

9/5/2001

REPORTS OF COMMITTEES

13245
66477

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF PARTICULAR AREAS.

(Committee Meeting Held July 31, 2001)

BPD 791

The Committee on Zoning submitted the following report:

CHICAGO, September 5, 2001.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on July 31, 2001, 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 five ordinances which were corrected and amended in their amended form. They are Application Numbers A-4598, A-4512, 13091, 13245 and 13321.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 13367 and 13321 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 13367 and 13321 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Balcer, Frias, Olivo, Burke, Coleman, L. Thomas, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schuler, Moore, Stone -- 44.

Nays -- None.

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-F.

(As Amended)

(Application Number 13245)

BPD 791

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 B7-5 General Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

the alley next north of and parallel to West Ohio Street; North LaSalle Drive; West Ohio Street; and the alley next west of and parallel to North LaSalle Drive,

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.

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 791

Plan Of Development Statements.

1. The area delineated herein as a business planned development, consists of approximately eighteen thousand three hundred fifty-eight and ninety-six hundredths (18,358.96) square feet (zero and forty-two hundredths (0.42) acres) and is owned or controlled by the applicant, S.S.H. Ventures, 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 rights-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 holders 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 then to the owners of record title to all of the property and to 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 all the owners of the property and any ground lessors. An agreement among property owners 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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; and a Site Plan; Landscape Plan and Building Elevations prepared by Legat Architects dated July 12, 2001. Full size sets of the Site Plan, 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": all hotel and restaurant uses and 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. No signage shall be permitted at the top of the buildings. 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 Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 that of the pre-existing B7-5 General Central Business District.

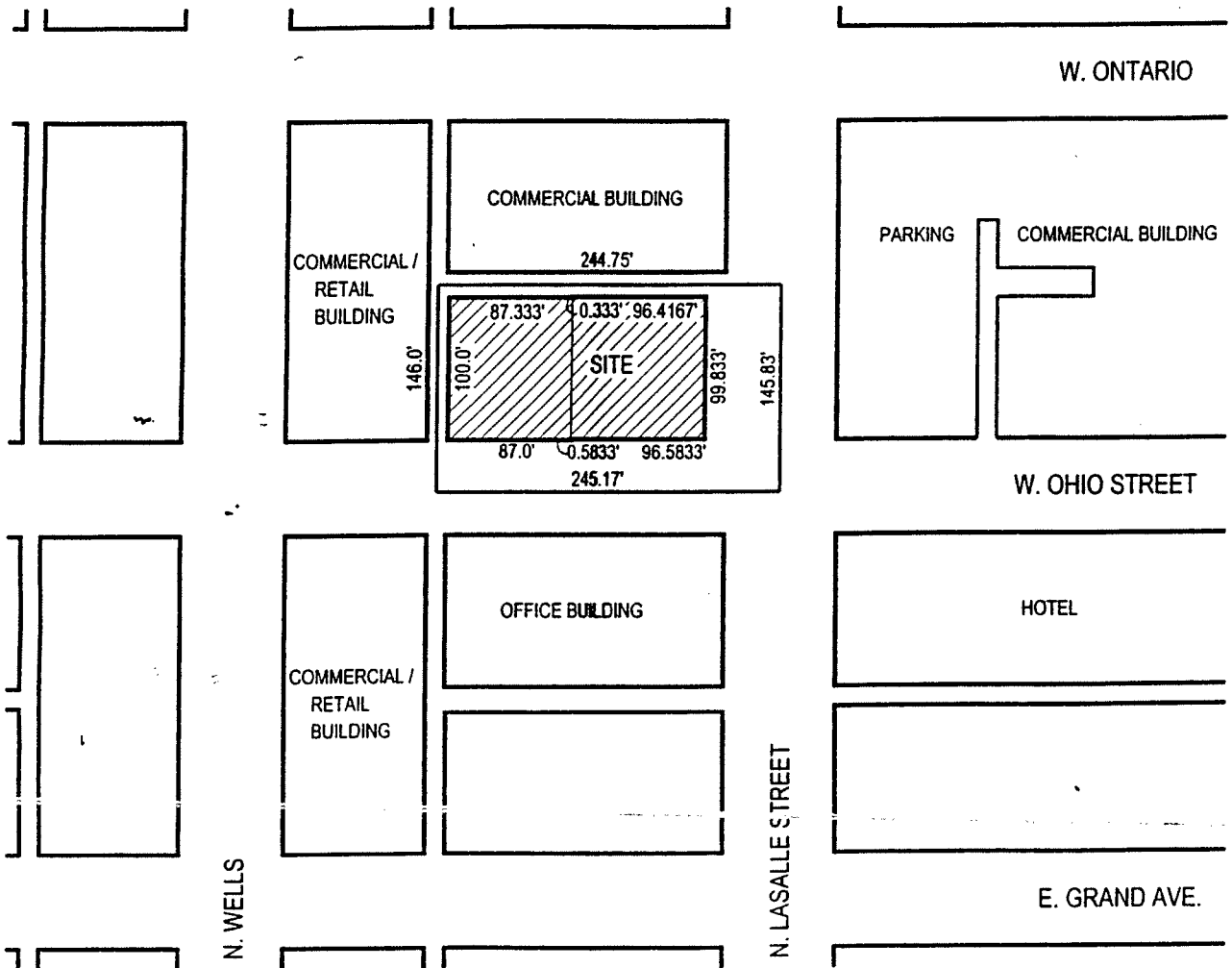
[Existing Zoning Map; Property and Planned Development Boundary Map; Floor Plan -- Hotel Lobby and Retail Level; Landscape Plan; Building Elevation Drawings; and Street Level Detail referred to in these Plan of Development Statements printed on pages 66483 through 66491 of this Journal.]

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

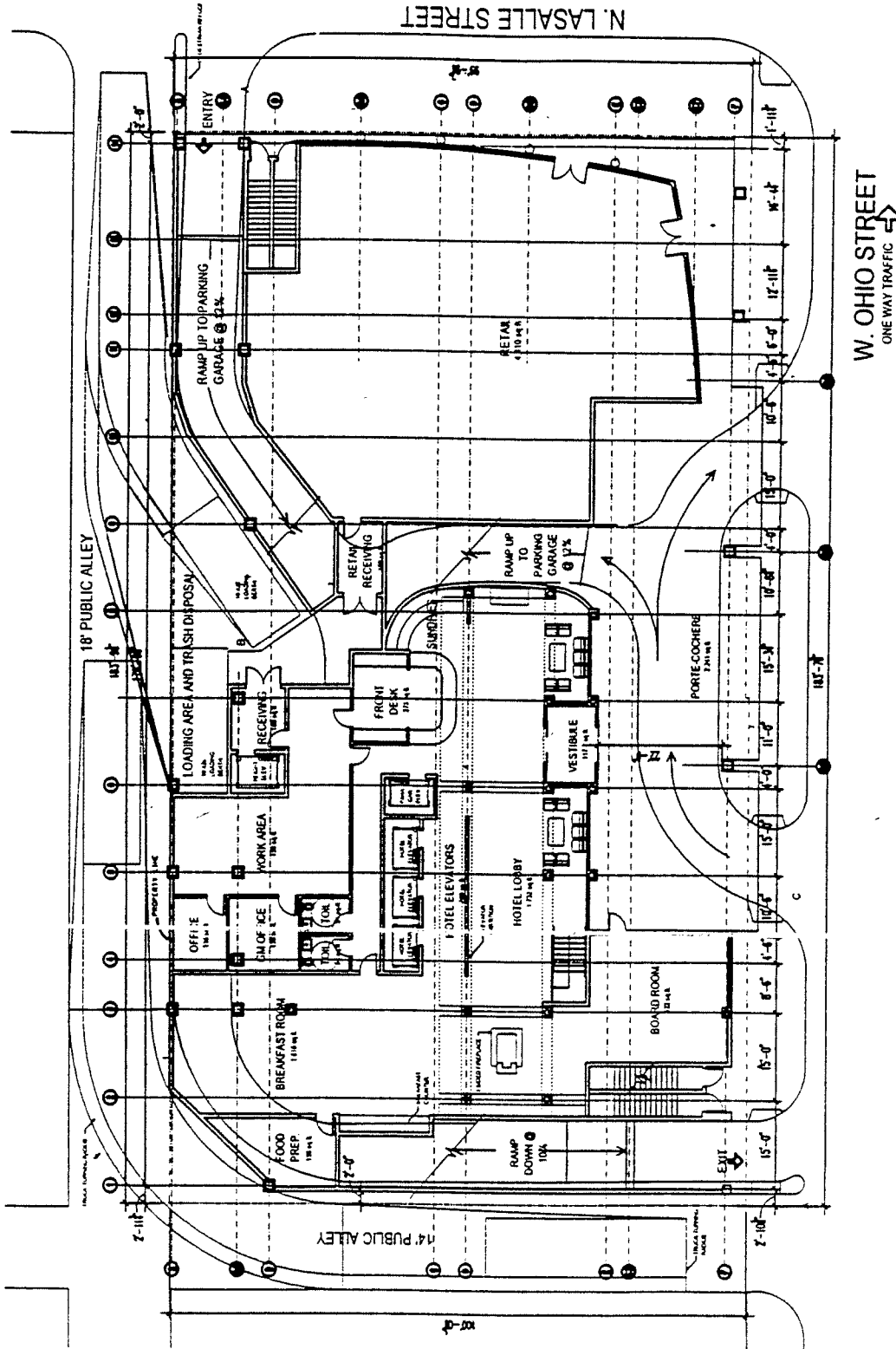
Bulk Regulations And Data Table. BPD 791

Net Site Area:	Square Feet	Acres	Max Floor Area Ratio
	18,359	0.4215	7.7
Gross Site Area:			
Net Site Area:	18,359.00 square feet (0.4215 acres).		
Public Right-of-Way:	17,435.82 square feet (0.4000 acres).		
Total Gross Site Area:	35,794.82 square feet (0.8218 acres).		
Maximum Permitted Floor Area Ratio for Total Net Site:	7.7.		
Maximum Number of Lodging Units or Extended Stay Suites:	265.		
Maximum percentage of Site Coverage:	In substantial conformance with the Site Plan.		
Maximum Number of Loading Docks:	1 berth at 10 feet by 25 feet.		
Maximum Periphery Setbacks:	In substantial conformance with the Site Plan.		
Maximum Building Height:	In substantial conformance with the Elevations.		

Property And Planned Development
Boundary Map.

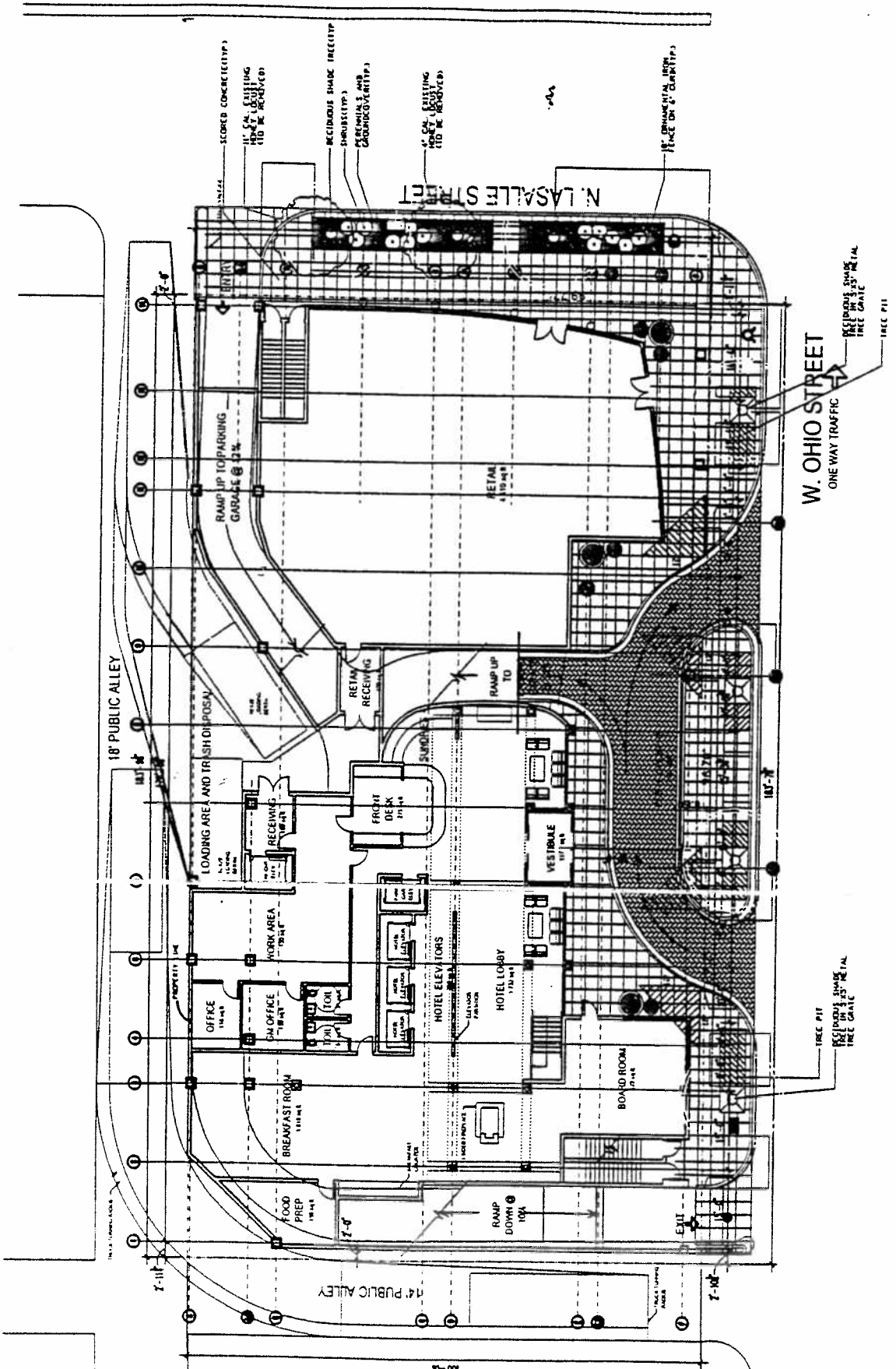


Floor Plan -- Hotel Lobby And Retail Level.



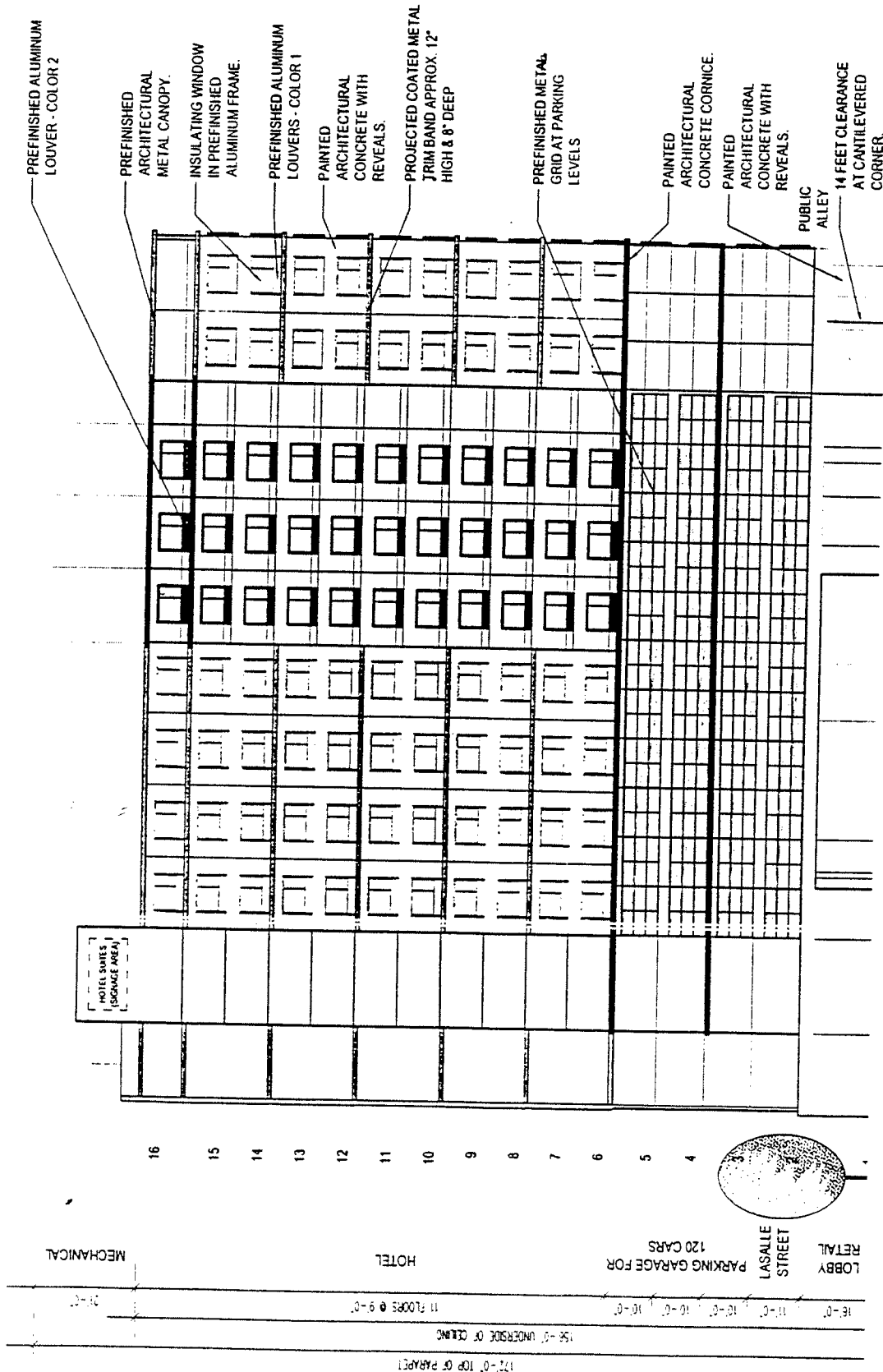
FLOOR PLAN / HOTEL LOBBY AND RETAIL LEVEL

Landscape Plan.

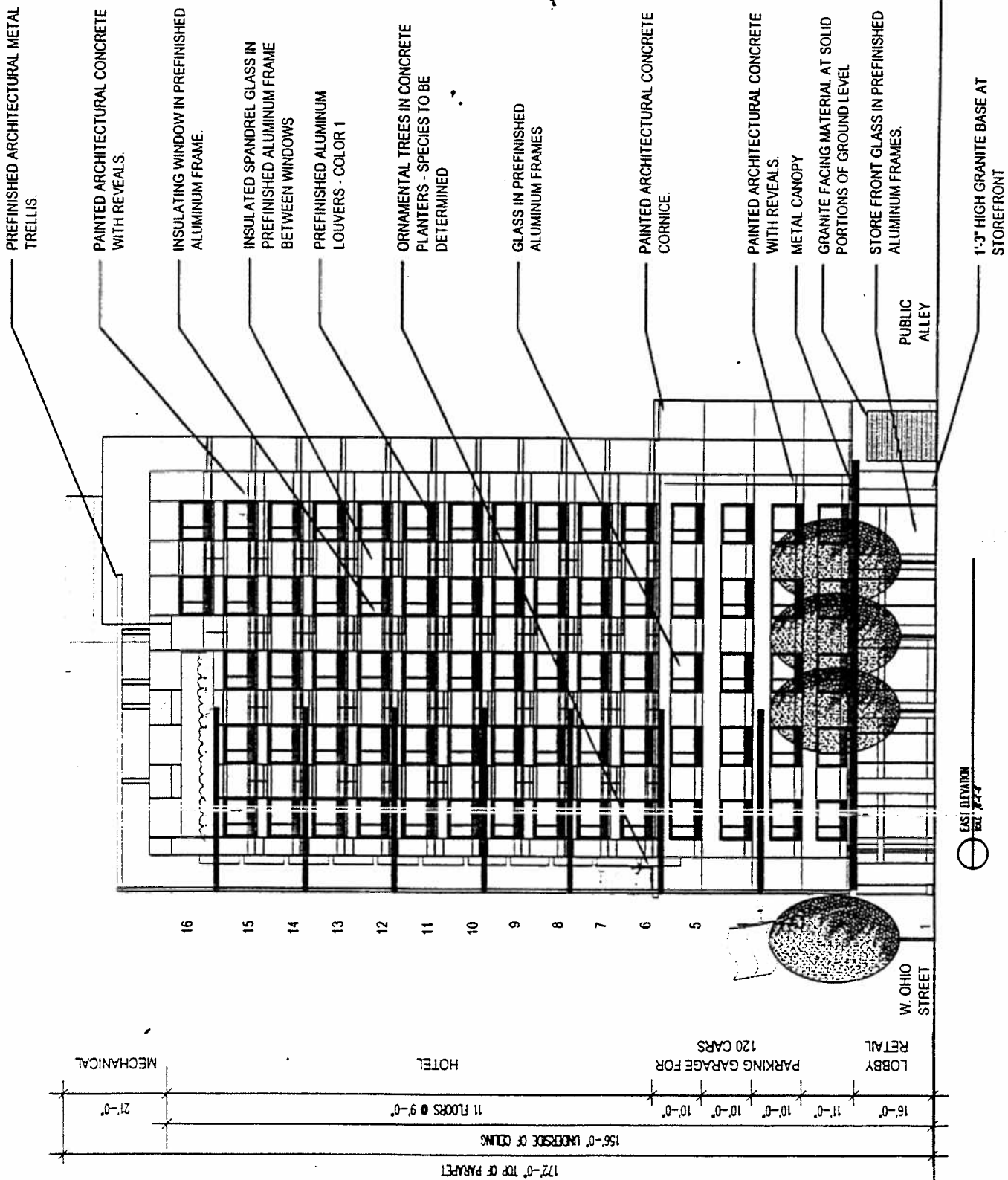


FLOOR PLAN / HOTEL LOBBY AND RETAIL LEVEL

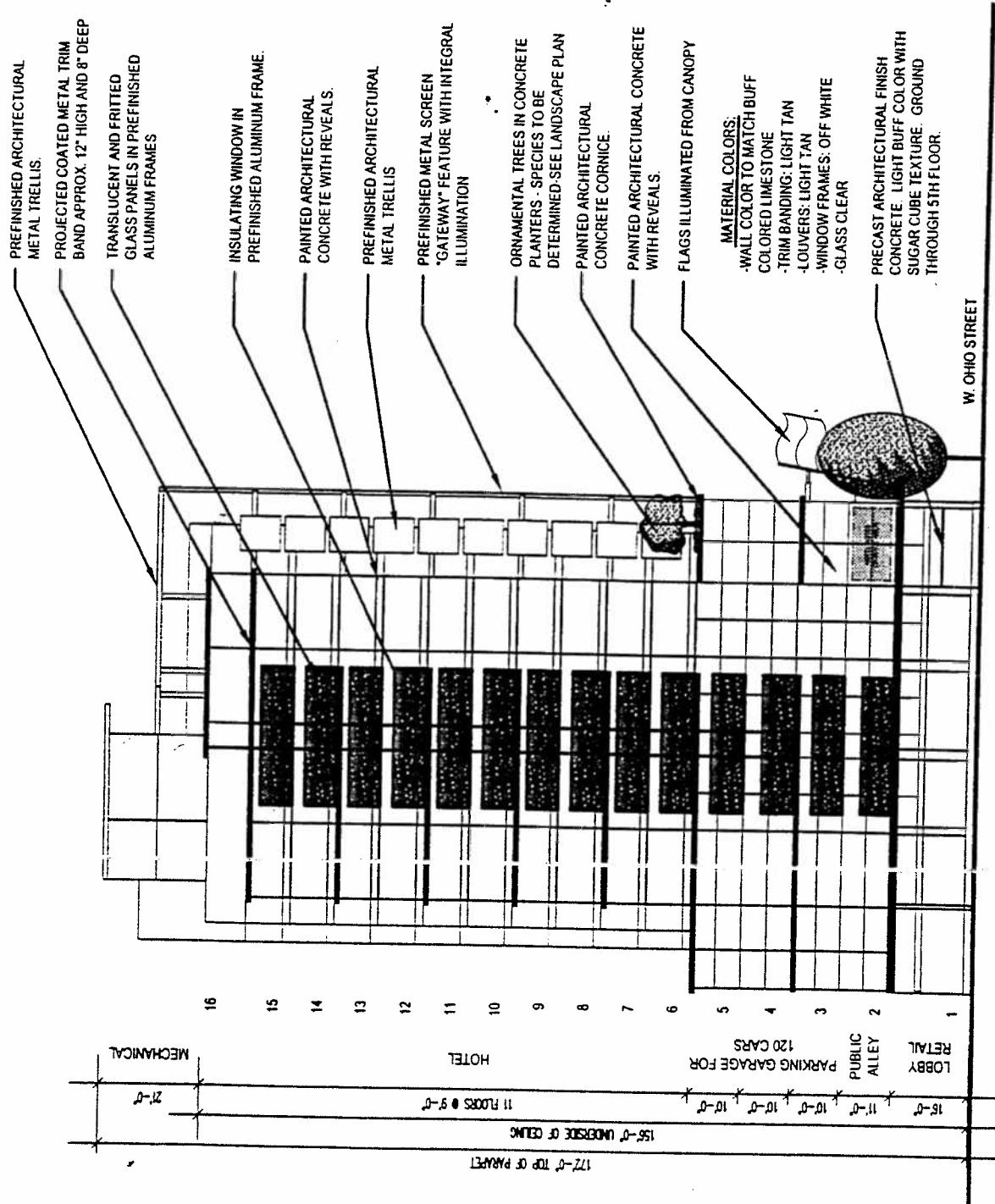
North Elevation.



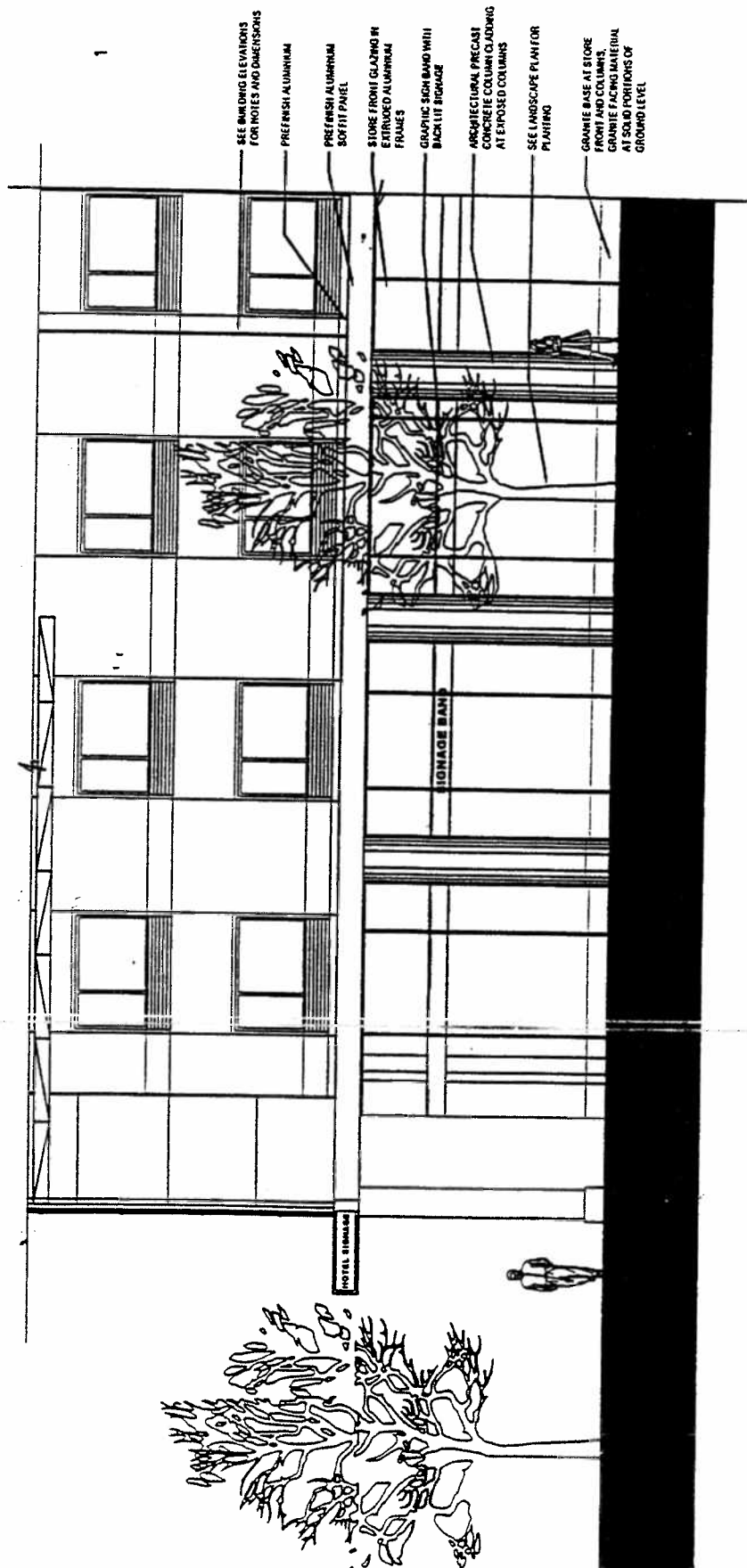
East Elevation.



West Elevation.



Street Level Detail.



- SEE BUILDING ELEVATIONS FOR NOTES AND DIMENSIONS
- PREFINISH ALUMINUM
- PREFINISH ALUMINUM SOFFIT PANEL
- STORE FRONT GLAZING IN EXTRUDED ALUMINUM FRAMES
- GRAPHIC SIGN BAY WITH BACKLIT SIGNAGE
- ARCHITECTURAL PRECAST CONCRETE COLUMN JOINTS AT EXPOSED COLUMNS
- SEE LANDSCAPE PLAN FOR PLANTING
- GRANITE BASE AT STORE FRONT AND COLUMNS. GRANITE FACING MATERIAL AT SOLID PORTIONS OF GROUND LEVEL.

STREET LEVEL DETAIL