

PD 1291

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 18, 2018

Joseph P. Gattuso
Taft Stettinius & Hollister
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 1291, 1118 N. State Street
Hotel Viceroy entry canopy enclosure**

Dear Mr. Gattuso:

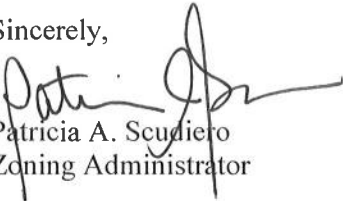
Please be advised that your request for a minor change to Business Planned Development No. 1291 ("PD 1291"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1291. PD 1291 was previously issued an administrative relief on June 3, 2016.

Your client and the owner of all of the property within PD 1291, Cedar Property LLC, is seeking administrative relief to allow for the enclosure of approximately two-thirds of the existing canopy nearest the entrance door of the Viceroy Hotel, located at 1118 N. State St. The enclosure will be constructed of glass panels with a glass door, as depicted on the attached drawings.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed entryway enclosure 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.

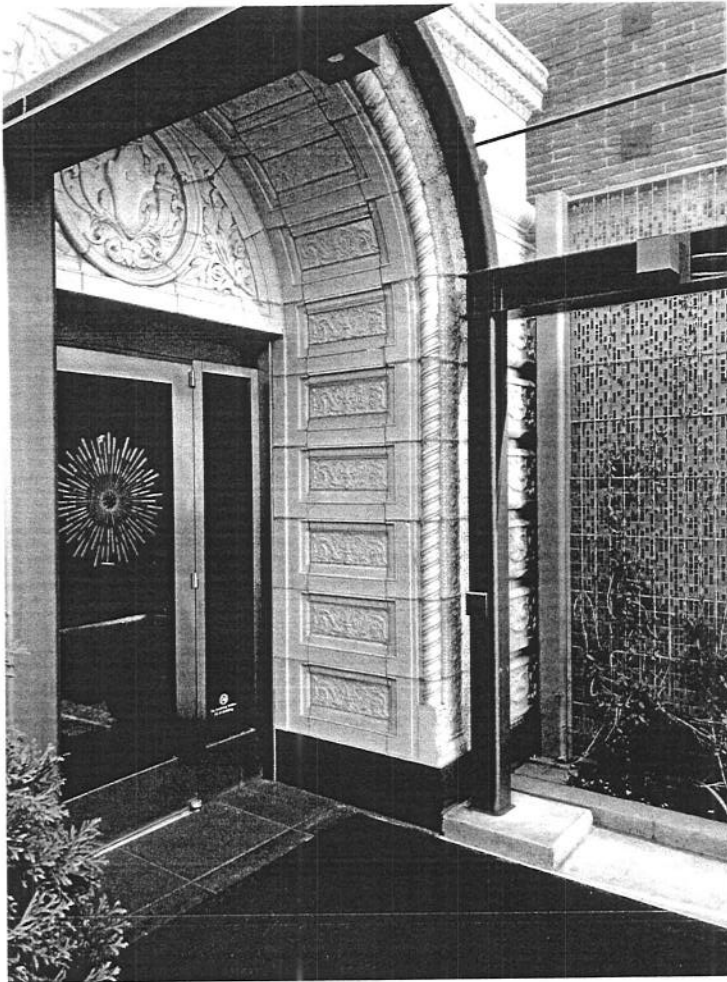
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1291, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless 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,

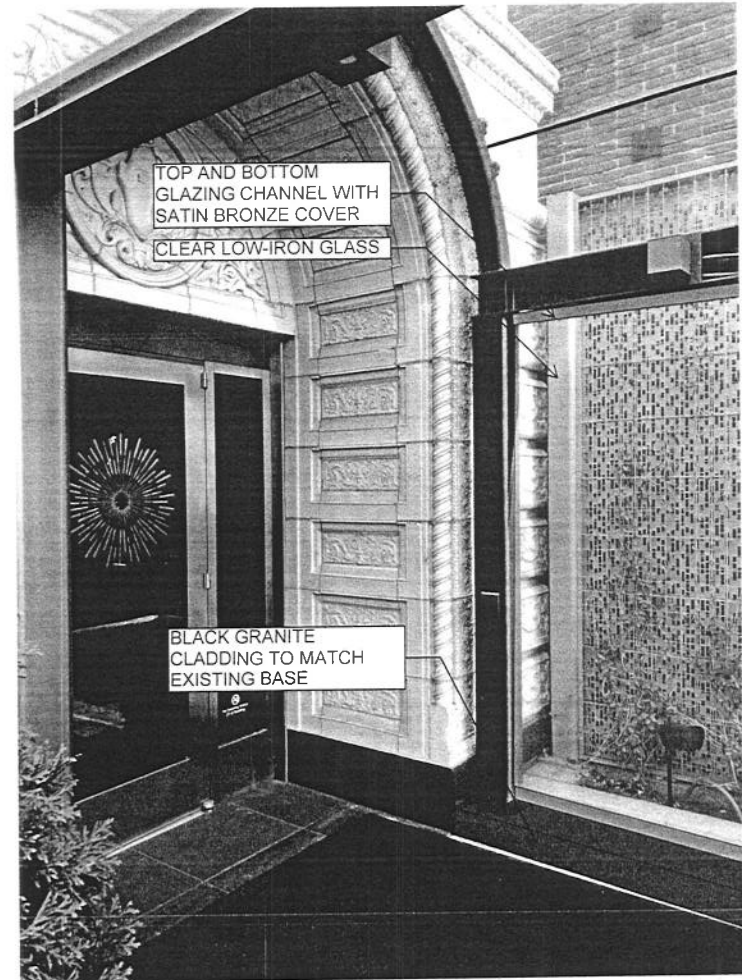

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file



EXISTING



TOP AND BOTTOM
GLAZING CHANNEL WITH
SATIN BRONZE COVER
CLEAR LOW-IRON GLASS

BLACK GRANITE
CLADDING TO MATCH
EXISTING BASE

PROPOSED VESTIBULE ENCLOSURE



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 3, 2016

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

Re: Administrative Relief request for Planned Development No. 1291, 1118 N. State Street

Dear Mr. Kus:


Please be advised that your request for a minor change to Business Planned Development No. 1291 ("PD 1291"), as amended, 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 1291.

Your client and the owner of all of the property within PD 1291, Cedar Property LLC, is seeking administrative relief to allow for a change in material from brick masonry to fiber cement panels on certain portions of the north, south, and west facades as shown on the attached, revised elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed material substitution 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. 1291, 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.

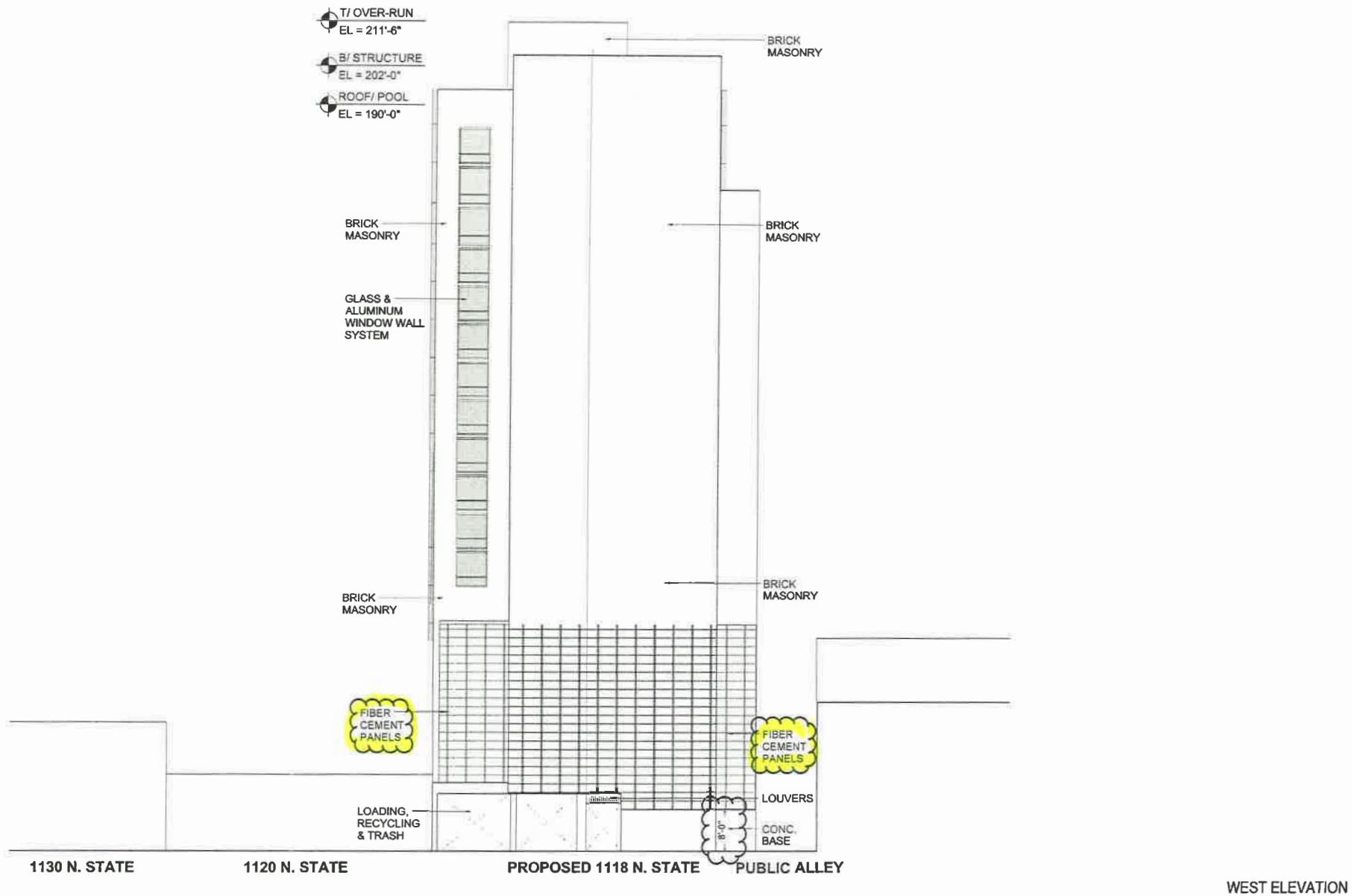
Sincerely,



Patricia A. Scudiero
Zoning Administrator

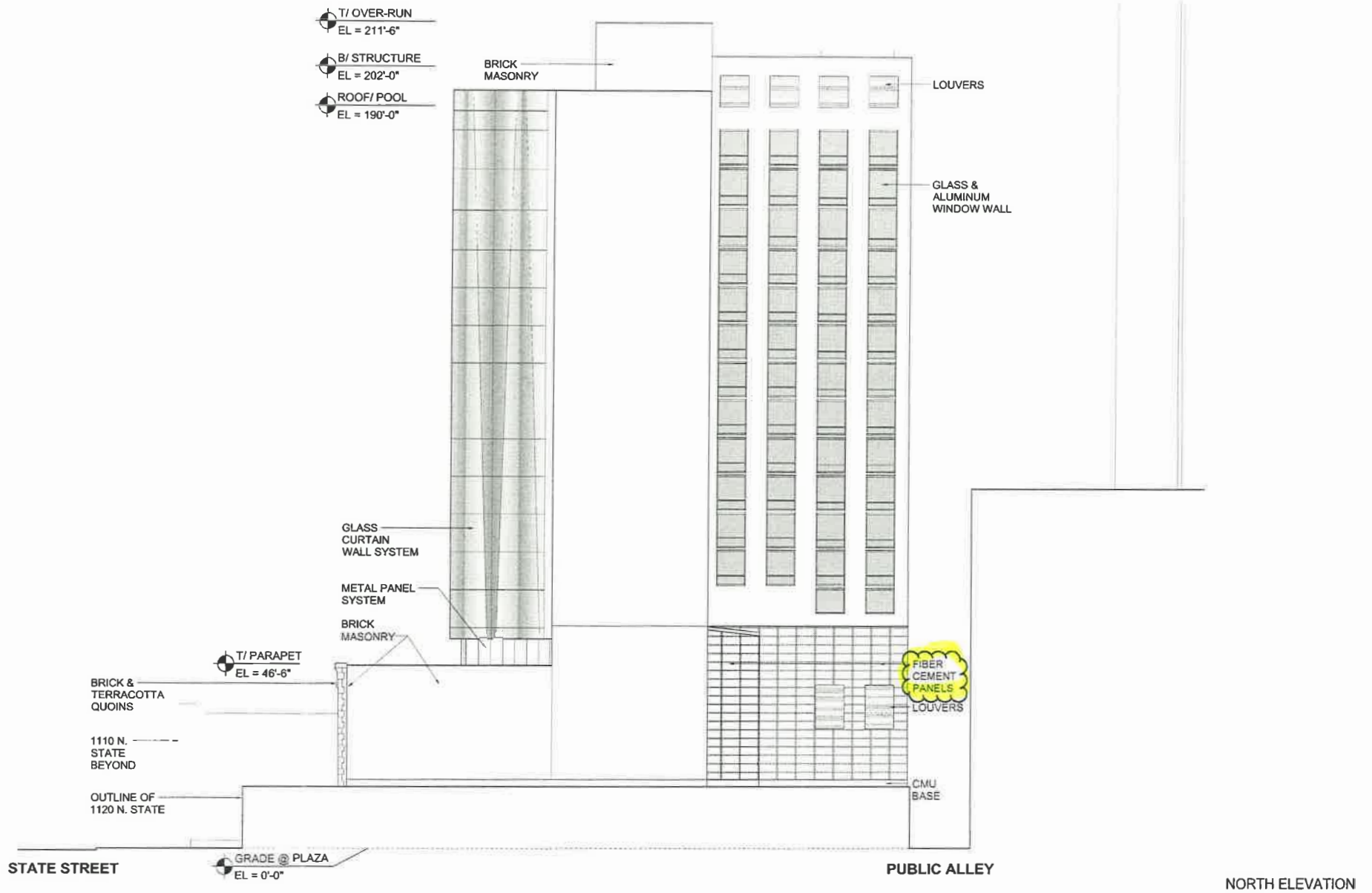
PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file



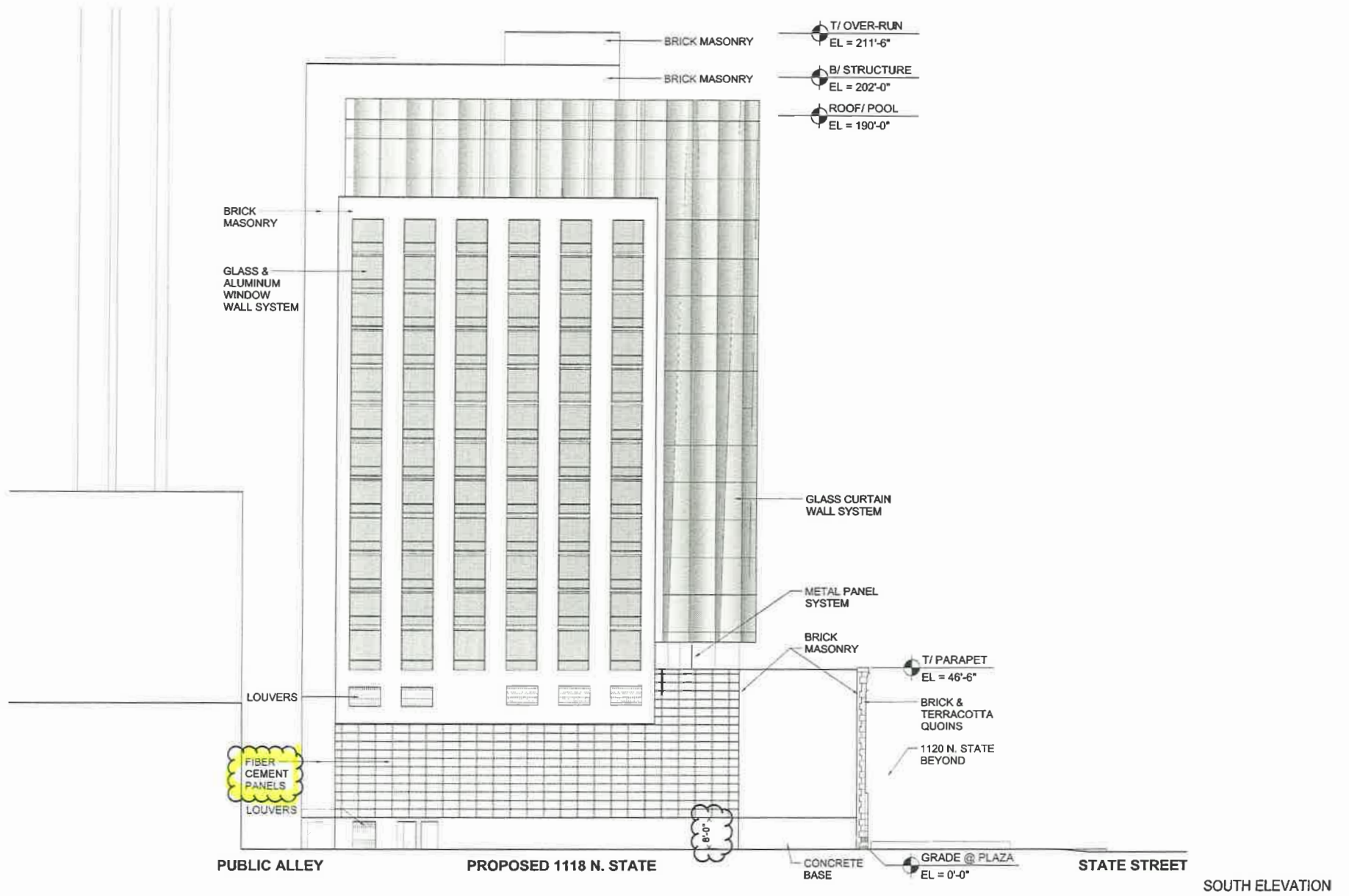
APPLICANT: CEDAR PROPERTY, LLC
 ADDRESS: 1118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMISSION: AUGUST 20, 2015

DATE REVISED: MAY 27, 2016



APPLICANT: CEDAR PROPERTY, LLC
 ADDRESS: 1118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMISSION: AUGUST 20, 2015

DATE REVISED: MAY 27, 2016



APPLICANT: CEDAR PROPERTY, LLC
 ADDRESS: 1118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMISSION: AUGUST 20, 2015
 DATE REVISED: MAY 27, 2016

*Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 18253)
(Common Address: 1118 N. State St.)*

BPD 1291

[SO2014-9730]

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

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

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

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

Business Planned Development No. 1291.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development ("Planned Development") consists of approximately 12,398 square feet (0.28 acres) of property located on North State Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the applicant, Cedar Property 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 18 Statements; a Bulk Regulations Table; an Existing Land-Use Map; a Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a FAR Bonus Plan Exhibit; a Landscape and Green Roof Plan; Building Elevations (North, South, East, West and Lower East) prepared by Goettsch Partners dated August 20, 2015 and FAR Bonus Calculation Worksheet and Affordable Housing Profile Form.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern. 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 shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development: hotel; retail sales; eating and drinking establishments; outdoor patio at grade and outdoor roof patios located on the fourth and eighteenth floors; and accessory uses. All outdoor patios shall adhere strictly to the applicable provisions of the Municipal Code of Chicago.

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 12,398 square feet and a base FAR of 7.0. The improvements to be constructed on the Property will utilize the following FAR bonuses:

Base FAR:	7.0
Affordable Housing:	1.75
Upper-Level Setback:	0.77
Transit Infrastructure:	1.40
Total FAR:	10.92

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 17-13-0511-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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. Applicant shall achieve LEED Certification under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System for the proposed high-rise building and provide a minimum of 50 percent green roof over the net roof area of approximately 4,000 square feet.
15. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as an exhibit ("Bonus Worksheet"). Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must make a cash payment in the amount of \$746,359.60 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of the building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements in Section 17-4-1004, the terms of which are incorporated herein by this reference.
16. The Property includes a building commonly known as the Cedar Hotel, which is color-coded Orange in the Chicago Historic Resources Survey. Applicant acknowledges that the character-defining feature of the Cedar Hotel is its primary facade facing State Street consisting of face brick with numerous decorative terra cotta elements. Accordingly, applicant will retain and preserve the decorative terra cotta elements as is reasonably possible. The City of Chicago agrees that in retaining the facade, the applicant will retain and preserve the primary facade including decorative terra cotta elements, full-size face brick, grey-brown "headers" and terra cotta quoins at the north

and south wall returns as to the greatest extent possible. The City of Chicago agrees that in retaining the facade, the applicant will:

- (a) employ a qualified restoration specialist to perform a detailed inspection;
- (b) thoroughly document the existing facade and have the restoration specialist prepare a report setting forth the material salvage and catalogue, transport, storage, replacement and re-construction protocol. The report shall also include cleaning and repair specifications for all historic exterior elements to be salvaged and reused; complete photographic documentation and measured drawings of the existing conditions; and dimensioned proposed elevation for the reconstructed facade;
- (c) employ a qualified restoration mason to dismantle the significant architectural masonry components of the State Street facade;
- (d) document and catalogue the salvaged material and store it in a protected environment;
- (e) demolish the remainder of the building;
- (f) create molds for components that require replacement and fabricate the replacement pieces in either terra cotta or GFRC;
- (g) repair the salvaged elements and prepare for reinstallation;
- (h) construct a new structural system, back-up wall and install the salvaged and replacement facade components as directed and specified by the restoration specialist. Facade construction will include reinstallation of the salvaged brick as much as possible and new brick to match original where necessary; and raising the ground floor storefront openings approximately 16 inches, or one module of the rusticated terra cotta base coursing; and
- (i) prepare final as-built drawings which indicate the amount and location of salvaged facade materials reused in the completed project and provide a report by the restoration specialist certifying that the reconstructed facade has been completed in accordance with the approved plans and these statements.

Applicant acknowledges that delivery of the report prepared by the restoration specialist identified above will be required prior to the City of Chicago issuing a demolition permit for the building. Upon receipt of the report and permit application to demolish the Cedar Hotel building, and following Plan Commission approval of this Planned Development, DPD agrees to release the 90-day hold required by the Demolition Delay Ordinance and authorize issuance of the demolition permit.

During the Part II Review process applicant will submit complete and detailed drawings and specifications of all facade components that were stored and/or replaced and provide a work schedule for construction of the facade. Upon request, applicant will provide DPD staff access to the material storage location, all salvaged and replacement inventory records, and all mock-ups of replacement components including new terra cotta, GFRC, brick, mortar and joint tooling. At the completion of the reconstruction of the facade, applicant will submit to DPD staff the final as-built drawings and report as indicated in Statement 16(i) above and request that the Commissioner of the Department of Planning and Development ("Commissioner"), in consultation with the Historic Preservation staff, issue a Certificate of Completion of the facade reconstruction. The work must be completed and a Certificate of Completion of the Facade Reconstruction must be obtained from the Commissioner prior to the issuance of a certificate of occupancy for the Property.

17. Pursuant to Section 17-4-1020 of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property by contributing funds to the Chicago Transit Authority ("CTA") for improvements and repairs to public transit infrastructure located in proximity to its development project. In accordance with the formula set forth in Section 17-4-1020-C, the applicant acknowledges and agrees that it must make a cash payment to the CTA in the amount of \$597,087.68. The applicant must provide evidence that such cash contribution has been paid by the applicant as a condition to issuance of any Part II Approvals. It is further acknowledged by the applicant that the CTA Board must approve of the final agreement between the applicant and the CTA, and if for any reason the CTA Board does not approve the final agreement, the applicant must revise the planned development's bonus structure.
18. 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 DX-7 Downtown Mixed-Use District.

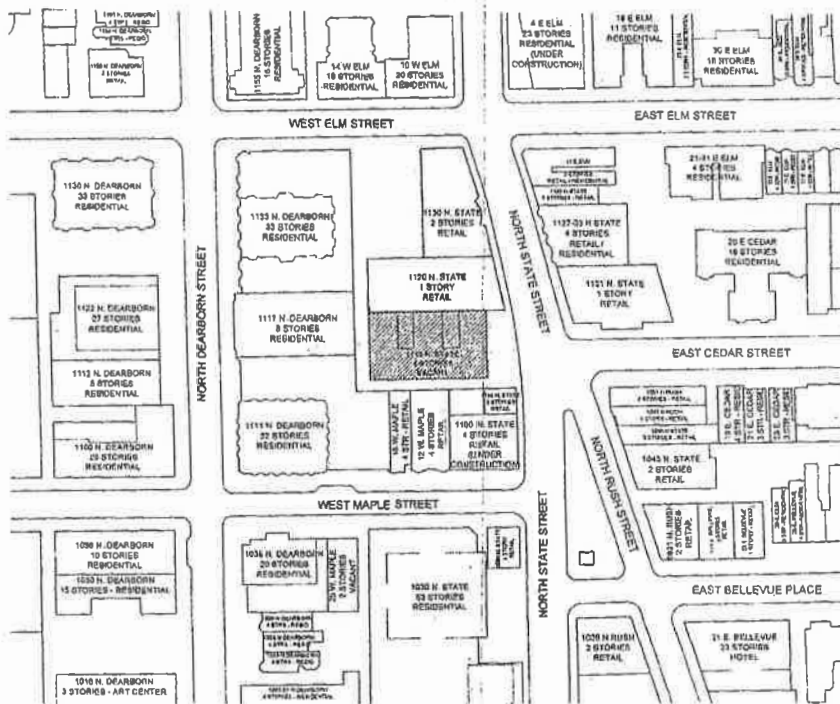
[Existing Land-Use Map; Zoning Map; Boundary and Property Line Map; Site Plan; Far Bonus Plan Exhibit; Landscape and Green Roof Plan; North, South, East and West Building Elevations; Lower Facade Elevations; Far Bonus Worksheet and Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements printed on pages 7836 through 7850 of this *Journal*.]

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

Planned Development No. L291

Bulk Regulations Table.

Gross Site Area:	20,099 square feet
Area in Public Right-of-Way:	7,701 square feet
Net Site Area:	12,398 square feet
Maximum Floor Area Ratio:	10.92
Base FAR:	7.0
Affordable Housing Bonus:	1.75
Upper-Level Setback Bonus:	0.77
Transit Infrastructure Bonus:	1.40
Maximum Building Height:	212 feet
Minimum Number of Parking Spaces:	0
Minimum Number of Loading Berths:	2 (10 feet by 25 feet)
Maximum Number of Hotel Keys:	180
Minimum Setbacks:	In accordance with the Site Plan

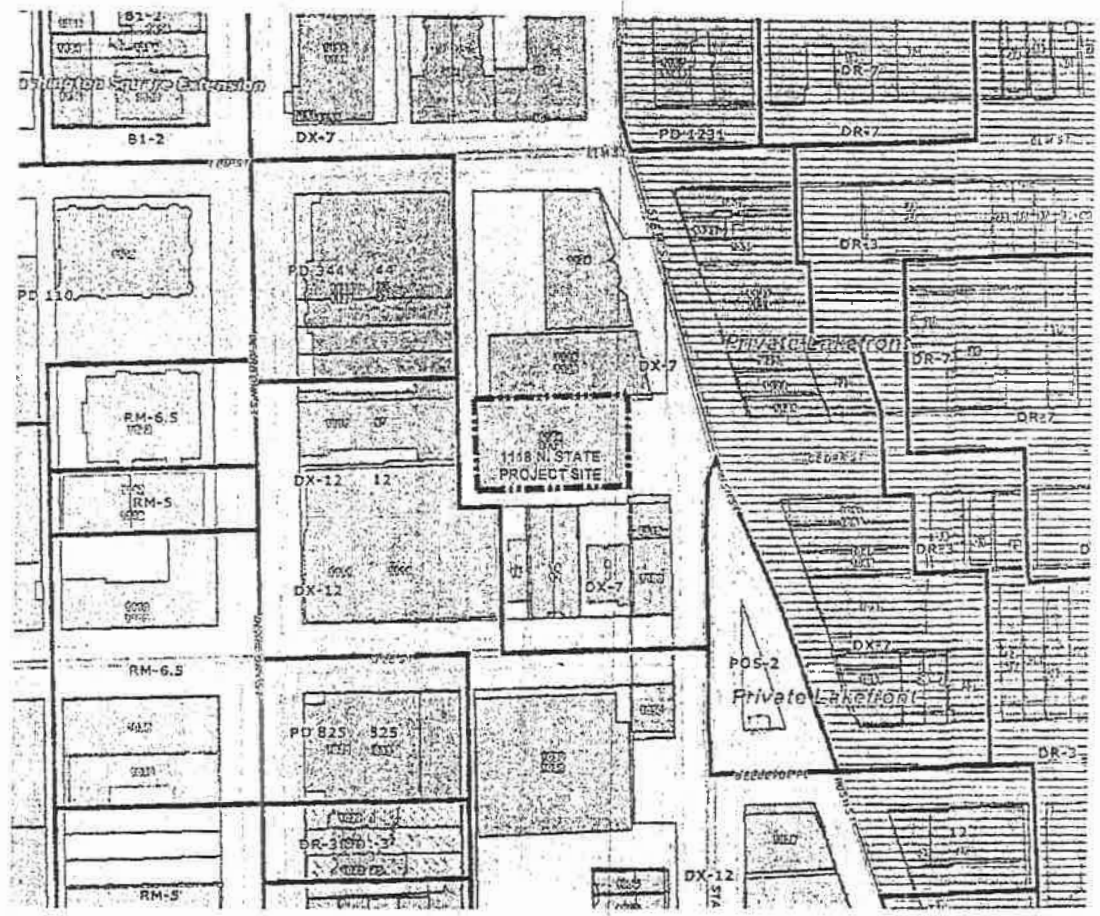


FINAL FOR PUBLICATION

EXISTING LAND USE MAP

APPLICANT: C&M PROPERTY, LLC
 ADDRESS: 1118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2011
 PLAN COMMISSION: AUGUST 25, 2015

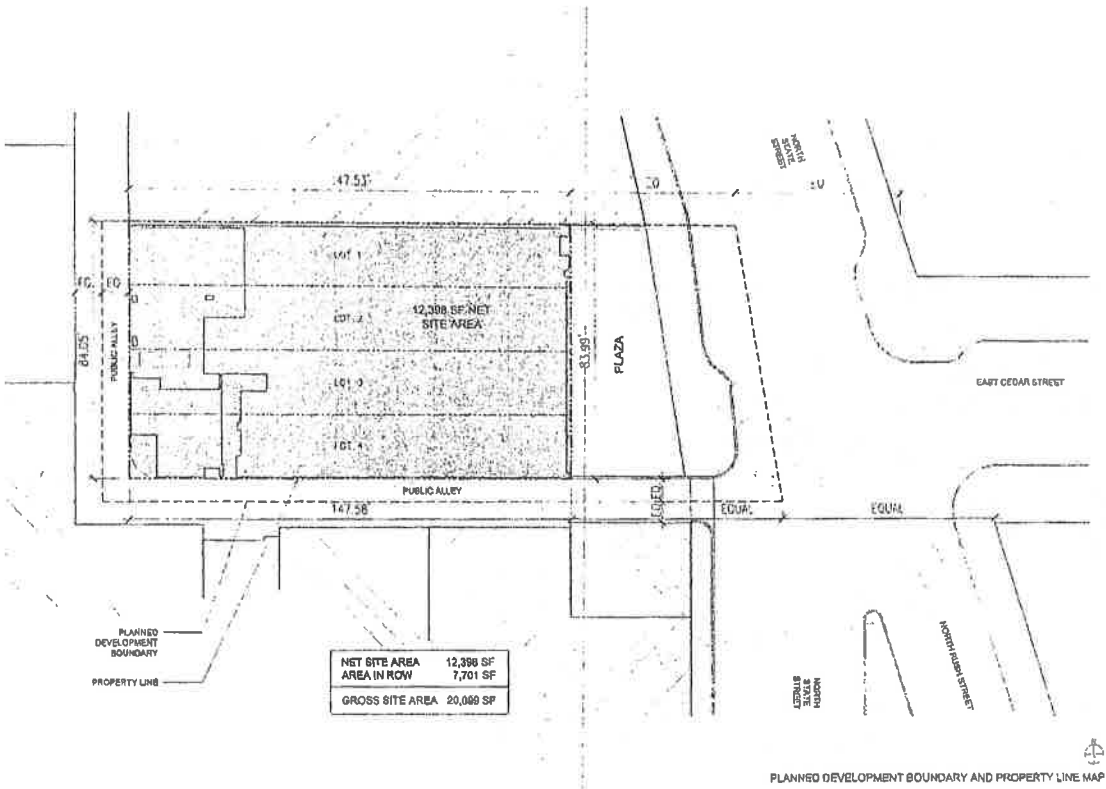
FINAL FOR PUBLICATION



ZONING MAP

APPLICANT: CEDAR PROPERTY, LLC
 ADDRESS: 1118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMISSION: AUGUST 20, 2015

FINAL FOR PUBLICATION



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

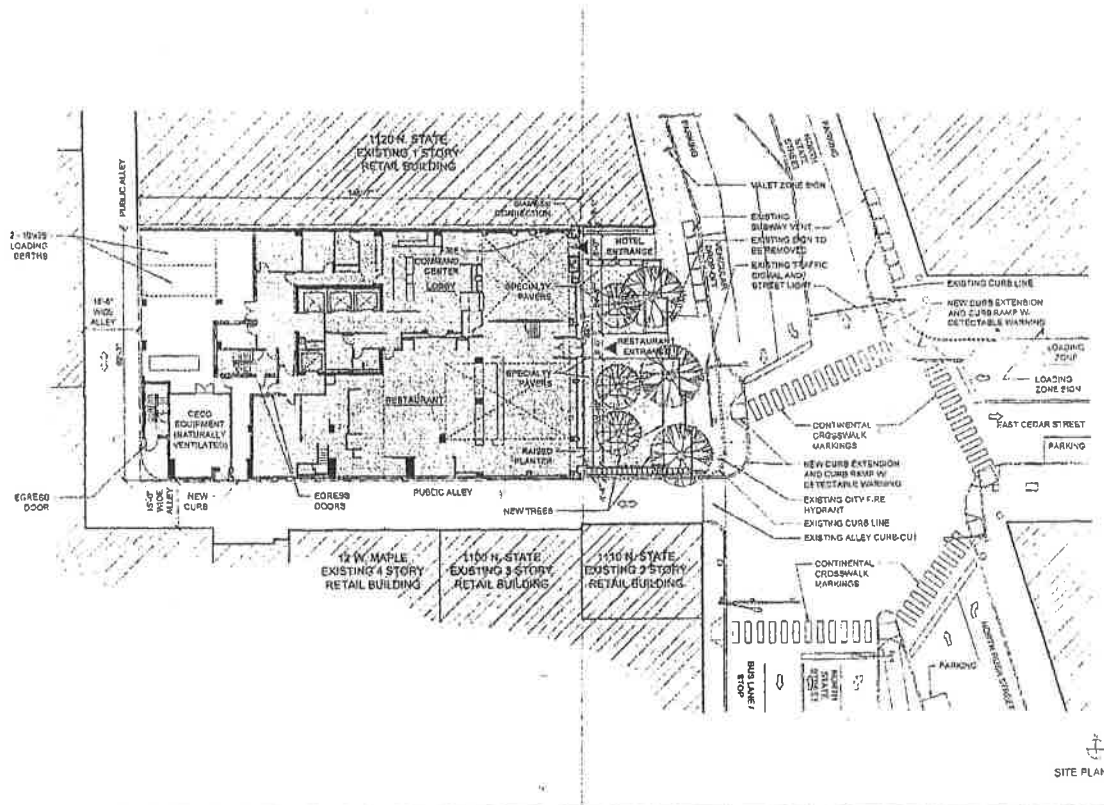
APPLICANT: CEDAR PROPERTY, LLC
 ADDRESS: 1114 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMISSION: AUGUST 20, 2015

9/24/2015

REPORTS OF COMMITTEES

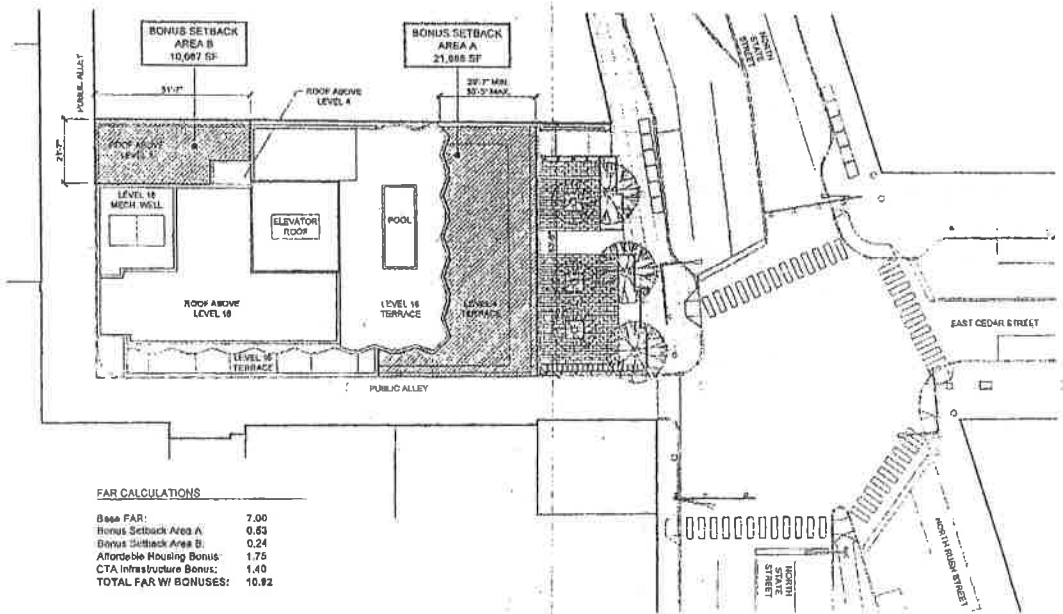
7839

FINAL FOR PUBLICATION



SITE PLAN

APPLICANT CEDAR PROPERTY, LLC
 ADDRESS 118 NORTH STATE STREET
 DATE INTRODUCED DECEMBER 10, 2014
 PLAN COMMISSION AUGUST 20, 2015



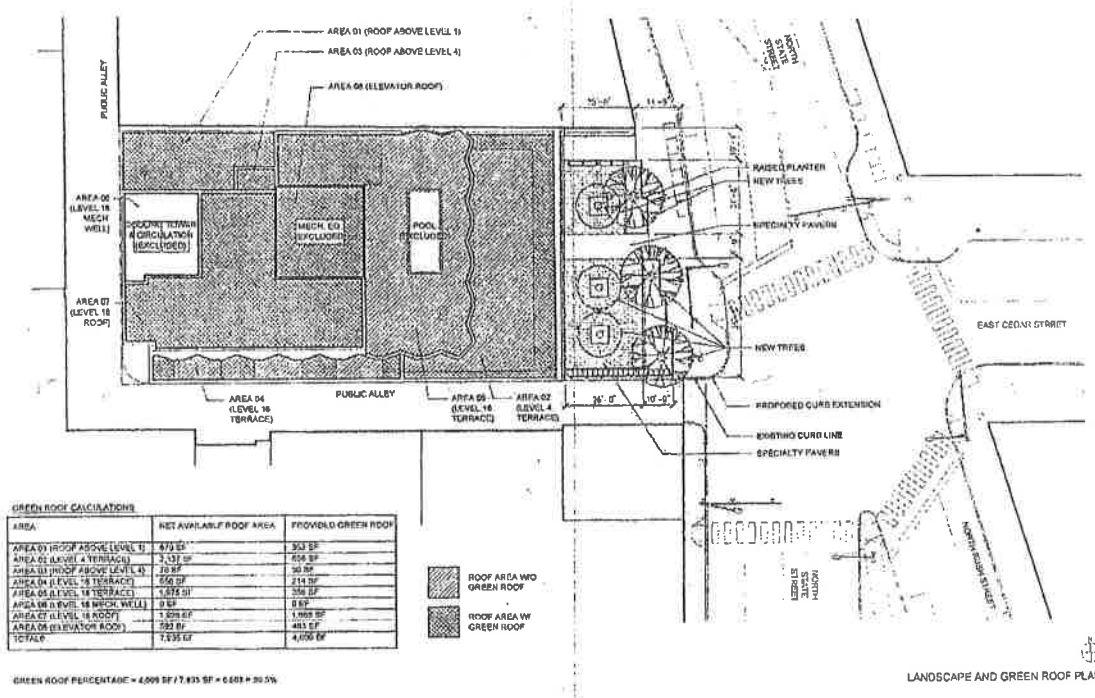
FAR CALCULATIONS

Base FAR:	7.00
Bonus Setback Area A:	0.53
Bonus Setback Area B:	0.24
Affordable Housing Bonus:	1.75
CTA Infrastructure Bonus:	1.40
TOTAL FAR W/ BONUSES:	10.92

FAR BONUS PLAN EXHIBIT

FINAL FOR PUBLICATION

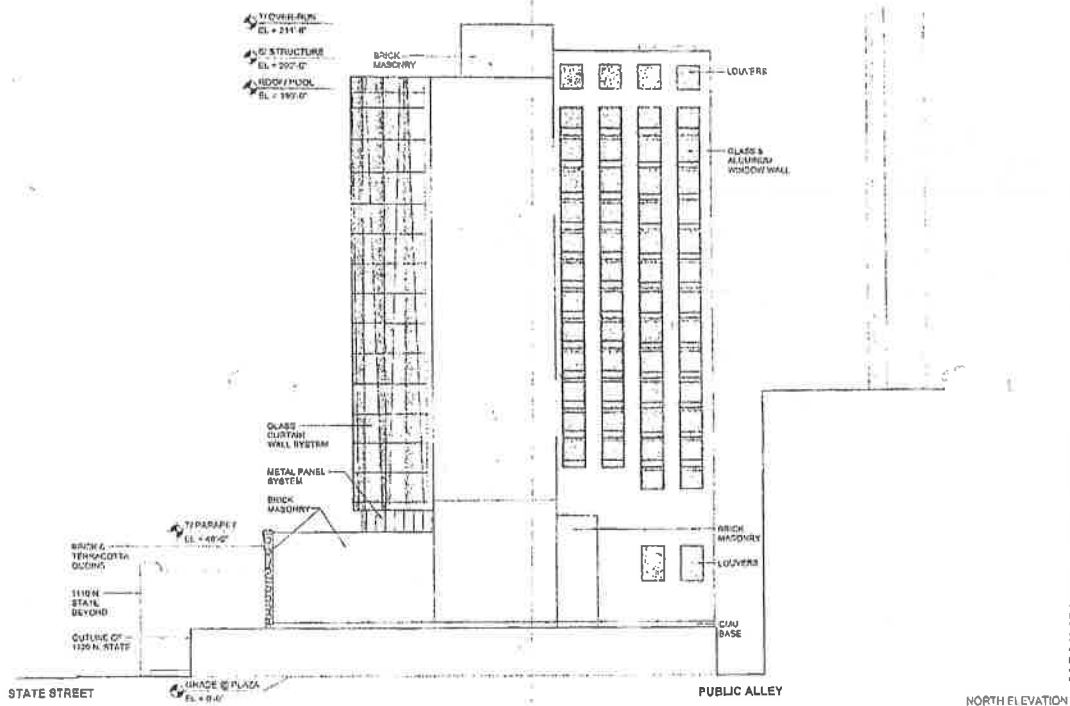
APPLICANT: CEDAR PROPERTY LLC
 ADDRESS: 1118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMISSION: AUGUST 20, 2015



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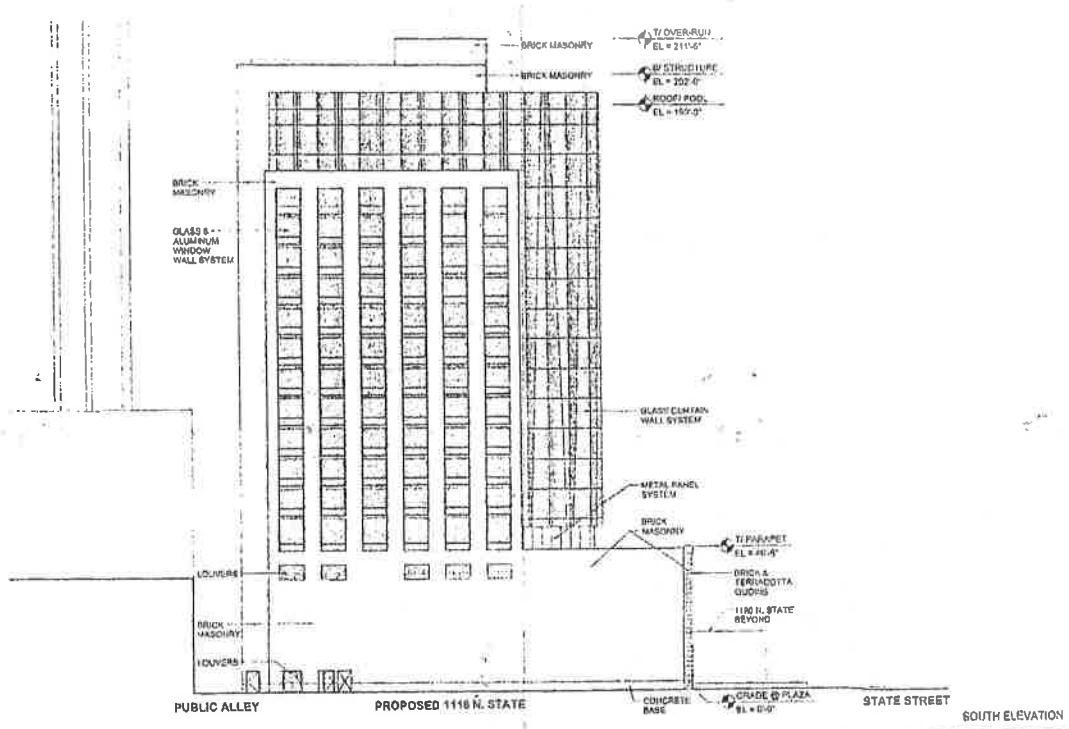
LANDSCAPE AND GREEN ROOF PLAN

APPLICANT: CEDAR PROPERTY, LLC
 ADDRESS: 1718 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMISSION: AUGUST 20, 2015



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APPLICANT: CBD4R PROPERTY LLC
 ADDRESS: 118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN NUMBER: 48904 AUGUST 20 2015

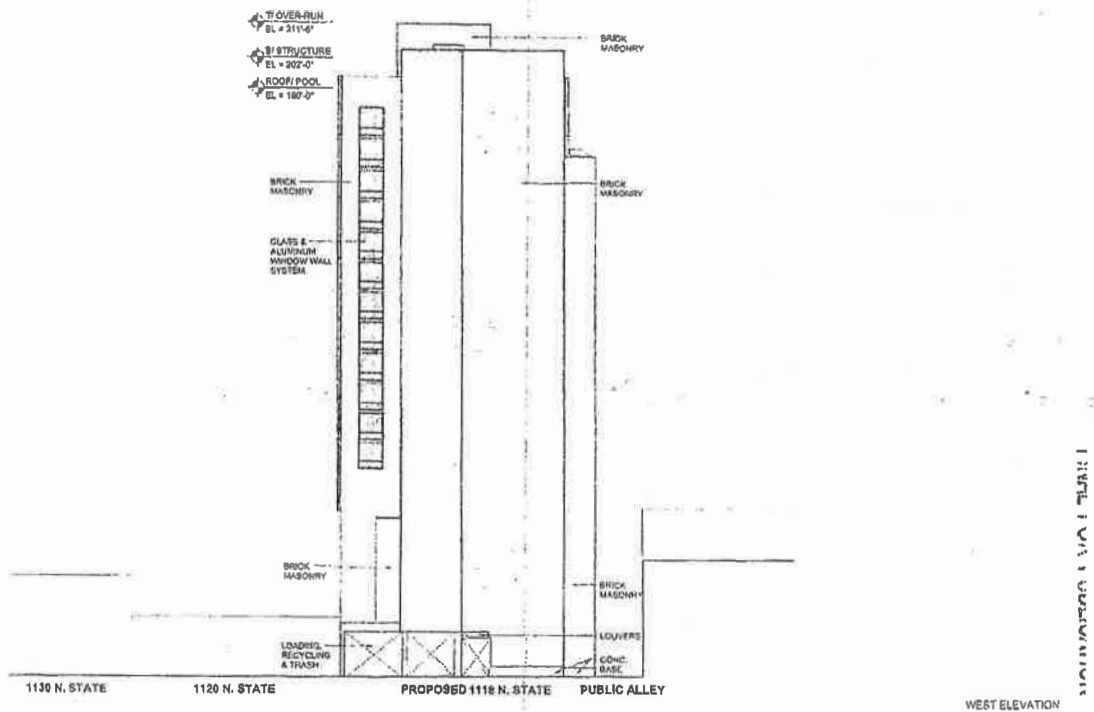


APPLICANT CEDAR PROPERTY, LLC
ADDRESS 1116 NORTH STATE STREET
DATE REPRODUCED DECEMBER 10, 2014
PLAN COMMISSION AUGUST 20, 2015

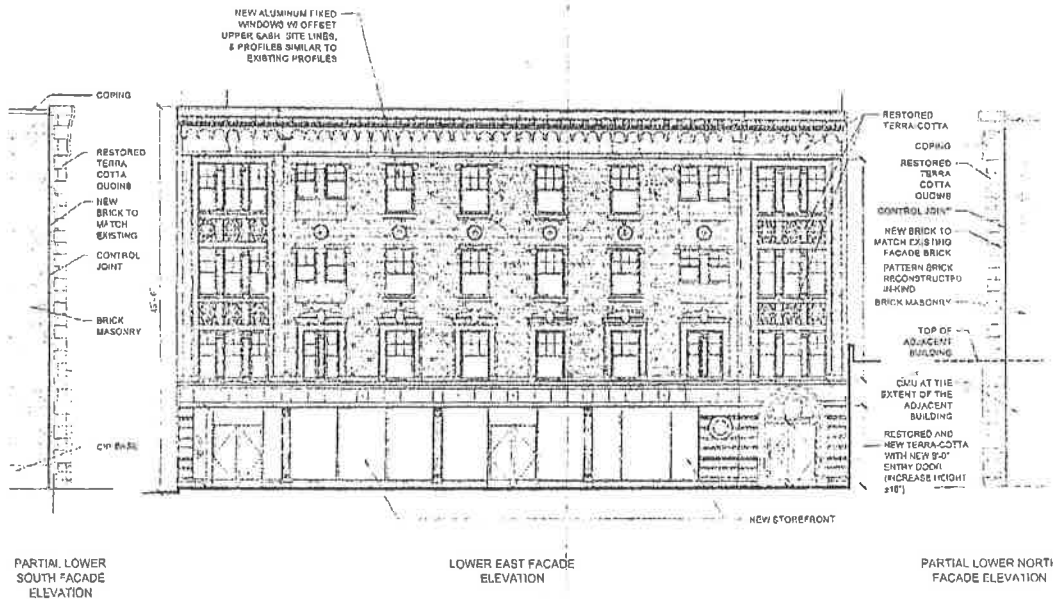
9/24/2015

REPORTS OF COMMITTEES

7845



APPLICANT: CEDAR PROPERTY, LLC
ADDRESS: 1118 NORTH STATE STREET
DATE INTRODUCED: DECEMBER 10, 2014
PLAN COMMISSION: AUGUST 20, 2015



TORE INDICATES ADDED TERRA COTTA RAISING FACADE TO FACILITATE 8'4" ENTRY DOOR

RECONSTRUCTED FACADE IN KIND WITH RESTORED AND/OR REPLACED TERRA COTTA AND SALVAGED BRICK

LOWER FACADE ELEVATIONS

APPLICANT: CEDAR PROPERTY, LLC
 ADDRESS: 1118 NORTH STATE STREET
 DATE INTRODUCED: DECEMBER 10, 2014
 PLAN COMMAND: AUGUST 28, 2015

FINAL FOR PUBLICATION



CITY OF CHICAGO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUREAU OF ZONING AND LAND USE
 APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 1118 North State Street Zoning District: DX-7

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated (A/B) · C · D	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) · C · D	
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			-
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			-
Through-Block Connection (Outdoor)			1			-
Sidewalk Widening			2			-
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)	31,973	12,398	0.3	7.0	0.77	1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			-
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements	0.77					

FORM FOR PUBLICATION

OFF-SITE BONUSES

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Infrastructure Improvements	17,357.2	0.8	\$43	7.0	\$597,087.68
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	21,696.5	0.8	\$43	7.0	\$746,359.60
Education		0.8			
Totals	39,053.7 SF				\$1,343,447.20

Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (In sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	17,357.2	12,398	7.0	1.4	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	21,696.5	12,398	7.0	1.75	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	7.0
FAR Bonus for On-Site Improvements	0.77
FAR Bonus for Off-Site Improvements	3.15
Total FAR	10.92
Total Financial Contribution	\$1,343,447.20

Maximum Floor Area with Base FAR	86,786 SF
Floor Area with FAR Bonus On-Site Improvements	9,546.46
Floor Area with FAR Bonus Off-Site Improvements	39,053.70 SF
Total Maximum Floor Area	135,386.16

Signature of Applicant: *Edward J. Kim* Date: *7/31/15* Received by (Dept. of Planning & Dev.) Date: _____
 ATTORNEY FOR APPLICANT
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Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602, E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6746.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: AUGUST 7, 2015

SECTION 1: DEVELOPMENT INFORMATION

Development Name: CEDAR HOTEL DEVELOPMENT

Development Address: 1118 N. STATE STREET

Ward: 2

If you are working with a Planner at the City, what is his/her name? DAN KLAMBER

Type of City involvement: Land write-down
(check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?)
 Zoning increase, PD, or City Land purchase

*if yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: CEDAR PROPERTY LLC

Developer Contact (Project Coordinator): DAVID NELSON

Developer Address: 540 W. MADISON SUITE 2500 CHICAGO, IL 60661

Email address: DNELSON@DAW.COM May we use email to contact you? Yes No

Telephone Number: 312.542.3161

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required N/A - NO RESIDENTIAL UNITS ON SITE

For ARO projects: _____ x 10%* = _____ (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? _____

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Estimated date for the commencement of marketing:
 Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4		800	\$1000	750	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? FIRST QUARTER / 2016
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{(round up to nearest whole number)}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{21,696.50}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{43}{\text{median price per base FAR foot (from table below)}} = \$ \frac{746,359.60}{\text{Amount owed}}$$

(25%)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of DPD)

[Signature]
 Kara Breems
 Department of Planning & Development

7-10-15
 Date

[Signature]
 Developer/Project Coordinator

August 7, 2015
 Date

attorney for developer