



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

September 10, 2002

Mr. John J. George  
Attorney at Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, IL 60603

RE: Request for minor changes to Business Planned Development  
No. 745 (Ontario/St. Clair Marriott Hotel)

Dear Mr George:

Please be advised that your request for minor changes to Business Planned Development No. 745 on behalf of First Friedman LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested the following:

- 1) an increase in the number of hotel rooms from 305 to 306.
- 2) revisions to the Building Elevation plans which depict modifications to the architectural design of the facades and a minor increase in square footage due to the increase in size of the 10<sup>th</sup> floor exercise room (481 square feet) and minor structural modifications (86 square feet).

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The modifications to the elevations are in character with the design of the building.

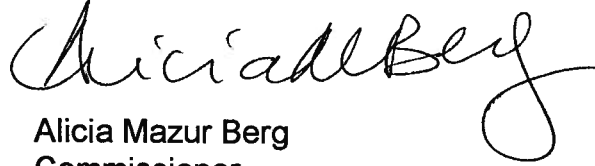
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes but no





other changes to this Planned Development. The revised plans, dated March 5, 2002, are hereby made part of this approval.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive, flowing style.

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson  
Philip Levin  
Michael Marmo  
Ed Kus





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
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<http://www.cityofchicago.org>

December 13, 2001

Mr. John J. George  
Attorney at Law  
Two First National Plaza  
Suite 400  
20 South Clark Street  
Chicago, IL 60603

RE: Request for minor changes to Business Planned Development No.  
745 (Ontario/St. Clair Marriott Hotel)

Dear Mr George:

Please be advised that your request for minor changes to Business Planned Development No. 745 on behalf of First Friedman LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested the following:

- 1) an increase in the number of hotel rooms from 258 to 305.
- 2) revised Building Elevation plans which depict modifications to the architectural design of the facades.
- 3) Revisions to the Building Section Plan which depicts the elimination of a sky-lobby and the relocation of the lobby and support functions to the ground floor and basement level. With the removal of these functions from the 10<sup>th</sup> and 11<sup>th</sup> floors, the guest rooms would now begin at the 10<sup>th</sup> floor and the precast cladding on the facades would now extend up to the 10<sup>th</sup> floor (instead of the 12<sup>th</sup>).

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The revisions would result in a reduction in the height of the building from 259' 10" to 244' 6". Although

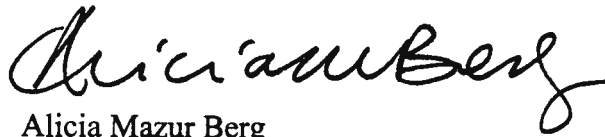




building functions would be partially relocated to the ground level, the minimum required retail space of 6,585 square foot would be retained. In addition, you have confirmed the Applicant's commitment to provide funds to the City at the time of issuance of a Part II approval for off-site improvements including street lighting, landscaping and streetscaping.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes but no other changes to this Planned Development. The revised plans, dated December 4, 2001, are hereby made part of this approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with the first name "Alicia" and last name "Berg" being more prominent.

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson  
Philip Levin  
Michael Marmo  
Ed Kus



**JOHN J. GEORGE**  
ATTORNEY AT LAW  
TWO FIRST NATIONAL PLAZA  
SUITE 400  
20 SOUTH CLARK STREET  
CHICAGO, ILLINOIS 60603-1903  

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**(312) 726-8797**

August 13, 2001

**BY MESSENGER**

Honorable Alicia Mazur Berg  
Commissioner  
Department of Planning and Development  
City Hall – Room 1000  
121 North LaSalle Street  
Chicago, IL 60602

In re: Business Planned Development No. 745  
Ontario / St. Clair

Dear Commissioner Berg:

On behalf of my client, First Friedman L.L.C., I respectfully request that the Commissioner of Planning and Development pursuant to the authority granted by Statement No. 11 of Business Planned Development No. 745 consider and approve the proposed minor changes to Business Planned Development No. 745 indicated on the enclosed architectural plans and drawings dated August 8, 2001 prepared by Mann, Gin, Dubin & Fraizer Ltd.

The minor changes generally relate to the relocation of the sky lobby and its registration desk, restaurant, cocktail and coffee lounges, and sundries shop from the tenth floor to the ground floor (street level, off Ontario Street). All the meeting spaces on the tenth and eleventh floors have been relocated to an enlarged basement. The space on the tenth and eleventh floors previously occupied by the above noted uses will be used for additional hotel rooms. Also: the suite hotel room (living room and bedroom) on each typical floor (12th through 23rd) has to be converted to two (2) hotel rooms. Therefore, the hotel room count has increased to 305 from 258 without adding any additional floor area.

The proposed minor modifications which are reflected in the enclosed architectural plans and drawings are:

1. The amount of precast concrete has been reduced so that the façade above the 10th Floor level is cast-in-place concrete in lieu of precast concrete starting at the 12th Floor.



Commissioner Alicia Mazur Berg

Page Two

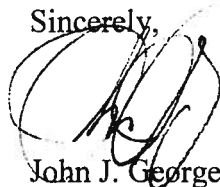
August 13, 2001

2. The number of decorative spires on the building have been reduced. The new and redistributed amount results in better proportions.
3. Building mounted lights have been deleted.
4. The number of hotel rooms increased from 258 to 305.
5. The number of parking spaces has decreased from 194 to ~~186~~ 184
6. The height of the building has decreased from 262' to 244'-6".
7. The 11th Floor has become a typical floor of 22 hotel rooms. The 11th Floor was formerly 6 hotel rooms, pool and meeting rooms.
8. The 10th floor has become a typical floor of 19 hotel rooms with a pool and exercise room. The 10th Floor was formerly the Sky Lobby and its registration desk, restaurant, cocktail and coffee lounge, sundry shop and meeting rooms.
9. Housekeeping functions and laundry have been moved to the 9th Floor from the Basement.
10. The footprint of the Basement has increased with the location of the meeting room and hotel offices there.

We respectfully submit that the proposed modifications to Business Planned Development No. 745 are minor, appropriate and consistent with the nature of the improvements contemplated within this Planned Development.

Please feel free to contact me if you should have any questions concerning this matter.

Sincerely,



John J. George

cc: Hon. Burton F. Natarus  
Albert M. Friedman  
Richard Mann

JJG:jlh



**JOHN J. GEORGE**  
ATTORNEY AT LAW  
TWO FIRST NATIONAL PLAZA  
SUITE 400  
20 SOUTH CLARK STREET  
CHICAGO, ILLINOIS 60603-1903  

---

**(312) 726-8797**

July 2, 2001

BY MESSENGER

Mr. Phil Levin  
Department of Planning  
City of Chicago  
121 North LaSalle Street  
Room 1003  
Chicago, IL 60602

In re: Ontario and St. Clair

Dear Phil:

I am enclosing herein a proposed scope of revisions to the Ontario St. Clair Hotel which previously was approved as a planned development on September 25, 2000. The following is an itemization for the proposed changes that they are seeking in connection with the proposed hotel:

1. The number of hotel rooms would be increased from 258 to 305. This has occurred by one hotel room being added to the typical floor by converting the corner suite to two king units.
2. The number of parking spaces would decrease from 194 to 186.
3. The height of the building would decrease from 262 feet (height of roof) to 242 feet 6 inches (height of roof) there are still 23 floors but the floor to floor heights of the 10th and 11th floors has been reduced.
4. The 11th floor has become a typical floor of 22 hotel rooms. The 11th Floor was formerly 6 hotel rooms, pool and meeting rooms. The 10th floor has become a typical floor of 19 hotel rooms with a pool and exercise room. The 10th floor was formerly the sky lobby with offices, meeting rooms and breakfast area.
5. Housekeeping functions and laundry have been moved to the 9th floor from the basement with the subsequent loss of 5 parking spaces.

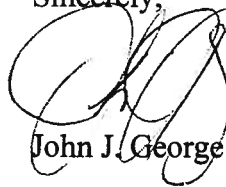


Mr. Phil Levin  
Page Two  
July 2, 2001

6. The footprint of the basement has increased with the location of the meeting rooms and hotel offices.
7. The ground floor lobby with two retail spaces has become a combination hotel lobby, coffee shop, breakfast area and lounge/bar.

I would appreciate it if you would please review these drawings and then call me with your comments. It is my client's desire to obtain administrative relief so that he may make these changes to the proposed planned development at this location.

Sincerely,



John J. George

JJG:df



AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO (CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF AREA SHOWN ON MAP NUMBER 1-E.

(As Amended)

(Application Number 12889)

(Committee Meeting Held May 4, 2000)

The Committee on Zoning submitted the following report:

CHICAGO, May 17, 2000.

To the President and Members of the City Council:

BPD 745

Reporting for your Committee on Zoning, for which a meeting was held on May 4, 2000, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four ordinances which were corrected and amended in their amended form. They are Application Numbers 12998, 12422, 12889 and A-4360.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself under the provisions of Rule 14 of the City Council's Rules of Order and Procedure on Application Numbers 12889, 12983 and 12972.

I beg leave to recommend that Application Number 12983 be deferred and ordered published.

Again for the record, I abstain from voting on Application Numbers 12889, 12983 and 12972.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS, Chairman.

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

*Yeas*-- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Colom, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

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

Alderman Burke invoked 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.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinance, he had a familial relationship with the applicant's attorney.

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 the B7-6 General Central Business District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ontario Street; North St. Clair Street; the alley next south of and parallel to East Ontario Street; and a line 136.10 feet west of and parallel to North St. Clair 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 hereof 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 reads as follows:

*Business Planned Development Number 745.*

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development consists of approximately thirteen thousand six hundred seventeen (13,617) square feet (zero and thirty-one hundredths (0.31) acres) and is owned or controlled by the applicant, First Friedman L.L.C.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees 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 holder 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 11.11-1 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 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 all the owners of the Property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; a Site/Landscape Plan; Building Elevations; and a Building Section dated April 13, 2000 prepared by Mann, Gin, Dubin & Frazier Ltd.. Full size sets of the Site/Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. The Planned Development is

applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development":

hotels, offices, retail uses as permitted in the B7-6 General Central Business District and accessory and non-accessory parking.

6. Business identification signs shall be permitted 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 shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan, and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In particular, the top of the building shall have mounted uplighting, ticket machines and payment booths shall be located on the second level of the garage allowing for sufficient internal stacking of vehicles and appropriate warning devices will be located at the garage exit. A maximum F.A.R. of eighteen and zero-tenths (18.0) will be allowed for the Planned Development subject to the following amenities being provided:
  - (a) above-ground parking levels that are fully concealed along Ontario and St. Clair Streets with window openings covered with opaque

glazing panels;

- (b) ground-floor retail space facing street frontages with glazing provided as depicted on the Building Elevations; and
  - (c) a cash payment of Three Hundred Seventy-one Thousand Seven Hundred Forty-eight Dollars (\$371,748) towards area landscaping, streetscaping and decorative light fixtures payable at the time of Part II approval. The quantity of each amenity shall be equal to the amounts indicated in the Bulk Table, however, the Department may permit the provision of a lesser amount of one amenity as long as another amenity is increased in size, the overall F.A.R. is still reached through the formulas and the character of the development is not diminished.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be 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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

- 14. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the B7-6 General Central Business District.

[Existing Land-Use Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Property Line and Planned Development Boundary Map; Site/Landscape Plan; Ground Floor Plan; East/West Section Drawing; Building Elevation Drawings; and Canopy Detail Data Drawing referred to in these plan of Development Statements printed on pages 33901 through 33910 of this Journal.]

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

*Business Planned Development Number 745.*

*Bulk Regulations And Data Table.*

|           | Net Site Area |       | Maximum Floor Area Ratio |
|-----------|---------------|-------|--------------------------|
|           | Square Feet   | Acres |                          |
| Site Area | 13,617        | 0.31  | 18.0                     |
| Total     | 13,617        | 0.31  | 18.0                     |

5/17/2000

REPORTS OF COMMITTEES

33899

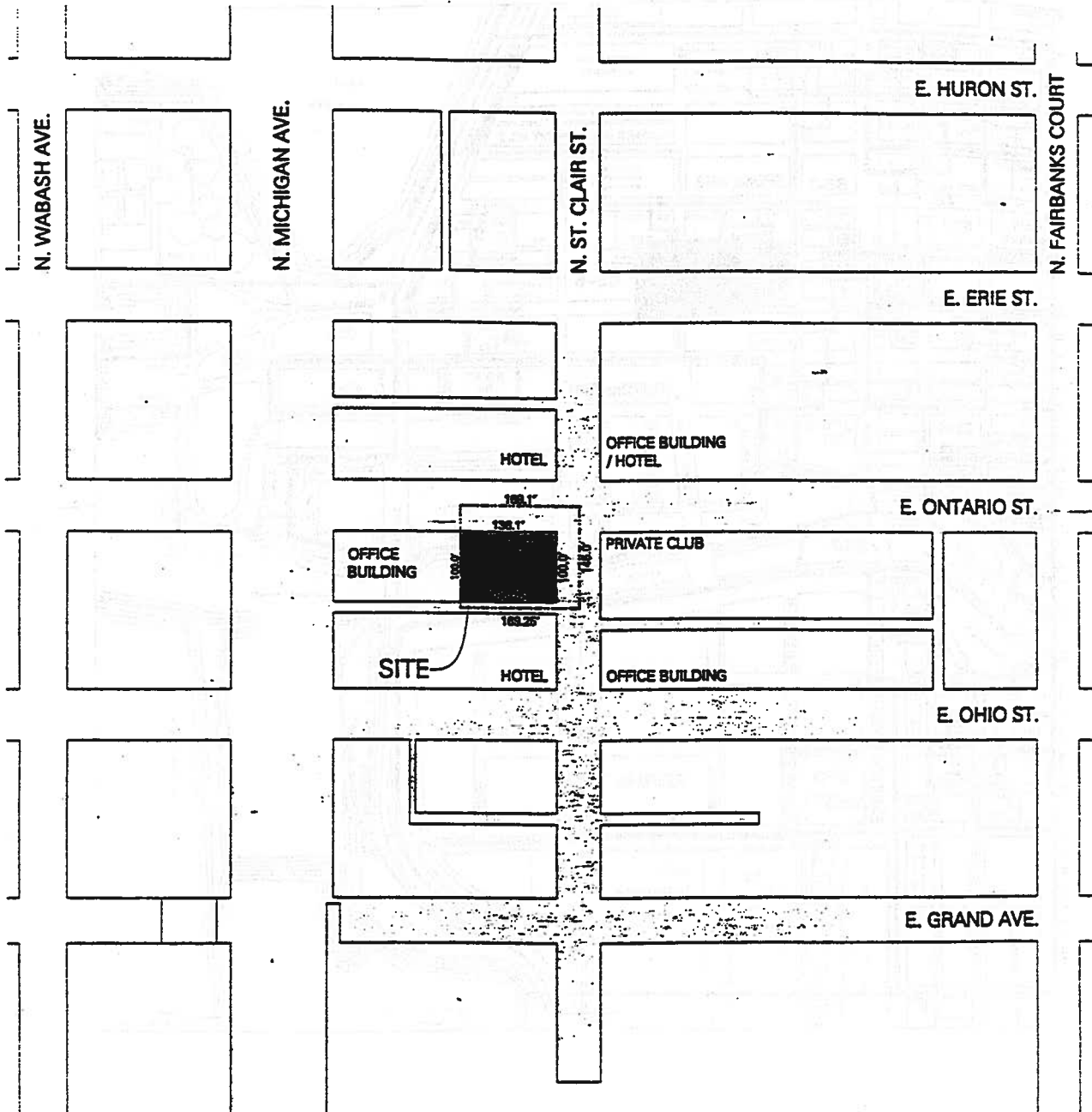
|  | Square Feet   | Acres                           |
|--|---------------|---------------------------------|
| Net Site Area:   | 13,617        | 0.31                            |
| Public Rights-of-Way:                                      | <u>10,732</u> | <u>0.25</u>                     |
| Gross Site Area:   | 24,349        | 0.56                            |
| <br>   |               |                                 |
| Maximum Number of Hotel Rooms:                             | 258.          |                                 |
| Maximum Percentage of Site Coverage:                       |               | Per Site Plan.                  |
| Minimum Required Building Setbacks:                        |               | Per Site Plan.                  |
| Maximum Building Height:                                   | 285 feet.     |                                 |
| Minimum Number of Off-Street Accessory Parking Spaces:     | 60.           |                                 |
| Minimum Number of Off-Street Loading Docks:                |               | 2 berths at 10 feet by 25 feet. |
| Minimum Square Feet of Retail Space:                       | 6,585.        |                                 |
| Maximum Number of Off-Street Non-Accessory Parking Spaces: | 150.          |                                 |

Calculation Of Additional Allowable Floor Area  
Ratio Above The Base Of 12.0 Feet.

| Amenity   | Value (Added<br>Area Ratio) | Formula  |
|---|-----------------------------|--|
| Ground Floor Retail<br>(6,585 square feet)  | 0.725                       | 1.5 square feet of<br>Additional Floor Area per<br>1 square foot of Retail.                                    |
| Concealed Above-Ground<br>Parking (23,128 square feet)                              | 3.0                         | 2 square feet of<br>Additional Floor Area per<br>1 square foot of Facade<br>(maximum 3.0 Floor Area<br>Ratio). |
| Off-Site Improvements<br>Street lighting, landscaping,<br>streetscaping (\$371,748) | 2.275                       | 1 square foot of<br>Additional Floor Area per<br>each \$12.00 payment.   |
| Total Maximum Additional<br>Floor Area Ratio  | 6.0                         |  |
| Base Floor Area Ratio   | 12.0                        |  |
| Total Maximum Floor<br>Area Ratio   | 18.0                        |  |



Property Line And Planned Development Boundary Map.



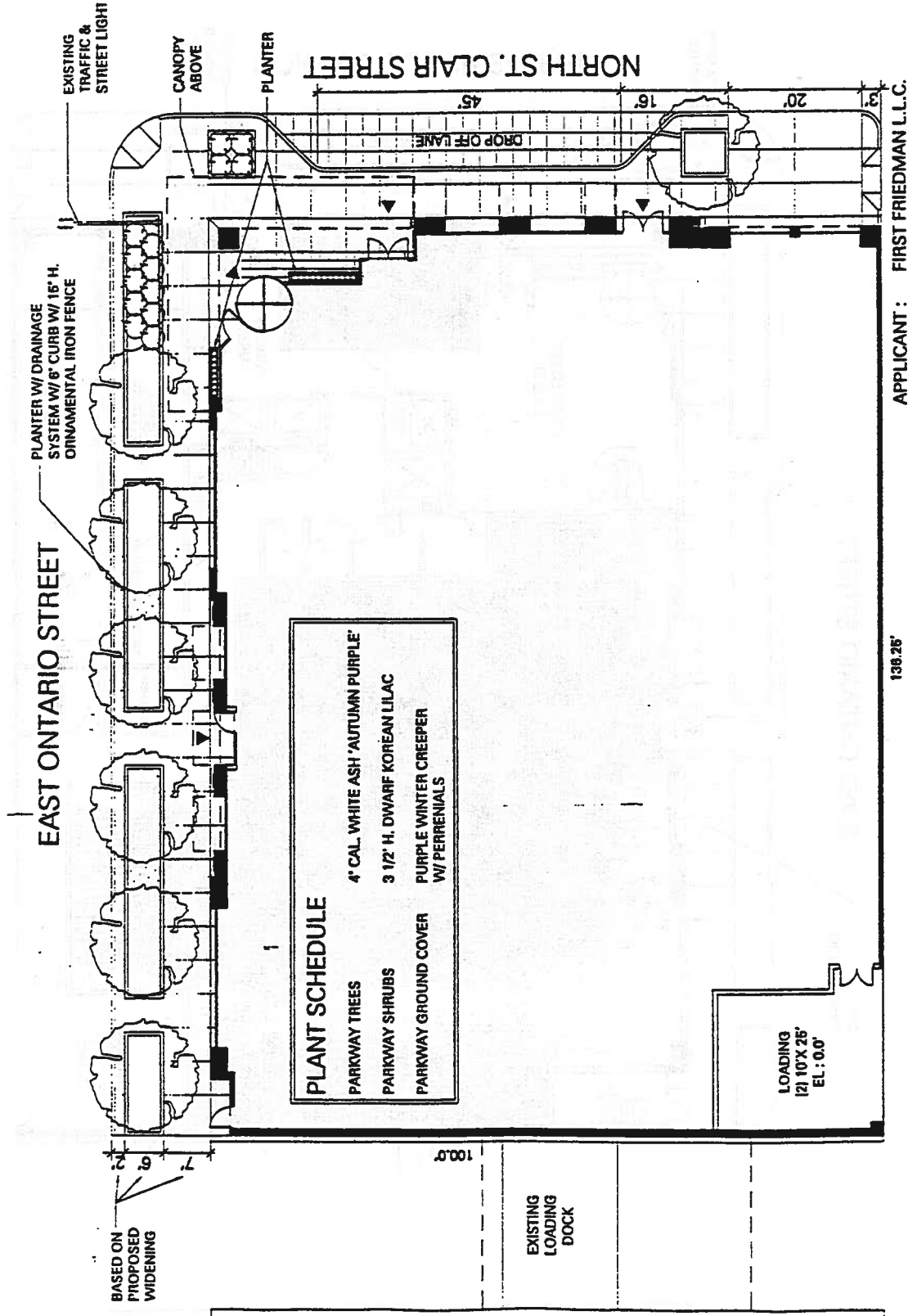
- - - - - PROPERTY LINE  
 - - - - - PLANNED DEVELOPMENT BOUNDARY

APPLICANT : FIRST FRIEDMAN L.L.C.

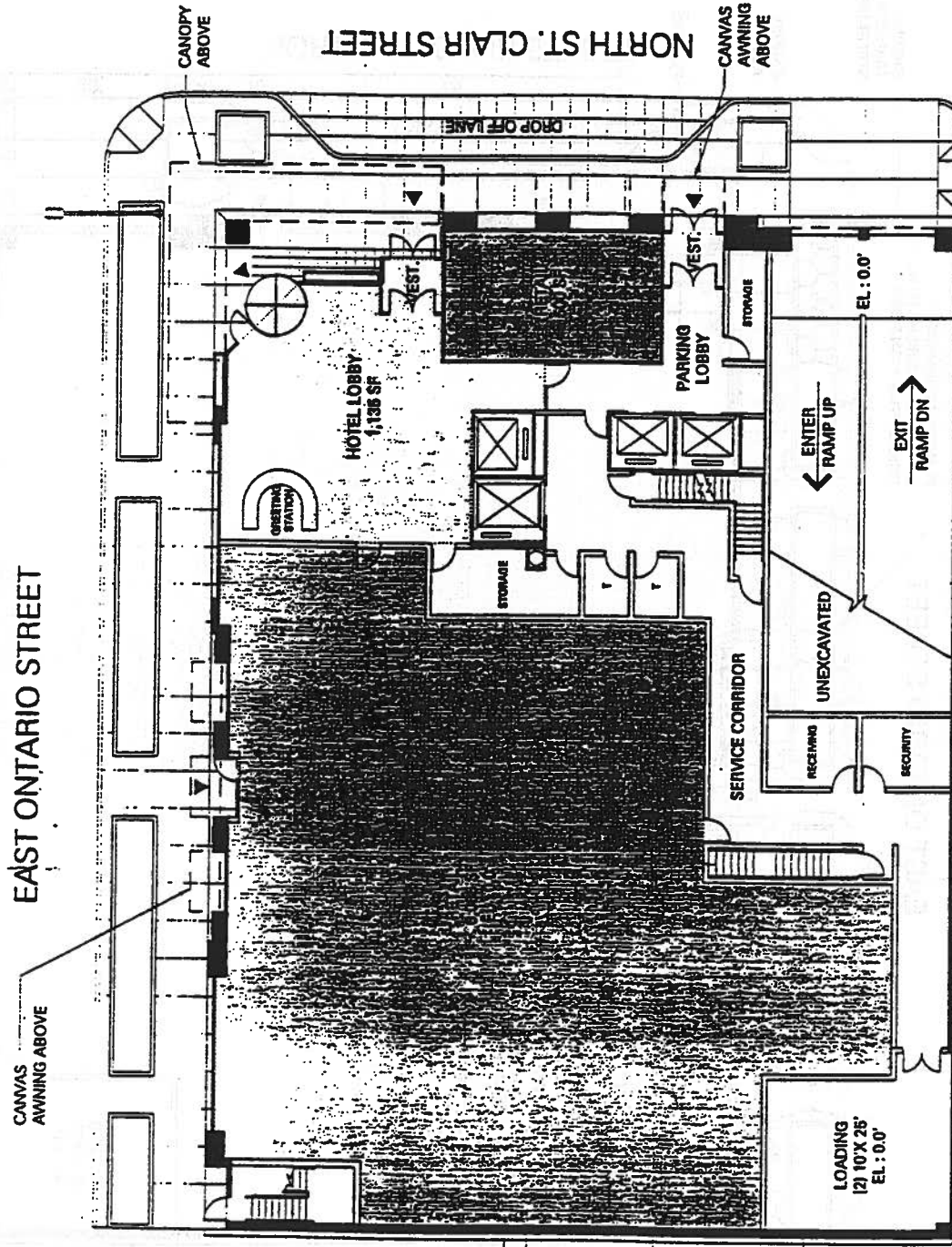
ADDRESS : 155 - 165 E. ONTARIO STREET  
 612 - 620 N. ST. CLAIR STREET  
 CHICAGO, IL

DATE : JANUARY 14, 2000  
 REVISED : MARCH 3, 2000  
 APRIL 13, 2000

Site/Landscape Plan.

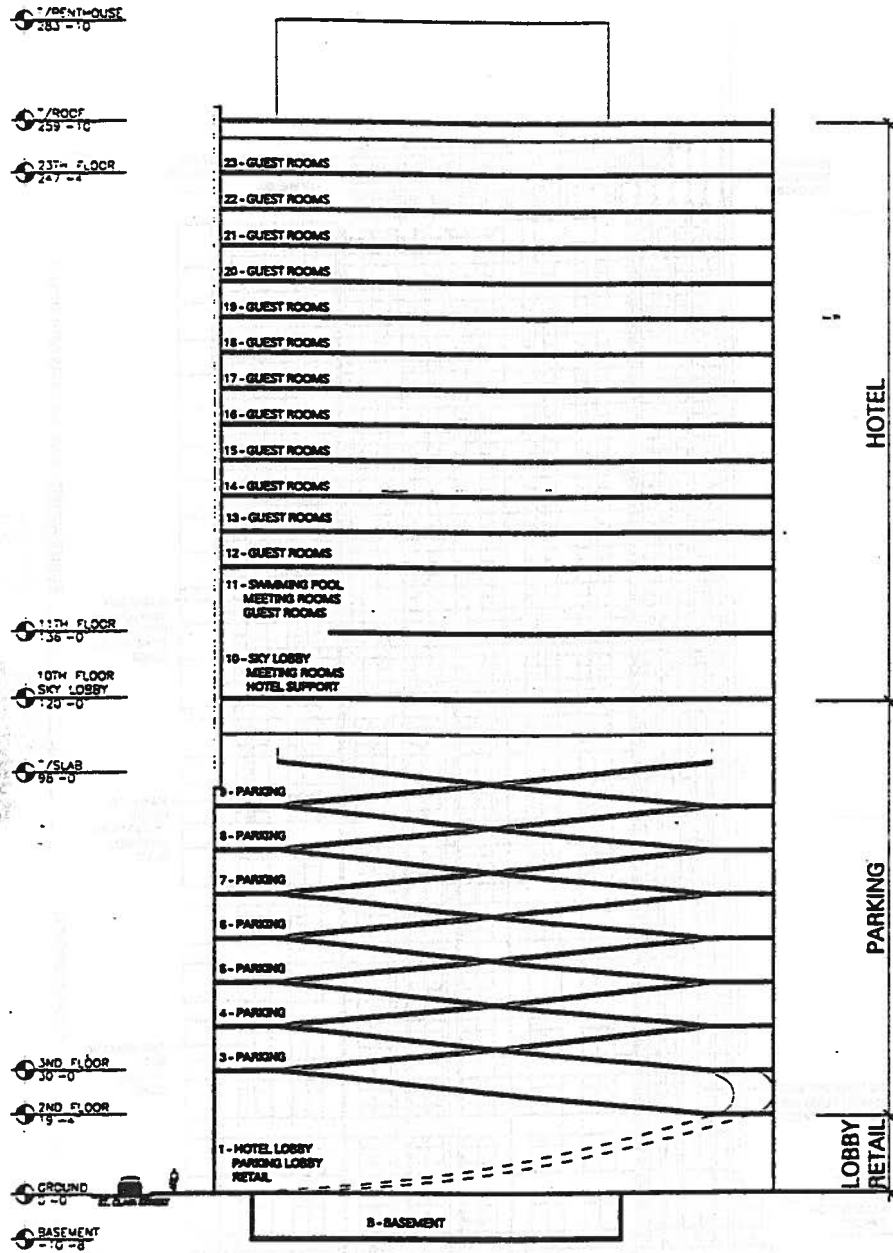


Ground Floor Plan.



100.0'

East/West Section.



EAST - WEST SECTION

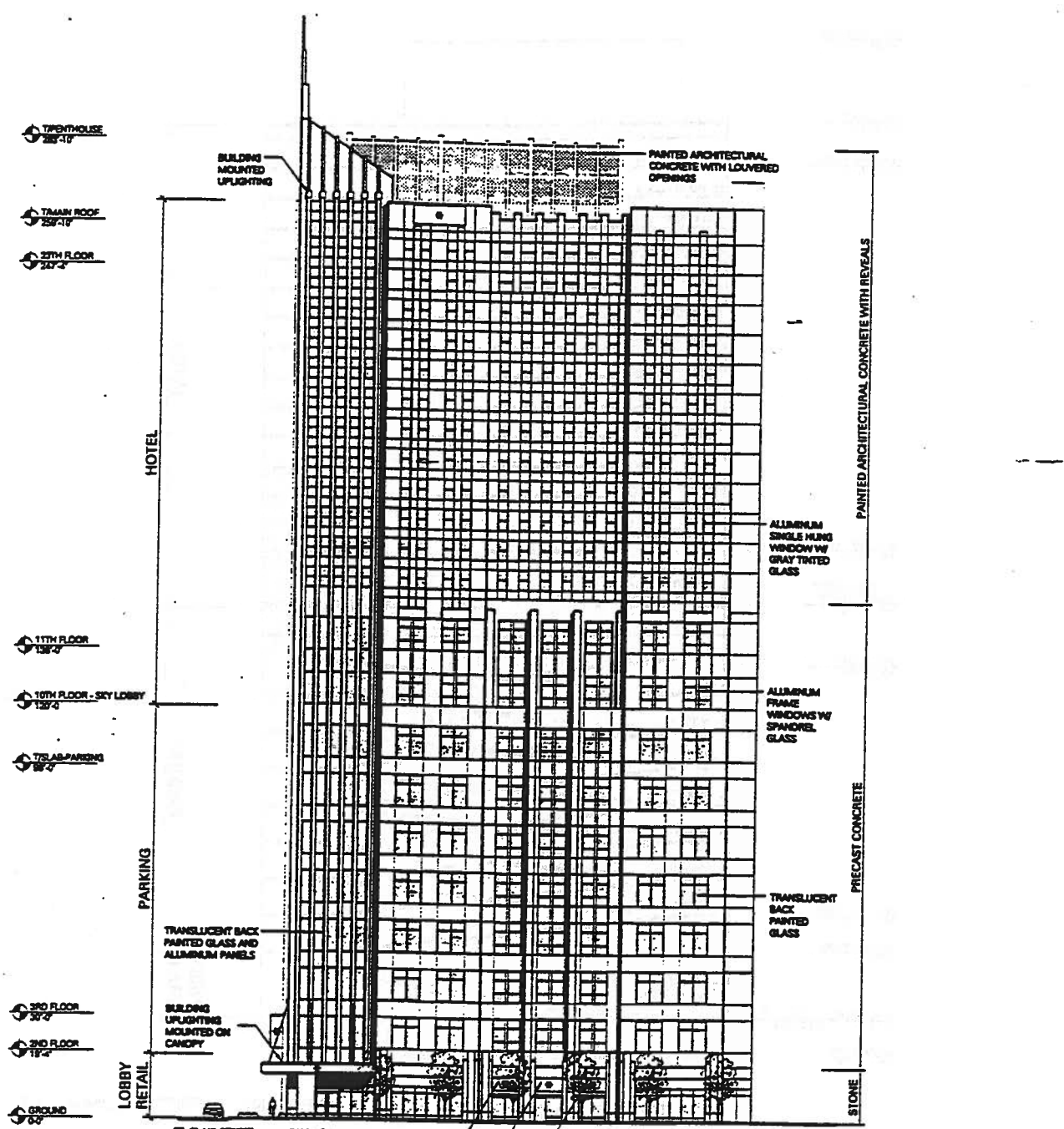


APPLICANT : FIRST FRIEDMAN L.L.C.

ADDRESS : 155 - 165 E. ONTARIO STREET  
612 - 620 N. ST. CLAIR STREET  
CHICAGO, IL

DATE : APRIL 13, 2000

North Elevation.



NORTH ELEVATION

APPLICANT: FIRST FRIEDMAN L.L.C.

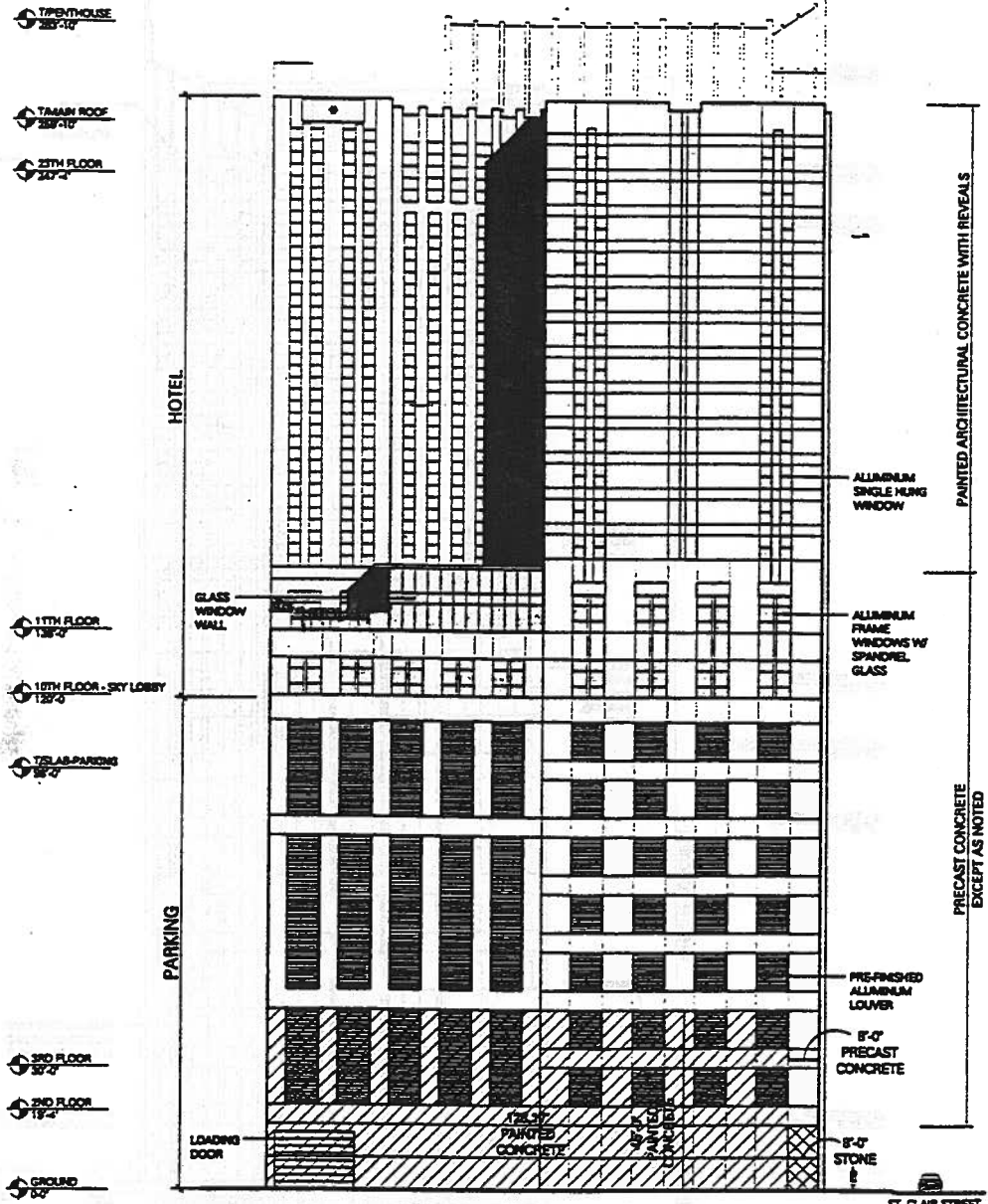


ADDRESS: 155 - 165 E. ONTARIO STREET  
612 - 620 N. ST. CLAIR STREET  
CHICAGO, IL

\* INDICATES SIGNAGE LOCATION

DATE: APRIL 13, 2000

South Elevation.



SOUTH ELEVATION

APPLICANT: FIRST FRIEDMAN L.L.C.

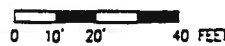
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612 - 620 N. ST. CLAIR STREET  
CHICAGO, IL

DATE: APRIL 13, 2000

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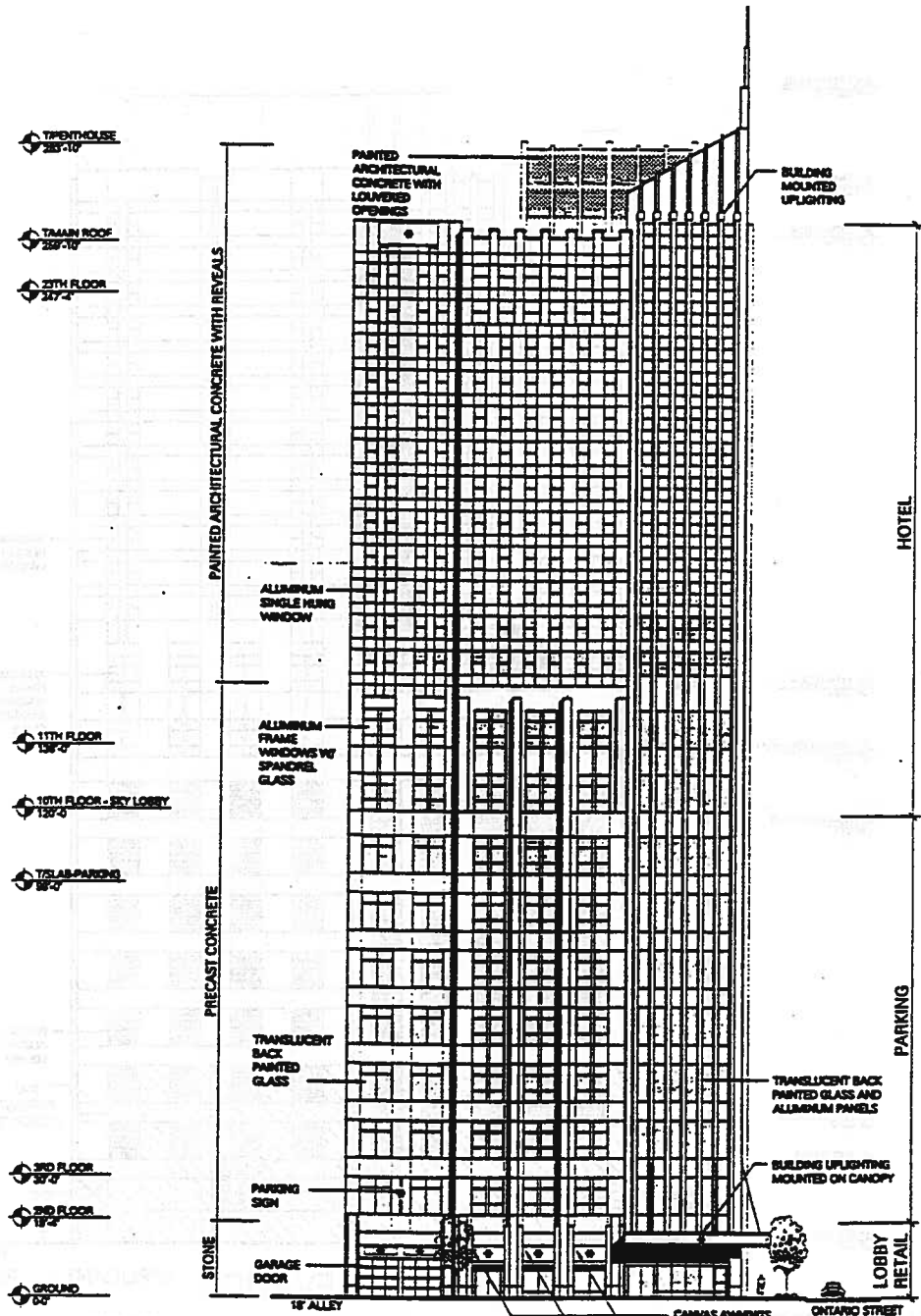
STONE

\* INDICATES SIGNAGE LOCATION



ST. CLAIR STREET

East Elevation.



EAST ELEVATION

APPLICANT: FIRST FRIEDMAN L.L.C.

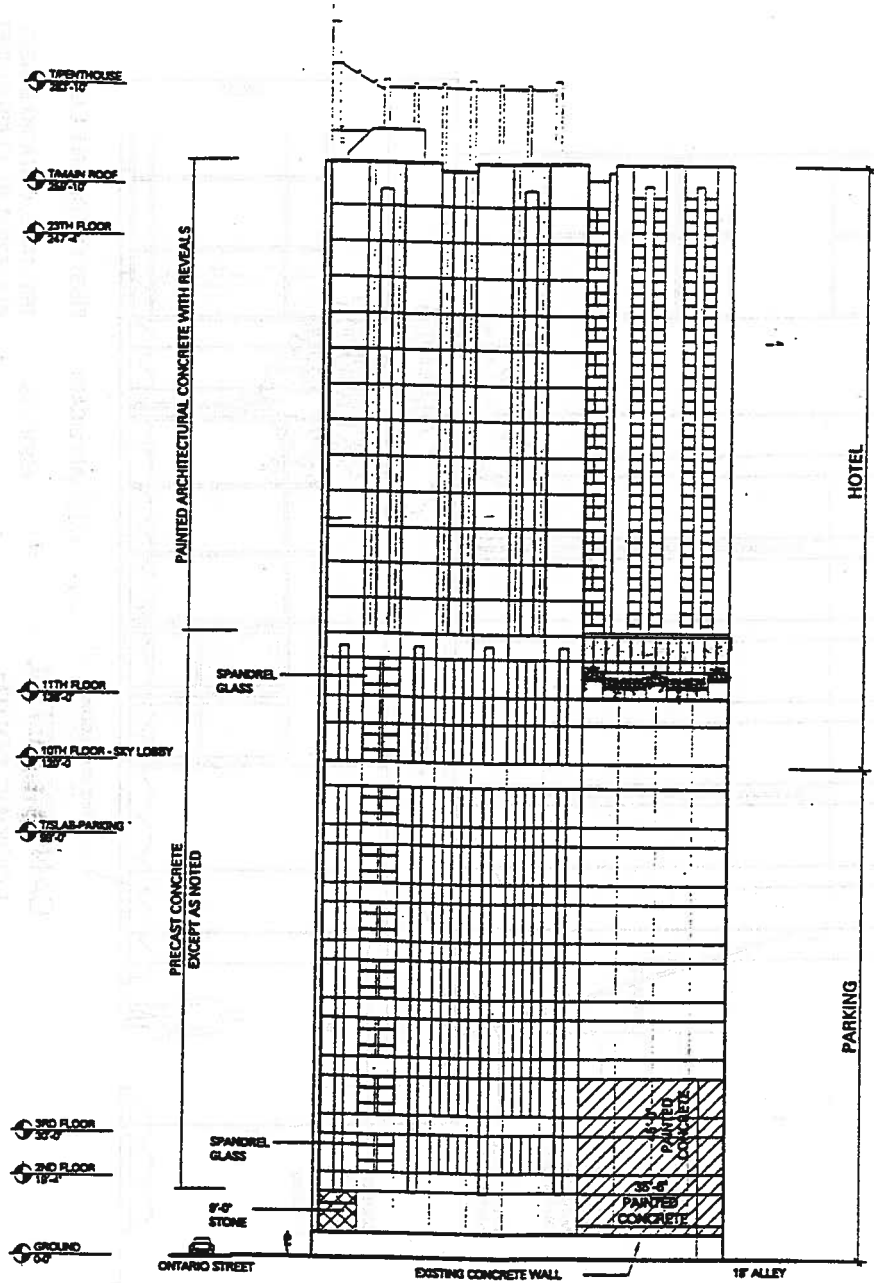
ADDRESS: 155 - 165 E. ONTARIO STREET  
612 - 620 N. ST. CLAIR STREET  
CHICAGO, IL





DATE: APRIL 13, 2000

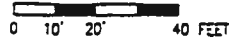
\* INDICATES SIGNAGE LOCATION

West Elevation.



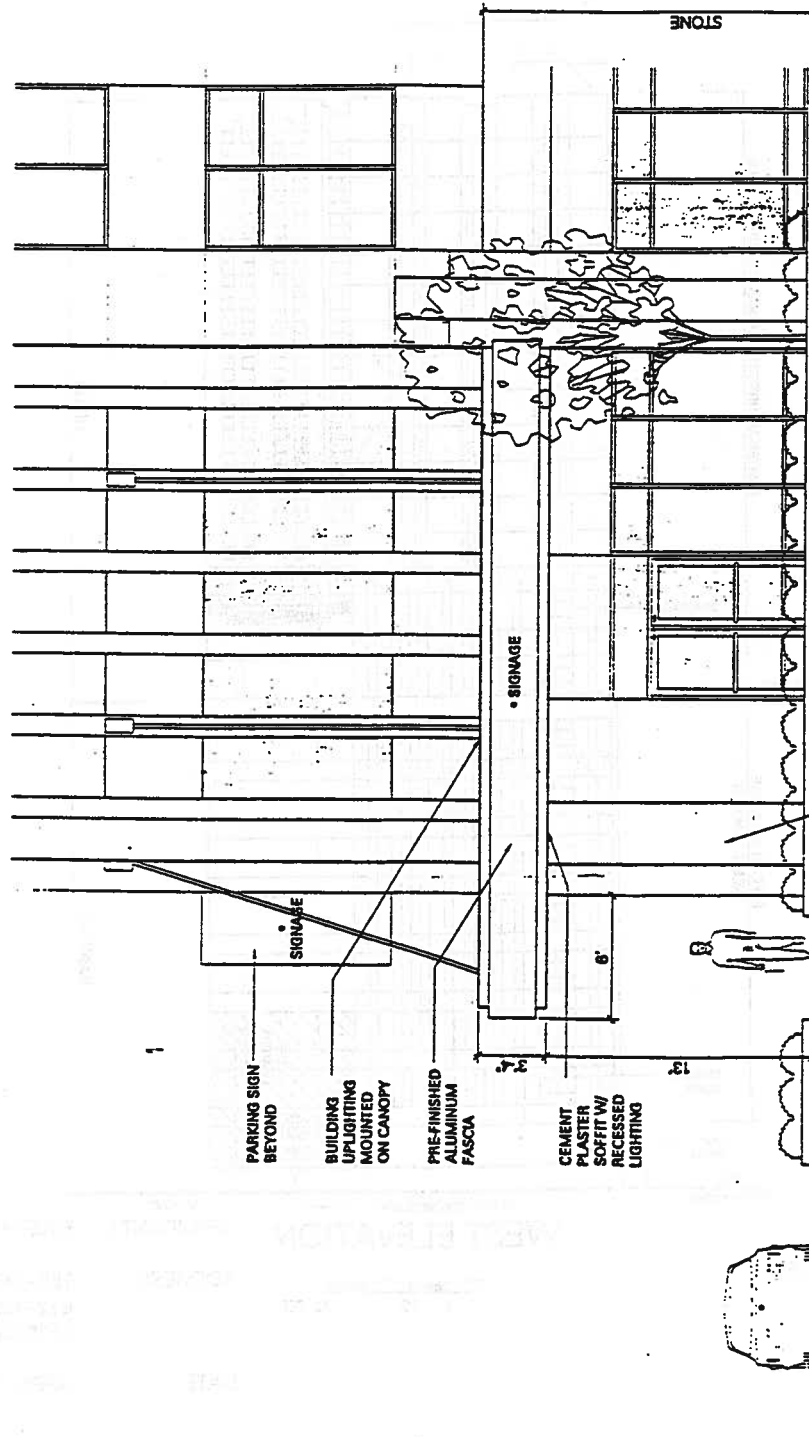
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 STONE

WEST ELEVATION



APPLICANT : FIRST FRIEDMAN L.L.C.  
 ADDRESS : 155 - 165 E. ONTARIO STREET  
 612 - 620 N. ST. CLAIR STREET  
 CHICAGO, IL  
 DATE : APRIL 13, 2000

Canopy Detail.



APPLICANT: FIRST FRIEDMAN L.L.C.  
 ADDRESS: 155 - 185 E. ONTARIO STREET  
 612 - 620 N. ST. CLAIR STREET  
 CHICAGO, IL

DATE: APRIL 13, 2000

CANOPY DETAIL  
 LOOKING SOUTH  
 LOOKING WEST SIMILAR



\* INDICATES SIGNAGE LOCATION