



City of Chicago



SO2016-7342

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 100-110 W Huron St and 700-710 N Clark St - App No. 19008
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development No. 1333 symbols and indications as shown on Map Number 1-F in the area bounded by:

A line 108.96 feet north of West Huron Street; North Clark Street; West Huron Street; and the public alley next west of North Clark Street

to the designation of Business Planned Development No. 1333, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

BUSINESS PLANNED DEVELOPMENT NUMBER 1333,
AS AMENDED

PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as Planned Development Number 1333, as amended (the "Planned Development") consists of approximately 11,985 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). AP 100 W. Huron Property, LLC is the authorized Applicant (the "Applicant") for this amendment which relates solely to Subarea A.
2. The requirements, obligations and conditions contained within this Planned Development as they relate to Subarea A shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder 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 17-8-0400 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 is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assigns, or grantees. Any dedication or vacation of streets or alleys, or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Applicant: AP 100 W. Huron Property, LLC
Address: 100 – 10 W. Huron St./700 – 710 N. Clark Street
Introduction: October 5, 2016
Plan Commission: November 17, 2016
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4. This plan of development consists of these seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Sub-area Map; a Site/Landscape Plan; a Green Roof Plan, Building Elevations, and FAR Bonus Diagram issued September 15, 2016 and dated November 17, 2016 prepared by Norr Architects; and the bonus worksheet required under Section 17-4-1003-D and attached hereto as an exhibit ("Bonus Worksheet"). Full-sized sets of the Site Plan/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses shall be permitted within the area delineated herein as a Business Planned Development:

Sub-Area A: Hotel, retail, office, financial services (excluding payday/title secure loan store and pawn shops), retail food sales, medical service, personal service, consumer repair or laundry service, restaurants (including the incidental sale of alcohol for on-premises consumption), roof-top deck (including the incidental sale of alcohol for on-premises consumption), wireless communication facilities, and accessory uses.

Sub-Area B: retail, office, financial services (excluding payday/title secure loan store and pawn shops), eating and drinking establishments, including taverns and live entertainment, entertainment establishments, retail food and beverage sales, medical service, personal service, consumer repair or laundry service and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 11,985.00 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

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<u>Description</u>	<u>FAR</u>
Base Floor Area Ratio	7.00
Affordable Housing	1.75
Upper Level Setback Bonus	1.00
Neighborhoods Opportunity Bonus	0.50
Total FAR:	10.25

9. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the attached Bonus Worksheet. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must make a cash payment in the amount of \$721,497.00 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements in Section 17-4-1004, the terms of which are incorporated herein by this reference.
10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. 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.
11. 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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Introduction: October 5, 2016
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14. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall provide a 50% net green roof over the net roof area, resulting in a green roof of approximately 4,139 square feet, and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.
16. The Applicant acknowledges that the project has received a bonus FAR of 0.50 pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 10.25. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, DPD may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, DPD has directed the Applicant to contribute the Local Impact portion of the bonus payment to the City for construction of enhancements and improvements to the Lake Shore Park playground, located at 808 North Lake Shore Drive (the "Project"). The Project is located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City and the Chicago Park District must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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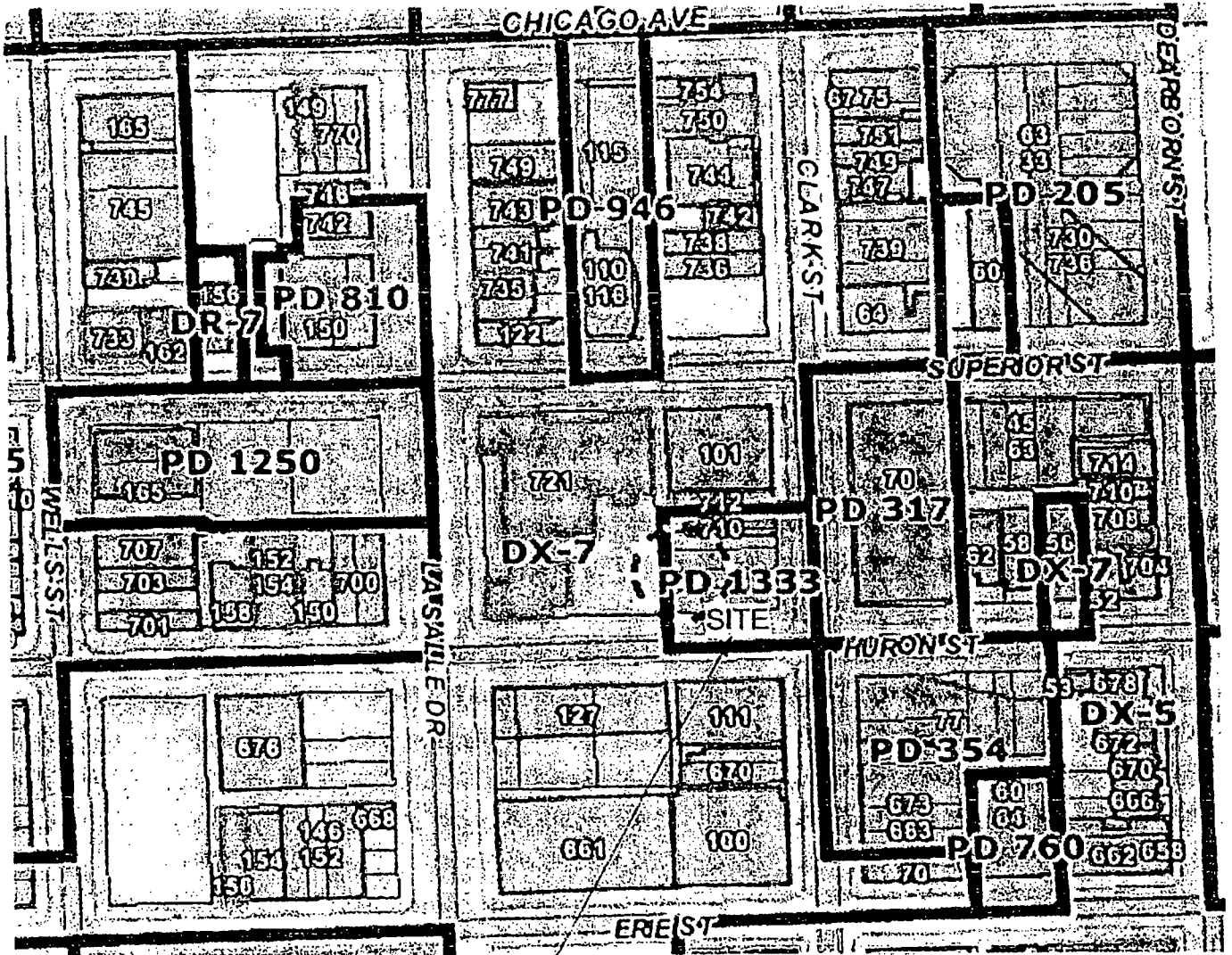
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed-Use District.

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**BUSINESS PLANNED DEVELOPMENT NO. 1333, AS AMENDED
BULK REGULATIONS AND DATA TABLE**

Subarea A Net Site Area:	9,785.00 square feet
Subarea B Net Site Area:	2,200.00 square feet
Total Net Site Area:	11,985.00 square feet
Area Remaining in the Public Right-of-Way:	9,245.53 square feet
Gross Site Area:	21,230.53 square feet
Base Floor Area Ratio:	7.00
Upper Level Setback Bonus	1.00
Affordable Housing Bonus	1.75
Neighborhood Opportunities Bonus	0.50
Maximum Floor Area Ratio:	
Subarea A:	12.33
Subarea B:	1.00
Overall:	10.25
Maximum Number of Hotel Rooms:	215
Minimum Setbacks:	Per Site/Landscape Plan
Minimum Number of Parking Spaces:	None
Minimum Number of Off-Street Loading:	One berth (10 ft. x 50 ft.)
Maximum Building Height:	
Subarea A:	180.08 ft.
Subarea B:	20.00 ft.

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 EAST137187356.2



SITE

<p>110 WEST HURON STREET</p>	<p>ZONING MAP</p>	<p>PD-001 ISSUED 10.27.16</p>	<p>NORR</p>
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APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016

157.36' P.D.

110.00' P.L.

SUB AREA B

7.50'

20.00' P.L.

40.00'

146.31' P.D.

108.95' P.L.

SUB AREA A

88.96' P.L.

1108.96' P.D.

15' PUBLIC ALLEY

NORTH CLARK STREET

ONE WAY TRAFFIC

146.31' P.D.

PROPERTY LINE

110.00' P.L.

PLANNED DEVELOPMENT BOUNDARY

157.36' P.L.

WEST HURON STREET

ONE WAY TRAFFIC

110 WEST HURON STREET

PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUBAREA MAP



PD-002

ISSUED 10.27.16

SCALE 1"=20'



NORR

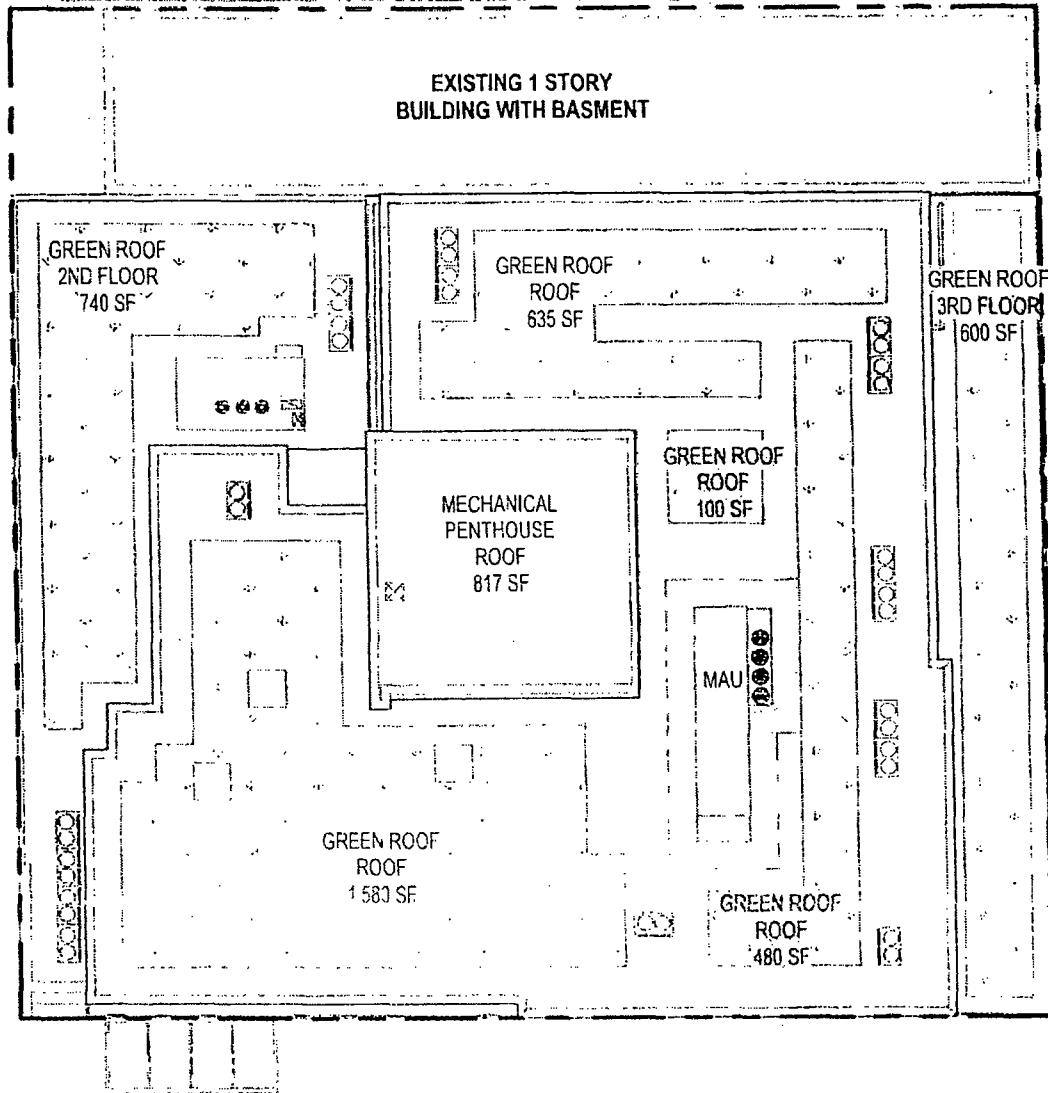
APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016

GREEN ROOF AREA CALCULATION:

GREEN ROOF AREA: 4,135 SF
 TOTAL CONSTRUCTION NET ROOF AREA:
 L2= 1,266 SF
 L3= 965 SF
 ROOF= 5,043 SF
 PENTHOUSE ROOF= 817 SF
 TOTAL= 8,091 SF
 GREEN ROOF NET AREA PERCENTAGE: 51%

NEW GREEN ROOF CONSISTING OF LIVE ROOF MODULAR PLANTER TRAYS



<p>110 WEST HURON STREET</p>	<p>GREEN ROOF PLAN</p>	<p>PD-004 ISSUED 10.27.16 SCALE 1"=20' 0 5 10' 20' 30'</p>	<p>NORR</p>
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APPLICANT: AP 100 W HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016

METAL PANELS, TYP

OUTSWING AWNING WINDOW 3'-0" W X 5'-10" H, TYP.

WINDOW WALL TYPE 'A'

WINDOW WALL TYPE 'B'

METAL PANEL, TYP

METAL PANELS, TYP
ALUMINUM STOREFRONT

ENTRY CANOPY

METAL PANELS, TYP
CAST STONE BASE

JPH RF 180'-1"

LEVEL ROOF 170'-0"

LEVEL 17 157'-0"

LEVEL 16 148'-5"

OUTSWING AWNING WINDOW 4'-0" W X 4'-4" H, TYP.

LEVEL 15 138'-0"

LEVEL 14 133'-0"

LEVEL 13 121'-0"

LEVEL 12 112'-0"

LEVEL 11 103'-0"

LEVEL 10 94'-0"

LEVEL 09 85'-0"

LEVEL 08 76'-0"

LEVEL 07 67'-0"

LEVEL 06 58'-0"

LEVEL 05 49'-0"

LEVEL 04 40'-0"

RAILING

LEVEL 03 31'-0"

FIRE DEPARTMENT CONNECTION

LEVEL 02 18'-0"

EXISTING ONE STORY BUILDING W/ BASEMENT

LEVEL 01 0'-0"

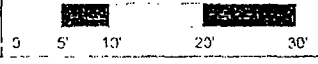
110 WEST HURON STREET

EAST ELEVATION (CLARK STREET)

PD-006

ISSUED 10.27.16

SCALE 1"=20'



NORR

APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11.17.2016

METAL PANEL, TYP

OUTSWING AWNING WINDOW 2'-8" W X 5'-10" H, TYP.

OUTSWING AWNING WINDOW 4'-0" W X 4'-4" H, TYP.

WINDOW WALL TYPE 'A'

WINDOW WALL TYPE 'B'

METAL PANEL, TYP

ALUMINUM STOREFRONT

ENTRY CANOPY

SINGLE FLAG POLE

FIRE DEPARTMENT CONNECTION

J4+4 RF 163'-1"

LEVEL ROOF 173'-0"

LEVEL 17 157'-0"

LEVEL 16 148'-0"

LEVEL 15 139'-0"

LEVEL 14 130'-0"

LEVEL 13 121'-0"

LEVEL 12 112'-0"

LEVEL 11 103'-0"

LEVEL 10 94'-0"

LEVEL 09 85'-0"

LEVEL 08 76'-0"

LEVEL 07 67'-0"

LEVEL 06 58'-0"

LEVEL 05 49'-0"

LEVEL 04 40'-0"

LEVEL 03 31'-0"

LEVEL 02 16'-3"

EXTERIOR WALL SCIENCE
LEVEL 01 0'-0"

FINAL FOR PUBLICATION

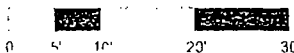
110 WEST HURON STREET

SOUTH ELEVATION (HURON STREET)

PD-036

ISSUED 10 27 16

SCALE 1" = 20'



NORR

APPLICANT: AP 100 W. HURON PROPERTY, LLC
ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
PLAN COMMISSION DATE: 11 17 2016

FINAL FOR PUBLICATION

METAL PANEL TYP

METAL PANEL, TYP

OUTSWING AWNING WINDOW 4'-0" W X 4'-4" H, TYP.

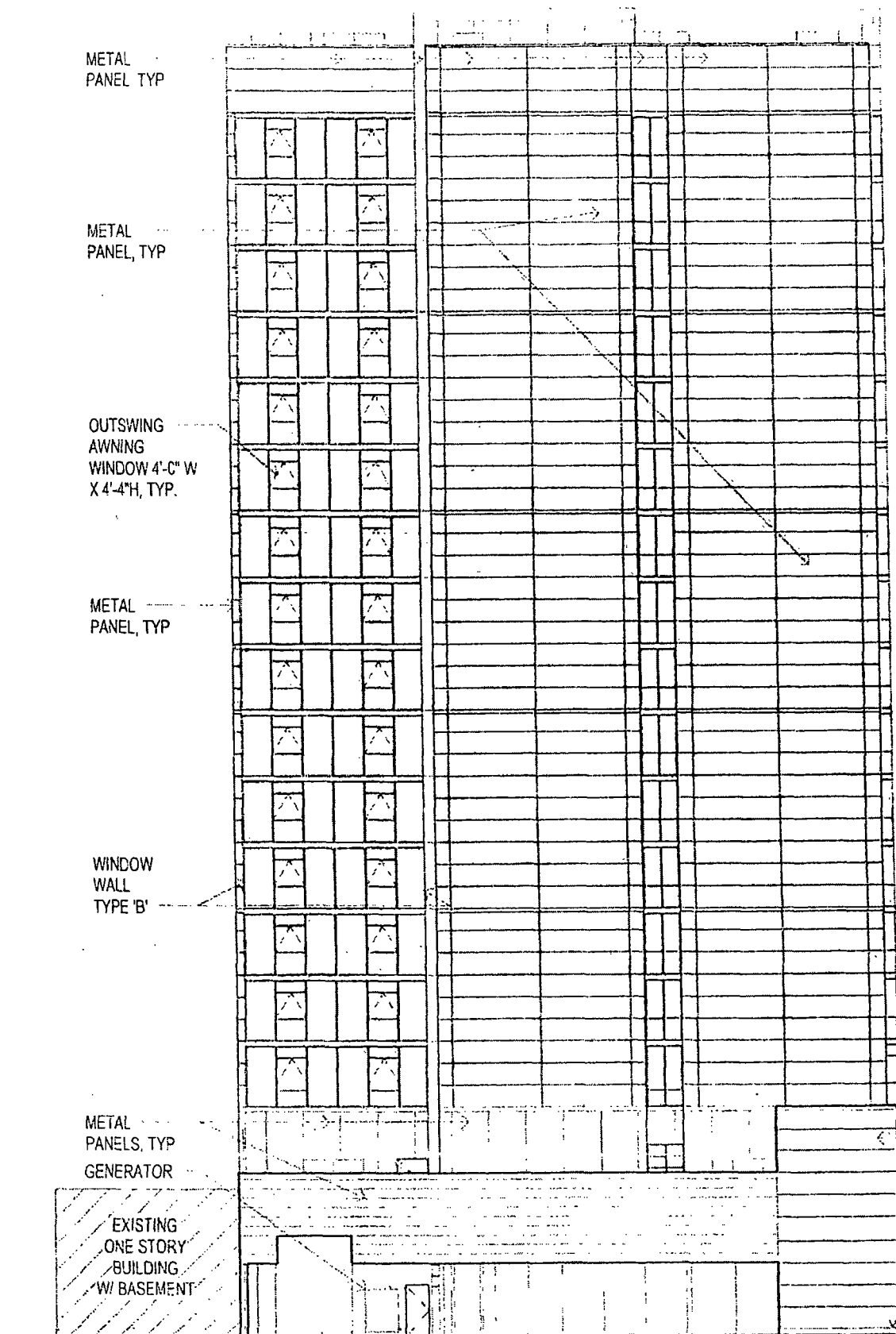
METAL PANEL, TYP

WINDOW WALL TYPE 'B'

METAL PANELS, TYP GENERATOR

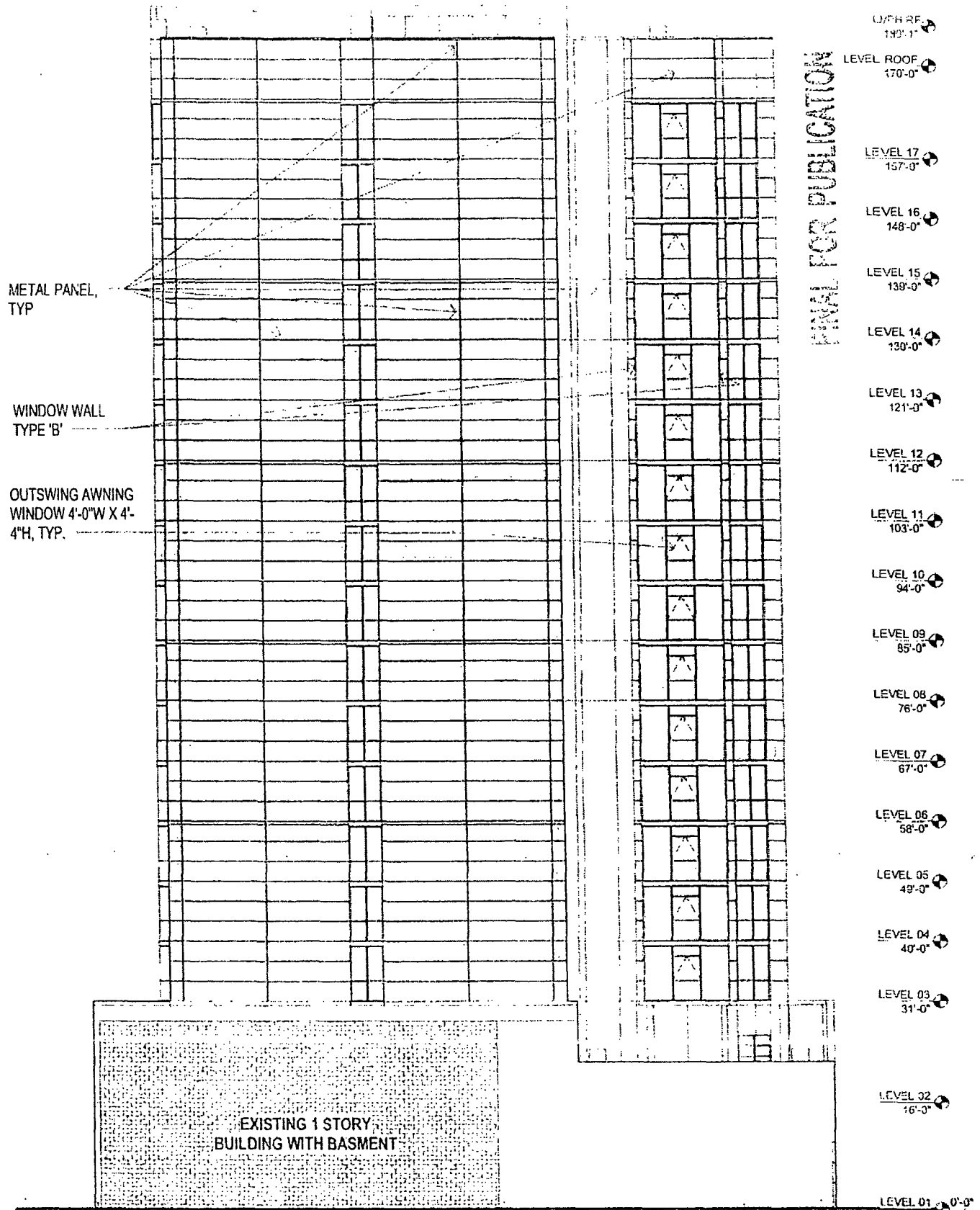
EXISTING ONE STORY BUILDING W/ BASEMENT

- UPPER LEVEL 180'-0"
- LEVEL ROOF 170'-0"
- LEVEL 17 157'-0"
- LEVEL 16 148'-0"
- LEVEL 15 139'-0"
- LEVEL 14 130'-0"
- LEVEL 13 121'-0"
- LEVEL 12 112'-0"
- LEVEL 11 103'-0"
- LEVEL 10 94'-0"
- LEVEL 09 85'-0"
- LEVEL 08 76'-0"
- LEVEL 07 67'-0"
- LEVEL 06 58'-0"
- LEVEL 05 49'-0"
- LEVEL 04 40'-0"
- LEVEL 03 31'-0"
- LEVEL 02 16'-0"
- LEVEL 01 0'-0"



<p>110 WEST HURON STREET</p>	<p>WEST ELEVATION (ALLEY)</p>	<p>PD-007 ISSUED 10.27.16 SCALE: 1"=20' 0 5' 10' 20' 30'</p>	<p>NORR</p>
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APPLICANT: AP 100 W. HURON PROPERTY, LLC
 ADDRESS: 110 W. HURON STREET
 INTRO DATE: 10.05.2016
 PLAN COMMISSION DATE: 11.17.2016



FINAL FOR PUBLICATION

<p style="font-size: 1.2em; margin: 0;">110 WEST HURON STREET</p>	<p style="font-size: 1.2em; margin: 0;">NORTH ELEVATION</p>	<p style="font-size: 0.8em; margin: 0;">PD-008</p> <p style="font-size: 0.8em; margin: 0;">ISSUED 10.27.16</p> <p style="font-size: 0.8em; margin: 0;">SCALE 1"=20'</p>	<p style="font-size: 2em; font-weight: bold; margin: 0;">NORR</p>
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APPLICANT: AP 100 W. HURON PROPERTY, LLC
 ADDRESS: 110 W. HURON STREET

INTRO DATE: 10.05.2016
 PLAN COMMISSION DATE: 11.17.2016




19008
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

DATE: November 18, 2016

RE: Proposed Amendment to Planned Development No. 1333 for property generally located at 100-110 West Huron Street.

On May 19, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by AP 100 W Huron Property, LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)