

Rezoned to DX-7 on 7-28-10; NO Longer BPO 1061.

97816

JOURNAL--CITY COUNCIL--CHICAGO

7/28/2010

A-7627

~~hereby amended by changing all of the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 1-I in the area bounded by:~~

~~West Franklin Boulevard; North Whipple Street; the public alley next south of and parallel to West Franklin Boulevard; and North Albany Avenue,~~

~~to those of an RM5 Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

*Reclassification Of Area Shown On Map No. 3-F.
(Application No. A-7627)
(Common Address: 1112 N. State St.)*

DX-7

[O2010-3825]

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 Business Planned Development Number 1061 District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 195 feet south of and parallel to West Elm Street; North State Street; the public alley next south of and parallel to West Elm Street; and the public alley next east of and parallel to North State Street,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

~~*Reclassification Of Area Shown On Map No. 8-J.
(As Amended)
(Application No. 18931)
(Common Address: 3200 S. Kedzie Ave.)*~~

[SO2010-3824]

~~*Be It Ordained by the City Council of the City of Chicago:*~~



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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>

December 19, 2007

Mr. Jack Guthman
Shefsky & Froelich
111 E. Wacker Drive
Suite 2800
Chicago, Illinois 60601-3713

**Re: Administrative Relief request for Business Planned Development
No. 1061, Cedar Hotel, 1118 North State Street**

Dear Mr. Guthman:

Please be advised that your request for a minor change to Business Planned Development No. 1061 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development.

Specifically, you are requesting to increase the maximum number of hotel keys from 200 to 220 based on changes to the hotel's floor plans.

With regard to your request, the Department of Planning and Development has determined that a 10% increase in hotel keys would not create an adverse impact on the Planned Development or surrounding neighborhood, would 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 Business Planned Development No. 1061, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Terri Haymaker, Mike Marmo, Pat Haynes, Erik Glass, DPD files



5/9/2007

REPORTS OF COMMITTEES

16016
106041

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Lane, Rugai, Brookins, Muñoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, M. Smith, Moore, Stone -- 44.

Nays -- None.

Alderman O'Connor moved to reconsider the foregoing vote. The motion was lost.

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 1-G.
(Application Number 15941)

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 the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 1-G in the area bounded by:

West Huron Street; a line 264 feet east of and parallel to North Noble Street; West Ancona Street; and a line 216 feet east of and parallel to North Noble Street,

to those of an RM5.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 3-F.
(As Amended)

(Application Number 16016) BPO 10601

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 the DX-7 Downtown Mixed-Use District symbols as shown on Map Number 3-F in the area generally bounded by:

a line 195 feet south of and parallel to West Elm Street; North State Street; the public alley next south of and parallel to West Elm Street; and the public alley next east of and parallel to North State Street,

to those of a DX-12 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-12 Downtown Mixed-Use District symbols as shown on Map Number 3-F in the area described above in Section 1, to those of a Business Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

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

Business Planned Development Number 1061.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development ("Planned Development") consists of approximately twelve thousand three hundred twenty-one (12,321) square feet (zero and twenty-eight hundredths (0.28) acres) of property located on North State Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the unified control of the applicant, 1118 North State L.L.C.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, or approvals for use of the public way, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different from the applicant, the legal titleholders 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 from the applicant, the legal titleholder and any ground lessors of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by the applicant or its successors and assigns.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. The plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Generalized Site Plan; a Landscape and Green Roof Plan; and Building Elevations prepared by M Development dated April 17, 2007. Full sized copies of the Building Elevations and Landscape Plan are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as a business planned development: any Allowed Use (as defined in §17-17-0211 of the Chicago Zoning Ordinance) in the DX-10 Downtown Mixed-Use District; accessory and related uses.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.

6. Identification signs, on-premise 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. Off-premise signs are prohibited.

7. All driveways providing ingress and egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or any part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply, except that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment located on the roof, mechanical equipment within the building that occupies a contiguous area of one thousand (1,000) square feet or more, and all elevator shafts and stairwells on each floor shall be excluded from the floor area ratio calculation.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of this Planned Development.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use its best and reasonable efforts to design, construct and maintain the building located within the Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant has agreed to install a green roof on at least twenty-five percent (25%) of the net unencumbered roof area, which area measures approximately nine thousand six hundred sixty (9,660) square feet.
12. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where

a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for the building 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. Pursuant to the Chicago Public Schools Capital Improvement Program provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1023, et seq. ("Zoning Ordinance"), the Applicant has asked for an increase in the floor area ratio of the Property. To contribute to the Chicago Public Schools Capital Improvement Program, a cash payment must be made to the Floor Area Bonus Fund -- C.P.S. based on the requested 2.0 increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1023D, the Applicant has agreed to provide a cash payment to the City of Chicago Floor Area Bonus Fund -- C.P.S. in the amount of Four Hundred Ninety-two Thousand Eight Hundred Forty and no/100 Dollars (\$492,840.00). Prior to the issuance of permits, the applicant must enter into an agreement with the City of Chicago and the Chicago Board of Education to meet this financial obligation, pursuant to Section 17-1-0101C of the Zoning Ordinance.
15. Substantial construction of the development contemplated by this Planned Development must commence within six (6) years following city council approval of this Planned Development. If a building permit is not obtained, or completion of the improvements is not diligently pursued, this Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of DX-7 Downtown Mixed-Use District.

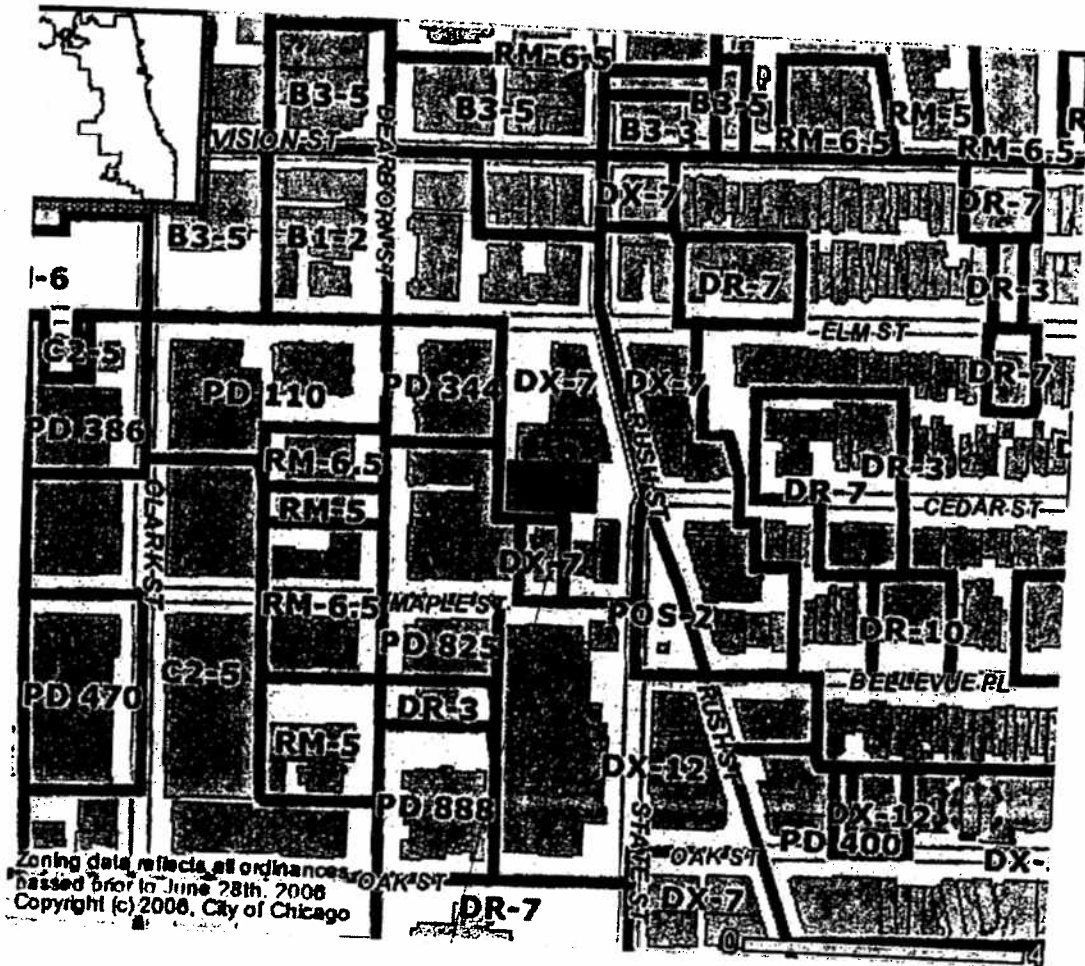
[Existing Zoning and Street System Map; Existing Land-Use Map; Property Line and Right-of-Way Adjustment Map; Generalized Site and Ground Floor Plan; Landscape and Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 106047 through 106055 of this *Journal*.]

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

Bulk Regulations And Data Table.

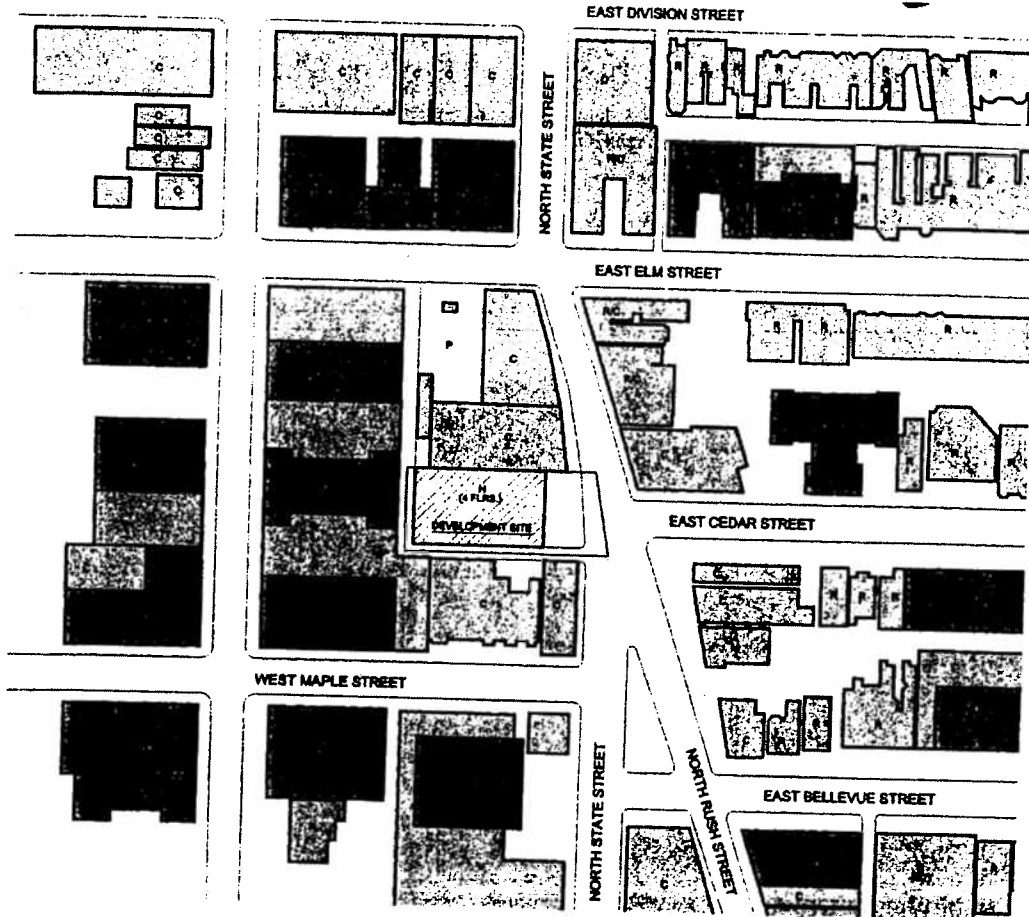
Net Site Area:	12,321 square feet
Area in Public Right-of-Way:	7,773 square feet
Gross Site Area:	20,094 square feet
Maximum Floor Area Ratio:	12
Base Floor Area Ratio:	10
Floor Area Ratio Bonus (Public Schools Capital Improvement Fund):	2
Setback from Property Line:	0 feet
Maximum Number of Hotel Keys: 200	
Minimum Number of Parking Spaces:	0
Minimum Number of Loading Berths:	2 at 10 feet by 25 feet
Maximum Building Height (As per the Chicago Zoning Ordinance):	250 feet

Existing Zoning And Street System Map.



DEVELOPMENT SITE
ZONED DX-7

Existing Land-Use Area Map.

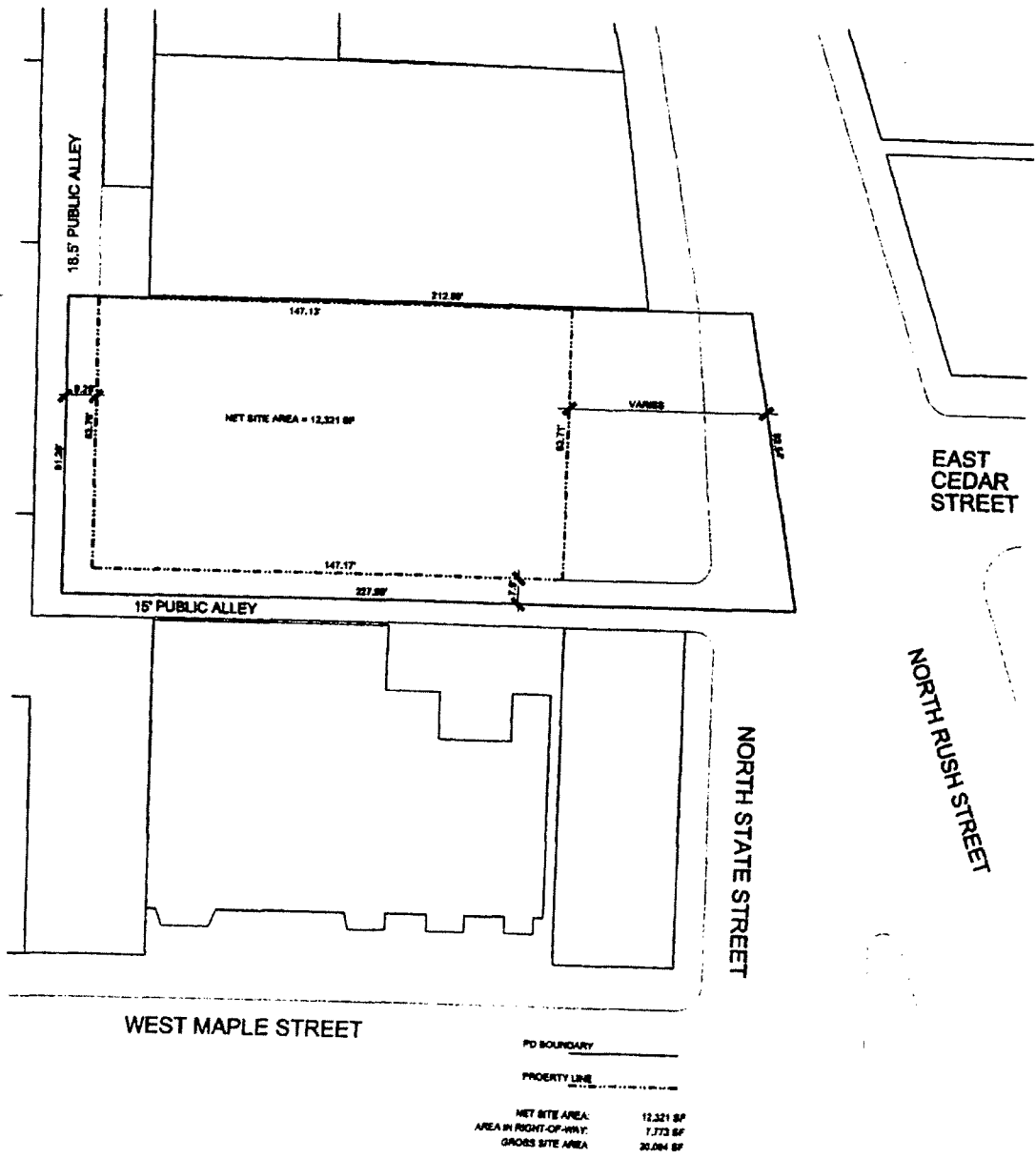


R = RESIDENTIAL, I = INSTITUTIONAL, C = COMMERCIAL, P = PARKING, O = OFFICE, H = HOTEL
DOT = APPROXIMATE HEIGHT OF BUILDING

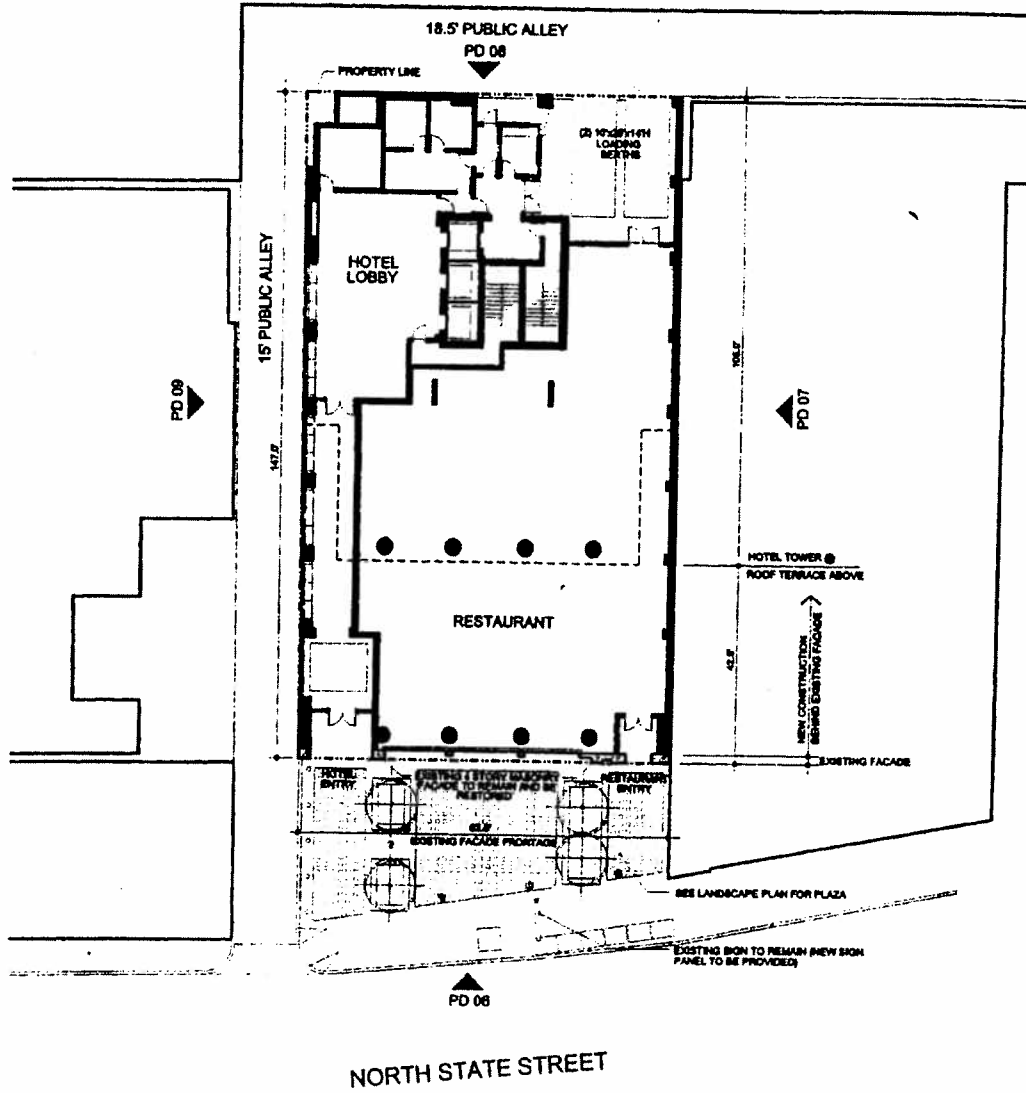
NOTES:

- 1 - ALL BUILDINGS WITHOUT HEIGHT DESIGNATION ARE LESS THAN 50' IN HEIGHT
- 2 - BUILDING HEIGHTS MEASURED TO PRIMARY ROOF AND DO NOT INCLUDE ENCLOSED ROOF TOP EQUIPMENT

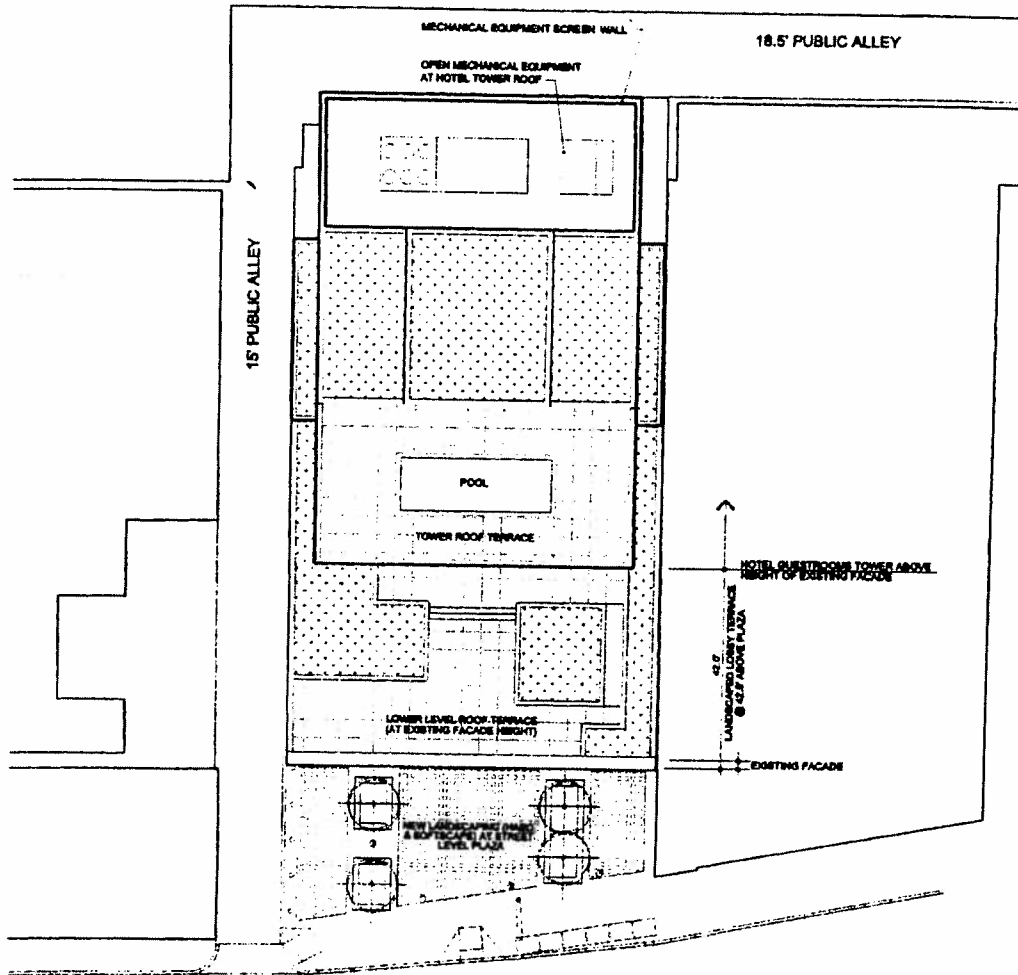
Property Line Map And Right-Of-Way Adjustment Map.



Generalized Site And Ground Floor Plan.



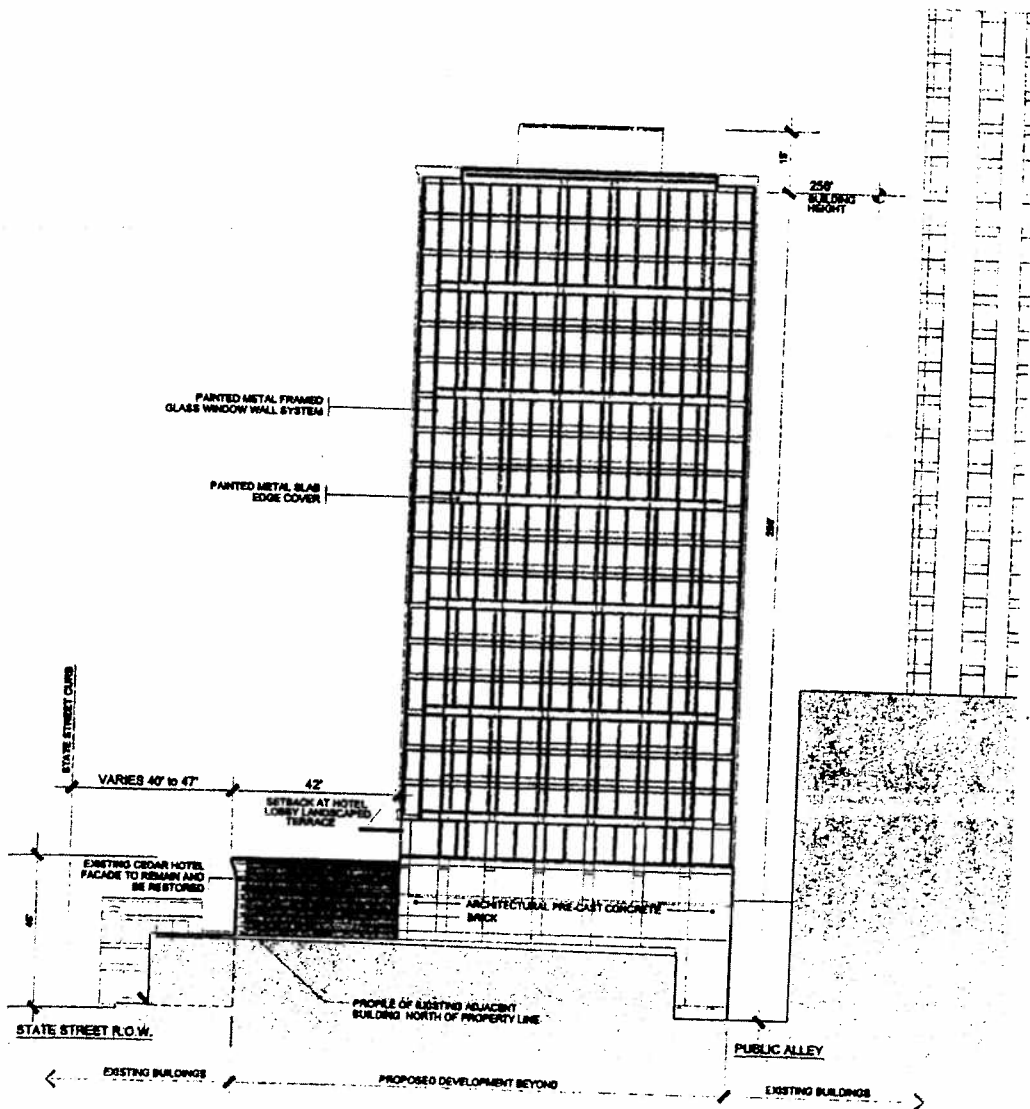
Landscape And Green Roof Plan.



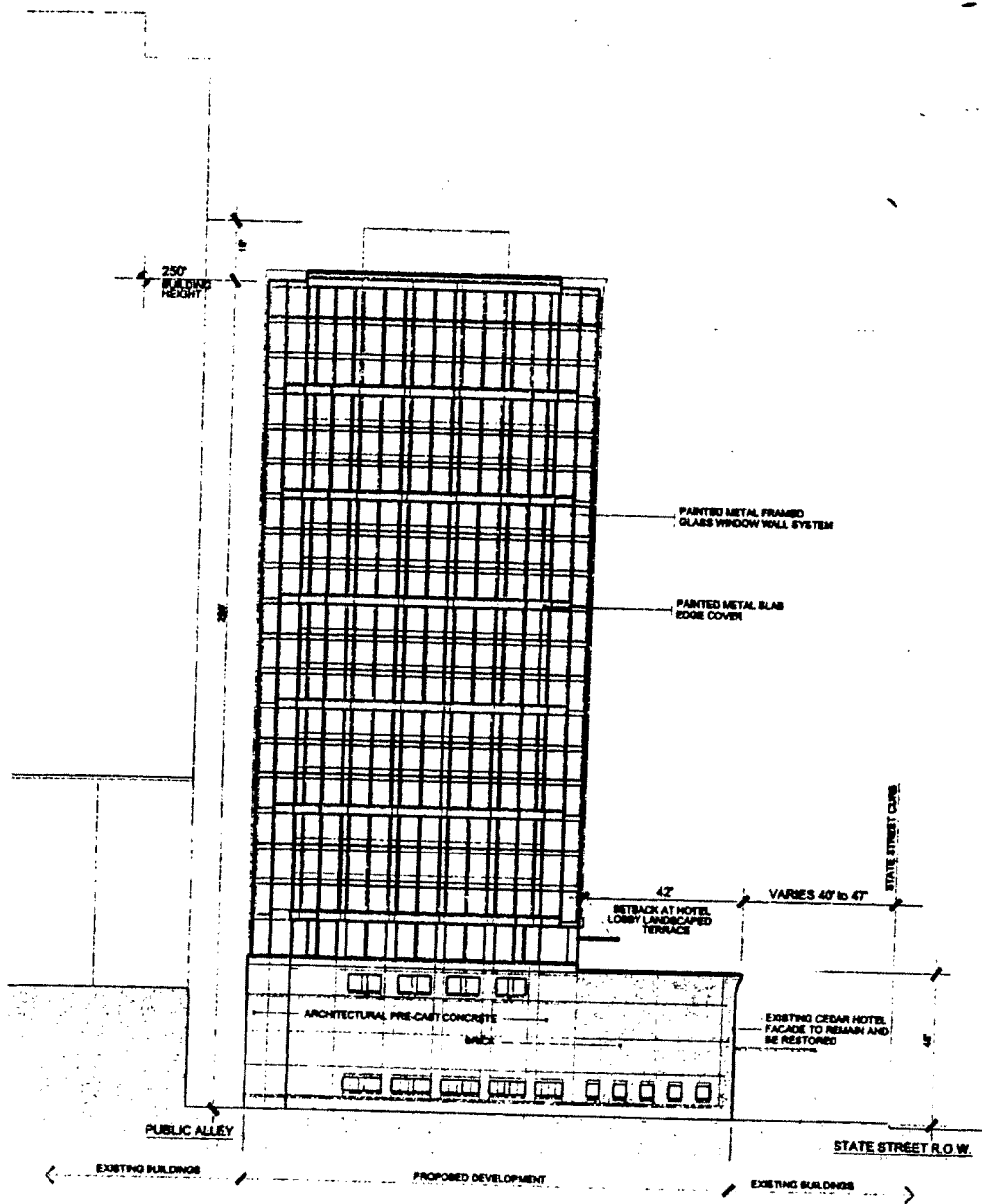
-  4' CAL. TREES IN PLANTERS AT STREET LEVEL PLAZA
-  18 FT. SINGLE ACORN PEDESTRIAN LIGHT POLE
-  UNIT PAVERS AT STREET LEVEL PLAZA
-  GREEN ROOF (1) EXTENSIVE GREEN ROOF NET PLANTED AREA = 5,886 SF
-  GREEN ROOF (2) TOTAL AVAILABLE NET ROOF AREA = 9,880 SF
0.25 x 9,880 SF = 2,415 SF OF GREEN ROOF REQUIRED
3,480 SF OF GREEN ROOF PROVIDED > 2,415 SF REQUIRED

NOTE:
ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER THE CITY OF CHICAGO LANDSCAPE ORDINANCE

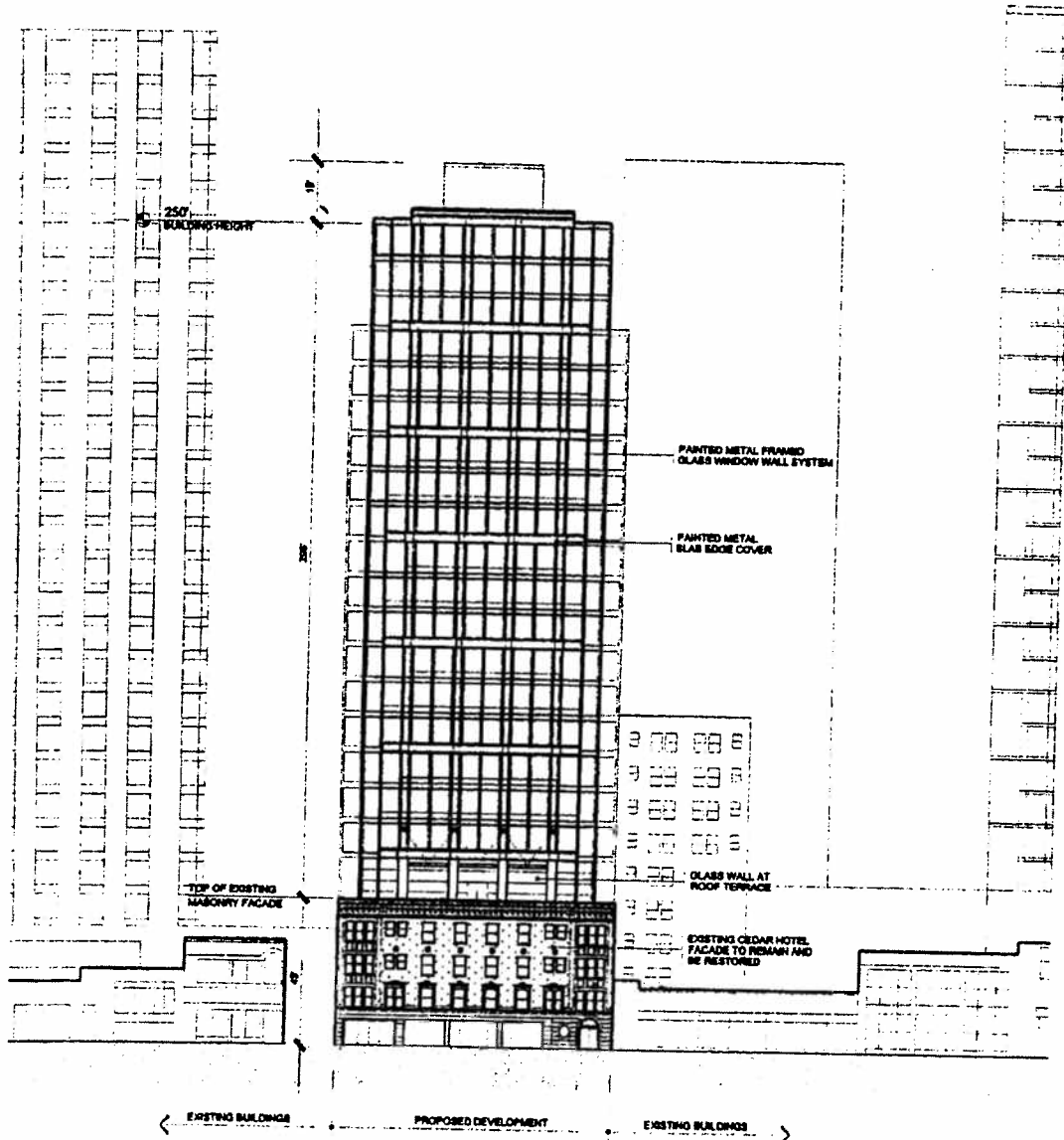
North Elevation.



South Elevation.



East Elevation.



5/9/2007

REPORTS OF COMMITTEES

106055

West Elevation.

