

A-8009

7/30/2014

REPORTS OF COMMITTEES

86461

Reclassification Of Area Shown On Map No. 4-F.
(Application No. A-8009)
(Common Address: 2020 And 2100 S. Clark St.)

M1-3

[O2014-4695]

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 Business Planned Development Number 1100 symbols and indications as shown on Map Number 4-F in the area bounded by:

South Archer Avenue; South Clark Street; a point 542.07 feet south of South Archer Avenue and the westerly right-of-way line of South Clark Street; a line from a point 542.07 feet south of South Archer Avenue and the westerly right-of-way line of South Clark Street, to a point 389 feet south of South Archer Avenue and 52.42 feet west of South Clark Street; a line from a point 52.42 feet west of South Clark Street and 389 feet south of South Archer Avenue, to a point 52.57 feet west of South Clark Street and 289 feet south of South Archer Avenue; a line 289 feet south of South Archer Avenue (as measured at the westerly right-of-way line of South Clark Street and perpendicular thereto); a line from a point 289 feet south of South Archer Avenue and 66 feet west of South Clark Street, to a point 223 feet south of South Archer Avenue and 79 feet west of South Clark Street; a line 223 feet south of South Archer Avenue (as measured at the westerly right-of-way line South Clark Street and perpendicular thereto); and a line 80.65 feet west of and parallel to South Clark Street running north to the point of beginning,

to those of an M1-3 Limited Manufacturing/Business Park District and a corresponding use district is hereby established in the area described above.

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

~~*Reclassification Of Area Shown On Map No. 5-G.*
(Application No. 18049)
(Common Address: 1618 -- 1620 N. Bosworth Ave.)~~

[O2014-4180]

~~*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 5-G in the area bounded by:~~



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 11, 2014

Katriina S. McGuire
Schain Burney Banks & Kenny
70 West Madison Street, Suite 4500
Chicago, IL 60602

**Re: One-year sunset extension for Business Planned Development No. 1100
2020 and 2100 South Clark Street**

Dear Ms. McGuire:

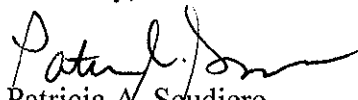
Please be advised that your request for a one-year sunset extension to the six-year construction period for Business Planned Development No. 1100 ("PD 1100") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Business Planned Development No. 1100 was passed by the City Council on March 12, 2008. Statement No. 15 of the Planned Development states that unless substantial construction 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.

On May 28, 2014, application A-8009 was introduced to the City Council to rezone the subject property from PD 1100 to M1-3 Limited Manufacturing/Business Park District and this matter is scheduled to be heard before the Committee on Zoning, Landmarks, and Building Standards on July 24, 2014.

Therefore, please be advised that pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1100, I hereby deny a one-year sunset extension for this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
c: Mike Marmo, Erik Glass, Main file

3/12/2008

REPORTS OF COMMITTEES

16074
23357

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 4-F.

(As Amended)

(Application Number 16074)

BPD1100

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 M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 4-F in the area bounded by:

South Archer Avenue; South Clark Street; a point 542.07 feet south of South Archer Avenue and the westerly right-of-way line of South Clark Street; a line from a point 542.07 feet south of South Archer Avenue and the westerly right-of-way line of South Clark Street; to a point 389 feet south of South Archer Avenue and 52.42 feet west of South Clark Street; a line from a point 52.42 feet west of South Clark Street and 389 feet south of South Archer Avenue, to a point 52.57 feet west of South Clark Street and 289 feet south of South Archer Avenue; a line 289 feet south of South Archer Avenue as measured at the westerly right-of-way line of South Clark Street and perpendicular thereto; a line from a point 289 feet south of South Archer Avenue and 66 feet west of South Clark Street, to a point 223 feet south of South Archer Avenue and 79 feet west of South Clark Street; a line 223 feet south of South Archer Avenue, as measured at the westerly right-of-way line of South Clark Street and perpendicular thereto; and a line 80.65 feet west of and parallel to South Clark Street running north to the point of beginning.

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2 That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the areas hereinabove described to the designation of a Business Planned Development Number 1100 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 thereof and to no others.

SECTION 3. 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.

Business Planned Development Number 1100

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1100 consists of a total lot area of approximately thirty thousand sixteen (30,016) square feet (sixty-nine hundredths (0.69) acre) and is owned or controlled by Imperial Court, L.L.C. the ("Applicant").
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant its successors and assigns, and if different than 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 than the Applicant, the legal titleholder and any ground lessors. Further, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under designated control. Single designated control for the purposes of this planned development or any other modification or change thereto, (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all property within the planned development, and any ground lessees of the property. Nothing 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.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; Site/Landscape Plan; Elevations; Roof Plan; and Building Perspectives, dated January 17, 2008 prepared by Haylock Design Inc.. Full-size sets of the Site/Landscape Plan; Building Elevations and Roof Plan are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the areas delineated herein: Business Uses allowed as both permitted and special uses identified within the B3-5 District

classification pursuant to Section 17-3-0200 Titled Allowed Uses of the Chicago Zoning Ordinance; including hotel/motel, banquet or meeting halls, restaurants both limited and general, retail uses, tavern use, office uses and accessory uses, with accessory parking and loading.

6. On-premise identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs and banners, 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. Temporary sales offices shall be allowed. Off-premise signs are not permitted within the planned development.
7. Any service drives or other ingress or egress including emergency vehicles access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the site plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review of the Chicago Department of Transportation. 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.
8. The height of any building or any appurtenance attached hereto shall not exceed the heights established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to heights limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") for the property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.

- 11 Improvements of 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 hereto. In addition, parkway trees and other landscaping shall be maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. 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 written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvement contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this 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(1-4) of the Chicago Zoning Ordinance.
- 13 The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promote, 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 ("MOPD") 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 and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. This building will be L.E.E.D. certified. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall provide vegetative ("green") roof totaling twenty-five percent (25%) of the net roof area or three thousand sixty-eight (3,068) square feet of the building to be constructed within the planned development. ("Net Roof Area") shall be defined as the total area of the roof minus any perimeter setbacks, rooftop structures and roof-mounted equipment.
15. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically convert to that of a M1-3 Limited Manufacturing/Business Park 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, if the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Aerial; Site Plan; Landscape Plans; Building Elevations, and Green Roof Plan referred to in these Plan of Development Statements printed on pages 23363 through 23373 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements and Attachment 'A' – Supplemental Submission for Type 1 Rezoning attached hereto read as follows.

Business Planned Development Number 1100.

*Plan Of Development
Bulk Regulations And Data Table.*

Gross Site Area:	57.068 square feet (1.31 acres)
Area in Public Right-of-Way:	27.052 square feet (0.62 of an acre)
Net Site Area:	30.016 square feet (0.69 of an acre)
Maximum Floor Area Ratio:	4.39
Permitted Uses:	Business uses, Commercial uses and related uses as listed in Statement Number 5
Maximum Number of Hotel Suites/Rooms:	200 keys
Number of Accessory Off-Street Parking Spaces:	72 parking spaces
Minimum Number of Off-Street Loading Spaces:	Total 1 space at 10 feet by 25 feet
Minimum Set Backs:	In substantial compliance with the Site Plan

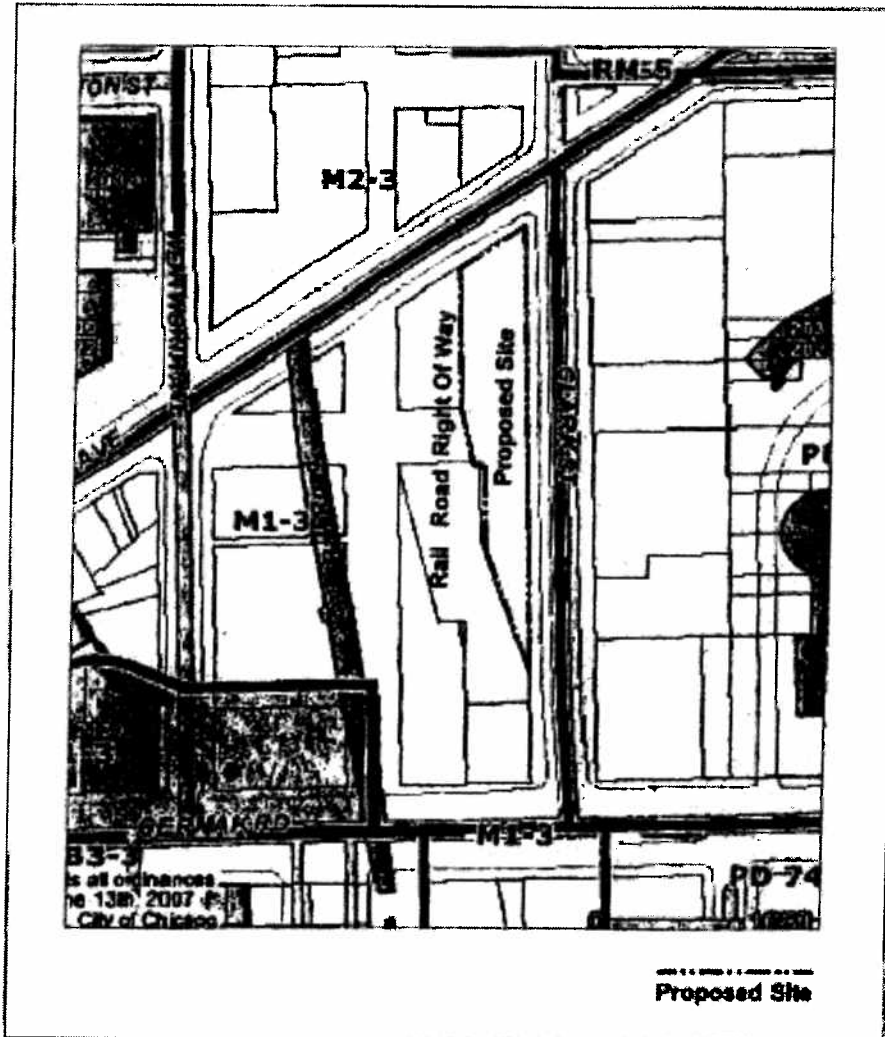
Maximum Site Coverage:	In substantial compliance with the Site Plan
Maximum Building Height:	200 feet
Retail Space at grade to be provided:	Maximum 10,000 square feet
Retail Space above grade:	Maximum 10,000 square feet
Meeting Rooms:	Maximum 20,000 square feet

Attachment "A".

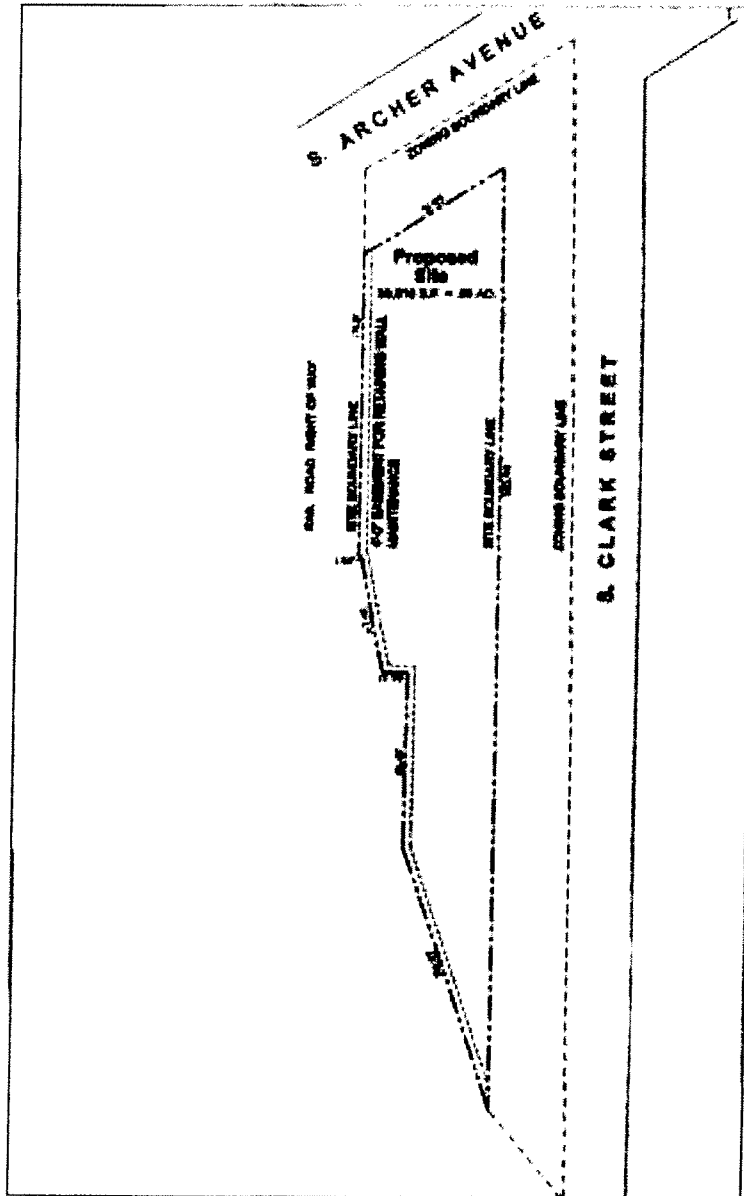
Supplemental Submission For Type 1 Rezoning.

1. Proposed Land-Use: The proposed use is an approximately fifteen (15) story, one hundred seventy-five (175) room hotel with commercial retail space on the first floor
2. Project Floor to Area Ratio: Approximately 4.29 (128,828 square foot building/ 30,015 square foot lot) (5.0 maximum allowed in B3-5)
3. Project Density: No dwelling units are proposed.
4. Amount of Off-Street Parking Spaces: 68 parking spaces.
5. Setbacks: Per Site Plan.
6. Building Height: Approximately 200 feet.
7. Drawings and Related Items Attached and Labeled as indicated:
 - (a) Building location, orientation and setbacks: Site Plan.
 - (b) Building bulk and scale in relation to nearby buildings: Survey, Site Plan
 - (c) Location of curb cuts, sidewalks and parking and loading: Site Plan.
 - (d) Landscaping and on-site open space: Site Plan.
 - (e) Location of dumpsters or trash enclosures: Site Plan

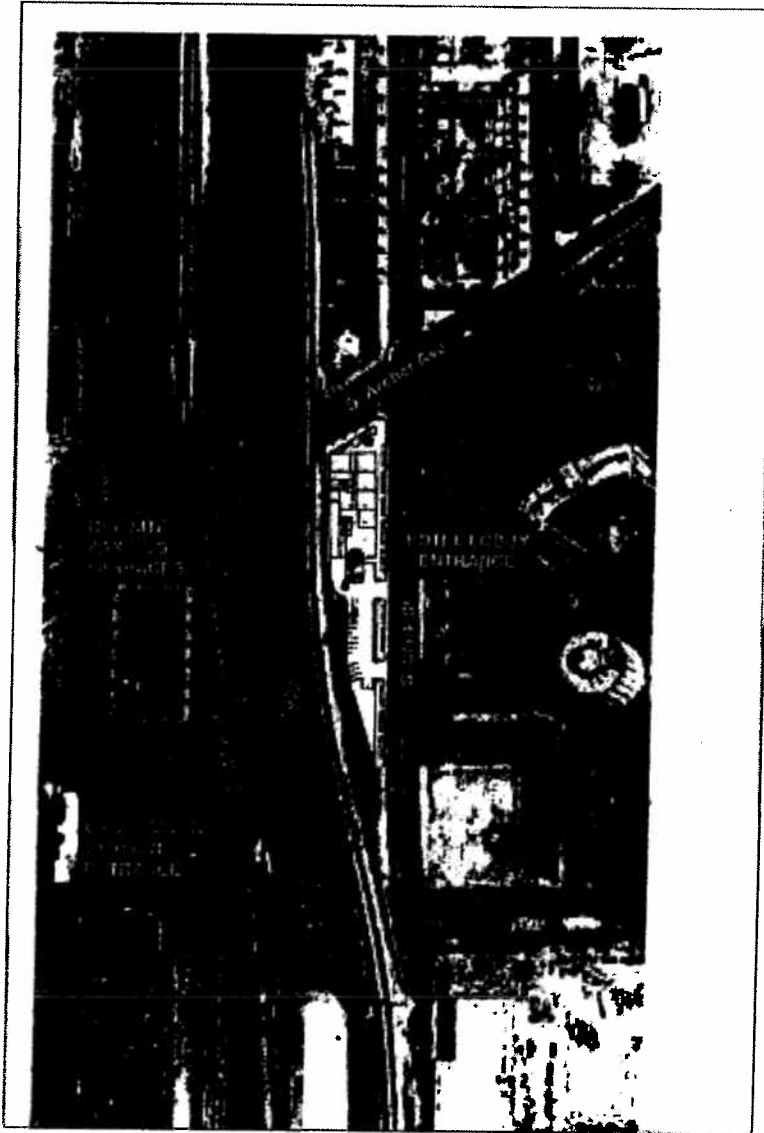
Existing Zoning Map.



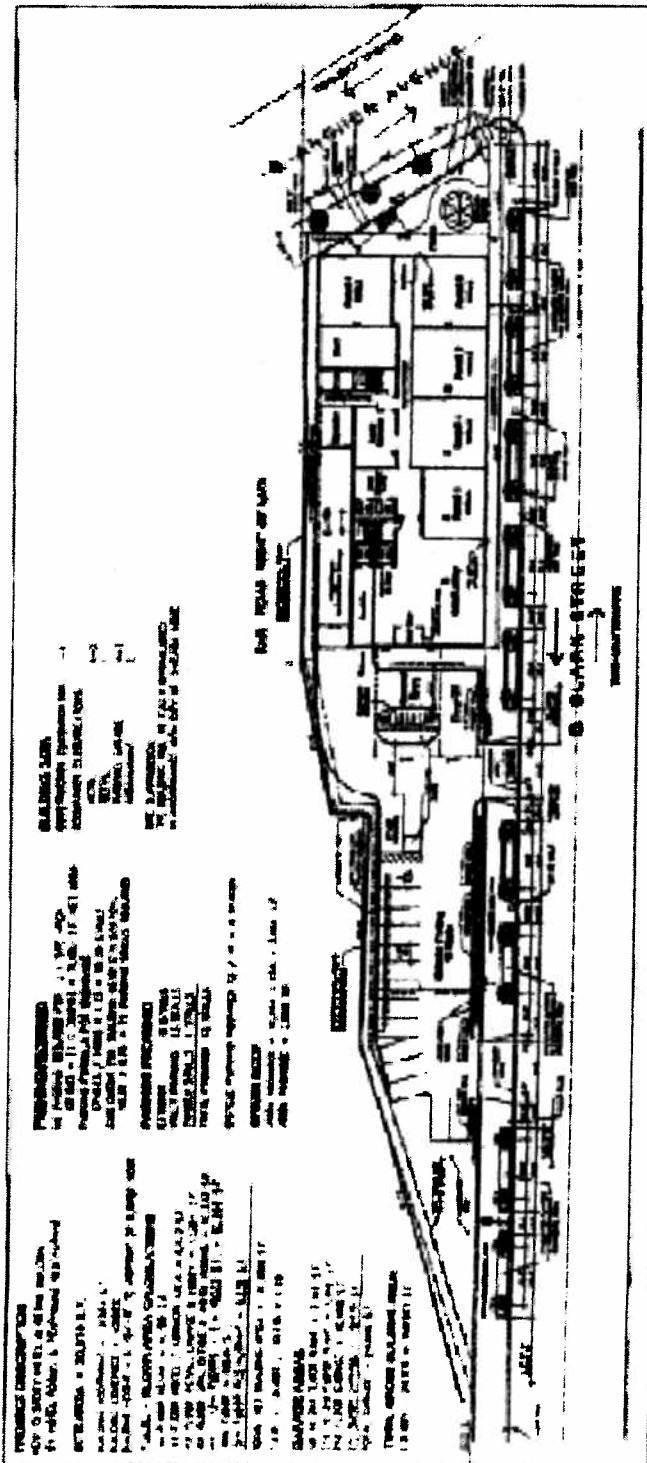
Planned Development Boundary
And Property Line Map



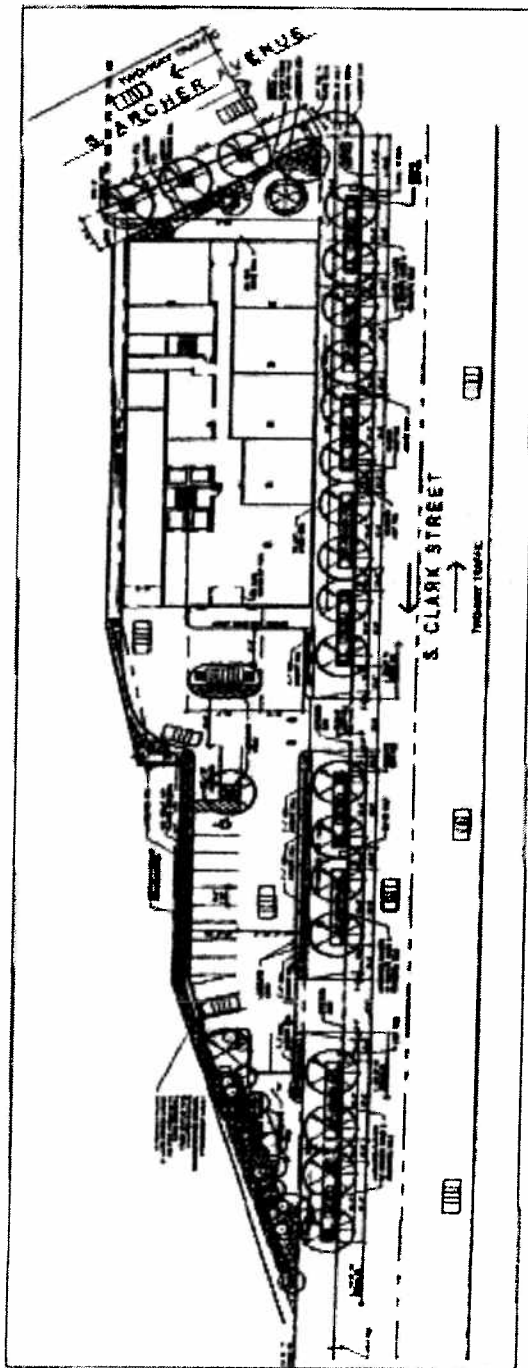
Site Aerial.



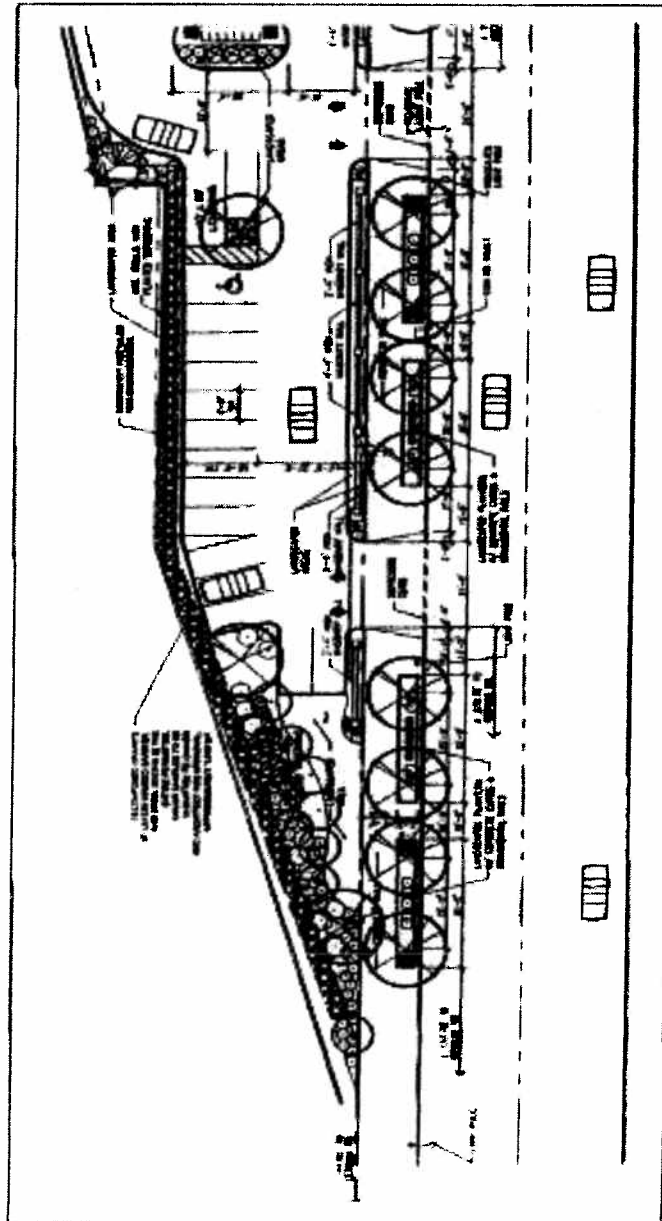
1st Floor/Site Plan.



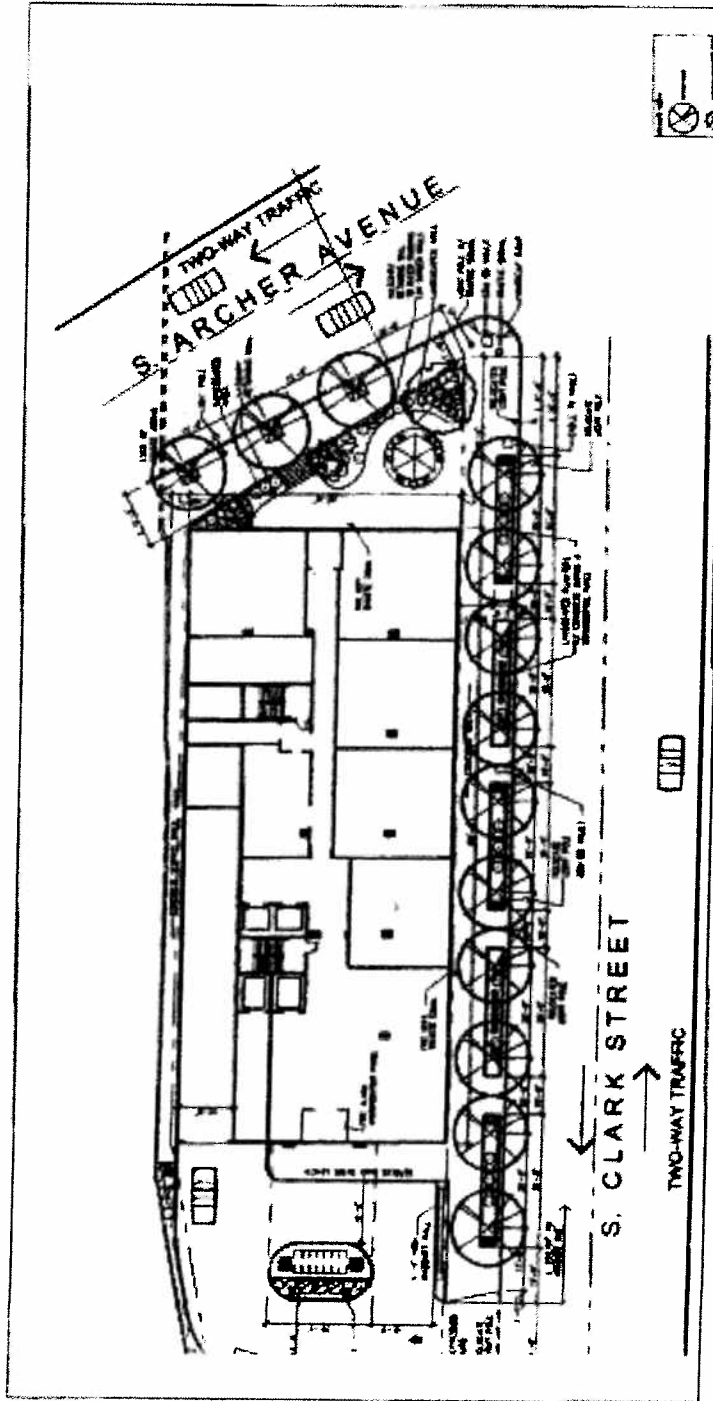
Overall Site Landscaping.



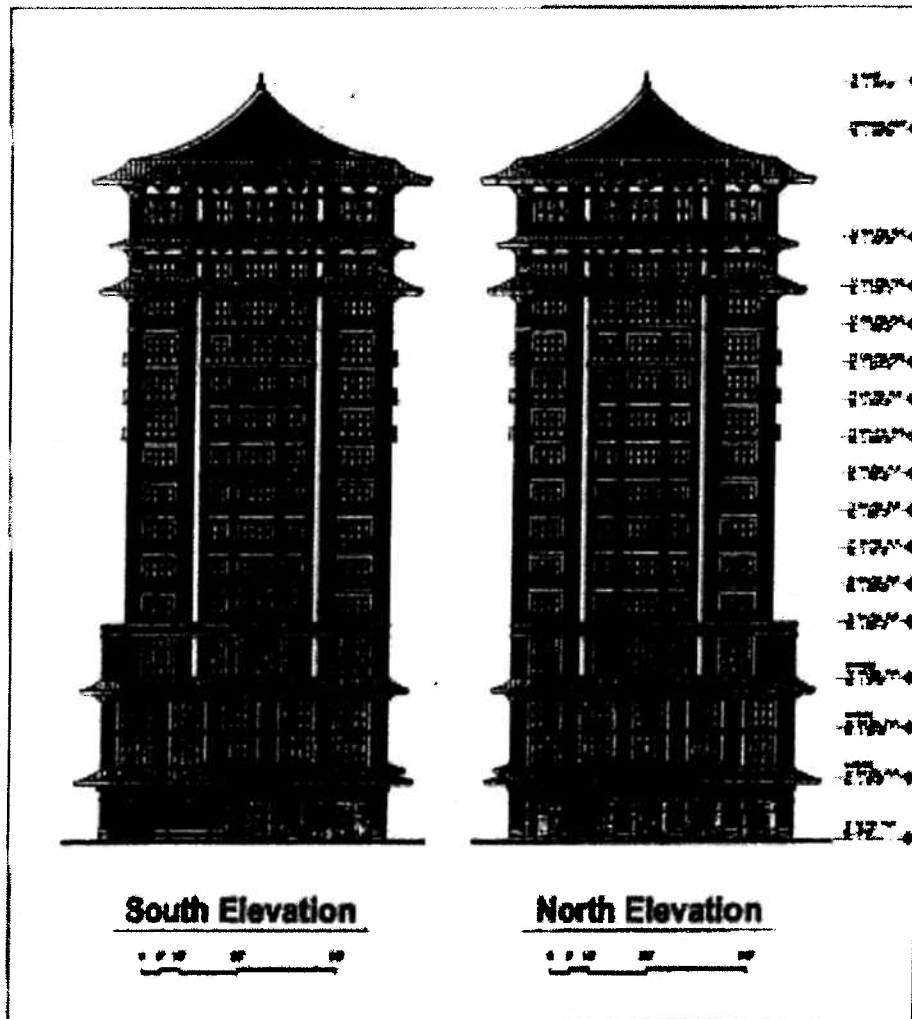
South Landscape Enlargement.



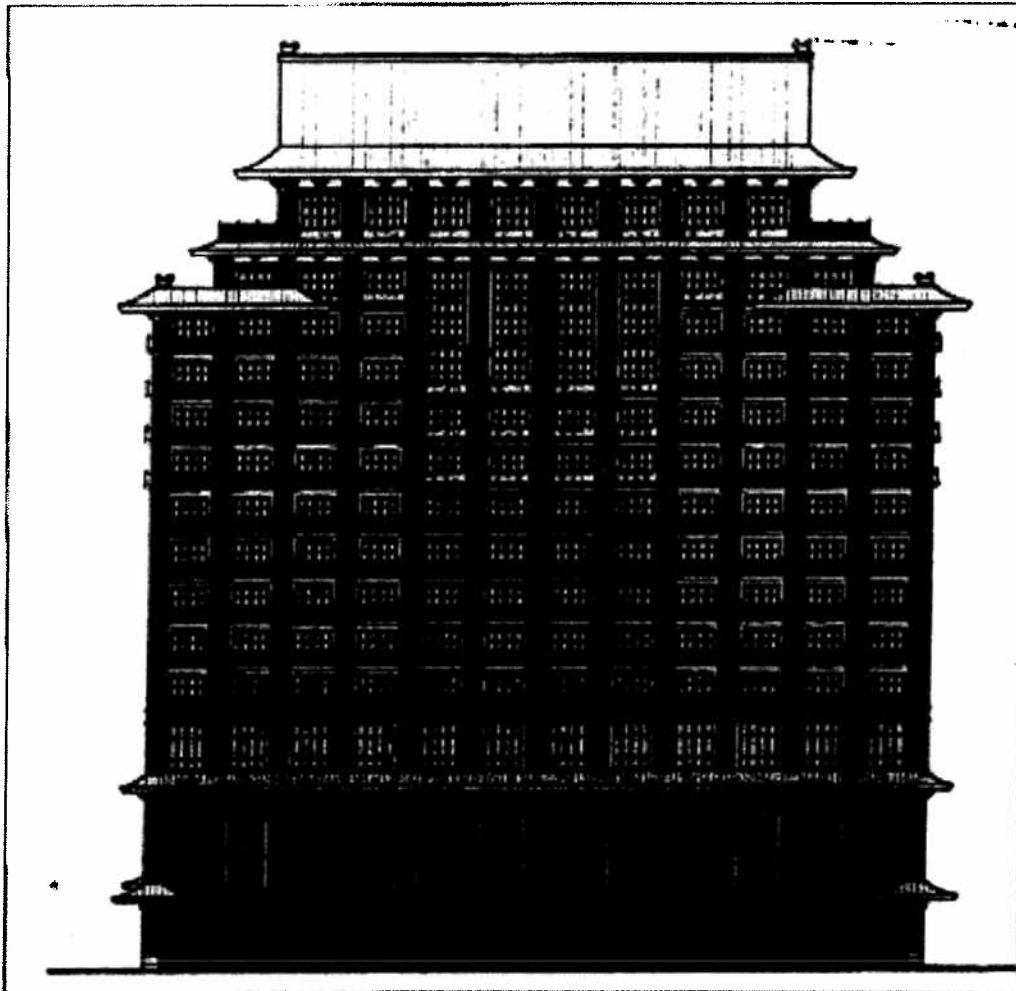
North Landscape Enlargement.



North And South Building Elevations.



West Building Elevation.



Green Roof Plan.

