



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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<http://www.cityofchicago.org>

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December 20, 2006

Mr. Richard F. Klawiter
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

Re: **Administrative Relief request for Residential Business Planned Development No. 669, Blackstone Hotel, 636 S. Michigan Avenue**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Business Planned Development No. 669, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to substitute the attached Bulk Regulation and Data Table, dated December 20, 2006, in place of the previously approved Bulk Table from 2001. The attached Table will allow up to 350 hotel keys as approved in the original Planned Development as well as eliminate the parking requirement based upon the building's status as a Chicago Landmark and the hotel use. The 2001 amendment to the Planned Development had approved plans for redeveloping the property with residential condominiums, instead of hotel keys. It is noted that a Journal Correction request has been made for the purposes of recording the revised Bulk Table with the Ordinance. A copy of which will be filed with the Department of Planning and Development.

With regard to your request, the Department of Planning and Development has determined that this revision does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 669, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 669.

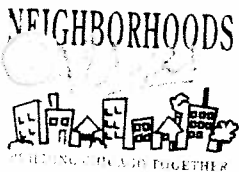
Sincerely,

Lori T. Healey

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, DPD files



RESIDENTIAL PLANNED DEVELOPMENT NO. 669
BULK REGULATIONS AND DATA TABLE

Gross Site Area (28,544 square feet/0.65 acres) = Net Site Area (13,890 square feet/0.32 acres) + Area Remaining in Public Right-of-Way (14,654 square feet/0.33 acres)

Maximum Permitted Floor Area Ratio:	21.0
Maximum Number of Dwelling Units:	73
Maximum Number of Hotel Rooms:	350
Maximum Percent Site Coverage:	In accordance with Site Plan
Maximum Building Setbacks:	In accordance with Site Plan
Minimum Number of Off-Street Parking Spaces:	0 (Property is Chicago Landmark)
Minimum Number of Loading Berths:	0
Maximum Building Height:	301 Feet (Current Height)

Alderman Beavers 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 Number 1-G.
(Application Number 13372)

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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 150.97 feet north of and parallel to West Ancona Street; a line 125.52 feet east of and parallel to North Peoria Street; West Ancona Street; and North Peoria Street,

to those of an R5 General Residence 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 Number 2-E.

(As Amended)

(Application Number 13286)

RBPD 669

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 current Business Planned Development Number 669 symbols and indications as shown on Map Number 2-E in the area bounded by:

a line 80.39 feet north of East Balbo Drive; South Michigan Avenue; East Balbo Drive; and the alley next west of South Michigan Avenue,

to those of Residential-Business Planned Development Number 669, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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:

*Residential-Business Planned Development
Number 669, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 669, as amended (the "Planned Development") consists of approximately thirteen thousand eight hundred ninety (13,890) square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Maharishi Royal Residences, L.L.C.
2. The applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant and approval by the City Council.
3. 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 title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns (including any condominium association which is formed) and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time 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 for purposes of this paragraph shall mean that any application to the City for any amendment

to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; Building Elevations and a Presidential Suite -- 9th Floor Drawing prepared by Lucien Lagrange and Associates and dated July 12, 2001. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development: residential uses, including residential use at the ground floor and live/work uses, defined to mean spaces in which both residential and business uses coexist; retail and related uses, including restaurants which may serve liquor in conjunction with the serving of food as the principal activity and may include live entertainment and dancing; taverns; telecommunications and broadcast equipment, structures and installations including parabolic dishes, provided that such equipment, structures or installations are appropriately screened; and all other permitted and special uses in the B6-7 Restricted Central Business District.
6. Business identification signs shall be permitted on the ground floor only within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Notwithstanding the provisions of Section

10-20-435 of the Municipal Code of Chicago, the off-street parking and loading facilities required pursuant to this Planned Development shall be accessed via the eighteen (18) foot north/south public alley abutting the Property to the west.

8. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plan and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
10. For purposes of maximum floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded when determining F.A.R.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering

Society ("I.E.S.").

13. Unless substantial construction of the improvements contemplated for the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B6-7 Restricted Central Business District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.
14. The Blackstone Hotel has been designated a Chicago landmark by the City Council. In order to protect the historic and architectural character of this building, any proposed work on the building is subject to the review of the Commission on Chicago Landmarks, in accordance with the Chicago Landmarks Ordinance. Furthermore, a restrictive covenant governing the Crystal Ballroom will be filed at the same time the formal condominium documents governing the residential building are recorded with the Cook County Recorder of Deeds. This covenant will require future owners of the residential unit which will encompass the Crystal Ballroom to preserve the historically significant features of the Crystal Ballroom and comply with all provisions of the Chicago Landmark Ordinance. Also, a restrictive covenant governing the presidential suite will be filed at the same time the formal condominium documents governing the residential building are recorded with the Cook County Recorder of Deeds. This covenant will require future owners of the residential unit which will encompass the presidential suite to preserve the historically significant features of this space (to be defined in the restrictive covenant) and comply with all provisions of the Chicago Landmark Ordinance. Upon approval of this application by the Chicago City Council, the applicant will be required to execute and record two (2) memorandums -- one (1) for the Crystal Ballroom and one (1) for the presidential suite -- with the Cook County Recorder of Deeds against the current legal description of the Property which will contain the agreed upon terms of the above restrictive covenants, absent the legal descriptions for the units that will contain the Crystal Ballroom and the presidential suite. The memorandum will state that the restrictive covenants will be recorded with the Cook County Recorder of Deeds with the final legal descriptions at the time the formal condominium documents are recorded and such covenants will supersede and effectively void the memorandums. Either covenant can be voided by the applicant if a decision is made to not proceed with the conversion of the hotel to residential use, pursuant to the terms of the memorandum.

The three (3) rooms which constitute the presidential suite are depicted on the Presidential Suite -- 9th Floor Drawing. Notwithstanding the foregoing, given that the presidential suite is not governed by the landmark designation of the Blackstone Hotel approved by the City Council on April 29, 1998, certain modifications to the presidential suite shall be permitted, which include:

- (a) removal of the existing dropped ceiling and mechanical elements contained therein and recreation of the ceiling to its historic condition;
- (b) creation of an operable fireplace by adding a ventless firebox and restoring the fireplace to its historic condition using the original materials (which include the mantle and surround);
- (c) removal of window coverings and other finishes, change carpets and refinish floors, and utilize new paint colors;
- (d) modification of existing mechanical systems to ensure Code compliance while restoring damaged areas to their historic condition;
- (e) add bookcases and other millwork in such a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired;
- (f) provision of an additional door opening to the north wall of the dining room. The proposed location of the original and proposed doors is depicted on the Presidential Suite -- 9th Floor Drawing; and
- (g) changing of door leafs (while leaving frames untouched) to match other doors located within the unit. The hardware used on the new doors will match that used on the original doors.

The applicant shall not demolish the barber shop, the art hall and the upper floor corridors (except as noted below), in addition to the spaces protected by the landmark designation of the Blackstone Hotel, dated April 29, 1998 until such time as the applicant meets the condominium pre-sales requirements mandated by its lender in order to release construction financing for the conversion of the hotel to luxury condominiums and the proper demolition and building permits have been obtained from the Chicago Building Department. Demolition of the penthouse and the

original fourteenth (14th) floor as noted on the drawings dated June 1, 2001 and attached to the demolition permit issued by the City of Chicago are exempt from this requirement.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; and Presidential Suite -- 9th Floor Drawing referred to in these Plan of Development Statements printed on pages 66526 through 66534 of this Journal.]

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

*Residential-Business Planned Development
Number 669, As Amended.*

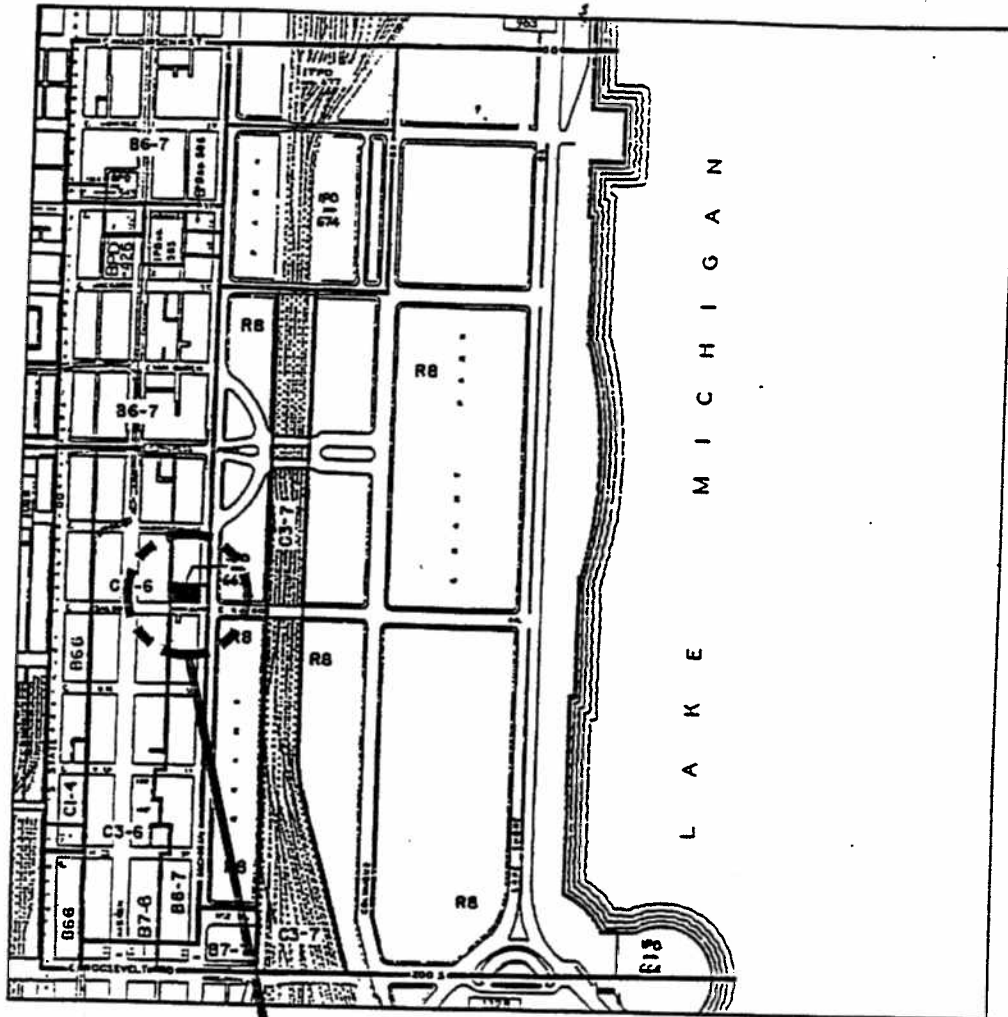
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area (28,544 square feet/0.65 acres) = Net Site Area (13,890 square feet/0.32 acres) + Area Remaining in Public Right-of-Way (14,654 square feet/0.33 acres).

Maximum Permitted Floor Area Ratio:	21.
Maximum Number of Dwelling Units:	70.
Maximum Percent Site Coverage:	In accordance with the Site Plan.
Minimum Building Setbacks:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	1 parking space per dwelling unit.
Minimum Number of Off-Street Loading Berths:	1.
Maximum Building Height:	301 feet.

Existing Zoning Map.



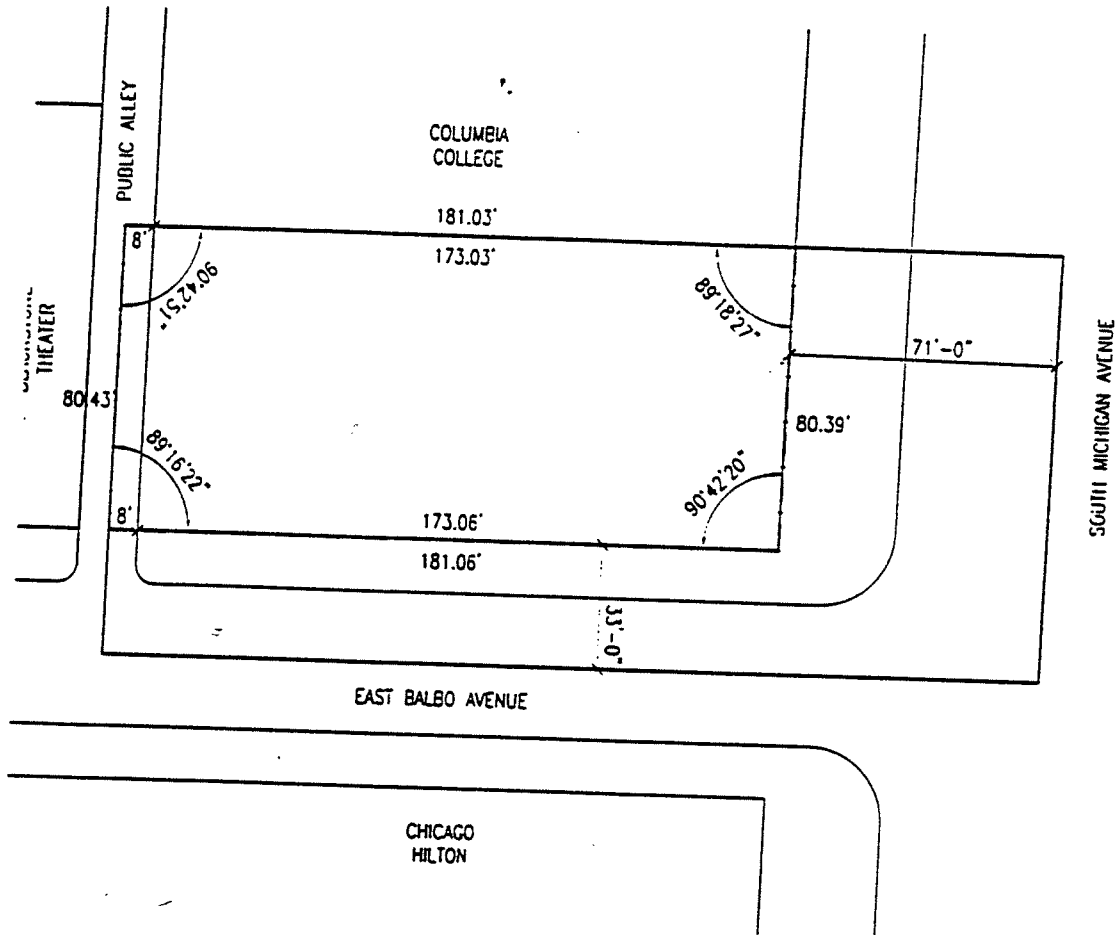
Site Current Zoning BPD 669

APPLICANT: Maharishi Royal Residences LLC
151 North Michigan Avenue
Suite 1214
Chicago, Illinois 60601

DATE: March 7, 2001

REVISED: July 12, 2001

Planned Development Boundary
And Property Line Map.



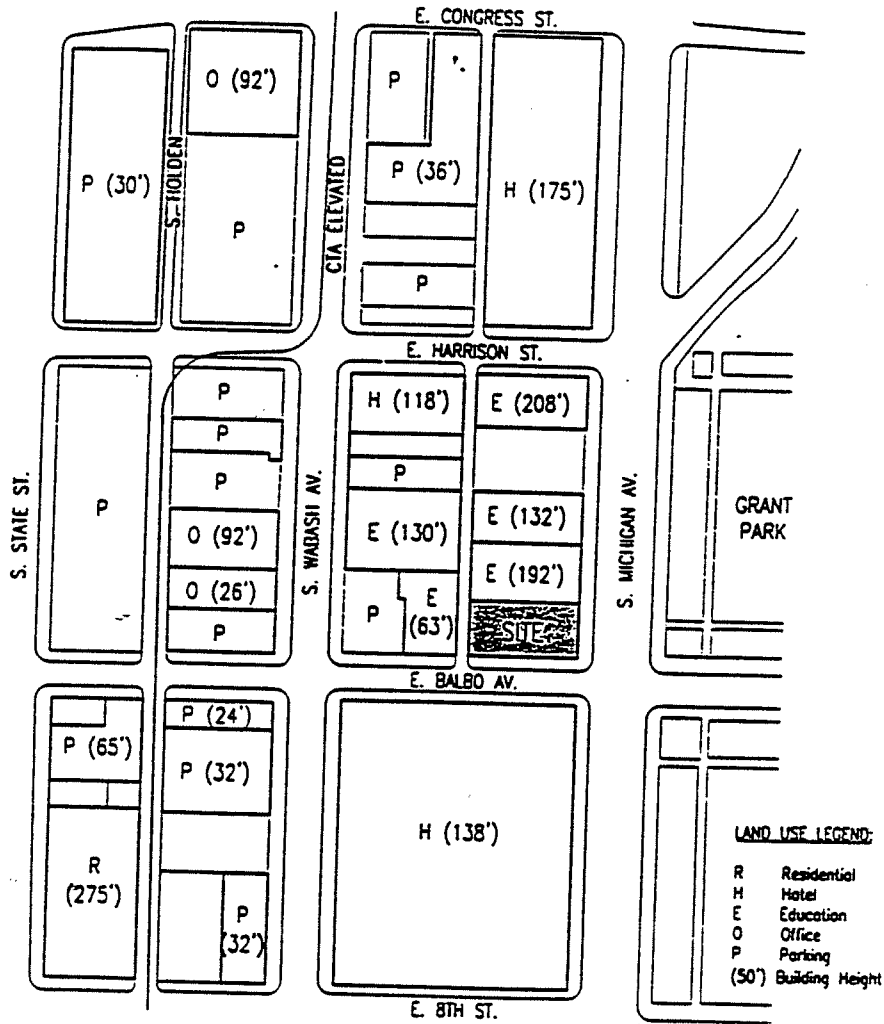
--- Property Line
 — Planned Development Boundary

APPLICANT: Maharishi Royal Residences LLC
 151 North Michigan Avenue
 Suite 1214
 Chicago, Illinois 60601

DATE: March 7, 2001

REVISED: July 12, 2001

Existing Land-Use Map.

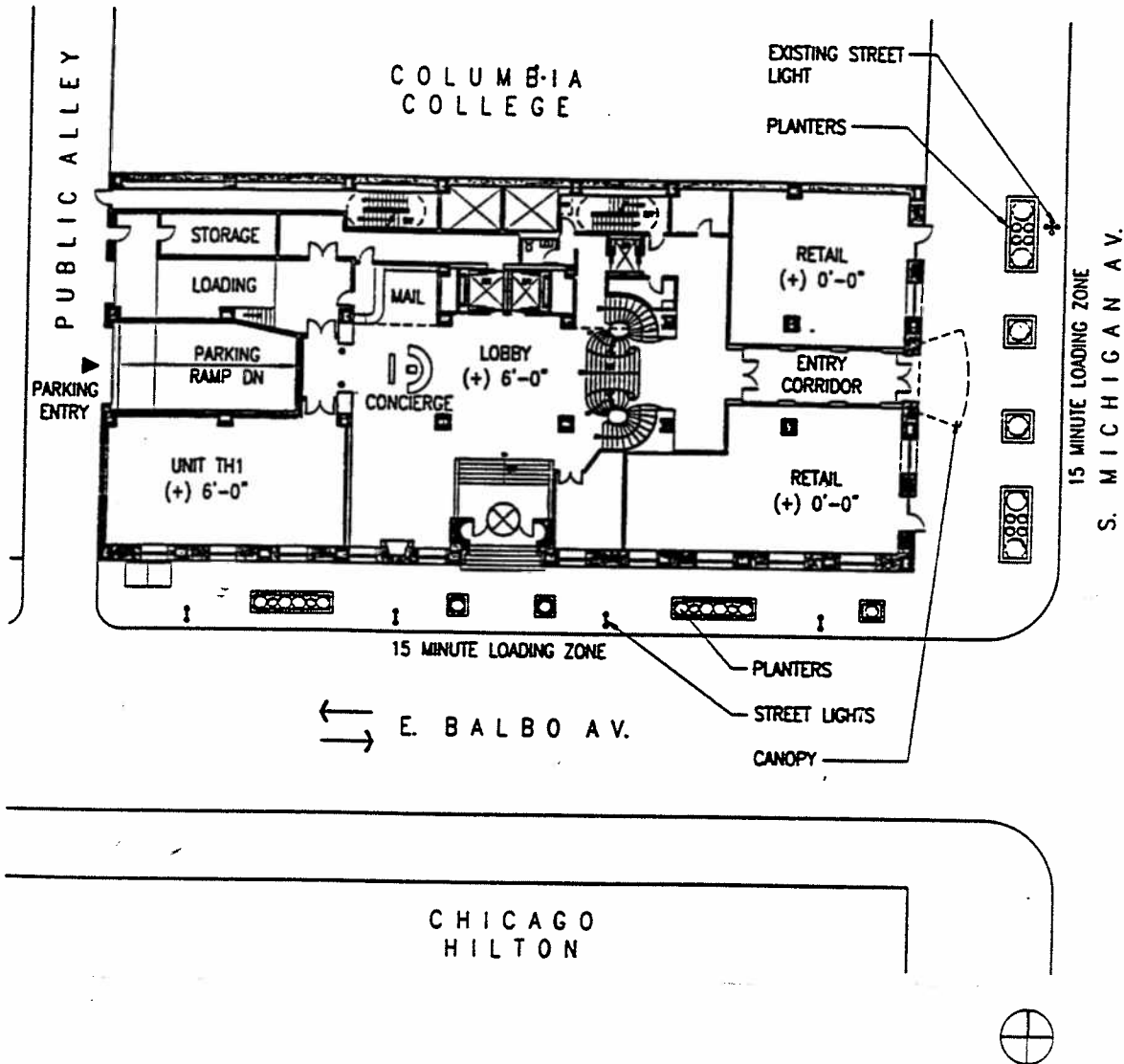


APPLICANT: Maharishi Royal Residences LLC
 151 North Michigan Avenue
 Suite 1214
 Chicago, Illinois 60601

DATE: March 7, 2001

REVISED: July 12, 2001

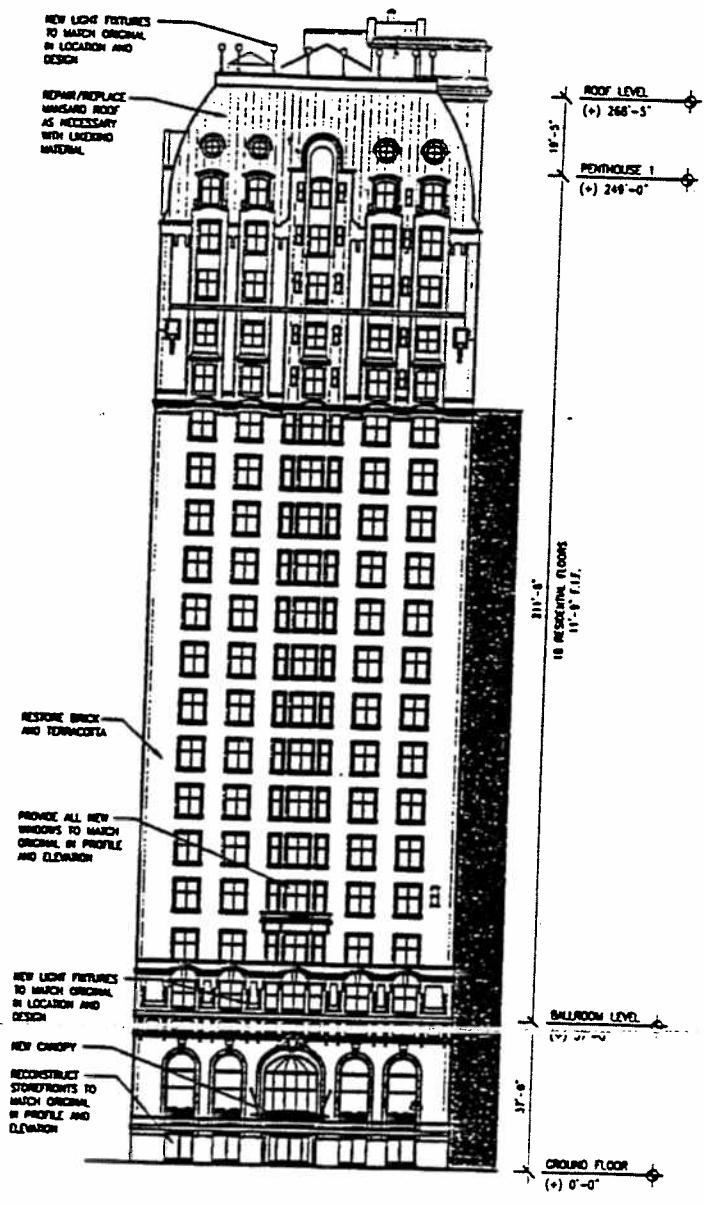
Site/Landscape Plan.



APPLICANT: Maharishi Royal Residences LLC
151 North Michigan Avenue
Suite 1214
Chicago, Illinois 60601

DATE: March 7, 2001

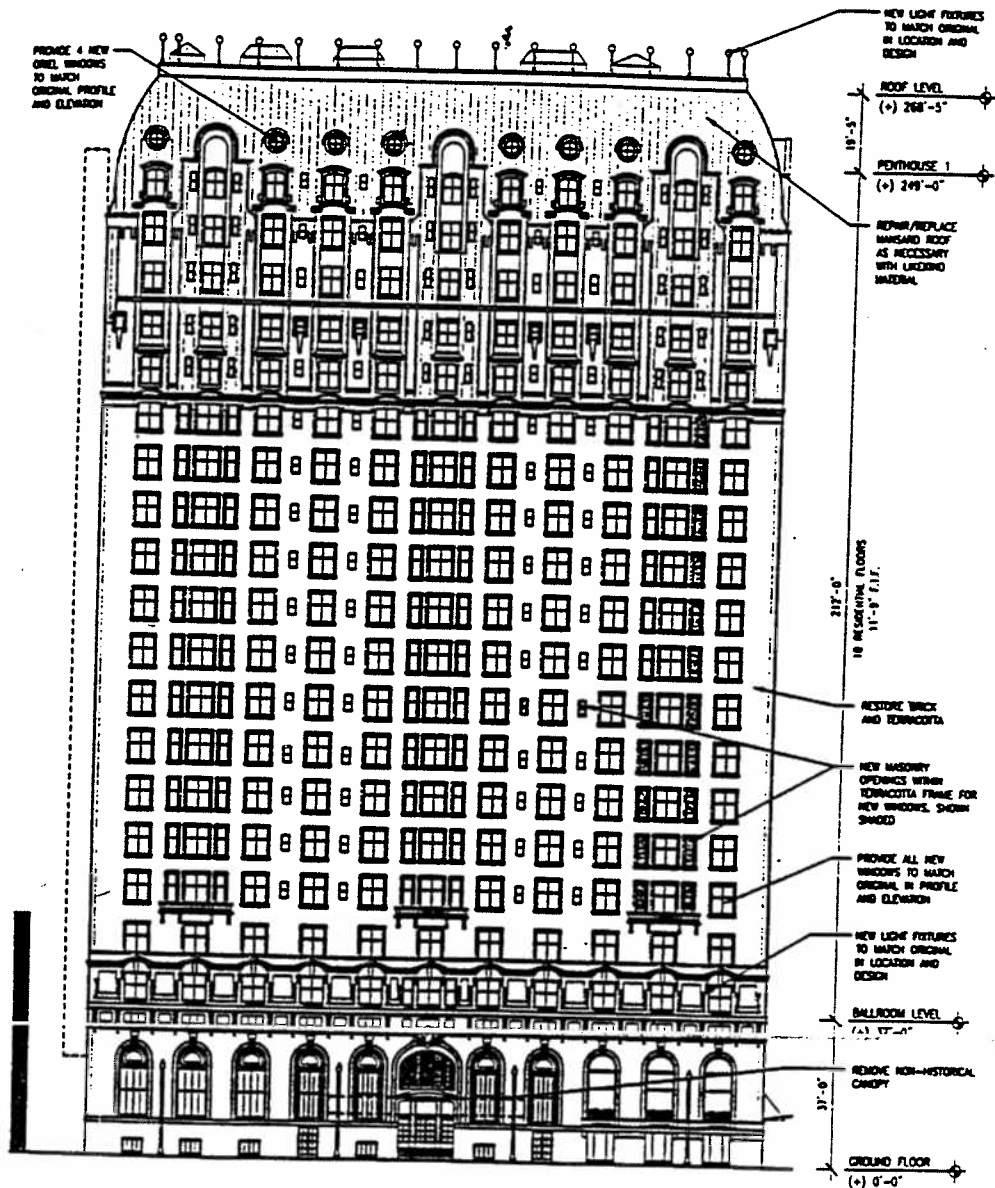
Building Elevations.
(Page 1 of 4)



APPLICANT: **Maharishi Royal Residences LLC**
151 North Michigan Avenue
Suite 1214
Chicago, Illinois 60601

DATE: **March 7, 2001**

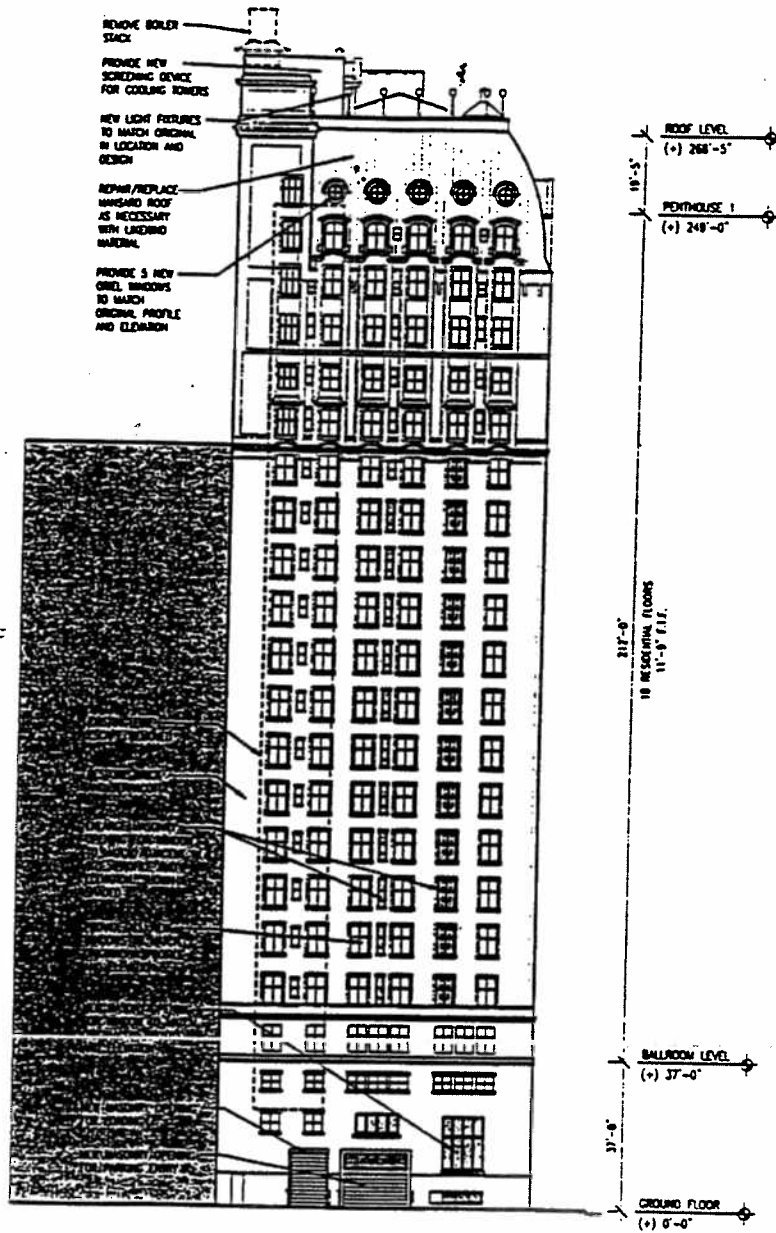
Building Elevations.
(Page 2 of 4)



APPLICANT: **Maharishi Royal Residences LLC**
151 North Michigan Avenue
Suite 1214
Chicago, Illinois 60601

DATE: **March 7, 2001**

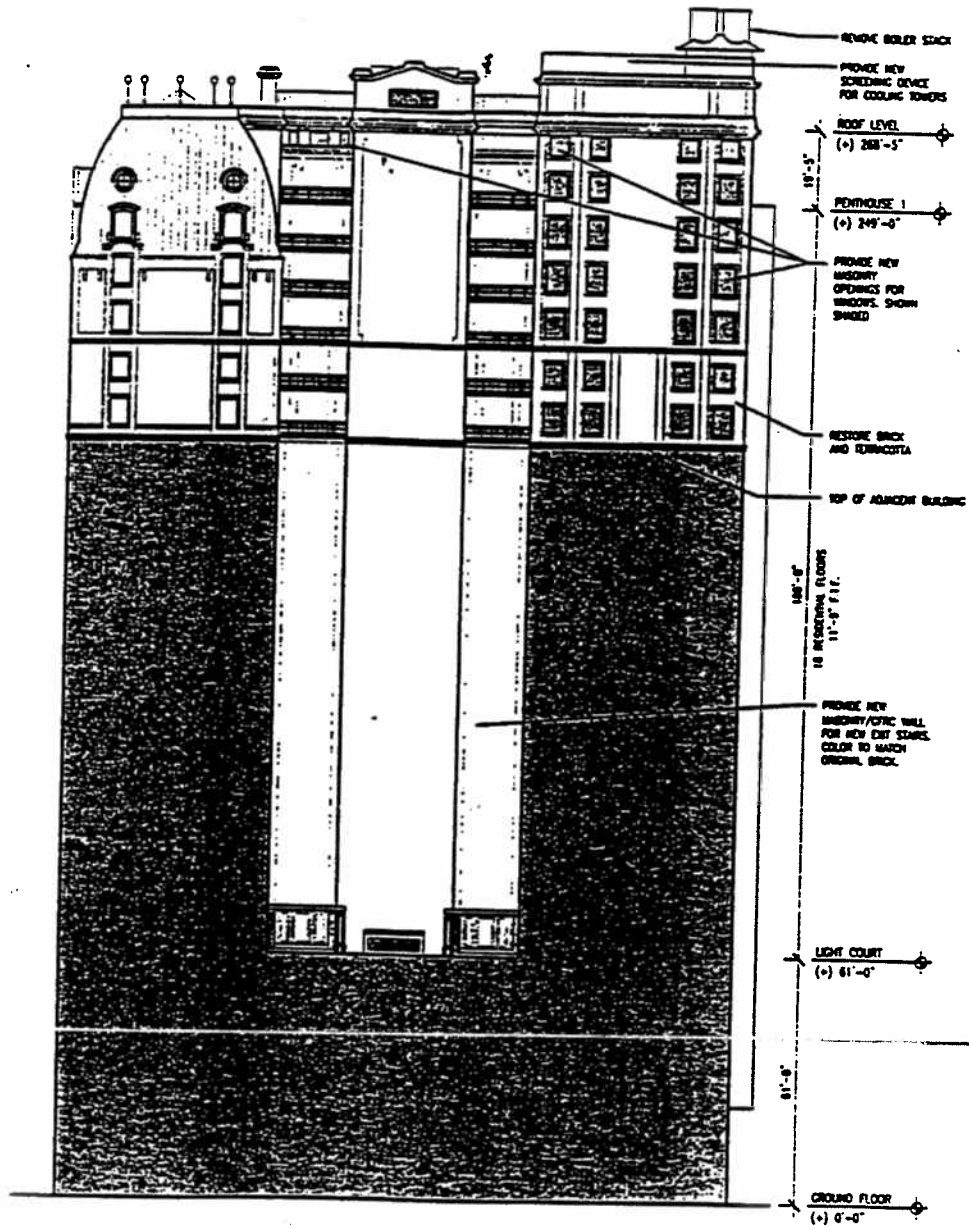
Building Elevations.
(Page 3 of 4)



APPLICANT: **Maharishi Royal Residences LLC**
151 North Michigan Avenue
Suite 1214
Chicago, Illinois 60601

DATE: **March 7, 2001**

Building Elevations.
(Page 4 of 4)



APPLICANT: **Maharishi Royal Residences LLC**
151 North Michigan Avenue
Suite 1214
Chicago, Illinois 60601

DATE: **March 7, 2001**

Presidential Suite -- 9th Floor.

