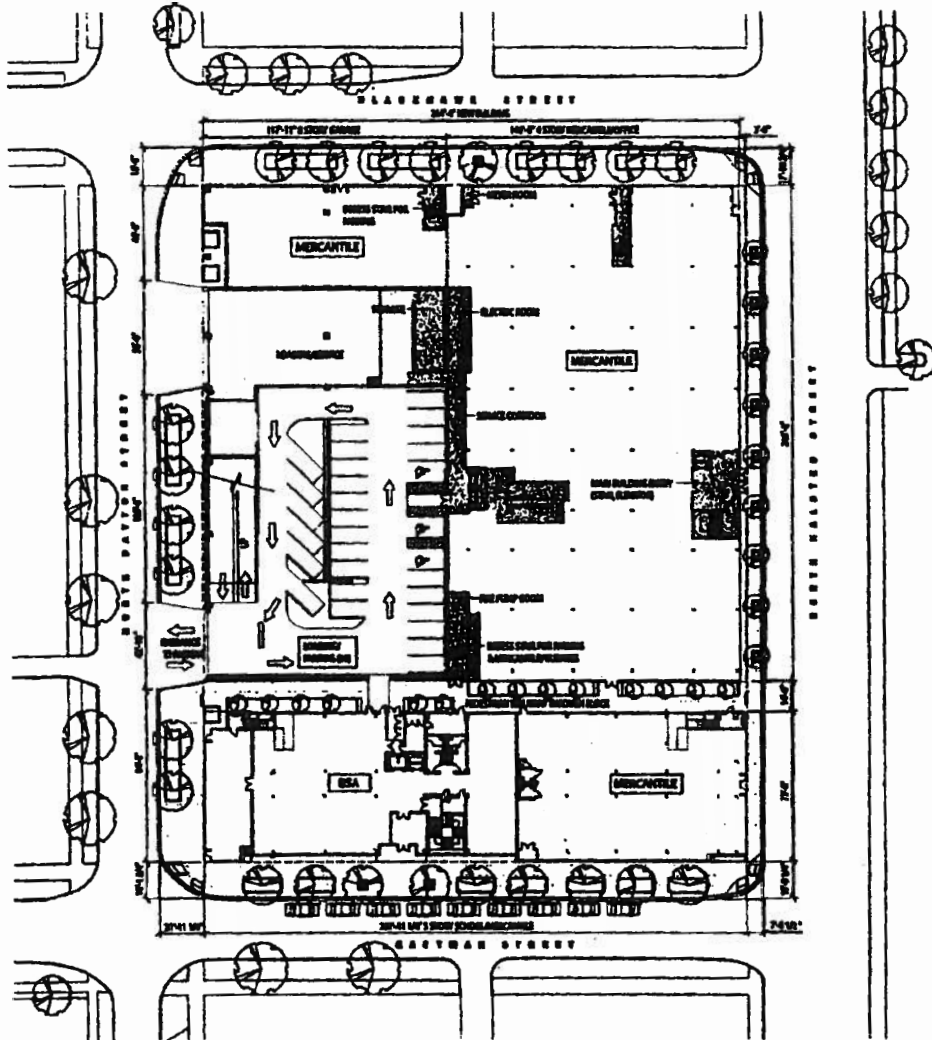
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional-Business Planned Development Number 1050.*

*Bulk Regulations And Data Table.*

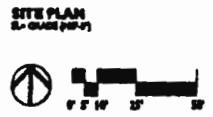
	Square Feet	Acres
Net Site Area:	89,514 square feet	2.05 acres
Public Rights-of-Way:	44,079 square feet	1.01 acres
Gross Site Area:	133,593 square feet	3.06 acres
Maximum Floor Area Ratio:	4.0	
Permitted Uses:	Business and Institutional Uses and related uses as listed in Statement Number 5	
Number of Off-Street Parking Spaces to be Provided:	635 Accessory Parking Spaces 15 Non-accessory Parking spaces	
Minimum Number of Loading Spaces:	3 spaces at 10 feet by 25 inches	
Maximum Percentage of Site Coverage:	In substantial compliance with the attached Site Plan	
Maximum Required Structures Setbacks:	In substantial compliance with the attached Site Plan	
Maximum Structure Height:	In substantial compliance with the attached Building Elevations	

Site Plan.



**INSTITUTIONAL / BUSINESS  
PLANNED DEVELOPMENT**  
 APPLICANT: BLACKHAWK HALSTED LLC  
 814 WEST EASTMAN STREET  
 CHICAGO, IL 60602

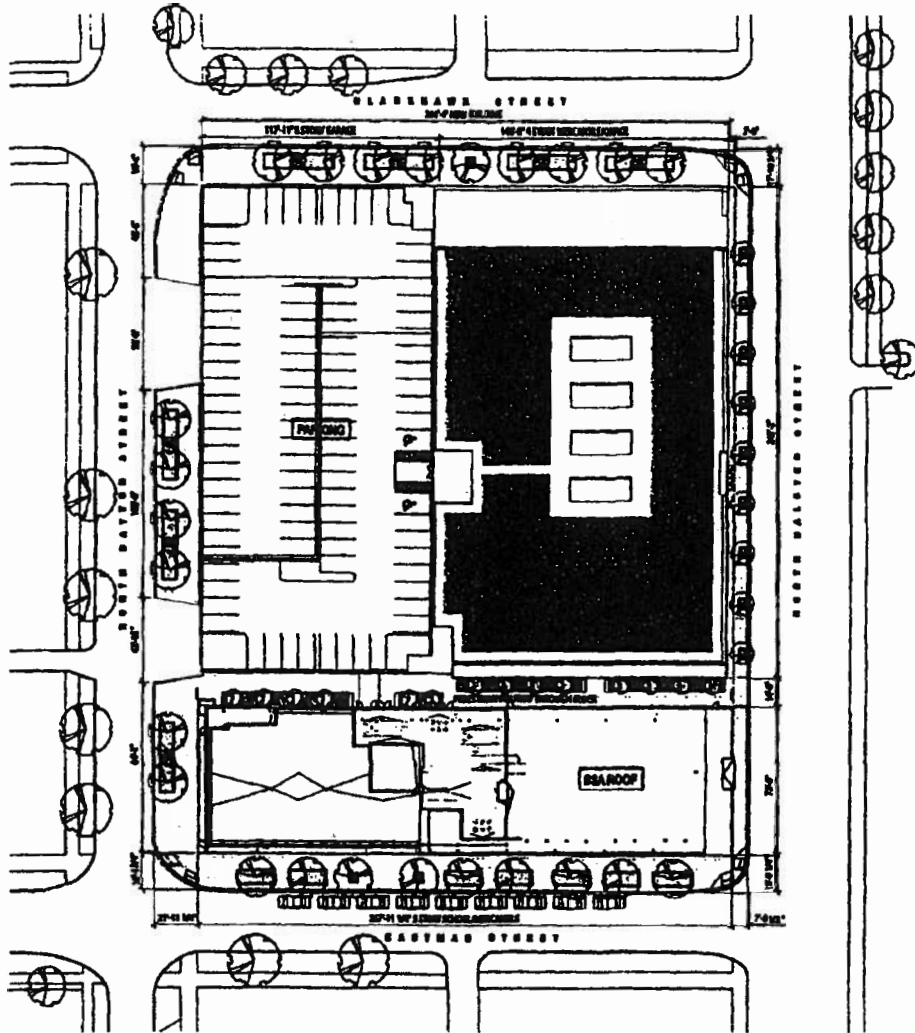
DATE: OCTOBER 4, 2006  
 REVISED: JANUARY 16, 2007



**LEGEND**

[Symbol]	BUSINESS SUPPORT	71,000 GSF
[Symbol]	BUSINESS	20,000 GSF
[Symbol]	BUSINESS SUPPORT	5,000 GSF
[Symbol]	MERCANTILE	85,000 GSF
[Symbol]	BUSINESS	71,000 GSF
[Symbol]	PARKING	650 CAR

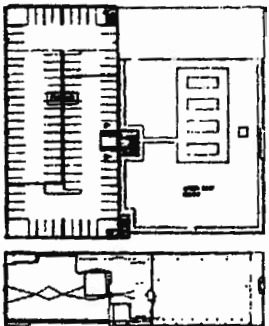
Landscape Roof Plan.



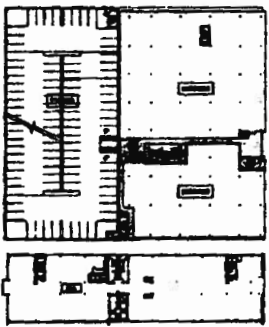
INSTITUTIONAL - BUSINESS  
 PLANNED DEVELOPMENT  
 APPLICANT: BLACKWAVE HOLDINGS, LLC  
 814 WEST EASTMAN STREET  
 CHICAGO, IL 60622  
 DATE: OCTOBER 4, 2006  
 REVISED: JANUARY 10, 2007

LANDSCAPE ROOF PLAN  
 06-0000100-01  

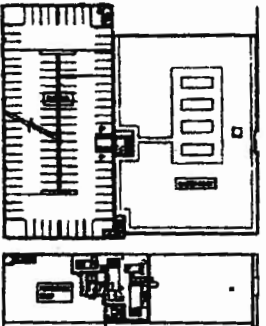

Roof Plans A--H.



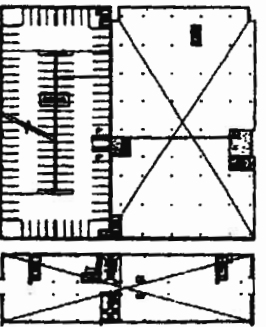
**FLOOR PLAN H**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



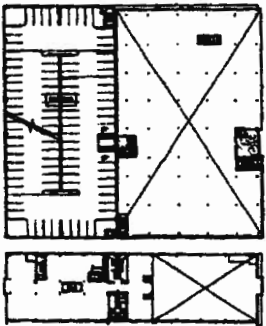
**FLOOR PLAN D**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



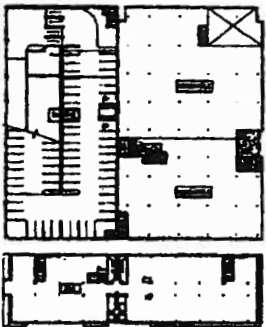
**FLOOR PLAN G**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



**FLOOR PLAN C**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



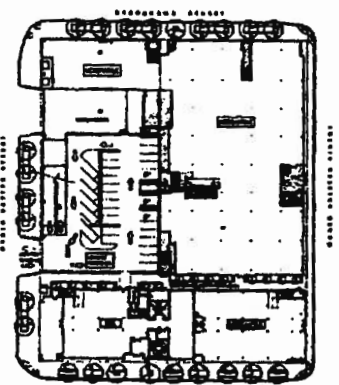
**FLOOR PLAN F**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



**FLOOR PLAN B**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



**FLOOR PLAN E**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



**FLOOR PLAN A**  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")  
 10' 0" x 10' 0" (10' 0" x 10' 0")



**INSTITUTIONAL - BUSINESS**  
 PLANNED DEVELOPMENT  
 APPLICANT: BLACKHIVE HOLDINGS, LLC  
 84 WEST EASTMAN STREET  
 CHICAGO, IL 60632  
 DATE: OCTOBER 4, 2006  
 REVISED: JANUARY 10, 2007

**FLOOR PLANS A - H**

**LEGEND**

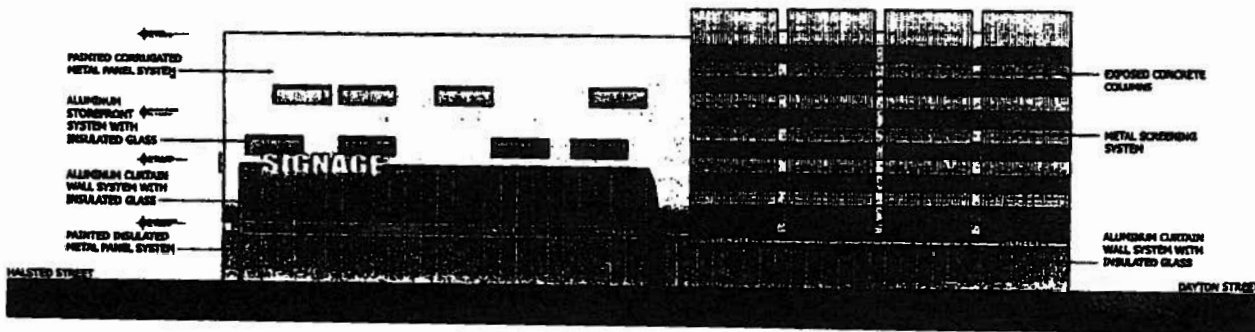
[Symbol]	BREITEN SCHOOL, BSA	76,800 GSF
[Symbol]	CONNY SUPPORT	26,800 GSF
[Symbol]	LODGING	6,000 GSF
[Symbol]	MERCANTILE	46,400 GSF
[Symbol]	BUSINESS	71,400 GSF
[Symbol]	PARKING	650 CARS

3/14/2007

REPORTS OF COMMITTEES

101049

Blackhawk Street Elevation -- North.

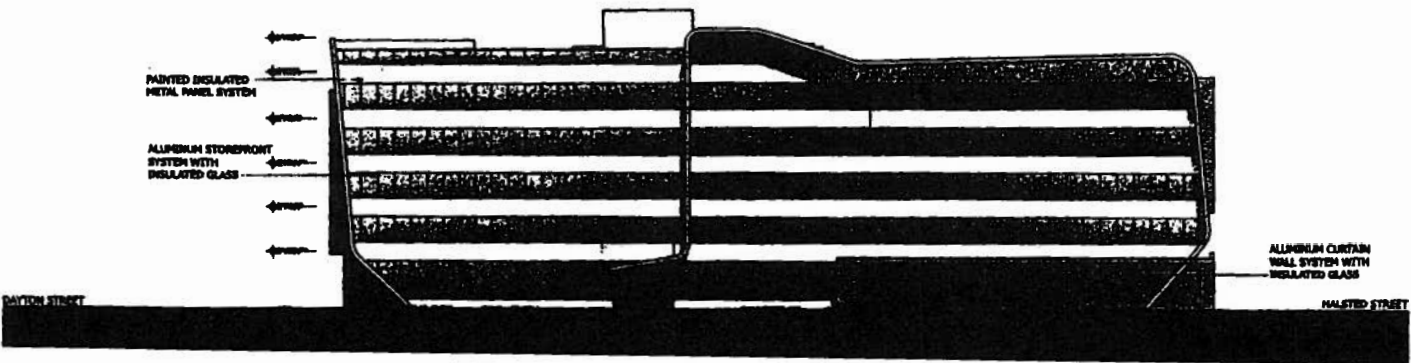


INSTITUTIONAL - BUSINESS  
 PLANNED DEVELOPMENT  
 APPLICANT: BLACKHAWK MAISTER LLC  
 814 WEST EASTMAN STREET  
 CHICAGO, IL 60602

DATE: OCTOBER 4, 2006  
 REVISED: JANUARY 18, 2007



Eastman Street Elevation -- South.



INSTITUTIONAL - BUSINESS  
 PLANNED DEVELOPMENT  
 APPLICANT: BLACKBURN MALDEN LLC  
 81 WEST EASTMAN STREET  
 CHICAGO, IL 60622

DATE: OCTOBER 4, 2004  
 REVISED: JANUARY 18, 2007

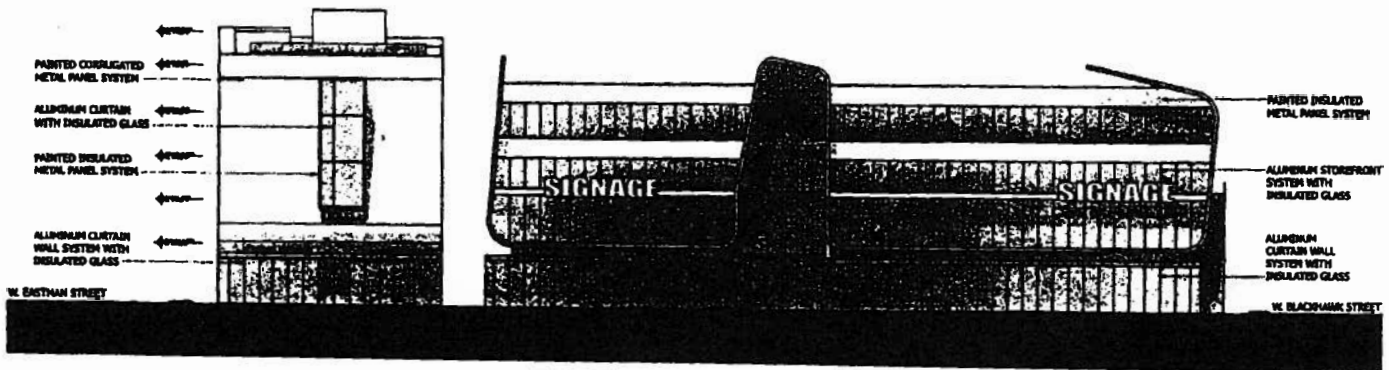


3/14/2007

REPORTS OF COMMITTEES

101051

Halsted Street Elevation -- East.



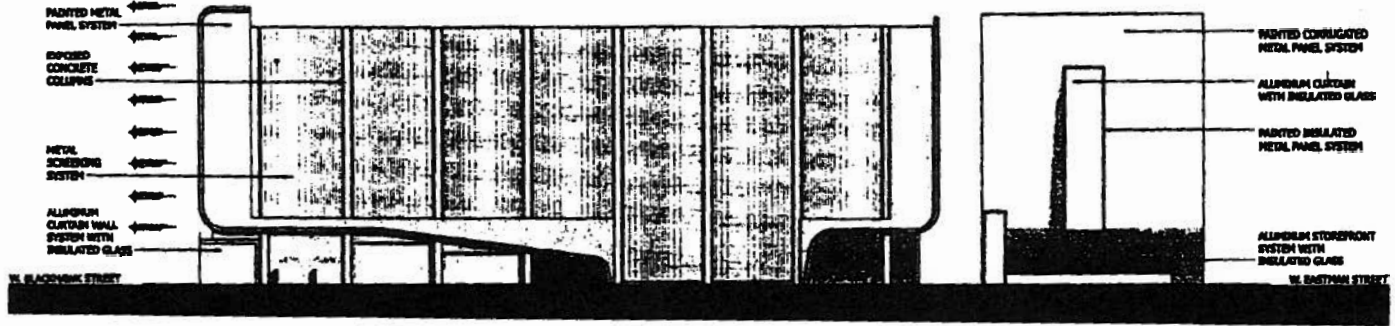
	INSTITUTIONAL - BUSINESS PLANNED DEVELOPMENT APPLICANT: BLACKHAWK HALSTED LLC 141 WEST EASTMAN STREET CHICAGO, IL 60601	
	DATE: OCTOBER 4, 2006 REVISED: JANUARY 12, 2007	

101052

JOURNAL--CITY COUNCIL--CHICAGO

3/14/2007

Dayton Street Elevation -- West.



INSTITUTIONAL - BUSINESS  
 PLANNED DEVELOPMENT  
 APPLICANT: BLACKHAWK HOLDINGS, LLC  
 211 WEST DAYTON STREET  
 CHICAGO, IL 60602

DATE: OCTOBER 4, 2006  
 REVISION: JANUARY 18, 2007

