

7/19/2023

REPORTS OF COMMITTEES

A-8834  
2181

*Reclassification Of Area Shown On Map No. 19-E.*

(Application No. A-8834)

(Common Address: 8201 W. Higgins Rd.)

[O2023-2038/O2023-0002638]

B3-1

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the P.D. Number 1136 Community Planned Development symbols and indications as shown on Map Number 19-E in the area bounded by:

West Higgins Road; a line 1,553.49 feet southeasterly of the intersection of North Cumberland Avenue and West Higgins Road, as measured at the south right-of-way line of West Higgins Road and perpendicular thereto; the north right-of-way line of the John Fitzgerald Kennedy Expressway (Interstate 90); and a line 1004.83 feet southeasterly of the intersection of North Cumberland Avenue and West Higgins Road, as measured at the south right-of-way line of West Higgins Road and perpendicular thereto,

to those of a B3-1 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map No. 34-E*

(Application No. 20752)

(Common Address: 13722 S. Leyden Ave.)

[O2021-2451/O2023-0002579]

*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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 34-E in the area bounded by:

a line 150.58 feet southeasterly of the intersection of South Leyden Avenue and South Indiana Avenue, as measured along the southwesterly line of South Leyden Avenue and perpendicular thereto; South Leyden Avenue; a line 240.58 feet southeasterly of the intersection of South Leyden Avenue and South Indiana Avenue, as measured along the southwesterly line of South Leyden Avenue and perpendicular thereto; and South Indiana Avenue,

to those of an M2-1 Light Industry District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 31, 2014

Mara S. Georges  
Daley and Georges, Ltd.  
20 South Clark Street  
Suite 400  
Chicago, IL 60603-1835

**Re: One-year sunset extension for Commercial Planned Development No. 1136  
8201 West Higgins Road**


Dear Ms. Georges:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Commercial Planned Development No. 1136 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.

Commercial Planned Development No. 1136 was passed by the Chicago City Council on February 11, 2009. Statement No. 15 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction within six years of the effective date of the ordinance. As a result of economic conditions and difficulties in obtaining financing for the project, you are requesting on behalf of your client and the owner of the property, Chicago Convention Center, LLC, a one-year extension of the sunset provisions. At this time, your client has a potential purchaser interested in acquiring and developing the property.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Commercial Planned Development No. 1136, I hereby approve a one-year sunset extension from February 11, 2015 to February 11, 2016.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

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

16127

to those of an RM5.5 Residential Multi-Unit District which is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 3-I.  
(Application No. 16750)*

[O2009-1063]

*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 and indications as shown on Map Number 3-I in the area bounded by:

a line 50 feet south of and parallel to West Le Moyne Street; the alley next east of and parallel to North California Avenue; a line 100 feet south of and parallel to West Le Moyne Street; and North California Avenue,

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 15-P.  
(As Amended)  
(Application No. 16127)*

CPD 1136

[SO2009-1064]

*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 B3-1 Community Shopping District symbols and indications as shown on Map Number 15-P in the area bounded by:

West Higgins Road (city limits); a line 1,553.49 feet southeasterly of the intersection of North Cumberland Avenue and West Higgins Road (as measured at the southerly right-of-way line of West Higgins Road and perpendicular thereto); the northerly right-of-way line of the John Fitzgerald Kennedy Expressway (Interstate 90); and a line 1,004.83 feet southeasterly of the intersection of North Cumberland Avenue and West Higgins Road (as measured at the southerly right-of-way line of West Higgins Road and perpendicular thereto),

to those of a C2-5 Motor Vehicle-Related Commercial 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 C2-5 Motor Vehicle-Related Commercial District symbols and indications within the area hereinabove described to the designation of a Commercial Planned Development Number \_\_\_\_ 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: 1

*Commercial Planned Development Number 1136.*

*Plan Of Development Statements.*

1. The area delineated herein as Commercial Planned Development Number 1136, consists of a total lot area of approximately one hundred twenty-two thousand one hundred (122,100) square feet which is two and eighty hundredths (2.80) of acres of real property, which is depicted on the attached Planned Development Boundary Line Map, and is controlled by UPSCALE Hospitality, L.L.C. as the "Applicant" for the purposes of this planned development application.
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 resubdivision 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, or 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; Floor Plans; Elevations; and Roof Plan, dated December 11, 2008 prepared by Barkat Virani -- design consultant and full-size sets of the First Floor/Site Plan, Landscape Plan, Building Elevations, 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.
5. The following uses shall be permitted within the areas delineated herein: Business, Commercial Uses allowed as a permitted use identified within the C2-5 District classification pursuant to Section 17-3-0200, titled "Allowed Uses" of the Chicago Zoning Ordinance excluding industrial uses; including hotel uses, both suites and rooms; meeting and banquet facilities; restaurants, both limited and general; general retail uses; tavern uses; office uses, and accessory uses with on-site accessory parking and loading.
6. On-premises business 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. No off-premise signs shall be permitted within the planned development.
7. 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. 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. In addition, all ingress and egress from West Higgins Road shall be subject to the approval of the Illinois Department of Transportation ("I.D.O.T."). Copies of such approvals must be submitted to the Department of Zoning and Land-Use Planning prior to the issuance of any Part II approval.

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 height 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 feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Zoning and Land-Use Planning during the actual Part II Review. The fee as determined by D.P.D. staff at the time is final and binding on the Applicant and must be paid to the Department of Zoning and Land-Use Planning 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. Although the area does not fall within the boundary of the City of Chicago, the Applicant has agreed to install the proposed landscaping along West Higgins Road as detailed in the attached Landscape Plan. If for any reason, the proposed landscaping can not be constructed as shown, the Applicant has agreed to relocate the trees and landscaped area, absorbing them onto the portion of the site located within the City of Chicago.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively, by the Commissioner of the Department of Zoning and Land-Use Planning upon written request for such modification by the Applicant and after a determination by the Commissioner of the Zoning and Land-Use Planning, 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 statement by the Commissioner of the Department of Zoning and Land-Use Planning 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. Finally, it acknowledges that the demising walls for the interior spaces are illustrative only and that the location and/or relocation of demising walls or divisions of interior spaces shall not be deemed to require any further approvals pursuant hereto.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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. 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 Chicago Builds Green Program. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall provide vegetative ("green") roof totaling thirty-four thousand four hundred (34,400) square feet in area or sixty-two percent (62%) of the net roof area of the building to be constructed within the planned development.
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 revert back to that of a B3-1 Community Shopping 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 an extension is shown.

[Area Context Photos; Existing Zoning Classification Map and Photos; Planned Development Boundary Map; Site/Landscape Plans; Building Elevations; View Renderings; and Chicago Builds Green Form attached to these Plan of Development Statements printed on pages 55354 through 55386 of this *Journal*.]

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

2/11/2009

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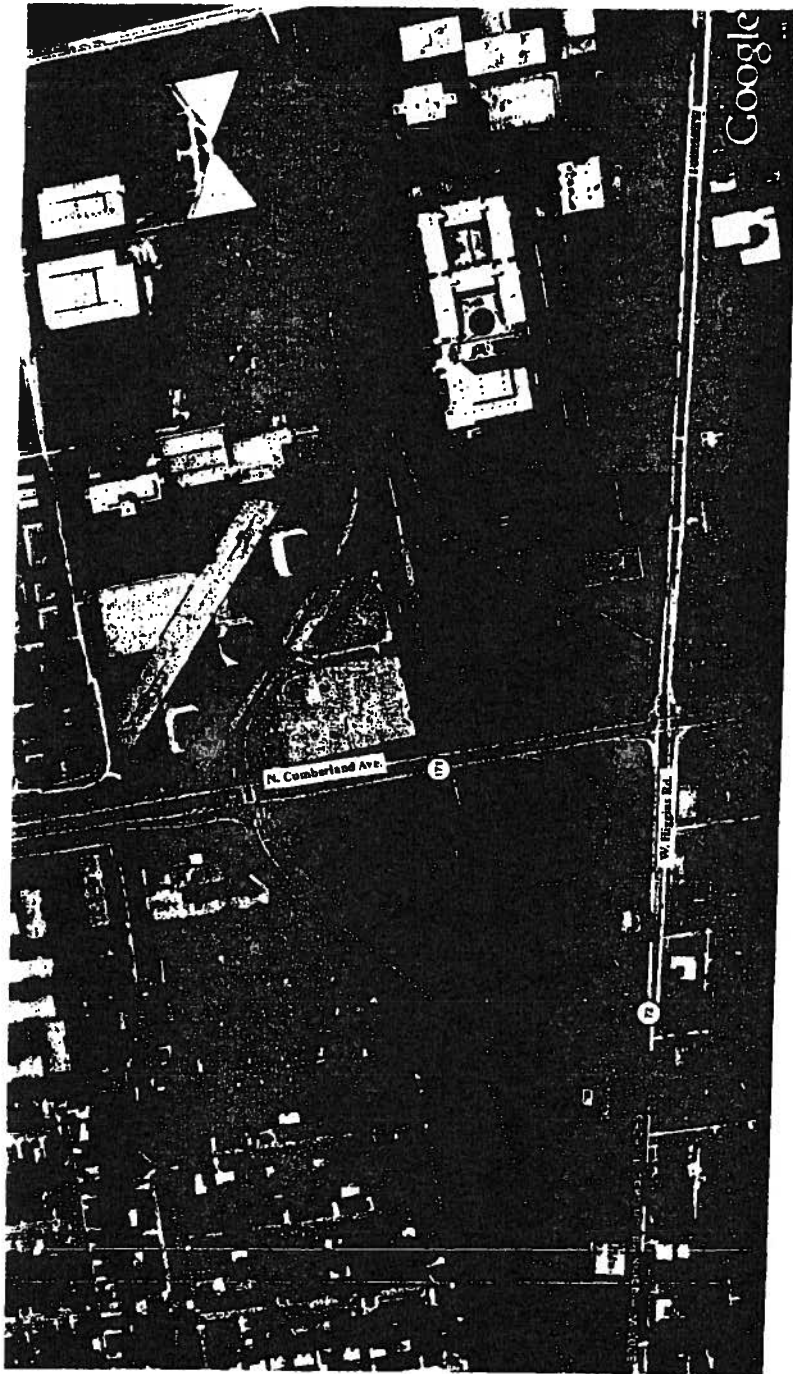
*Commercial Planned Development Number 1136.*

*Plan Of Development Bulk Regulations And Data Table.*

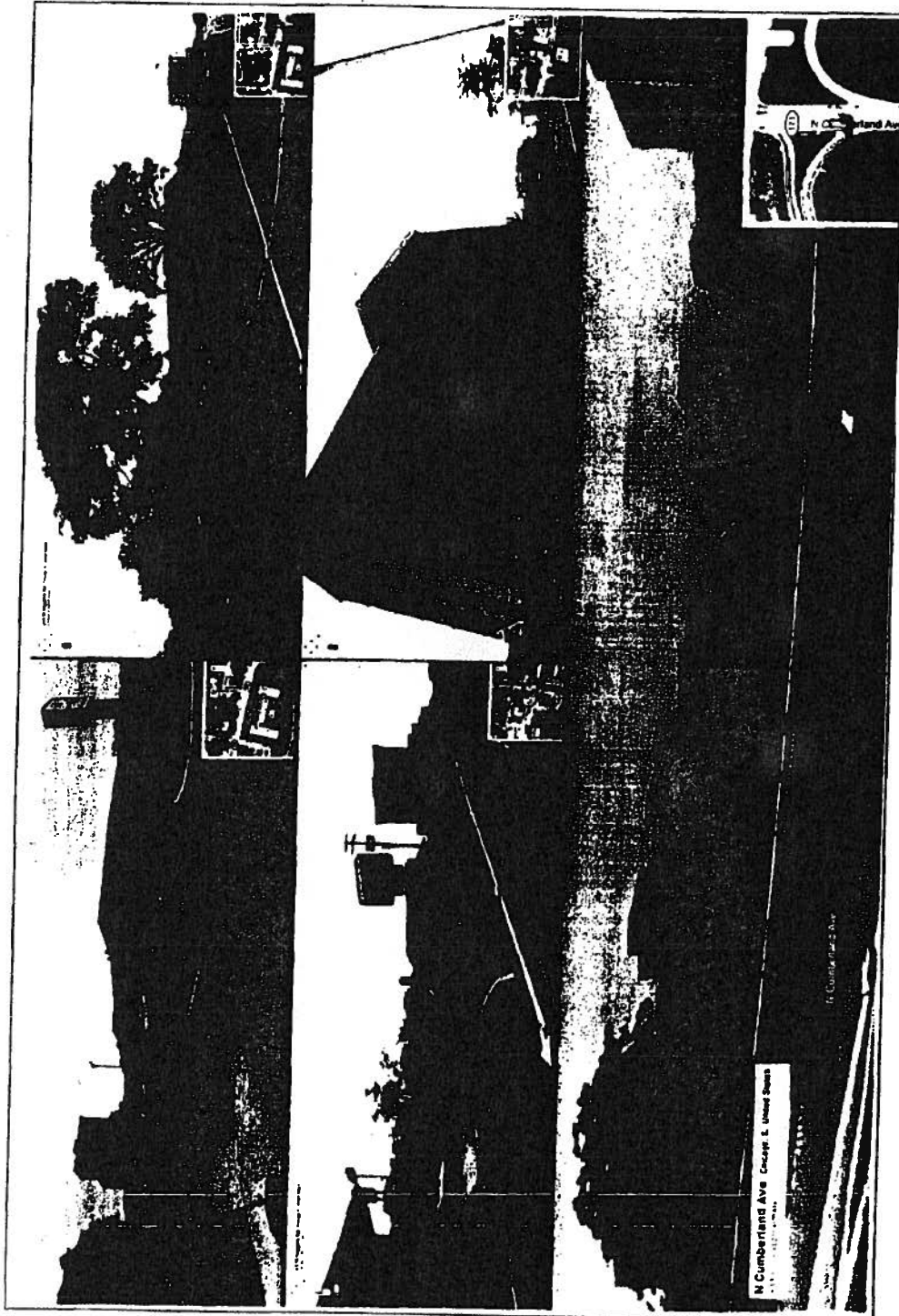
Gross Site Area:	149,570 square feet (3.43 acres)
Area of Public Right-of-Way:	27,450 square feet (0.63 of an acre)
Net Site Area:	122,120 square feet (2.80 acres)
Maximum Floor Area Ratio:	4.85
Permitted Uses:	Business and Commercial Uses with related and accessory uses as listed in Statement Number 5
Maximum Number of Hotel Buildings:	Three (3) hotel structures, of which one (1) structure will include seven (7) levels of parking
Maximum Number of Hotel Suites/Rooms:	994 Rooms
Number of Accessory Off-Street Parking Spaces:	467 on-site parking spaces
Minimum Number of Off-Street Loading Spaces:	Total 2 spaces at 10 feet by 25 feet
Minimum Set Backs:	In substantial conformance with the attached Site Plan
Maximum Site Coverage	In substantial conformance with the attached Site Plan
Maximum Building Heights:	182 feet (as measured in accordance with the Chicago Zoning Ordinance)
Maximum Business/Retail Space to be provided:	54,050 square feet of meeting and banquet space, 26,000 square feet retail/restaurant space

Commercial Planned Development -- Aerial Area Context Photo.

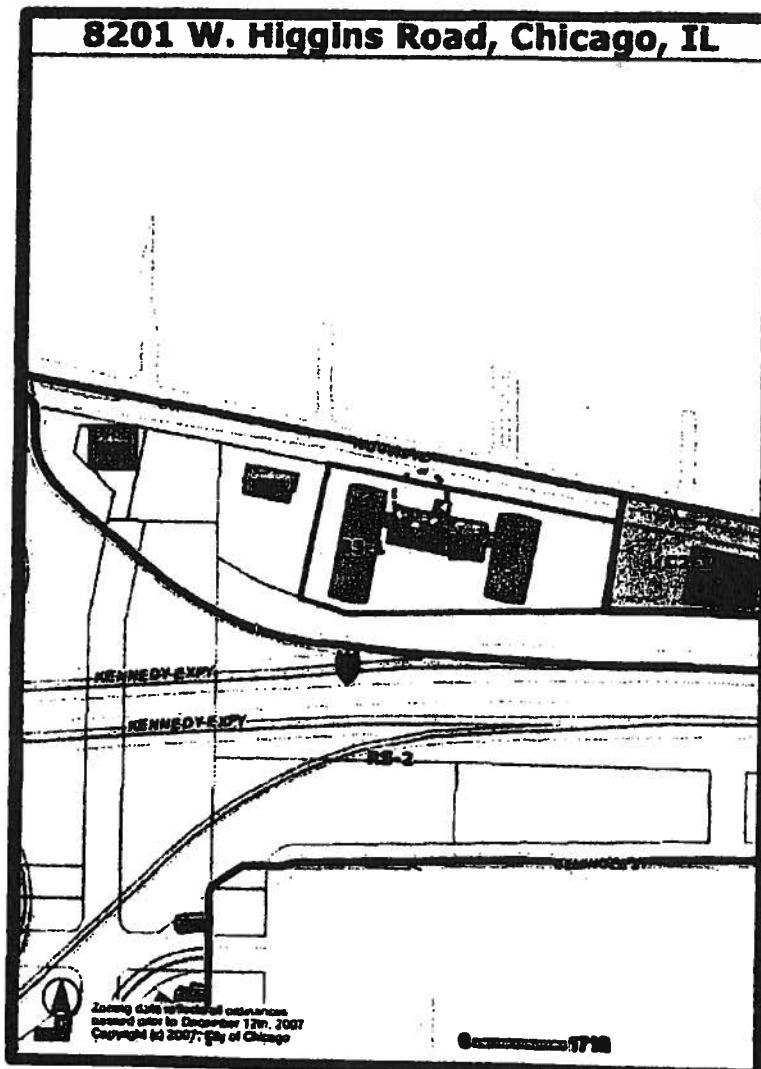
COMMERCIAL PLANNED DEVELOPMENT



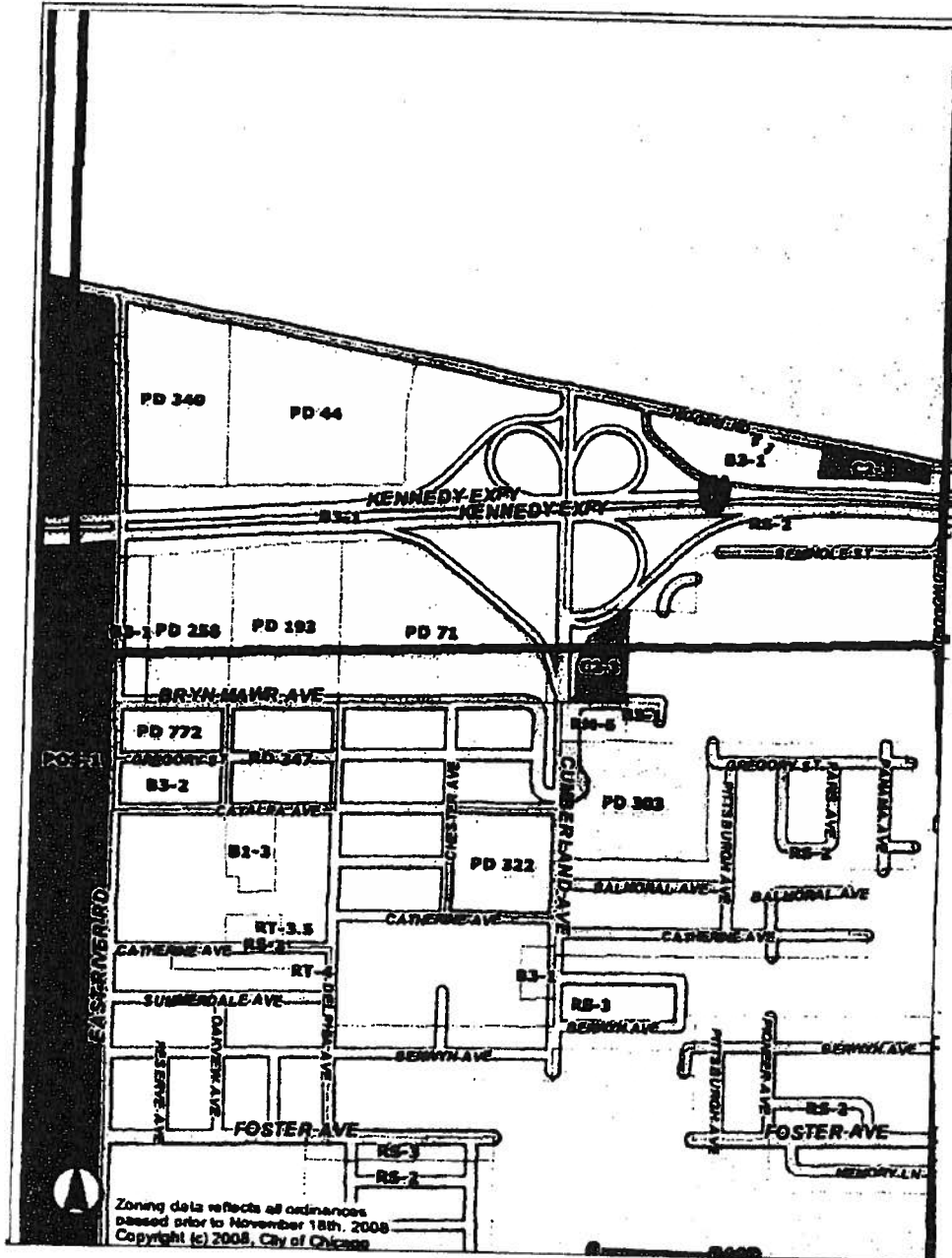
Area Context Photo.



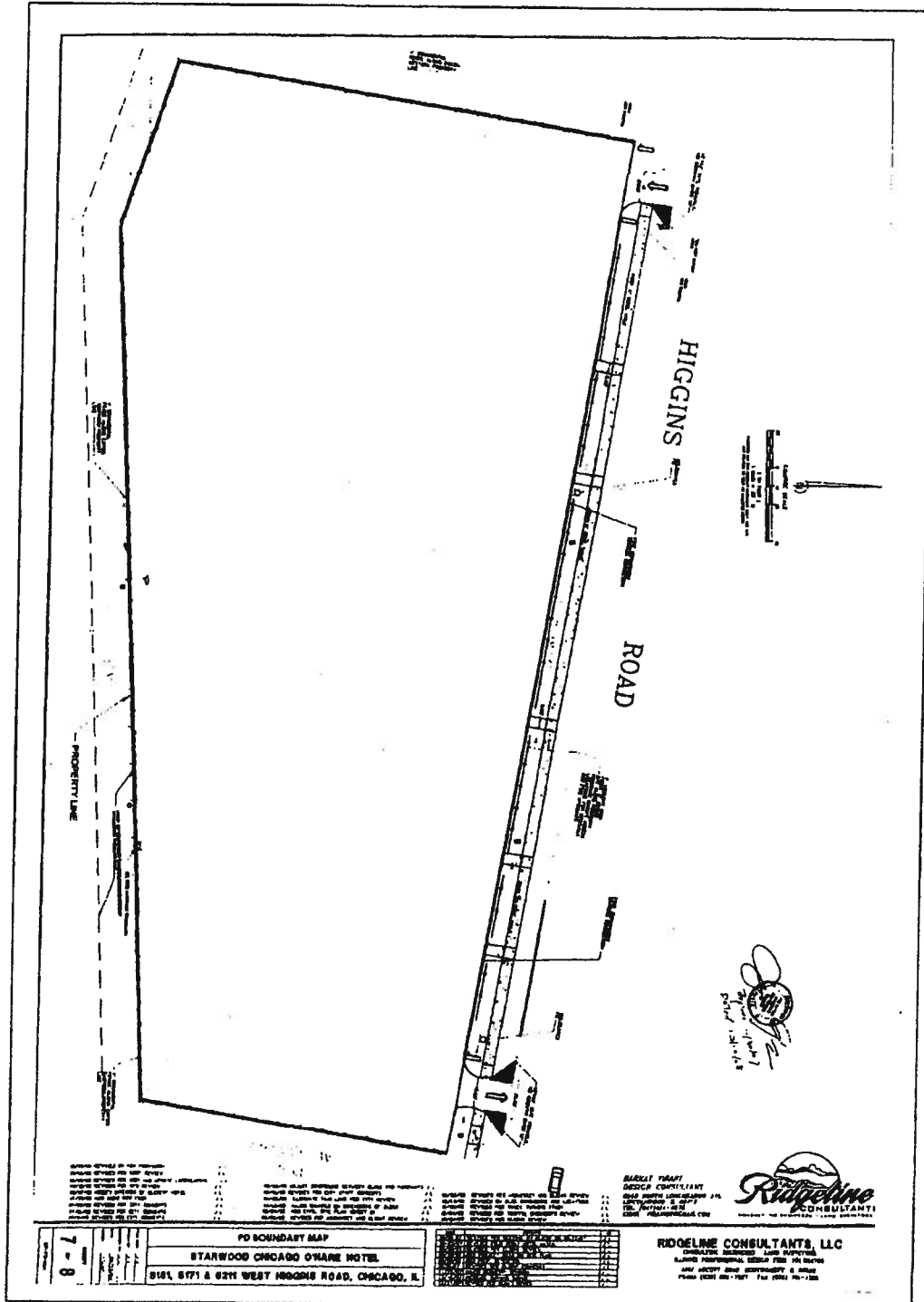
Zoning Classification.



Aerial Map Surrounding Zoning Classifications.



Planned Development Boundary Map.









Sheraton Hotel -- North Elevation.

INSULATED ALUMINUM WINDOW SYSTEM WITH PAPER INSULATION AND ENERGY GLAZING

PRECAST CONCRETE

ALUCLAD BOND

GLAZING

SCALE: 1/4" = 20'-0"

DATE: 15-JAN-09

A-09

Upscale Hospitality LLC.

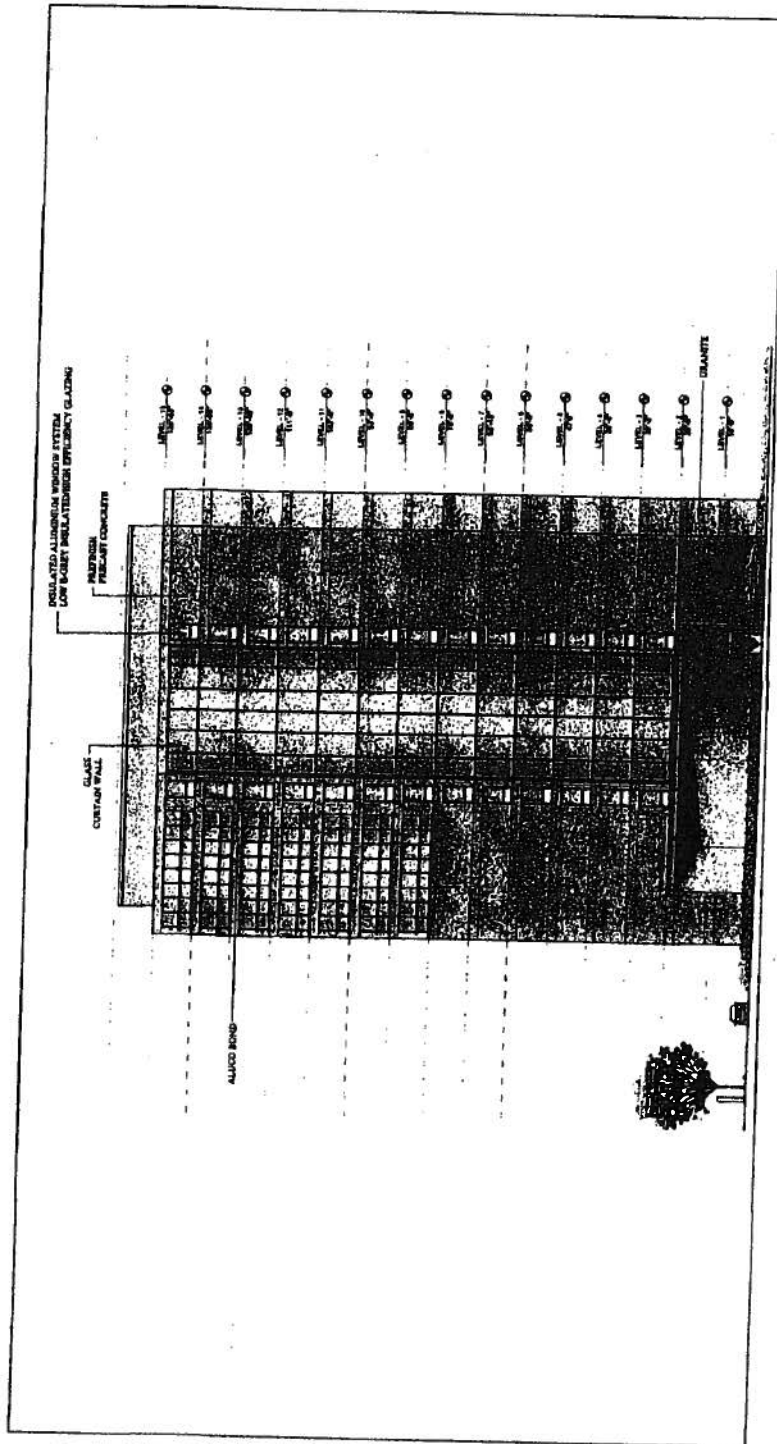
8211 W. Higgins Rd, Starwood Chicago O'Hare Hotels

SHERATON HOTEL - NORTH ELEVATION

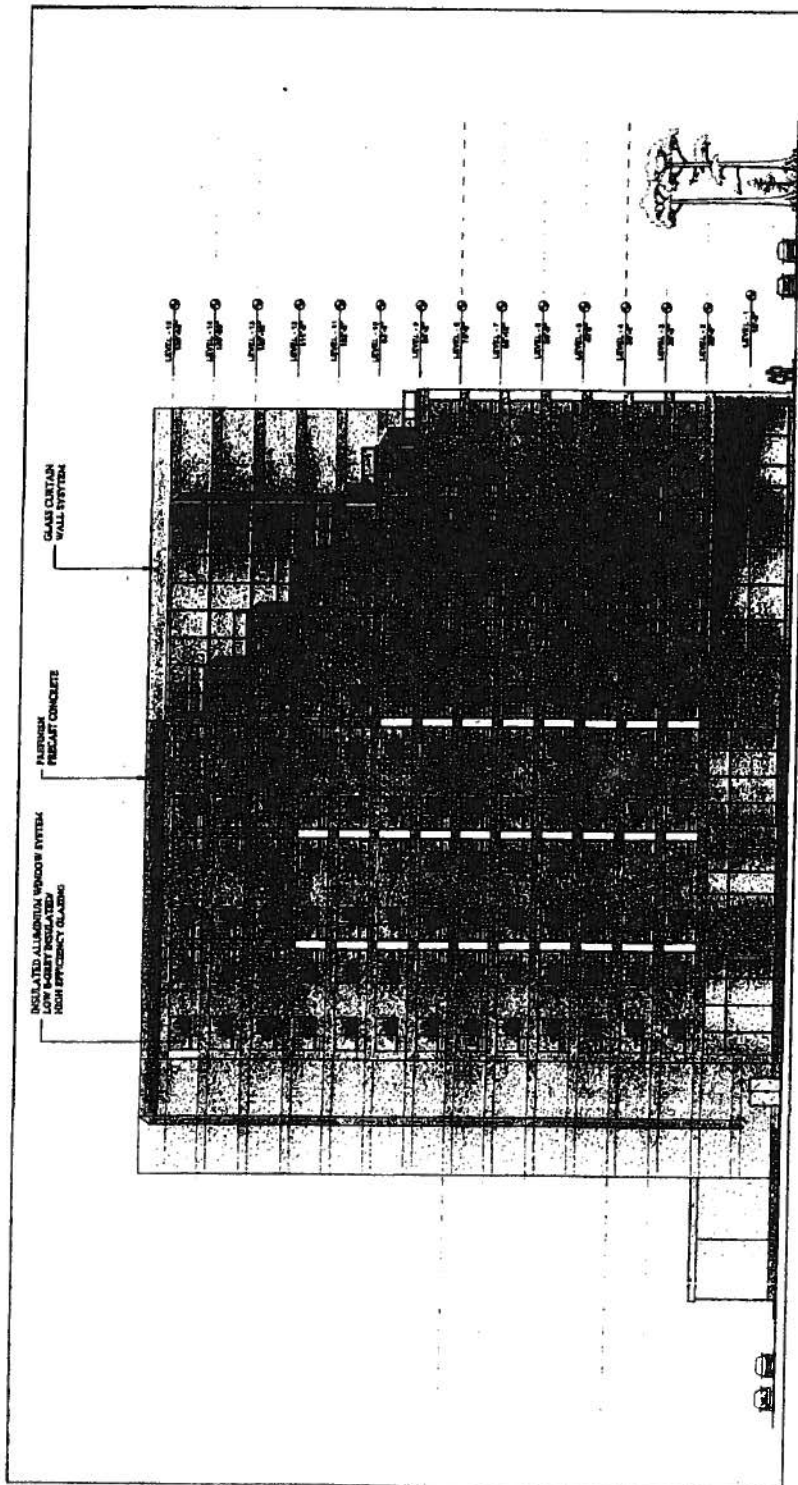
3ARKAT VIRANI - design consultant 6540 N. LONGMEADOW AVE, LINCOLNWOOD, IL 60712 Tel: 847 414 4575 email: virani02@gmail.com

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

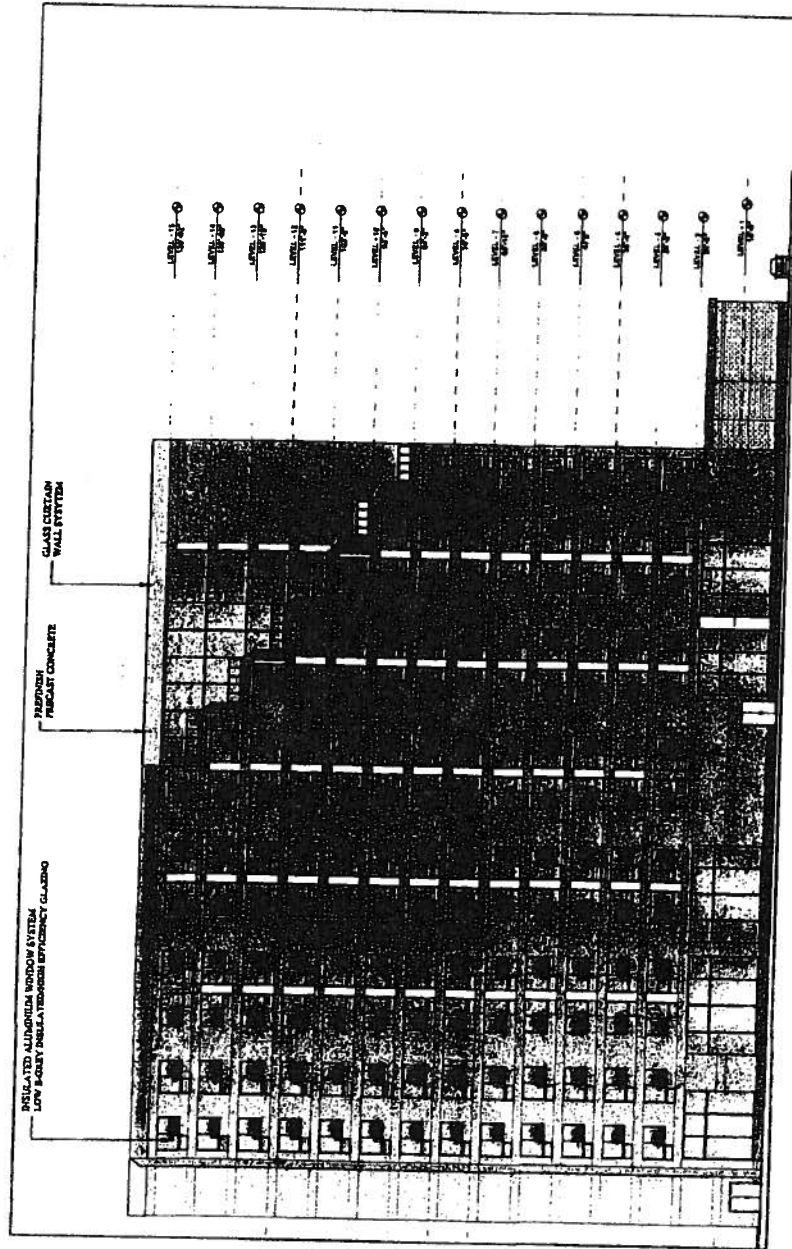
Sheraton Hotel -- South Elevation.



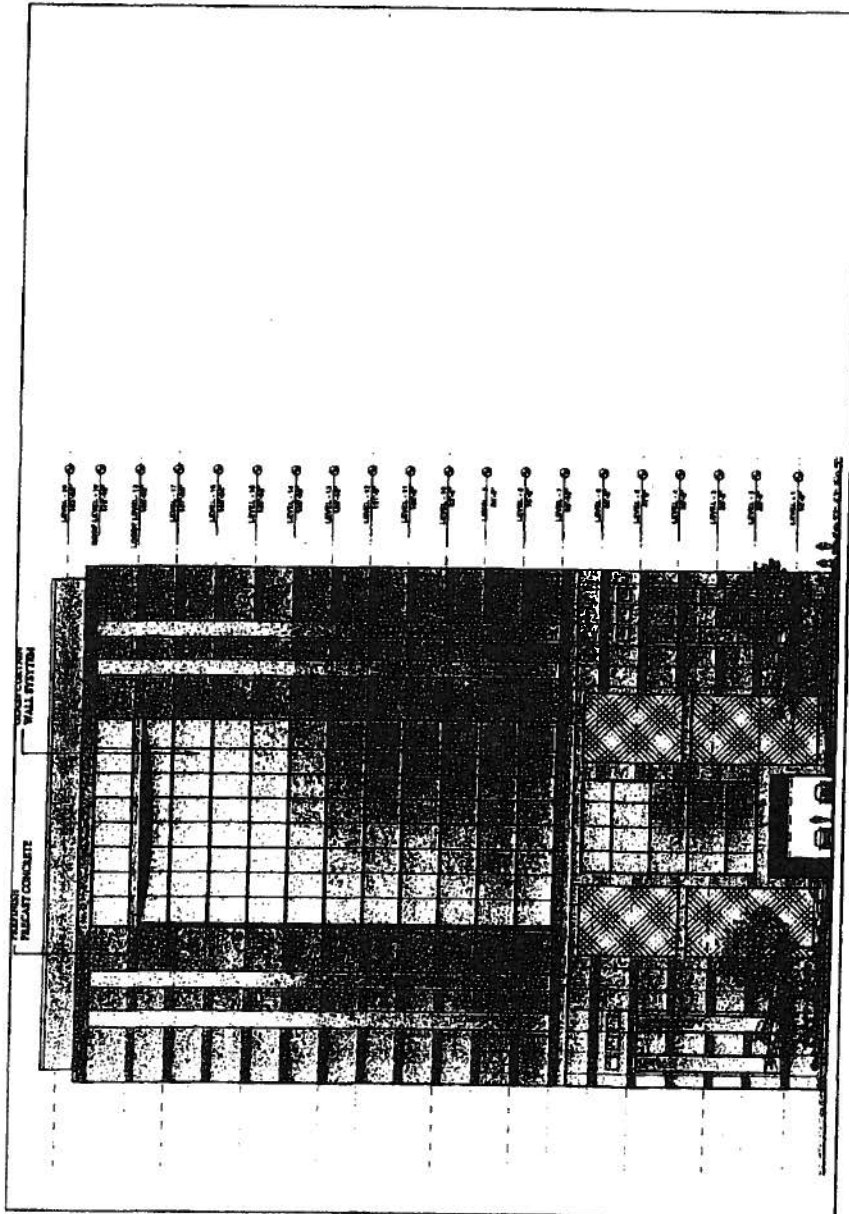
Sheraton Hotel -- East Elevation.



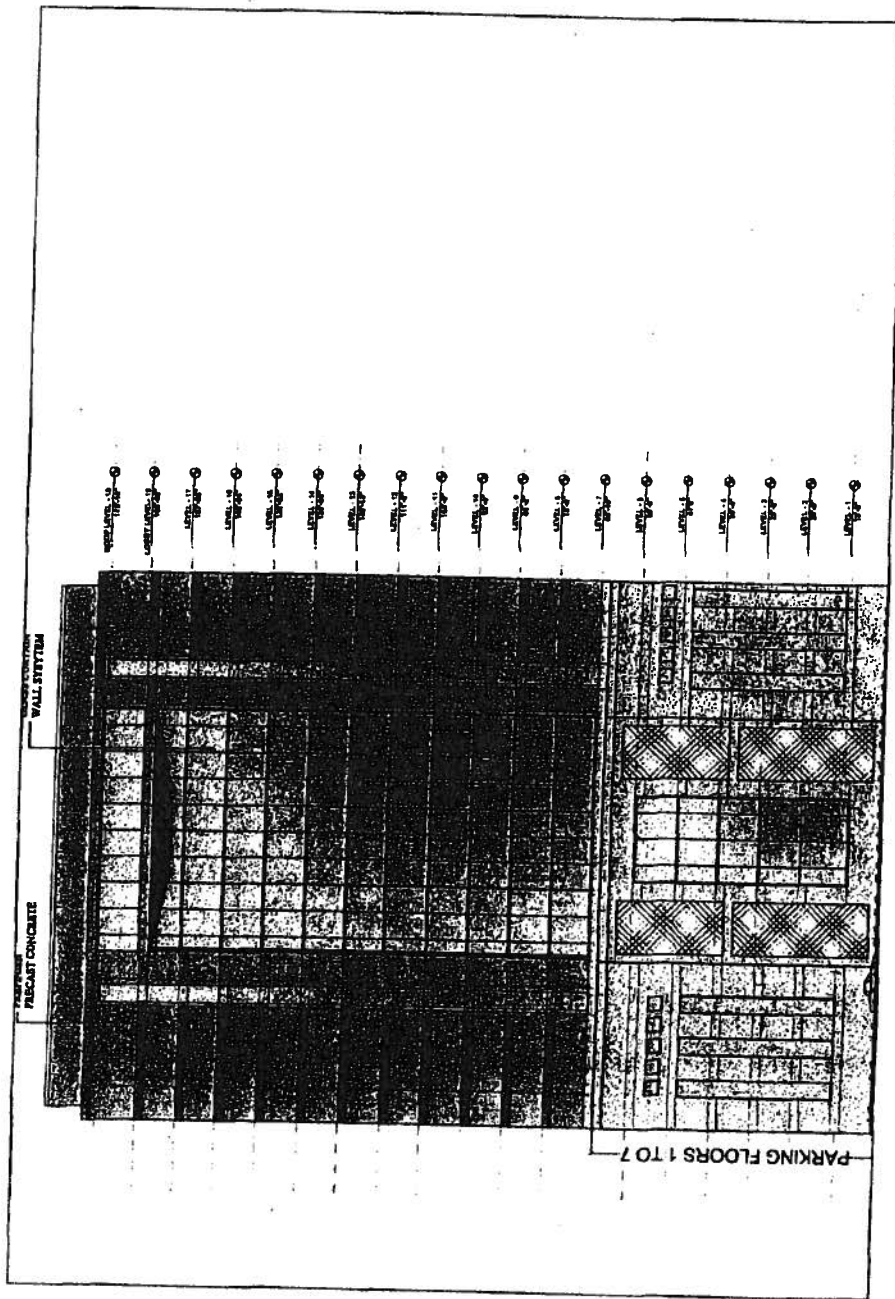
Sheraton Hotel -- West Elevation.



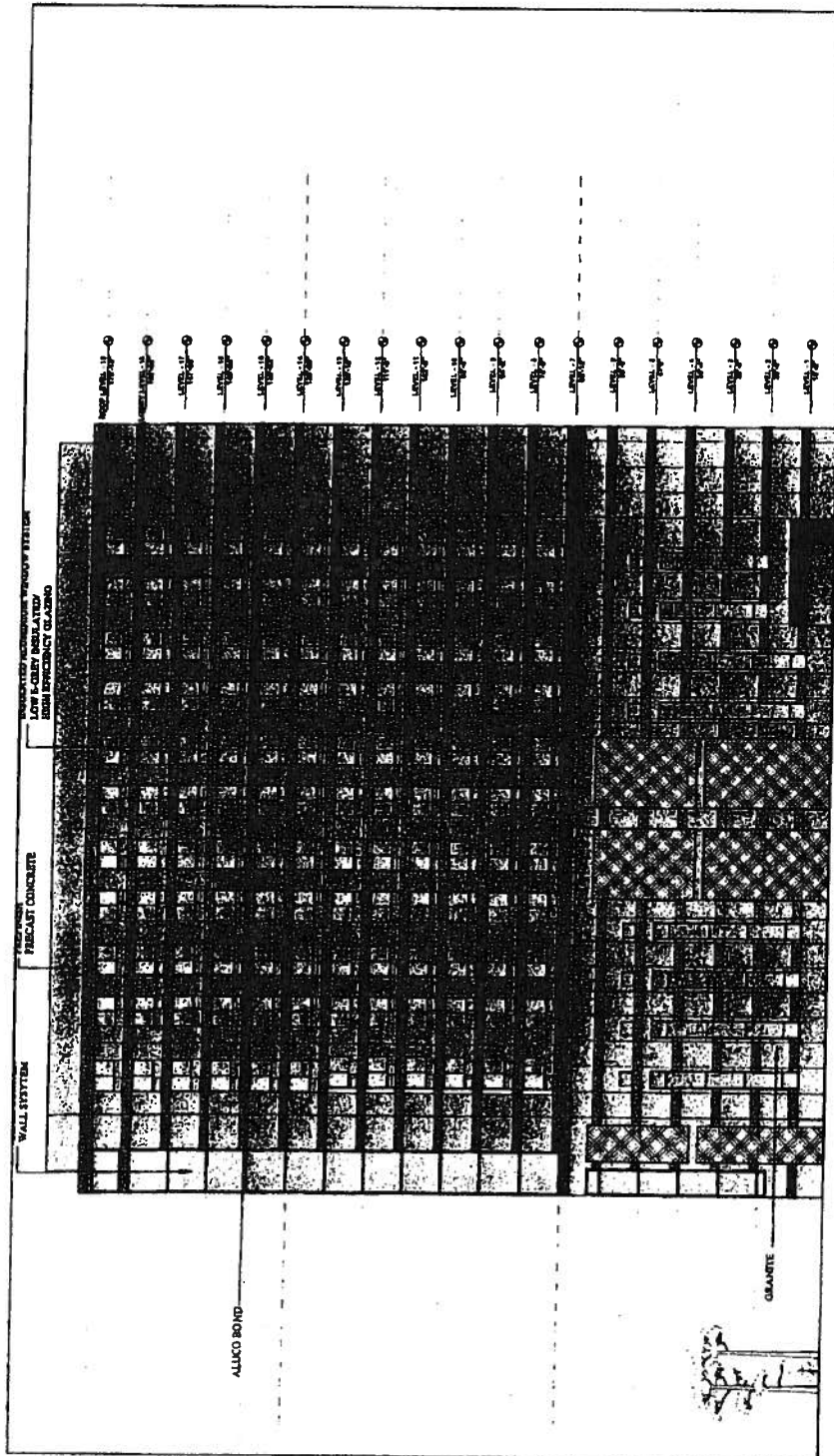
Boutique Hotel -- North Elevation.



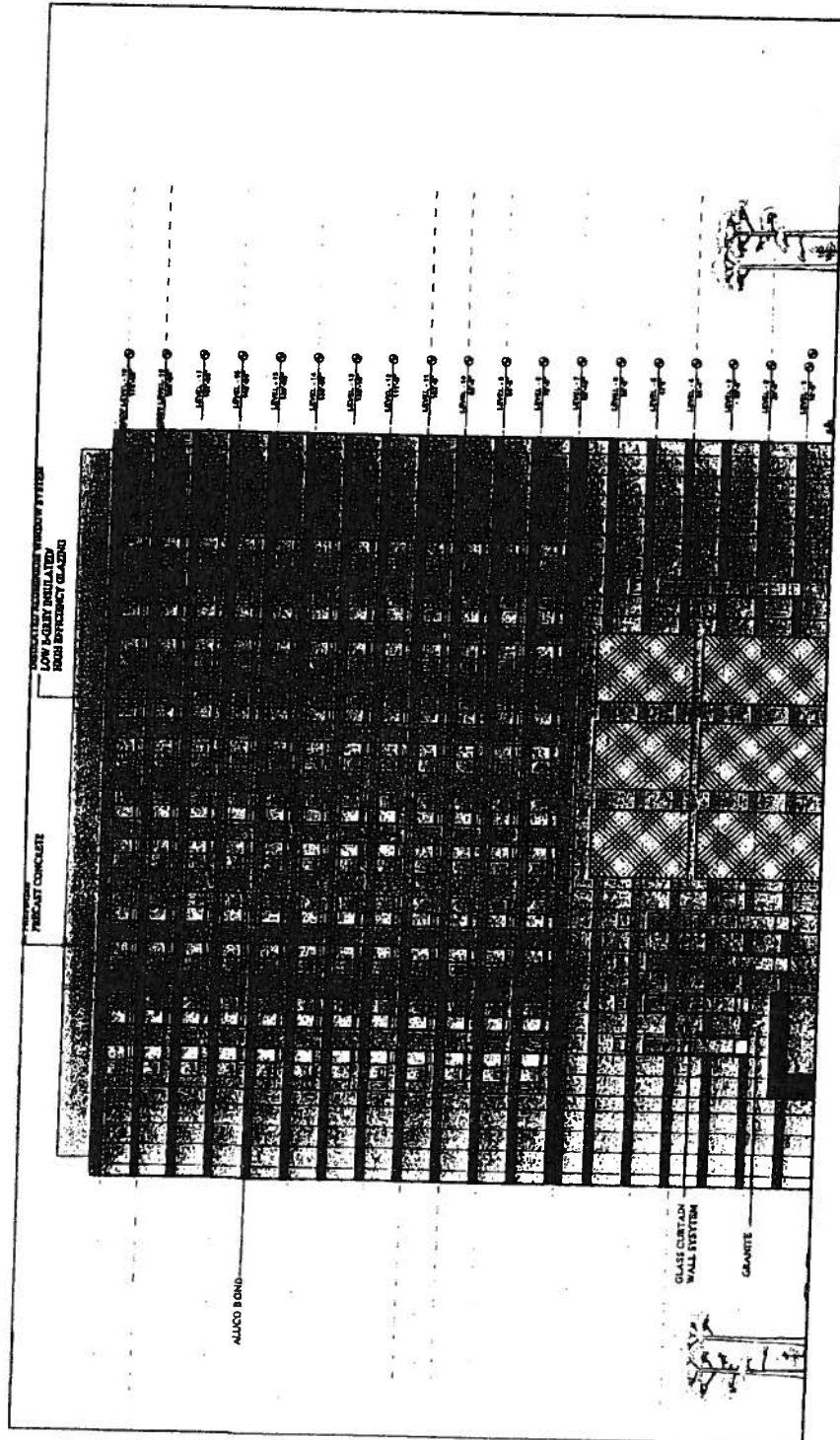
Boutique Hotel -- South Elevation.



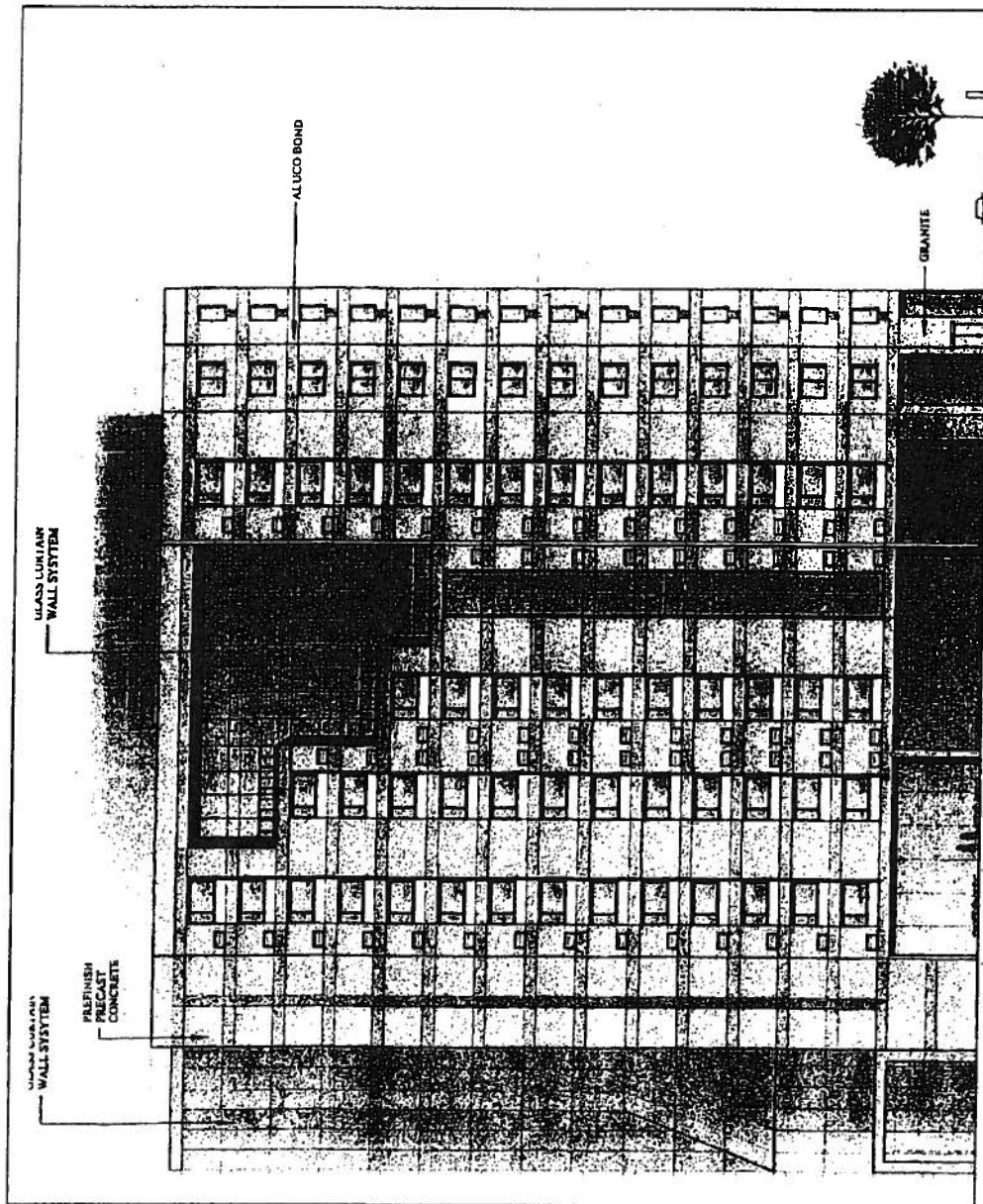
Boutique Hotel -- East Elevation.



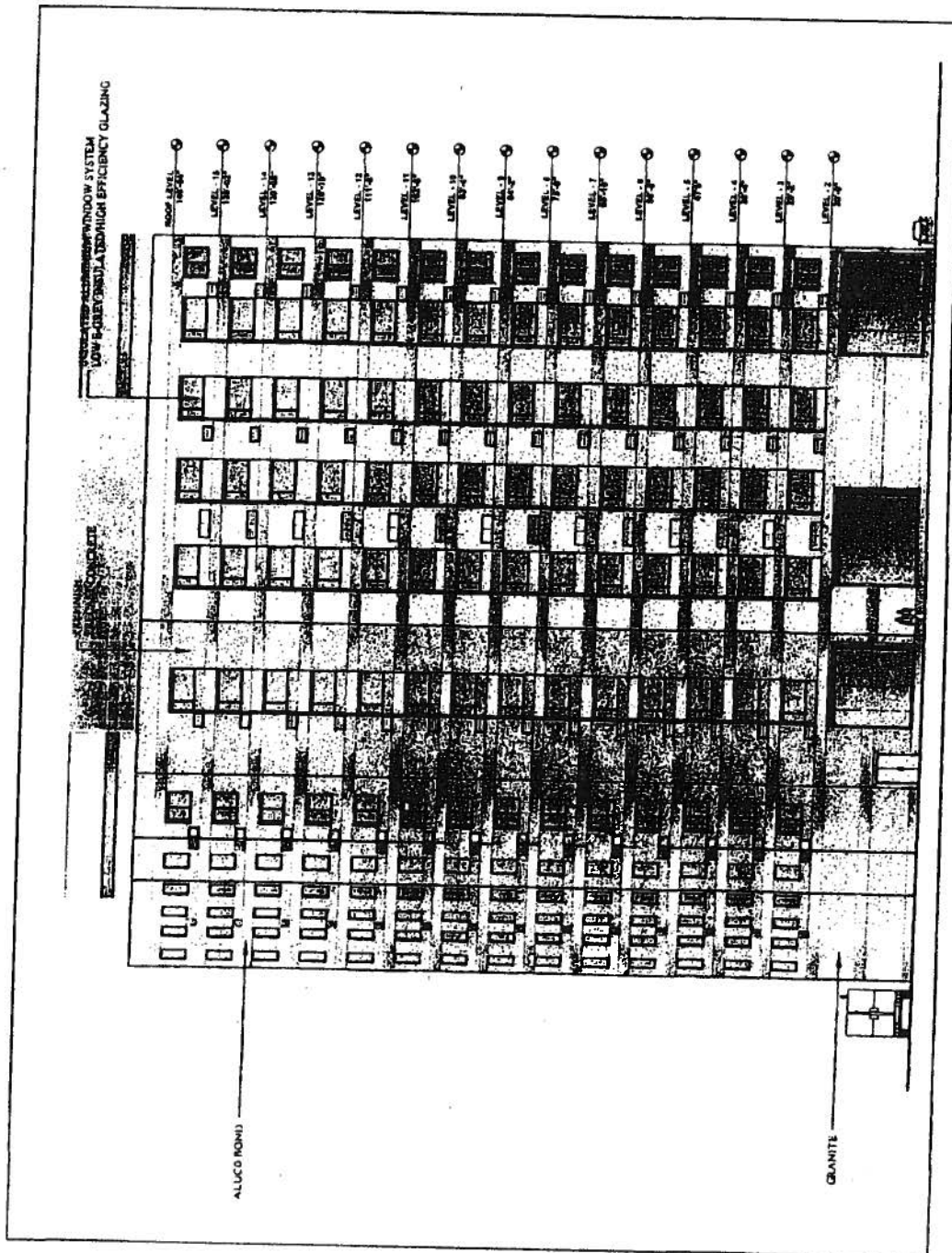
Boutique Hotel -- West Elevation.



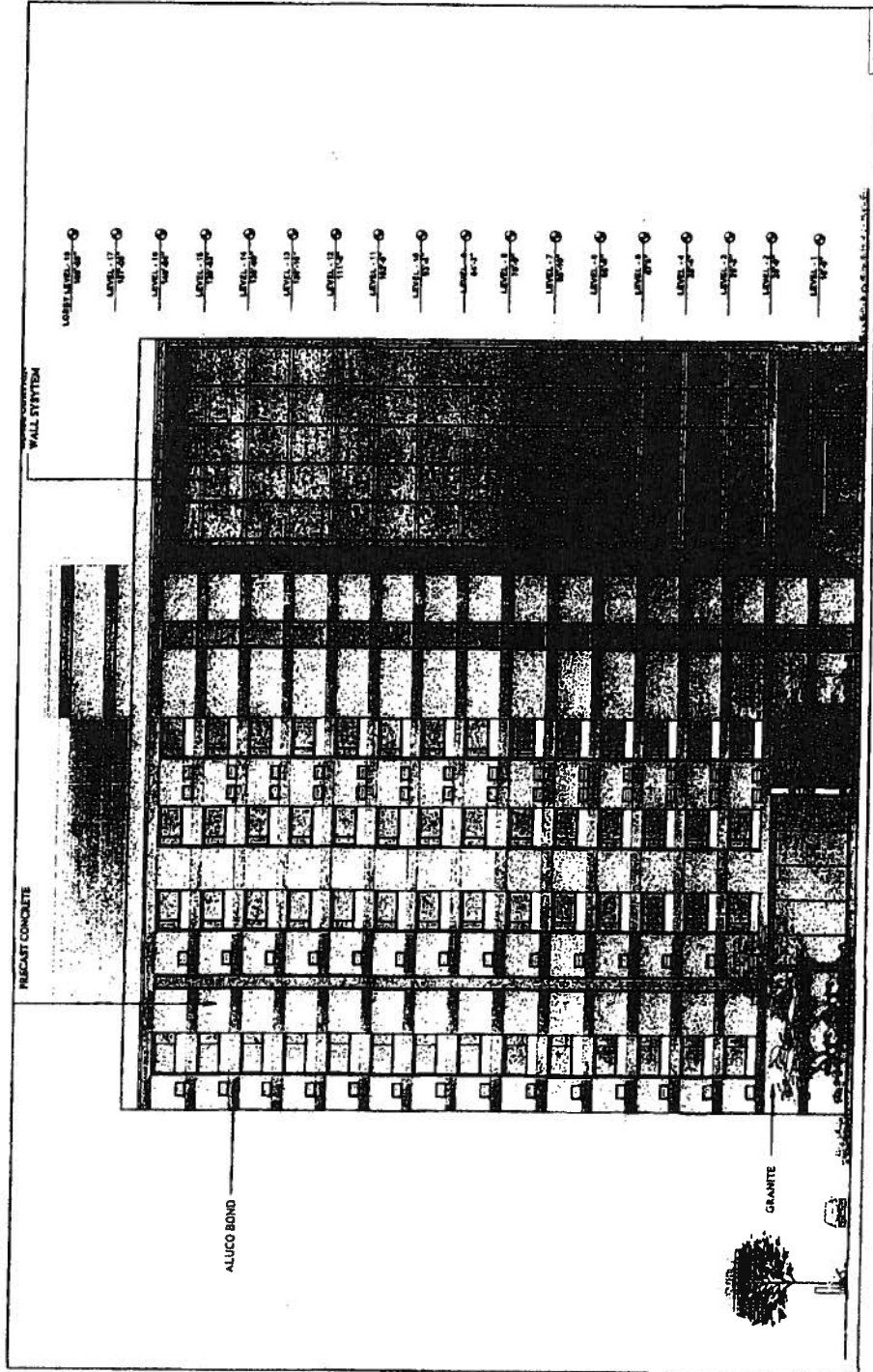
Element Hotel -- South Elevation.



Element Hotel -- East Elevation.

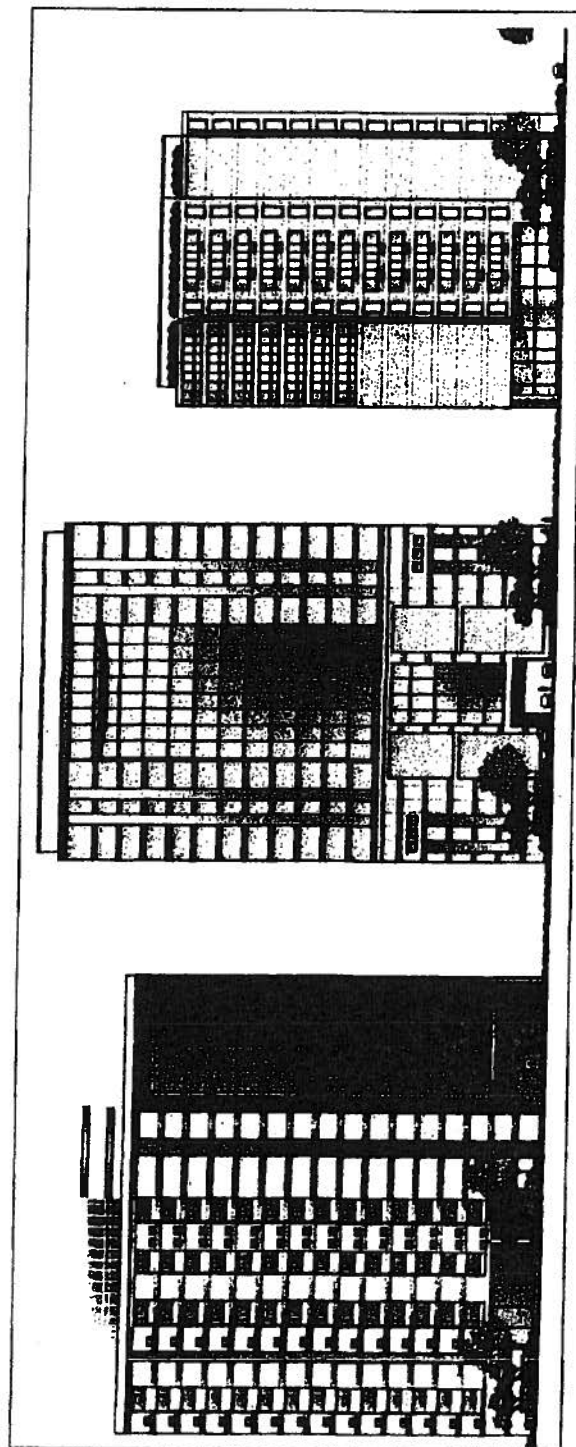


Element Hotel -- North Elevation.

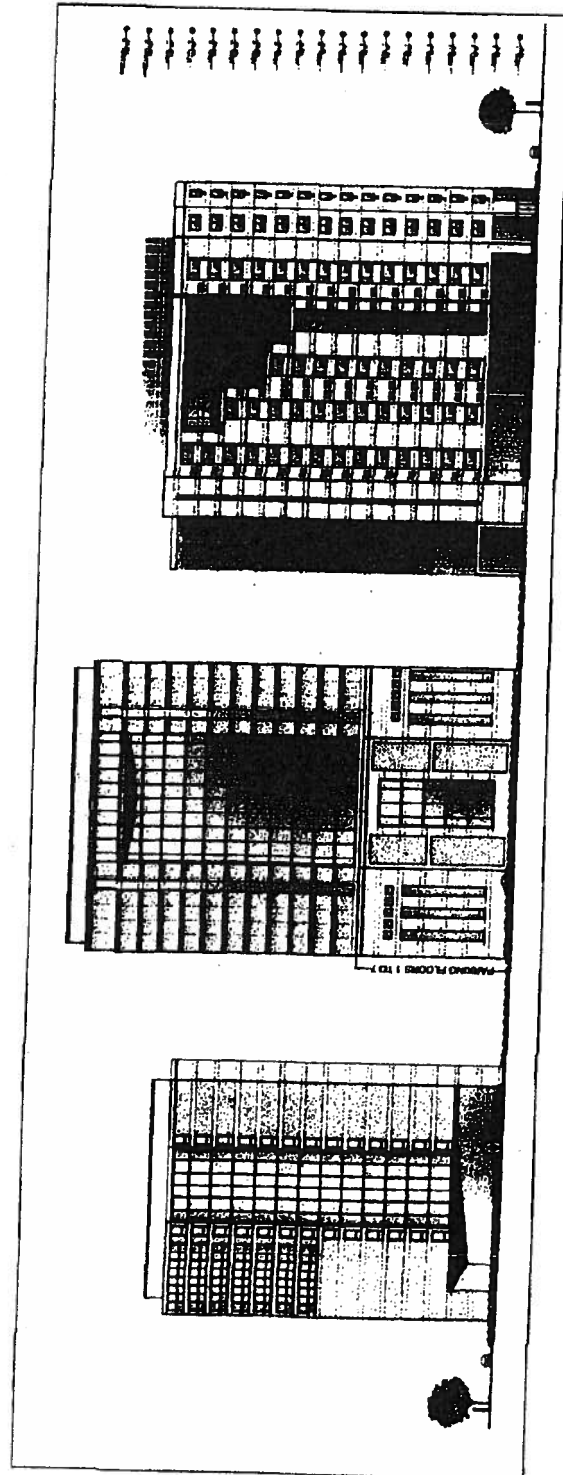




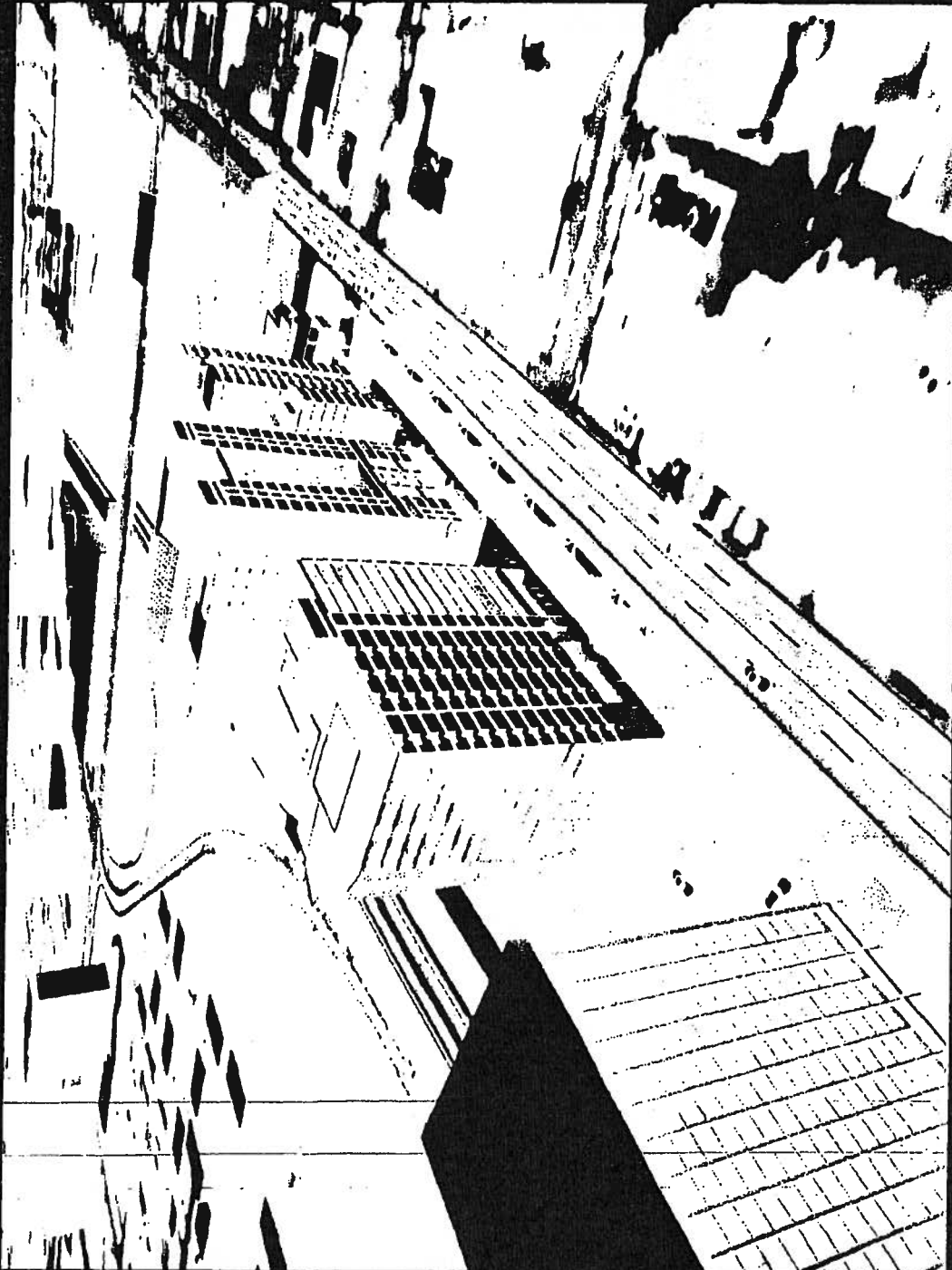
North View Elevation -- West Higgins Road.



South View Elevation -- I-90 Expressway.



North View -- Rendering -- Entrance On West Higgins Road.  
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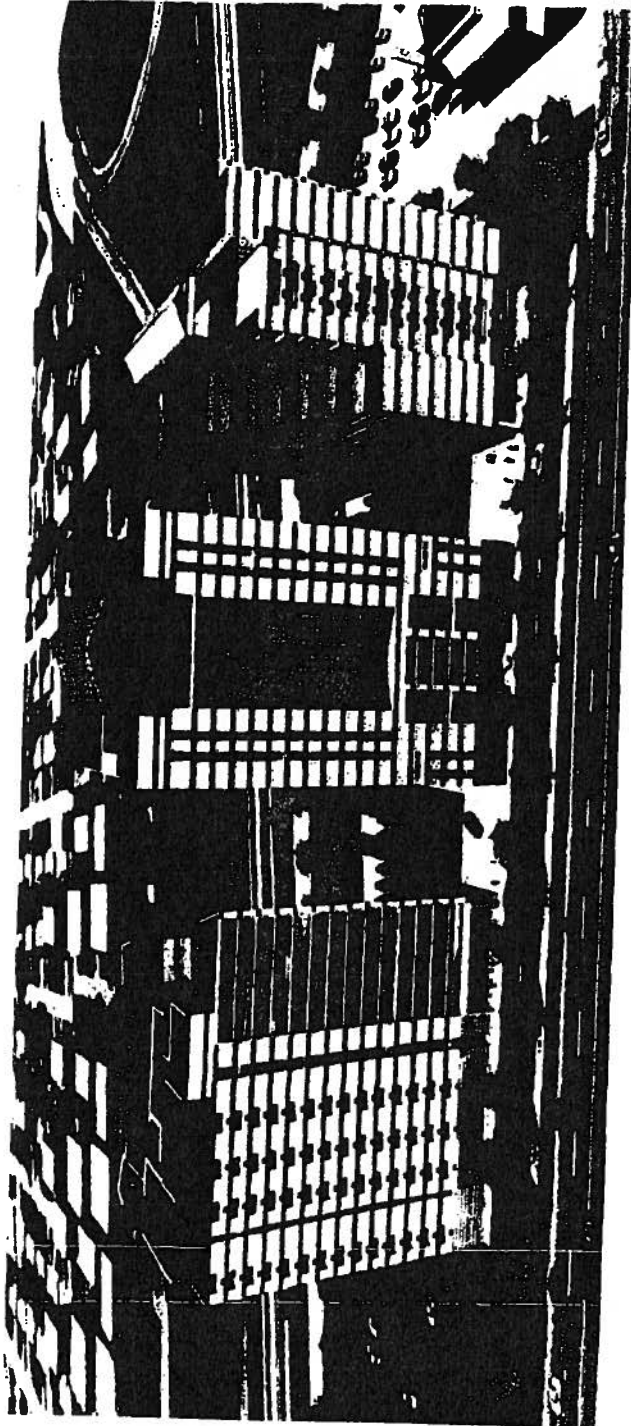


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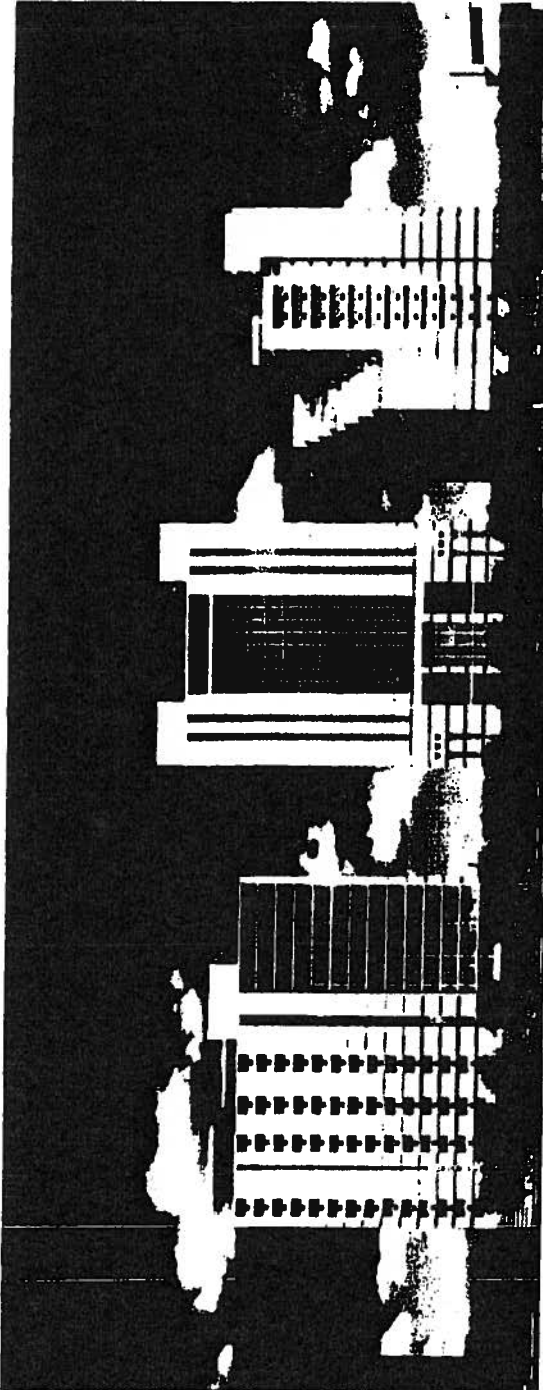
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North View -- Rendering -- Entrance On West Higgins Road.  
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North View -- Rendering -- Entrance On West Higgins Road.  
(Page 3 of 3)

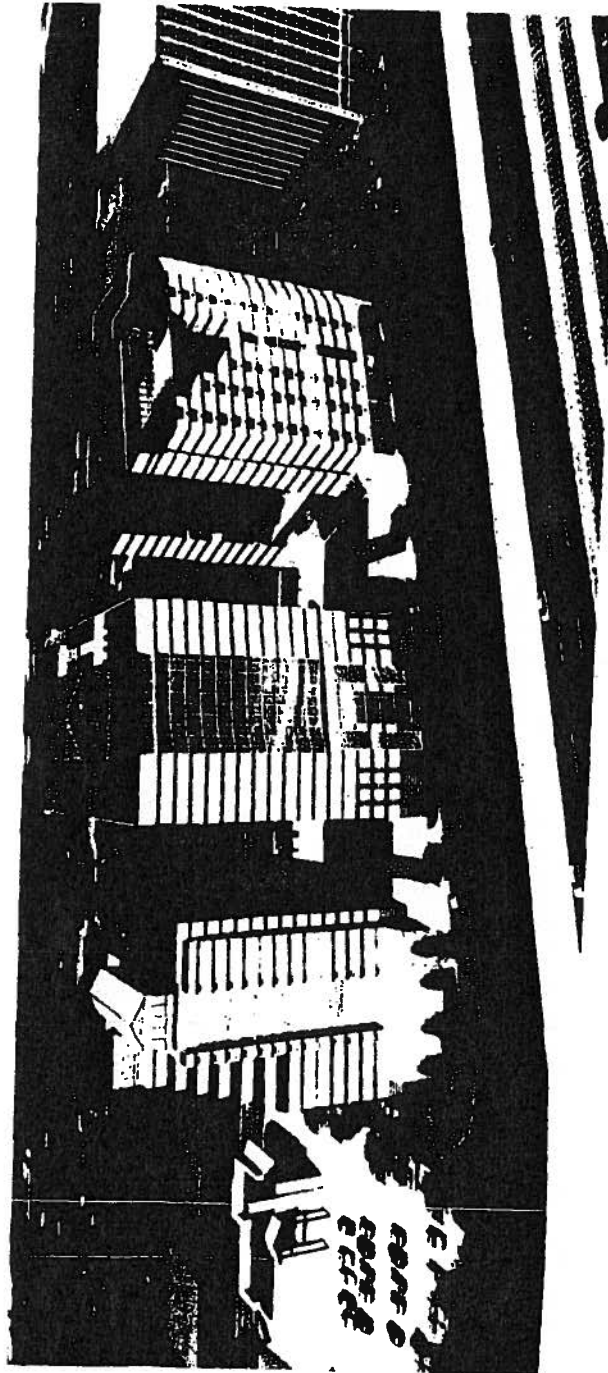


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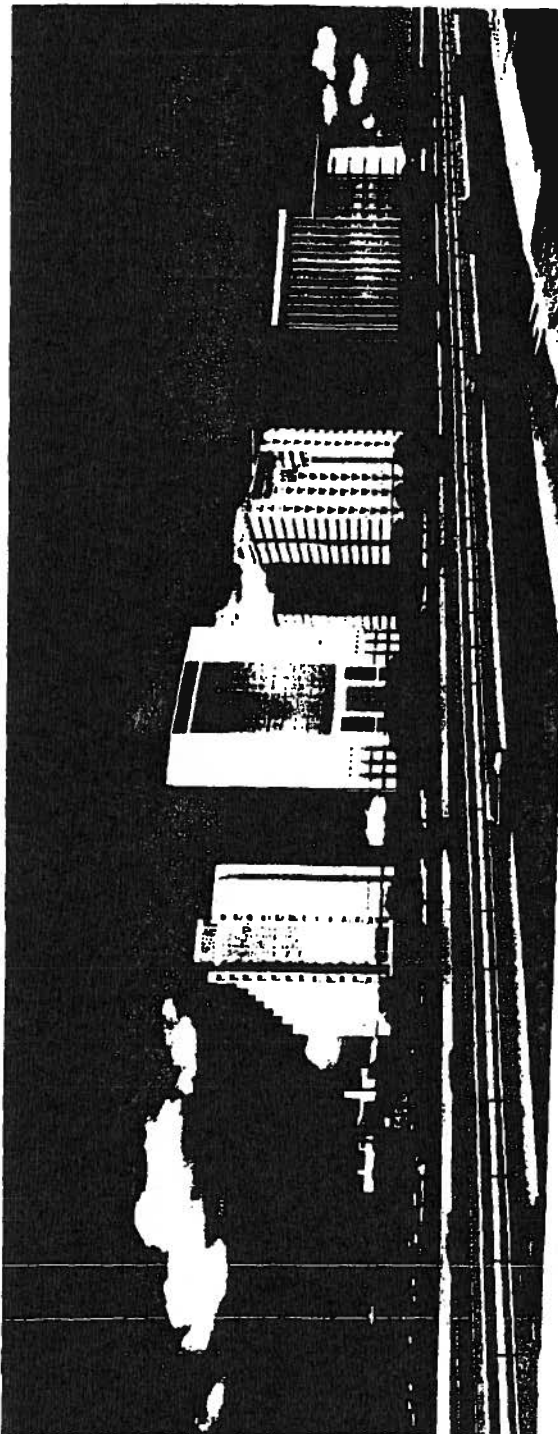
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South View -- Rendering -- I-90 Expressway.  
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South View -- Rendering -- I-90 Expressway.  
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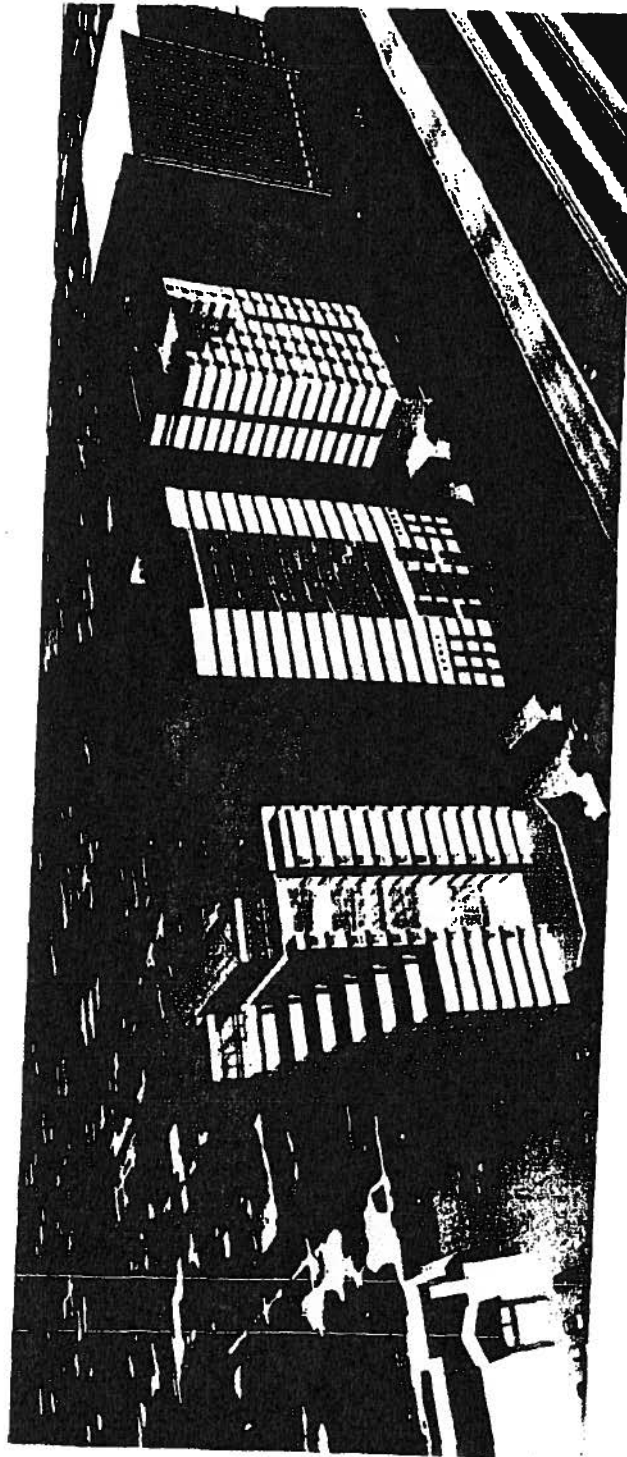


2/11/2009

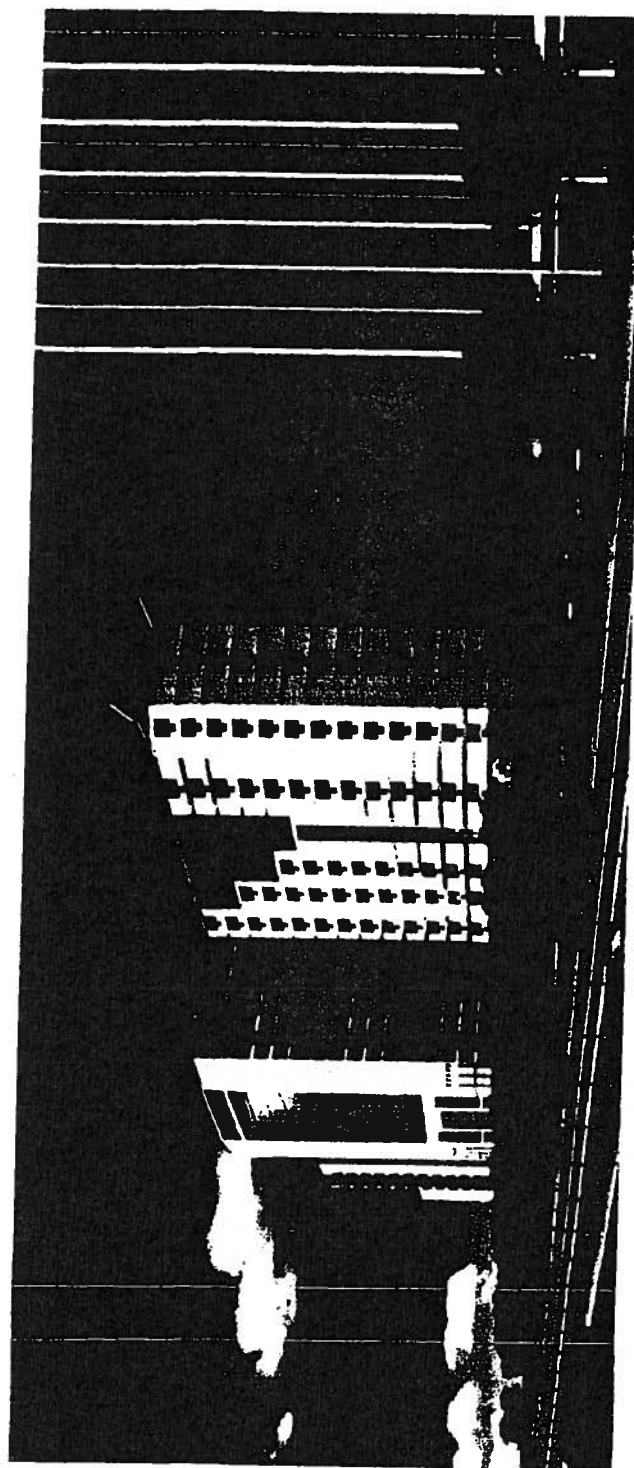
REPORTS OF COMMITTEES

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South View -- Rendering -- I-90 Expressway.  
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South View -- Rendering -- I-90 Expressway.  
(Page 4 of 4)

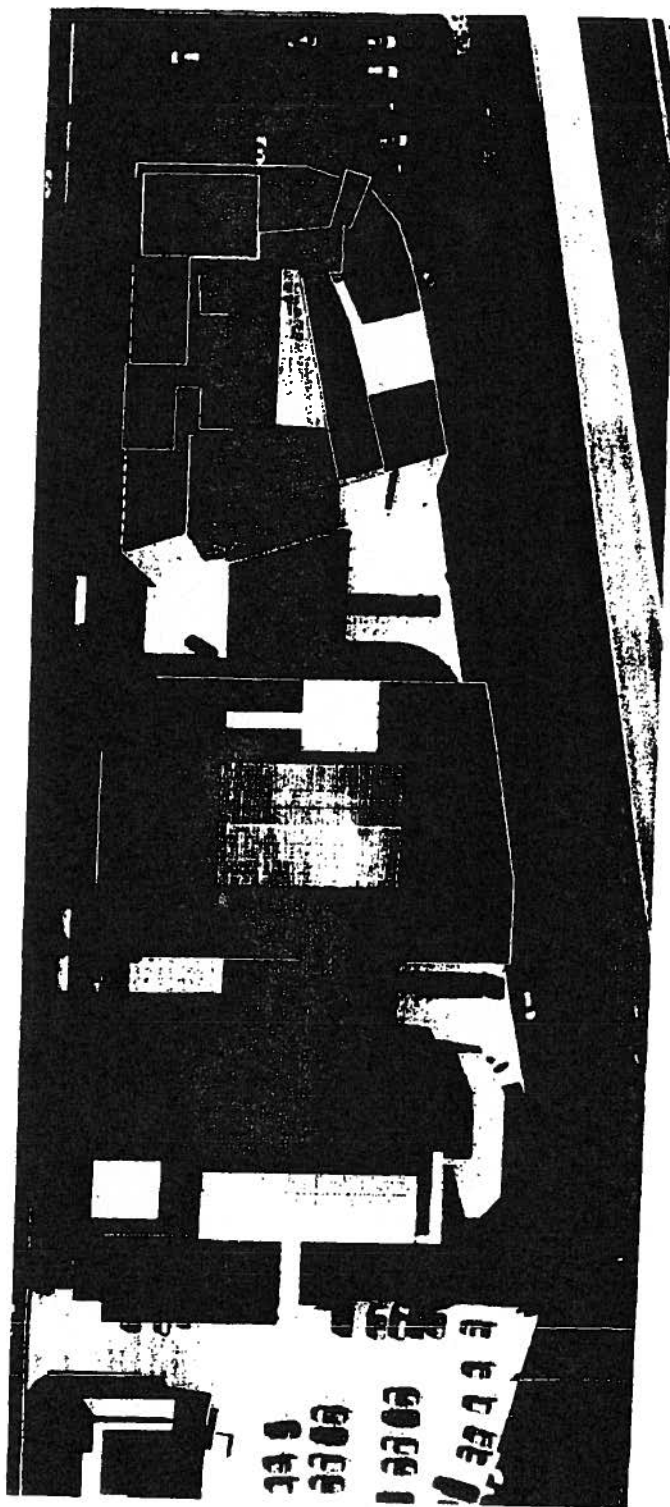


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Green Roof -- Top Aerial -- Rendering.



Chicago Builds Green.  
(Page 1 of 3)

# CHICAGO BUILDS GREEN

**Project Name:** STARWOOD CHICAGO O'HARE HOTELS

**Project Location:** \* Street Number (if the address only includes one street number, please fill only the cell "From"):  
From: 8201 To: [ ] Direction: W Street Name: HIGGINS Select Street Type: Rd

Ward No: 41 Community Area No: [ ]

**Project Type:**  Planned Development  Redevelopment Agreement  Zoning Change  
PD No: [ ] RDA No: [ ] From: [ ] To: [ ]  
 Public project  Landmark

**Project Size:** Total land area in sq.ft.: 122,120 Total building(s) footprint in sq.ft.: 62,030 Total vehicular use area in sq.ft.: 36,986

**DPD Project Manager:** Enter First Name Last Name  
Ms. Denise Roman & Ms. Sarah Sheehan

**BG/GR Matrix:** Select project category:  
Com. retail > 10,000 sf

**Financial Incentives:** Check applicable:  
 TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  DOH  
 Land Sale Write Down

**Density Bonus:** Check applicable:  
 Public plaza & pocket park  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements  Setbacks above the ground floor  
 Winter gardens  Lower level planting terrace  
 Indoor through-block connection  Green roof  
 Sidewalk widening  Underground parking and loading  
 Arcades  Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

**Landscaping:**

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

	Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
Square footage:	3,318	4,503
Square footage:	3,699	21,403
	31	31
	19	18

**Open Space:**

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

**Stormwater Management (At-grade volume control):**

Permeable paving  
Raingarden  
Filter strip  
Bioswale  
Detention pond  
Native landscaping  
Rain-water collection cistern/barrel  
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	21,403
Gallons:	215,439
Square footage:	0

**Other sustainable surface treatments:**

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	24,198	34,400
Square footage:	0	0
Square footage:	0	0

**Transportation:**

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non-Acc.)  
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)  
No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

	0	0
		487
	0	3
	50	50

Check if applicable:

**Building Certification:**

Energy Star building  
LEED certification  
LEED Certified  
LEED Silver  
LEED Gold  
LEED Platinum  
Chicago Green Homes  
Chicago Green Homes [one-star]  
Chicago Green Homes [two-star]  
Chicago Green Homes [three-star]

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>

Chicago Builds Green.  
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Energy efficiency strategies  
not captured above:

-IE Other than Energy Star Roof - or Energy Star Building  
Certification.

SUSTAINABLE SITE & WATER EFFICIENCY

- Alternative Transportation (Public transportation access, Bicycle storage, Preferred parking for fuel-efficient vehicles, and carpools)
- Maximized Open Space
- Investigating use of pervious paving
- Underground water detention - due to limited available site
- Heat Island Effect - Green Roof

WATER EFFICIENCY

- Use of Gray Water System & captured rainwater - flushing and landscape irrigation
- Use of cistern to collect rainwater for irrigation
- Indigenous planting materials to be low or .zero. water usage
- Low flow fixtures to be used (typical)
- 1.6 gal WC, possible dual flush capable fixtures (grey water flush system for All Guest Rooms and conference areas)
- Waterless urinals at public areas, meeting facilities, restaurant
- Low flow shower heads to be used & use of flow controllers
- Faucet aerators - vacuum flow valves
- Kitchens and Laundry to use high water efficiency equipment

ENERGY & ATMOSPHERE — OPTIMIZE ENERGY PERFORMANCE & ON-SITE  
RENEWABLE ENERGY

- Use of energy/BMS Building Management Systems
- Use of compact fluorescents - high efficiency lighting
- Controlling peak demands of systems for occupancies (Restaurant, Meeting Areas)
- Use of motion detectors for demand control of lighting
- Provision of a master switch. (card activated) for guestrooms

BUILDING — MATERIALS & RESOURCES

- Significant day lighting of all spaces
- Use of shading devices for large glass areas
- Low E, high efficiency glazing to be used , high U-value, thermal efficient units
- Larger insulation / R- values than required
- Exterior precast concrete wall panels, in addition to filled wall insulation
- Natural insulation will be reviewed
- Portions of concrete will use recycled material - ash, slag or equal
- Steel used will have high recycled content
- Regionally processed & manufactured materials

Other sustainable strategies  
and/or Project Notes:

INTERIORS — MATERIALS & RESOURCES-INDOOR ENVIRONMENT QUALITY

- Use of low VOC - adhesives, sealants, paints, stains, varnish
- Woods (veneers, finishes) will be from sustainable sources / reclaimed or recycled
- Indoor Air Quality - maintaining / controlling / considering and controlling in pre-design, construction & operation the air cleanliness & overall indoor air quality

MECHANICAL

- Use of energy efficient HVAC systems & unit HVAC System
- Use of recovery heat from HVAC for pool heating
- Possible use of GHPs Geothermal Heat Pumps for common areas
- Gas to be used as fuel source for water heating, boiler management system
- Possible use of condensing boilers (high efficiency)
- Use of current best refrigerant materials
- Use of Thermal Wheel for transfer of energy (where appropriate)
- Professional commissioning of systems at completion of installation

RECYCLING

- Recycling of all paving, curbing, concrete materials removed during site demolition
- Construction waste is to be monitored and reused, recycled where possible
- Provide recycling management - containers for back of house, public areas, guest sorting / separation of recycling materials

INNOVATION & DESIGN PROCESS

- LEED Accredited Professional as a facilitator of the design & construction process
- Bins in each room to encourage guests to recycle
- The Hotel uses recycled paper
- The Hotel uses soy-based inks for their printed materials

GREEN

