

PD 1391

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 26, 2018

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 1391, Sub area A
Proposed hotel at 113 N. May Street**

Dear Ms. Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1391 ("PD 1391"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1391.

Your client and the owner of all of the property within PD 1391, 113 May LLC, is seeking administrative relief to allow for the following parking, height, material and design modifications to the proposed hotel within Sub area A at 113 N. May St.:


- Reduction in the minimum number of off-street parking spaces from 41 to 22, as a result of eliminating a floor of parking. The intended garage operator will be using a valet service to park automobiles. The elimination of a floor of parking reduces the proposed building from 16 stories and 173'-0" in height to 15 stories and 151'-4".
- Increased use of metal panels at the podium along May St.
- Replaced the one large parking garage entry door with two smaller doors.
- Reconfigured the roof terrace from a north-south orientation to an east-west orientation.
- Added a brick soldier course along the base of the building.
- Respaced the storefront glass at the podium corner of May St. and Washington Blvd.
- Reduced the hotel canopy length by 50%.
- Replaced metal clad columns at level 3 with exposed concrete columns.
- Replaced white parking level spandrel glass with a darker grey spandrel glass.
- Revised building materials along the alley.

These modifications are shown on the following attached, revised drawings: Site & Landscape Plan, Green Roof Plan, North, South, East and West Elevations, Originally Proposed and Added Reveal Rendering Comparisons, East and West Perspectives. (Signage shown on the perspective drawings is not included as part of this approval).

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 Business Planned Development No. 1391, 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.

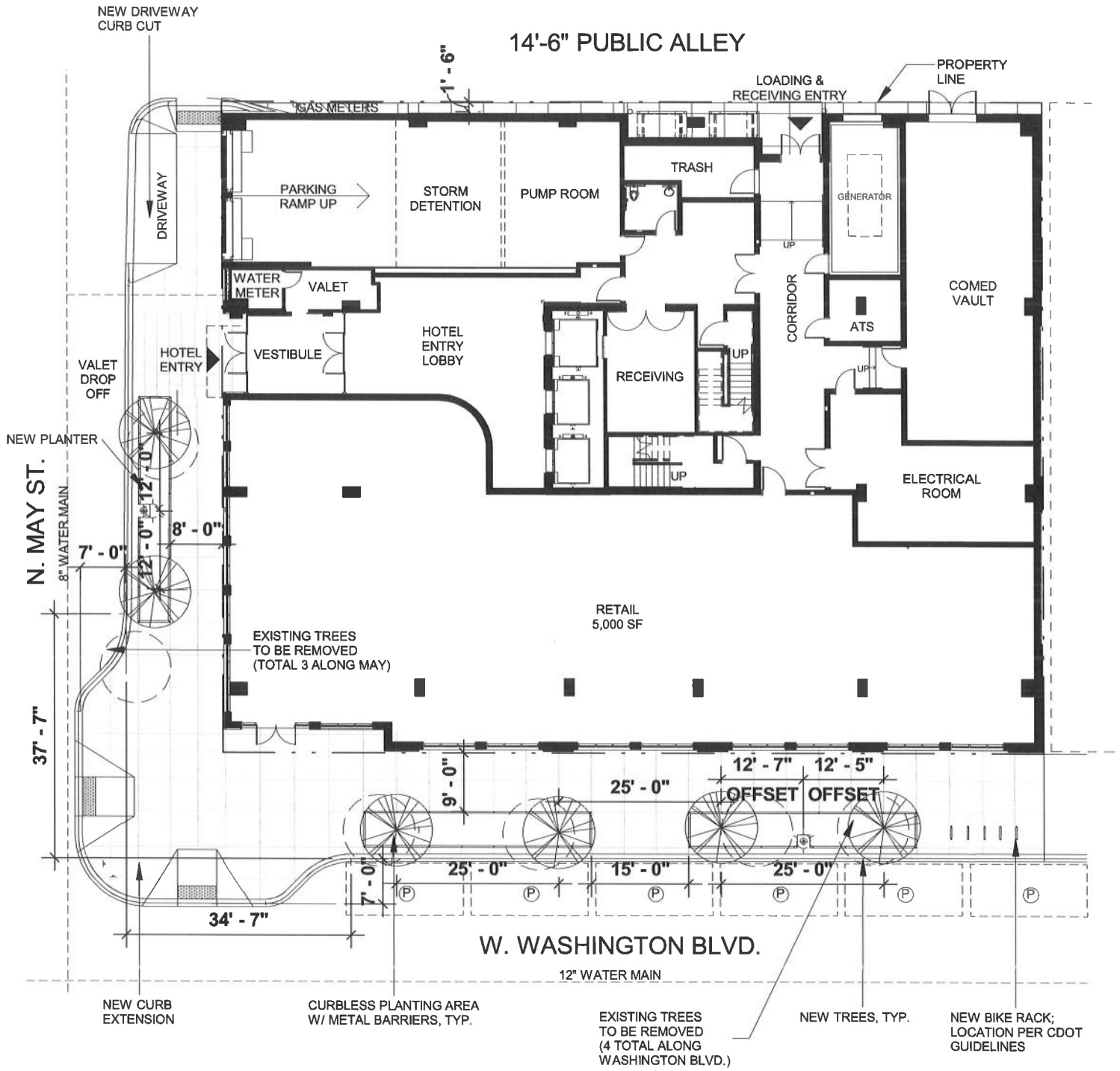
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

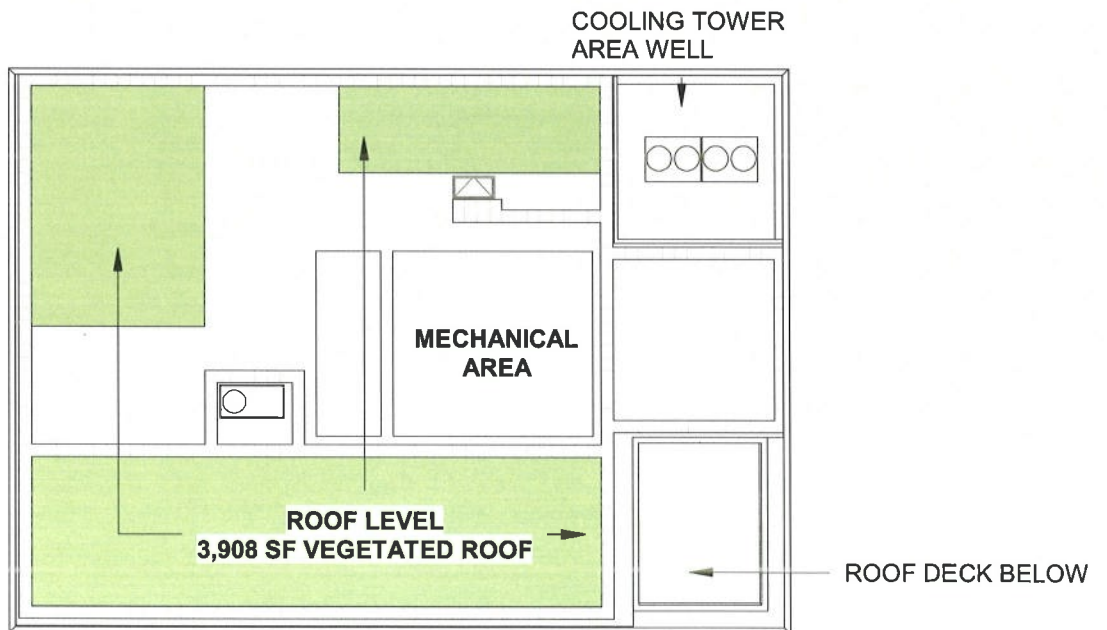
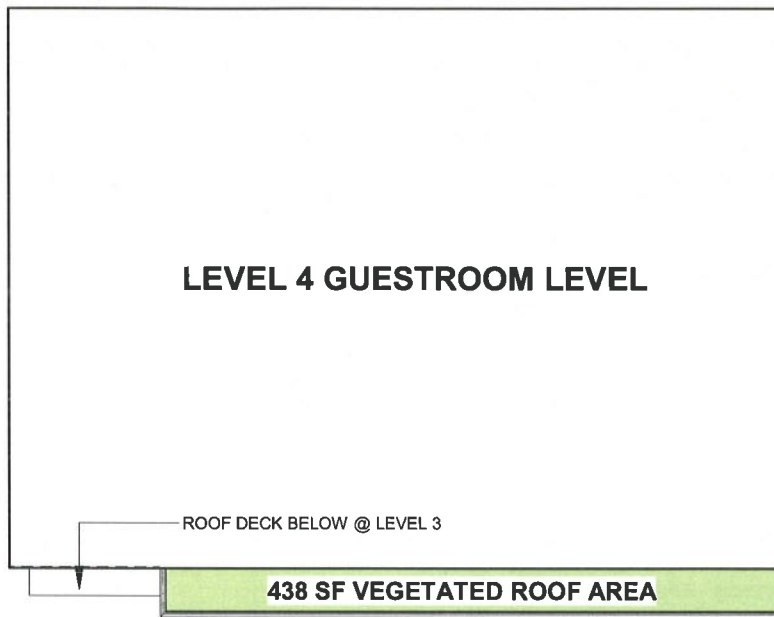
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



SUBAREA A SITE & LANDSCAPE PLAN

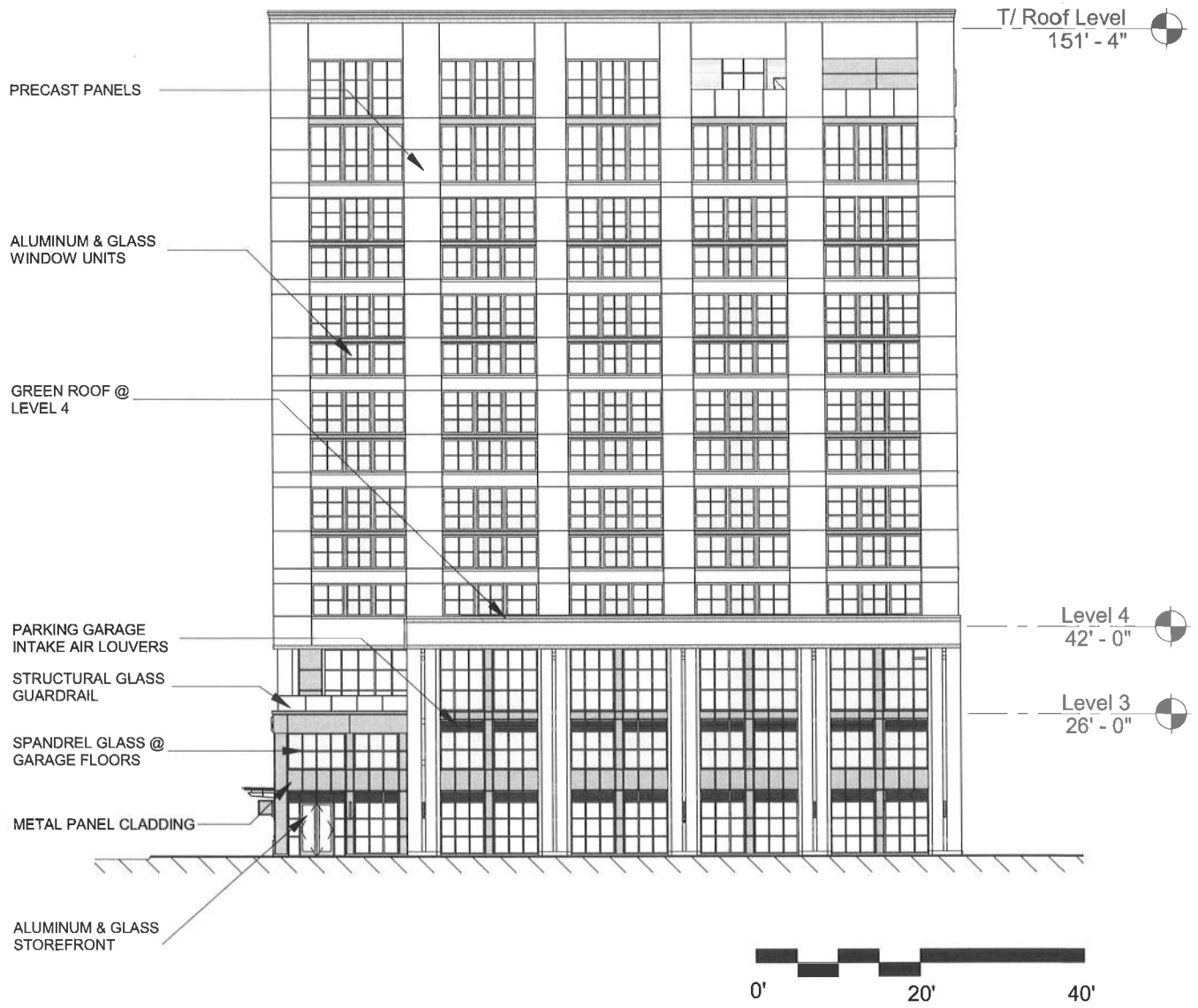
ECKENHOFF SAUNDERS ARCHITECTS
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APPLICANT: 113 May, LLC.
 ADDRESS: 101-125 North May
 118-124 North Aberdeen
 1112-1124 West Washington
 INTRODUCTION: APRIL 19, 2017
 PLAN COMMISSION: SEPTEMBER 20, 2017



Total Non-Mechanical Roof Area = 8,953 SF
 Total Green Roof Area = 4,780 SF
Green Roof Area > 50% of Total Non-Mechanical Roof Area

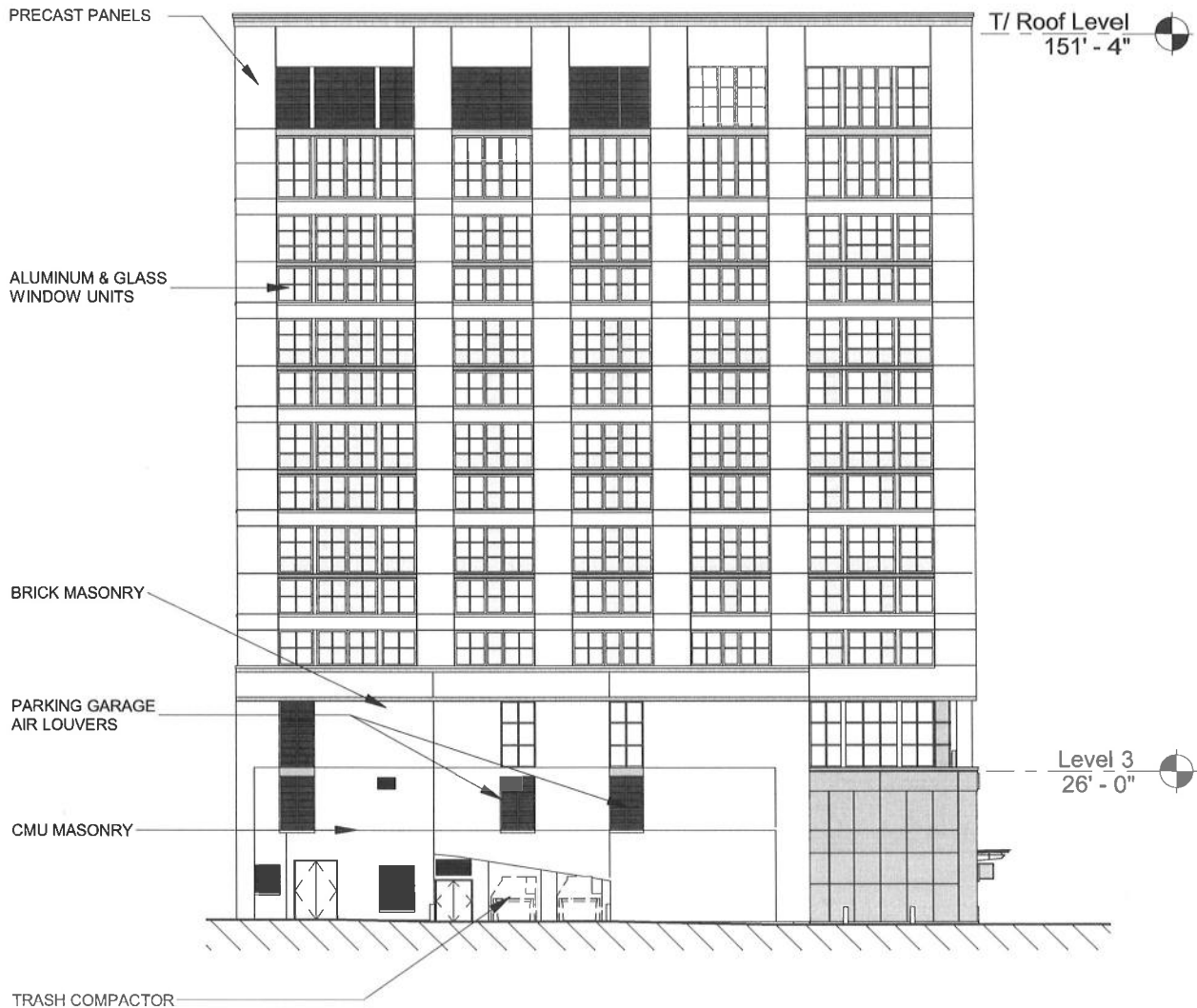
SUBAREA A - GREEN ROOF AREA



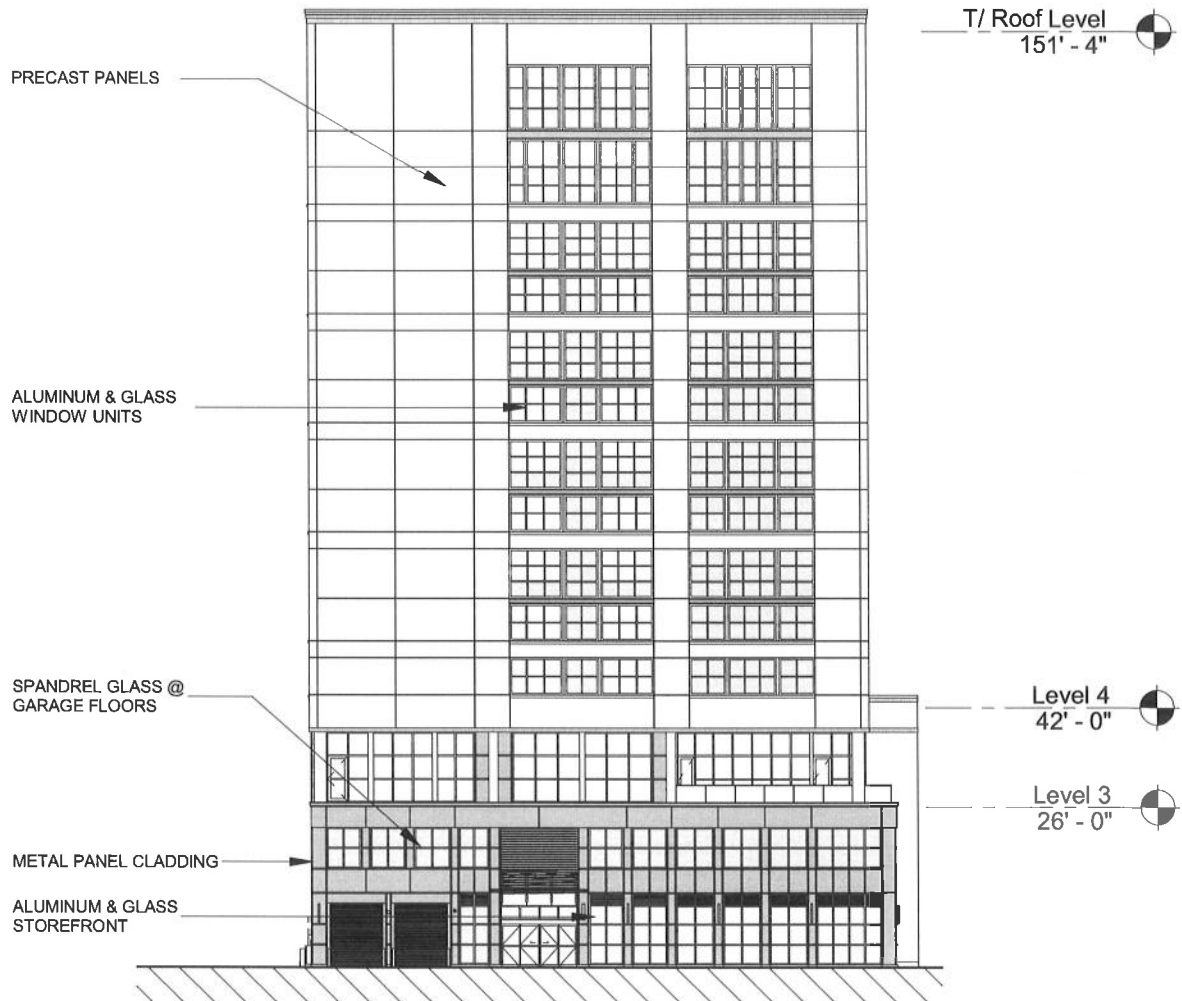
SUBAREA A - SOUTH ELEVATION

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SUBAREA A - NORTH ELEVATION



SUBAREA A - WEST ELEVATION


METAL LOUVERS
@ MECHANICAL


PRECAST PANELS

ALUMINUM & GLASS
WINDOW UNITS

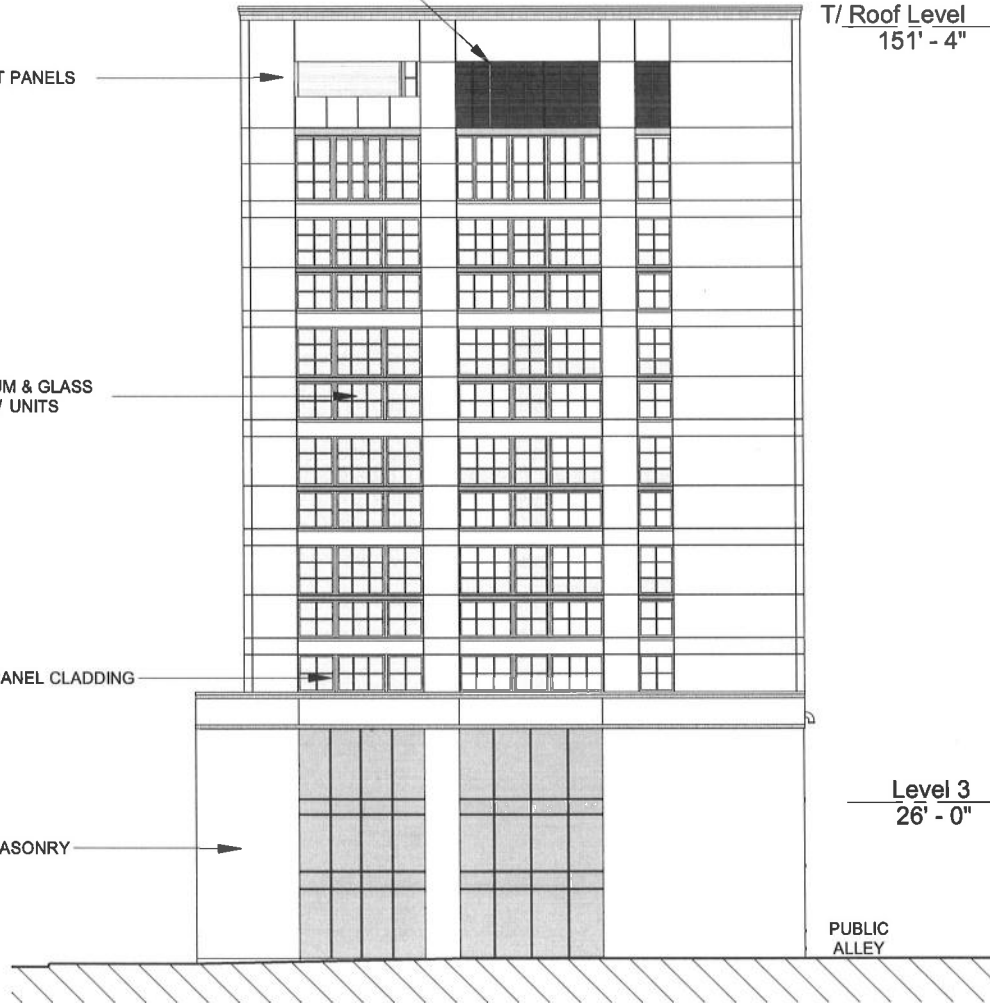
METAL PANEL CLADDING

BRICK MASONRY

T/ Roof Level
151' - 4" 

Level 3
26' - 0" 

PUBLIC
ALLEY



SUBAREA A - EAST ELEVATION

ECKENHOFF SAUNDERS ARCHITECTS
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1112-1124 West Washington
INTRODUCTION: APRIL 19, 2017
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105 N MAY - PLANNED DEVELOPMENT

ADDED REVEAL



ORIGINALLY PROPOSED



ADDED REVEAL





EAST PERSPECTIVE





WEST
— EAST PERSPECTIVE



19188

11/8/2017

REPORTS OF COMMITTEES

59733

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 1-G.

(As Amended)

(Application No. 19188)

BPD 1391

(Common Address: 101 -- 125 N. May St./118 -- 124 N. Aberdeen St./
1112 -- 1124 W. Washington Blvd.)

[SO2017-3196]

(Committee Meeting Held October 23, 2017)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, November 8, 2017.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on October 23, 2017, the following items were passed by a majority of the members present:

Pages 1 through 6 contain various map amendments regarding land use.

Page 7 contains business identification signs, two historical landmark fee waivers and two landmark designations.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

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

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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-5 Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North May Street; the public alley south of and parallel to West Randolph Street; North Aberdeen Street; a line 179.5 feet south of and parallel to West Randolph Street; the public alley west of and parallel to North Aberdeen Street; a line 125 feet east of and parallel to North May Street and West Washington Boulevard,

to those of a DX-5 Downtown Mixed-Use District.

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

North May Street; the public alley south of and parallel to West Randolph Street; North Aberdeen Street; a line 179.5 feet south of and parallel to West Randolph Street; the public alley west of and parallel to North Aberdeen Street; a line 125 feet east of and parallel to North May Street and West Washington Boulevard,

to those of a Business Planned Development 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 3. 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. 1391.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1391 ("Planned Development") consists of approximately 41,701 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"); 113 May LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder of the Property.
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 (defined below).

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.

4. This planned development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Eckenhoff Saunders Architects and dated September 20, 2017 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary; a Subarea Map; a Subarea A Site/Landscape Plan; a Subarea A Roof Plan; and Subarea A Building 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. The following uses are permitted in the area delineated herein as a Business Planned Development: lodging; cultural exhibits and libraries; daycare (Subarea B only); artist work or sales space; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns and outdoor patios); small and medium venues, banquet or meeting halls (no larger than 15,000 square feet); indoor special event including incidental liquor sales; financial services (excluding pawn shops, payday loan stores and drive-throughs); food and beverage retail sales; liquor sales (incidental only); medical service; office; high technology office; personal service; general retail sales; co-located wireless communication facilities and incidental and accessory 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 overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 41,701 square feet.

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.

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 or materials for the building located in Subarea C and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed by DPD pursuant to Section 17-13-0800.

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. The Applicant shall obtain the number of points necessary to meet the requirements

of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City Residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City Resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City Residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor's note: Numbering sequence error. No Number (i) in original document.

- 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 DPD shall initiate a zoning map amendment Application to rezone the Property to the DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Subarea Map; Site and Landscape Plan; Green Roof Area; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 59741 through 59750 of this *Journal*.]

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

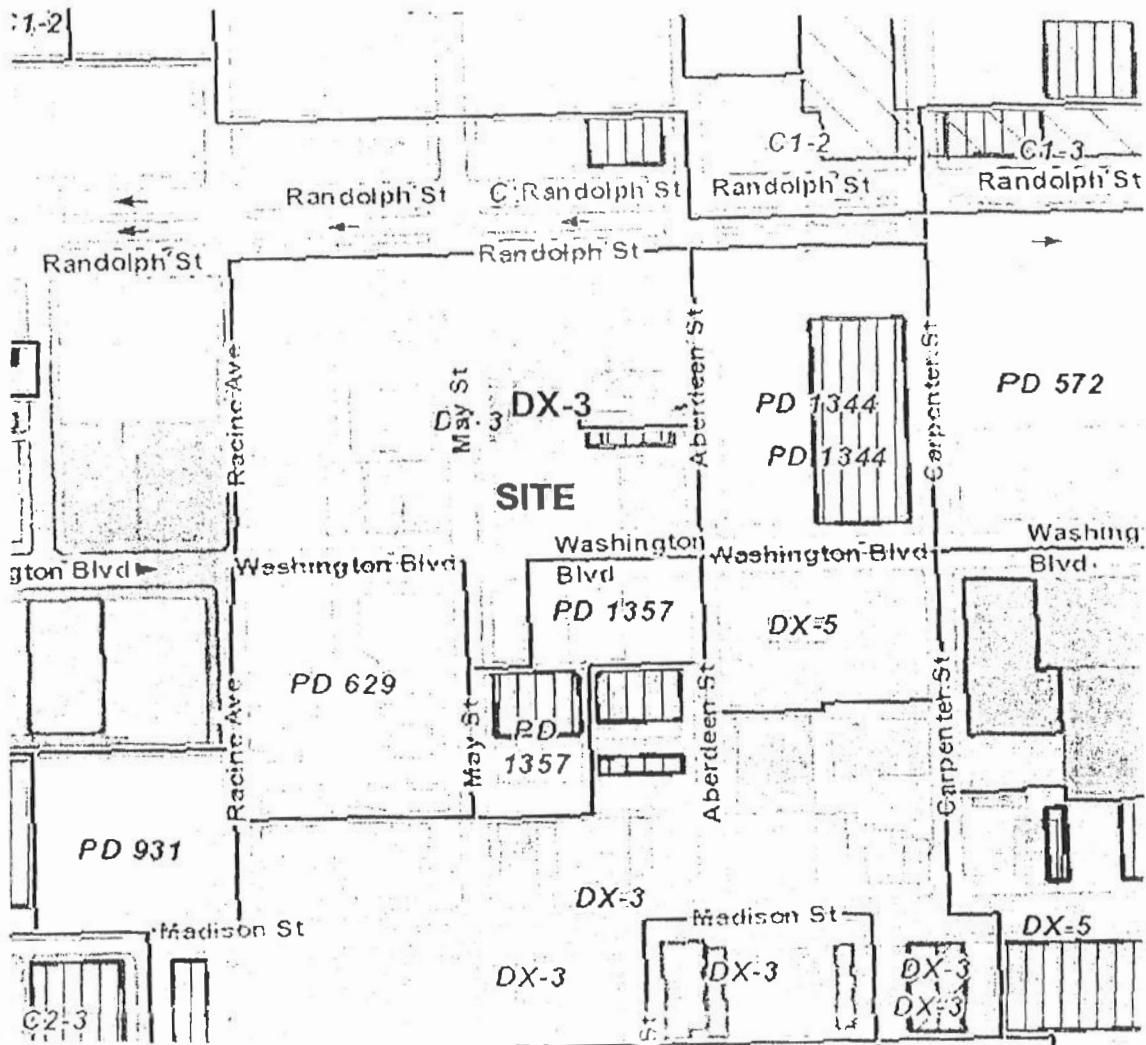
Business Planned Development No. 1391.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	66,790
Subarea A:	23,430
Subarea B:	26,233
Subarea C:	17,127
Area of Public Rights-of-Way (square feet):	25,098
Subarea A:	10,798
Subarea B:	8,799
Subarea C:	5,501
Net Site Area (square feet):	41,701
Subarea A:	12,640
Subarea B:	17,435
Subarea C:	11,626

Maximum Floor Area Ratio:	5.0 (208,505 square feet)
Subarea A:	12.31(155,581 square feet)
Subarea B:	2.08 (36,164 square feet)
Subarea C:	1.45 (16,760 square feet)
Minimum Off-Street Parking Spaces:	
Subarea A:	41
Subarea B:	0
Subarea C:	0
Minimum Bicycle Parking Spaces:	
Subarea A:	5
Subarea B:	0
Subarea C:	0
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	
Subarea A:	173 feet, 0 inches
Subarea B:	44 feet, 0 inches (existing to remain)
Subarea C:	31 feet, 0 inches (existing to remain)
Minimum Setbacks:	In conformance with the plans

FINAL FOR PUBLICATION



EXISTING ZONING MAP

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APPLICANT	113 May, LLC.
ADDRESS:	101-125 North May 118-124 North Aberdeen 1112-1124 West Washington
INTRODUCTION:	APRIL 19, 2017
PLAN COMMISSION	SEPTEMBER 20, 2017

DRAWING FOR PUBLICATION



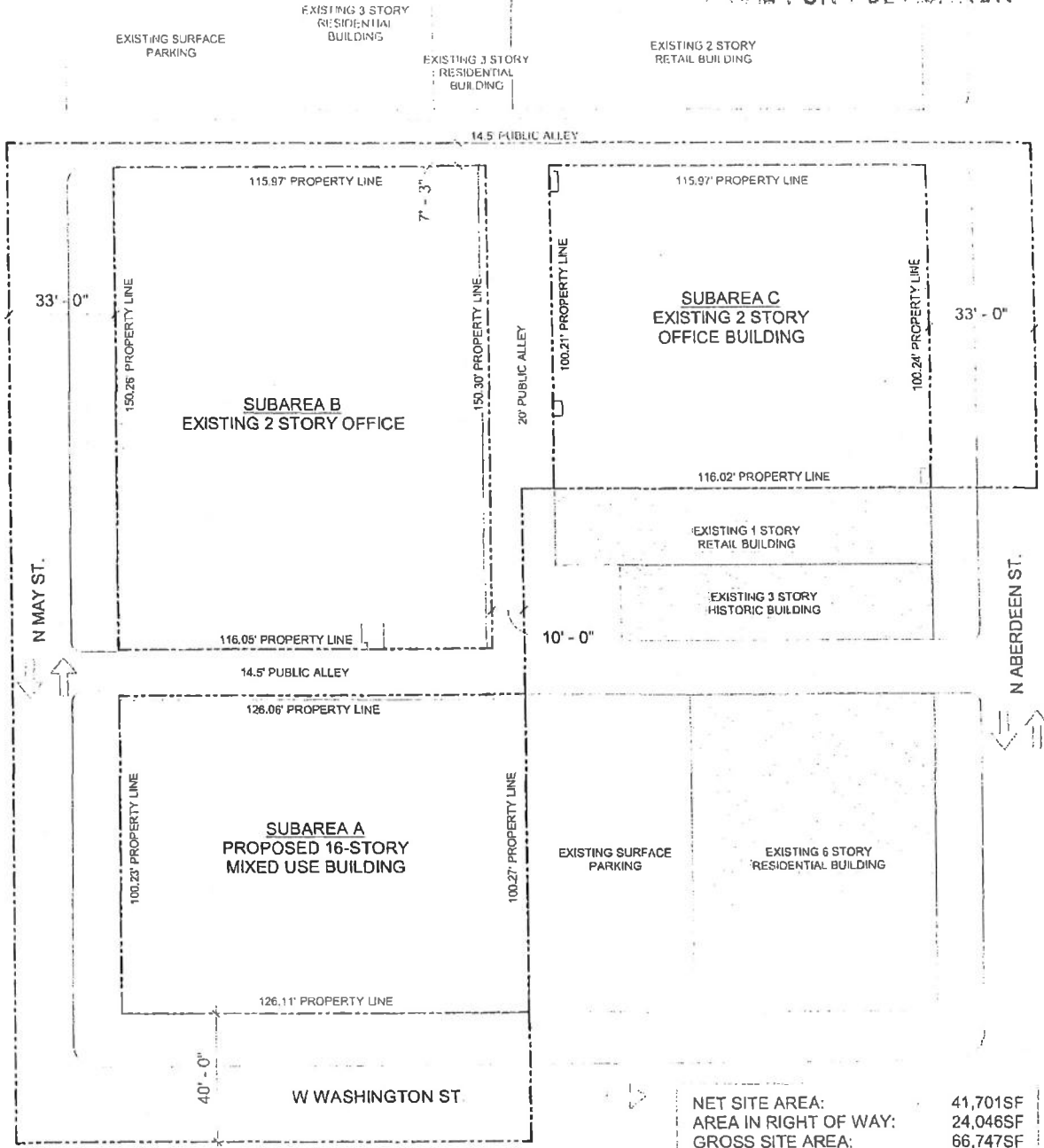
 PLANNED DEVELOPMENT

EXISTING LAND USE MAP

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NET SITE AREA:	41,701SF
AREA IN RIGHT OF WAY:	24,046SF
GROSS SITE AREA:	66,747SF



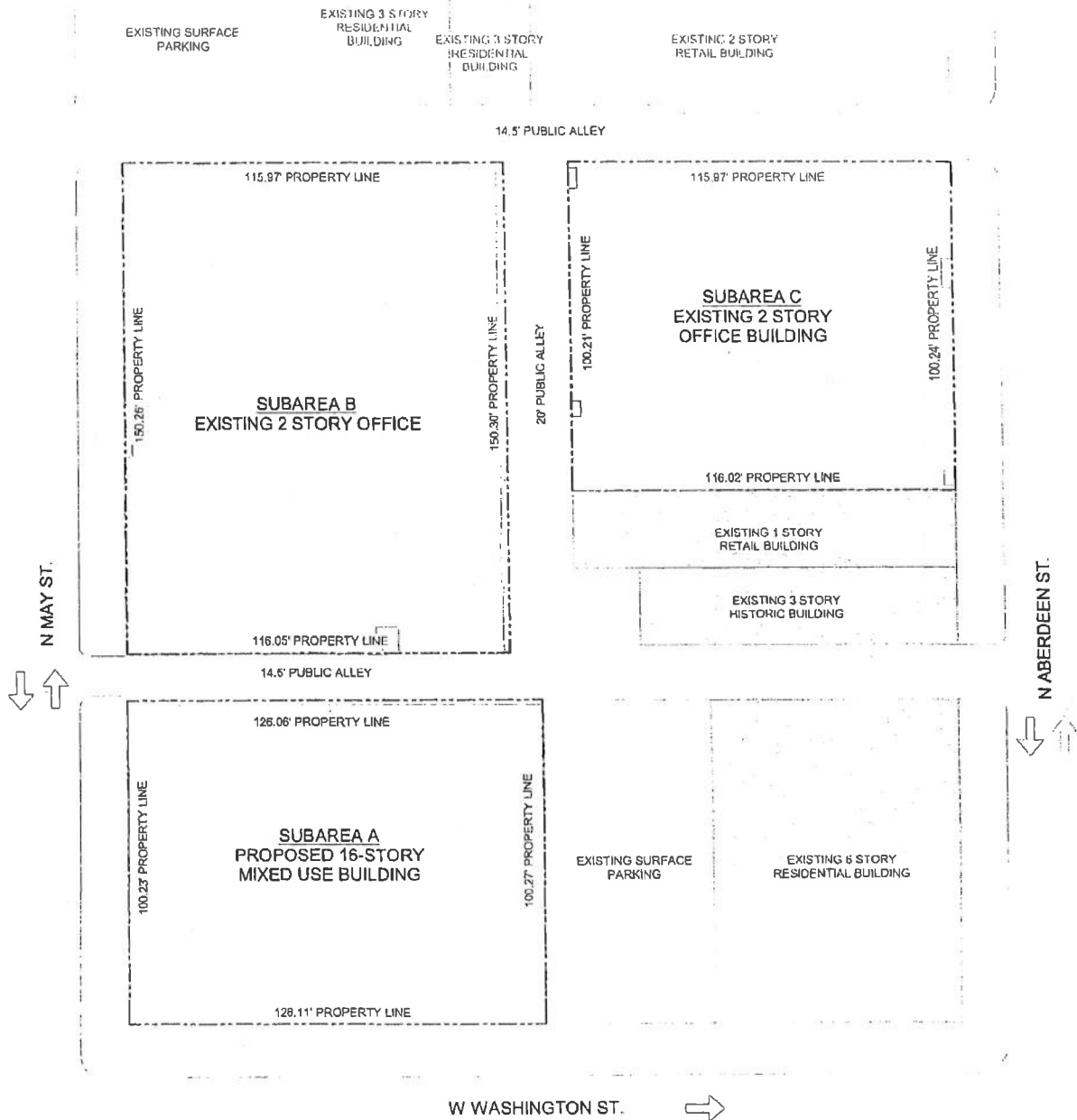
PLANNED DEVELOPMENT BOUNDARY

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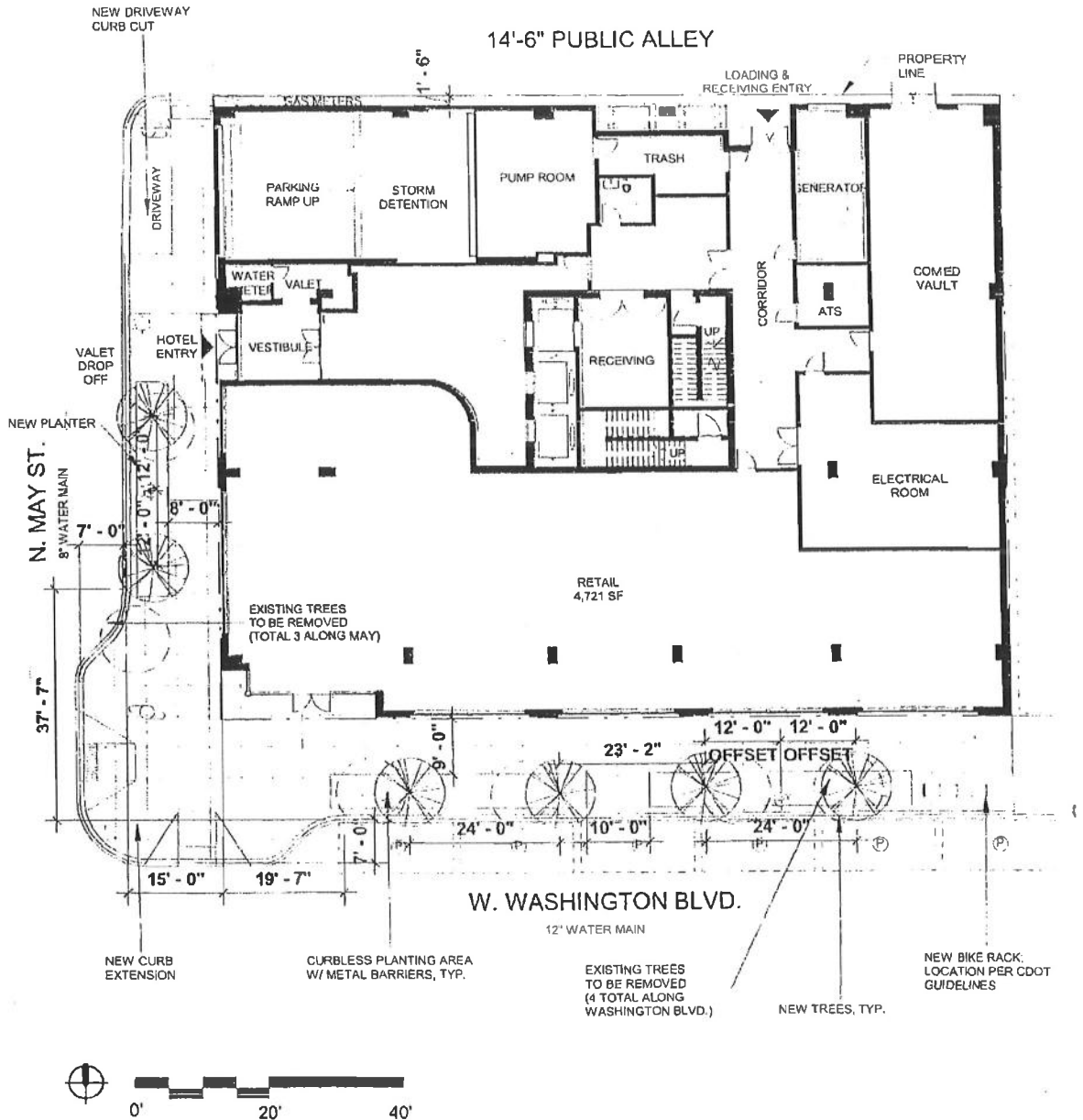


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SUBAREA MAP

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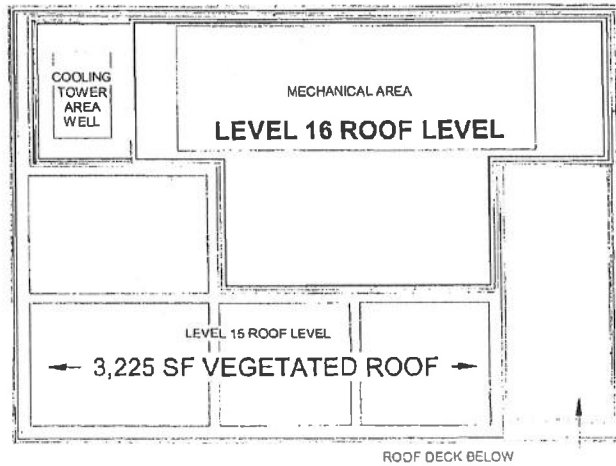
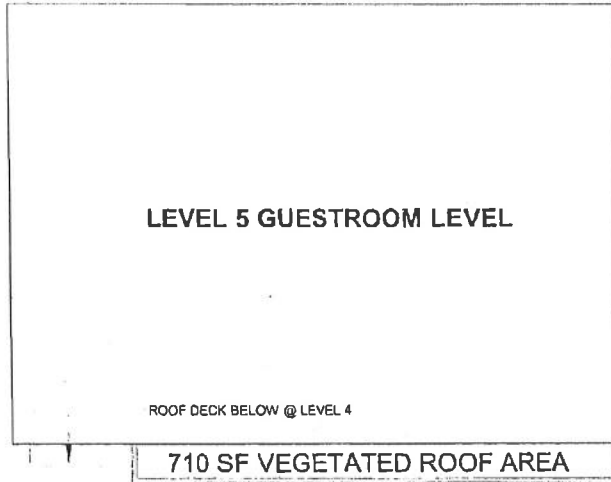


SUBAREA A SITE & LANDSCAPE PLAN

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Total Non-Mechanical Roof Area = 7,850 SF
 Total Green Roof Area = 3,935 SF
 Green Roof Area > 50% of Total Non-Mechanical Roof Area

SUBAREA A - GREEN ROOF AREA

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APPLICANT
 ADDRESS:

113 May, LLC.
 101-125 North May
 118-124 North Aberdeen
 1112-1124 West Washington
 APRIL 19, 2017
 SEPTEMBER 20, 2017

INTRODUCTION:
 PLAN COMMISSION

DRAWING FOR PUBLICATION

LOUVERED PENTHOUSE
SCREENING

Roof
173'-0"

Level 16
155'-0"

PRECAST PANELS

ALUMINUM & GLASS
WINDOW UNITS

METAL PANEL SYSTEM

PARKING GARAGE
AIR LOUVERS

Level 4
36'-6"

CMU MASONRY

TRASH COMPACTOR



SUBAREA A - NORTH ELEVATION

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LOUVERED PENTHOUSE SCREENING

Roof
173'-0"

Level 16
155'-0"

PRECAST PANELS

ALUMINUM & GLASS WINDOW UNITS

GREEN ROOF @ LEVEL 5

CONCRETE COLUMNS CLAD IN ACM PANEL

Level 5
52'-6"

STRUCTURAL GLASS GUARDRAIL

PARKING GARAGE INTAKE AIR LOUVERS

Level 4
36'-6"

TRANSLUCENT GLASS @ GARAGE FLOORS

BRICK MASONRY

METAL PANEL CLADDING

ALUMINUM & GLASS STOREFRONT



SUBAREA A - SOUTH ELEVATION

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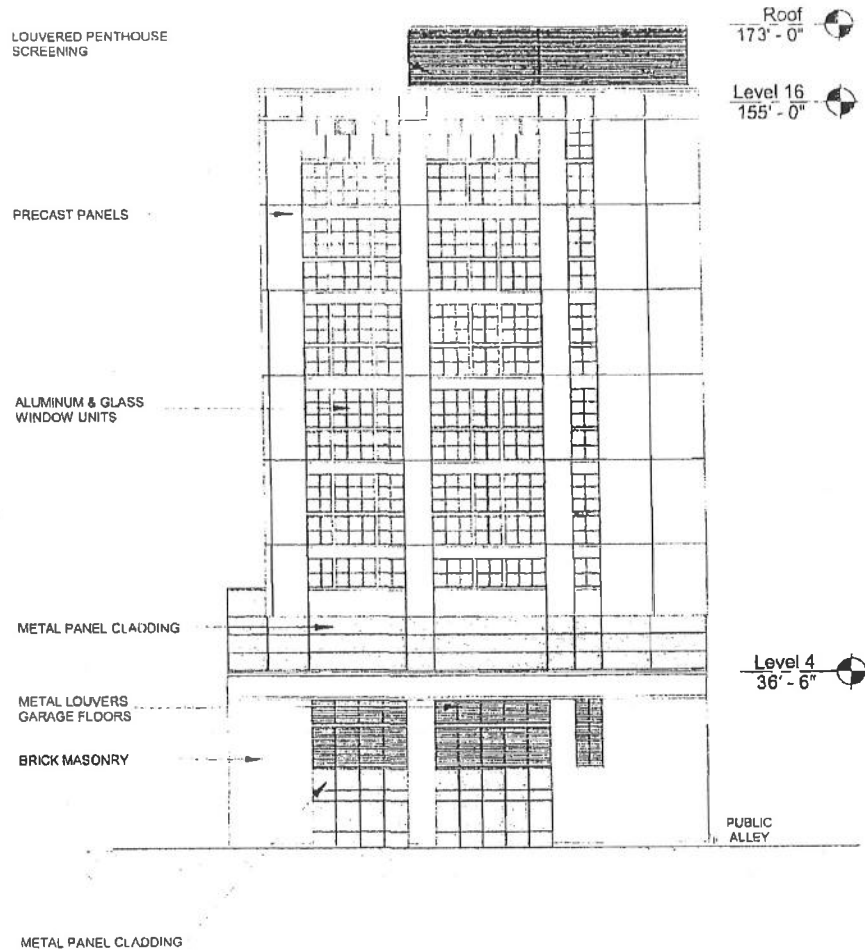
APPLICANT
ADDRESS

113 May, LLC.
301-125 North May
118-124 North Aberdeen
1112-1124 West Washington

INTRODUCTION:
PLAN COMMISSION

APRIL 19, 2017
SEPTEMBER 20, 2017

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SUBAREA A - EAST ELEVATION

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FINAL FOR PUBLICATION

LOUVERED PENTHOUSE
SCREENING

PRECAST PANELS

ALUMINUM & GLASS
WINDOW UNITS

TRANSLUCENT GLASS @
GARAGE FLOORS

BRICK MASONRY

METAL PANEL CLADDING
ALUMINUM & GLASS
STOREFRONT

Roof
173' - 0"

Level 10
158' - 0"

Level 5
52' - 6"

Level 4
36' - 6"



SUBAREA A - WEST ELEVATION

ECKENHOFF SAUNDERS ARCHITECTS
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