

PD 1333

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Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore -- 45.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-F.

(As Amended)

(Application No. 19008)

(Common Address: 100 -- 110 W. Huron St./700 -- 710 N. Clark St.)

BPD 1333, 99

[SO2016-7342]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development Number 1333 symbols and indications as shown on Map Number 1-F in the area bounded by:

a line 108.96 feet north of West Huron Street; North Clark Street; West Huron Street; and the public alley next west of North Clark Street,

to the designation of Business Planned Development Number 1333, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Business Planned Development No. 1333,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1333, as amended (the "Planned Development") consists of approximately 11,985 square feet of

property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). AP 100 West Huron Property LLC is the authorized Applicant (the "Applicant") for this amendment which relates solely to Subarea A.

2. The requirements, obligations and conditions contained within this Planned Development as they relate to Subarea A shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made shall be under single ownership or under 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, assigns, 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 these seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Map; a Site/Landscape Plan; a Green Roof Plan, Building Elevations, and FAR Bonus Diagram issued September 15, 2016 and dated November 17, 2016 prepared by Norr Architects; and the bonus worksheet required under Section 17-4-1003-D and attached hereto as an exhibit ("Bonus Worksheet"). Full-sized sets 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 shall be permitted within the area delineated herein as a Business Planned Development:

Subarea A:

Hotel, retail, office, financial services (excluding payday/title secure loan store and pawn shops), retail food sales, medical service, personal service, consumer repair or laundry service, restaurants (including the incidental sale of alcohol for on-premises consumption), roof-top deck (including the incidental sale of alcohol for on-premises consumption), wireless communication facilities, and accessory uses.

Subarea B:

Retail, office, financial services (excluding payday/title secure loan store and pawn shops), eating and drinking establishments, including taverns and live entertainment, entertainment establishments, retail food and beverage sales, medical service, personal service, consumer repair or laundry service 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 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 11,985.00 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

Description	FAR
Base Floor Area Ratio:	7.00
Affordable Housing:	1.75
Upper Level Setback Bonus:	1.00
Neighborhoods Opportunity Bonus:	0.50
Total FAR:	10.25

9. 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 attached 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 \$721,497.00 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. The Applicant acknowledges that it is in the public interest to design, construct, and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall provide a 50 percent net green roof over the net roof area, resulting in a green roof of approximately 4,139 square feet, and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.
16. The Applicant acknowledges that the project has received a bonus FAR of 0.50 pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 10.25. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, 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 adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, DPD 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.

In this case, DPD has directed the Applicant to contribute the Local Impact portion of the bonus payment to the City for construction of enhancements and improvements to the Lake Shore Park playground, located at 808 North Lake Shore Drive (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment,

or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City and the Chicago Park District must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

- 17. 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-7 Downtown Mixed-Use District.

[Bonus Worksheet referred to in this Plan of Development Statements unavailable at time of printing.]

[Zoning Map; Planned Development Boundary, Property Line and Subarea Map; Site/Landscape Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 40511 through 40518 of this *Journal*.]

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

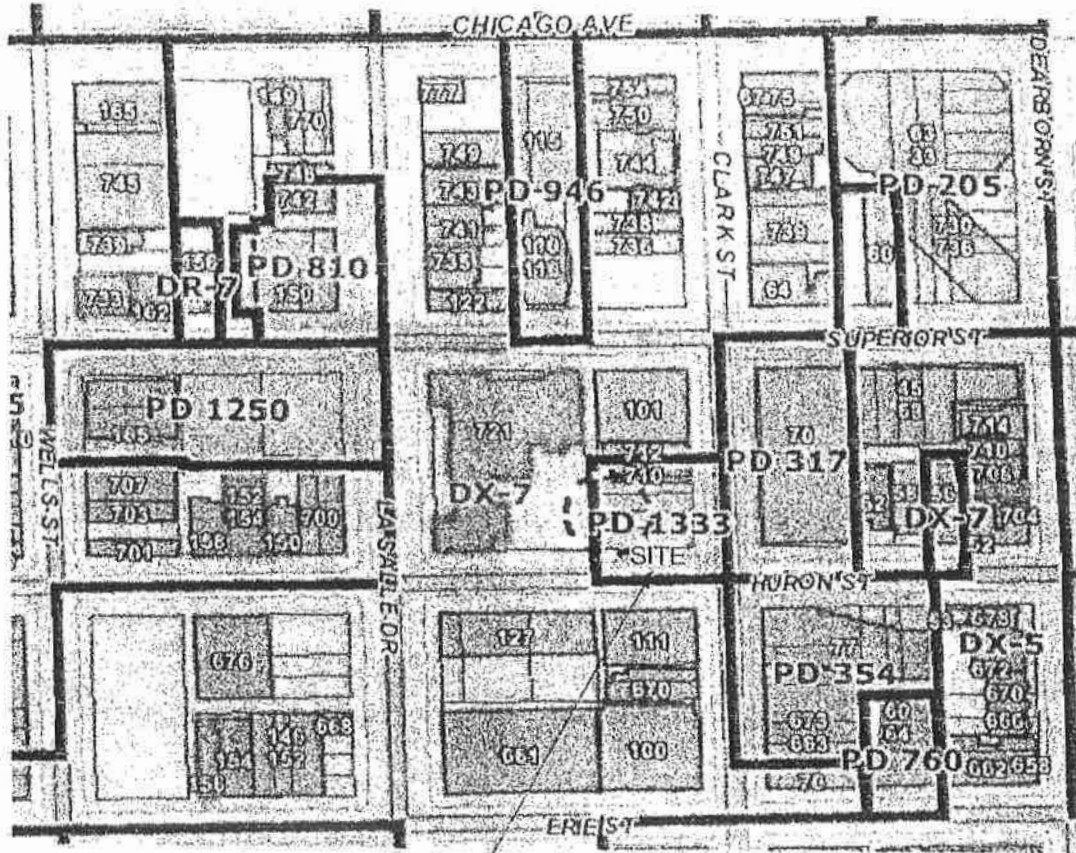
Business Planned Development No. 1333, As Amended.

Bulk Regulations And Data Table.

Subarea A Net Site Area:	9,785,000 square feet
Subarea B Net Site Area:	2,200.00 square feet
Total Net Site Area:	11,985.00 square feet
Area Remaining in the Public Right-of-Way:	9,245.53 square feet
Gross Site Area:	21,230.53 square feet

Base Floor Area Ratio:	7.00
Upper Level Setback Bonus	1.00
Affordable Housing Bonus	1.75
Neighborhood Opportunities Bonus:	0.50
Maximum Floor Area Ratio:	
Subarea A:	12.33
Subarea B:	1.00
Overall:	10.25
Maximum Number of Hotel Rooms:	215
Minimum Setbacks:	per site/landscape plan
Minimum Number of Parking Spaces:	none
Minimum Number of Off-Street Loading:	one berth (10 feet by 50 feet)
Maximum Building Height:	
Subarea A:	180.08 feet
Subarea B:	20.00 feet

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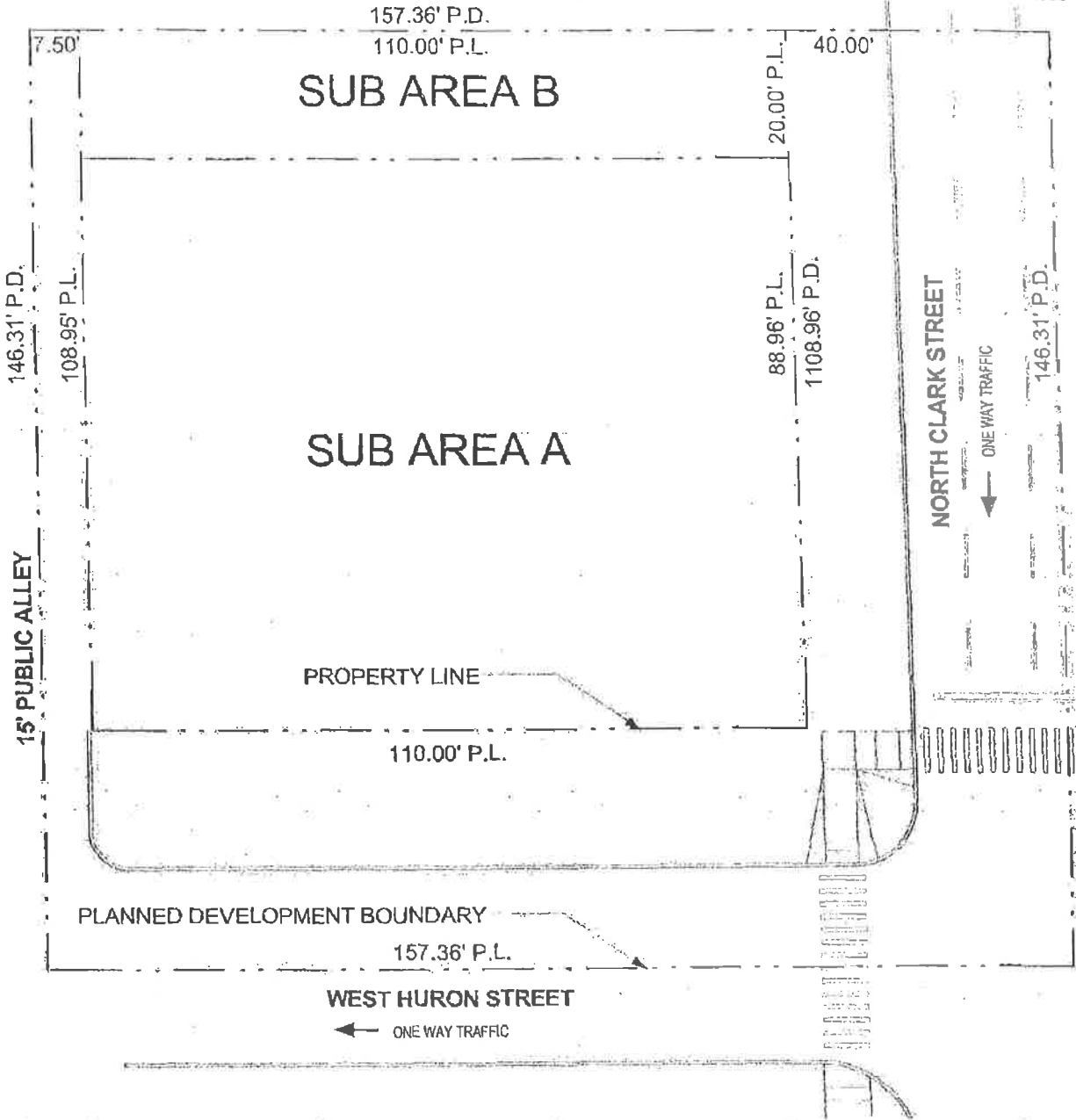


SITE

110 WEST HURON STREET	ZONING MAP	PD-001	NORR
		ISSUED 10.27.16	

APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

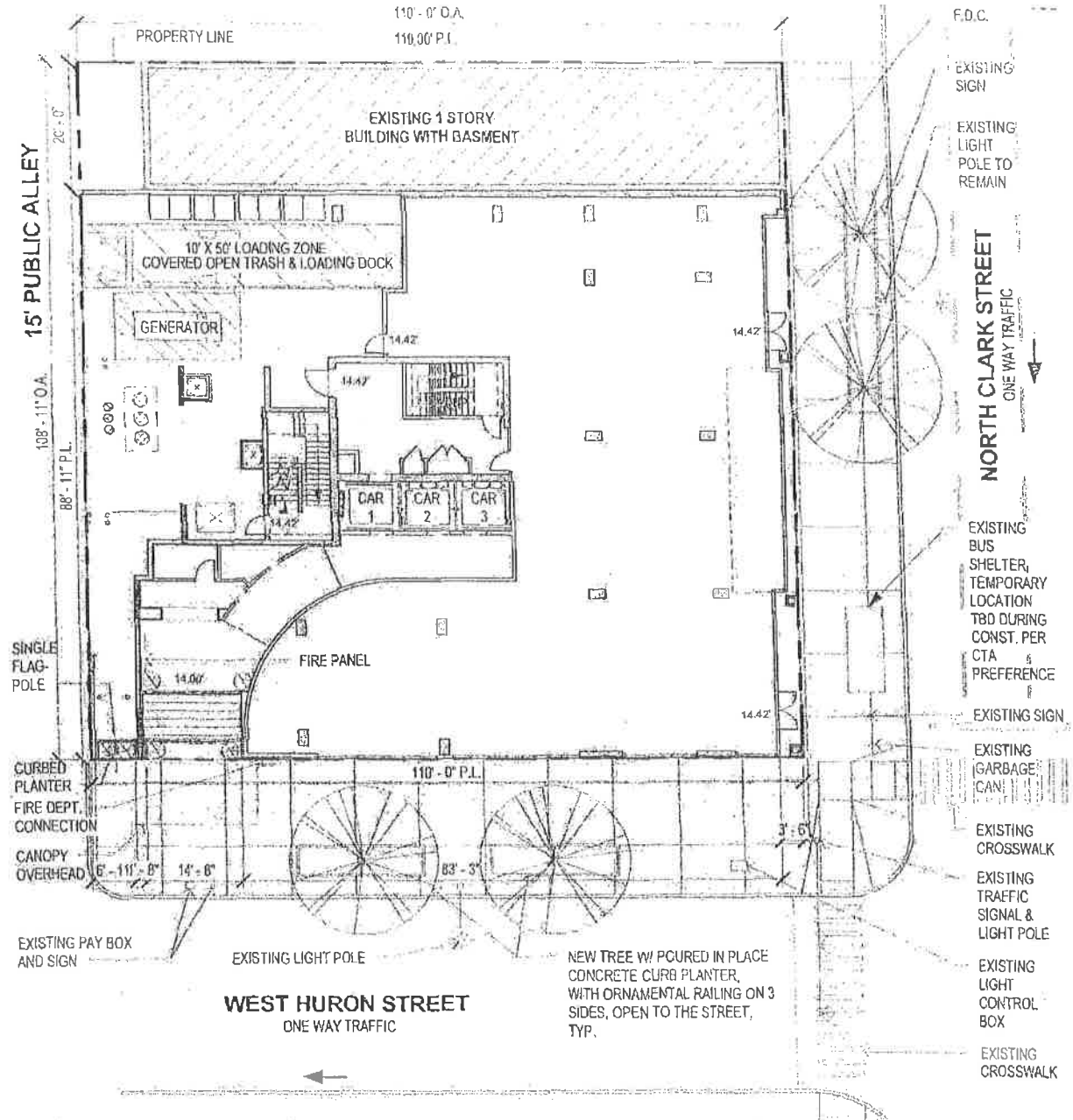
INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016



110 WEST HURON STREET	PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUBAREA MAP	PD-002	
		ISSUED 10.27.16	
		SCALE: 1"=30' 	

APPLICANT: AP 100 W. HURON PROPERTY, LLC
 ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
 PLAN COMMISSION DATE: 11.17.2016



110 WEST HURON STREET	SITE / LANDSCAPE PLAN	PD-003	NORR
		ISSUED 10.27.16	
		SCALE: 1"=20'	
		0 5' 10' 20' 30'	

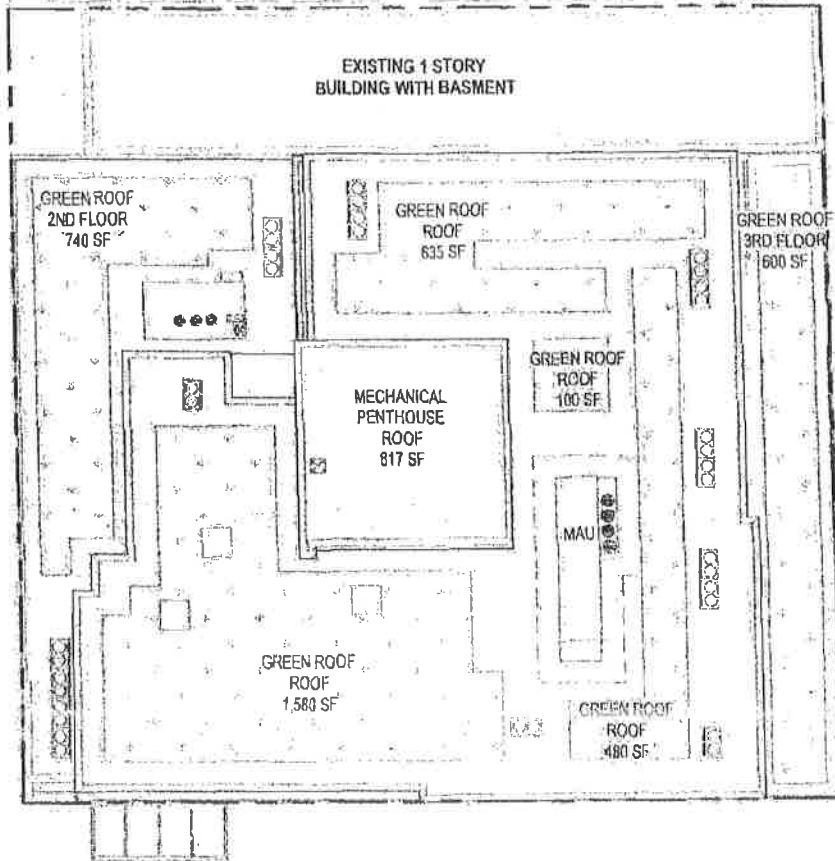
APPLICANT: AP 100 W. HURON PROPERTY, LLC
 ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
 PLAN COMMISSION DATE: 11.17.2016

GREEN ROOF AREA CALCULATION:

GREEN ROOF AREA: 4,135 SF
 TOTAL CONSTRUCTION NET ROOF AREA:
 L2= 1,266 SF
 L3= 965 SF
 ROOF= 5,043 SF
 PENTHOUSE ROOF= 817 SF
 TOTAL= 8,091 SF
 GREEN ROOF NET AREA PERCENTAGE: 51%

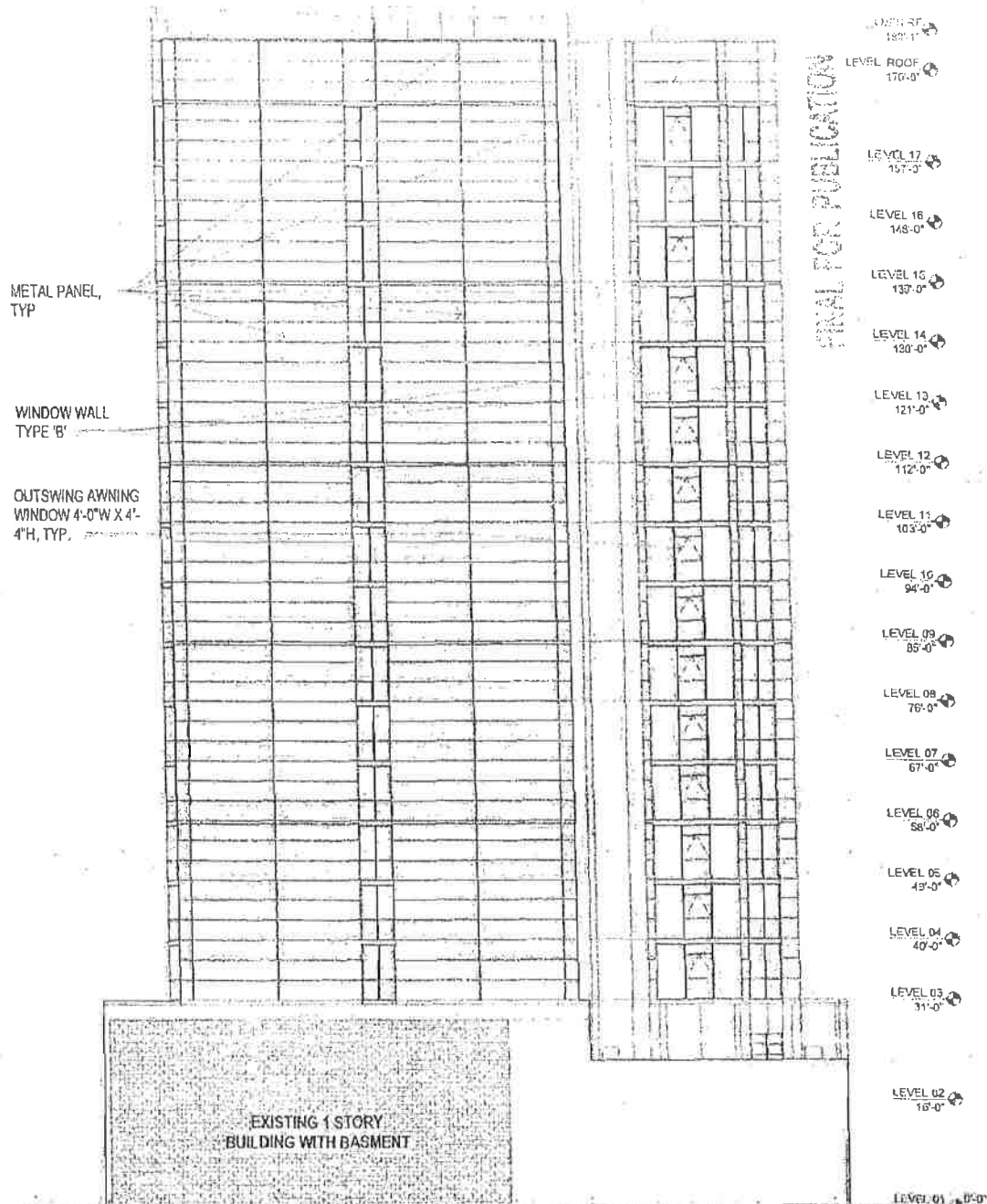
NEW GREEN ROOF CONSISTING OF LIVE ROOF MODULAR PLANTER TRAYS



110 WEST HURON STREET	GREEN ROOF PLAN	PD-004	NORR
		ISSUED 10.27.16	
		SCALE: 1"=20'	
		0 5' 10' 20' 30'	

APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

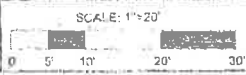
INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016



110 WEST
HURON
STREET

NORTH
ELEVATION

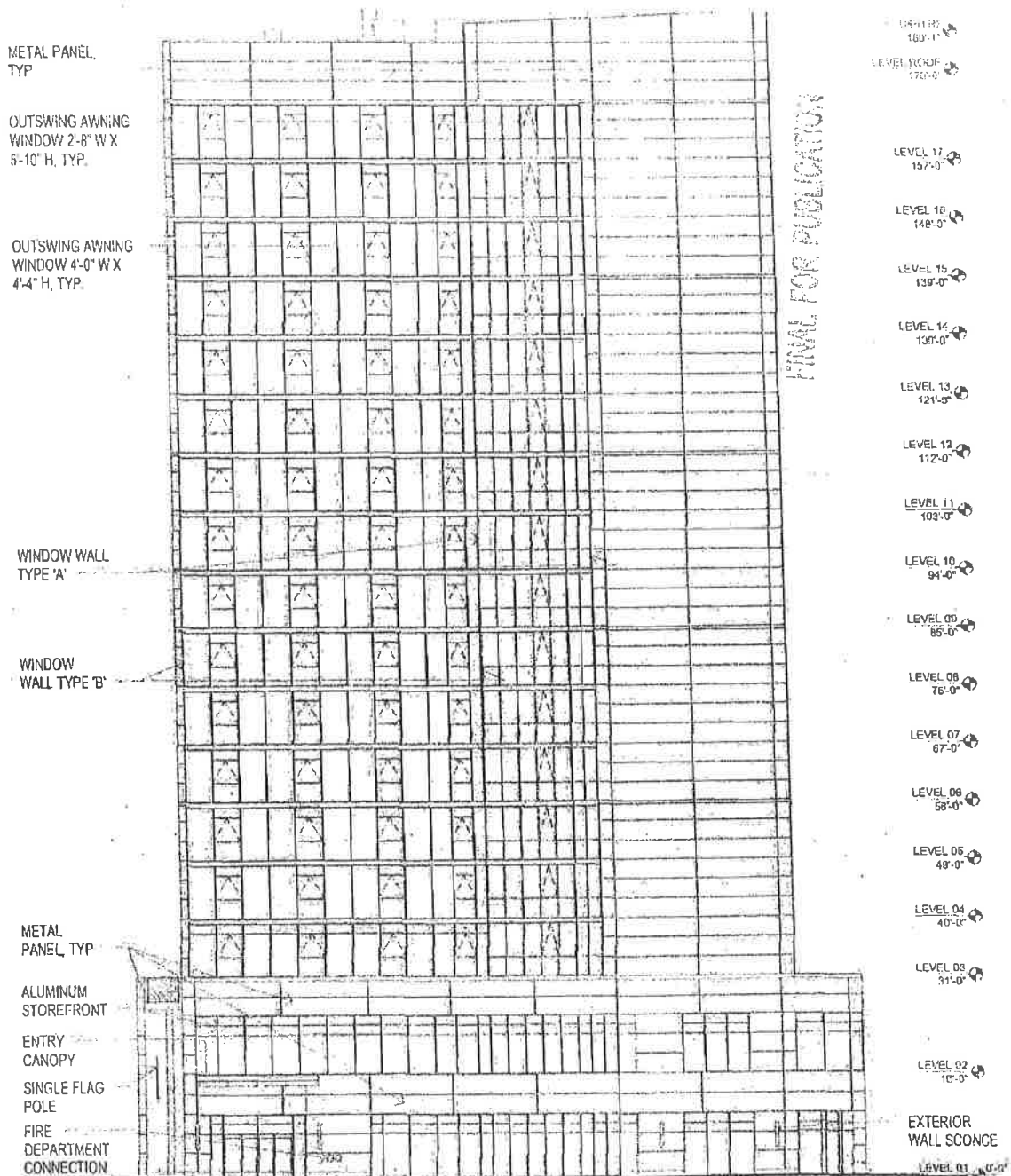
PD-008
ISSUED 10.27.16



NORR

APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016

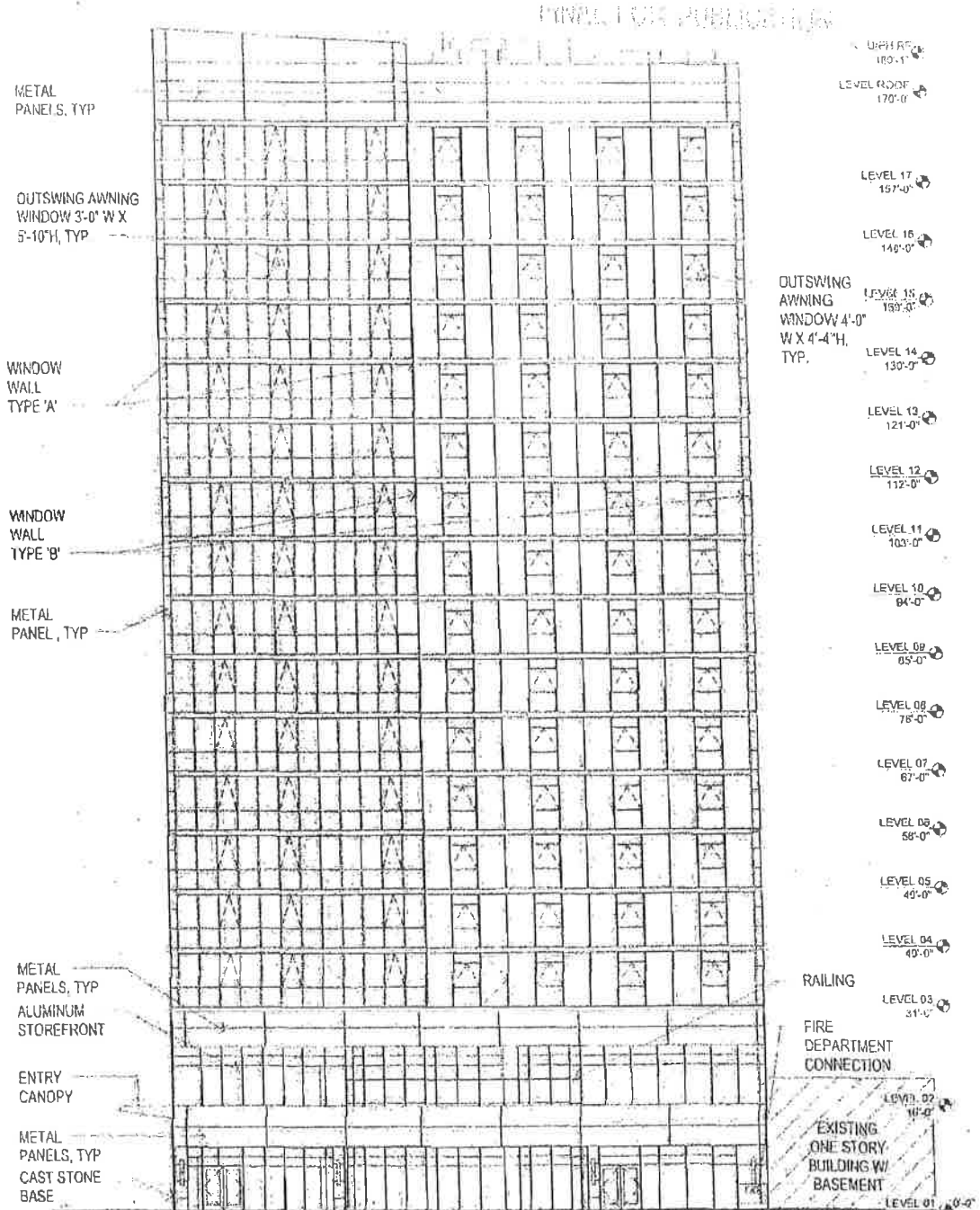


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<p>110 WEST HURON STREET</p>	<p>SOUTH ELEVATION (HURON STREET)</p>	<p>PD-006 ISSUED 10.27.16 SCALE: 1"=20' 0 5' 10' 20' 30'</p>	<p>NORR</p>
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APPLICANT: AP 100 W. HURON PROPERTY, LLC
 ADDRESS: 110 W. HURON STREET

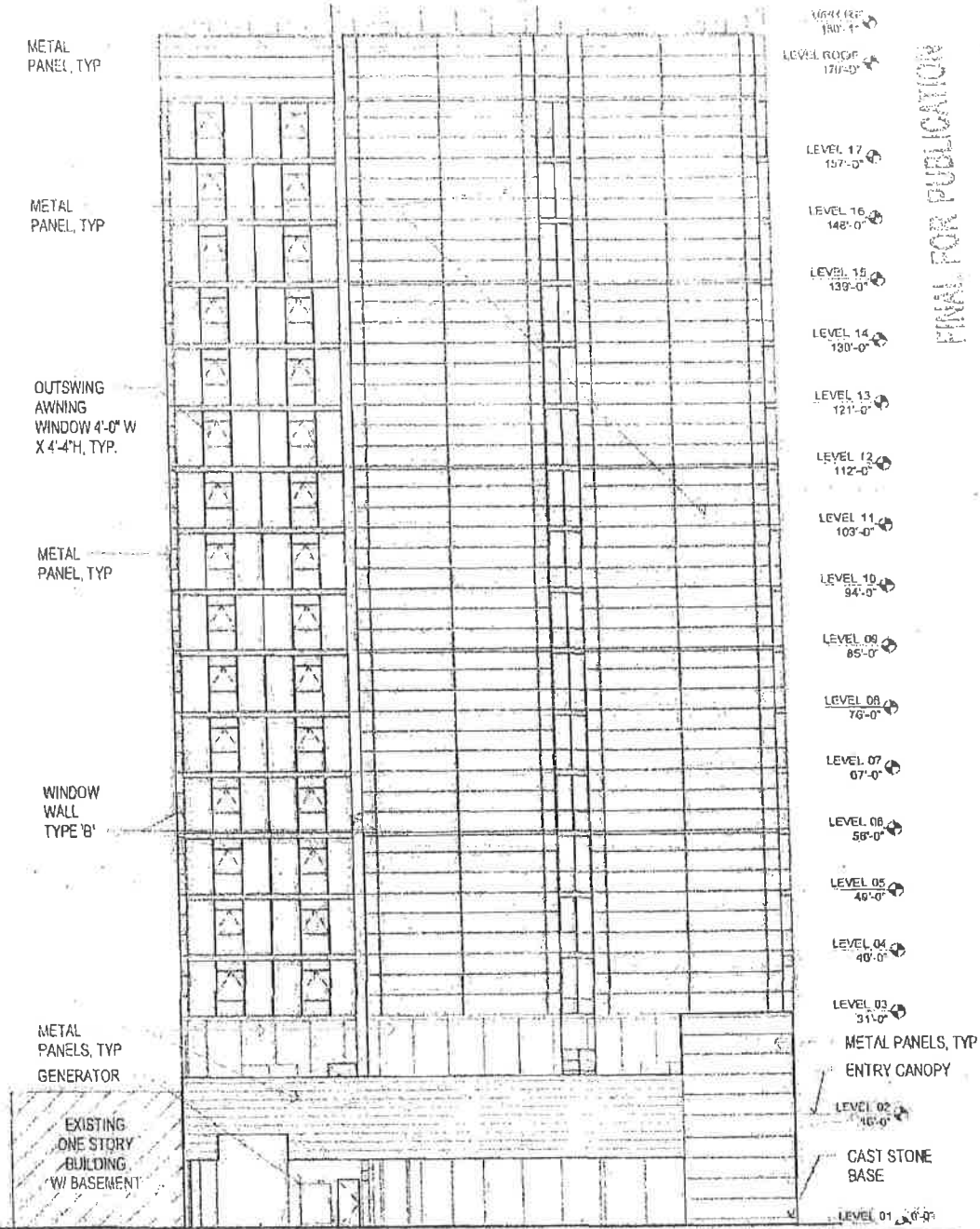
INTRO DATE: 10.05.2016
 PLAN COMMISSION DATE: 11.17.2016



<p>110 WEST HURON STREET</p>	<p>EAST ELEVATION (CLARK STREET)</p>	<p>PD-006 ISSUED 10.27.16 SCALE: 1"=20' 0 5' 10' 20' 30'</p>	<p>NORR</p>
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APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016



<p>110 WEST HURON STREET</p>	<p>WEST ELEVATION (ALLEY)</p>	<p>PD-007 ISSUED 10.27.16 SCALE: 1"=25' 0 5' 10' 20' 30'</p>	<p>NORR</p>
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APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-F.
(Application No. A-8226)
(Common Address: 330 N. Clark St.)

[O2016-2689]

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 Business-Residential Waterway Planned Development Number 709 District symbols and indications as shown on Map Number 1-F in the area bounded by:

North Clark Street; the north bank of the Chicago River; North LaSalle Street; and West Carroll Avenue,

to those of a DC-16 Downtown Core District.

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

Reclassification Of Area Shown On Map No. 1-F.
(As Amended)
(Application No. 18704)

(Common Address: 100 -- 110 W. Huron St./700 -- 710 N. Clark St.)

BPD 1333

[SO2016-1629]

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 DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

a line 108.96 feet north of West Huron Street; North Clark Street; West Huron Street; and the public alley next west of North Clark Street,

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

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

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

Business Planned Development Statements.

1. The area delineated herein as Planned Development Number 1333 ("Planned Development") consists of approximately 11,985 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"), representing the Net Site Area of this Planned Development, and is owned or controlled by the applicant, AP 100 West Huron 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 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.

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Map; and a Site/Landscape Plan; a Green Roof Plan and Building Elevations prepared by Norr and dated May 19, 2016 all 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:

Subarea A:

Hotel, retail, office, financial services (excluding payday/title secure loan store and pawn shops), retail food sales, medical service, personal service, consumer repair or laundry service, restaurants (including the incidental sale of alcohol for on-premises consumption), roof-top deck (including the incidental sale of alcohol for on-premises consumption), wireless communication facilities, and accessory uses.

Subarea B:

Retail, office, financial services (excluding payday/title secure loan store and pawn shops), eating and drinking establishments, including taverns and live entertainment, entertainment establishments, retail food and beverage sales, medical service, personal service, consumer repair or laundry service 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 11,985.00 square feet and a base FAR of 7 and the following bonuses:

Affordable Housing Bonus:	1.75
Upper Level Setback Bonus:	1.00
Total FAR:	9.75
9. 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 \$721,497.00 ("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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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 the new building in Subarea A, the applicant has agreed to provide a 50 percent green roof over the net roof area of approximately 3,146 square feet and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.
16. 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-7 Downtown Mixed-Use District.

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

[Existing Zoning Map; Boundary, Property Line and Subarea Map; Site/Landscape Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 27250 through 27257 of this *Journal*.]

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

6/22/2016

REPORTS OF COMMITTEES

27249

Business Planned Development No. 1333.

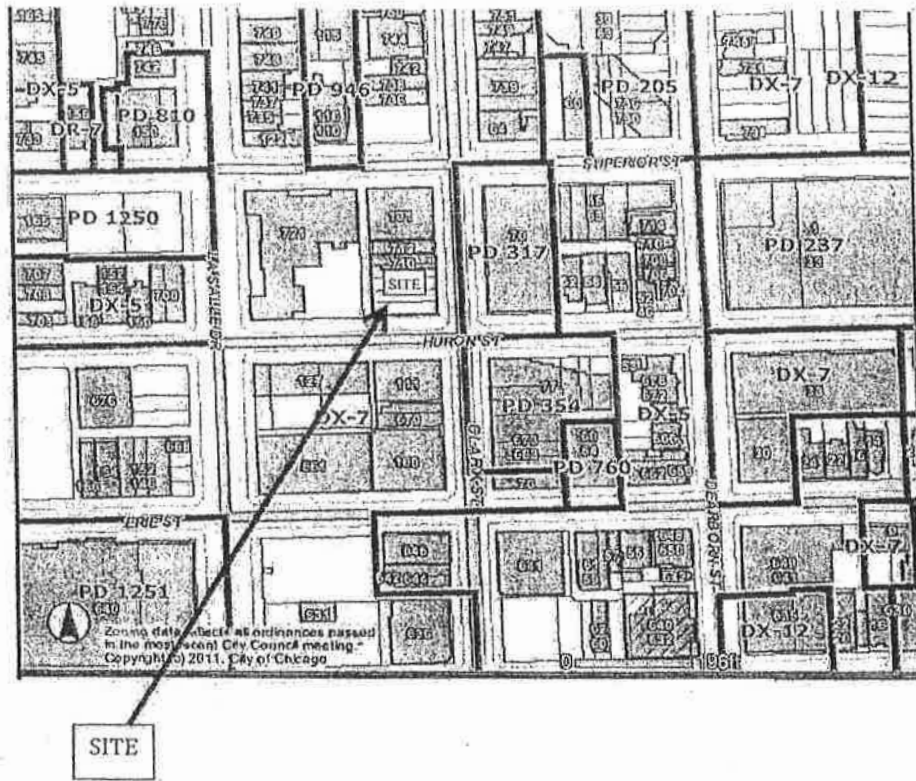
Plan Of Development.

Bulk Regulations And Data Table.

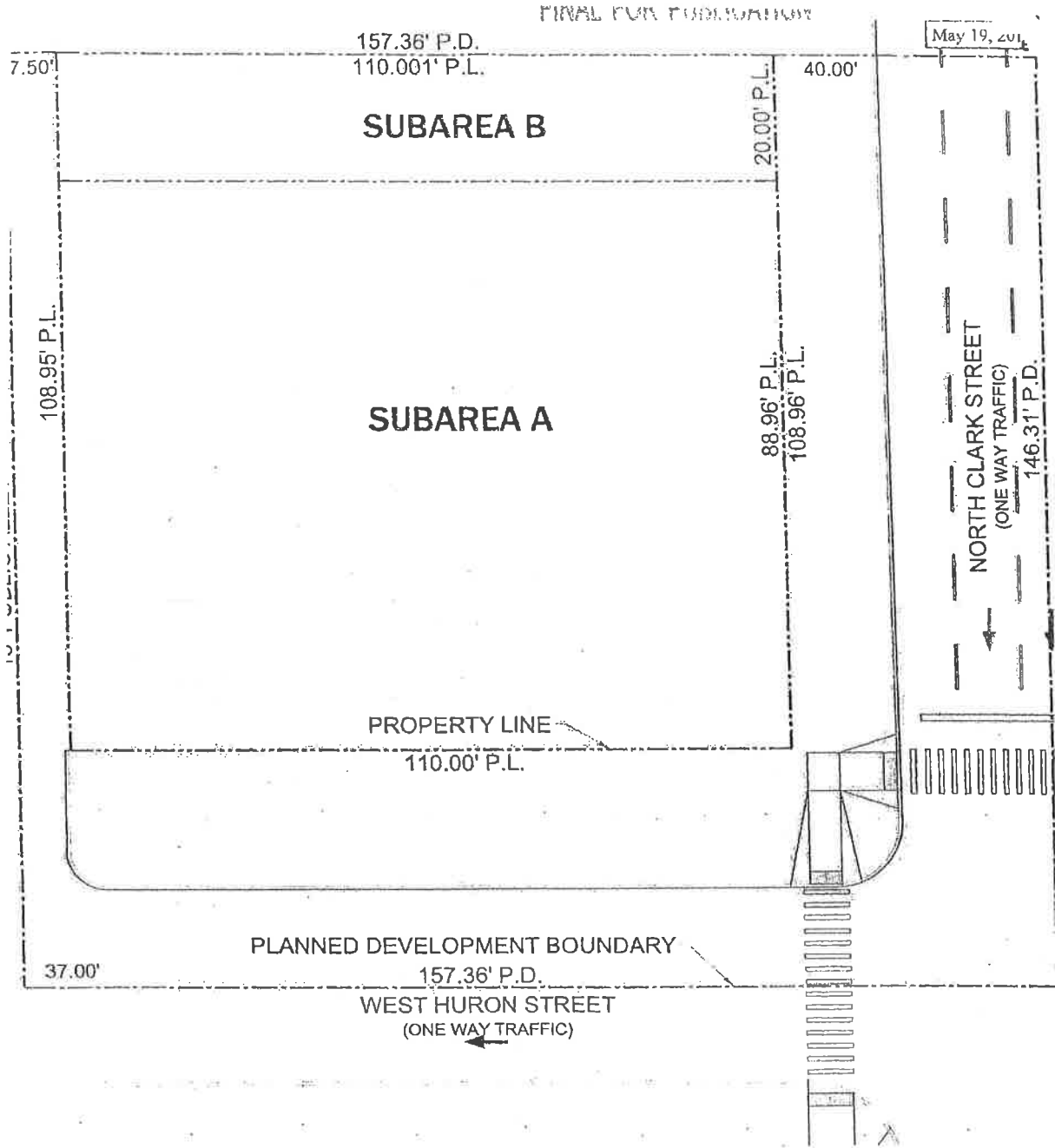
Subarea A Net Site Area:	9,785.00 square feet
Subarea B Net Site Area:	2,200.00 square feet
Total Net Site Area:	11,985.00 square feet
Area Remaining in the Public Right-of-Way:	9,245.53 square feet
Gross Site Area:	21,230.53 square feet
Maximum Floor Area Ratio:	
Subarea A:	11.72
Subarea B:	1.00
Overall:	9.75
Maximum Number of Hotel Rooms:	200 keys
Minimum Setbacks:	Per Site/Landscape Plan
Minimum Number of Parking Spaces:	None
Minimum Number of Off-Street Loading:	One berth (10 feet by 50 feet)
Maximum Building Height:	
Subarea A:	180.08 feet
Subarea B:	20.00 feet

FINAL FOR PUBLICATION

EXISTING ZONING MAP



APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016
 PLAN COMMISSION DATE: May 19, 2016

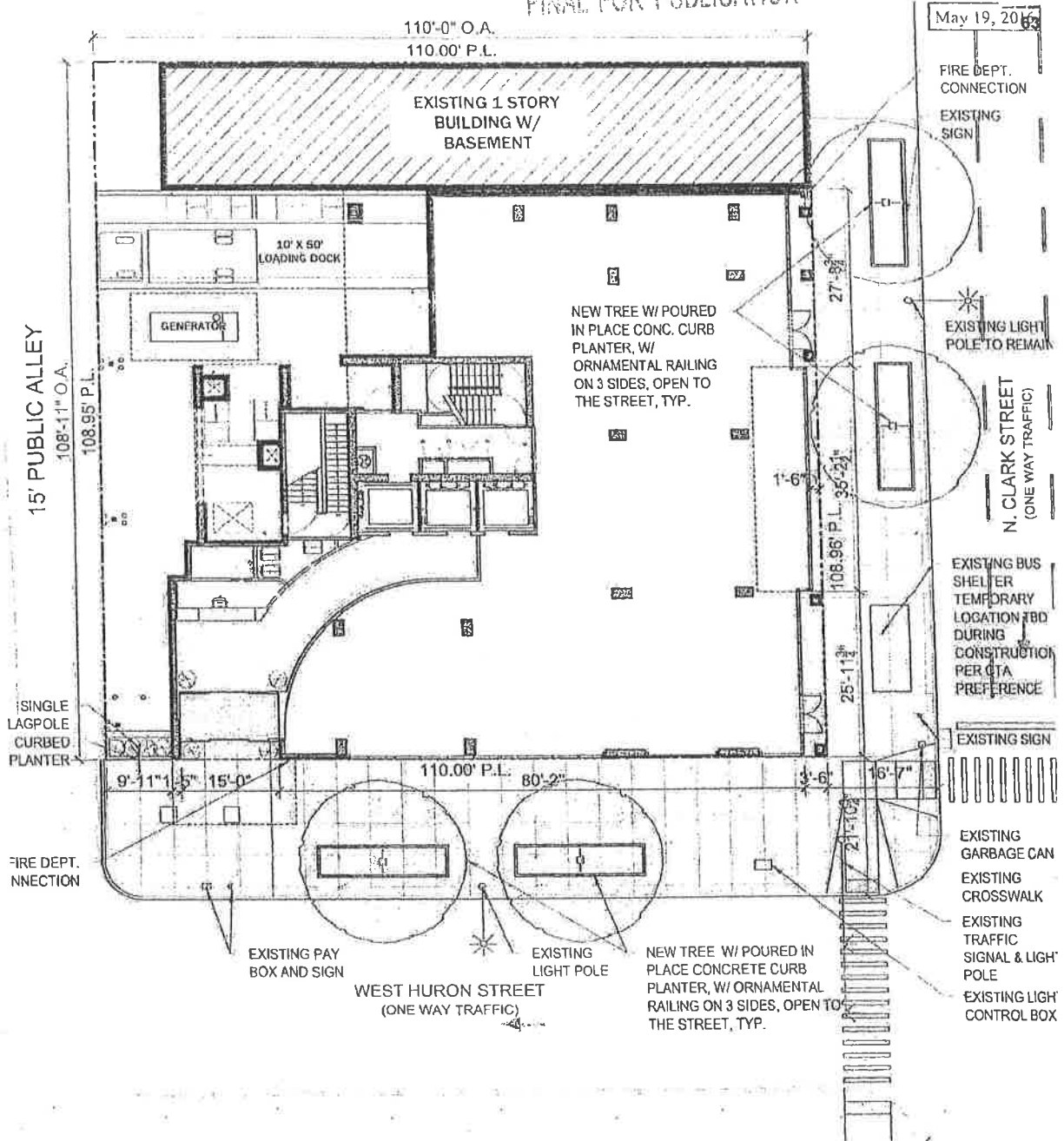


1 PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, AND SUBAREA MAP
 SCALE: 1" = 20'-0"



APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016
 COMMISSION DATE: May 19, 2016

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1 SITE / LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016

GREEN ROOF AREA CALCULATION:

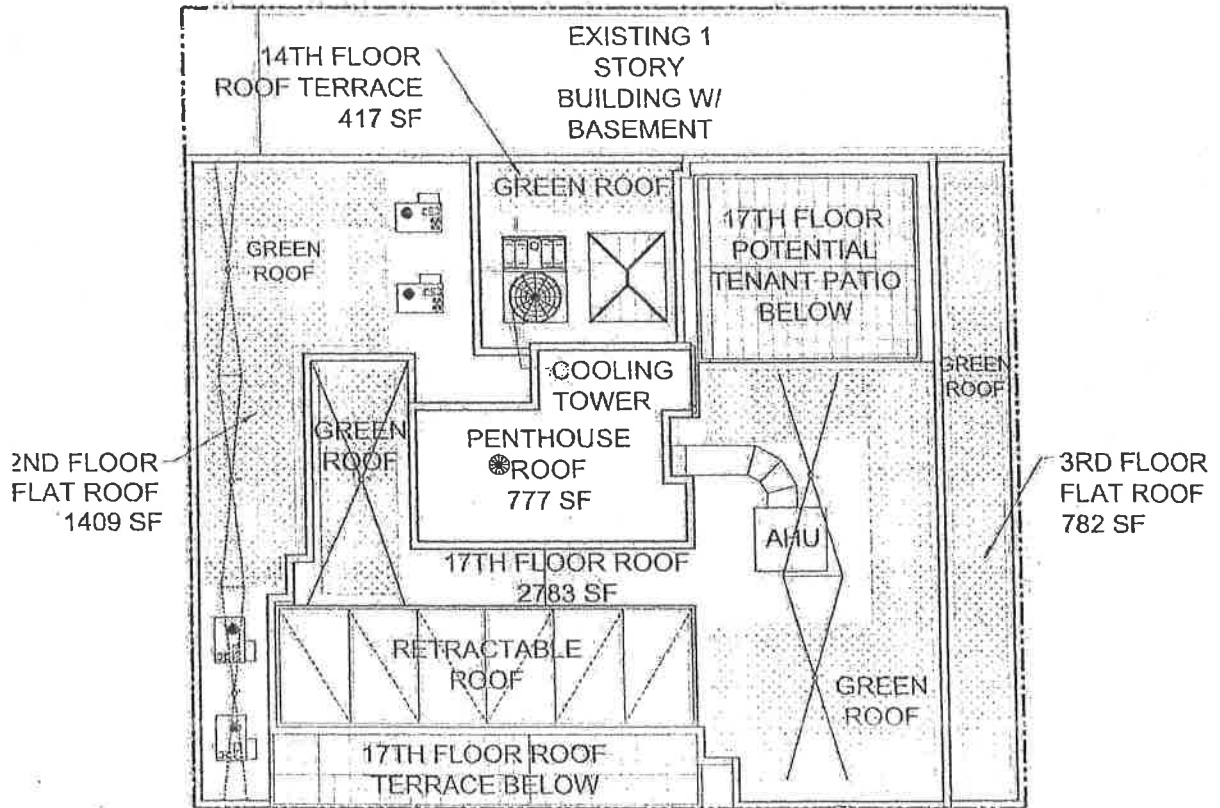
GREEN ROOF AREA: 3146 SF
 TOTAL CONSTRUCTION NET ROOF AREA: 6168 SF
 GREEN ROOF NET AREA PERCENTAGE: 51%

NEW GREEN ROOF CONSISTING OF LIVE ROOF MODULAR PLANTER TRAYS

BUILDING TO BE GREEN GLOBES CERTIFIED

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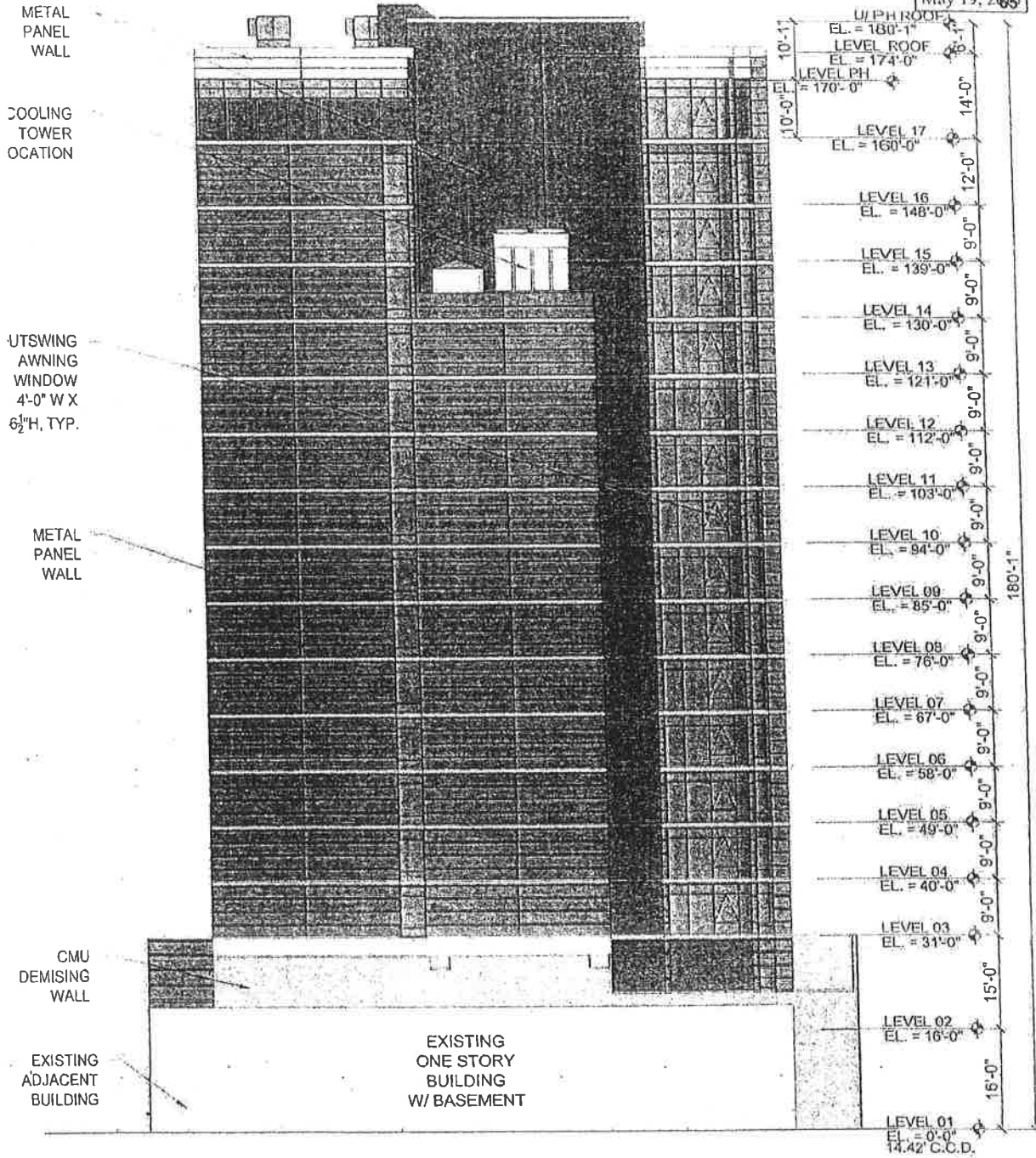


① GREEN ROOF PLAN
 SCALE: 1" = 20'-0"



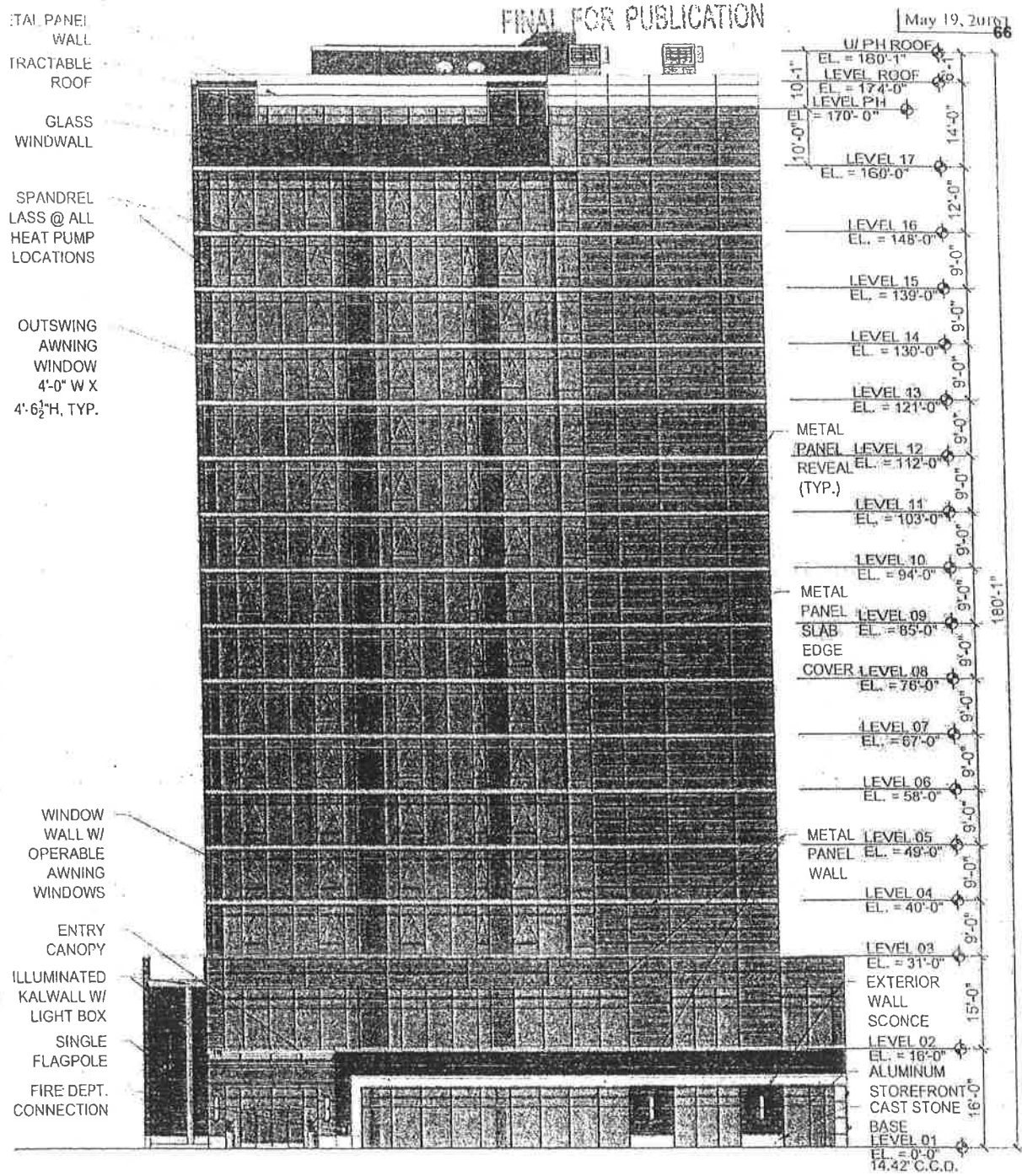
APPLICANT: AP 100 W. Huron Property, LLC
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1 NORTH ELEVATION
SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC
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 INTRODUCTION DATE: March 16, 2016
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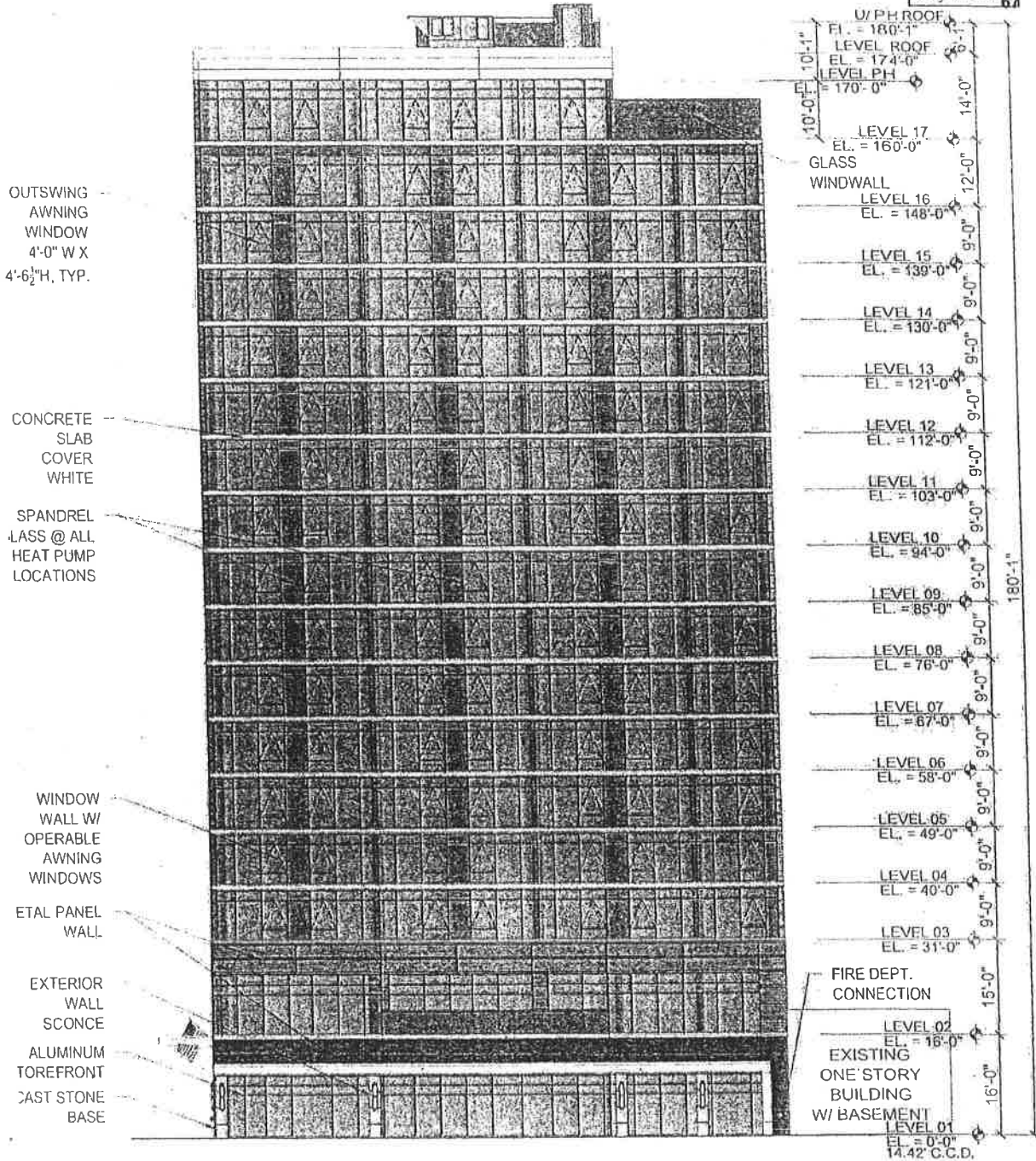


1 SOUTH ELEVATION (HURON STREET)
SCALE: 1" = 20'-0"

APPLICANT: AP 100 W, Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016

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May 19, 2016

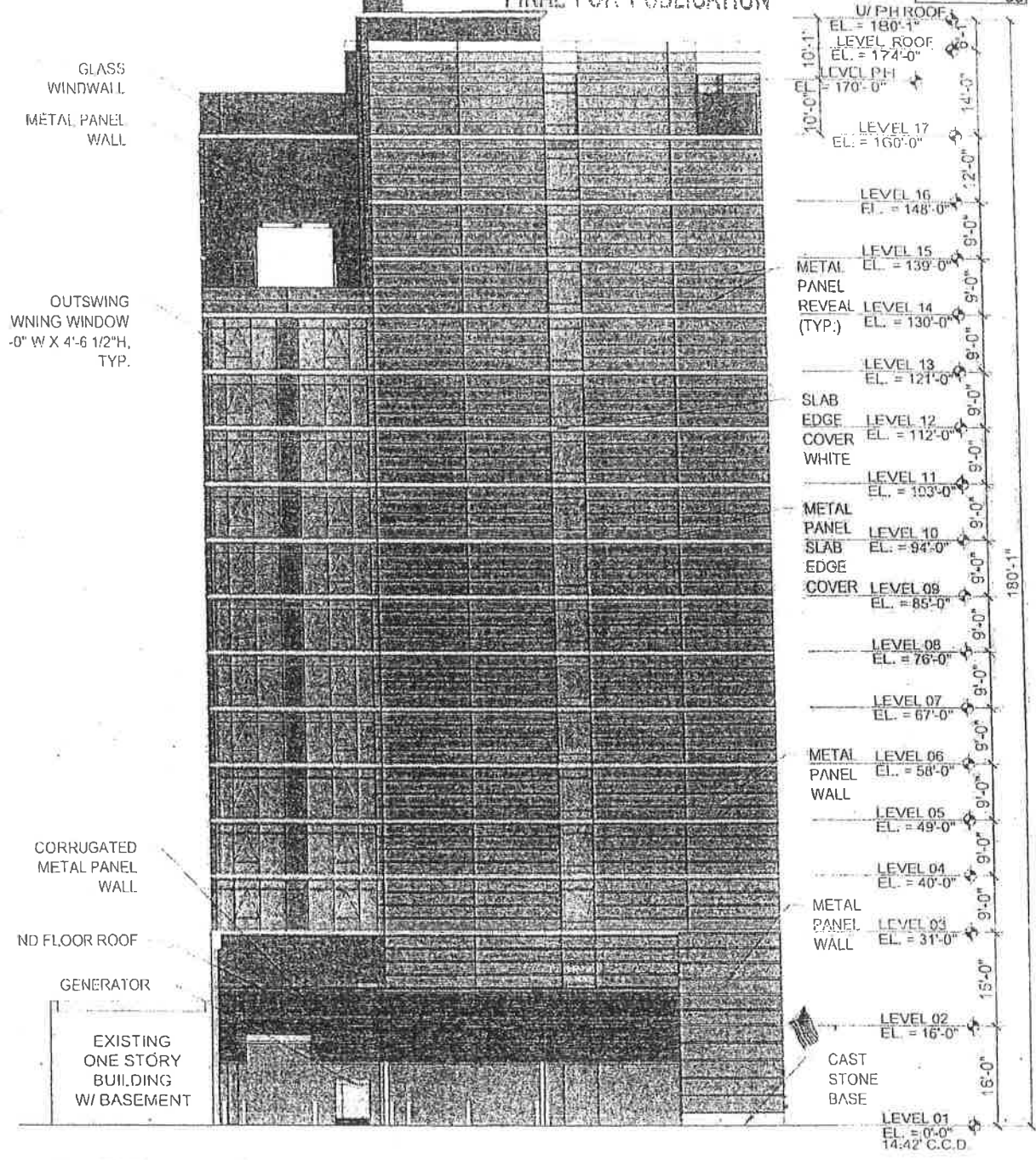


1 EAST ELEVATION (CLARK STREET)
SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC
ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
INTRODUCTION DATE: March 16, 2016

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May 19, 2016



1 WEST ELEVATION (ALLEY)
SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016
 BOARD COMMISSION DATE: May 19, 2016