

PD 1328

Table of Contents

04/28/2020 Minor Change	2
Bulk Table	3
Exhibits	5
10/18/2016 Minor Change	9
Exhibits	11
06/22/2016 PD Adoption	23
Ordinance	23
Statements	23
Bulk Table	28
ARO	33
Exhibits	35



DEPARTMENT OF PLANNING AND DEVELOPMENT

April 28, 2020

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Minor change for PD 1328, Subarea B, parking at 808 S. Michigan

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Planned Development No. 1328 ("PD 1328"), Subarea B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1328. You are requesting a minor change on behalf of Essex Hotel Owner, the sole owner of Subarea B, to allow the minimum number of required accessory parking spaces to be reduced from 80 to 72 in order to convert the existing parking operations from valet service to self-park operations.

Essex on the Park is an existing 479-unit building at 808 S. Michigan Ave. with four stories of enclosed parking at the base. According to your request letter, the valet service has been underutilized and your client seeks to convert the valet operations to self-parking. As shown on the attached floor plans, the building has capacity for 72 self-parking spaces, when all the spaces meet the min. size requirements. The existing aisle widths vary throughout the four floors. They exceed the required min. width of 20' except where existing structural columns create pinch points. To address these pinch points, the building was approved and constructed with a red light/green light traffic signal system. The existing aisle widths at the pinch points vary between 11' and 12'. The Department of Transportation supports the proposed parking reduction and the property is a transit served location, thereby qualifying for a parking reduction pursuant to Section 17-10-0102-B of the Zoning Ordinance. A revised Bulk Table is also attached.

With regard to your request, the Department has determined that allowing the proposed parking reduction from 80 to 72 spaces will not create an adverse impact on the PD 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. Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1328, I hereby approve the foregoing minor change, but no other changes to this PD. 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 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,

Nancy Radzevich
Assistant Commissioner
C: Mike Marmo, Erik Glass, Main file

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1328
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf): 47,017

Area of Public Rights-of-Way (sf): 18,273

Net Site Area (sf):

Sub-Area A: 9,818.71

Sub-Area B: 18,925.29

Overall: 28,744

Maximum Floor Area Ratio (FAR):

Sub-Area A: 11.01

Sub-Area B: 27.00

Overall: 21.54

FAR Bonuses (over total net site area; bonus floor area allocated to Sub-Area B)

Affordable Housing: 4.00

Concealed Above-Ground Parking: 1.02

Green Roof: 0.46

Upper Level Setbacks: 0.06

Maximum Number of Dwelling Units:

Sub-Area A: 0

Sub-Area B: 479

Maximum Number of Hotel Keys:

Sub-Area A: 290

Sub-Area B: 100

Minimum Off-Street Parking Spaces:*

Sub-Area A: 0

Sub-Area B: 72

Minimum Bicycle Parking Spaces:

Sub-Area A:	0
Sub-Area B:	50

Minimum Off-Street Loading Spaces:

Sub-Area A:	1 (10' x 25') exterior loading space
Sub-Area B:	1 (10' x 25') exterior loading space

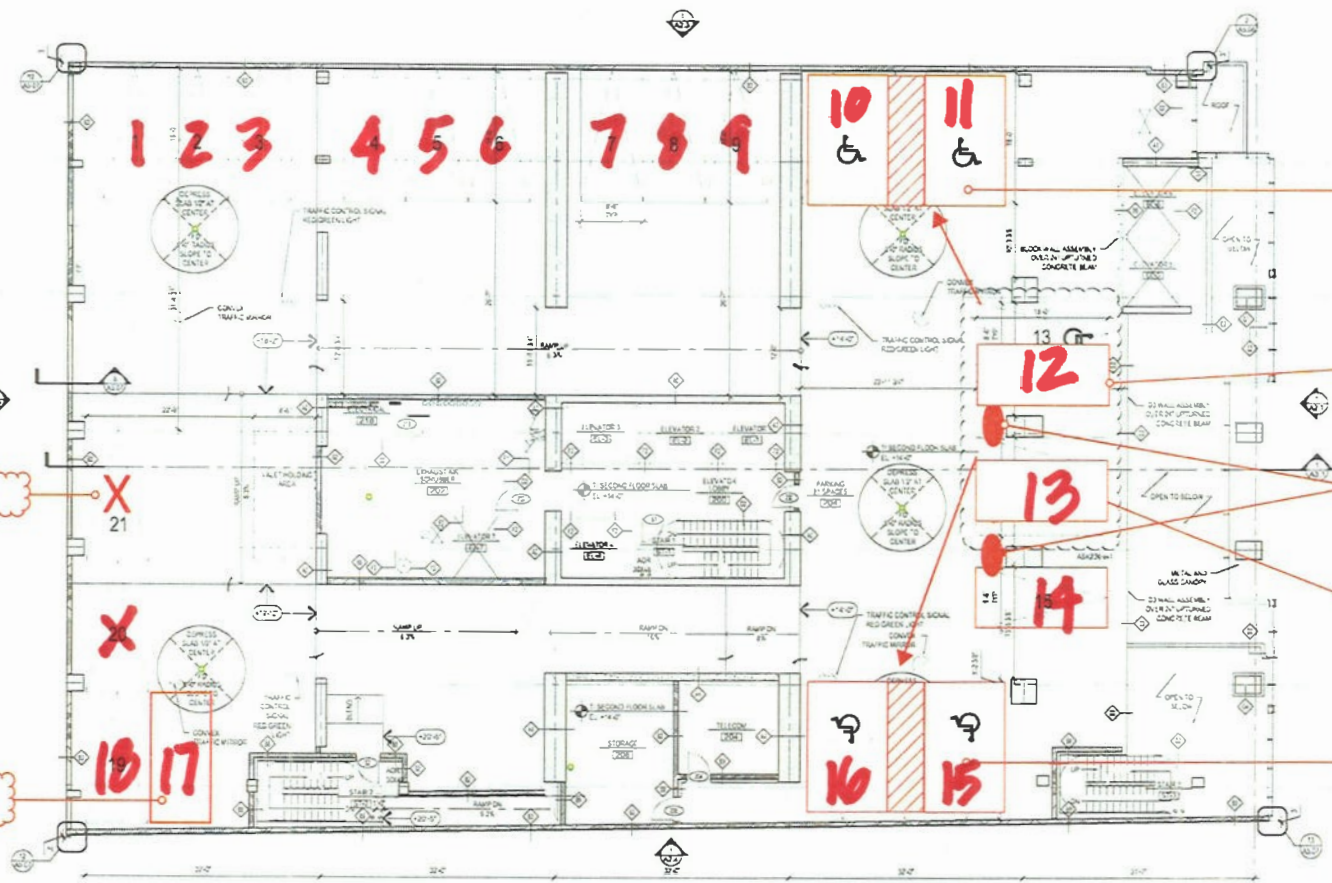
Maximum Building Height:

Sub-Area A:	160 feet, 0 inches
Sub-Area B:	620 feet, 0 inches

Minimum Setbacks:

Sub-Area A:	In substantial conformance with the Plans
Sub-Area B:	In substantial conformance with the Plans

*As contemplated by Section 17-10-0503 of the Zoning Ordinance, up to 45 percent of the number of parking spaces required for Sub-Area B as set forth on the Bulk Regulations and Data Table may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use, including without limitation uses within Sub-Area A. Notwithstanding the lease or use of such parking spaces by off-site users, for purposes of this Planned Development, all parking located within Sub-Area B shall be considered accessory parking.



Remove stall.

X 21

Add stall here.

10 17

10 11
♿ ♿

12

13

14

10 15
♿ ♿

Relocate ADA stalls to this area. Provide two 11' wide ADA stalls + 5'-0" wide access aisle. Provide required sign and pavement markings.

Provide 8'-6" wide stall. Stall to start 1'-0" north of column on grid line C.

Add convex traffic mirror to assist pedestrians in seeing vehicles.

Provide 8'-6" wide stall. Stall to be centered between columns.

Relocate ADA stalls to this area. Provide two 11' wide ADA stalls + 5'-0" wide access aisle. Provide required sign and pavement markings.

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA FOR CITY APPROVAL STAMP
PLAN MATERIAL KEY

- EXISTING WALLS TO REMAIN, SEE FOUNDATION PLAN & WALL TYPES FOR DISPLAY BOARD RELOCATION
- NEW METAL 3" x 3" x 8" DISPLAY BOARD WALL

PLAN NOTES

- ONLY TAGS AS SHOWN PER PLAN ARE REQUIRED UNLESS OTHERWISE SPECIFIED
- SEE WALL TYPE SCHEDULE FOR SPECIFICATIONS AND ASSEMBLIES
- SEE DOOR SCHEDULE FOR DOOR TYPE AND TAGS AND SIZES
- SEE WINDOW SCHEDULE FOR WINDOW ASSEMBLIES

Contractor shall be responsible for removal of these items. All items to be removed shall be removed in accordance with the City of Chicago's Department of Public Works, Department of Public Safety, and Department of Public Health. Contractor shall be responsible for obtaining all necessary permits and approvals for the removal of these items. A written architectural specification was issued for this project and shall be used for all items to be removed. The Contractor shall be responsible for obtaining all necessary permits and approvals for the removal of these items. The Contractor shall be responsible for obtaining all necessary permits and approvals for the removal of these items.

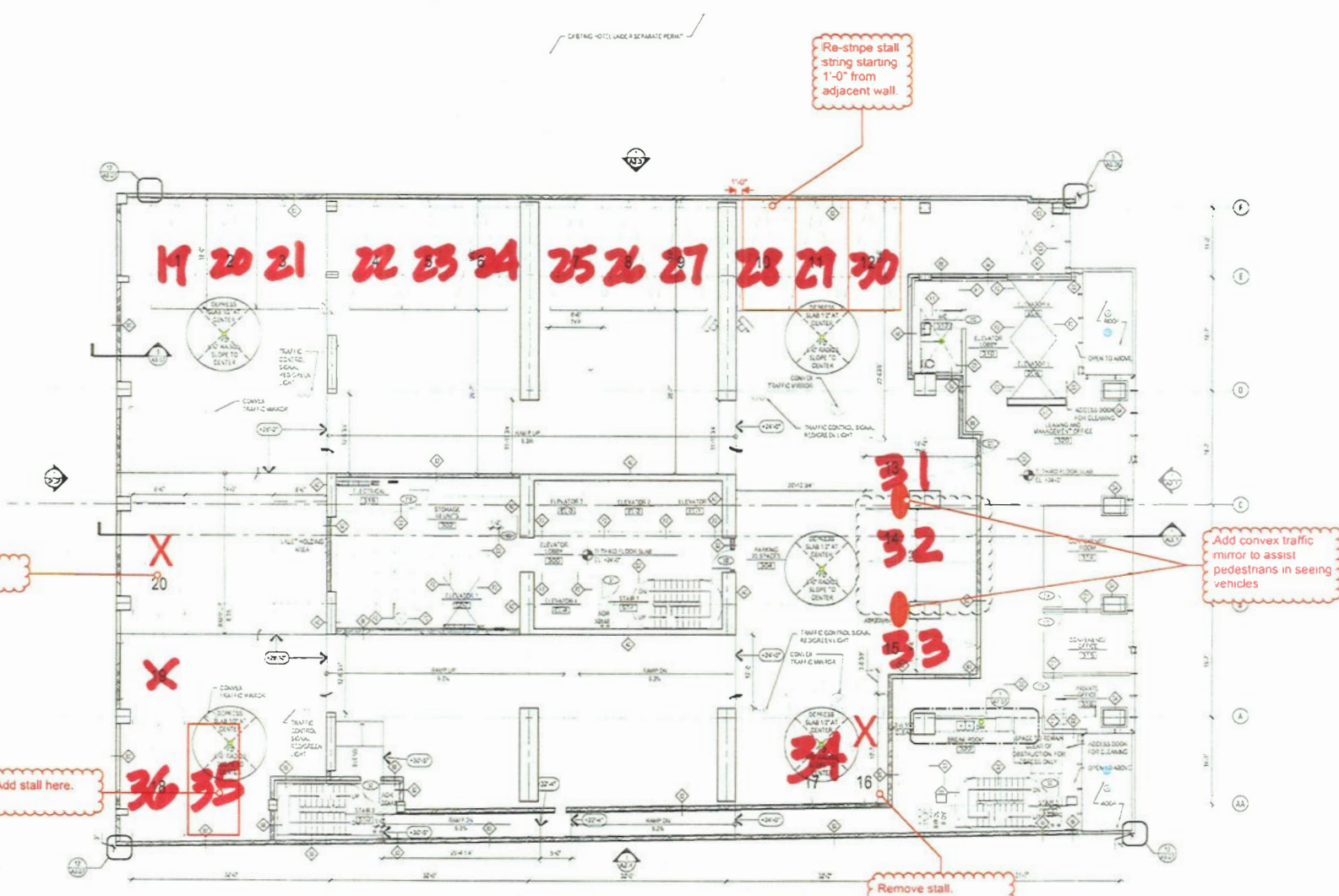
808 SOUTH MICHIGAN AVENUE
CHICAGO, IL

DATE	ISSUED FOR
02/07/17	ISSUE FOR CONSTRUCTION
04/26/17	BULLETIN 23
06/26/17	BULLETIN 25
08/21/17	BULLETIN 27
08/27/17	ASK067
04/18/18	ASK166
02/12/19	ASK234 rev 1

HARTSHORNE PLINKARD ARCHITECTURE
LPA
221 NORTH CARPENTER STREET
CHICAGO, IL 60607
TEL: 312.467.1000
WWW.HARTSHORNEPLINKARD.COM

PROJECT # 148
DATE BY AS
SCALE: 1/8" = 1'-0"
SHEET # 1 OF 1
SECOND FLOOR PLAN

A1.2



AREA FOR CITY APPROVAL STAMP

PLAN MATERIAL KEY

EXISTING WALLS TO REMAIN ALL
 FINISHES TO REMAIN ALL
 NEW FINISHES TO REMAIN ALL
 NEW FINISHES TO REMAIN ALL
 NEW FINISHES TO REMAIN ALL

PLAN NOTES

1. WALL TAGS TO SHOW UP TO 10' FROM
 ALL EXISTING WALLS. TYPE SCHEDULE
 SET AND TYPE SCHEDULE FOR FIRE RATING
 AS APPLICABLE AND INDICATED.

2. SEE DOOR SCHEDULES ON DOOR AND
 WINDOW SCHEDULES.

3. SEE ARCH SCHEDULES FOR WINDOW
 ASSEMBLIES.

808 SOUTH MICHIGAN AVENUE
 CHICAGO, IL

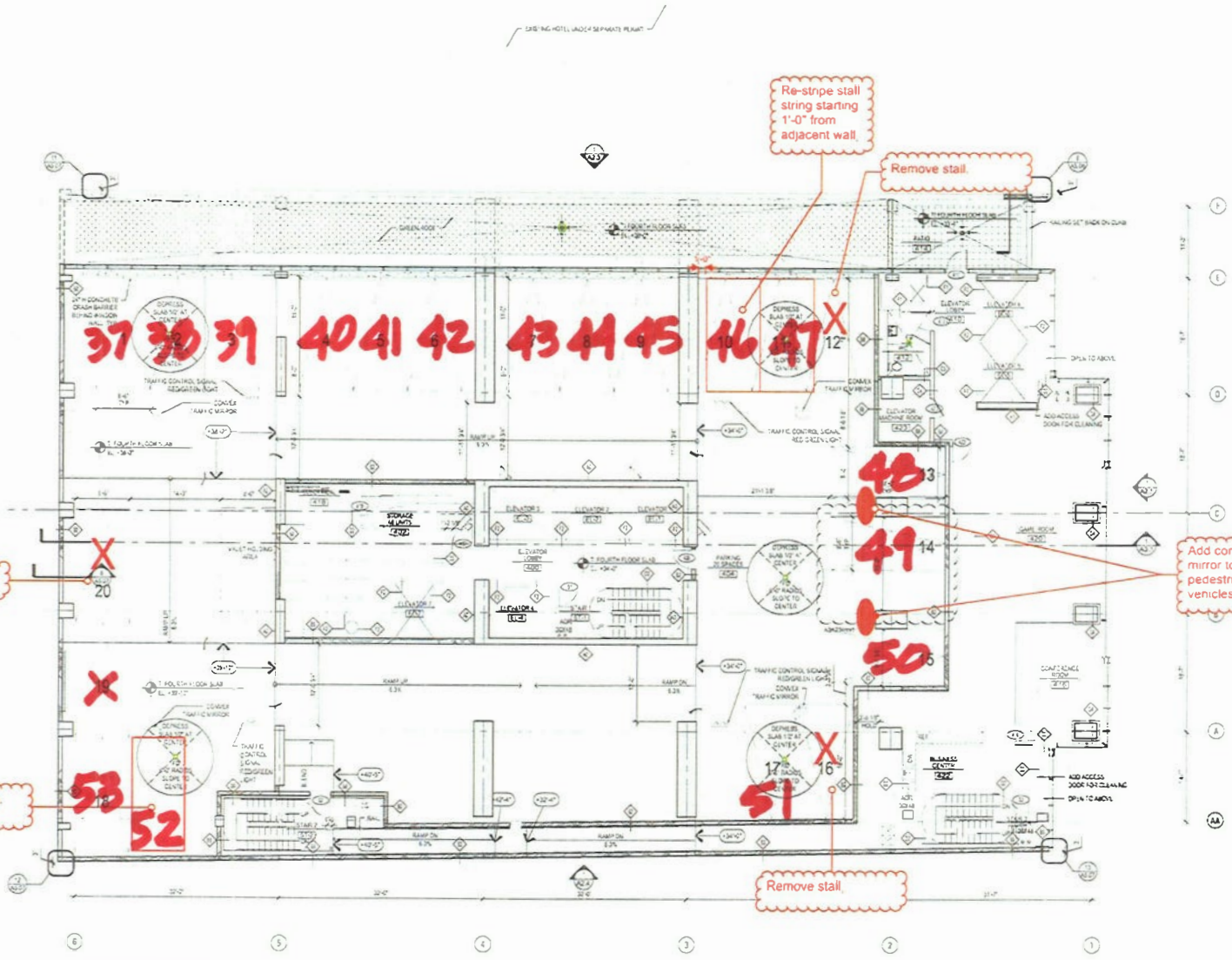
DATE	ISSUED FOR
03/31/17	ISSUE FOR CONSTRUCTION
04/14/17	BULLETIN 23
04/26/17	BULLETIN 24
06/28/17	BULLETIN 25
08/01/17	BULLETIN 27
08/27/17	ASK007
04/18/18	ASK166
02/12/19	ASK234 rev 1

HARTSHORNE PLANKARD ARCHITECTURE

HPA
 222 NORTH CAMPBELL STREET
 CHICAGO, IL 60610
 HPAARCHITECTURE.COM

THIRD FLOOR PLAN

A1.3



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA FOR CITY APPROVAL STAMP
PLAN MATERIAL KEY

- EXISTING WALLS TO REMAIN, SEE FINISHED FLOOR FINISH TYPES FOR DISPLAY BOARD REPLACEMENT
- CONCRETE
- DRYWOOD WALL
- MASONRY WALL
- NEAR AREA 3, 201 E. DRYWALL BOARD WALL

PLAN NOTES

- ALL TAGS AS SHOWN PER PACKAGE ARE TO REMAIN IN PLACE. TYPE SCHEDULES SHALL HAVE TYPE SCHEDULES, TYPE SCHEDULES AND TAGS AND TAGS WALLETS.
- SEE DOOR SCHEDULE FOR DOOR TAGS AND TAGS WALLETS.
- SEE WINDOW SCHEDULE FOR WINDOW TAGS WALLETS.

Contractor shall be responsible for removal of items to be removed and replacement of items to be replaced, including, but not limited to, the removal and replacement of any components or materials. Contractor shall coordinate the removal and replacement of items to be removed and replacement of items to be replaced with the appropriate authority. Contractor shall coordinate the removal and replacement of items to be removed and replacement of items to be replaced with the appropriate authority. Contractor shall coordinate the removal and replacement of items to be removed and replacement of items to be replaced with the appropriate authority. Contractor shall coordinate the removal and replacement of items to be removed and replacement of items to be replaced with the appropriate authority.

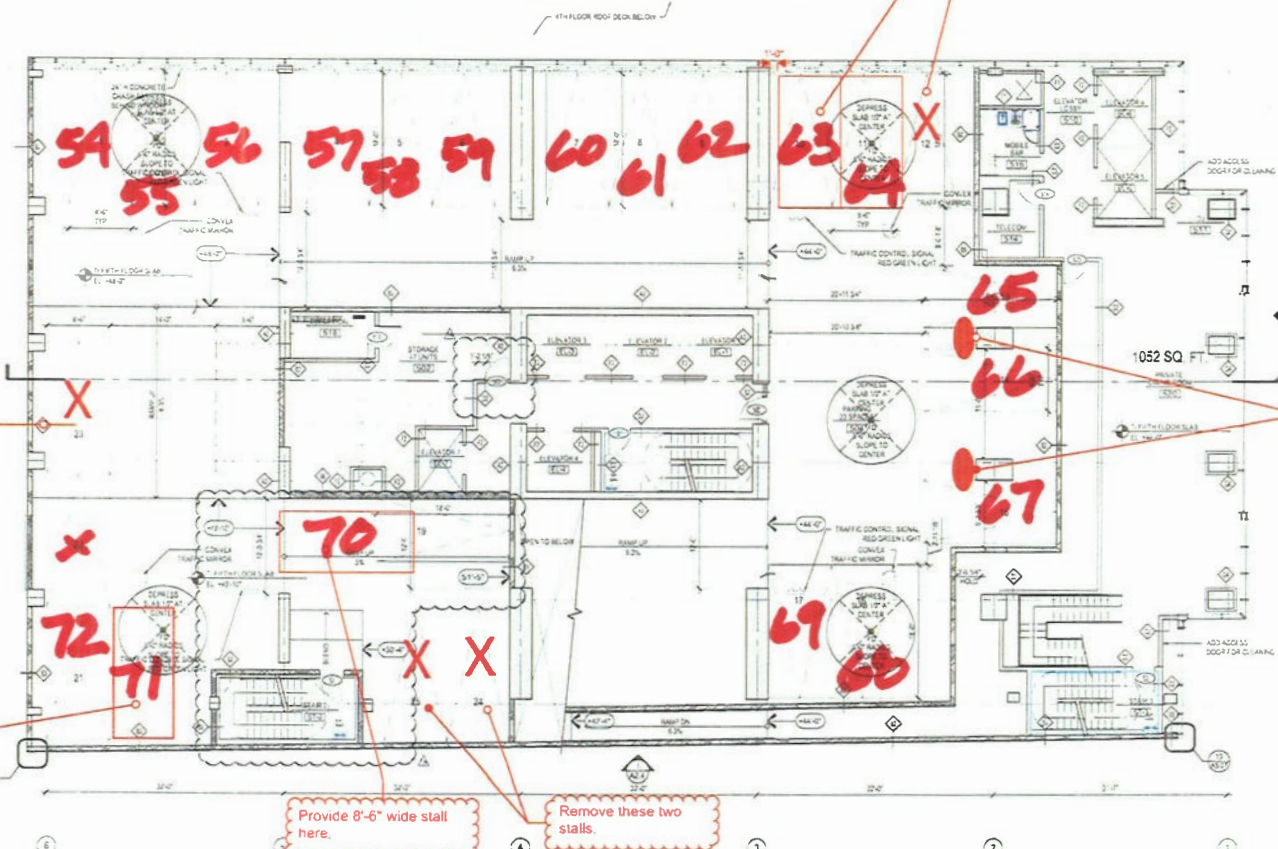
808 SOUTH MICHIGAN AVENUE
CHICAGO, IL

DATE	ISSUED FOR
08/07/17	BULLETIN #7
08/23/17	ASK4260
09/17/17	ASK4263
01/23/18	ASK4271
02/15/2018	BULLETIN #1 - REV 02
04/16/18	ASK4272
11/03/18	ASK4273
02/12/19	ASK4274 typ 1

PARTHONING PLANNING ARCHITECTURE
HPA
200 NORTH CANTONVILLE STREET
CHICAGO, IL 60607
TEL: 312.467.1000
WWW.PARTHONING.COM

FOURTH FLOOR PLAN

A1.4



FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA FOR CITY APPROVAL STAMP

PLAN MATERIAL KEY

- EXISTING WALL TO REMAIN
- NEW WALL TO REMAIN
- REPLACEMENT
- NEW FLOOR FIN.
- MASONRY WALL
- NEW METAL STUD
- EXISTING GLASS WALL

PLAN NOTES

- ALL WALLS SHOWN WITH NO OUTLETS IN WALL THIS SCHEDULE SEE WALL THIS SCHEDULE FOR THE RATINGS OF DISTINGUISHABLES
- SEE ODDA SCHEDULE FOR DOOR FIN. MATERIALS AND GLASS
- SEE WAGON SCHEDULE FOR FINISH ACCESSIBLE

Contractor shall be responsible for obtaining all permits and specifications, including all required permits and specifications, codes and building department requirements, of all construction and installation. Contractor shall coordinate the work in compliance with all applicable codes and regulations.

Contractor is responsible for verifying the placement of property lines and existing structures. Contractor shall be responsible for obtaining all necessary permits and specifications for all construction and installation.

A signed architectural specification and contract for the project and copy of these documents shall be submitted to the City of Chicago, Department of Public Works, Engineering and Construction, 100 North Dearborn Street, 10th Floor, Chicago, IL 60610. The contractor shall be responsible for obtaining all necessary permits and specifications for all construction and installation.

**808 SOUTH MICHIGAN AVENUE
CHICAGO, IL**

DATE	ISSUE FOR
02/08/16	PROGRESS SET
02/17/17	PERMIT CORRECTIONS
03/03/17	IFC PROGRESS SET
03/21/17	ISSUE FOR CONSTRUCTION
04/14/17	BULLETIN #2
04/28/17	BULLETIN #3
06/08/17	BULLETIN #5
08/01/17	BULLETIN #7

HARTSHORNE PLUMBER ARCHITECTURE

HPA 223 NORTH CLAYTON ST. CHICAGO, IL 60610

PREP. BY: [] SCALE: 1/8" = 1'-0"
DATE: 02/17/17

FIFTH FLOOR PLAN

A1.5



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 18, 2016

Paul W. Shadle
DLA Piper LLP
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601-1293

**Re: Administrative Relief request for Planned Development No. 1328, Subarea B
800 S. Michigan Avenue**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1328 ("PD 1328"), 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 Numbers 12 and 17 of PD 1328.


Your client and the owner of all of the property within Subarea B of PD 1328, Essex Hotel Owner LLC, is seeking administrative relief for the following modifications to the proposed building at 800 S. Michigan Ave.:

- Increase the maximum number of dwelling units in Subarea B from 476 to 479 units.
- Reduce the minimum number of (valet) off-street parking spaces within Subarea B from 100 to 80 spaces and thereby eliminate one level of parking in the building's base.
- Modifications to the building's design and glass and metal cladding.
- The attached, revised drawings, dated October 10, 2016, shall be inserted into the main file: Site Plan/Landscape Plan, First Floor Plan, Second Floor Plan, Third Floor Plan, Fourth Floor Plan, Fifth Floor Plan, Green Roof Plan, Green Roof Area Analysis, North Elevation, South Elevation, East Elevation, and West Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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 Residential-Business Planned Development No. 1328, 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,



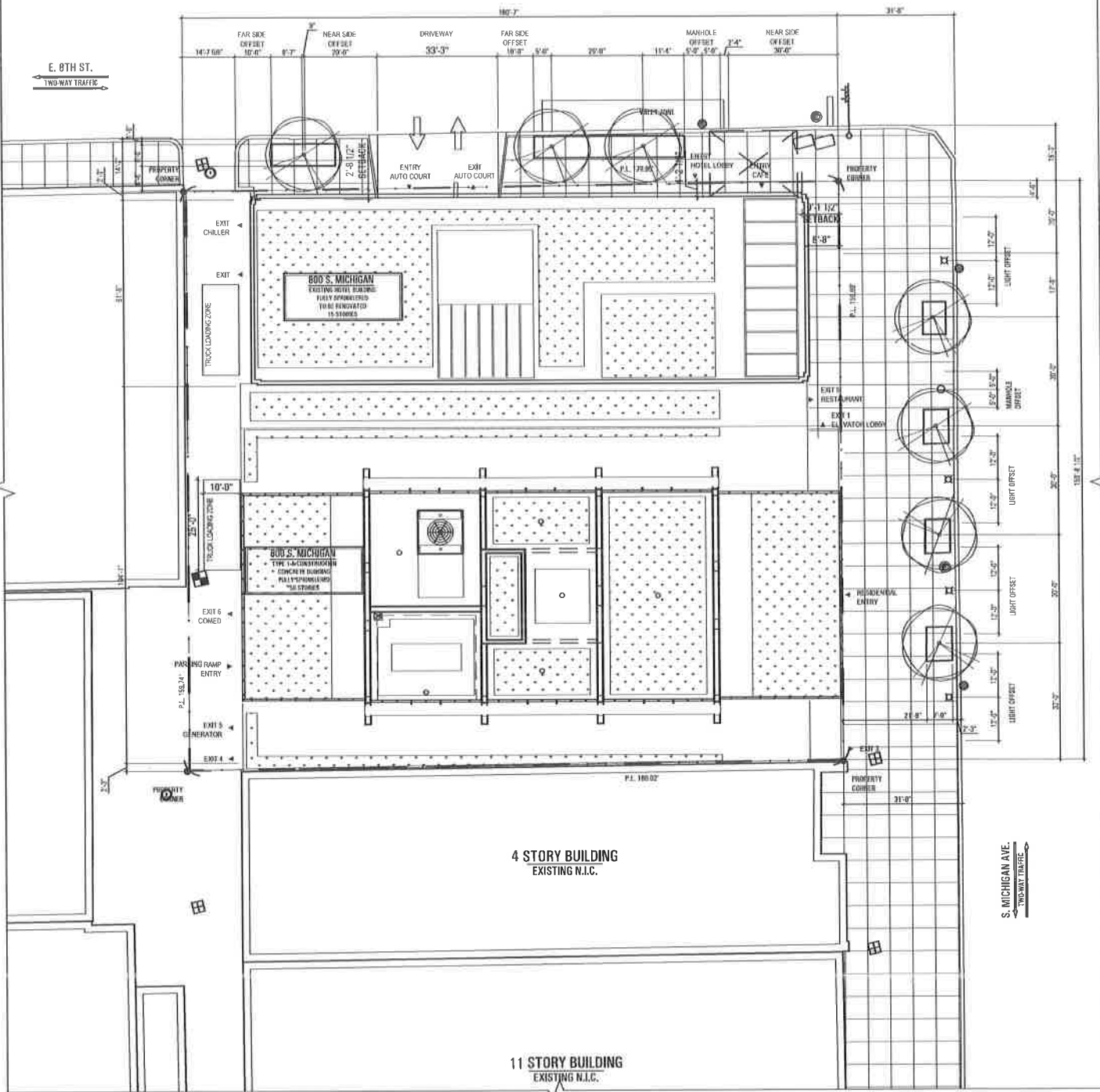
Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

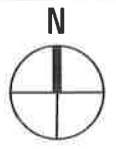
C: Mike Marmo, Erik Glass, Dan Klaiber, Main file

24 STORY
HILTON HOTEL
340'-0"

E. 8TH ST.
TWO-WAY TRAFFIC



S. MICHIGAN AVE
TWO-WAY TRAFFIC

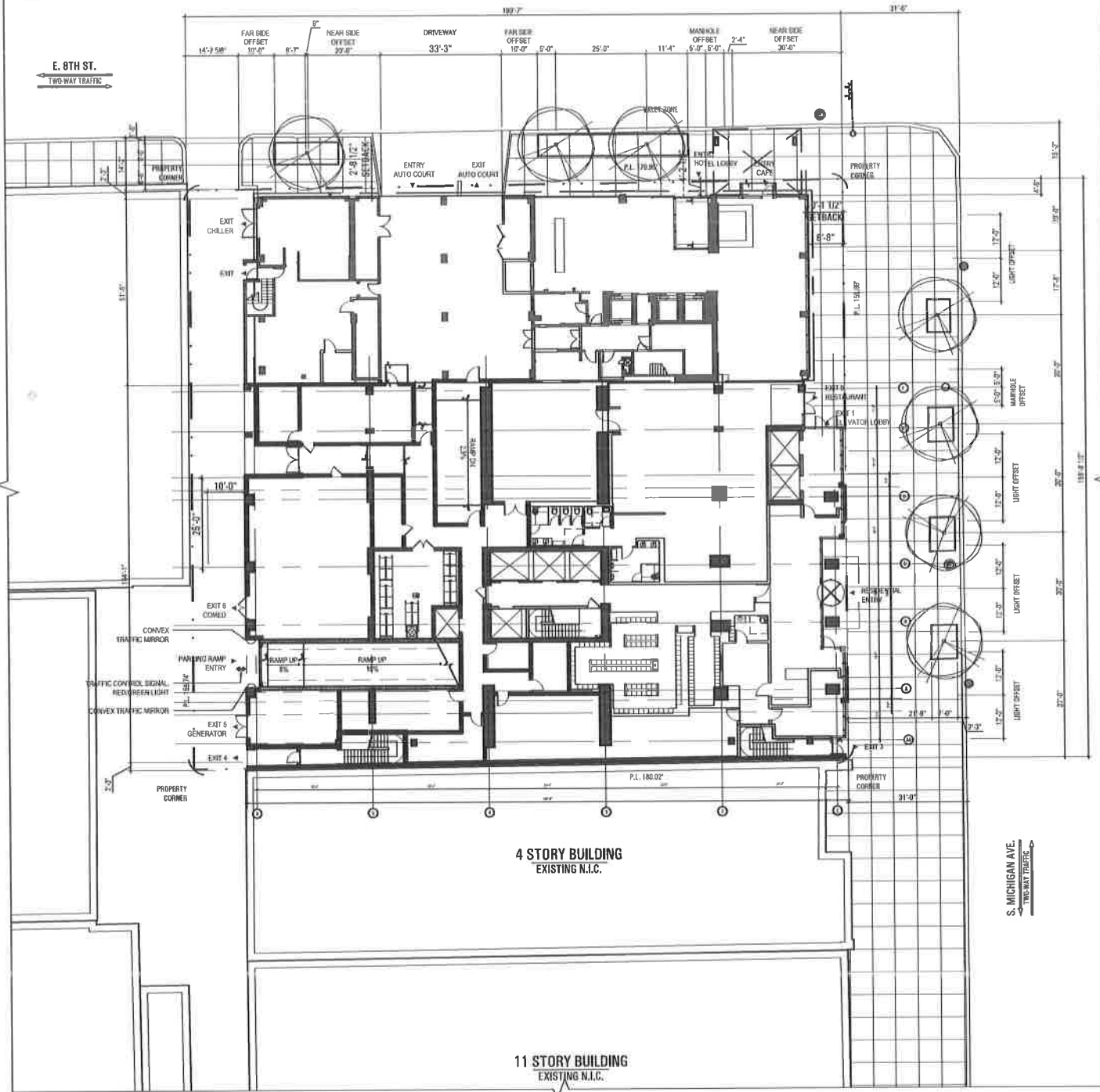


APPLICANT: ESSEX HOTEL OWNER, LLC (RBDP NO. 1328)
 ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
 MINOR CHANGE: OCTOBER 10, 2016

SITE PLAN/ LANDSCAPE PLAN
 SCALE: 1" = 40'-0"

**24 STORY
HILTON HOTEL**
340'-0"

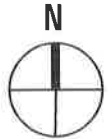
E. 8TH ST.
TWO-WAY TRAFFIC



4 STORY BUILDING
EXISTING N.I.C.

11 STORY BUILDING
EXISTING N.I.C.

S. MICHIGAN AVE.
TWO-WAY TRAFFIC



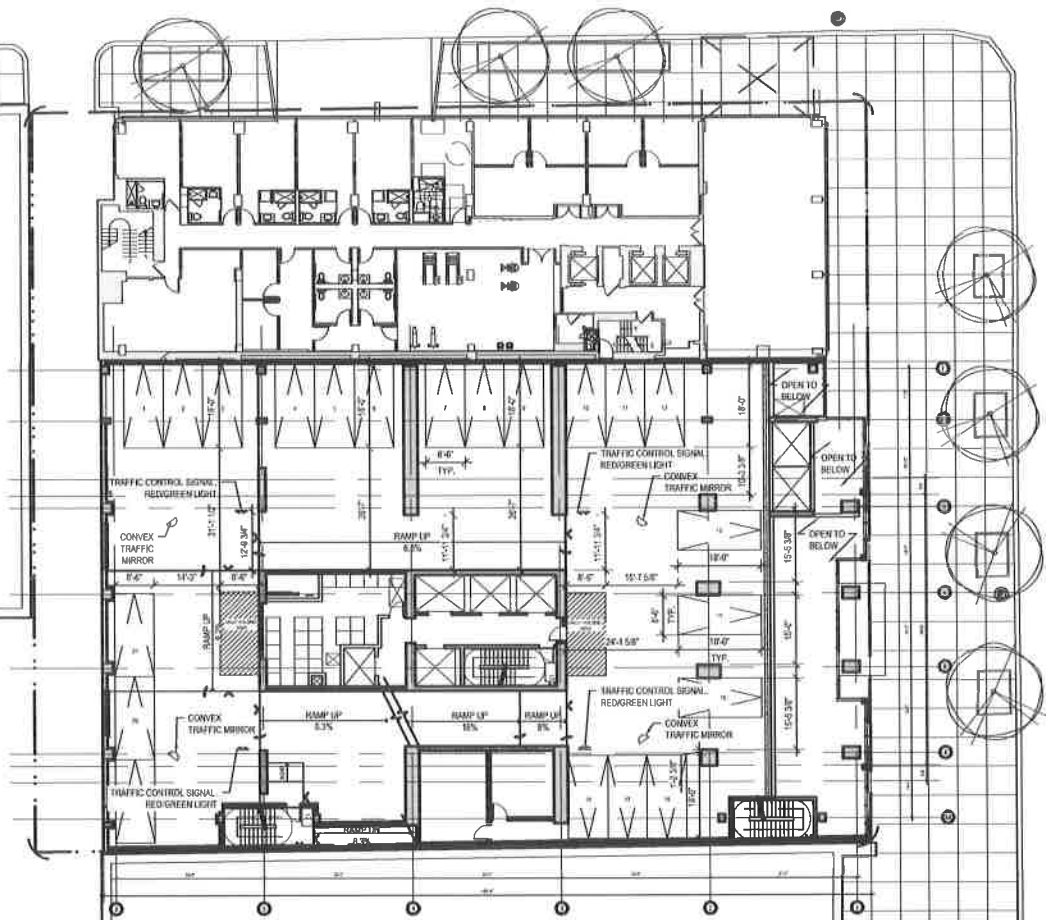
APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

FIRST FLOOR PLAN
SCALE: 1" = 40'-0"

24 STORY
HILTON HOTEL
340'-0"

E. 8TH ST.

TWO-WAY TRAFFIC



4 STORY BUILDING
EXISTING N.I.C.

11 STORY BUILDING
EXISTING N.I.C.

S. MICHIGAN AVE.
TWO-WAY TRAFFIC

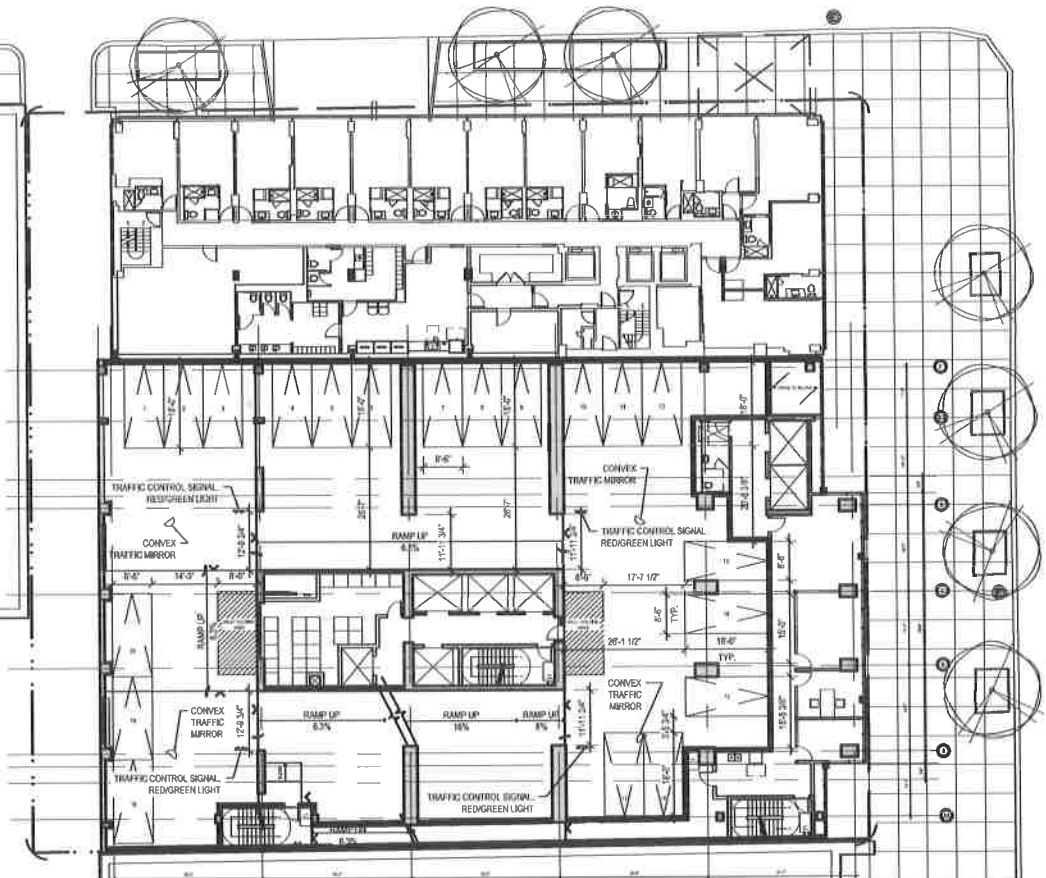


APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

SECOND FLOOR PLAN
SCALE: 1" = 40'-0"

24 STORY
HILTON HOTEL
340'-0"

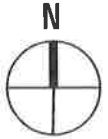
E. 8TH ST.
TWO-WAY TRAFFIC



4 STORY BUILDING
EXISTING N.I.C.

11 STORY BUILDING
EXISTING N.I.C.

S. MICHIGAN AVE.
TWO-WAY TRAFFIC

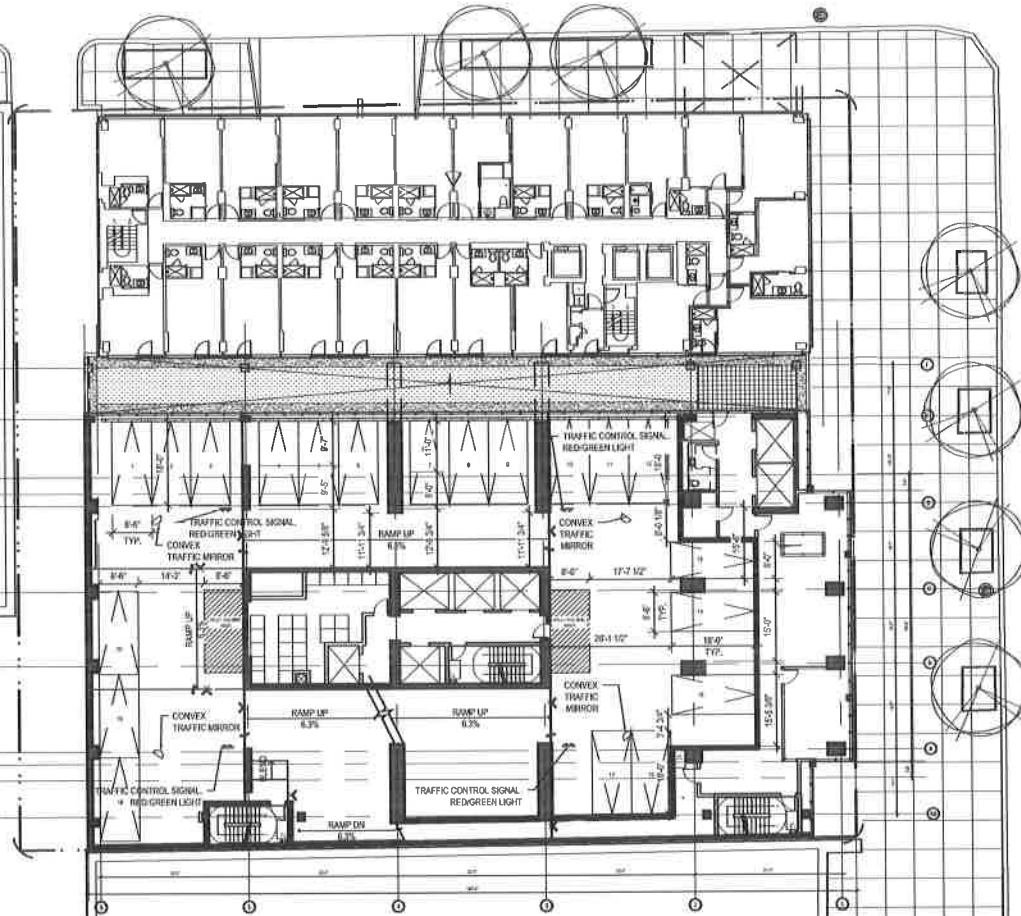


APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

THIRD FLOOR PLAN
SCALE: 1" = 40'-0"

24 STORY
HILTON HOTEL
340'-0"

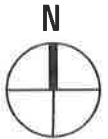
E. 8TH ST.
TWO-WAY TRAFFIC



4 STORY BUILDING
EXISTING N.I.C.

11 STORY BUILDING
EXISTING N.I.C.

S. MICHIGAN AVE.
TWO-WAY TRAFFIC

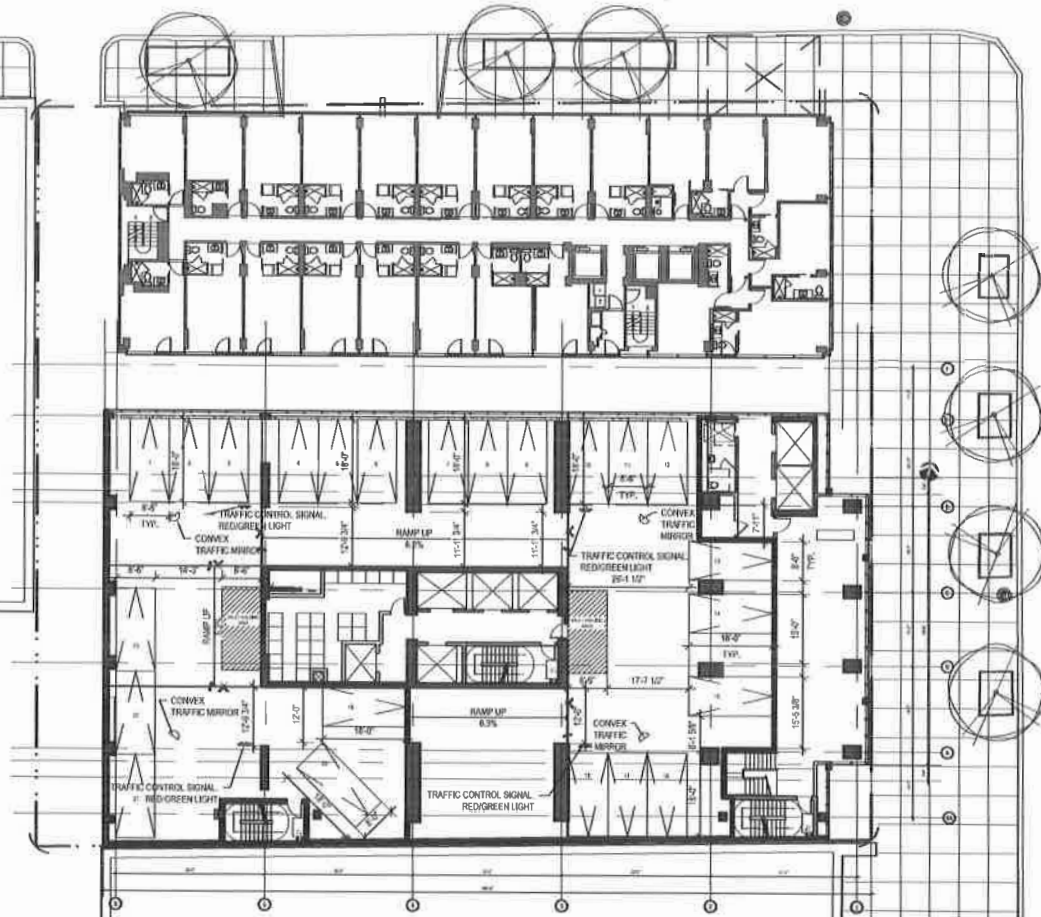


APPLICANT: ESSEX HOTEL OWNER, LLC (RBP NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

FOURTH FLOOR PLAN
SCALE: 1" = 40'-0"

24 STORY
HILTON HOTEL
340'-0"

E. 8TH ST.
TWO-WAY TRAFFIC



4 STORY BUILDING
EXISTING N.I.C.

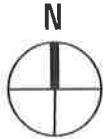
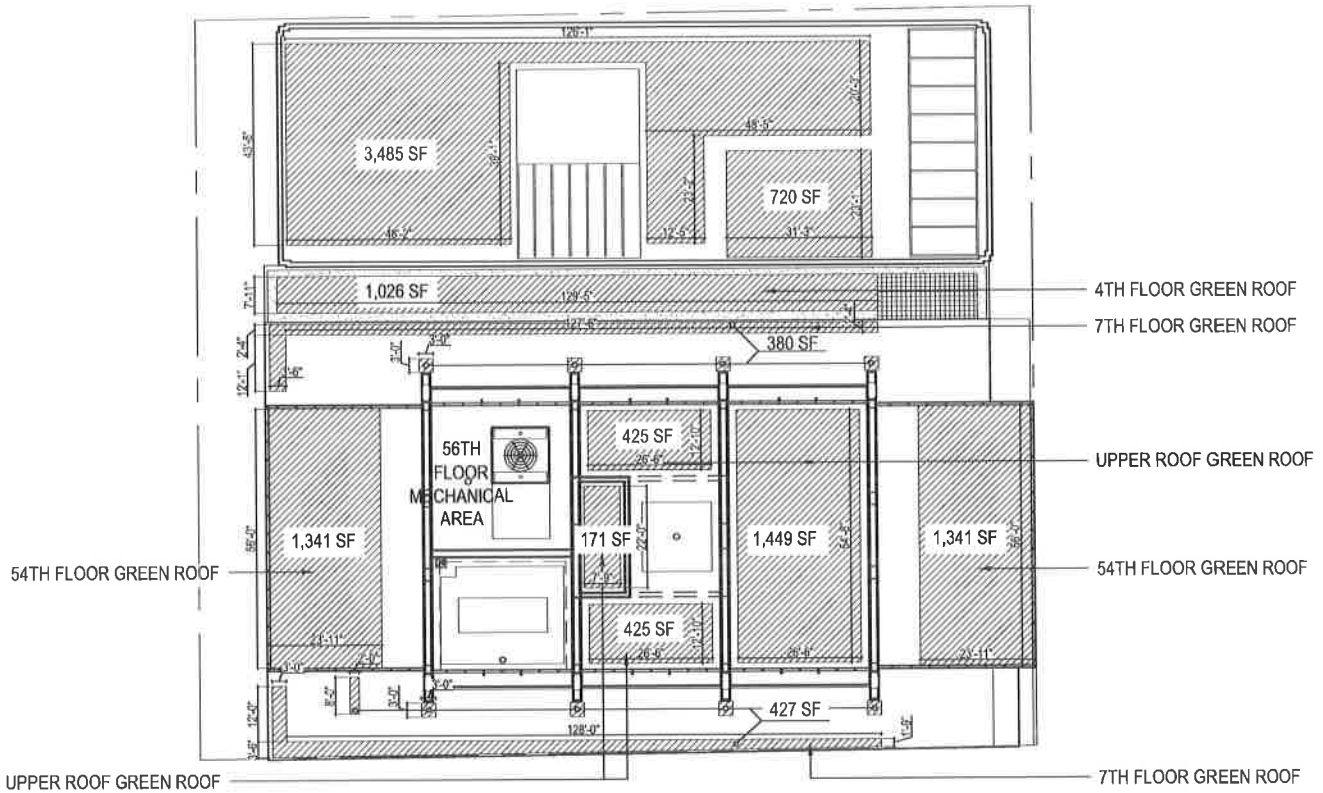
11 STORY BUILDING
EXISTING N.I.C.

S. MICHIGAN AVE.
TRAFFIC ROUTE



APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

FIFTH FLOOR PLAN
SCALE: 1" = 40'-0"



APPLICANT: ESSEX HOTEL OWNER, LLC (RBP NO. 1328)	GREEN ROOF PLAN
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL	HOTEL & FLOORS 4, 7, 54, 57
MINOR CHANGE: OCTOBER 10, 2016	SCALE: 1" = 40'-0"

GREEN ROOF AREA ANALYSIS

TOTAL GREEN ROOF AREAS:

4th FLOOR **1,026 sf**
TOTAL: **1,026 sf**

7th FLOOR **380 sf**
 427 sf
TOTAL: **807 sf**

54th FLOOR **1,341 sf**
 1,341 sf
TOTAL: **2,682 sf**

UPPER ROOF **425 sf**
 425 sf
 171 sf
 1,449 sf
TOTAL: **2,470 sf**

EXISTING HOTEL **720 sf**
 3,485 sf
TOTAL: **4,205 sf**

TOTAL GREEN ROOF AREAS:

1,026 sf
 807 sf
 2,682 sf
 2,470 sf
 4,205 sf
TOTAL: **11,190 sf**

TOTAL NET ROOF AREAS:

4th FLOOR **1,871 sf**

7th FLOOR **5,185 sf**

54th FLOOR **3,678 sf**

UPPER ROOF **1,876sf**

EXISTING HOTEL **4,205 sf**

TOTAL: **16,815 sf**

50% OF NET ROOF AREA:

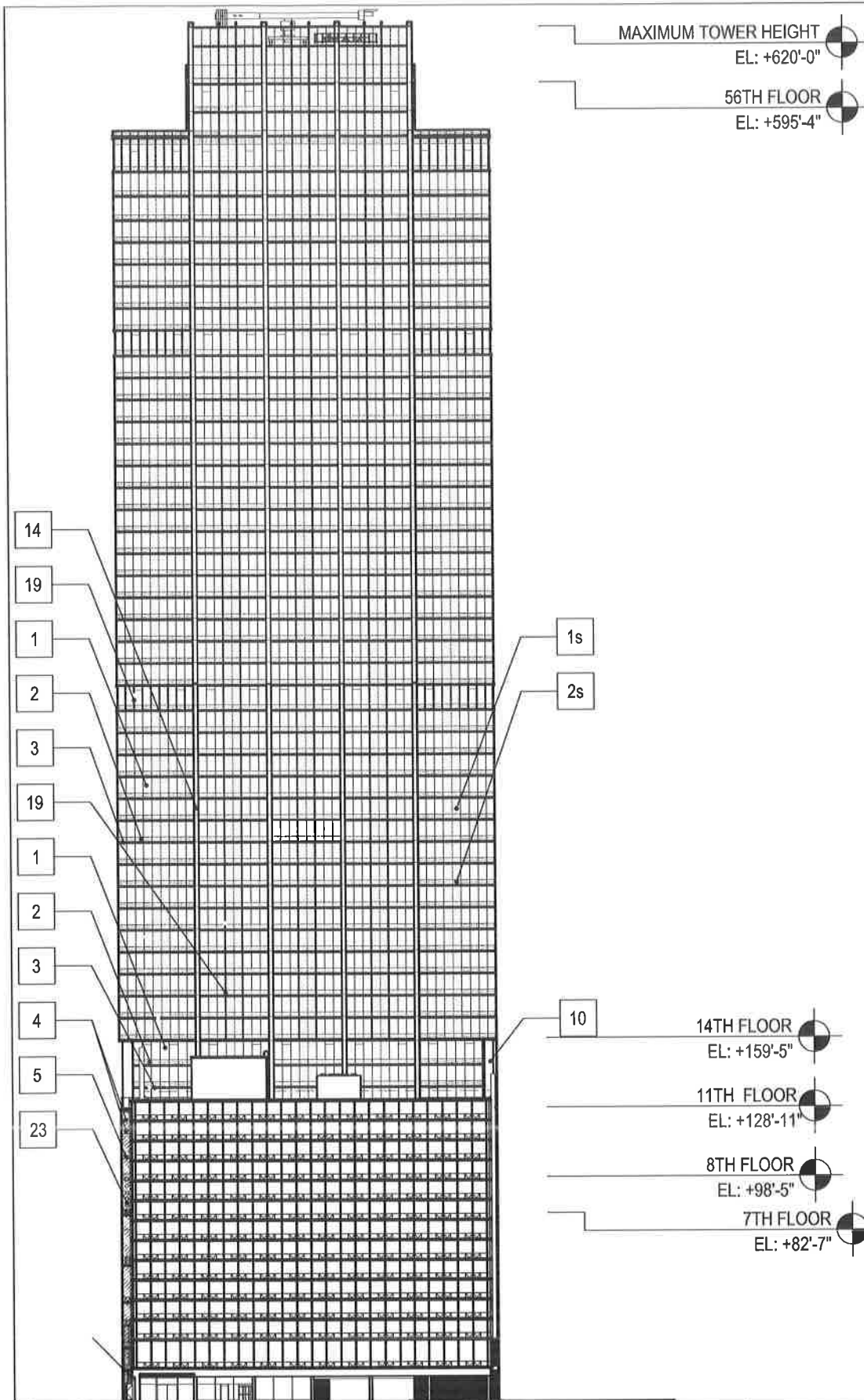
$16,815 \text{ sf} / 2 = 8,408 \text{ sf}$

TOTAL GREEN ROOF

(floors 4, 7, 54, 57) : 11,190 sf
(approx. 67% of net roof area)

APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

**GREEN ROOF
AREA ANALYSIS**





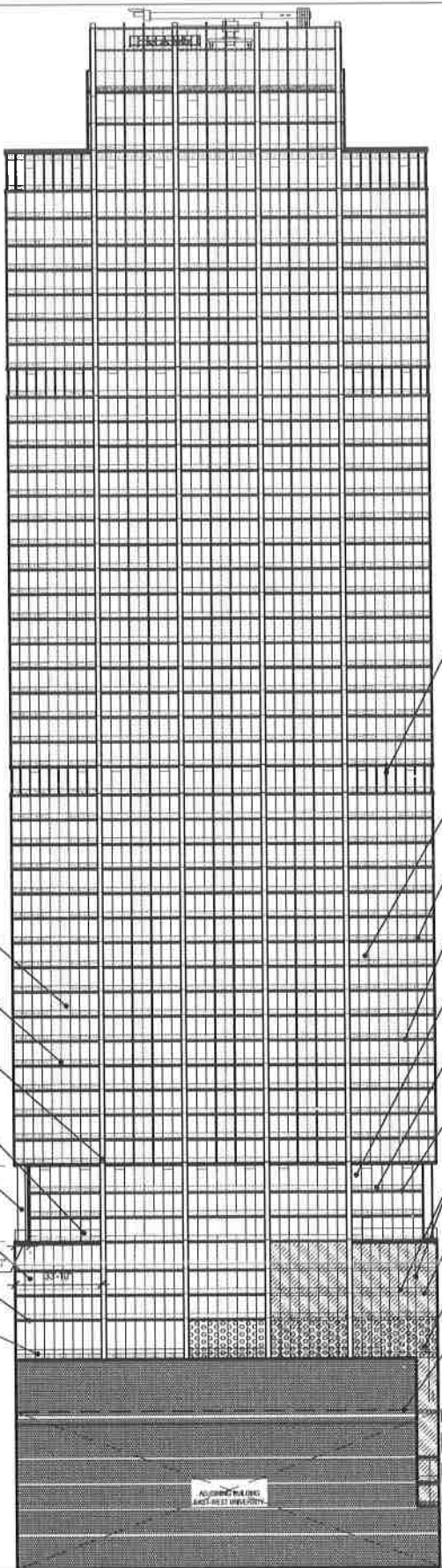
MATERIAL KEY

1	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE
1s	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE - SPANDREL GLASS
2	WINDOW WALL - SOLEXIA GLASS - SOLARBAN 60 ON #2 SURFACE - SOLEXIA GLASS ON BOTH INTERIOR AND EXTERIOR LITE
2s	WINDOW WALL - SOLEXIA GLASS - SOLARBAN 60 ON #2 SURFACE - SOLEXIA GLASS ON BOTH INTERIOR AND EXTERIOR LITE SPANDREL GLASS
3	WINDOW WALL - FLUSH METAL SLAB EDGE COVER
4	VS-1 CURTAIN WALL SYSTEM - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE - 40% DOT PATTERN GRAY FRIT ON #3 SURFACE
5	VS-1 CURTAIN WALL SYSTEM - SPANDREL GLASS
6	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE - 40% DOT PATTERN GRAY FRIT ON #3 SURFACE
7	CURTAIN WALL - CLEAR GLASS - SPANDREL GLASS
8	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE
9	CURTAIN WALL - CLEAR GLASS - SPANDREL GLASS
10	ALUMINUM COMPOSITE MATERIAL COLUMN COVER
11	GLASS HANDRAIL TO MATCH GLASS BELOW
12	GLASS AND METAL CANOPY
13	RECESSED METAL CHANNEL WITHIN WINDOW WALL SYSTEM
14	ALUMINUM COMPOSITE MATERIAL WALL PANEL
15	EXHAUST VENT
16	SECTIONAL DOOR
17	SERVICE ENTRY
18	CONCRETE MASONRY UNIT WITH WATER-REPELLANT ADMIXTURE
19	VERTICAL PROJECTING APPLIED MULLIONS
20	POURED IN PLACE CONCRETE
21	METAL FINISH CHANNEL
22	NANAWALL
23	SLIDING DOOR

APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

NORTH ELEVATION
SCALE: 1/64" = 1'-0"

 **MAXIMUM TOWER HEIGHT**
 EL: +620'-0"
 **56TH FLOOR**
 EL: +595'-4"









MATERIAL KEY

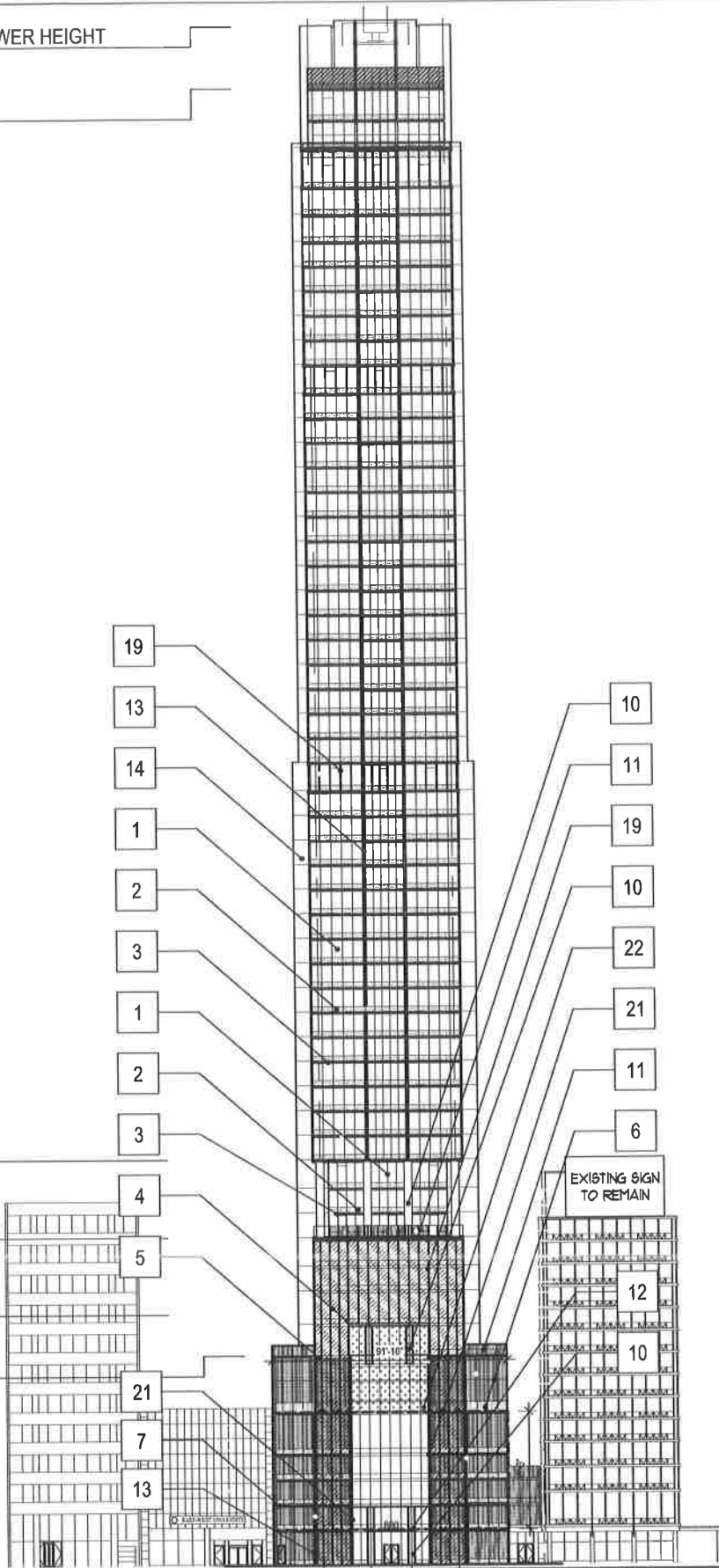
1	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE
1s	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE - SPANDREL GLASS
2	WINDOW WALL - SOLEXIA GLASS - SOLARBAN 60 ON #2 SURFACE - SOLEXIA GLASS ON BOTH INTERIOR AND EXTERIOR LITE
2s	WINDOW WALL - SOLEXIA GLASS - SOLARBAN 60 ON #2 SURFACE - SOLEXIA GLASS ON BOTH INTERIOR AND EXTERIOR LITE SPANDREL GLASS
3	WINDOW WALL - FLUSH METAL SLAB EDGE COVER
4	VS-1 CURTAIN WALL SYSTEM - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE - 40% DOT PATTERN GRAY FRIT ON #3 SURFACE
5	VS-1 CURTAIN WALL SYSTEM - SPANDREL GLASS
6	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE - 40% DOT PATTERN GRAY FRIT ON #3 SURFACE
7	CURTAIN WALL - CLEAR GLASS - SPANDREL GLASS
8	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE
9	CURTAIN WALL - CLEAR GLASS - SPANDREL GLASS
10	ALUMINUM COMPOSITE MATERIAL COLUMN COVER
11	GLASS HANDRAIL TO MATCH GLASS BELOW
12	GLASS AND METAL CANOPY
13	RECESSED METAL CHANNEL WITHIN WINDOW WALL SYSTEM
14	ALUMINUM COMPOSITE MATERIAL WALL PANEL
15	EXHAUST VENT
16	SECTIONAL DOOR
17	SERVICE ENTRY
18	CONCRETE MASONRY UNIT WITH WATER-REPELLANT ADMIXTURE
19	VERTICAL PROJECTING APPLIED MULLIONS
20	POURED IN PLACE CONCRETE
21	METAL FINISH CHANNEL
22	NANAWALL
23	SLIDING DOOR

APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

SOUTH ELEVATION
SCALE: 1/64" = 1'-0"

 MAXIMUM TOWER HEIGHT
 EL: +620'-0"
 56TH FLOOR
 EL: +595'-4"

 14TH FLOOR
 EL: +159'-5"
 11TH FLOOR
 EL: +128'-11"
 8TH FLOOR
 EL: +98'-5"
 7TH FLOOR
 EL: +82'-7"



MATERIAL KEY

1	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE
1s	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE - SPANDREL GLASS
2	WINDOW WALL - SOLEXIA GLASS - SOLARBAN 60 ON #2 SURFACE - SOLEXIA GLASS ON BOTH INTERIOR AND EXTERIOR LITE
2s	WINDOW WALL - SOLEXIA GLASS - SOLARBAN 60 ON #2 SURFACE - SOLEXIA GLASS ON BOTH INTERIOR AND EXTERIOR LITE SPANDREL GLASS
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4	VS-1 CURTAIN WALL SYSTEM - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE - 40% DOT PATTERN GRAY FRIT ON #3 SURFACE
5	VS-1 CURTAIN WALL SYSTEM - SPANDREL GLASS
6	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE - 40% DOT PATTERN GRAY FRIT ON #3 SURFACE
7	CURTAIN WALL - CLEAR GLASS - SPANDREL GLASS
8	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE
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APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
MINOR CHANGE: OCTOBER 10, 2016

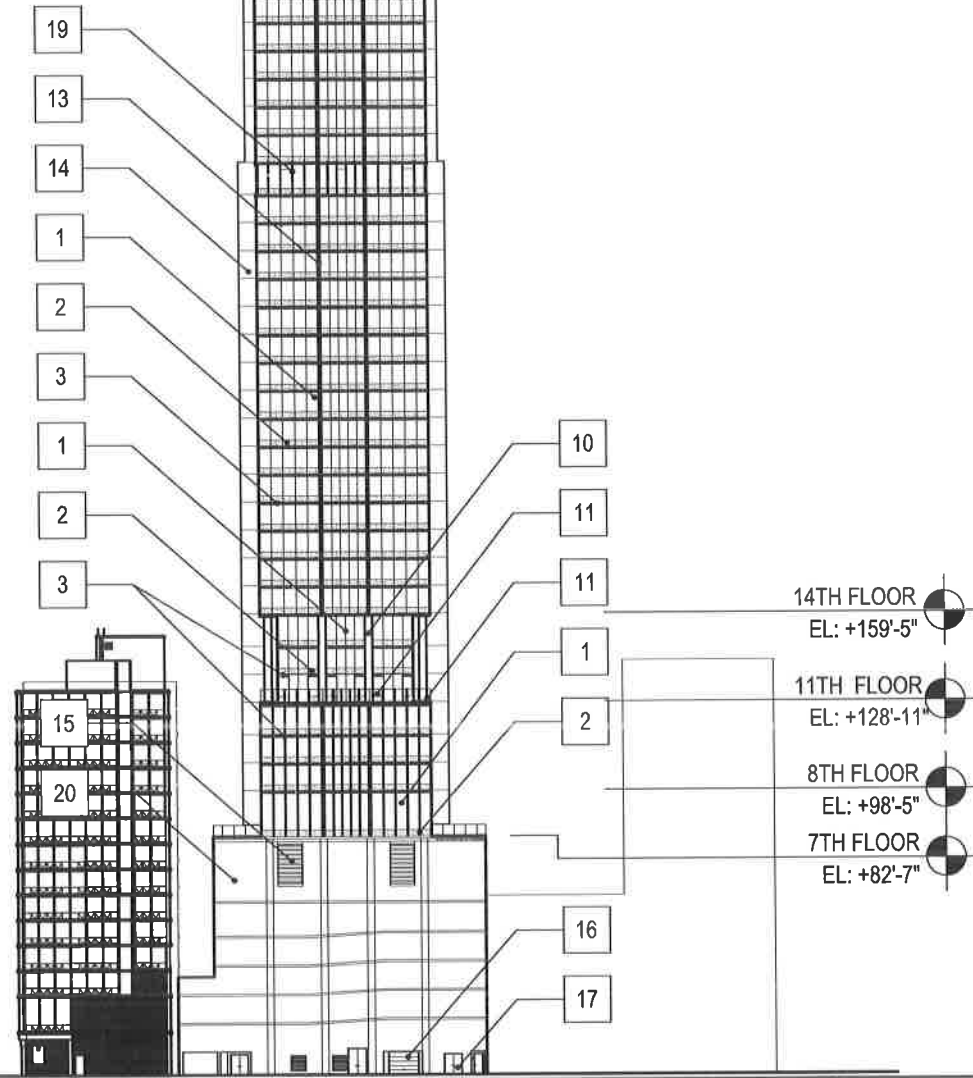
EAST ELEVATION
SCALE: 1/64" = 1'-0"

MAXIMUM TOWER HEIGHT
EL: +620'-0"

56TH FLOOR
EL: +595'-4"

MATERIAL KEY

1	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE
1s	WINDOW WALL - SOLEXIA GLASS EXTERIOR LITE - CLEAR INTERIOR LITE - SOLARBAN 60 ON #2 SURFACE - SPANDREL GLASS
2	WINDOW WALL - SOLEXIA GLASS - SOLARBAN 60 ON #2 SURFACE - SOLEXIA GLASS ON BOTH INTERIOR AND EXTERIOR LITE
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6	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE - 40% DOT PATTERN GRAY FRIT ON #3 SURFACE
7	CURTAIN WALL - CLEAR GLASS - SPANDREL GLASS
8	CURTAIN WALL - CLEAR GLASS - SOLARBAN 60 ON #2 SURFACE
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APPLICANT: ESSEX HOTEL OWNER, LLC (RBPD NO. 1328)
 ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
 MINOR CHANGE: OCTOBER 10, 2016

WEST ELEVATION
 SCALE: 1/64" = 1'-0"

18534

6/22/2016

REPORTS OF COMMITTEES

27523

Reclassification Of Area Shown On Map No. 2-E.
(As Amended)
(Application No. 18534)
(Common Address: 800 S. Michigan Ave.)

R BPD 1328

[SO2015-6429]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-16 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-E in the area bounded by:

East 8th Street; South Michigan Avenue; a line 160 feet south of and parallel to East 8th Street; and a line 180 feet west of and parallel to South Michigan Avenue,

to those of a Residential-Business Planned Development.

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

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

Residential-Business Planned Development No. 1328

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1328 ("Planned Development") consists of approximately 28,744 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). For purposes of this Planned Development, the Property consists of two subareas, delineated on the Subarea Map attached hereto, as Subarea A and Subarea B. Essex Hotel Owner LLC is "Applicant" for this Planned Development, pursuant to authorization from the Property owner.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

Prior to the issuance of the final Certificate of Occupancy for the improvements proposed in Subarea B, the Applicant shall fund and CDOT shall install countdown pedestrian signals at the intersection of South Michigan Avenue and East 9th Street.

4. This plan of development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hartshorne Plunkard Architects and dated May 19, 2016 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Subarea Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan; and Elevations (North, South, East and West). 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 thereof, 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. In each of the following subareas, the following uses shall be permitted in this Planned Development:

Subarea A:

Lodging; eating and drinking establishments (all, including taverns); retail sales; communications service establishments; urban farm (rooftop operation only);

personal service; repair or laundry service, consumer; food and beverage retail sales; office; financial services, as permitted in the DX-16 District; co-located wireless communication facilities; related, incidental and accessory uses, including without limitation uses customarily found in conjunction with hotels and/or residential uses; and accessory parking.

Subarea B:

Dwelling units located above the ground floor; lodging; eating and drinking establishments (all, including taverns); retail sales; communications service establishments; urban farm (rooftop operation only); personal service; repair or laundry service, consumer; food and beverage retail sales; office; financial services, as permitted in the DX-16 District; co-located wireless communication facilities; and related incidental and accessory uses, including without limitation uses customarily found in conjunction with hotels and/or residential uses; and accessory parking.

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 DPD. 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 purposes 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 28,744 square feet and a base FAR of 16.0. The improvements to be constructed on the Property will utilize the following series of FAR bonuses, all of which are hereby allocated to Subarea B:

Base FAR:	16.00
Affordable Housing:	4.00
Concealed Above-Ground Parking:	1.02
Green Roof:	0.46
Upper Level Setbacks:	0.06
Total FAR:	21.54

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 DPD. 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 DPD. 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, Fleet and Facility Management 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. In accordance with the Chicago Sustainability Policy, the Applicant shall seek LEED certification (or equivalent alternative certification, such as Energy Star) for the building to be constructed in Subarea B; exceed ASHRAE 90.1-2004 or seek LEED certification (or equivalent alternative certification, such as Energy Star) for the rehabilitation of the existing building in Subarea A, and provide a green roof covering 50 percent of the net roof areas of both subareas, which is currently estimated to be equivalent to 8,744 square feet. In addition, pursuant to Section 17-4-1015 of the Chicago Zoning Ordinance, this project is seeking to utilize the Green Roof Bonus. The project will provide an additional 2,775 square feet of green roof, bringing the total green roof provided to approximately 66 percent of the net roof area.
15. The Applicant acknowledges and agrees that the rezoning of the Property from DX-16 Downtown Mixed-Use District to this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the

meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that the project has received an affordable housing floor area bonus pursuant to former Section 17-4-1004-B of the Zoning Ordinance, as set forth in the attached Bonus Worksheet, and as a result is also subject to the requirements of former Section 17-4-1004-D of the Zoning Code (the "Density Bonus Provisions"). Like the ARO, the Density Bonus Provisions require on-site affordable housing or payment of a fee in lieu of providing affordable housing, but the formulas for calculating the number of required affordable units and the amount of the in lieu payment are different from the formulas in the ARO. If a planned development is subject to both the 2007 ARO and the former Density Bonus Provisions, the Applicant may elect to comply with either. In this case, the Applicant has elected to comply with the Density Bonus Provisions. In accordance with the formulas set forth in the former Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide a minimum of 28,744 square feet of affordable housing floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager, or make a cash payment in lieu of providing Affordable Units in the amount of \$2,023,577.60 ("Cash Payment"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or, if providing Affordable Units, enter into an affordable housing agreement with the City pursuant to the former Section 17-4-1004-E9 ("Affordable Housing Agreement"). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to the former Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must comply with the applicable affordable housing standards and requirements set forth in the former Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in the former Section 17-4-1003-E, the Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

If this Planned Development does not receive City Council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the Applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this Statement 15.

- 16. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), planned developments are to give priority to the preservation and adaptive reuse of Chicago landmark buildings. The Planned Development includes the Essex Inn, for which the Chicago Landmarks Commission has approved a preliminary landmark recommendation. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
- 17. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and DPD, at either party's request, may continue to evolve the design of the building elevations for the building to be located in Subarea B and changes to such elevations, if any, shall, if mutually agreed, be approved by DPD administratively as a Minor Change.
- 18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the DX-16 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site/Landscape Plan; Hotel and Floors 3, 4, 8, 55 and 56 Green Roof Plans; Green Roof Analysis; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 27531 through 27545 of this *Journal*.]

Bulk Regulations and Data Table, FAR Bonus Calculation Worksheet and 2007 Affordable Housing Profile From (Rental) referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1328.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	47,017
Area of Public Rights-of-Way (square feet):	18,273

Net Site Area (square feet):

Subarea A:	9,818.71
Subarea B:	18,925.29
Overall:	28,744

Maximum Floor Area Ratio
(FAR):

Subarea A:	11.01
Subarea B:	27.00
Overall:	21.54

FAR Bonuses (over total net site
area; bonus floor area allocated
to Subarea B):

Affordable Housing:	4.00
Concealed Above-Ground Parking:	1.02
Green Roof:	0.46
Upper Level Setbacks:	0.06

Maximum Number of Dwelling
Units:

Subarea A:	0
Subarea B:	476

Maximum Number of Hotel
Keys:

Subarea A:	290
Subarea B:	100

**Minimum Off-Street Parking
Spaces:***

Subarea A:	0
Subarea B:	100

**Minimum Bicycle Parking
Spaces:**

Subarea A:	0
Subarea B:	50

**Minimum Off-Street Loading
Spaces:**

Subarea A:	1 (10 feet by 25 feet) exterior loading space
Subarea B:	1 (10 feet by 25 feet) exterior loading space

Maximum Building Height:

Subarea A:	160 feet, 0 inches
Subarea B:	620 feet, 0 inches

Minimum Setbacks:

Subarea A:	In substantial conformance with the Plans
Subarea B:	In substantial conformance with the Plans

* As contemplated by Section 17-10-0503 of the Zoning Ordinance, up to 45 percent of the number of parking spaces required for Subarea B as set forth on the Bulk Regulations and Data Table may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use, including without limitation uses within Subarea A. Notwithstanding the lease or use of such parking spaces by off-site users, for purposes of this Planned Development, all parking located within Subarea B shall be considered accessory parking.

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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: 800 S Michigan, Chicago, IL 60605 Zoning District: DX-16

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	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)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)	4,200	28,744	0.4	16	0.06	25% of D
Lower-Level Planting Terrace			1			-
Green Roofs	2,775	28,744	0.3	16	0.46	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	4,590	28,744	0.4	16	1.02	25% of D
Total FAR Bonus On-Site Improvements					1.54	

Notes

- FAR bonuses have been calculated using the formulae established for each bonus under Section 17-4-1000 of the Chicago Zoning Ordinance

Rev. May, 2014

Page 1 of 2

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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	Bonus Square Feet Desired	Discount Factor	median cost of 1 sq. ft. 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 Station Improvements		0.8			
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	114,976	0.8	22	16	\$2,023,577.60
Education		0.8			
Totals	114,976				\$2,023,577.60

Comparison to FAR Bonus Cap

Amenity	Total Bonus 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					20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	114,976	28,744	16	4.00 = 25% of Base FAR	20% of H (-5) 25% of H (-7, -10) 25% 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	16
FAR Bonus for On-Site Improvements	1.54
FAR Bonus for Off-Site Improvements	4.00
Total FAR	5.54
Total Financial Contribution	\$2,023,577.60
Maximum Floor Area with Base FAR	459,904
Floor Area with FAR Bonus On-Site Improvements	44,265.76
Floor Area with FAR Bonus Off-Site Improvements	114,976
Total Maximum Floor Area	619,145.76



5/11/16

Signature of Applicant
Rev. May 2014

Date

Received by (Dept. of Planning & Dev.)
Page 2 of 2

Date

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2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: May 9, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 800 South Michigan Avenue

Development Address: 800 South Michigan Avenue

Ward: 4th

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

Type of City involvement: (check all that apply)

- City Land
Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? of the TIF Eligible Expenses)
[X] Zoning Increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: Essex Hotel Owner, LLC

Developer Contact (Project Coordinator): John Rutledge

Developer Address: 350 West Hubbard, Suite 440

Email address: jwr@oxford-capital.com

Telephone Number: (312) 755-9500

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

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

For Density Bonus projects: 14976 X 25% = 28744
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? _____

Estimated date for the commencement of marketing: _____

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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	1	1	800	\$1000	759	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

*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?

(typically corresponds with issuance of building permits)

Month/Year **July 2016**

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

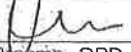
$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

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

$$\frac{114,976}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{22}{\text{median price per base FAR foot (from table below)}} = \$ \text{\$2,023,577.60 Amount owed}$$

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 Developer & DPD)

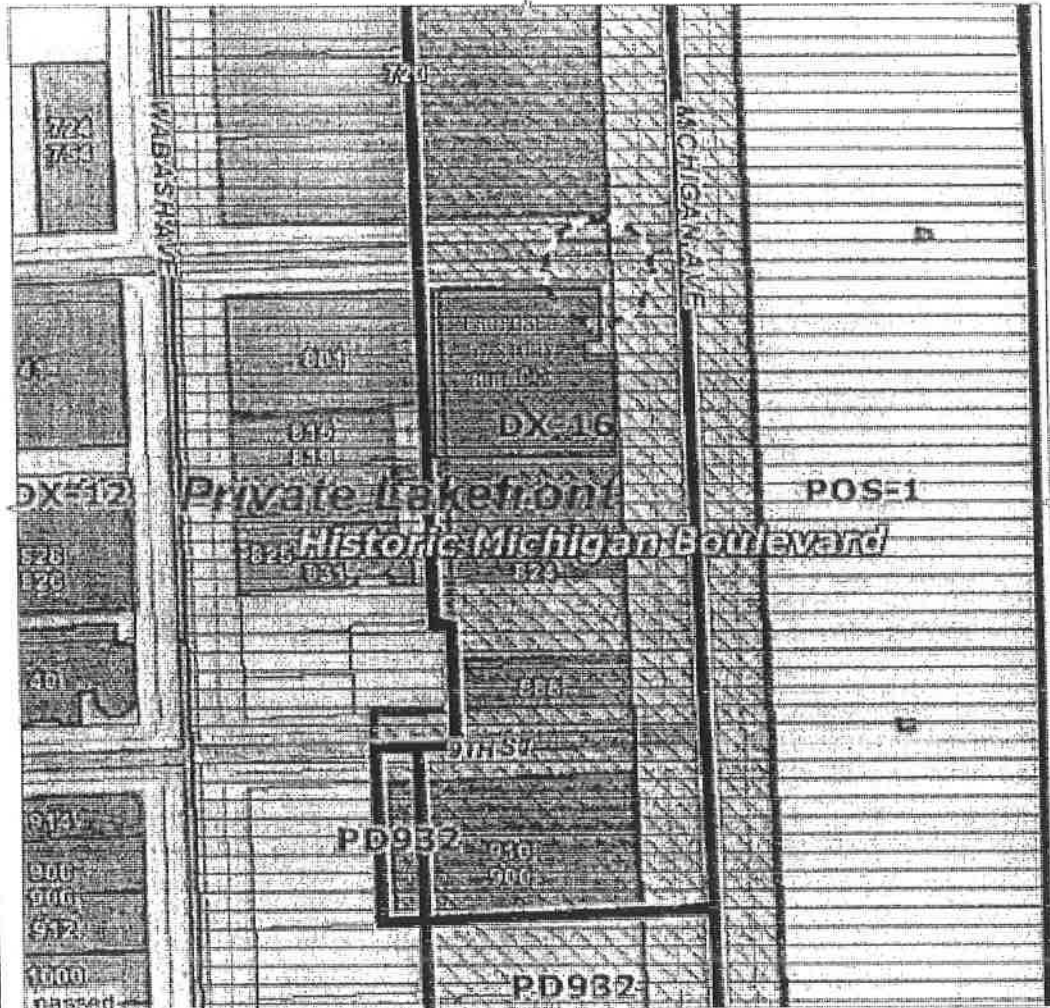

Kara Breems, DPD

5-11-16
Date


Developer/Project Manager

5/11/16
Date

FINAL FOR PUBLICATION



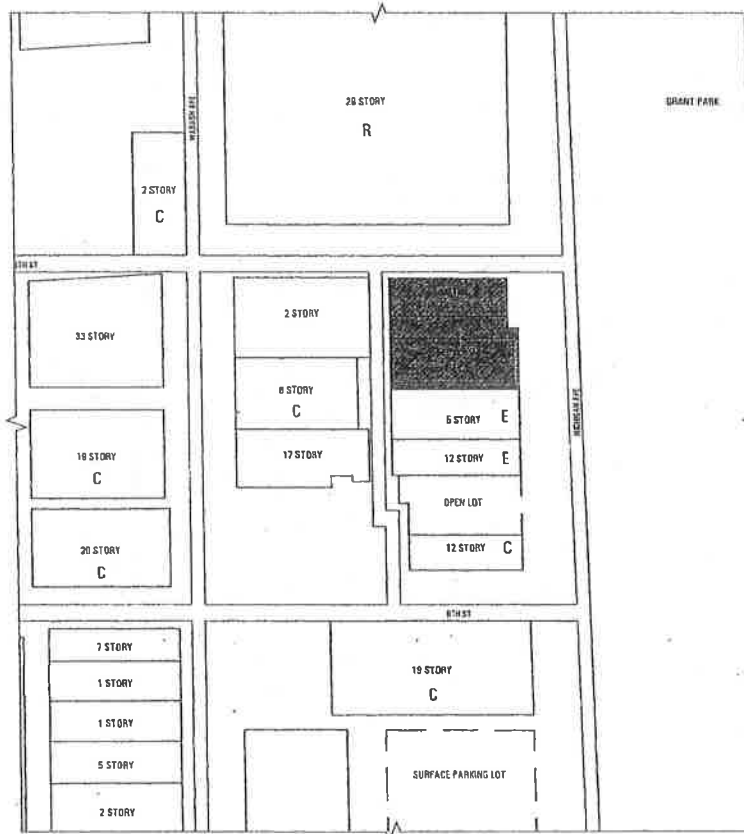
LEGEND
SUBJECT PREMISES



APPLICANT: ESSEX HOTEL OWNER, LLC
 ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
 INTRODUCTION DATE: SEPTEMBER 24, 2015
 PLAN COMMISSION DATE: MAY 19, 2016

EXISTING ZONING MAP
 SCALE: NTS

FINAL FOR PUBLICATION

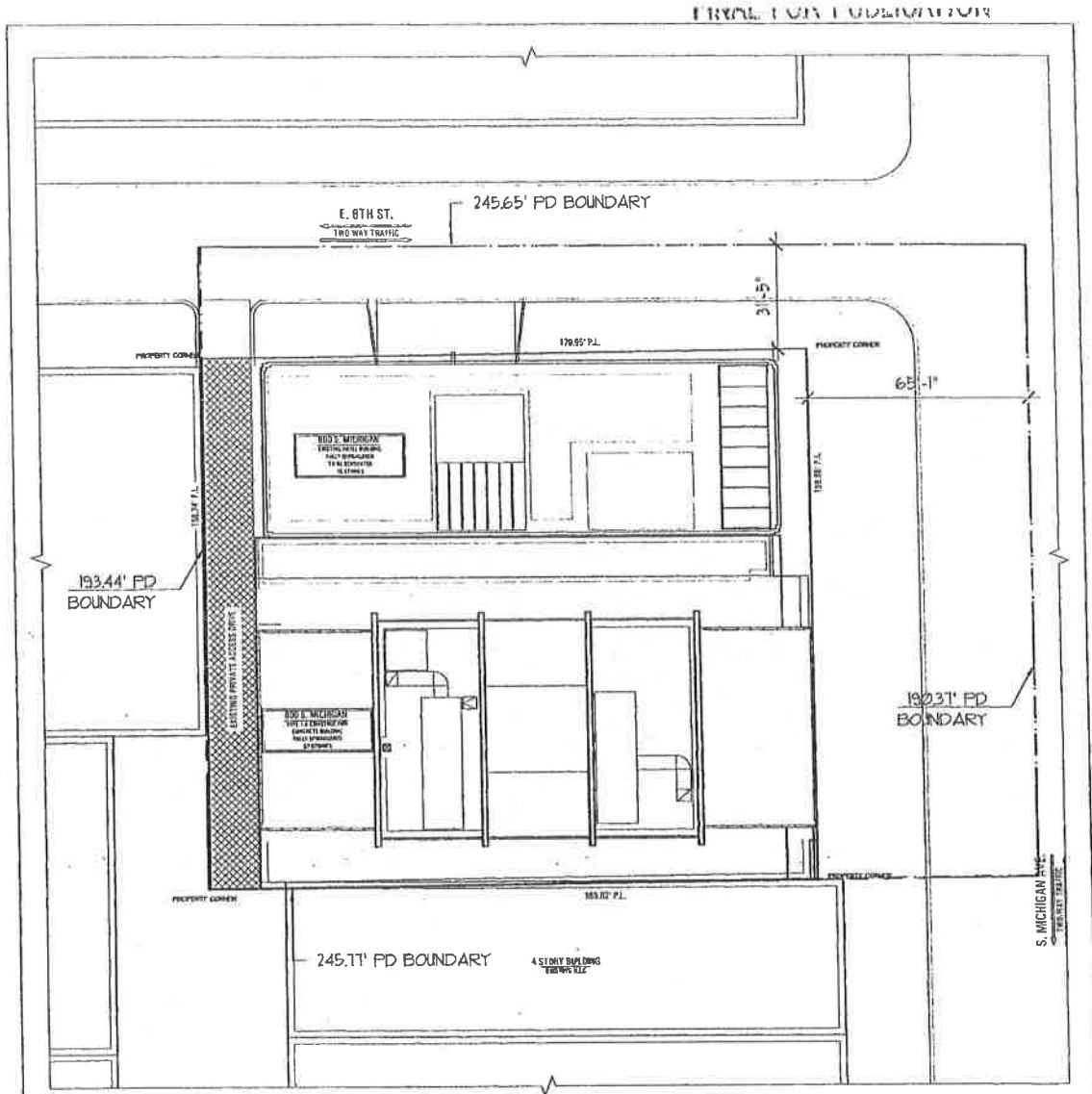



LEGEND	
	SUBJECT PREMISES
C	COMMERCIAL USE
R	RESIDENTIAL USE
E	EDUCATIONAL USE



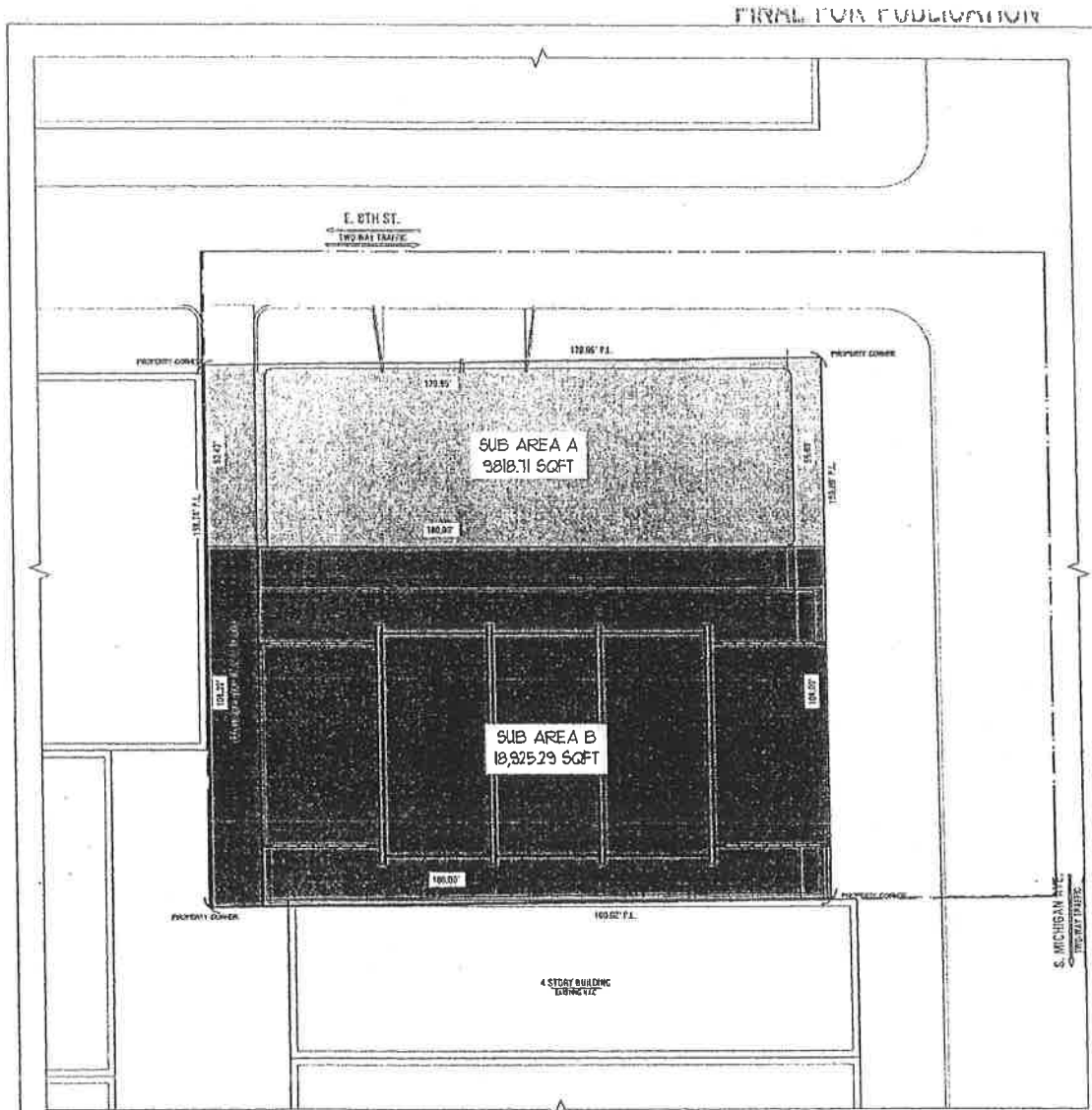
APPLICANT: ESSEX HOTEL OWNER, LLC
 ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
 INTRODUCTION DATE: SEPTEMBER 24, 2015
 PLAN COMMISSION DATE: MAY 19, 2016

EXISTING LAND USE MAP
 SCALE: NTS



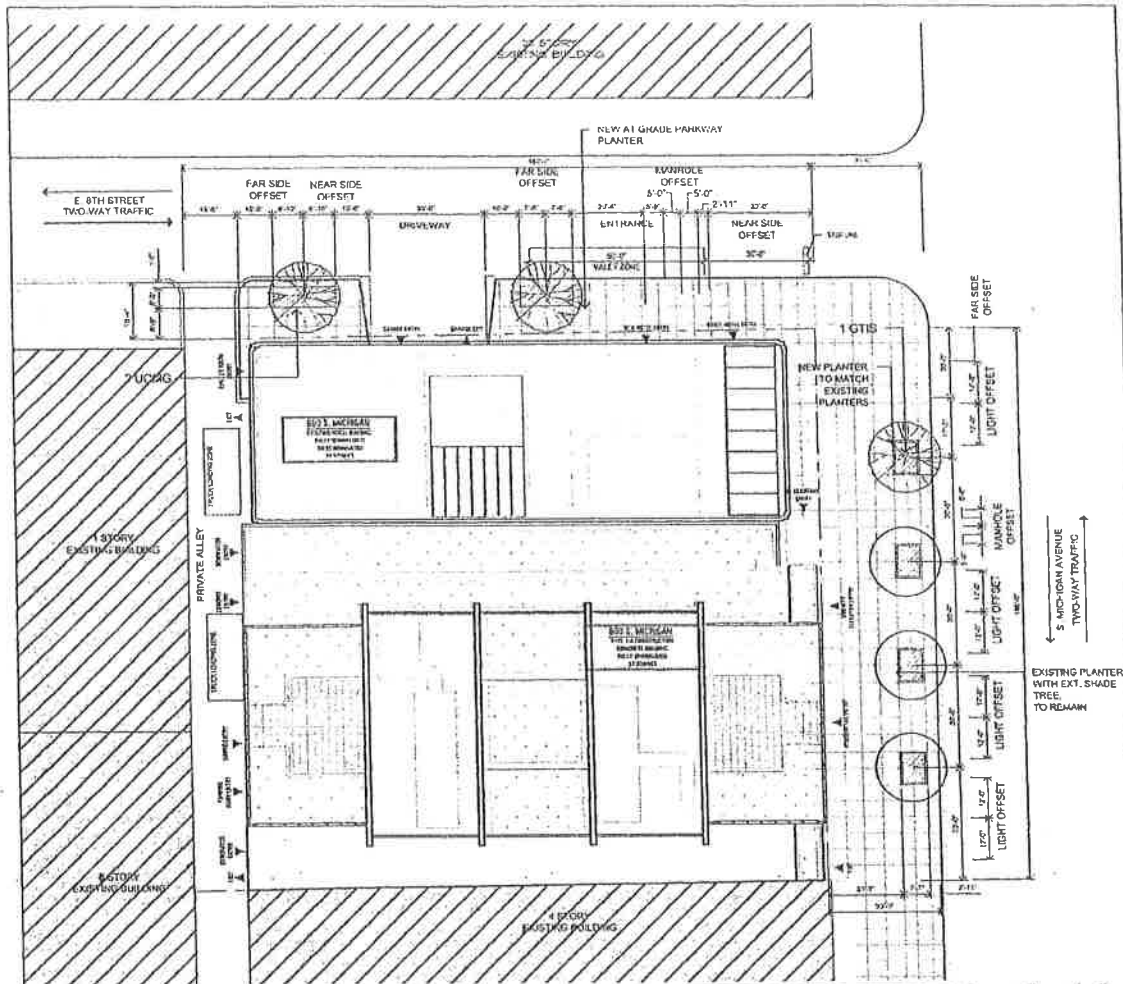
KEY	AREA SUMMARY	N 
PD BOUNDARY - - - - -	GROSS PD SITE AREA = 47,017 S.F.	
PROPERTY LINE _____	NET SITE AREA = 28,744 S.F.	
	PUBLIC RIGHT-OF-WAY AREA = 18,273 S.F.	

APPLICANT: ESSEX HOTEL OWNER, LLC ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: MAY 19, 2016	PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP SCALE: 1" = 40'-0"
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KEY PD BOUNDARY ———— PROPERTY LINE ————	AREA SUMMARY TOTAL SITE AREA =	28,744 S.F.	
	SUB AREA A SUB AREA B	9,818.71 S.F. 18,925.29 S.F.	

APPLICANT: ESSEX HOTEL OWNER, LLC ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: MAY 19, 2016	SUB AREA MAP SCALE: 1" = 40'-0"
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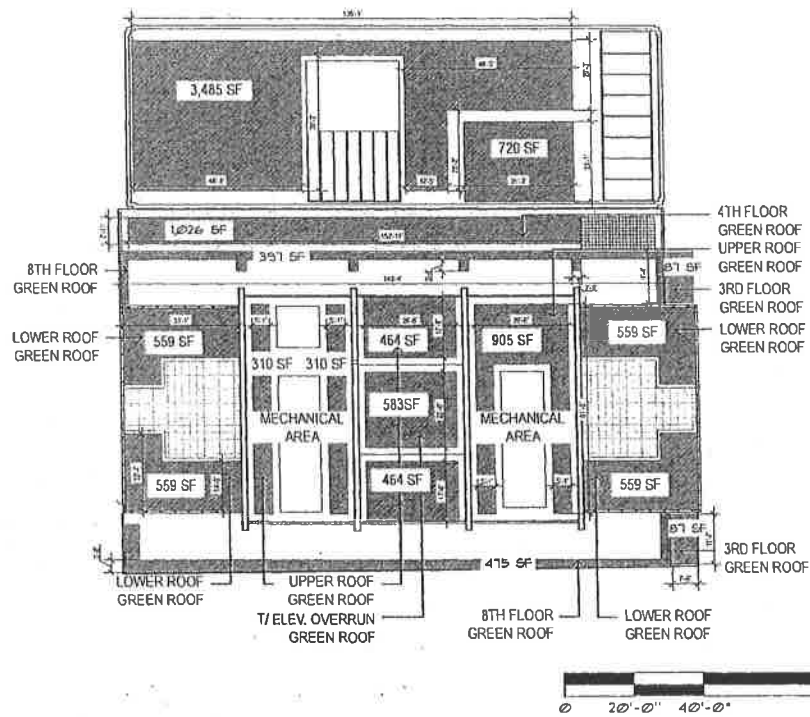


1" = 40'-0"
 0 20'-0" 40'-0" 80'-0"

Countdown Pedestrian Timer to be provided at the intersection of 9th Street and Michigan Avenue as part of this project.

APPLICANT: ESSEX HOTEL OWNER, LLC
 ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
 INTRODUCTION DATE: SEPTEMBER 24, 2015
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**SITE/LANDSCAPE
 PLAN**



APPLICANT:	ESSEX HOTEL OWNER, LLC	HOTEL & FLOORS 3, 4, 8, 55 & 56 GREEN ROOF PLAN
ADDRESS OF PROJECT:	800 SOUTH MICHIGAN AVENUE, CHICAGO, IL	
INTRODUCTION DATE:	SEPTEMBER 24, 2015	
PLAN COMMISSION DATE:	MAY 19, 2016	

FINAL FOR SUBMISSION

GREEN ROOF AREA ANALYSIS

TOTAL GREEN ROOF AREAS:

3rd FLOOR 87 sf
 87 sf
 TOTAL: 174 sf

4th FLOOR 1,026 sf
 TOTAL: 1,026 sf

8th FLOOR 397 sf
 475 sf
 TOTAL: 872 sf

LOWER ROOF 559 sf
 559 sf
 559 sf
 559 sf
 TOTAL: 2,236 sf

UPPER ROOF 905 sf
 310 sf
 310 sf
 464 sf
 464 sf
 TOTAL: 2,453 sf

T/ ELEVATOR OVERRUN 583 sf
 TOTAL: 583 sf

EXISTING HOTEL 720 sf
 3,485 sf
 TOTAL: 4,205 sf

TOTAL GREEN ROOF AREAS:

 174 sf
 1,026 sf
 872 sf
 2,236 sf
 2,453 sf
 583 sf
 4,205 sf
 TOTAL: 11,549 sf

TOTAL NET ROOF AREAS:

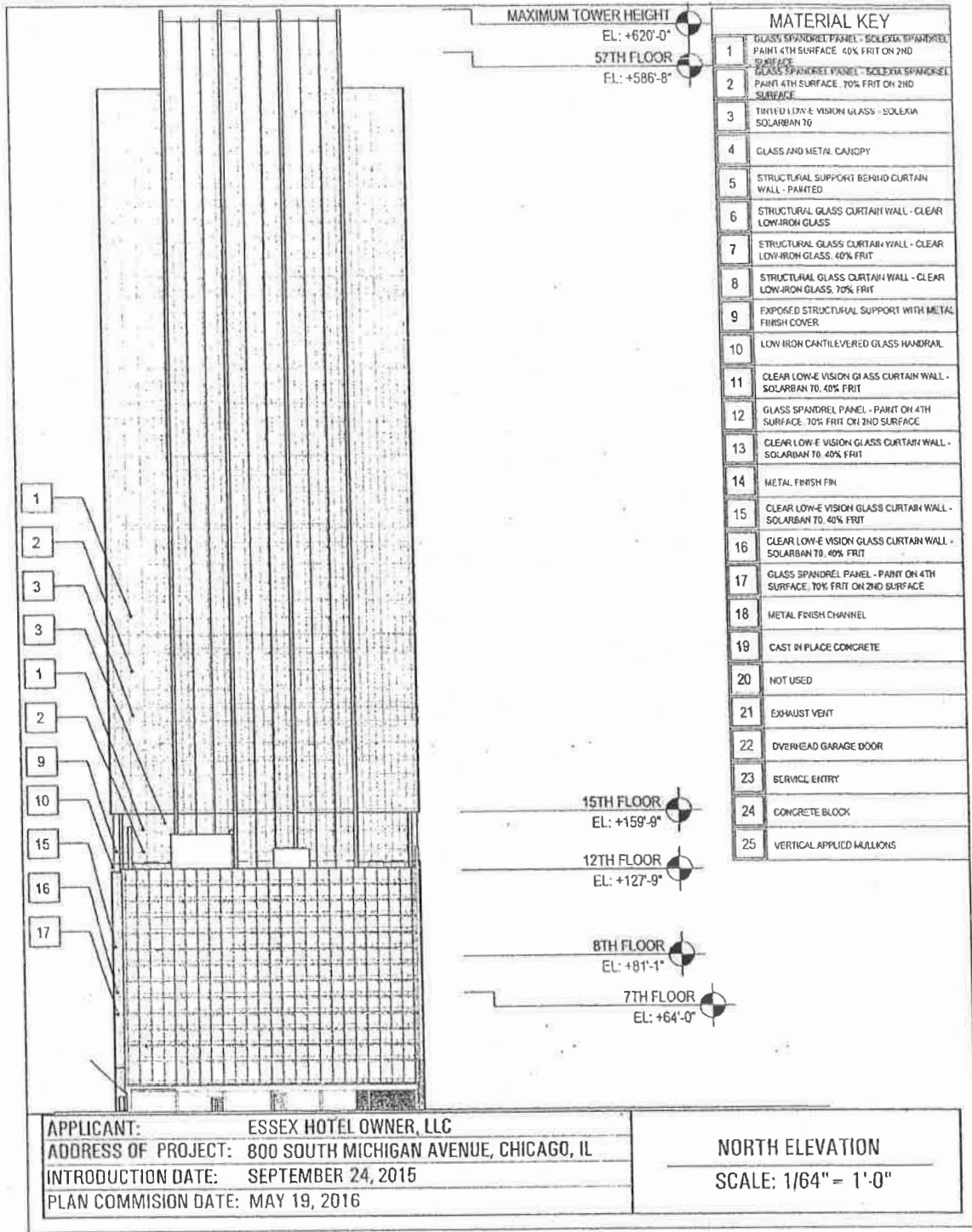
3RD FLOOR 234 sf
4th FLOOR 1,288 sf
8th FLOOR 4,825 sf
LOWER ROOF 4,579 sf
UPPER ROOF 1,833 sf
T/ ELEVATOR OVERRUN 583 sf
EXISTING HOTEL 4,205 sf
 TOTAL: 17,547 sf

50% OF NET ROOF AREA:

$17,547 \text{ sf} / 2 = 8,774 \text{ sf}$

<p>TOTAL GREEN ROOF (floors 3, 4, 8, 56-57) : 11,549 sf (approx. 66% of net roof area)</p>
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<p>APPLICANT: ESSEX HOTEL OWNER, LLC ADDRESS OF PROJECT: 800 SOUTH MICHIGAN AVENUE, CHICAGO, IL INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: MAY 19, 2016</p>	<p>GREEN ROOF AREA ANALYSIS</p>
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MAXIMUM TOWER HEIGHT

EL: +620'-0"

57TH FLOOR

EL: +586'-8"

MATERIAL KEY

1	GLASS SPANDREL PANEL - SOLEXIA SPANDREL PAINT 4TH SURFACE. 40% FRIT ON 2ND SURFACE
2	GLASS SPANDREL PANEL - SOLEXIA SPANDREL PAINT 4TH SURFACE. 70% FRIT ON 2ND SURFACE
3	TINTED LOW-E VISION GLASS - SOLEXIA SOLARBAN 70
4	GLASS AND METAL CANOPY
5	STRUCTURAL SUPPORT BEHIND CURTAIN WALL - PAINTED
6	STRUCTURAL GLASS CURTAIN WALL - CLEAR LOW-IRON GLASS
7	STRUCTURAL GLASS CURTAIN WALL - CLEAR LOW-IRON GLASS. 40% FRIT
8	STRUCTURAL GLASS CURTAIN WALL - CLEAR LOW-IRON GLASS. 70% FRIT
9	EXPOSED STRUCTURAL SUPPORT WITH METAL FINISH COVER
10	LOW IRON CANTILEVERED GLASS HANDRAIL
11	CLEAR LOW-E VISION GLASS CURTAIN WALL - SOLARBAN 70. 40% FRIT
12	GLASS SPANDREL PANEL - PAINT ON 4TH SURFACE. 70% FRIT ON 2ND SURFACE
13	CLEAR LOW-E VISION GLASS CURTAIN WALL - SOLARBAN 70. 40% FRIT
14	METAL FINISH FIN
15	CLEAR LOW-E VISION GLASS CURTAIN WALL - SOLARBAN 70. 40% FRIT
16	CLEAR LOW-E VISION GLASS CURTAIN WALL - SOLARBAN 70. 40% FRIT
17	GLASS SPANDREL PANEL - PAINT ON 4TH SURFACE. 70% FRIT ON 2ND SURFACE
18	METAL FINISH CHANNEL
19	CAST IN PLACE CONCRETE
20	NOT USED
21	EXHAUST VENT
22	OVERHEAD GARAGE DOOR
23	SERVICE ENTRY
24	CONCRETE BLOCK
25	VERTICAL APPLIED MULLIONS

- 1
- 2
- 3
- 3
- 1
- 2
- 9
- 10
- 15
- 16
- 17

15TH FLOOR

EL: +159'-9"

12TH FLOOR

EL: +127'-9"

8TH FLOOR

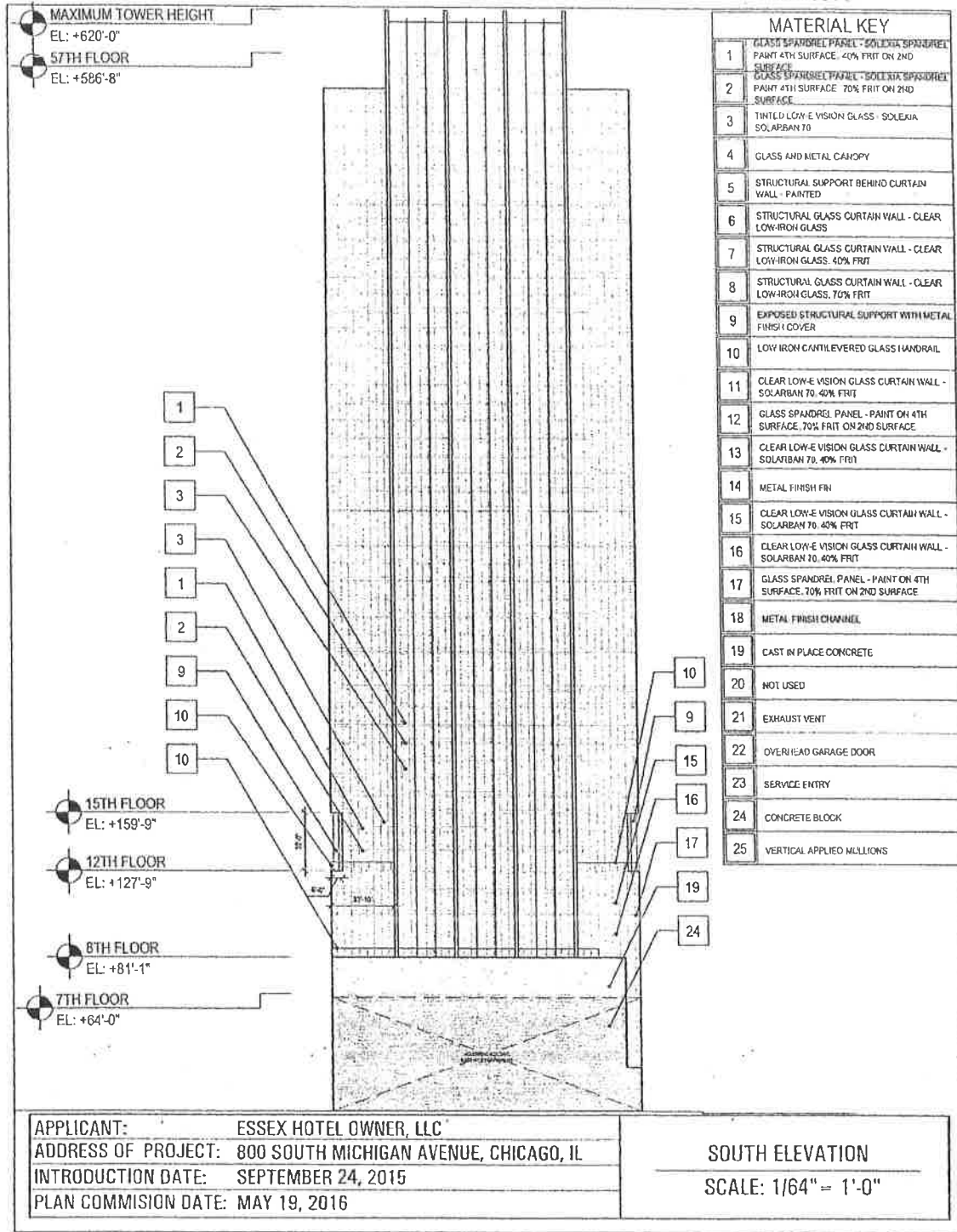
EL: +81'-1"

7TH FLOOR

EL: +64'-0"

APPLICANT:	ESSEX HOTEL OWNER, LLC
ADDRESS OF PROJECT:	800 SOUTH MICHIGAN AVENUE, CHICAGO, IL
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NORTH ELEVATION
SCALE: 1/64" = 1'-0"



MAXIMUM TOWER HEIGHT
 EL: +620'-0"
 57TH FLOOR
 EL: +586'-8"

MATERIAL KEY	
1	GLASS SPANDREL PANEL - SOLEXIA SPANDREL PAINT 4TH SURFACE, 40% FRIT ON 2ND SURFACE
2	GLASS SPANDREL PANEL - SOLEXIA SPANDREL PAINT 4TH SURFACE, 70% FRIT ON 2ND SURFACE
3	TINTED LOW-E VISION GLASS - SOLEXIA SOLARBAN 70
4	GLASS AND METAL CANOPY
5	STRUCTURAL SUPPORT BEHIND CURTAIN WALL - PAINTED
6	STRUCTURAL GLASS CURTAIN WALL - CLEAR LOW-IRON GLASS
7	STRUCTURAL GLASS CURTAIN WALL - CLEAR LOW-IRON GLASS, 40% FRIT
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APPLICANT: ESSEX HOTEL OWNER, LLC
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SOUTH ELEVATION
 SCALE: 1/64" = 1'-0"

