



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

August 31, 2006

Mr. Gregg Graines
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60622

Re: **Request for a Planned Development Waiver for a hotel
conversion and substitution of exterior building materials at 1
South Franklin/Madison**

Dear Mr. Graines:

Please be advised that your request for a Planned Development Waiver for the conversion and design changes to the above-referenced building has been considered by the Department of Planning and Development pursuant to Section 17-8-0515-C of the Chicago Zoning Ordinance.

Specifically, you requested to convert an existing office building into a hotel and a substitution of exterior building materials. On September 27, 2005, a Planned Development Waiver was granted for this proposal. However, that approval was for a design which included a stucco-like facade, window air conditioner units visible from the street and a minimum 25% net green roof. Exterior material changes has resulted in the need for a new waiver for your client, La Quinta Inn & Suites Hotel.

The current building contains approximately 85,500 square feet and La Quinta is proposing to add approximately 50,000 additional square feet in the rear (no additional stories will be added to the existing building) to contain hotel rooms. The hotel's facades will no longer be clad in a stucco-like material. Instead La Quinta will utilize the existing exterior materials of the building and the addition will match the existing exterior materials. Furthermore, the window air conditioning units have been eliminated. The new proposal still includes the installation of a green roof over a minimum of 25% of the net roof area.

The following attachments (prepared by A Epstein and Sons International, July 19, 2006) shall be substituted in place of the previously approved drawings and inserted into the main file:

- Color Elevation Renderings (dated 6-29-06)
- West Elevation
- North & South Elevations
- Courtyard Elevations
- Rooftop Landscape Plan (dated 6-29-06)



With regard to your request, the Department of Planning and Development has determined that the waiver and your substitution of exterior building materials will not create an adverse impact on the surrounding neighborhood. This development involves only the re-use of an existing building and there is no change to the building height.

Accordingly, pursuant to the authority granted by Section 17-8-0515-C of the Chicago Zoning Ordinance, I hereby grant the Planned Development Waiver for the conversion of the above-mentioned building and the substitution of exterior building materials, but no other waiver or change at 1 S. Franklin/Madison.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori T. Healey". The signature is fluid and cursive, written over the printed name.

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Terri Haymaker, Mike Marmo, DPD Files

to those of a C3-5 Commercial-Manufacturing District and a corresponding use district is hereby established in the area above described.

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. 2-F.

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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Adams Street; S. LaSalle Street; W. Quincy Street; and S. Wells Street,

to the designation 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.

[Planned Development printed on pages 12821 thru 12826 of this Journal.]

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. 2-F.

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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by:

W. Madison Street; a line 182 feet west of and parallel to S. Wells Street; W. Arcade Place; and a line 227.35 feet west of and parallel to S. Wells Street,

to the designation of a Central Area Parking District, which is hereby established in the area above described, subject to such use and bulk regulations and termination provisions as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Planned Development printed on pages 12828 thru
12833 of this Journal.]

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. 2-F.

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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by:

a line 99.45 feet north of and parallel to W. Van Buren Street; S. Federal Street; the alley next west of and parallel to S. Federal Street; and W. Van Buren Street,

(Continued on page 12827)

PLAN OF DEVELOPMENTCENTRAL AREA PARKING DISTRICT

No. 292

STATEMENTS

1. The area delineated herein as "Central Area Parking District" consists of the property located at 227-29 West Madison Street, which totals approximately 8,613.33 square feet, or .20 acres of real property.

The attached Property Line Map identifies the property, which is held in trust by Harris Trust and Savings Bank, Trust No. 41513, dated October 26, 1981. General Parking Corporation is the lessee of the property and will operate the proposed public parking lot.

2. The public parking facility shall be used for the parking of passenger cars, light vans and pickup trucks. No heavy commercial trucks shall be parked upon the said lot at any time.

APPLICANT: Harris Trust and Savings Bank,
as Trustee of Trust No. 41513
111 West Monroe Street
Chicago, Illinois 60603

DATE: June 8, 1982

(Continued from page 12820)

to those of a Central Area Parking Plan Development District, and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 12834 thru 12839 of this Journal.]

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. 2-L.

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 R3 General Residence District symbols and indications as shown on Map No. 2-L in the area bounded by

W. Lexington Street; S. Lavergne Avenue; W. Polk Street; and a line 528 feet west of S. Lavergne Avenue,

to those of an M1-2 Restricted Manufacturing District; and a corresponding use district is hereby established in the area above described.

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. 3-F.

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 Residential Planned Development No. 148 and R4 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Evergreen Avenue; N. Sedgwick Street; W. Scott Street; a line 112 feet west of N. Sedgwick Street; the south line of W. Goethe Street; a line from a point 149.75 west of N. Hudson Avenue along the south line of W. Goethe Street, to a point 109.95 feet west of N. Hudson Avenue along the north line of W. Scott Street or the line thereof if extended where no street exists; the north line of W. Scott Street or the line thereof if extended where no street exists; the alley next southwest of and parallel to W. Goethe Street; the alley next northeast of and parallel to N. Clybourn Avenue; W. Goethe Street; and N. Cleveland Avenue.

to the designation of Residential Planned Development No. 148, 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.

[Planned Development printed on pages 12840 thru 12845 of this Journal.]

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

(Continued on page 12846)

3. Adequate drainage shall be provided so as to permit run-off to flow to an established City of Chicago sewer.
4. Adequate lighting will be maintained at the facility.
5. Ingress and egress will be provided by one driveway on West Madison Street which will comply with the Driveway Ordinance of the City of Chicago.
6. The parking facility will operate between 5:30 a.m. and 11 p.m. on weekdays, and 6 a.m. to 5 p.m. on Saturdays and Sundays. This time schedule may be extended by 90 minutes in the event of a special event or occasion.
7. The Applicant or its successors, assignees, or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.
8. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

APPLICANT: Harris Trust and Savings Bank,
as Trustee of Trust No. 41513
111 West Monroe
Chicago, Illinois

DATE: June 8, 1982

9. The permitted uses in the Property are set forth in the attached Table of Controls.

10. Business signs and business identification signs may be permitted within the Planned Development in accordance with the regulations applicable in a B7-7 zoning district.

11. The zoning classification of the subject property will revert to B7-7 following the termination of the use of the site as a parking facility.

12. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Plan of Development.

13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendment" as promulgated by the Commissioner of the Department of Planning.

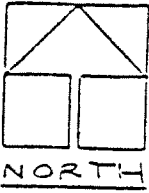
APPLICANT: Harris Trust and Savings Bank,
as Trustee of Trust No. 41513
111 West Monroe
Chicago, Illinois

DATE: June 8, 1982

October 6, 1982

UNFINISHED BUSINESS

12833

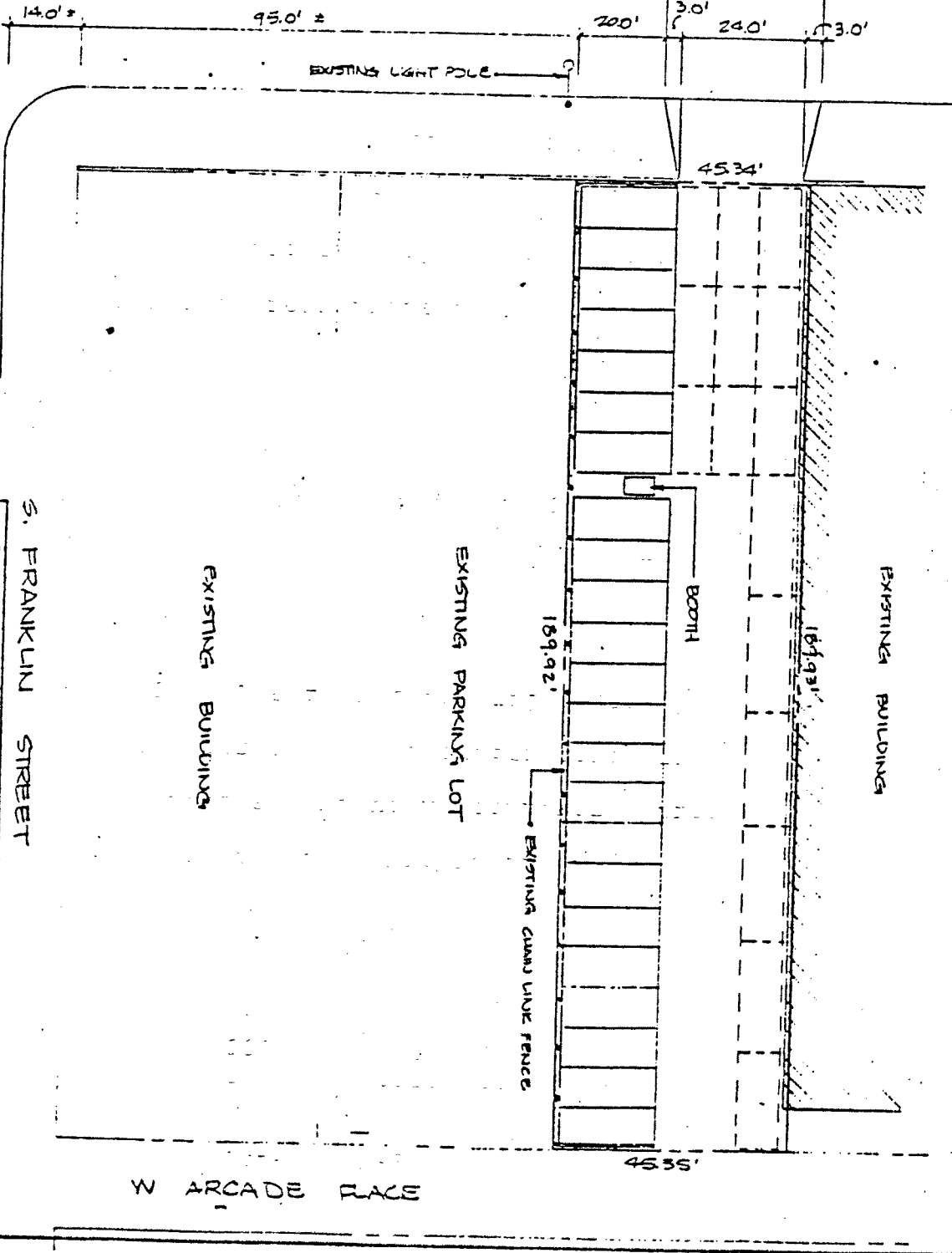


ALL GRADES 8' x 19'
 APPROXIMATE 23
 RESERVOIR 15
 TOTAL 38

NEW DRIVEWAY TO
 MEET CITY OF
 CHICAGO STANDARDS

W. MADISON STREET

PARKING PLAN
 1" = 20' 0"



S. FRANKLIN STREET

EXISTING BUILDING

EXISTING PARKING LOT

EXISTING BUILDING

NO. 221-229 W MADISON STREET	CONRAD ASSOCIATES EAST	189 W MADISON STREET CHICAGO, ILLINOIS 60601	DATE 5-28-82	SCALE 1" = 1'
PARKING LOT				
FOR GILBERT, PASCALL & COZP				
DATE 7-1-82	BY B.C.	DATE 5-28-82		

COMMERCIAL-MANUFACTURING PLANNED DEVELOPMENTUSE AND BULK REGULATIONS AND DATA

Net Site Area	8,613.33 sq. ft. .20 acres
Gross Site Area =	10,835.0 sq. ft. =
Net Site Area +	8,613.33 sq. ft. +
Area of Public Street	2,221.67 sq. ft.
General Description of Land Use	Grade-level public parking facility
Maximum Number of Parking Spaces	38
Maximum Area of Business and Commercial Space	8,613.33 sq. ft.
Maximum F.A.R.	1.0
Maximum % of Land Covered	100%

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