

PD 1286

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 25, 2018

Rolando R. Acosta
Acosta Ezgur, LLC
1030 W. Chicago Ave., Third Floor
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No. 1286
Proposed Nobu Hotel parking, 848-56 W. Randolph Street and 151-63 N. Peoria Street**

Dear Mr. Acosta:


Please be advised that your request for a minor change to Business Planned Development No. 1286 ("PD 1286"), 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 1286.

Your client and the owner of all of the property within PD 1286, NHC LLC, is seeking administrative relief to reduce the minimum number of accessory off-street parking spaces from 35 to 0 spaces for the proposed 119 room hotel to be located at Randolph and Peoria Streets. The requirement for 35 off-site parking spaces in 2015 resulted from community concerns about the volume of development proposed in the area and possible lack of parking. It should be noted that site is located approximately 720 feet from the CTA's Morgan Green Line train station, and pursuant to Section 17-10-0102-B of the Zoning Ordinance, parking may be reduced up to 100%. Additionally, the proposed parking reduction has the support of Alderman Walter Burnett, Jr. and the community.

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 Business Planned Development No. 1286, 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: Alderman Walter Burnett, Jr., Mike Marmo, Erik Glass, Fernando Espinoza, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 19, 2016

Michael Ezgur
Acosta Ezgur, LLC
1030 W. Chicago Avenue
Third Floor
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No. 1286
Proposed Nobu Hotel, 848-56 W. Randolph Street and 151-63 N. Peoria Street**

Dear Mr. Ezgur:


Please be advised that your request for a minor change to Business Planned Development No. 1286 ("PD 1286"), 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 1286.

Your client and the owner of all of the property within PD 1286, 854 West Randolph, LLC, is seeking administrative relief to increase the maximum building height from 145 feet to 149 feet, as shown on the attached, revised, North, South, East and West Elevations. The height increase is due to larger framework needed than originally thought for the mechanical penthouse.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed four foot height increase 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.

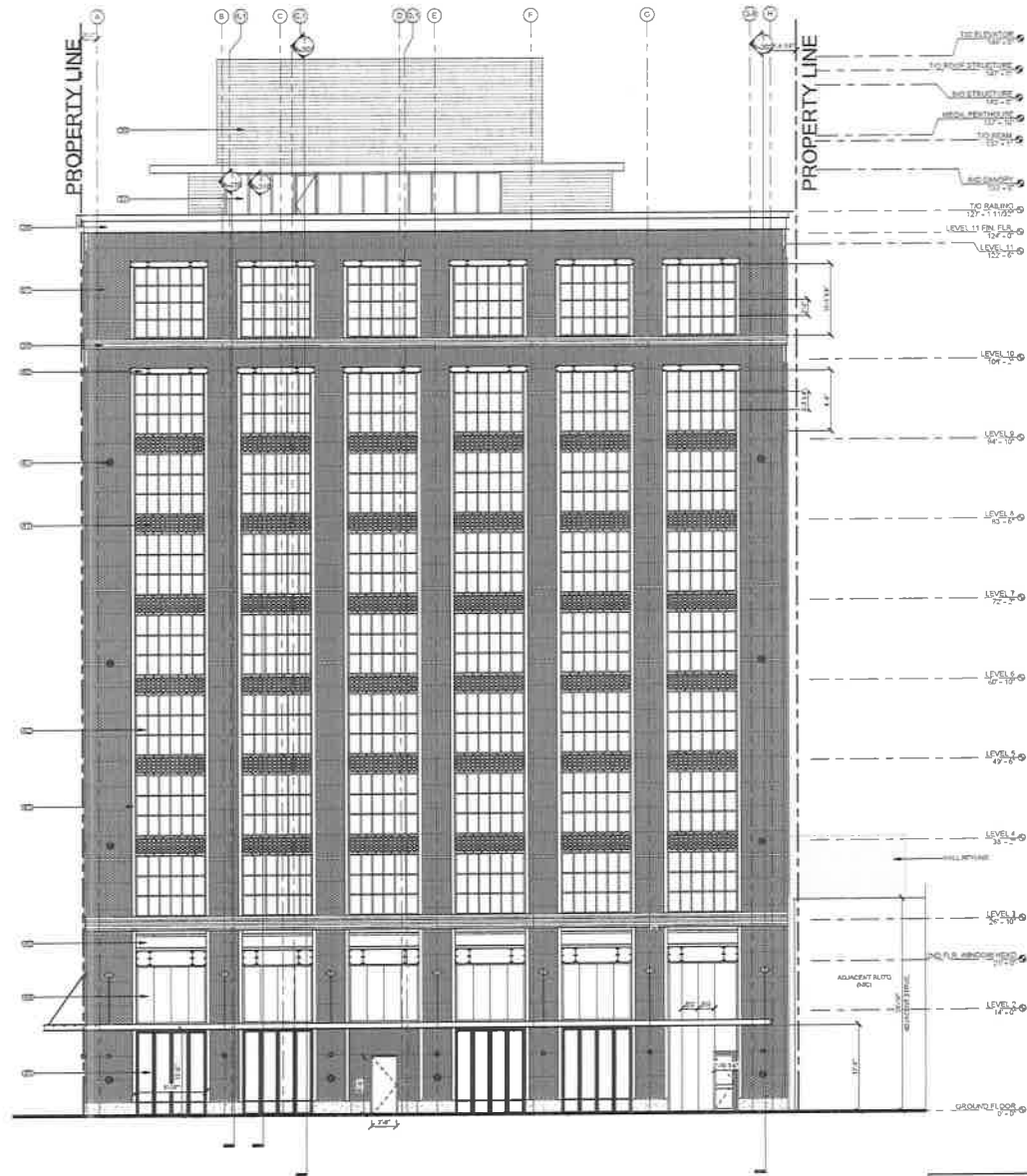
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1286, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless 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,

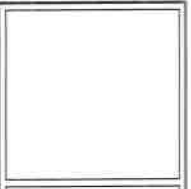

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file



BUILDING ELEVATION 0'-0" = 14.29 C.C.D.



modif.
#ARCHITECTURE
1300 WEST LAKE STREET, STE 200
CHICAGO, IL 60667

CENTAUR

NO.	DATE	BY	DESCRIPTION

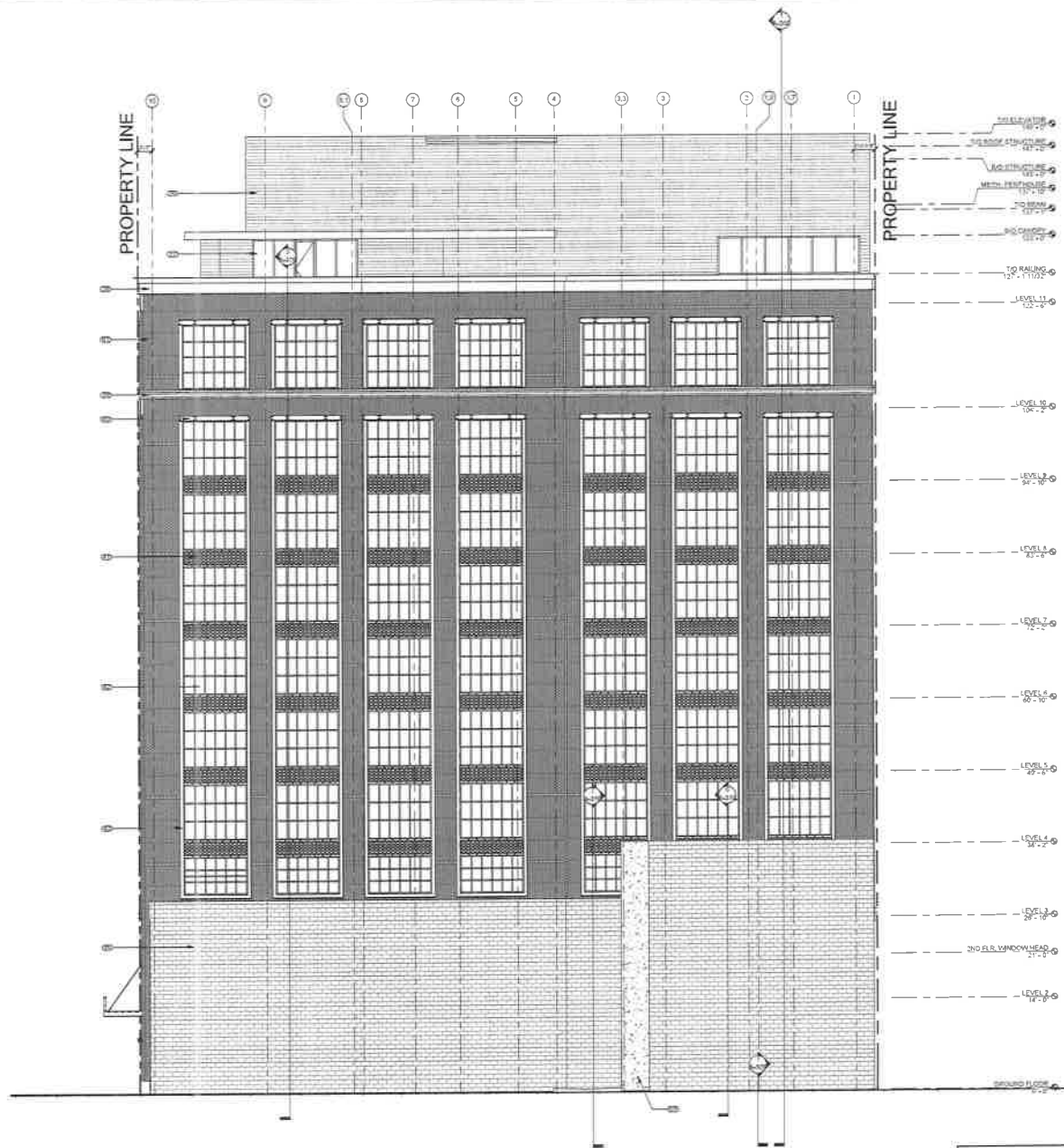
SOUTH ELEVATION

NOBU HOTEL
848-856 W. RANDOLPH ST.
/ 151-163 N. PEORIA ST.
CHICAGO, IL

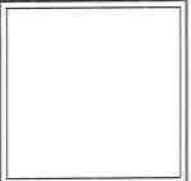
PROJECT NUMBER	2016-002
DATE	09.18.16
DRAWN BY	RA
CHECKED BY	SC
	MODIF.

A-210

Scale 1/8" = 1'-0"



BUILDING ELEVATION 0'-0" = 14.29 C.C.D.



modif. architecture
 1300 west lake street, ste 200
 chicago, il 60607

CENTAUR

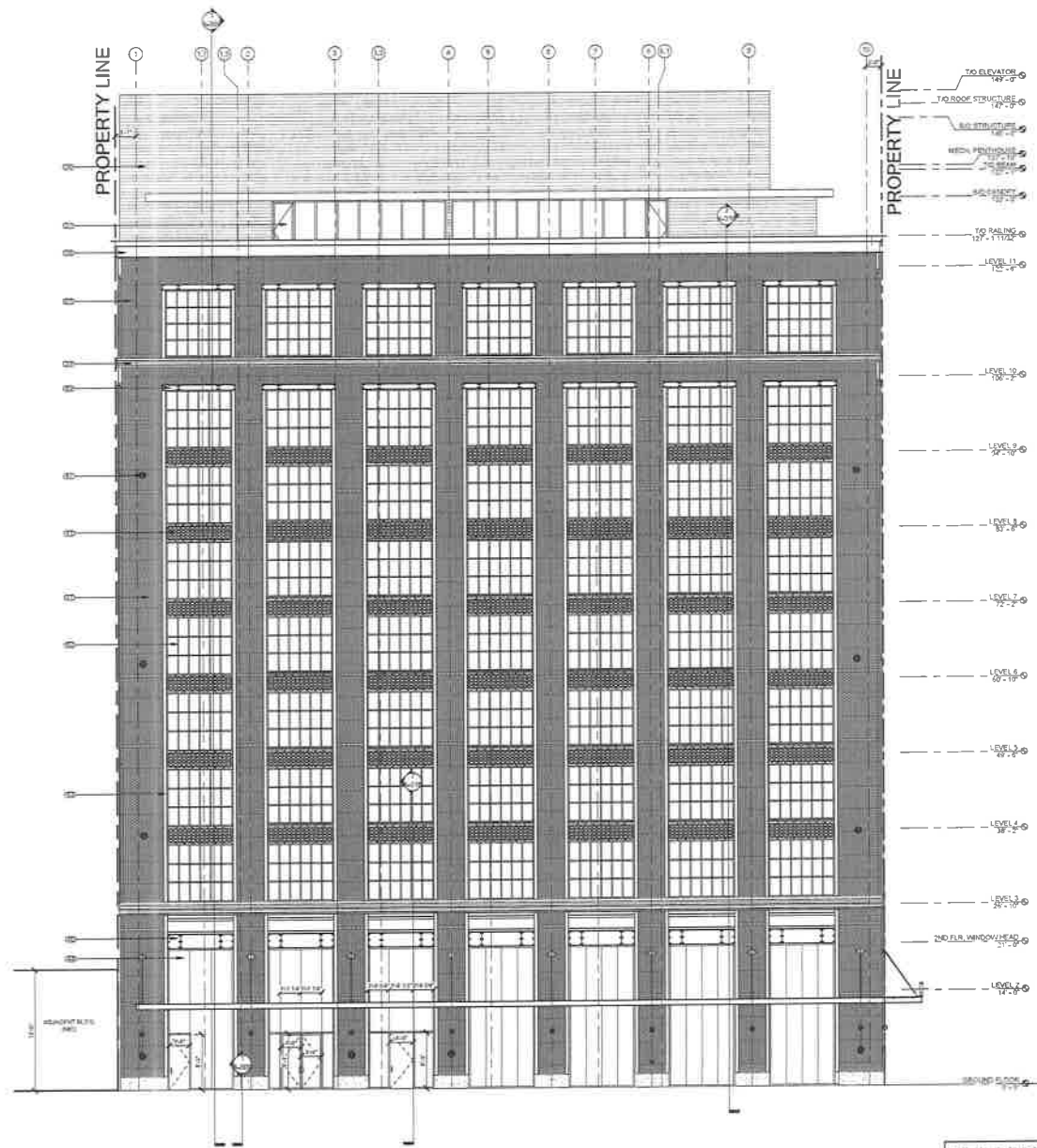
REV.	DATE	BY	DESCRIPTION

EAST ELEVATION

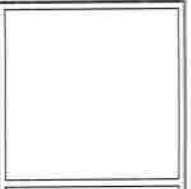
NOBU HOTEL
 848-856 W. RANDOLPH ST.
 7151-163 N. PEORIA ST.
 CHICAGO, IL

PROJECT NUMBER	2016-002
DATE	08/16/16
DRAWN BY	Author
CHECKED BY	Checker

A-240
 Scale 1/8" = 1'-0"



BUILDING ELEVATION 0'-0" = 14.29 C.C.D.



modif.
architecture
1300 west lake street, ste 502
chicago, IL 60607

CENTAUR

NO.	DATE	BY	DESCRIPTION

WEST ELEVATION

NOBU HOTEL
848-856 W. RANDOLPH ST.
/ 151-163 N. PEORIA ST.
CHICAGO, IL

PROJECT NUMBER	2016-002
DATE	09.18.16
DRAWN BY	Audier
CHECKED BY	Chickler

A-220
Scale 1/8" = 1'-0"

11/16/2016 4:43:28 PM

18847

34378

JOURNAL--CITY COUNCIL--CHICAGO

10/5/2016

*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 18847)
(Common Address: 848 -- 856 W. Randolph St./
151 -- 163 N. Peoria St.*

BPD 1286, 99

[SO2016-4765]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Business Planned Development Number 1286 symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 114.67 feet north of West Randolph Street; the public alley next east of North Peoria Street; the alley next north of West Randolph Street; a line 100.83 feet east of North Peoria Street; West Randolph Street; and North Peoria Street,

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 114.67 feet north of West Randolph Street; the alley next east of North Peoria Street; the alley next north of West Randolph Street; a line 100.83 feet east of North Peoria Street; West Randolph Street; and North Peoria Street,

to those of Business Planned Development Number 1286, as amended, which is hereby established in the area described above.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development statements attached to this ordinance read as follows:

Business Planned Development No. 1286.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1286 ("Planned Development") consists of approximately 12,177 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 854 West Randolph 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 amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or 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, assign 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

Prior to the issuance of a certificate of occupancy, the thirty-five (35) required accessory parking spaces provided for in this Planned Development may be located off-site at a location that is to be reviewed and approved by the Department of Planning and Development and the Department of Transportation; provided, however, that the required accessory parking may be located on the property commonly known 1132 -- 1140 West Randolph Street subject to: (a) all reasonable efforts to secure alternative locations having failed, as determined by the Commissioner of the Department of Planning and Development; and, (b) the approval of the site plan by the Department of Planning and Development and the Department of Transportation.

4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Ground Level Plan; a Green Roof Plan and Building Elevations submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 are permitted in the area delineated herein as a Business Planned Development: hotel, restaurants with incidental service of liquor and outdoor seating, retail uses 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 12,177 square feet and a base FAR of 5.0.

The Developer acknowledges that the project has received a floor area bonus of 3.1 pursuant to Section 17-4-1000 of the Zoning Ordinance (the "Density Bonus Regulations"), as set forth in the bonus worksheet attached hereto as Exhibit [____]. With the bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the applicant is required to make a bonus payment in the amount of \$875,769.84 (subject to adjustment as described further below). The bonus payment is calculated as follows:

$$3.1 \text{ (bonus FAR)} \times 12,177 \text{ square feet (net site area)} = 37,748.70 \text{ square feet (total bonus square feet)} \times \$29.00/\text{square foot (median cost of land as of 2016)} \times 0.80 = \$875,769.84 \text{ (bonus payment as of 2016)}$$

The bonus payment is due in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be increased based on changes in median land values in accordance with Section 17-4-1003-C of the Density Bonus Regulations.

The bonus payment will be split between three separate funds, as follows: 80 percent or \$700,615.87 to the Neighborhoods Opportunity Fund, 10 percent or \$87,576.98 to the Citywide Adopt-a-Landmark Fund, and 10 percent or \$87,576.98 to the Local Impact Fund. In lieu of paying the City directly, the Department may (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects, (b) direct developers to deposit a portion of the

funds with a landmark property owner to finance specific landmark restoration projects, or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

It is currently anticipated that the Eighty-seven Thousand Five Hundred Seventy-six and 98/100 Dollars (\$87,576.98) contribution to the Local Impact Fund (as such amount shall be adjusted in accordance with Section 17-4-1003-C at the time of building permit) will be utilized for a public library within one (1) mile of the Planned Development site. Any modification of the allocation of the Local Impact Fund contribution shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of a Part II Approval, building permit or certificate of occupancy for the planned development.

9. Upon review and determination, "Part II Review", 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 reviews associated with site plan review or Part II reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments, of Streets and Sanitation, Environment and Buildings, under 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, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification 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 applicant has agreed to provide a 50 percent green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

[FAR Bonus Calculation Sheet referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Land-Use Map; Existing Zoning Map; Boundary Plan; Ground Level Plan; Site Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 34383 through 34392 of this *Journal*.]

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

Business Plan Development No. 1286, AA.

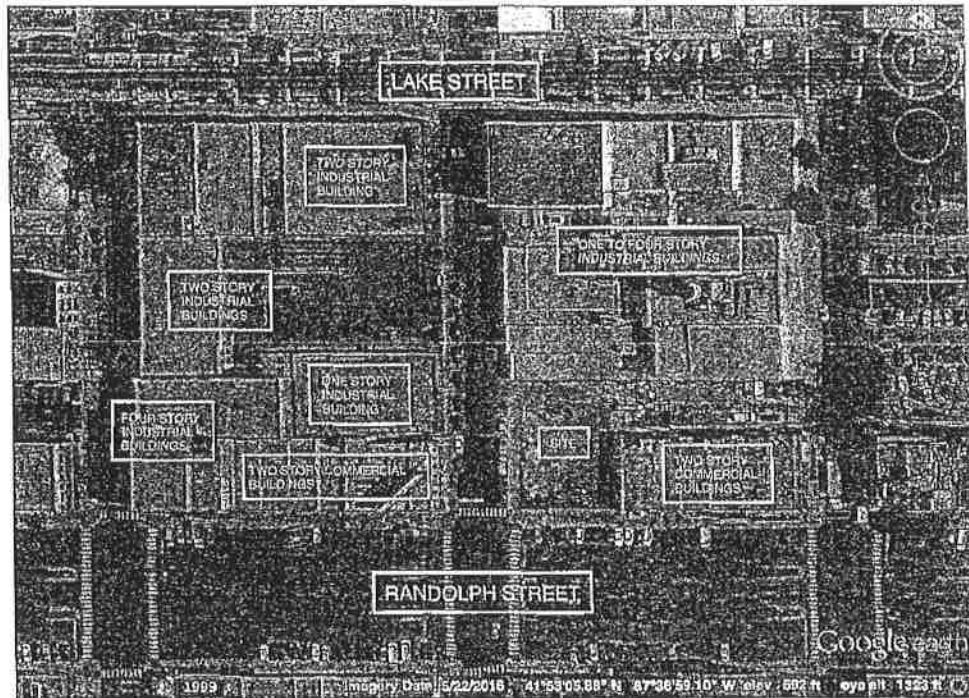
Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area:	25,286.28 square feet (0.58 acre)
Net Site Area:	12,177.00 square feet (0.28 acre)
Area Remaining in Public Right-of-Way:	13,109.28 square feet (0.30 acre)
Base Floor Area Ratio:	5.0
Floor Area Bonus:	3.1
Maximum Floor Area Ratio:	8.1
Minimum Setbacks:	per site plan
Maximum Number of Keys:	119
Minimum Number of Accessory Off-Street Parking Spaces:	35
Minimum Number of Off-Street Loading:	1 berth
	10 feet by 25 feet
Maximum Building Height:	145 feet

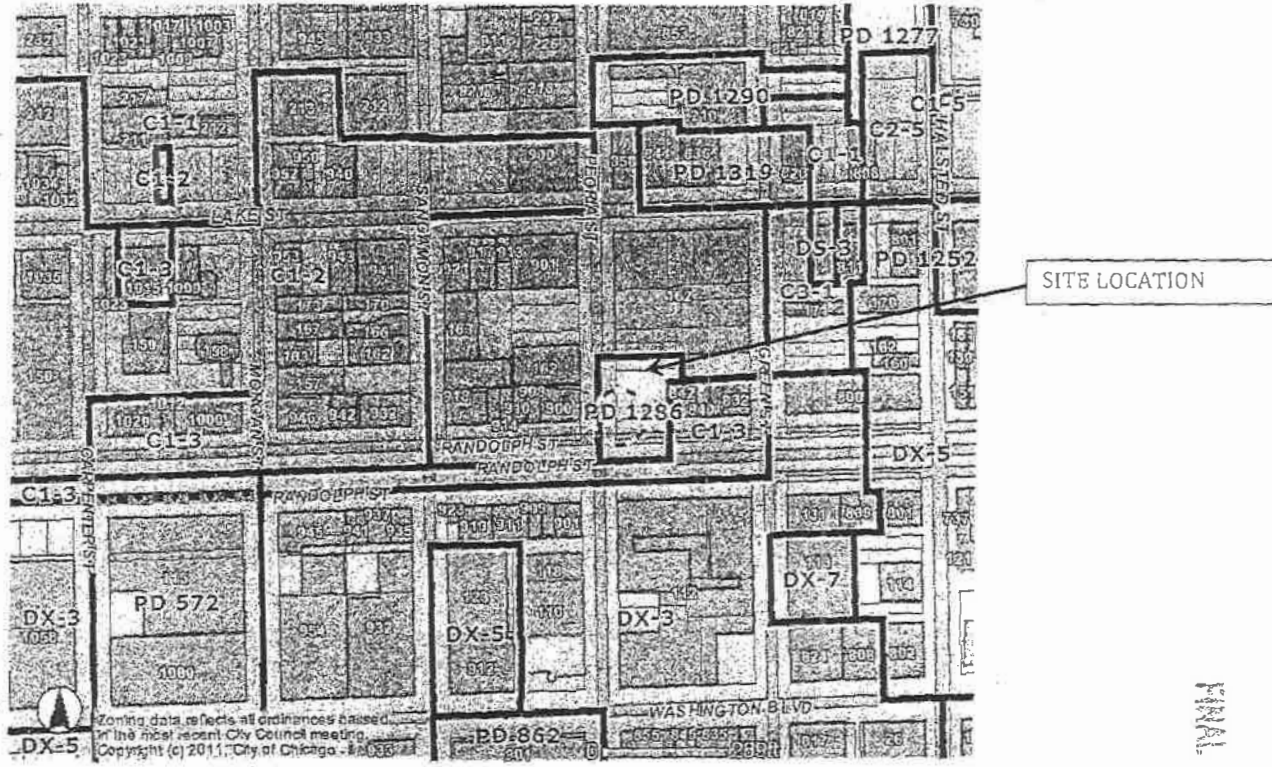
FINAL FOR PUBLICATION

EXISTING LAND USE MAP



APPLICANT : 854 WEST RANDOLPH, LLC
ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
INTRO DATE: JUNE 22, 2016
PLAN COMMISSION DATE: SEPT 15, 2016

EXISTING ZONING MAP

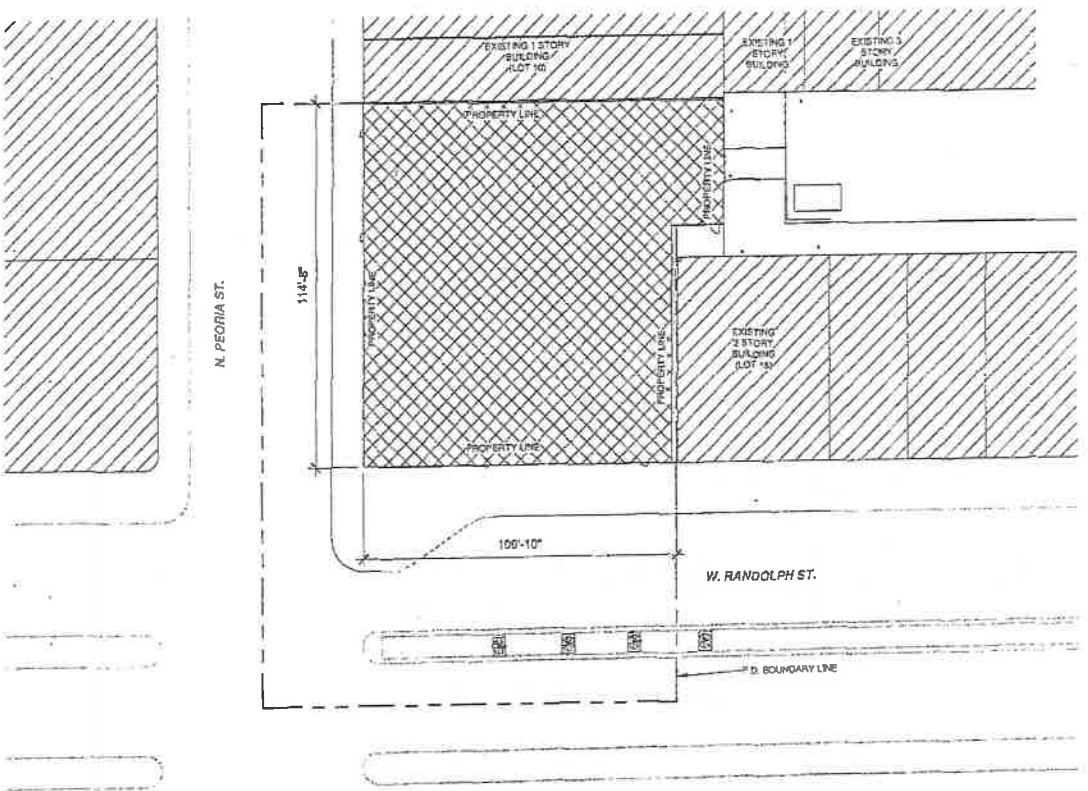


Zoning data reflects all ordinances passed
 in the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago - 8-038

FINAL FOR PUBLICATION

APPLICANT: 854 West Randolph, LLC
 ADDRESS: 848 - 56 W. Randolph St./151 - 63 N. Peoria St.
 INTRO DATE: June 22, 2016
 PLAN COMMISSION DATE: September 15, 2016

FINAL FOR PRELIMINARY



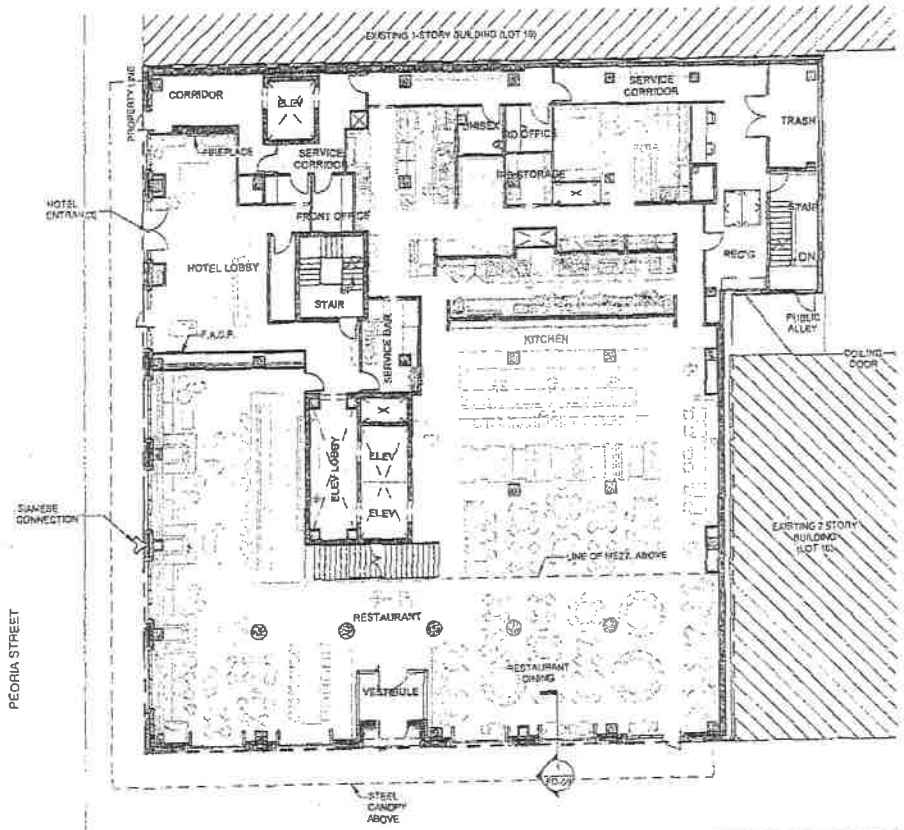
P.D. BOUNDARY PLAN

APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016

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FINAL FOR PUBLICATION



	GROUND LEVEL PLAN	<small>DATE</small> <small>10/5/2016</small>
	APPLICANT : 854 WEST RANDOLPH, LLC	
	ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.	
	INTRO DATE: JUNE 22, 2016 PLAN COMMISSION DATE: SEPT 15, 2016	

RANDOLPH STREET

PEORIA STREET

EXISTING 1-STORY BUILDING (LOT 15)

EXISTING 2 STORY BUILDING (LOT 16)

HOTEL ENTRANCE

SHAMERE CONNECTION

CORRIDOR

REPLACE

SERVICE CORRIDOR

FRONT OFFICE

STAIR

ELEV.

OFFICE

RECORDS

RE-STORAGE

TRASH

STAIR

DOWN

PUBLIC ALLEY

COILING DOOR

HOTEL LOBBY

F.A.S.P.

STAIR

ELEV.

ELEV.

ELEV.

SERVICE DOOR

KITCHEN

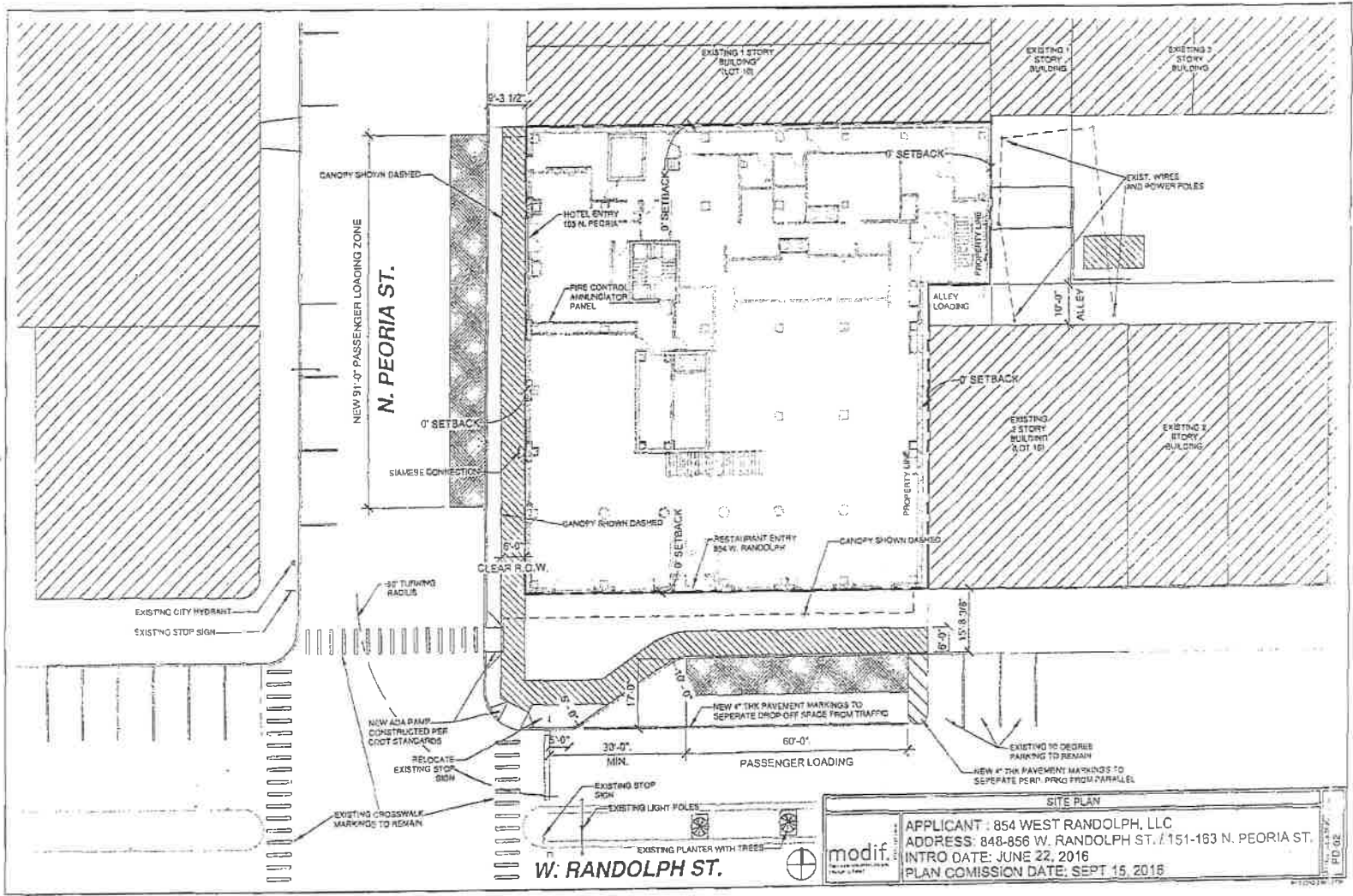
LINE OF MEZZ. ABOVE

RESTAURANT

VESTIBULE

RESTAURANT DINING

STEEL CANOPY ABOVE

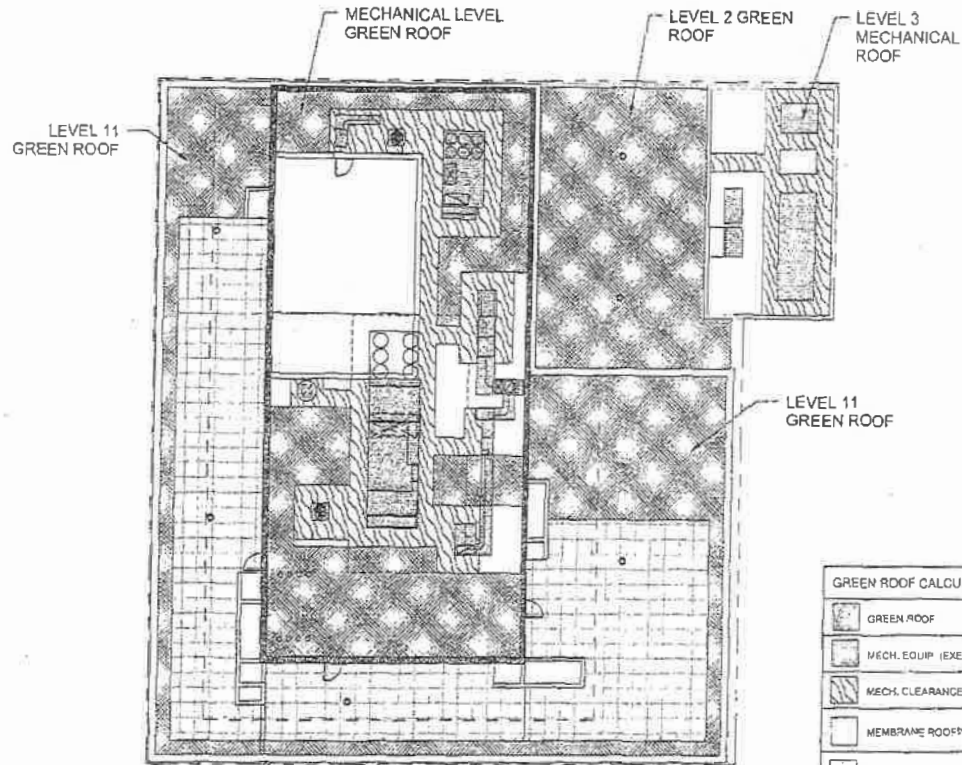







SITE PLAN

APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS : 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016

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FINAL FOR PUBLICATION

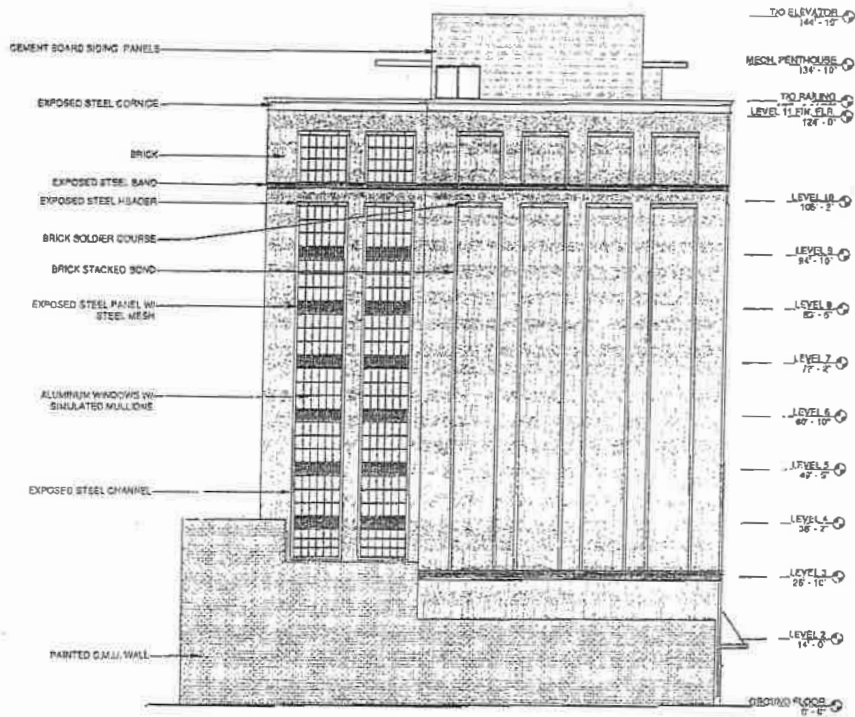


GREEN ROOF CALCULATION	
	GREEN ROOF 4,574 SF
	MECH. EQUIP. (EXEMPT) 704 SF
	MECH. CLEARANCE (EXEMPT) 1,147 SF
	MEMBRANE ROOFING 1,731 SF
	PAVER AREA 2,874 SF
TOTAL ROOF AREA 11,003 SF	
MIN REQ'D GREEN ROOF =	
0.3 (ROOF AREA - MECH. EQUIP. - MECH. CLEARANCE/ACCESS)	
0.3 (11,000SF - 704SF - 1,147SF) = 4,574 SF	

GREEN ROOF PLAN

modif. APPLICANT: 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016

FINAL FOR PUBLICATION



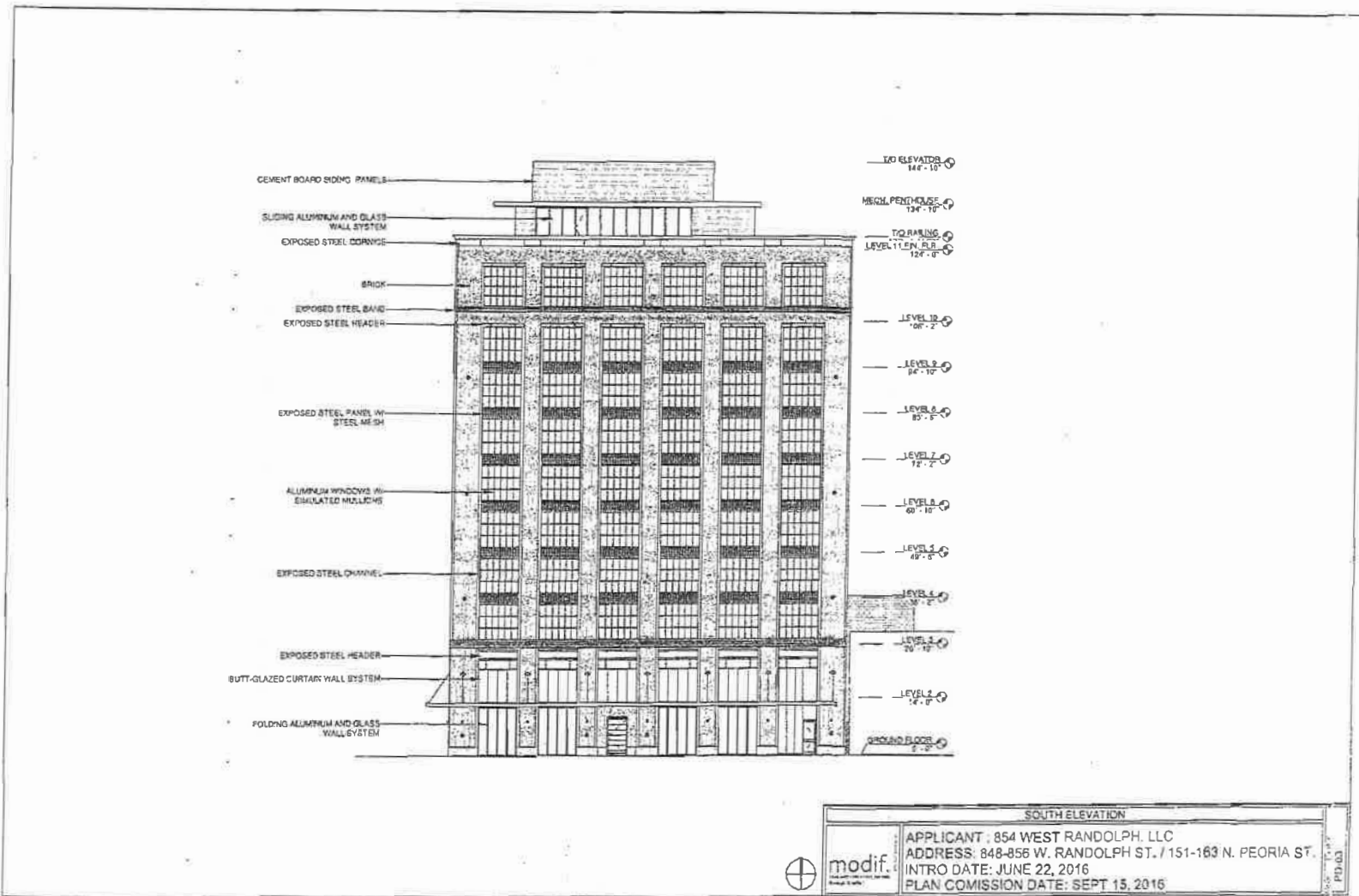
APPLICANT: 854 W RANDOLPH
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JANUARY 21, 2015
 PLAN COMMISSION DATE: SEPT 15, 2016



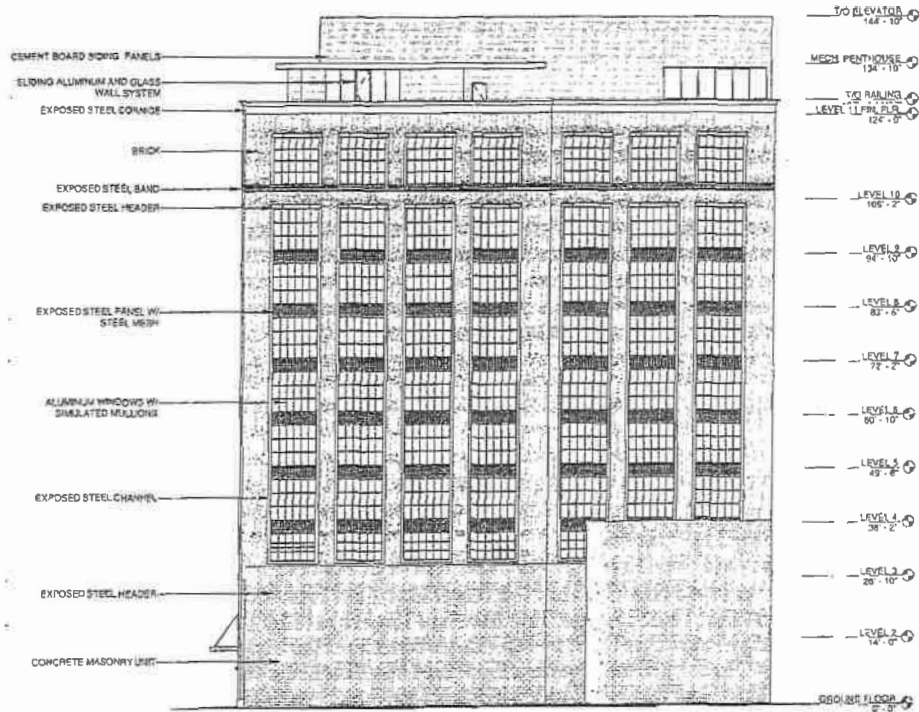
modif.
 ARCHITECTURAL FIRM

NORTH ELEVATION
 APPLICANT: 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016

50'-0" = 1" = 50'-0"



FINAL FOR PUBLICATION

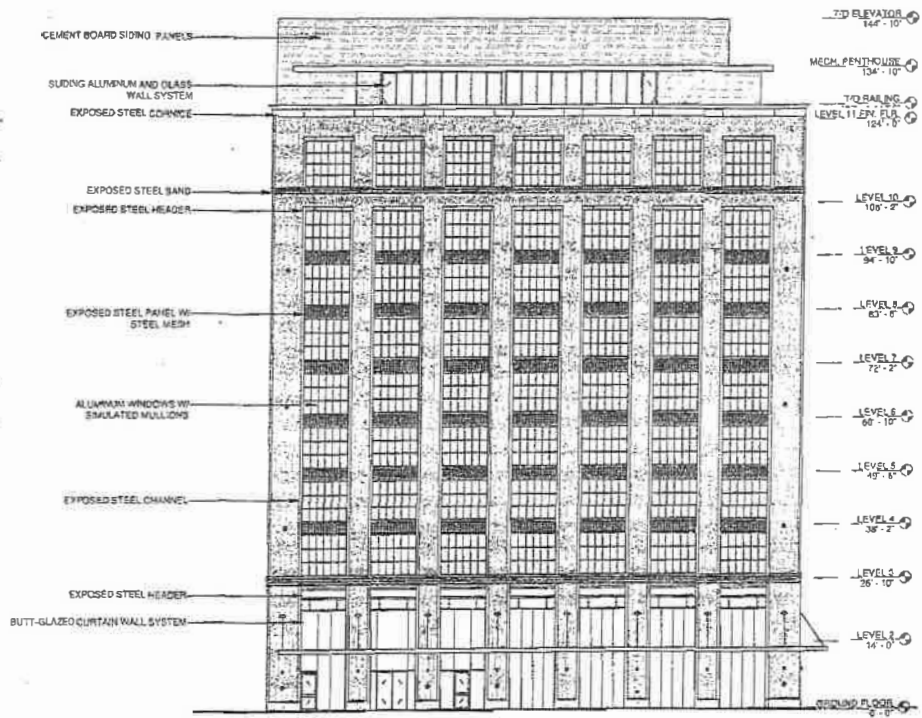


APPLICANT : 854 W RANDOLPH
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JANUARY 21, 2015
 PLAN COMMISSION DATE: SEPT 15, 2016

EAST ELEVATION


 APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016

FINAL FOR PUBLICATION



APPLICANT : 854 W RANDOLPH
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JANUARY 21, 2015
 PLAN COMMISSION DATE: SEPT 15, 2016

WEST ELEVATION

 modif. <small>ARCHITECTURE</small>	APPLICANT : 854 WEST RANDOLPH, LLC	<small>10/04/16</small>
	ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.	
	INTRO DATE: JUNE 22, 2016	
PLAN COMMISSION DATE: SEPT 15, 2016		

FINAL END DEDICATION

18275

*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 18275)*

BPD 1286

(Common Address: 848 -- 856 W. Randolph St./151 -- 163 N. Peoria St.)
[SO2015-59]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current C1-1 Neighborhood Commercial District and C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 114.67 feet north of West Randolph Street; the public alley next east of North Peoria Street; the alley next north of West Randolph Street; a line 100.83 feet east of North Peoria Street; West Randolph Street; and North Peoria Street,

to those of a C1-5 Neighborhood Commercial District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current C1-5 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 114.67 feet north of West Randolph Street; the alley next east of North Peoria Street; the alley next north of West Randolph Street; a line 100.83 feet east of North Peoria Street; West Randolph Street; and North Peoria Street,

to those of a Business Planned Development which is hereby established in the area described above.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Statements.

1. The area delineated herein as Planned Development Number 1286 ("Planned Development") consists of approximately 12,177 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 854 West Randolph 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 amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or 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, assignees 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

The thirty-five (35) required accessory parking provided for in this Planned Development may be located off-site at a location that is within 1,700 feet of the Property, provided that such location is reviewed and approved by the Department of Planning and Development and the Department of Transportation.

4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a First Floor Plan; a Green Roof Plan; and Building Elevations submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 are permitted in the area delineated herein as a Business Planned Development: hotel, restaurants with incidental service of liquor and outdoor seating, retail uses 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 the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 12,177 square feet and a base FAR of 5.0.
9. Upon review and determination, "Part II Review", 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 reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under 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, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification 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 applicant

has agreed to provide a 50 percent green roof over the net roof area and achieve, LEED Certification to comply with the City of Chicago's Sustainable Development Policy.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the property to a C1-5 Neighborhood Commercial District.

[Boundary Plan; Existing Zoning Map; Ground Level Plan; Site Plan; North, South, East and West Building Elevations; and Green Roof Plan attached to this ordinance printed on pages 4260 through 4268 of this *Journal*.]

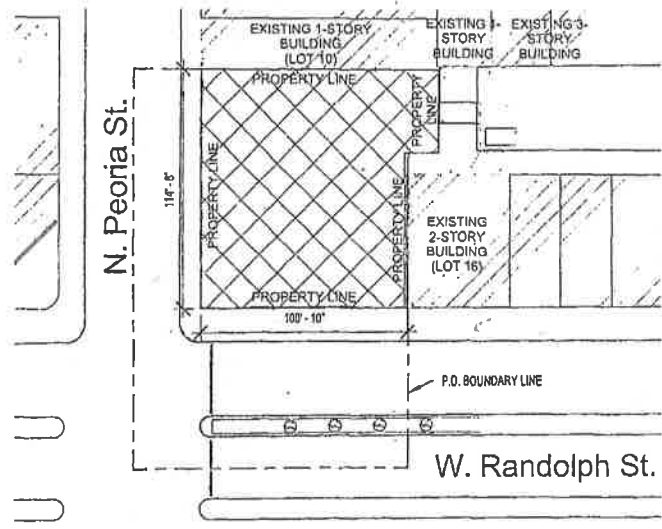
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development 1286.

Plan of Development.

Bulk Regulation And Data Table.

Gross Site Area:	25,286.28 square feet (0.58 acre)
Net Site Area:	12,177.00 square feet (0.28 acre)
Area Remaining in Public Right-of-Way:	13,109.28 square feet (0.30 acre)
Maximum Floor Area Ratio:	5.00
Minimum Setbacks:	Per Site Plan
Maximum Number of Hotel Keys:	83
Minimum Number of Accessory Off-Street Parking:	35
Minimum Number of Off-Street Loading:	One berth -- 10 feet by 25 feet
Maximum Building Height:	104 feet, 8 inches



1 P.D..BOUNDRY PLAN
1" = 50'-0"

APPLICANT: 854 West Randolph
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMISSION DATE:

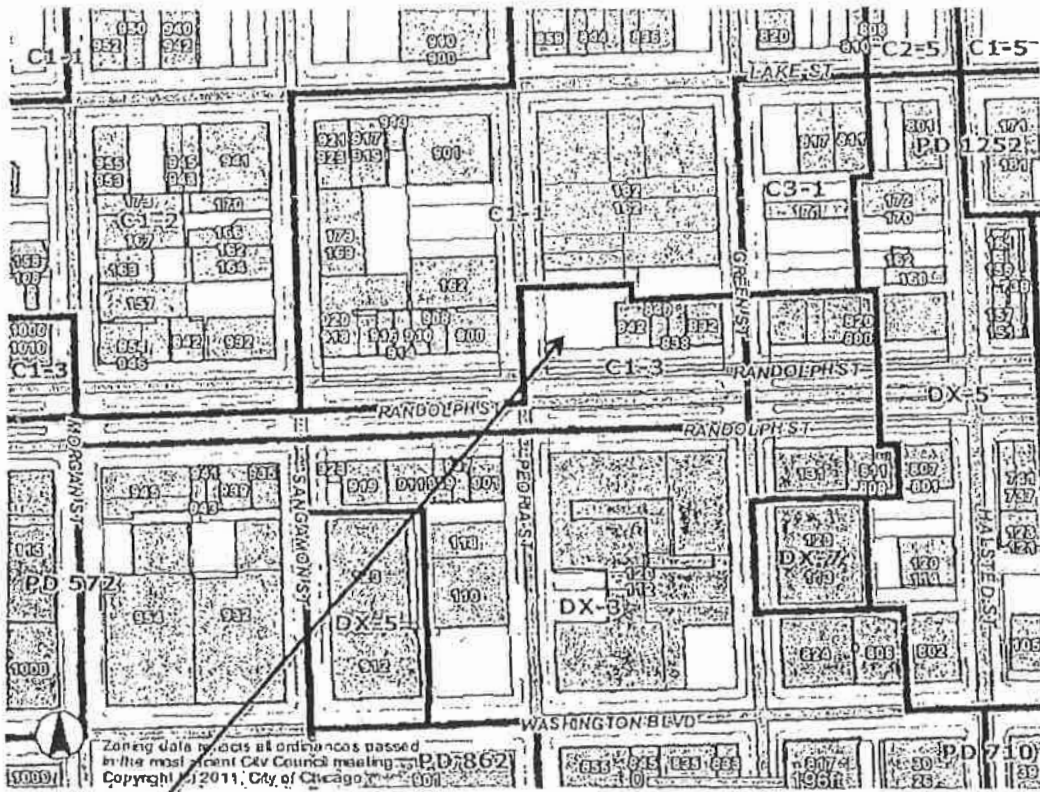
1310.00
01

BOOTH HANSEN

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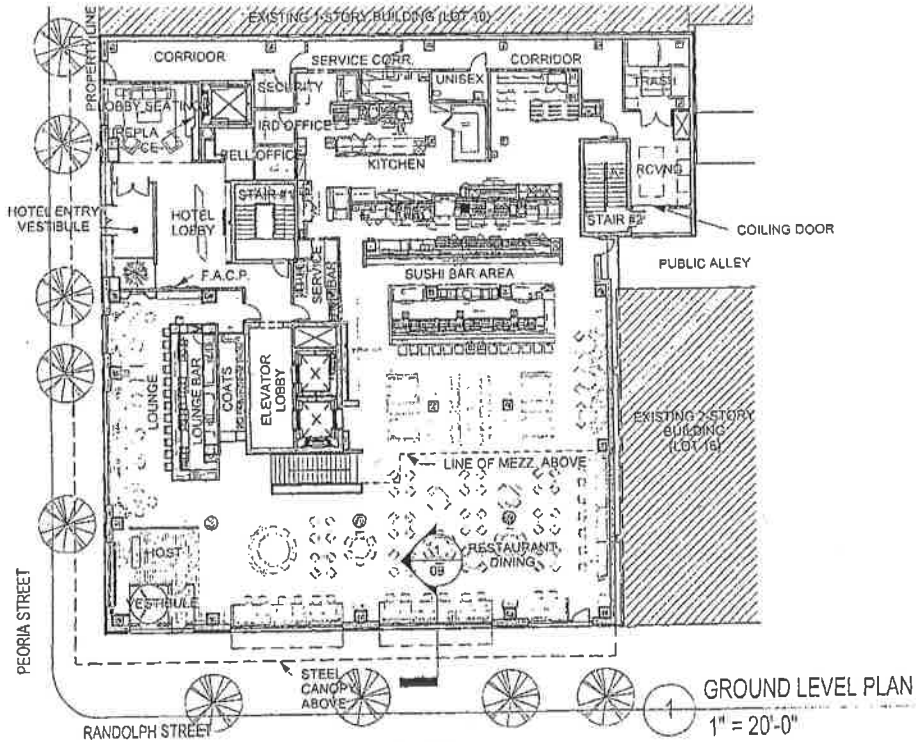
FINAL FOR PUBLICATION

EXISTING ZONING MAP



SITE

APPLICANT: 854 West Randolph, LLC
 ADDRESS: 848 – 56 W. Randolph St./151 – 63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE: July 16, 2015



APPLICANT: 854 West Randolph
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE:

1310.00
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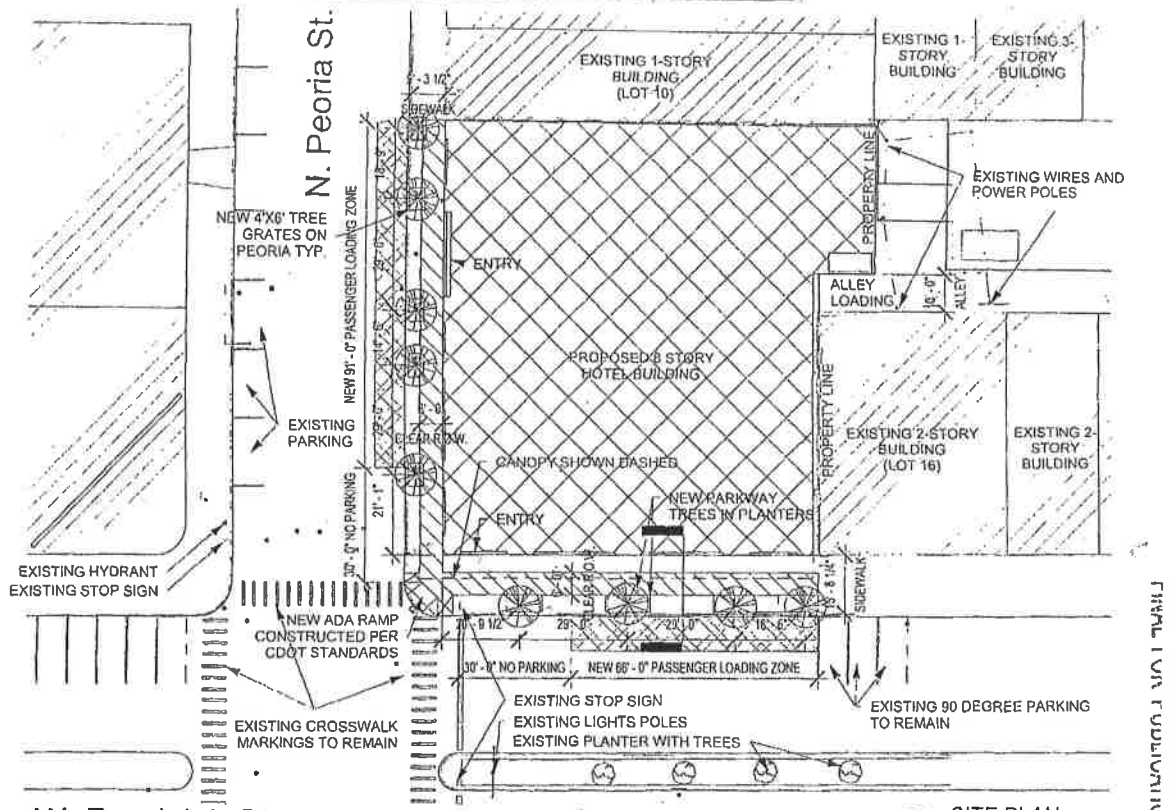
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7/29/2015

REPORTS OF COMMITTEES

4263



N. Peoria St.

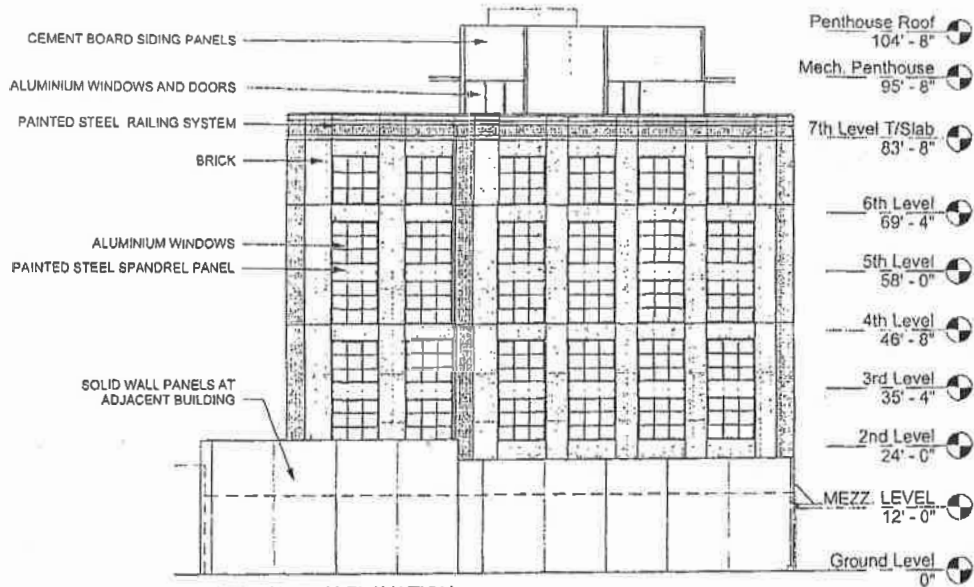
W. Randolph St.

APPLICANT: 854 West Randolph
 ADDRESS: 848 - 56 W. Randolph St / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE:

1 SITE PLAN
 1" = 30'-0"
 1310.00
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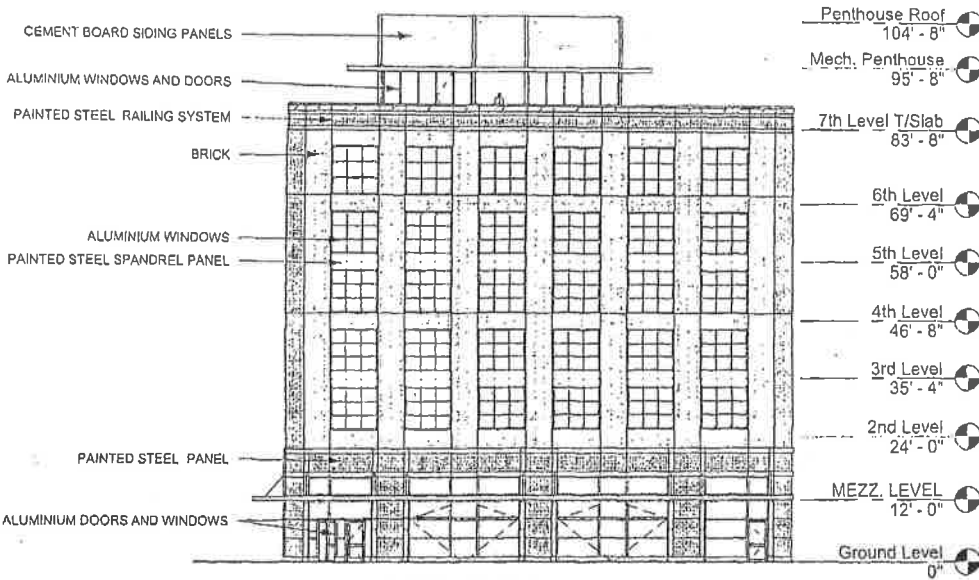
1 NORTH ELEVATION -
1" = 20'-0"

APPLICANT: 654 West Randolph
 ADDRESS: 648 - 56 W. Randolph St. / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE:

BOOTH HANSEN

1310.00
05

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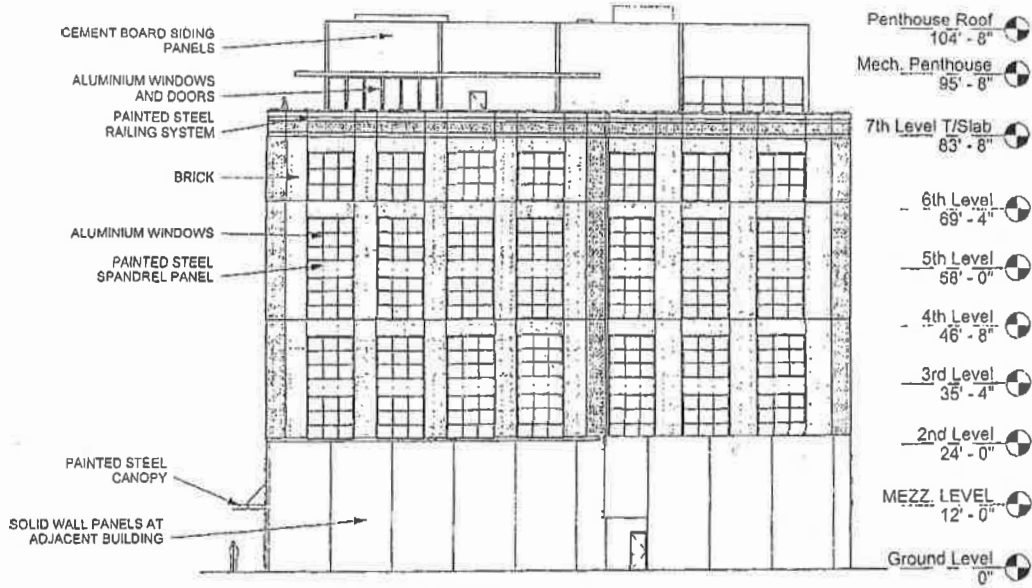


1 SOUTH ELEVATION -
1" = 20'-0"

BOOTH HANSEN

APPLICANT: 854 West Randolph
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE:

1310.00
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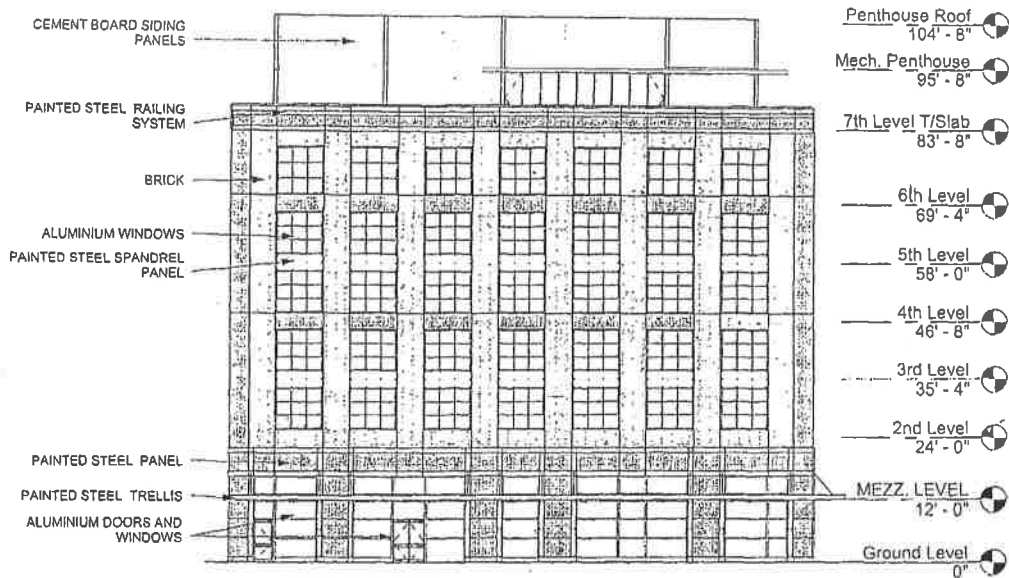
1 EAST ELEVATION -
1" = 20'-0"

APPLICANT: 854 West Randolph
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE:

BOOTH HANSEN

1310.00
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1 WEST ELEVATION -
1" = 20'-0"

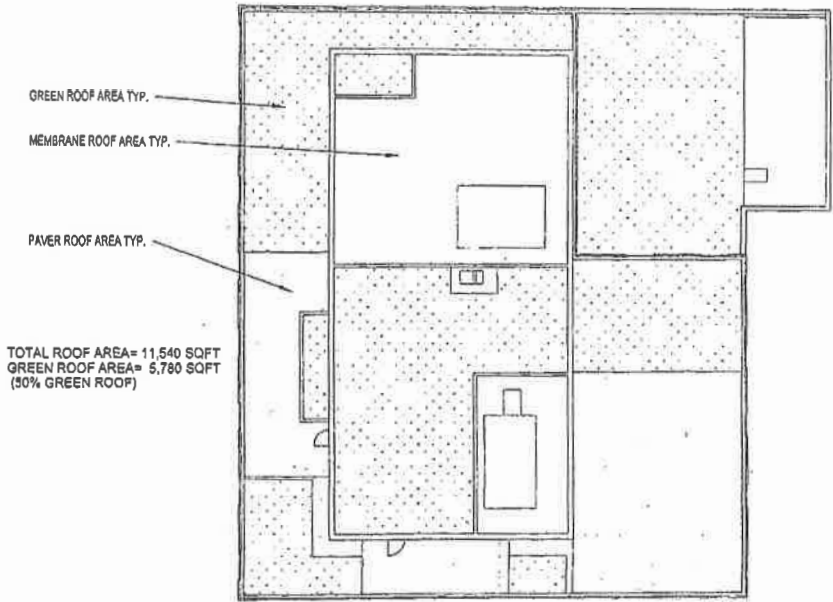
BOOTH HANSEN

APPLICANT: 854 West Randolph
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE:

1310.00
 04

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TOTAL ROOF AREA= 11,540 SQFT
 GREEN ROOF AREA= 5,780 SQFT
 (30% GREEN ROOF)

1 GREEN ROOF PLAN
 1" = 20'-0"

APPLICANT: 854 West Randolph
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.
 INTRO DATE: January 21, 2015
 PLAN COMMISSION DATE:

1310.00
 07

BOOTH HANSEN