

PD 1191

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 1, 2018

Joseph P. Gattuso
Taft Stettinius & Hollister LLP
111 E. Wacker Dr.
Suite 2800
Chicago, IL 60601

Re: Minor change request for PD No. 1191, Toyoko Inn at 320 S. Clinton Street

Dear Mr. Gattuso:

Please be advised that your request for a minor change to Business Planned Development No. 1191 ("PD 1191") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1191.

Your client and the owner of all of the property within PD 1191, Toyoko Inn Chicago, LLC, is seeking a minor change to allow for the following design modifications to the proposed Toyoko Inn at 320 S. Clinton St.:

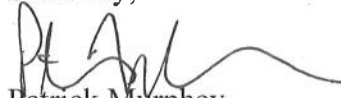
- Removal of the four parking levels and associated louvers, resulting in no off-street parking spaces in the Planned Development. A partial 18th floor for hotel amenity space located below the mechanical penthouse will be built utilizing the floor area recaptured due to the elimination of the parking floors. Per the Planned Development, the maximum number of hotel keys is 615.
- An overall reduction in building height from 251.83 feet to 221.79 feet.
- Incorporation of a two-story base and S. Clinton St. facade expression with vertical piers, recessed spandrels and a neutral color scheme similar to the property's immediate context.
- Incorporation of mechanical platforms on portions of the north, east and south elevations of the buildings at each guest floor. The mechanical platforms on the east elevation will only be placed on the portion of the east wall that is screened from view from S. Clinton St. by the adjacent building to the south of the property.
- Elimination of the parking entrance and curb cut from the first floor of the building's S. Clinton St. elevation, provision of a new winter garden facing S. Clinton St. and a change from a sky-lobby to a ground floor hotel lobby.
- The provision of a ceremonial interior stair from the ground floor lobby to the second floor and additional conference room and amenity areas on the second floor.
- Setback of the building's mechanical penthouse from the facade at the 19th floor level and screening of the mechanical equipment at that point with architectural treatment.

- These modifications are shown on the following, attached revised drawings: 1st Floor Plan, 2nd Floor Plan, 3rd Floor Plan, Typical Floor Plan 4-17, 18th Floor Plan, 19th Floor Plan, Roof Plan, North Elevation, South Elevation, East Clinton St. Elevation and Partial Elevation-Typical at Guest Room Floors, West Elevation, Partial 1st Floor Plan, Partial Clinton St. Elevation and Partial Building Section.

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. A revised traffic study has been submitted and approved by the Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1191, 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.

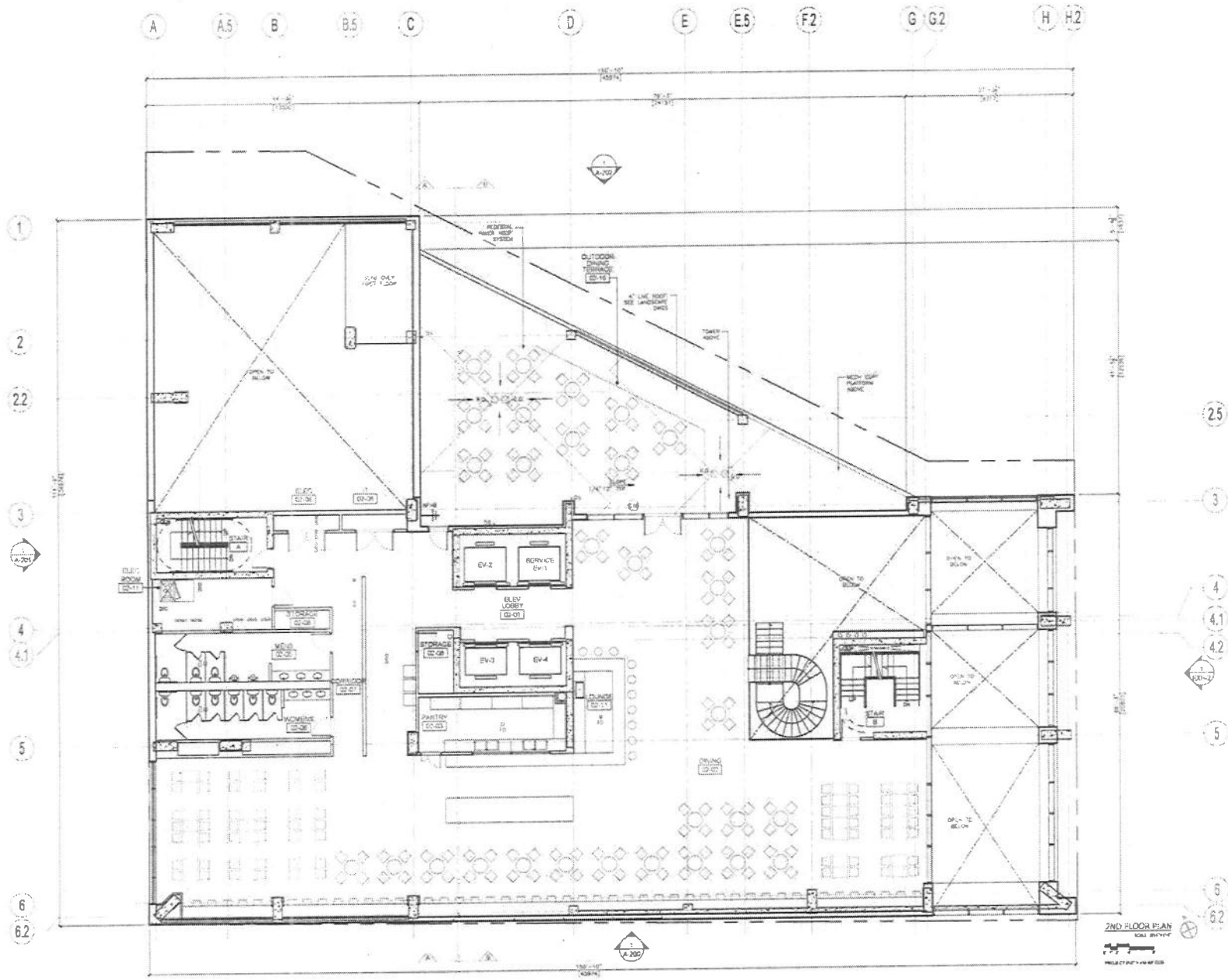
Sincerely,



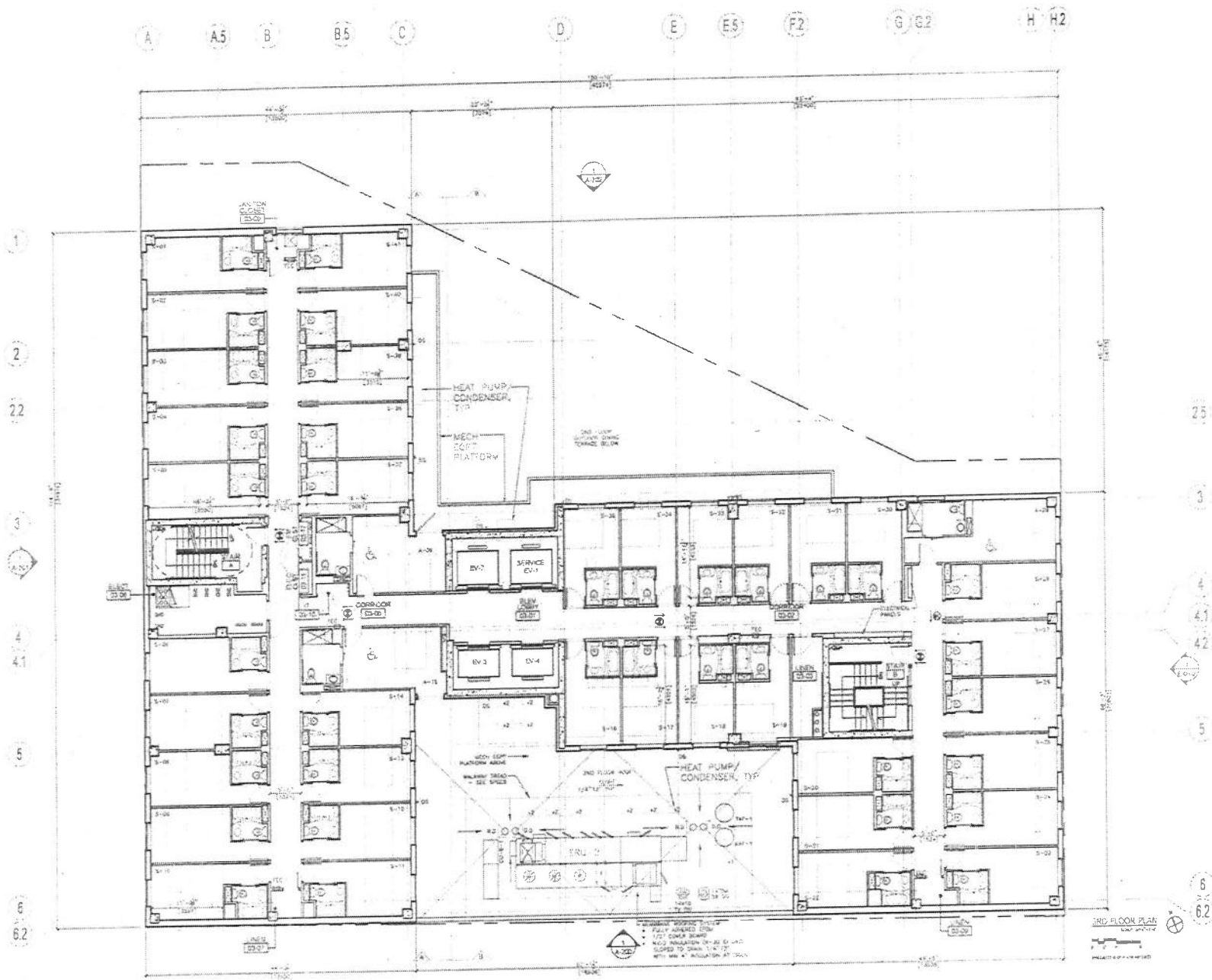
Patrick Murphey
Acting Zoning Administrator

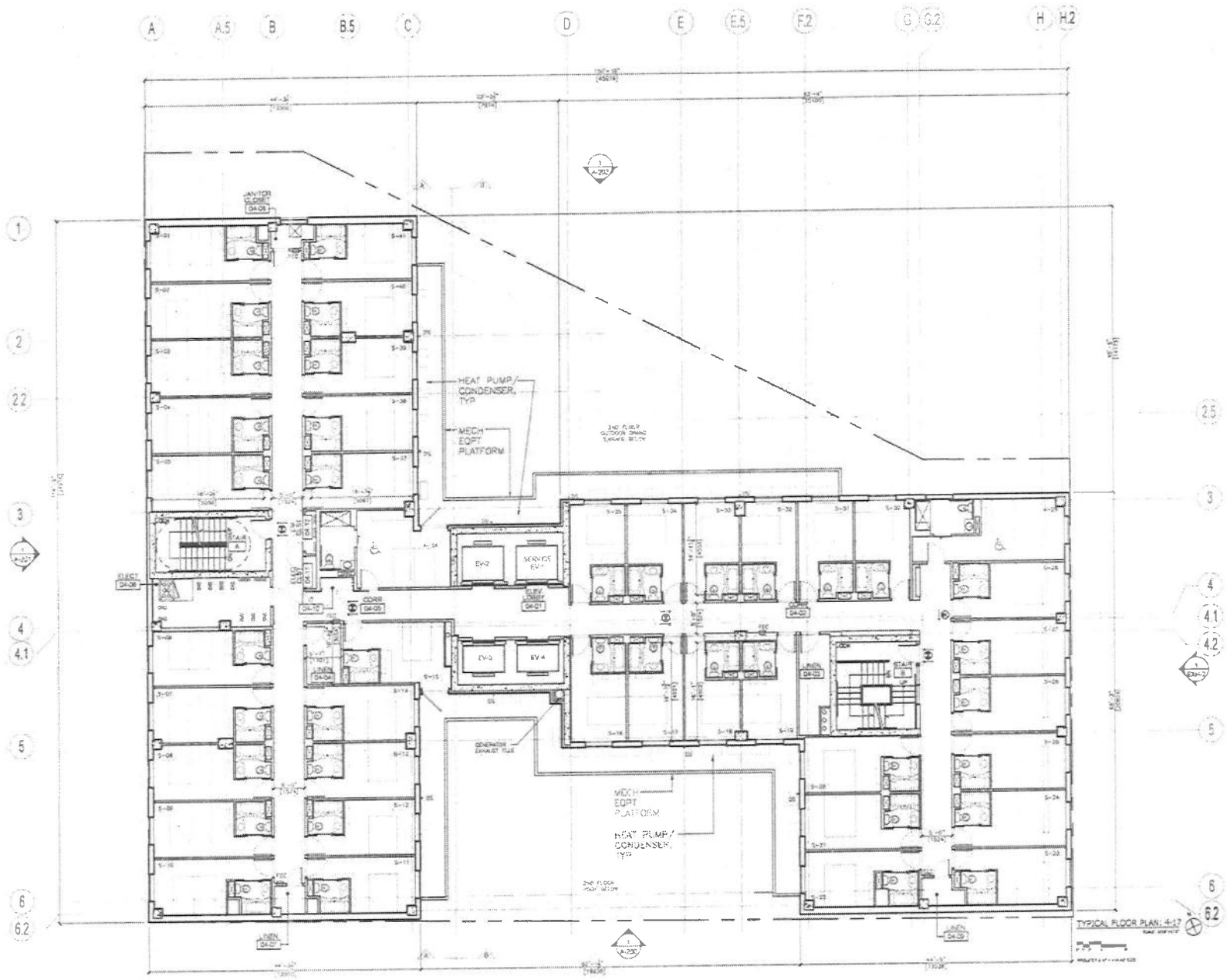
PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Cindy Roubik, Main file



12/15/16
TOYOKO INN
 PROJECT: **TOYOKO INN - Chicago West Loop**
 ARCHITECT: **Hotel Architect Chicago**
 DRAWING: **A-102.00**
 30.9.47
 30.10.16





TOYOKO INN - Chicago West Loop

Hotel Architect Chicago

TOYOKO INN

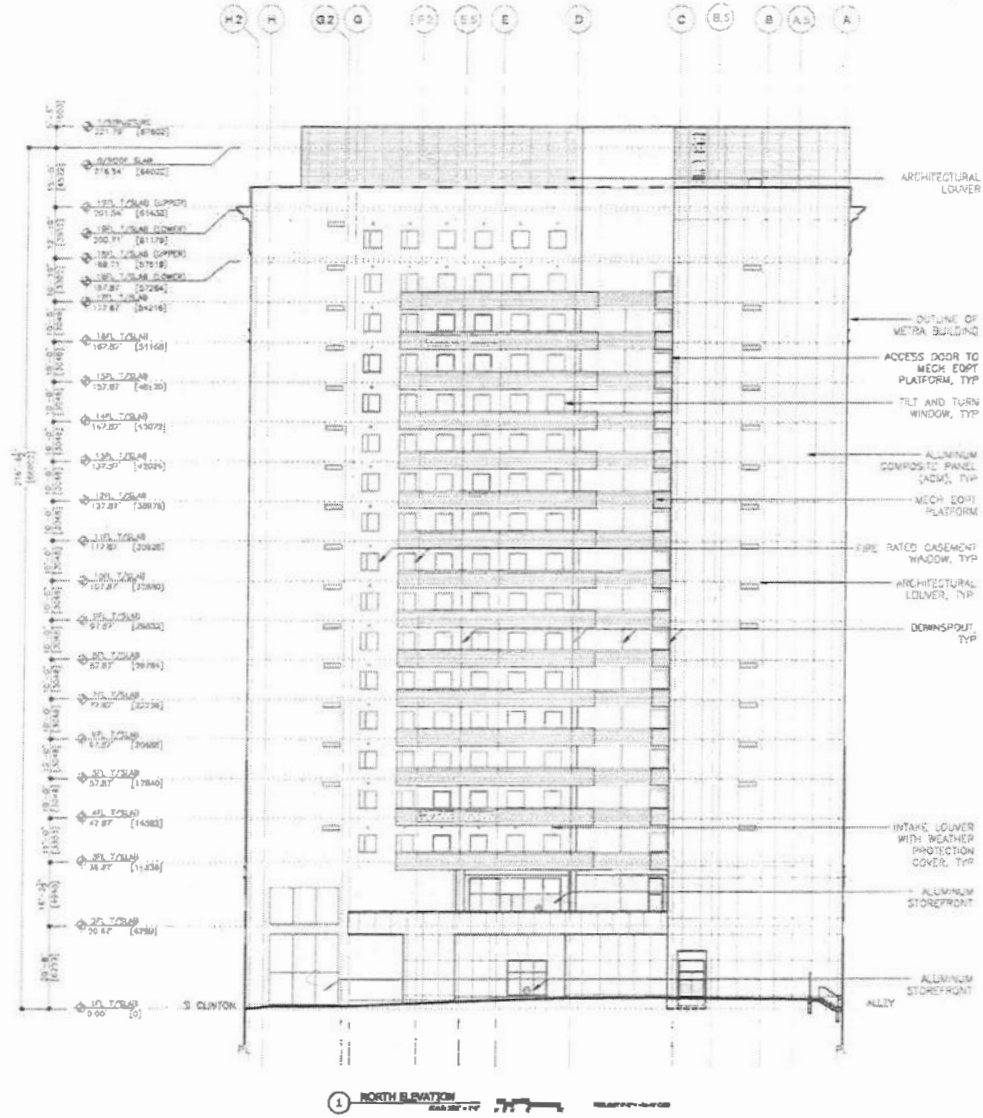
A-104.00

DATE: 10/15/10

PROJECT: TOYOKO INN - CHICAGO WEST LOOP

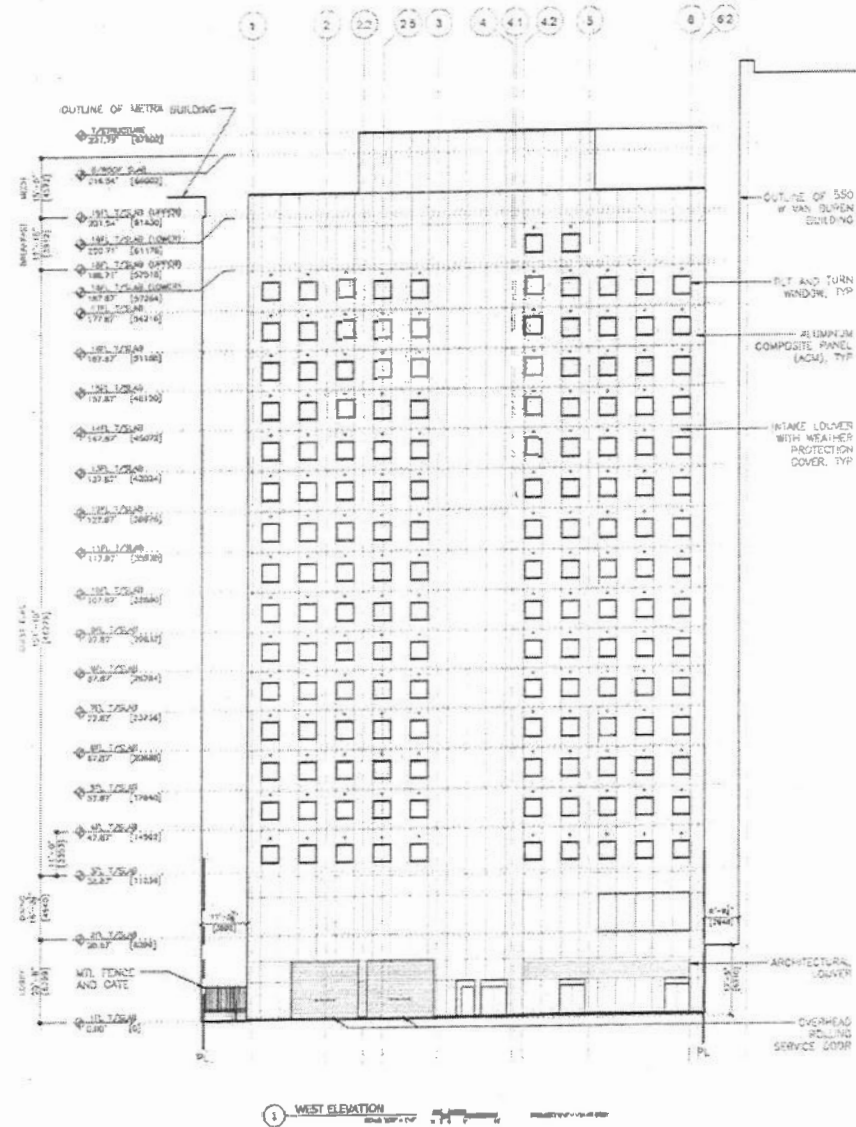
ARCHITECT: HOTEL ARCHITECT CHICAGO

CLIENT: TOYOKO INN



1 NORTH ELEVATION







DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 11, 2018

Joseph P. Gattuso
Taft Stettinius & Hollister LLP
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601

Re: **One-year extension request for Planned Development No. 1191, 320 S. Clinton Street**

Dear Mr. Gattuso:

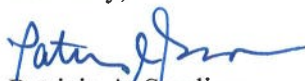
Please be advised that your request for a one-year sunset extension to the six-year construction period for Business Planned Development No. 1191 ("PD 1191") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 19 of the Planned Development.

PD 1191 was passed by the Chicago City Council on April 24, 2012. Statement No. 19 of the Planned Development states unless substantial construction of the improvements contemplated in the Planned Development has been commenced within six years following adoption of the Ordinance, and unless completion thereof is diligently pursued, the Planned Development shall expire and the zoning classification of the property shall revert to that of a DX-7 Downtown Mixed-Use District.

You are requesting on behalf of your client, Toyoko Inn Chicago, LLC, a one-year extension of the expiration date. Your request letter states that the proposed hotel to be built at 320 S. Clinton St. will be their first in the U.S. and as a result, it has taken your client time to become familiar with the construction development process. This unfamiliarity, in combination with relative weakness in the world economy following the last economic recession, according to your letter, has left this project at its current stage. No construction has commenced and an application for a foundation permit, submitted to the Department of Buildings on August 23, 2017, is still under review.

Pursuant to Section 17-13-0612-B of the Zoning Ordinance, the six year period may be extended by up to one additional year if, before expiration, a written request stating the proposed reasons for the extension is submitted and the Zoning Administrator determines that good cause for an extension is shown. Based on the information submitted, and lack of any construction commencing on the proposed hotel, I do not believe there is good cause to grant a one-year extension. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby deny the one-year sunset extension request for Planned Development No. 1191.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Alderman Reilly, Patrick Murphey, Mike Marmo, Erik Glass, Fernando Espinoza, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 7, 2016

Richard Kalb
Toyoko Inn Chicago, LLC
20 N. Wacker Dr., Suite 1839
Chicago, IL 60606

Re: Administrative Relief request for Planned Development No. 1191
Proposed Toyoko Inn Hotel at 320 S. Clinton Street

Dear Mr. Kalb:


Please be advised that your request for a minor change to Business Planned Development No. 1191 ("PD 1191"), 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. 13 of PD 1191.

Your client and the owner of all of the property within PD 1191, Toyoko Inn Chicago, LLC, is seeking administrative relief to allow for a change in the proposed building's cladding material from precast concrete to metal panel as shown on the attached, revised North, South, East and West Elevations. Secondly, the eighth floor fitness center has been eliminated and replaced with a dining area that was to be located on the first floor. Revised First and Eighth Floor Plans are also attached.

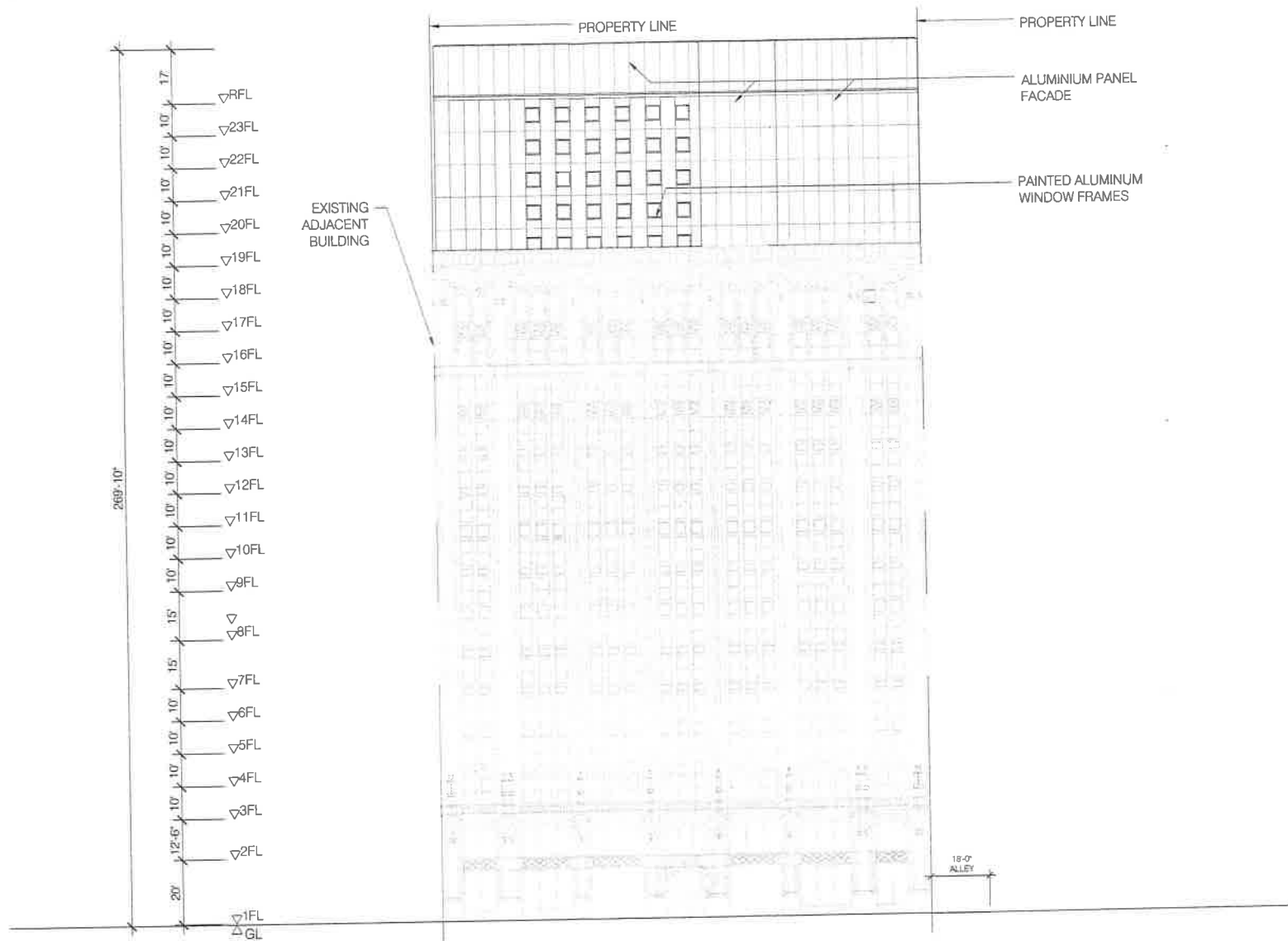
With regard to your request, the Department of Planning and Development has determined that allowing the proposed cladding material substitution and interior alterations will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk 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. 1191, 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

C: David Osmond, Mike Marmo, Erik Glass, Fernando Espinoza, Main file



APPLICANT:

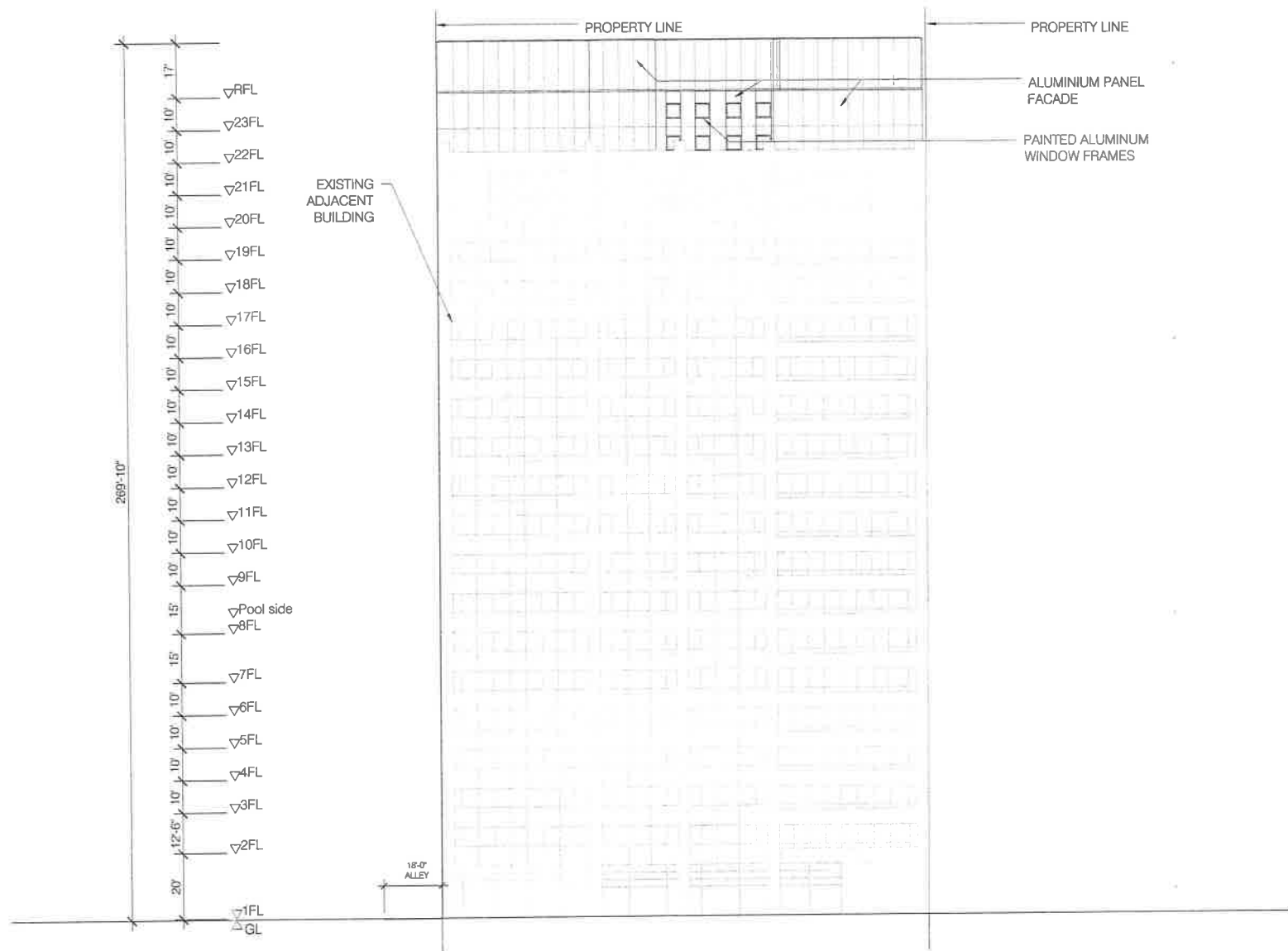
TOYOKO INN CHICAGO, LLC
320 S CLINTON STREET
CHICAGO, IL 60661

NORTH ELEVATION - JACKSON BOULEVARD



DATE:
REVISED:

MAY 13, 2009
MAY 09, 2016



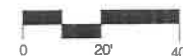
APPLICANT: TOYOKO INN CHICAGO, LLC
 320 S CLINTON STREET
 CHICAGO, IL 60661

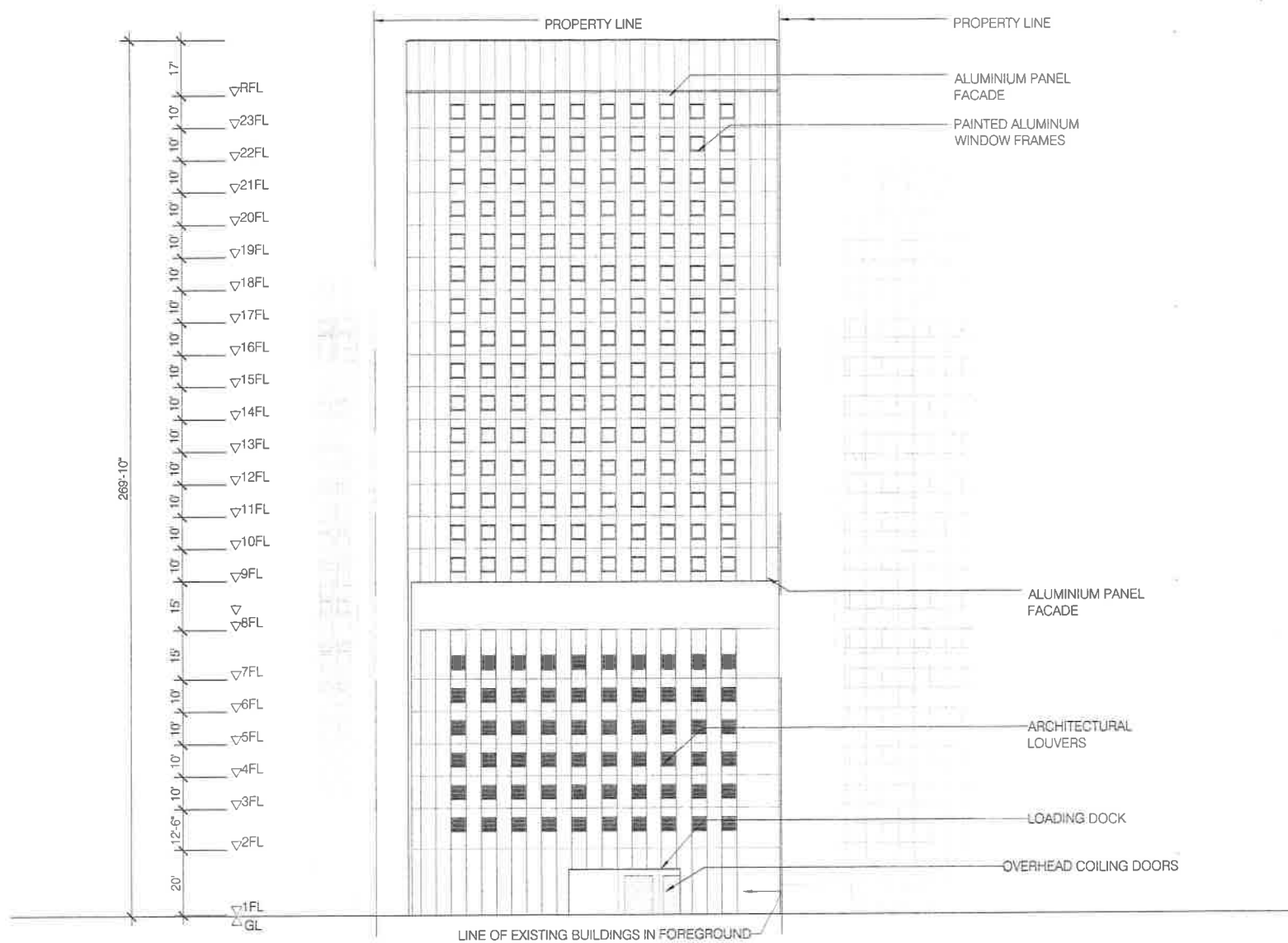
DATE: MAY 13, 2009
 REVISED: MAY 09, 2016

SOUTH ELEVATION - VAN BUREN STREET



Toyoko Inn





APPLICANT: TOYOKO INN CHICAGO, LLC
320 S CLINTON STREET
CHICAGO, IL 60661

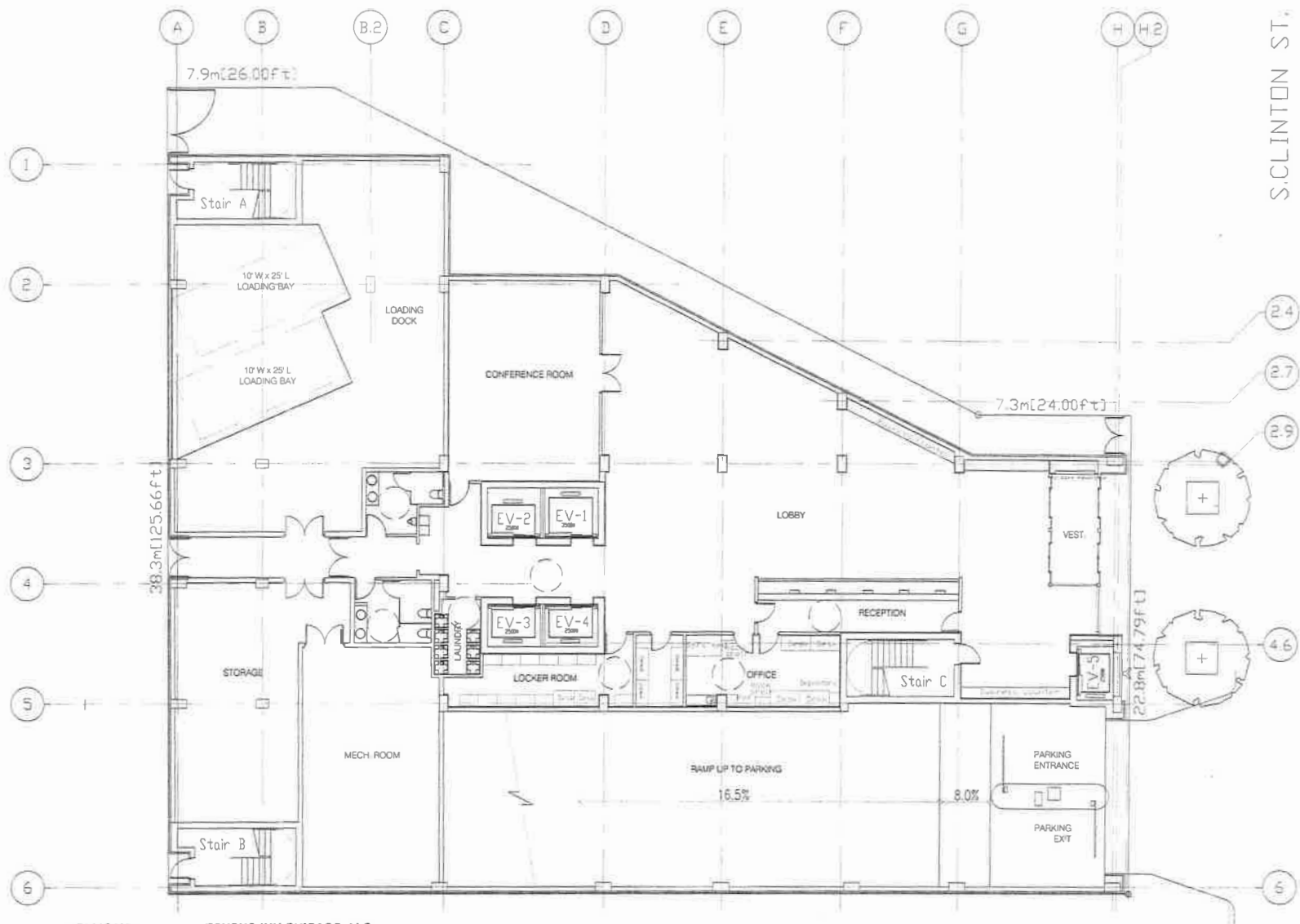
DATE: MAY 13, 2009
REVISED: MAY 09, 2016

WEST ELEVATION - ALLEY



Toyoko Inn





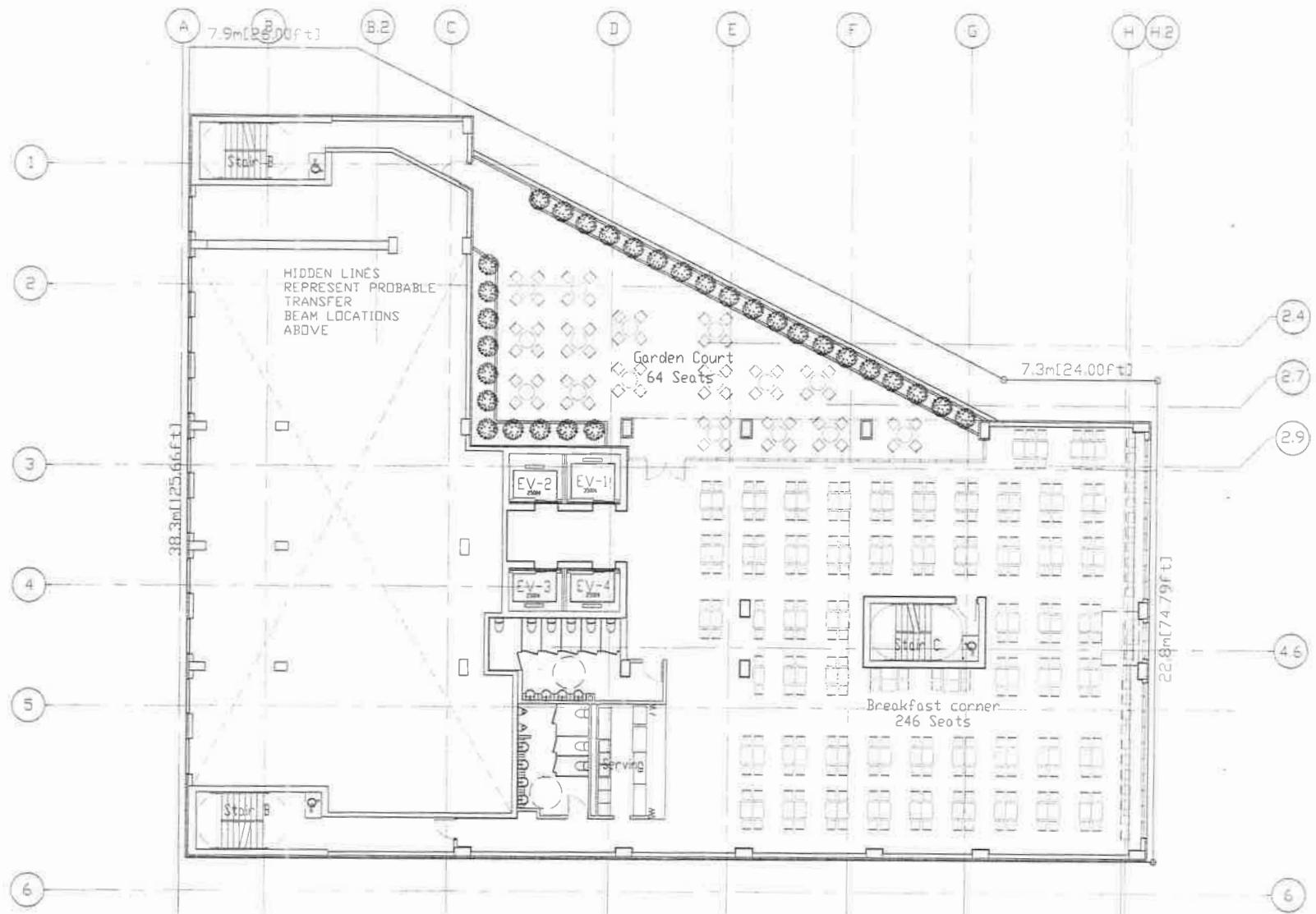
APPLICANT: TOYOKO INN CHICAGO, LLC
320 S CLINTON STREET
CHICAGO, IL 60661

DATE: MAY 13, 2009
REVISED: MAY 09, 2016

First Floor
SITE/LANDSCAPE PLAN



S. CLINTON ST.



APPLICANT: TOYOKO INN CHICAGO, LLC
320 S CLINTON STREET
CHICAGO, IL 60661

DATE: MAY 13, 2009
REVISED: MAY 09, 2016

8th FLOOR PLAN



16882

Reclassification Of Area Shown On Map No. 1-G.

(As Amended)

(Application No. 17352)

(Common Address: 1241 -- 1249 W. Fulton Market/225 -- 235 N. Elizabeth St.)

[SO2011-8028]

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 M2-3 Light Industry District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; a line 106.60 feet east of North Elizabeth Street; the alley next south of West Fulton Market; a line 81.60 feet east of North Elizabeth Street; a line 119.75 feet south of West Fulton Market; and North Elizabeth Street,

to those of a C3-3 Commercial, Manufacturing and Employment District which is hereby established in the area described above.

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

[Landscape Plan and Building Elevations attached to this ordinance printed on pages 25201 through 25203 of this *Journal*.]

Reclassification Of Area Shown On Map No. 2-F.

(As Amended)

(Application No. 16882)

(Common Address: 320 S. Clinton St.)

BPD 1191

[SO2012-3240]

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-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-F in the area bounded by:

(Continued on page 25204)

(Continued from page 25200)

a line 123.65 feet south of West Jackson Boulevard to a point 26 feet east of the east line of the alley next west of South Clinton Street; a line from the last described point traveling southeasterly a distance of 113.44 feet to a point 174.52 feet south of West Jackson Boulevard and 24 feet west of South Clinton Street; a line 174.52 feet south of West Jackson Boulevard; South Clinton Street; a line 249.31 feet south of West Jackson Boulevard; and the alley next west of South Clinton Street,

to those of a DX-12 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-F in the area bounded by:

a line 123.65 feet south of West Jackson Boulevard to a point 26 feet east of the east line of the alley next west of South Clinton Street; a line from the last described point traveling southeasterly a distance of 113.44 feet to a point 174.52 feet south of West Jackson Boulevard and 24 feet west of South Clinton Street; a line 174.52 feet south of West Jackson Boulevard; South Clinton Street; a line 249.31 feet south of West Jackson Boulevard; and the alley next west of South Clinton Street,

to those of a Business Planned Development 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 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:

320 South Clinton Street -- Business Planned Development. 1191

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately 15,191 square feet (0.35 acre) 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, Toyoko Inn Chicago, LLC.

2. The applicant, Toyoko Inn Chicago, LLC or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets or alleys or easements or any adjustments 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.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors, assignees or grantees 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, assignees or grantees and, if different than the applicant, any legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 be defined by Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of nineteen (19) 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, Green Roof Plan and Building Elevations prepared by VOA Associates dated October 20, 2011. A full-size set of the Site/Landscape Plan and the Building Elevations is on file with the Department of Housing and Economic Development. 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: hotel uses, retail uses, accessory parking, related and accessory uses.
6. Business and other identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs shall not be permitted.
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 Housing and Economic 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 emergency areas.

8. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department.
9. In addition to the maximum height of buildings and any appurtenances 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.
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 the Department. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
11. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
12. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department upon application for such a modification by the applicant, its successors or assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The applicant acknowledges that the office building at 547 West Jackson Boulevard, which adjoins the Planned Development at its northern boundary, has been placed on the Chicago Historic Resources Survey's "orange list" of properties having potential historic significance in the context of the surrounding community. The applicant and its agents, contractors and subcontractors shall therefore comply with all statutes and ordinances, and all rules and regulations promulgated pursuant thereto, concerning the conduct of demolition, excavation and construction activities in close proximity to

adjoining structures, and shall otherwise exercise due caution in the conduct of all such activities, in order to protect the office building at 547 West Jackson Boulevard.

15. 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 natural 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 Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. Copies of these standards may be obtained from the Department of Housing and Economic Development. The applicant agrees to install a green roof measuring approximately 50 percent of the net roof area of the proposed building not encumbered by mechanical equipment and other obstructions and also agrees to achieve LEED certification for the proposed building. At the time of a hearing before the Chicago Plan Commission, all developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development.
16. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
17. Upon review and determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Review"), a Part II Review fee shall be assessed by the Department. 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.
18. The applicant and each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.
19. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this Ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to that of a DX-7 Downtown Mixed-Use District.

[Zoning Map; Existing Land-Use Map; Aerial Site Plan; Site/Landscape Plan; 8th Floor Plan; Roof Plan; Building Elevations; Existing Site and Context Photos; Existing Context Photos; Property Line and Planned Development Boundary Map; and Typical Parking Floor Plan referred to in these Plan of Development Statements printed on pages 25209 through 25222 of this *Journal*.]

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

Business Planned Development No. 1191.

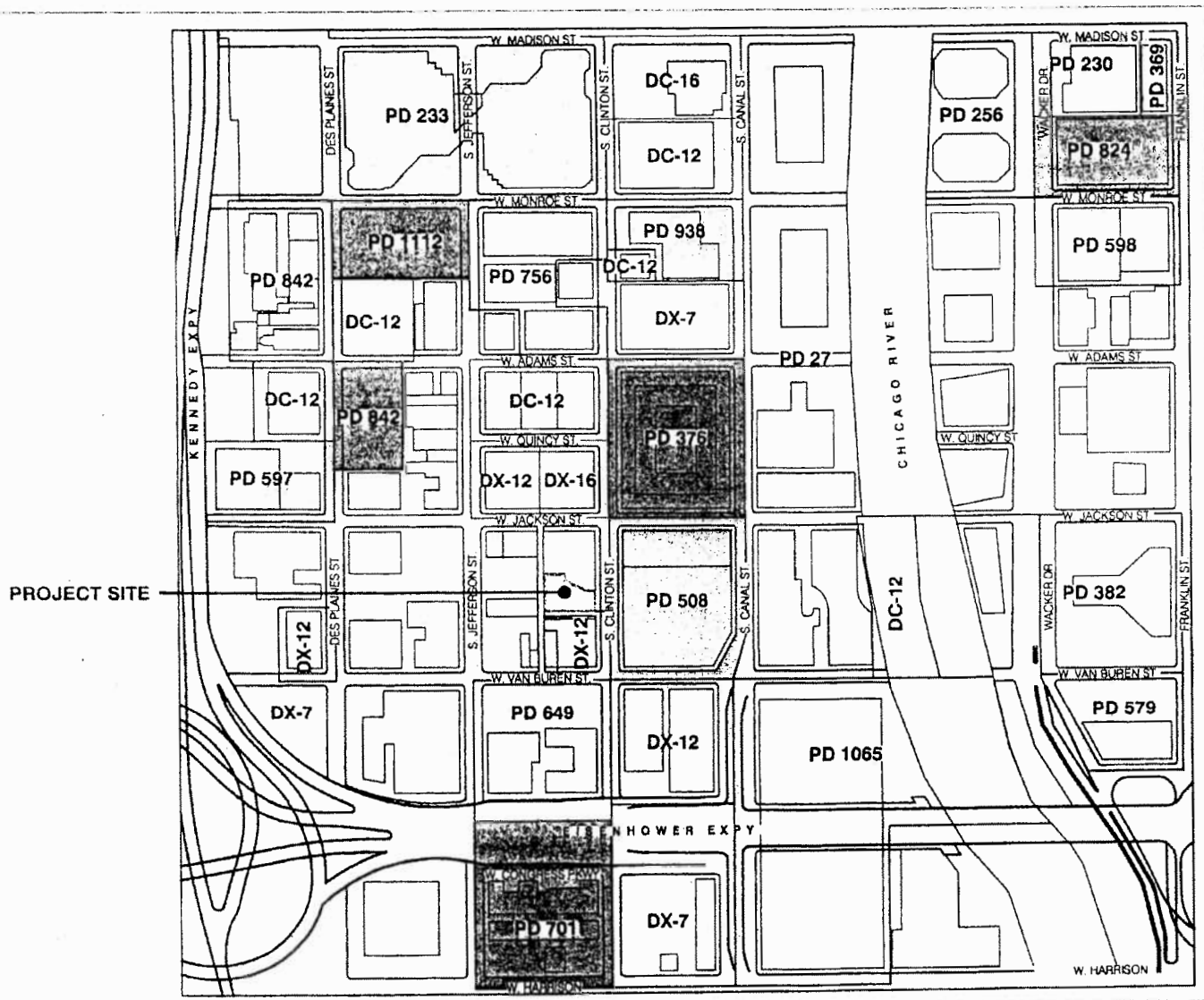
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way: 17,805.14 square feet (0.41 acre) = 15,191 square feet (0.35 acre) + 2,614.14 square feet (0.06 acres).

Permitted Uses:	Hotel uses, retail uses, accessory parking, related and accessory uses
Maximum Floor Area Ratio:	12
Maximum Number of Hotel Keys:	615
Maximum Number of Off-Street Parking Spaces:	123
Minimum Number of Off-Street Loading Spaces:	2 at 10 feet by 25 feet each
Maximum Building Height:	251.83 feet (269.83 feet to top of structure)

Zoning Map.



Existing Land-Use Map.

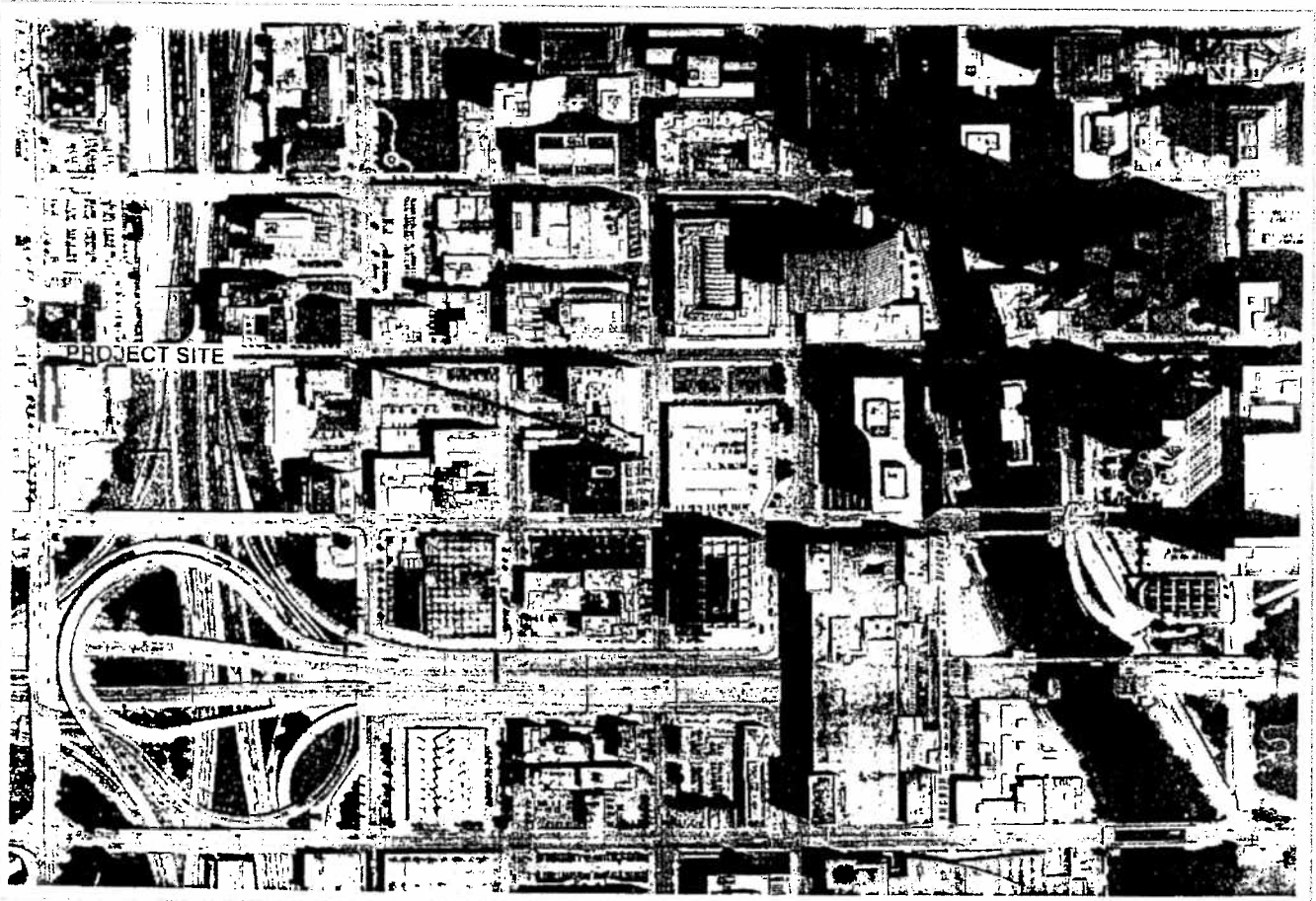


4/24/2012

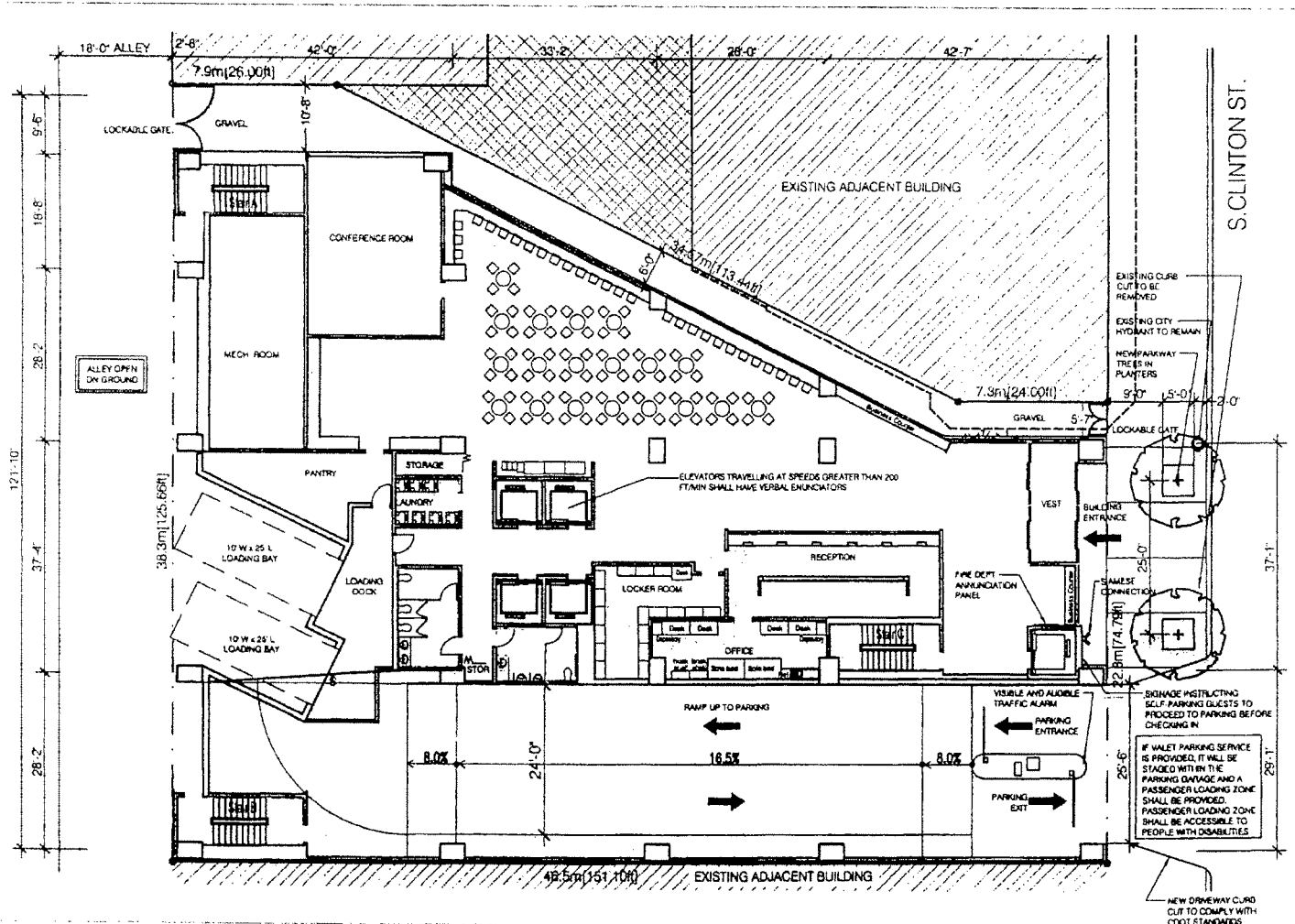
REPORTS OF COMMITTEES

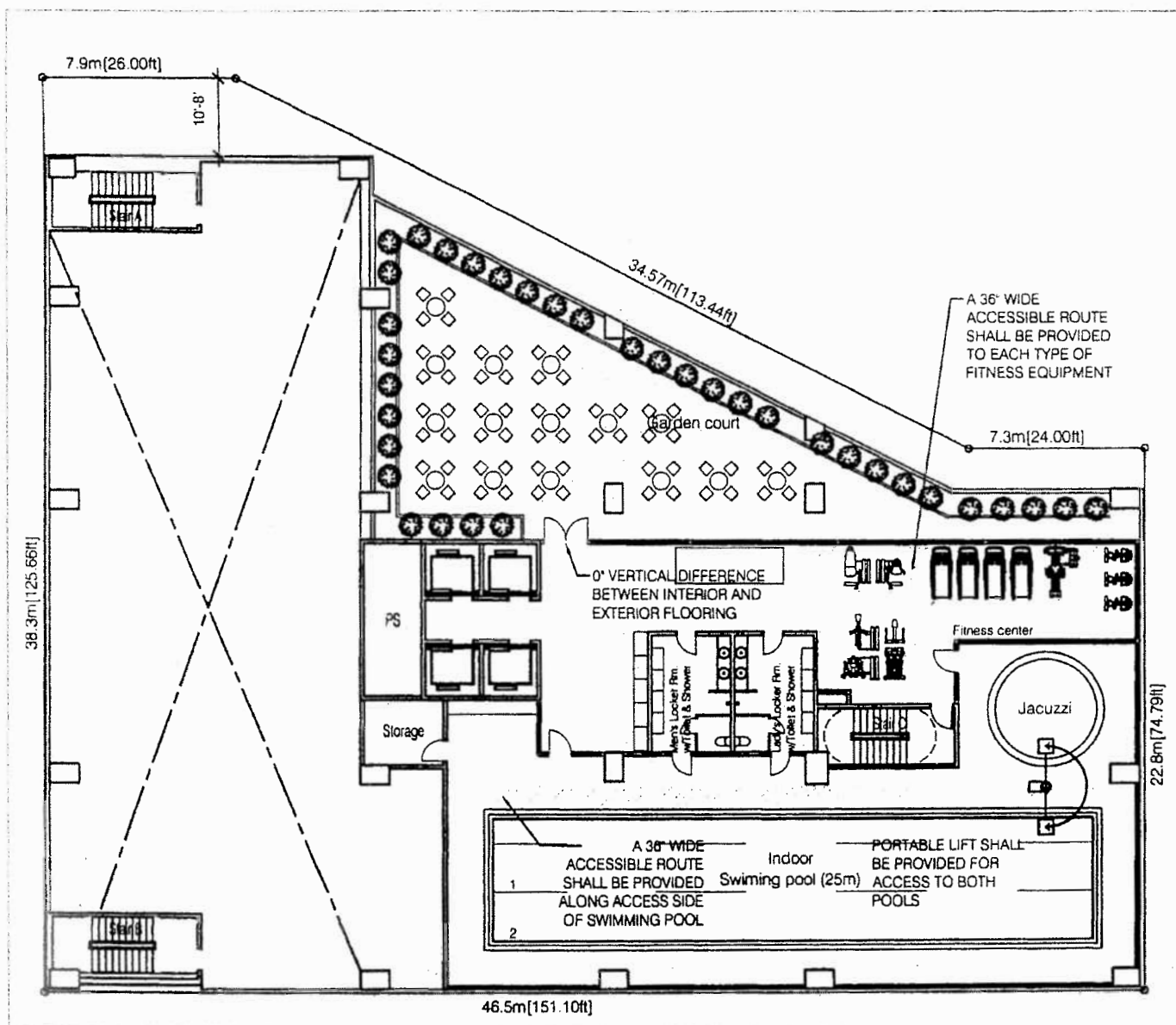
25211

Aerial Site Plan.

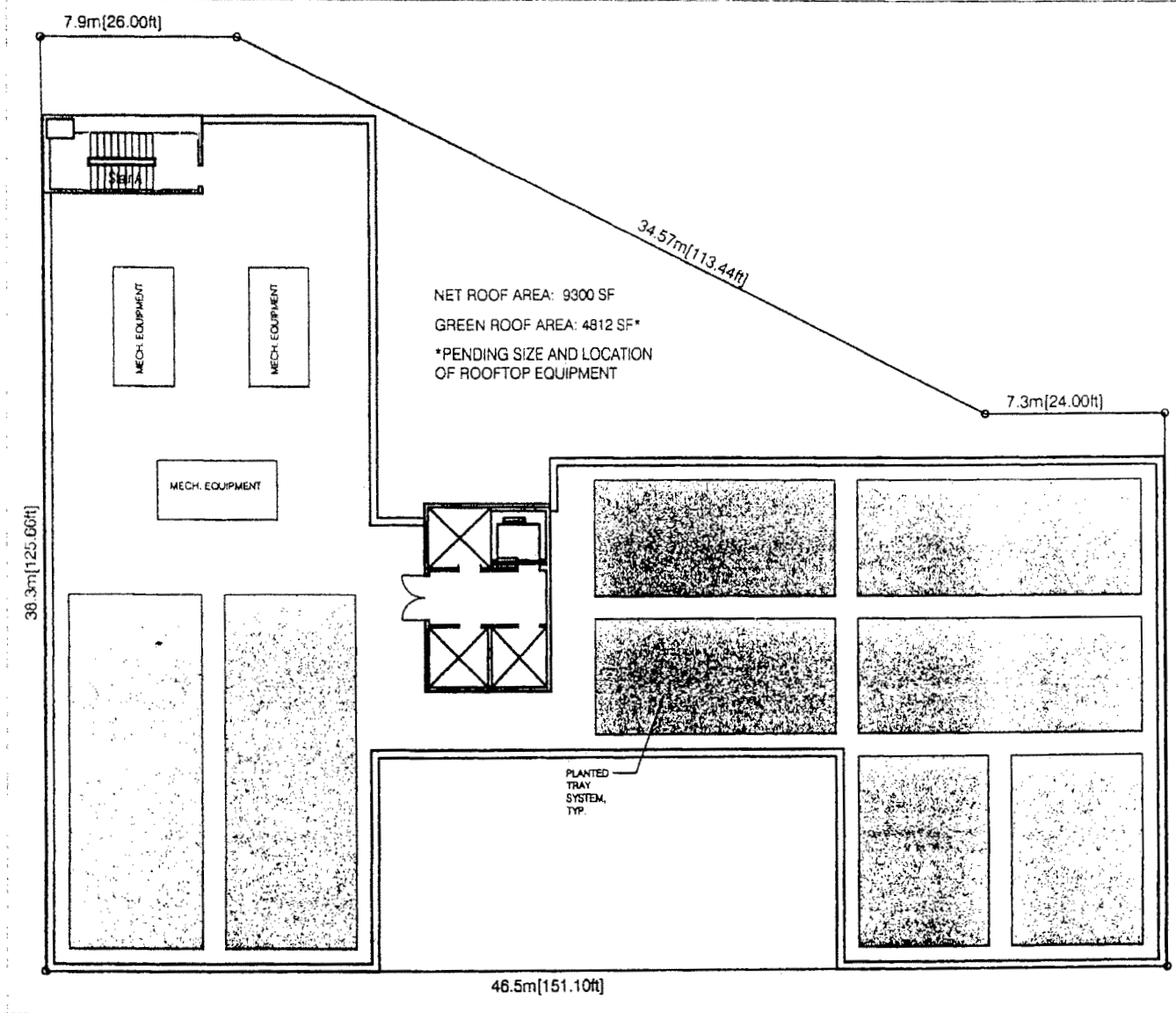


Site/Landscape Plan.



8th Floor Plan.

Roof Plan.

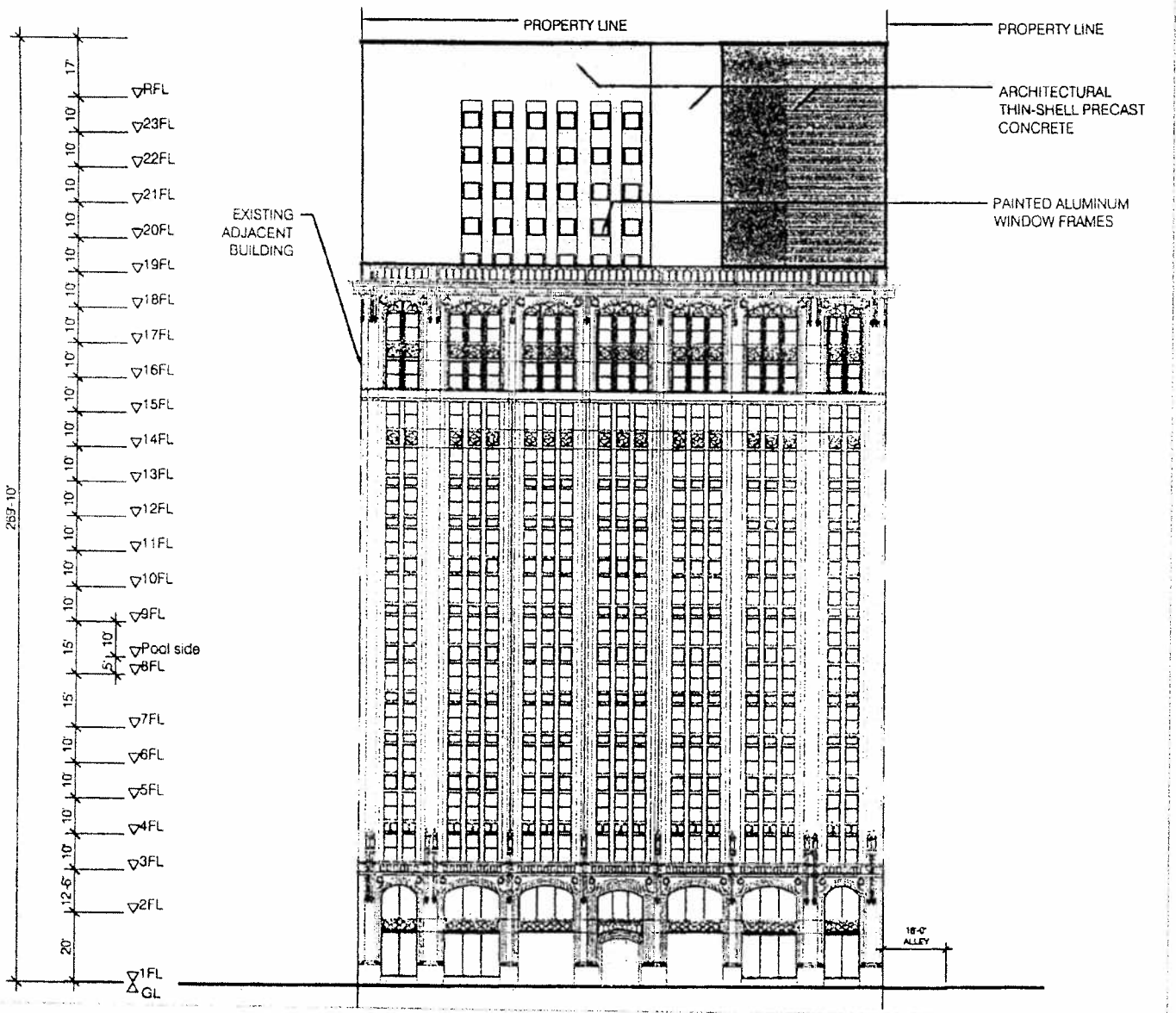


4/24/2012

REPORTS OF COMMITTEES

25215

North Elevation -- Jackson Boulevard.

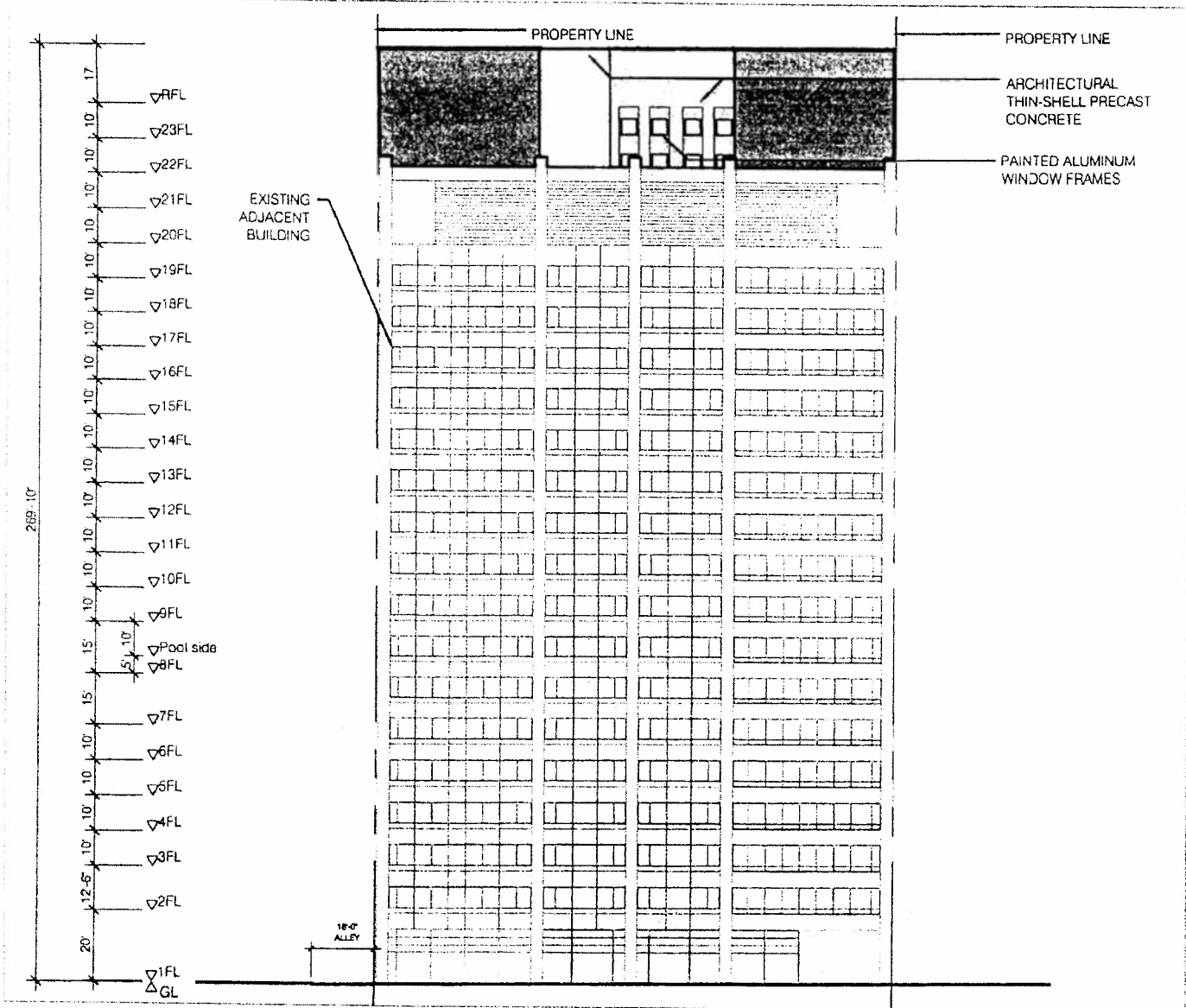


25216

JOURNAL--CITY COUNCIL--CHICAGO

4/24/2012

South Elevation -- Van Buren Street.

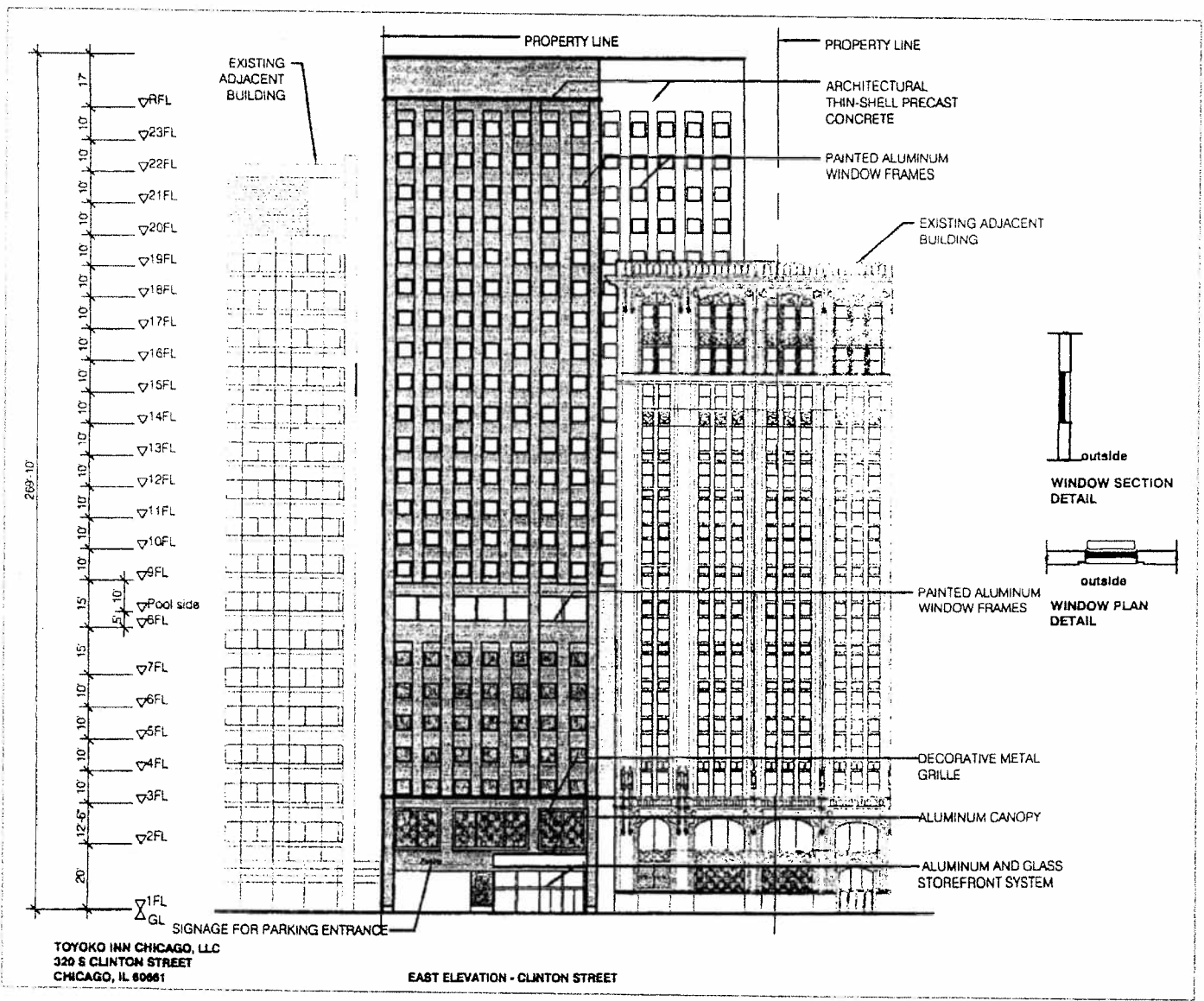


4/24/2012

REPORTS OF COMMITTEES

25217

East Elevation -- Clinton Street.



Existing Site And Context Photos.



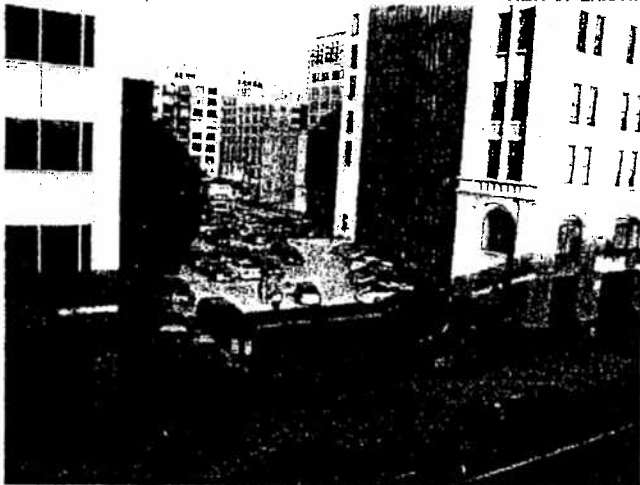
EXISTING SITE (VIEW FROM WEST)



VIEW OF EXISTING STREETWALL



CLINTON STREET VIEW LOOKING SW



EXISTING SITE (VIEW FROM EAST)



CLINTON STREET VIEW LOOKING SE

Existing Context Photos.



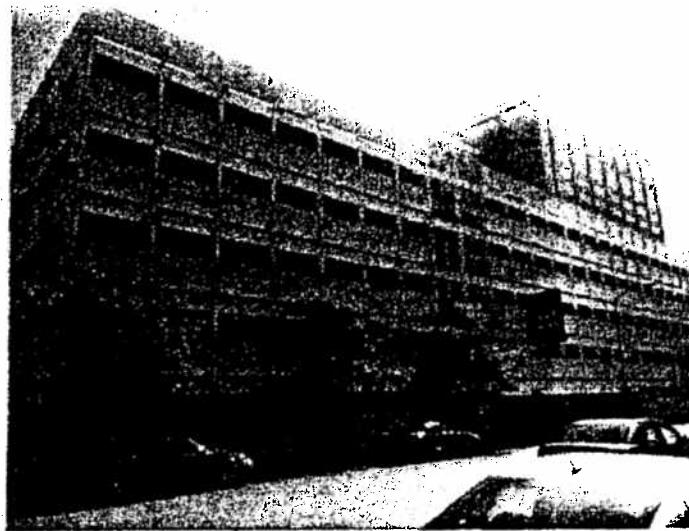
UNION STATION



ADJACENT NORTHERN BUILDING

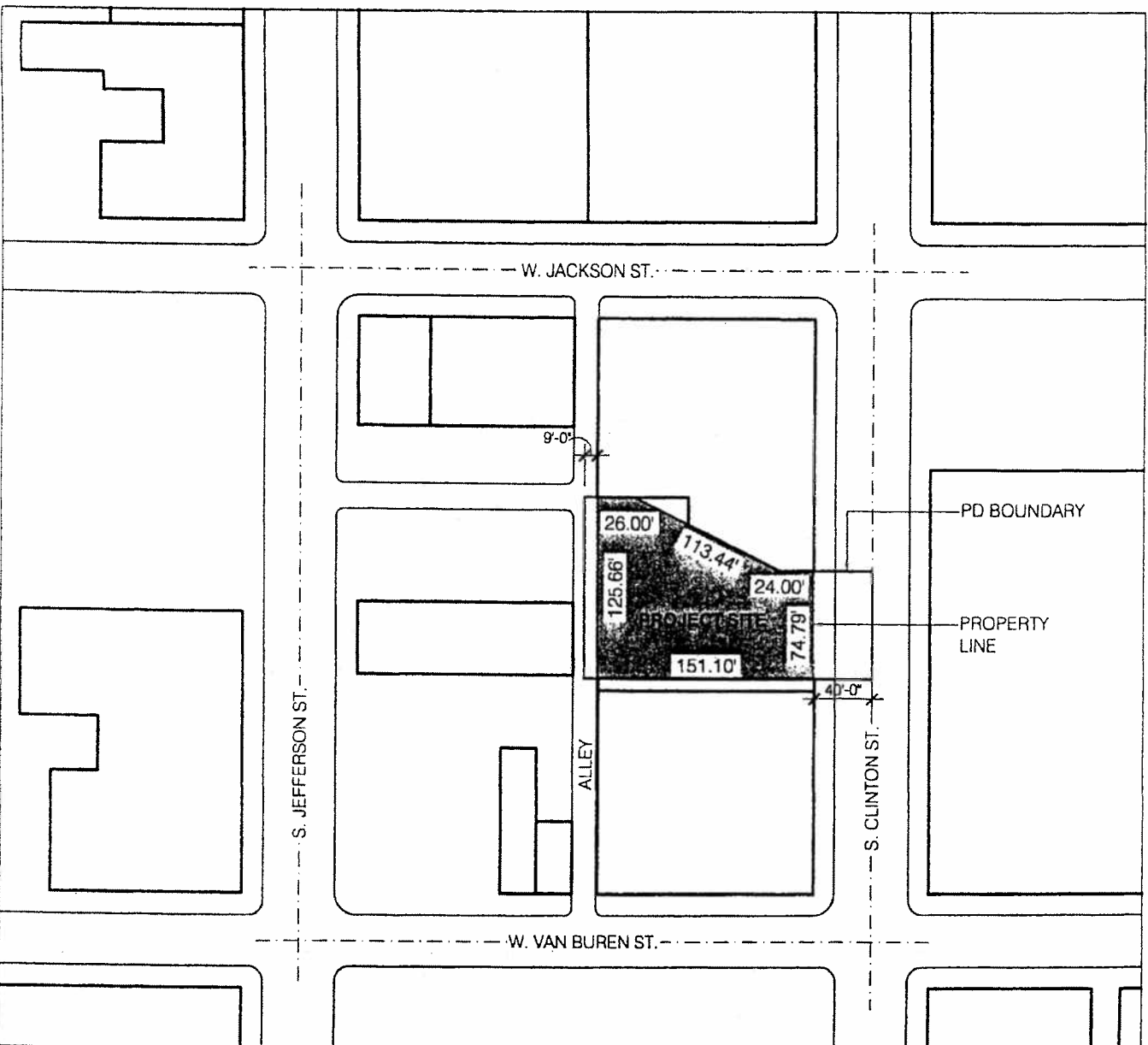


ADJACENT SOUTHERN BUILDING



PARKING STRUCTURE OPPOSITE EXISTING SITE

Property Line And Planned Development Boundary Map.



Typical Parking Floor Plan.

