

PD 1235

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 23, 2015

Edward J. Kus
Taft Stettinius & Hollister LLP
111 East Wacker, Suite 2800
Chicago, IL 60601

Re: Administrative Relief request for Planned Development No. 1235, 1600 N. Milwaukee Avenue

Dear Mr. Kus:

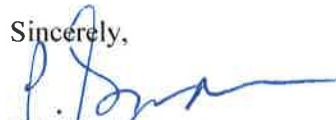
Please be advised that your request for a minor change to Planned Development No. 1235 ("PD 1235"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1235.

Your client and the owner of all of the property within PD 1235, 1616-1624 North Milwaukee Ventures LLC, is seeking administrative relief to allow:

- A change in the height of the elevator overrun on the Northwest Tower building from 152'-10" to 157'-2". This change is due to the engineering of the custom elevators that were designed to fit the existing hoistway.
- A change to the Hollander Warehouse Building rooftop enclosure from all glass to partial face brick.
- A change in the height for the new construction building from 31'-10" (2-stories) to 18'-4" (1-story). The attached, revised, Milwaukee Ave. Building Elevation, dated June 15, 2015, shall be inserted into the main file.

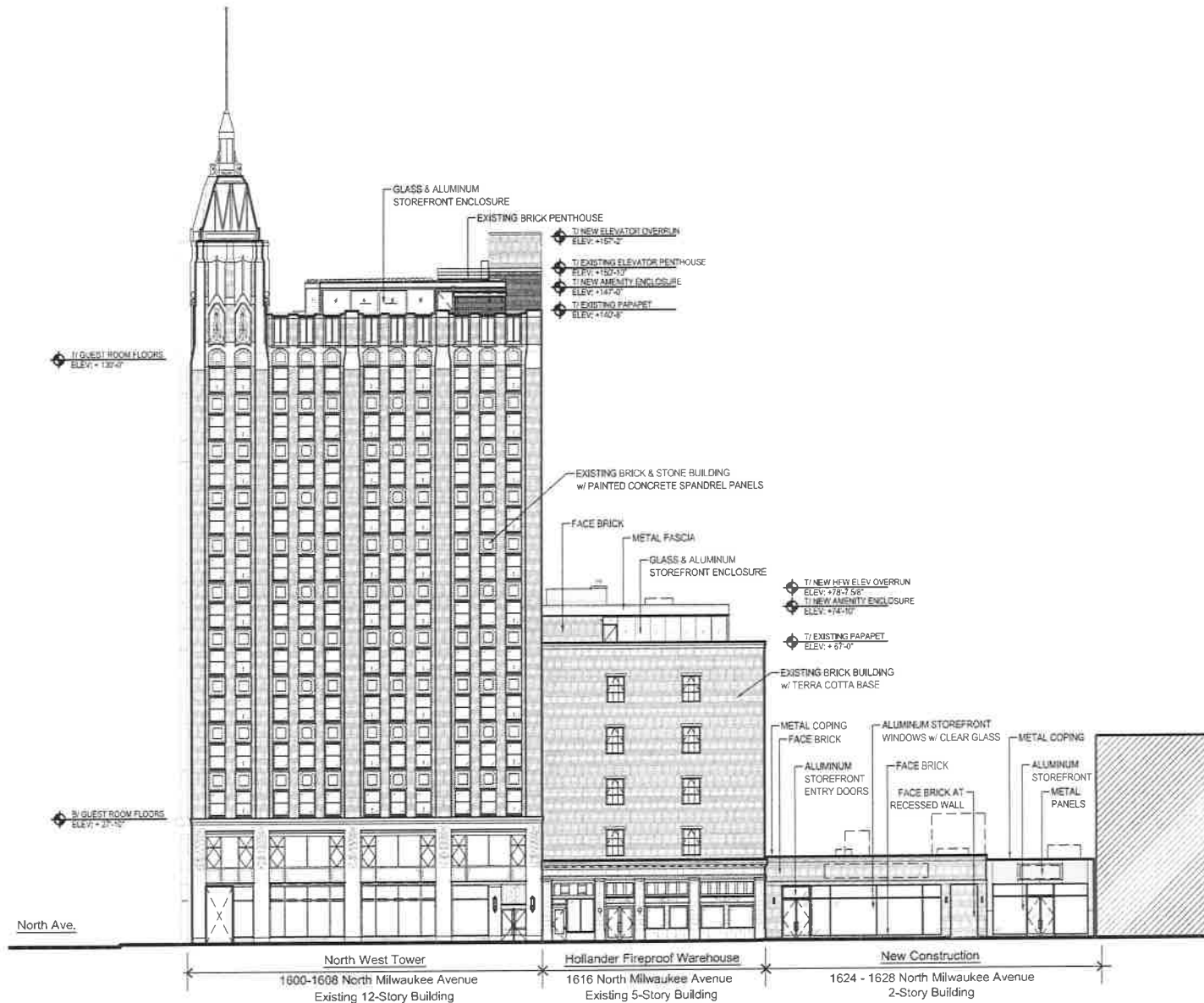
With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1235, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Dijana Cuvalo, Main file



MILWAUKEE AVE. BUILDING ELEVATION

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC

Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois

Date of Introduction: October 16, 2013 Date of Revision: June 15, 2015



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 26, 2014

Edward J. Kus
Taft Stettinius & Hollister LLP
111 East Wacker
Suite 2800
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 1235
1600-1626 North Milwaukee Avenue**

Dear Mr. Kus:

Please be advised that your request for a minor change to Planned Development No. 1235 ("PD 1235"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1235.

Your client and the owner of all of the property within PD 1235, 1616-1624 North Milwaukee Ventures LLC, (the "Applicant") is seeking an administrative relief to reduce the required number of parking spaces from seven (7) to zero (0). The attached, revised, Site/Ground Floor Plan and Basement Floor Plan, dated September 11, 2014, shall be inserted into the main file.

The Applicant planned to locate the parking spaces below-grade in a newly constructed two-story building located at the north end of the site. However, upon completion of the engineering study, it was determined that any excavation within 10 feet of the existing building to the northwest could cause structural damage to the building's foundation. The amount of lost space as a result of reducing the basement prohibits any below-grade parking. Therefore, the basement level and its seven (7) parking spaces have been eliminated.


However, the adjacent, existing NorthWest Tower building is a "contributing building" in a designated Chicago Landmark District (Milwaukee Avenue) which requires no parking; the proposed hotel in the NorthWest Tower will have no conference or meeting space; the property is located adjacent to the CTA Blue Line station; the project is located along a "pedestrian street" (Milwaukee Avenue); the project will provide approximately 14,450 square feet of retail/restaurant space and that the underlying zoning district (B3-5) requires no parking for the first 35,000 square feet of retail/restaurant use.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction will not create an adverse impact on the Planned

Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

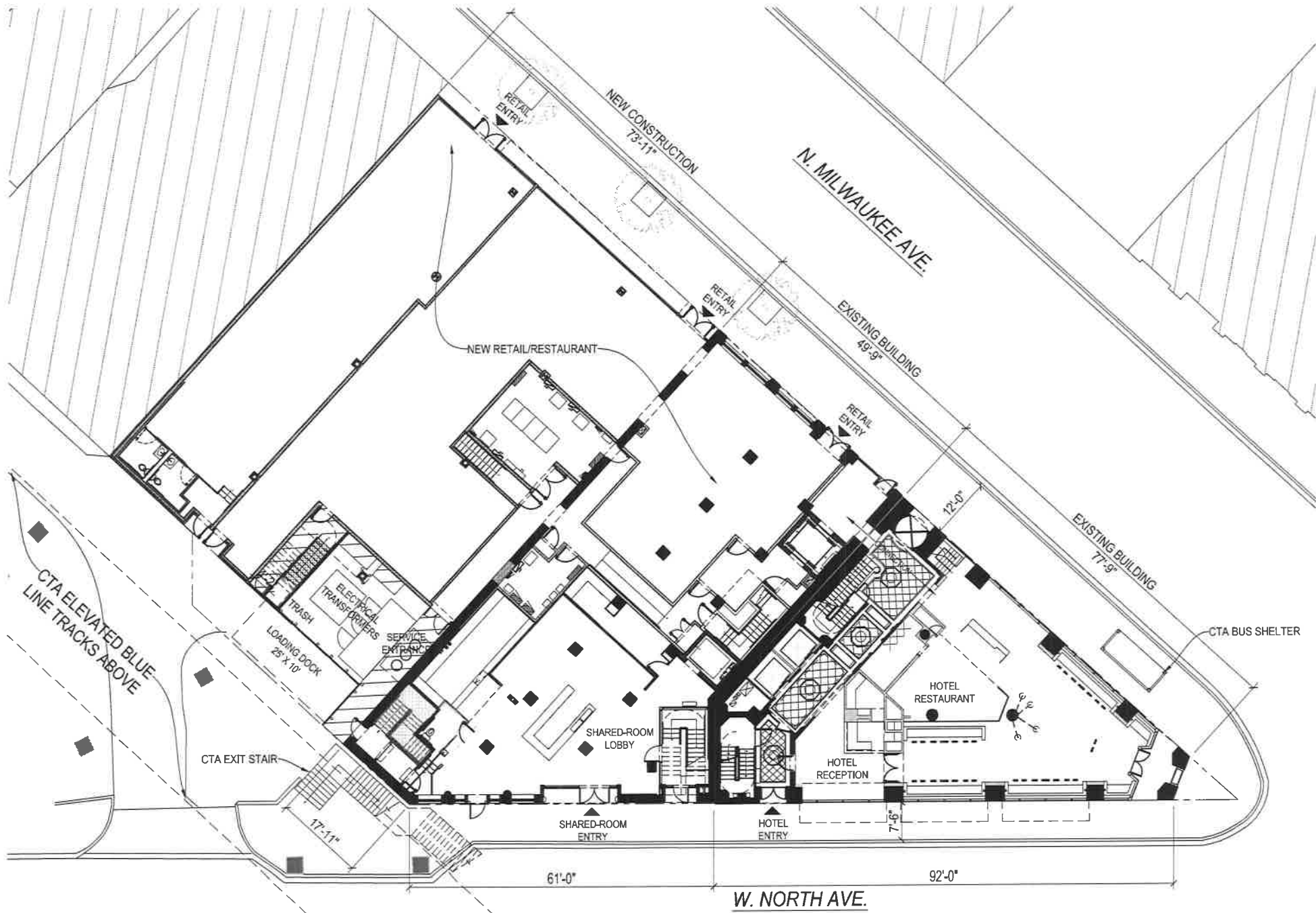
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1235, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Evan Meister, Mike Marmo, Erik Glass, Dijana Cuvalo, Main file



Site / Ground Floor Plan - (Revised 9/11/14)

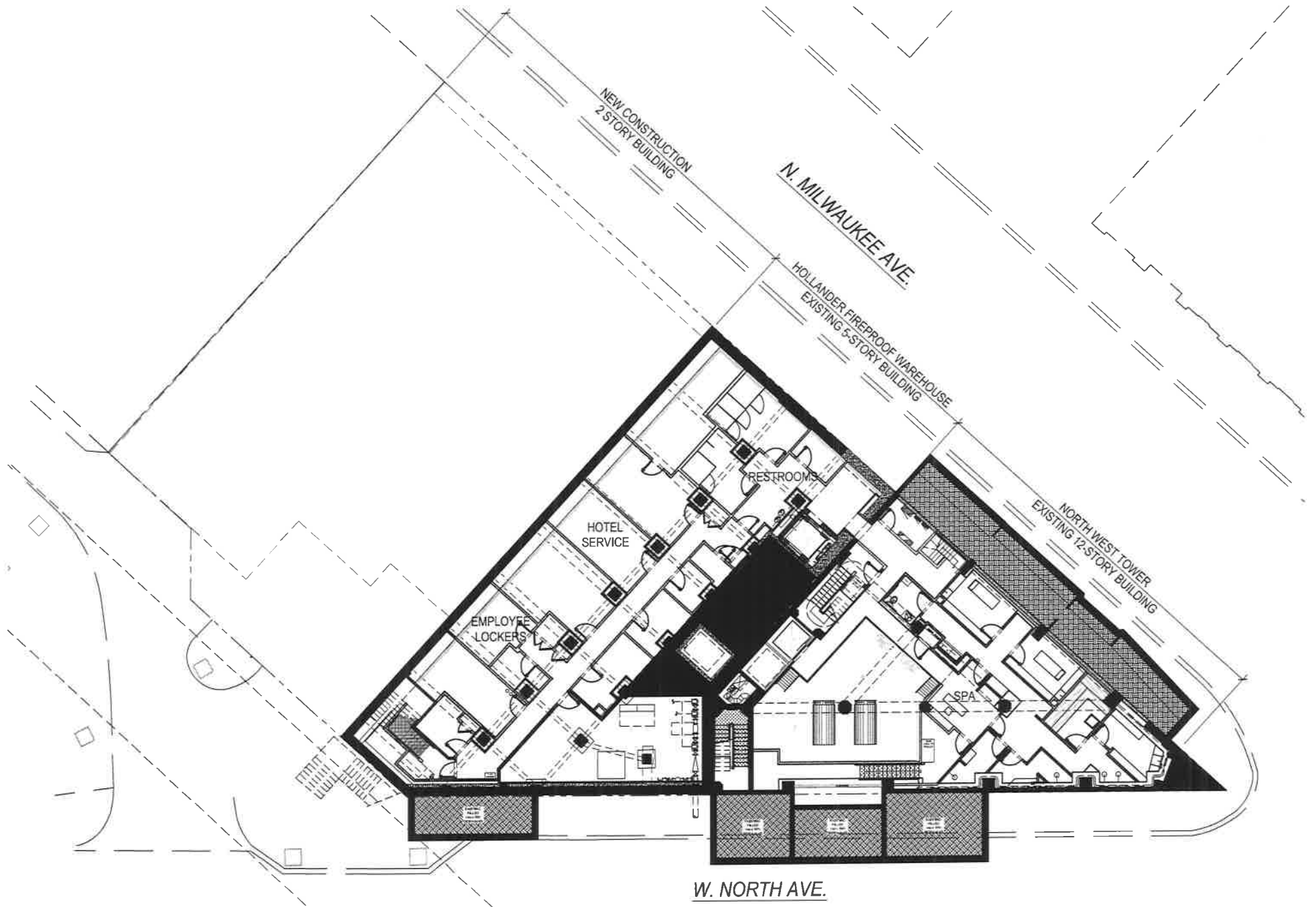
Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC

Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois

Date of Introduction: October 16, 2013

Plan Commission: March 20, 2014





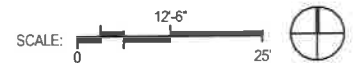
BASEMENT FLOOR PLAN (Revised 9/11/14)

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC

Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois

Date of Introduction: October 16, 2013

Plan Commission: March 20, 2014



17854

4/2/2014

REPORTS OF COMMITTEES

78257

Reclassification Of Area Shown On Map No. 5-G.
(Application No. 17930)
(Common Address: 1421 -- 1425 W. Fullerton Ave.)

[O2014-822]

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 B3-5 Community Shopping District and B3-2 Community Shopping District symbols and indications as shown on Map Number 5-G in the area bounded by:

West Fullerton Avenue; a line 74.0 feet east of and parallel to North Janssen Avenue; the public alley next south of and parallel to West Fullerton Avenue; and North Janssen Avenue,

to those of a B2-3 Neighborhood Mixed-Use 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. 5-H.
(As Amended)
(Application No. 17854)
(Common Address: 1600 -- 1626 N. Milwaukee Ave.)

PD 1235

[SO2013-7552]

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 B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park District symbols as shown on Map Number 5-H in the area generally bounded by:

a line 214.09 feet northwest of West North Avenue and perpendicular to North Milwaukee Avenue as measured along the southwest line of North Milwaukee Avenue; North Milwaukee Avenue; West North Avenue for a distance of 165.65 feet to the CTA right-of-way; the CTA right-of-way; and the alley next southwest of North Milwaukee Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols as shown on Map Number 5-H in the area generally bounded by:

a line 214.09 feet northwest of West North Avenue and perpendicular to North Milwaukee Avenue as measured along the southwest line of North Milwaukee Avenue; North Milwaukee Avenue; West North Avenue for a distance of 165.65 feet to the CTA right-of-way; the CTA right-of-way; and the alley next southwest of North Milwaukee Avenue,

to the designation 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:

Planned Development No. 1235.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1235 ("Planned Development") consists of approximately 16,787.26 square feet (0.38 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is under the single designated control of the applicant, 1616 -- 1624 North Milwaukee Ventures LLC.
2. 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 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. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 15 statements; a Bulk Regulations Table; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; a Roof Plan; a Building Section Plan; and Building Elevations prepared by Antunovich Associates dated March 20, 2014.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses shall be permitted in the area delineated herein as a Planned Development: lodging; office; personal service uses; retail sales; financial services; eating and drinking establishments, including general restaurants, taverns and rooftop outdoor patios; lodge or private club; accessory parking; and accessory uses.
6. On-premises 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 and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and

measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 16,787.28 square feet.

9. Upon review and determination ("Part II Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II Reviews are conditional until final Part II Approval.
11. The applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
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 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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The City of Chicago acknowledges that the adaptive re-use and modernization of the existing historic buildings, which represents approximately 90 percent of the total floor area of the Property, is a significant sustainable contribution to the built environment. Applicant shall design, construct and maintain all new buildings in a manner generally consistent with the standards under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The new building will have a green roof of approximately 5,941 square feet, which covers and is equivalent to a minimum of 50 percent of the building's net roof area.

- 15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a B3-5 Community Shopping District.

[Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Landscape Plan; Basement Floor Plan; Site/Ground Floor Plan; Typical Hotel Floor Plan; Roof Plan; Building Elevations; and Site Section referred to in these Plan of Development Statements printed on pages 78262 through 78273 of this *Journal*.]

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

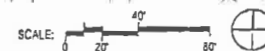
Planned Development No. 1235.

Bulk Regulations Table.

Gross Site Area:	32,596 square feet
Area in Public Right-of-Way:	15,808.72 square feet
Net Site Area:	16,787.28 square feet
Maximum Floor Area Ratio:	5.0
Maximum Building Height:	148 feet
Minimum Number of Parking Spaces:	7
Minimum Number of Loading Berths:	1
Maximum Number of Lodging Rooms:	120
Minimum Number of Bicycle Parking Spaces:	2
Minimum Setbacks:	Per Site Plan



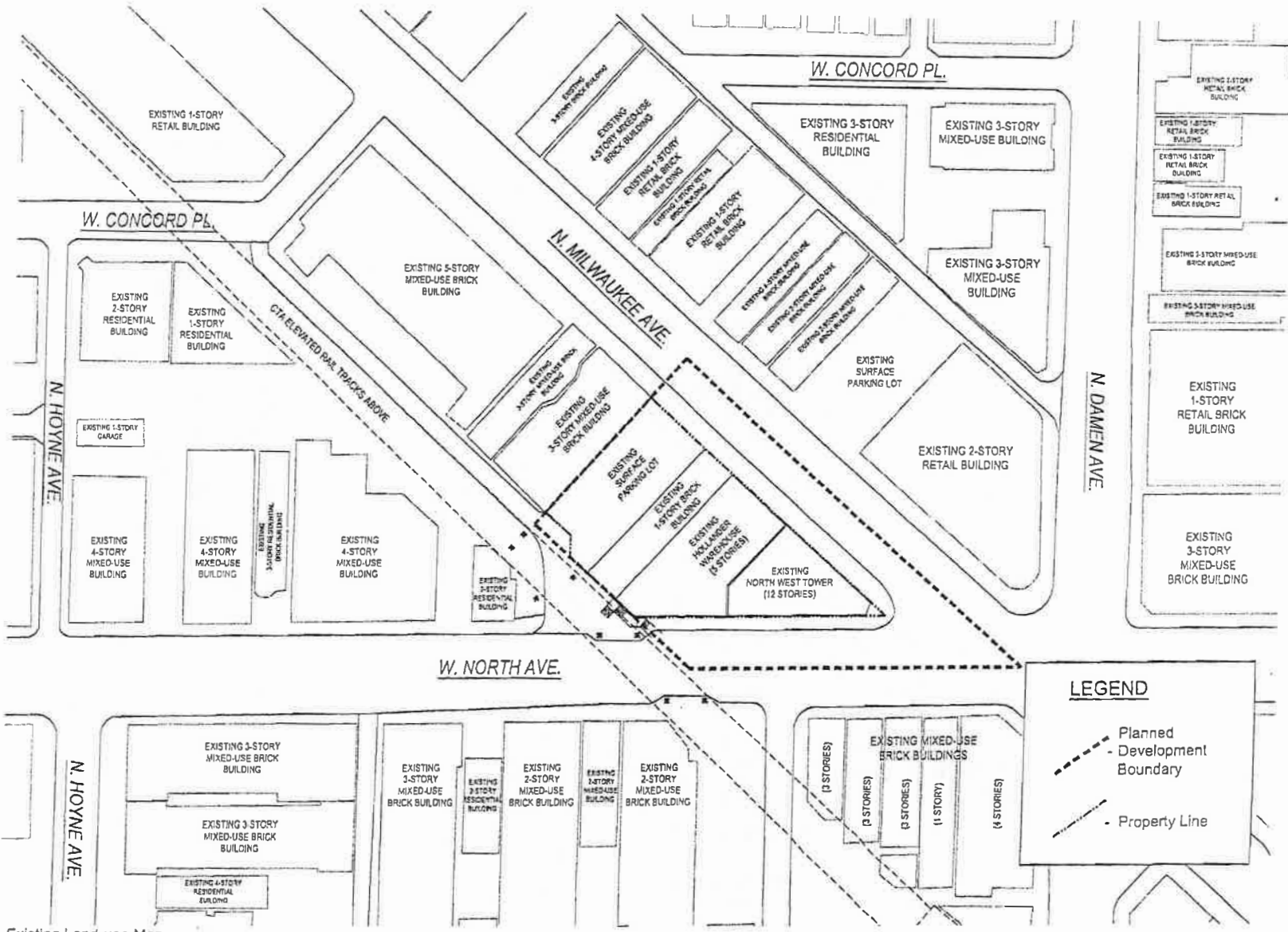
Boundary and Property Line Map
 Applicant: 1615 - 1624 N. Milwaukee Ventures, LLC
 Address: 1500 - 1626 N. Milwaukee Avenue, Chicago, Illinois



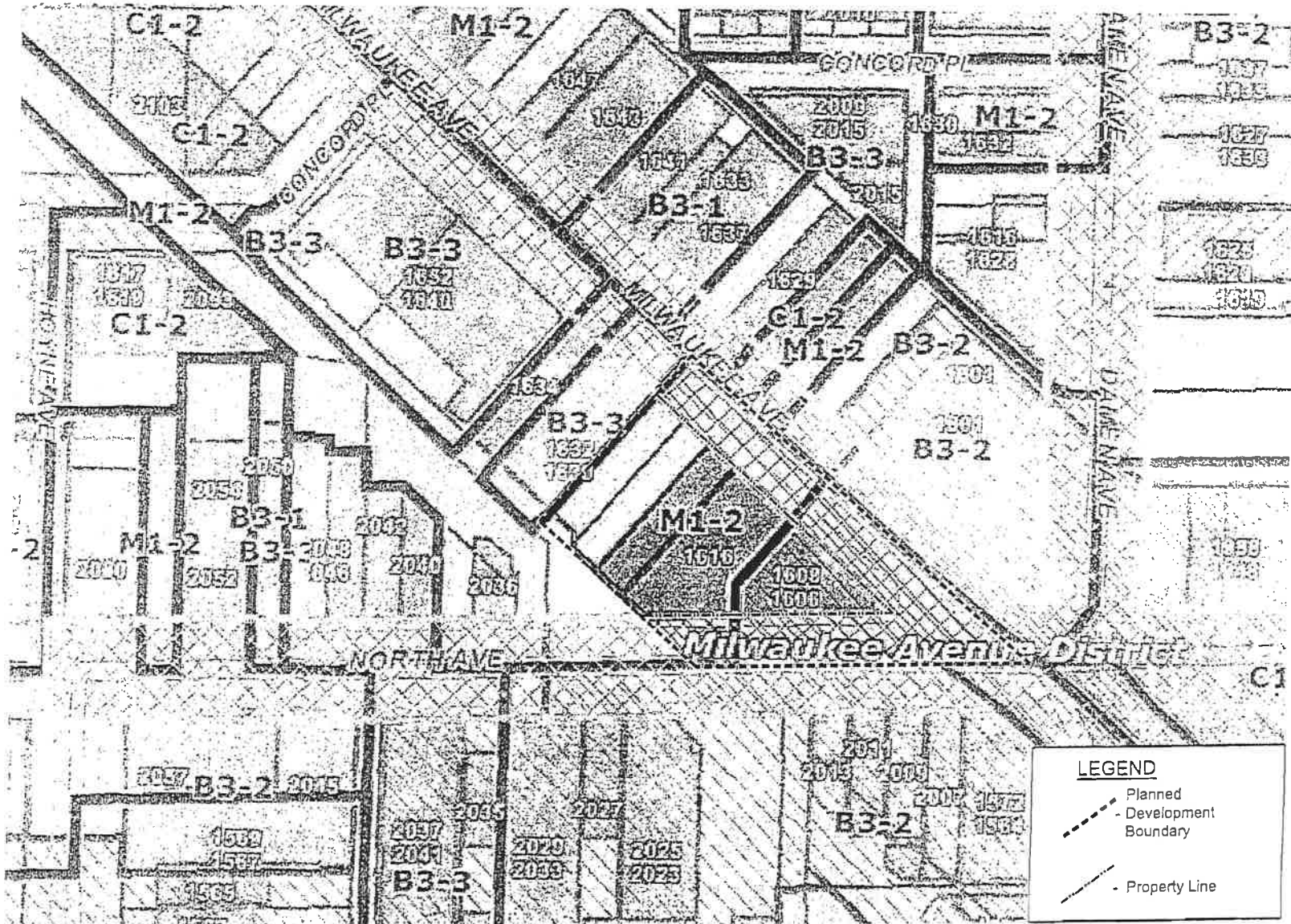
4/2/2014

REPORTS OF COMMITTEES

78263



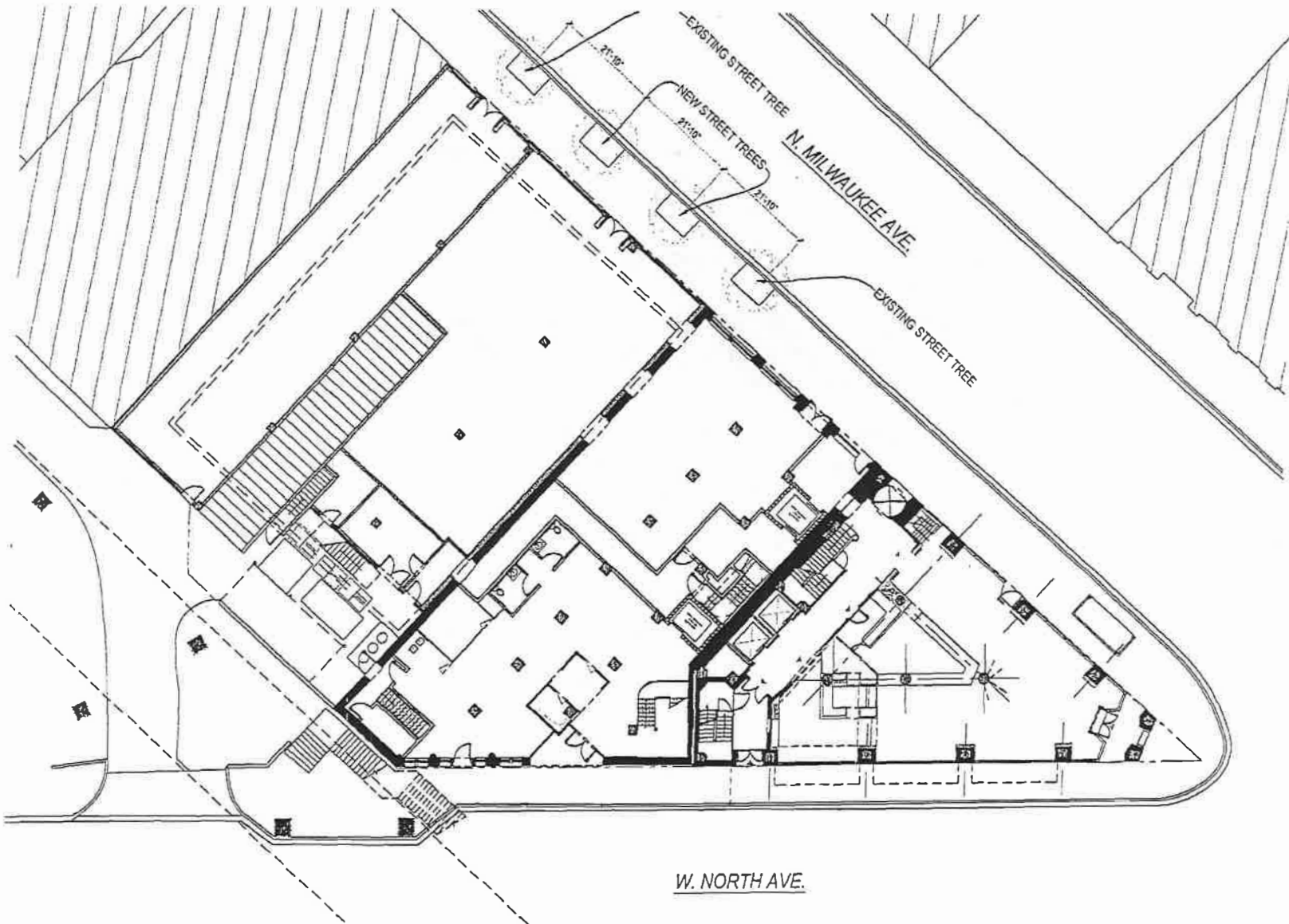
Existing Land-use Map
 Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
 Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois



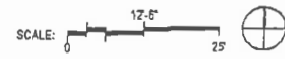
Existing Zoning Map

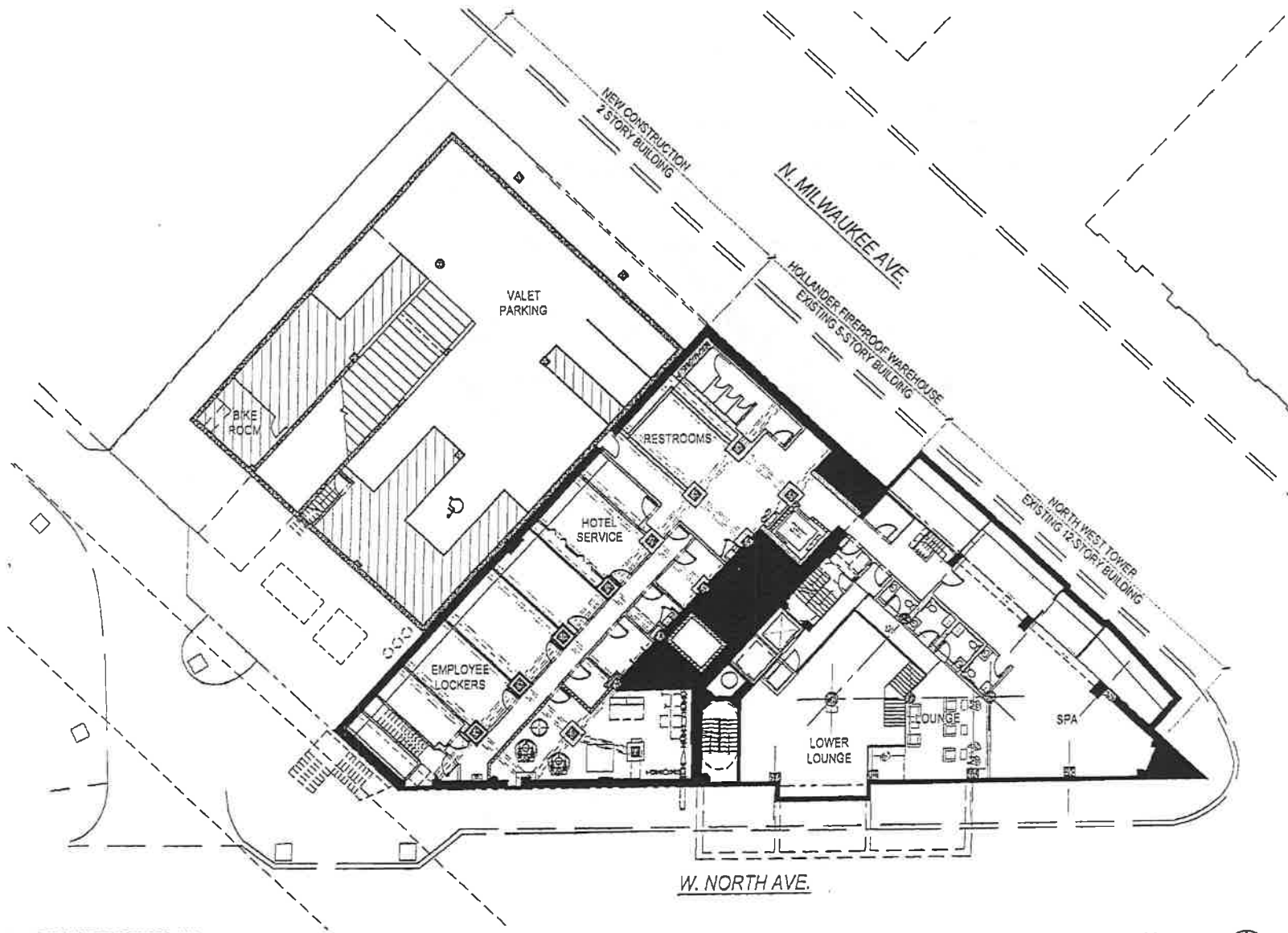
Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois

March 20, 2014



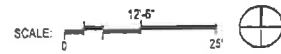
Landscape Plan
Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois

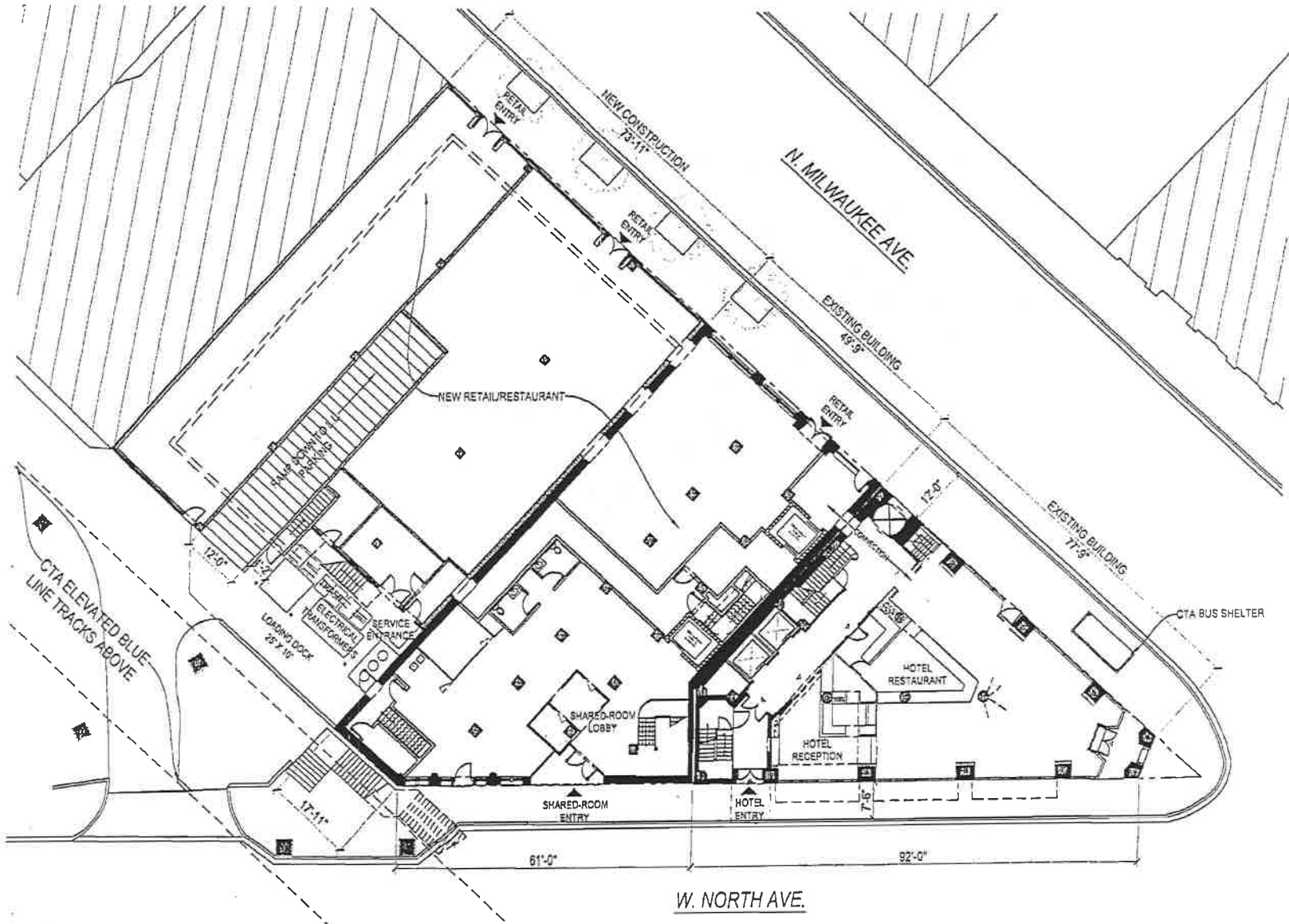




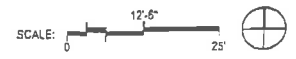
BASEMENT FLOOR PLAN

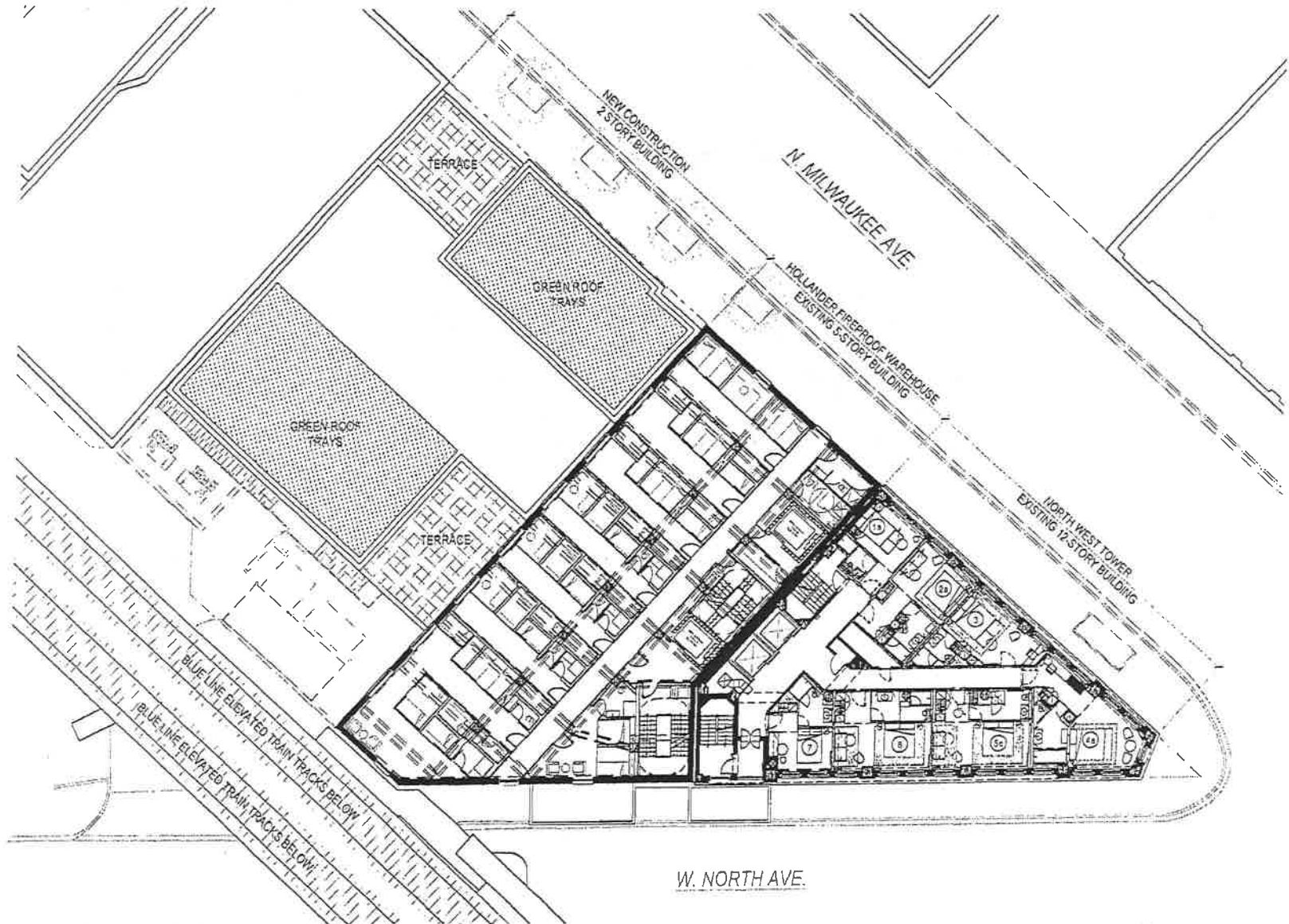
Applicant: 1515 - 1524 N. Milwaukee Ventures, LLC
Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois





Site / Ground Floor Plan
 Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
 Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois

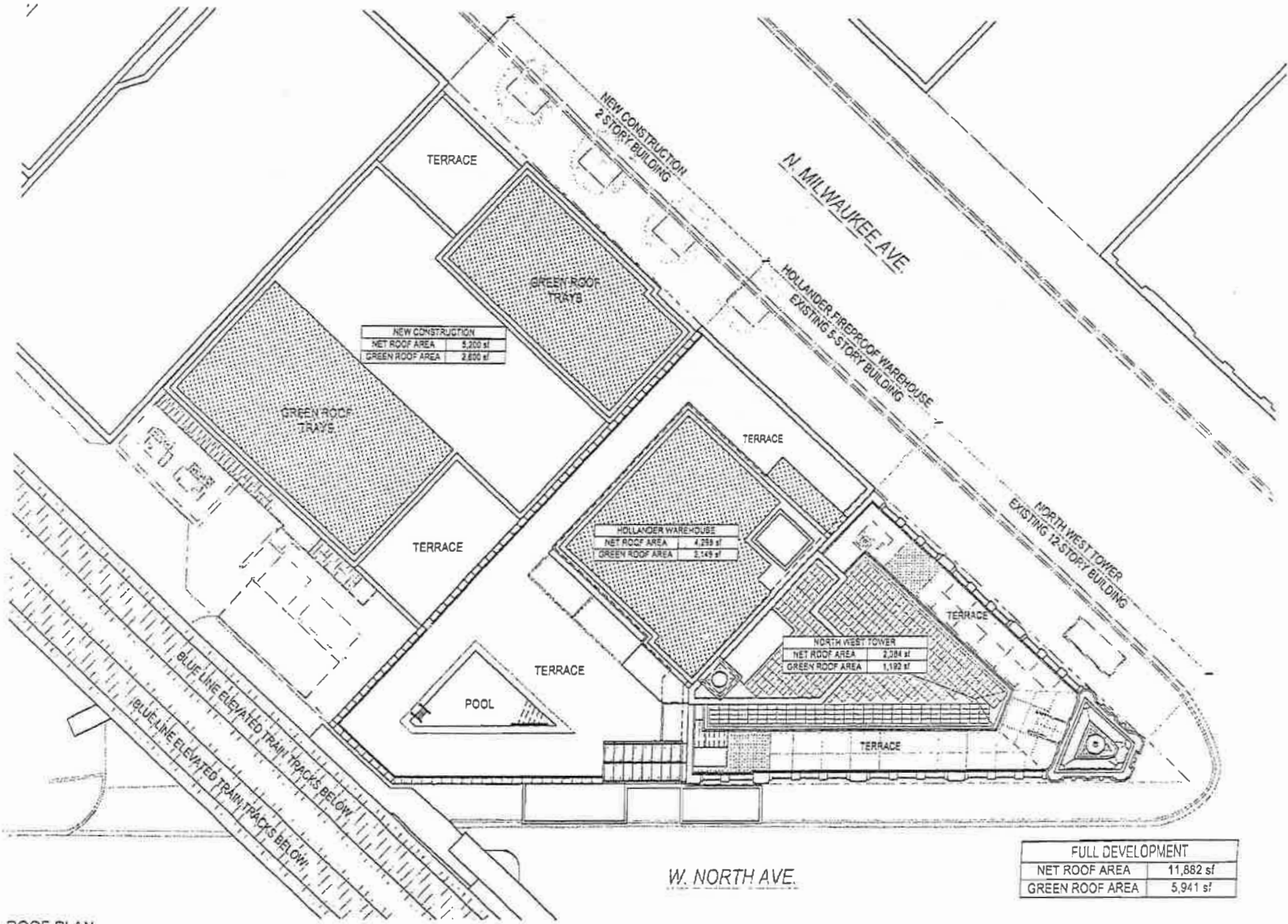




TYPICAL HOTEL FLOOR PLAN

Applicant: 1615 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois
11-25-2014





NEW CONSTRUCTION	
NET ROOF AREA	5,200 sf
GREEN ROOF AREA	2,800 sf

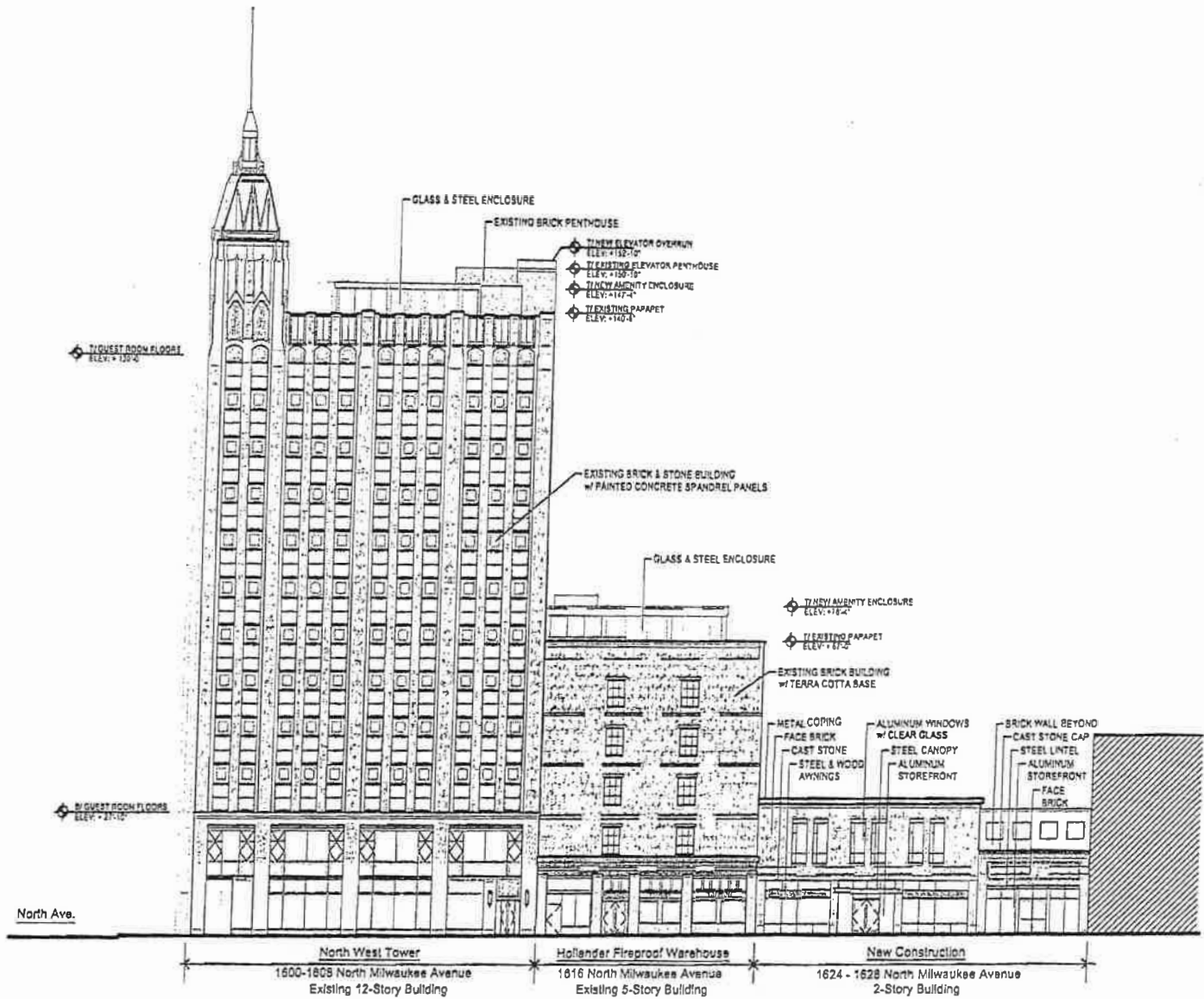
HOLLANDER WAREHOUSE	
NET ROOF AREA	4,259 sf
GREEN ROOF AREA	1,149 sf

NORTH WEST TOWER	
NET ROOF AREA	2,284 sf
GREEN ROOF AREA	1,193 sf

FULL DEVELOPMENT	
NET ROOF AREA	11,882 sf
GREEN ROOF AREA	5,941 sf

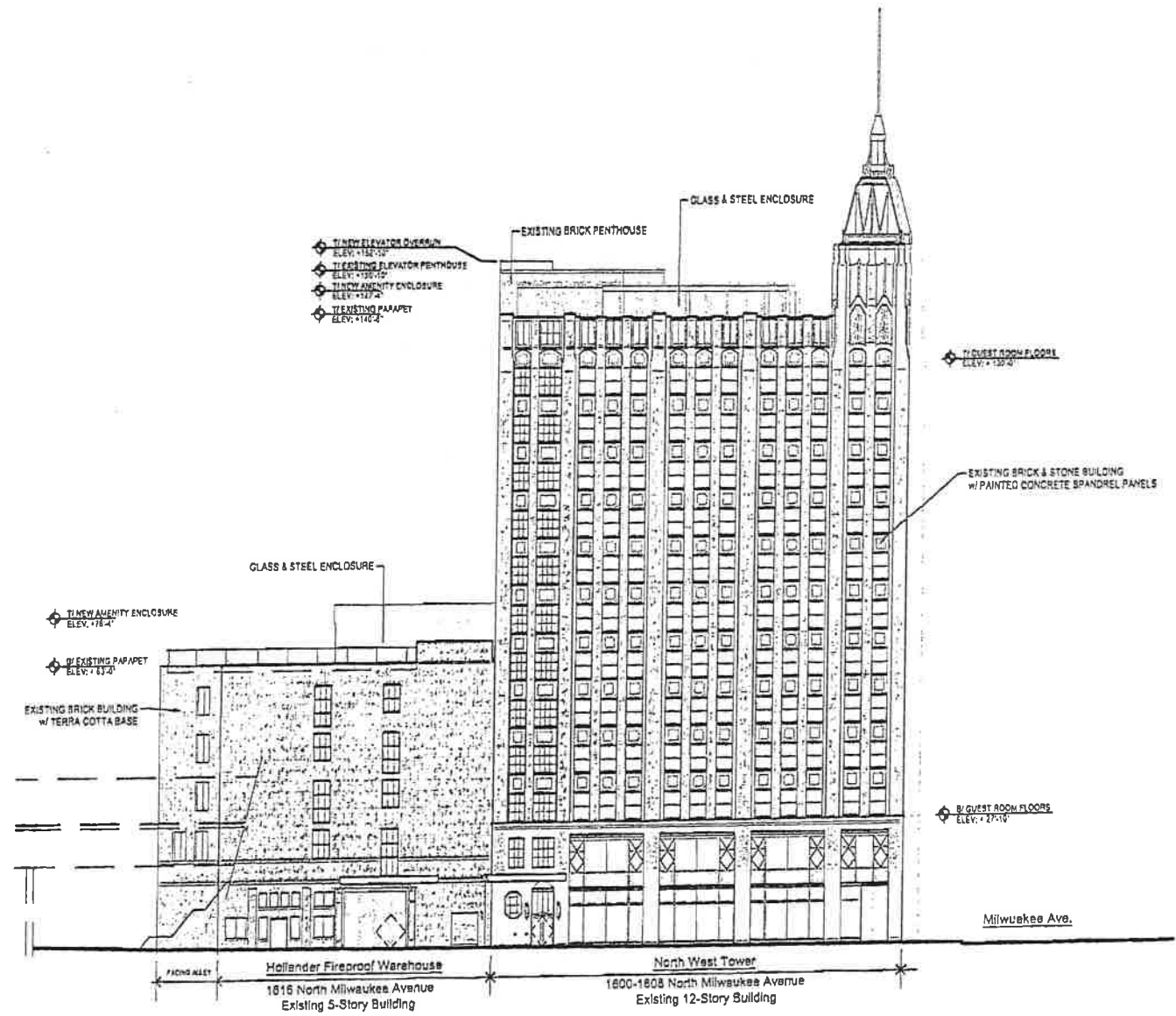
ROOF PLAN
 Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
 Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois





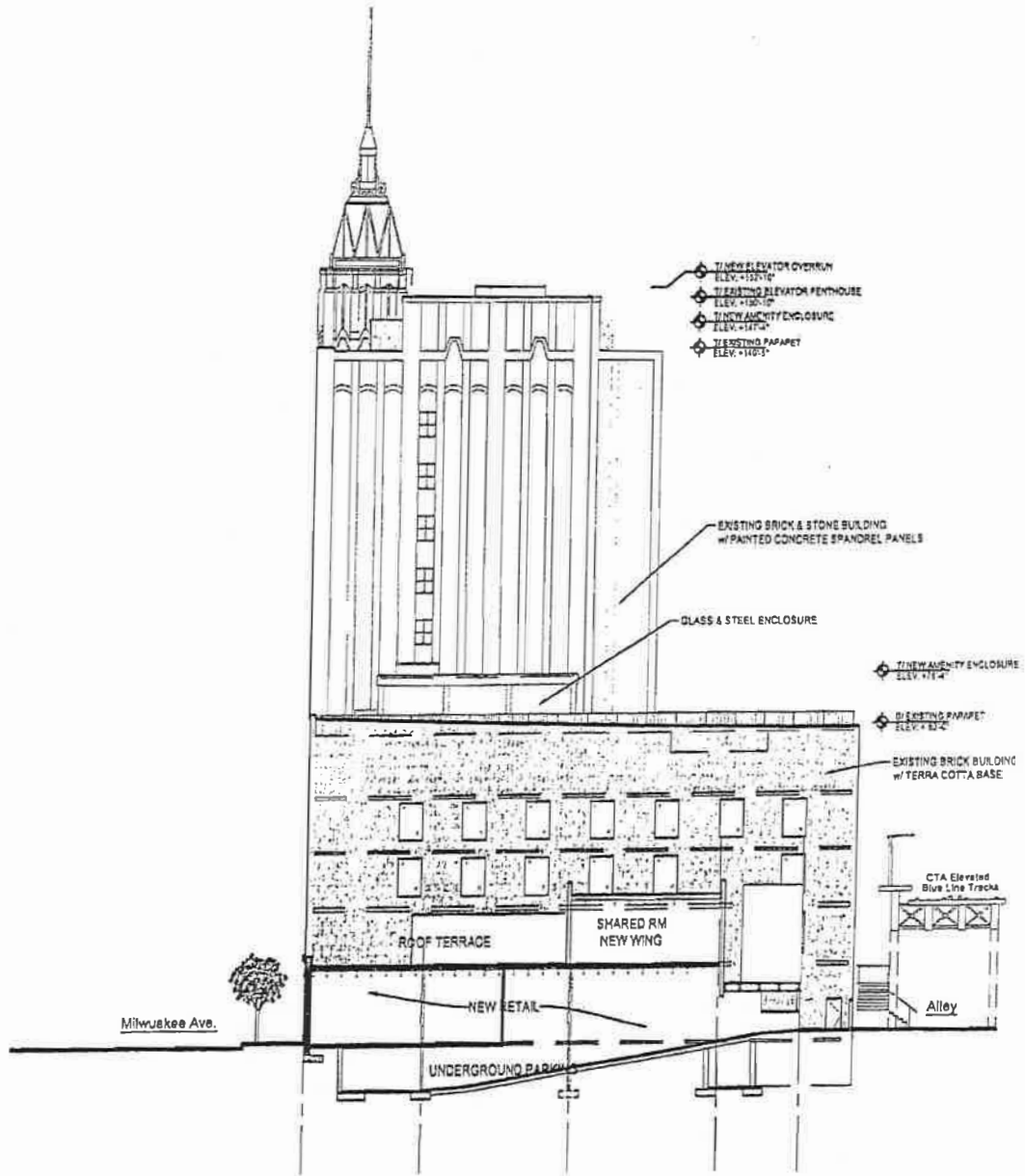
MILWAUKEE AVE. BUILDING ELEVATION

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois



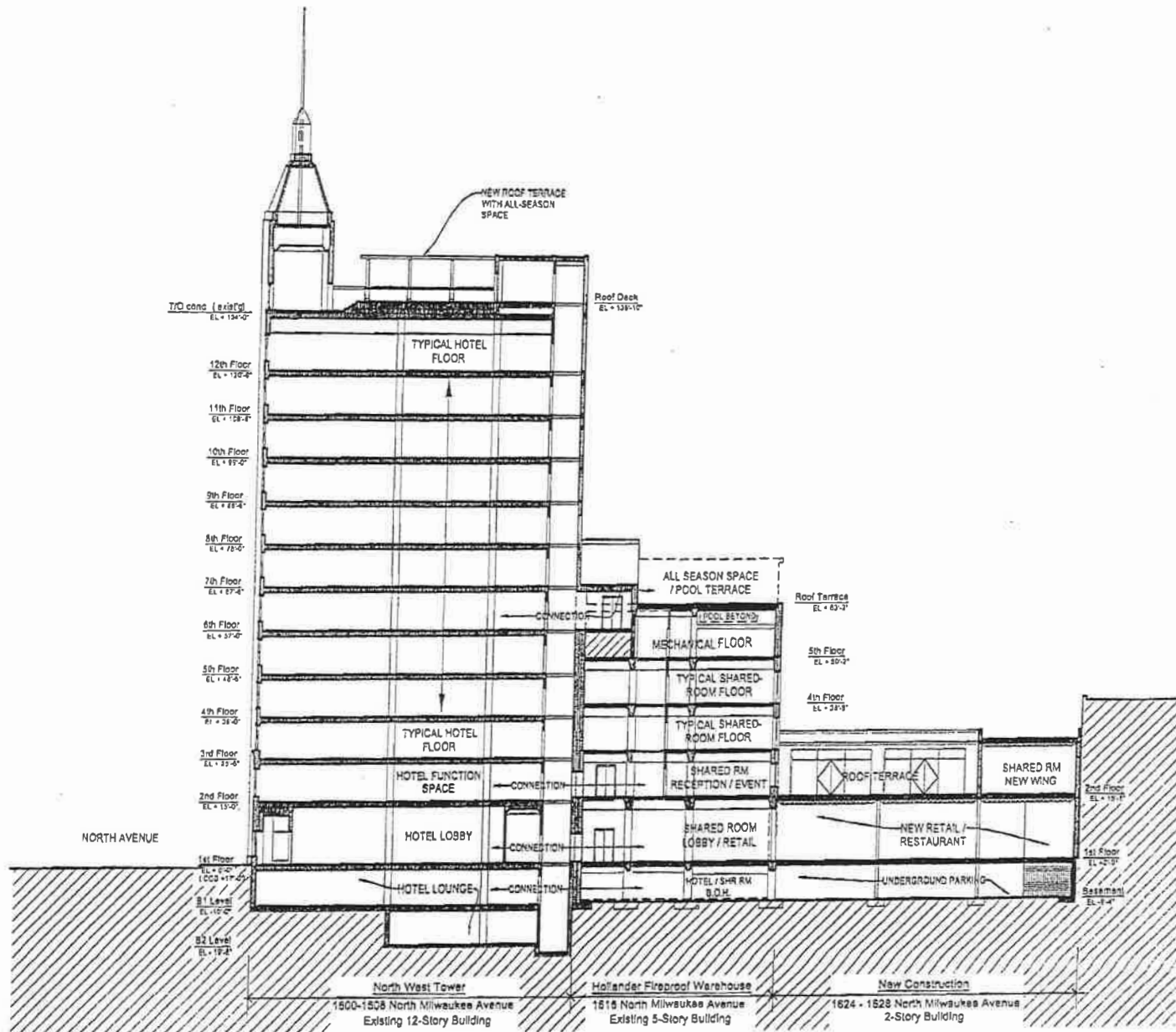
NORTH AVE. BUILDING ELEVATION

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 -1626 N. Milwaukee Avenue, Chicago, Illinois



Northwest Building Elevation / Retail Building Section

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois



Site Section

Applicant: 1616 - 1624 N. Milwaukee Ventures, LLC
Address: 1600 - 1626 N. Milwaukee Avenue, Chicago, Illinois