



City of Chicago



SO2016-1635

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 430-438 N Lasalle St and 142-150 W Hubbard St - App No. 18710
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: That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the DX-7 Downtown Mixed Use District symbols and indications as shown on Map No. 1-F in the area bounded by:

the alley next north of and parallel to West Hubbard Street; North LaSalle Street; West Hubbard Street; a line 105.66 feet west of and parallel to North LaSalle 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 attached herewith and made a part thereof and to no others.

SECTION 3: This ordinance shall take effect upon its passage and due publication.

STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number ____, (“Planned Development”) consists of approximately 10,575 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the PG Development, LLC.
2. 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 than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or 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, assignees 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, assign 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.

4. This Plan of Development consists of nineteen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment Map; Site Plan / Landscape Plan, Green Roof Plan and Building Elevations (North, South, East and West) prepared by Saroki Architecture and dated August 18, 21, 2016, submitted herein. 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 are permitted in the area delineated herein as a Business Planned Development: hotel, general retail sales, eating and drinking establishments, co-located wireless communication facilities and accessory and related uses.
6. On-Premise 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-Premise 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 site 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 FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 10,575 square feet. The improvements to be constructed on the Property will utilize the following series of FAR bonuses summarized in Bonus Worksheet, attached as Exhibit A:

<u>Description (list of all bonuses applied for and calculations)</u>	<u>FAR</u>
Base FAR:	7.00
Affordable Housing:	1.75
Adopt-A-Landmark;	1.40
Transit Infrastructure Improvements:	1.40
Upper Level Setback:	<u>.66</u>
 Total FAR:	 12.21

9. Pursuant to Section 17-4-1004-B4 of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit A (“Bonus Worksheet”). Projects 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 in accordance with formulas set forth in Section 17-4-1004-C. 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 to the Affordable Housing Opportunity Fund in the amount of \$636,606.40 (“Cash Payment”). The Applicant must make the required Cash Payment before the issuance of building permits for

the construction of any building on the Property, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. (See also attached Exhibit B – Affordable Housing Profile Form)

10. Pursuant to the Transit Infrastructure Improvements Bonus provisions of Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area permitted on the Property based on a cash contribution for public transit infrastructure improvements. The Applicant shall make a cash contribution in the amount of Five Hundred Nine Thousand Two Hundred Ninety-Two Dollars (\$509,292.00), which corresponds to a floor area bonus of 1.40 over the net site area of 10,575 square feet for a bonus square footage of 14,805 square feet. Pursuant to Section 17-4-1020-A of the Zoning Ordinance, the Applicant must enter into an agreement with the agency undertaking the improvements providing for such cash contribution. The Commissioner may require evidence that such cash contribution has been funded by the Applicant as a condition to issuance of any Part II approvals.
11. Pursuant to the Adopt-a-Landmark Bonus provisions of Section 17-4-1022 of the Zoning Ordinance, the Applicant has requested an increase in the floor area of the Property based on the proposed restoration of concrete balconies at the Marina City residential towers located at 300 North State Street (the “Landmark Project”). Pursuant to Section 17-4-1022 of the Zoning Ordinance, the Commissioner of Department of Planning and Development (the “Commissioner”), acting on behalf of the City and the Commission on Chicago Landmarks, is authorized and directed to enter into an agreement with the Marina Towers Condominium Association, which is the association of owners of the Landmark Project established pursuant to the Illinois Condominium Property Act, regarding the manner in which funds for renovation work in the Landmark Building relating to the Adopt-A-Landmark Bonus, as approved by the Commission on Chicago Landmarks, will be used. On July 7, 2016, the Commission on Chicago Landmarks approved a Scope of Work and Budget for the Landmark Project, providing for the expenditure of Five Hundred Nine Thousand Two Hundred Ninety-Two Dollars (\$509,292.00) in project costs (the “Project Costs”), which corresponds to a floor area bonus of 1.4 over the net site area of 10,575 square feet for a bonus square footage of 14,805 square feet. The agreement shall be in a form approved by the Corporation Counsel and shall be executed and submitted to the Department of Planning and Development prior to the issuance of any approvals pursuant to Section 17-13-0610 of the Chicago Municipal Code (“Part II”). The Commissioner may require evidence that the Project Costs have been funded by the Applicant as a condition to issuance of any Part II approvals. The terms and conditions of the Landmark Project Scope of Work and Budget may be modified administratively by the Commissioner in accordance with the provisions of Statement 15 of this Planned Development and as described in the Landmark Project Scope of Work and Budget.
12. 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 the Department of Planning and Development. 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.

13. 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 of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
14. 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.
15. 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.
16. 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.
17. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The proposed Planned Development shall be in compliance with the Sustainable Development Policy by obtaining either LEED or Green Globe certification and by providing a green roof of at least 50% of Net Roof Area containing a green roof of 5,147 square feet and shall meet the applicable storm water requirements of the Department of Water Management.
18. The Applicant commits to provide and fully fund the following infrastructure improvements prior to issuance of the final occupancy certificate for the project:
 - a. Install countdown pedestrian signals at the intersection of LaSalle/Hubbard; and
 - b. Install a northbound left turn arrow at the LaSalle/Hubbard traffic signal.

The funding, design and provision of all infrastructure improvements detailed in this Statement 15: A) will be the responsibility of the Applicant, B) will be subject to review and installation scheduling by the Department of Transportation, and C) must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way in compliance with the Municipal Code of the City of Chicago.

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

Bulk Regulations and Data Table

Site Area

Gross Site Area	24,210 sf (0.56 acres)
Planned Development Area in the Public Way	13,635 sf (0.31 acres)
Net Site Area	10,575 sf (0.24 acres)

Maximum Floor Area Ratio

	12.21
Base FAR:	7.00
Affordable Housing:	1.75
Adopt-A-Landmark;	1.40
Transit Infrastructure Improvements:	1.40
Upper Level Setback:	<u>.66</u>
Total FAR:	12.21

Total Buildable Area	129,120 sf
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Maximum Height

221'-0" to the roof of the highest occupied floor
 235'-0" to the roof of the highest enclosed space

Hotel Rooms

Maximum Number of Hotel Rooms	196 rooms
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Setbacks from the Property Line

In substantial conformance with Site Plan

Parking/Loading

Off Street Parking Spaces	0 Spaces
Minimum Number of Bicycle Space	0 Spaces
Off Street Loading Spaces	1



Exhibit A

FINAL FOR PUBLICATION

CITY OF CHICAGO
 DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
 BUREAU OF PLANNING AND ZONING
 APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 430-438 N. LaSalle St. & 142-150 W. Hubbard St. _____ Zoning District 42nd _____

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) * C * D	
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			–
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			–
Through-Block Connection (Outdoor)			1			–
Sidewalk Widening			2			–
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)	23,152	10,575	0.3	0.66		1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			–
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements					0.66	

OFF-SITE BONUSES

~~FINAL FOR PUBLICATION~~

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq ft of FAR bonus = 0.8 x median cost of 1 sq ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$) See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:					
	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	14,805	0.8	\$43.00	7.00	\$509,292.00
Pedway Improvements		0.8			
Adopt-A-Landmark	14,805	0.8	\$43.00	7.00	\$509,292.00
Affordable Housing	18,506	0.8	\$43.00	7.00	\$636,606.40
Education		0.8			

Totals	48,116			\$1,655,190.40
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Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:					
	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	14,805	10,575	7	1.40	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark	14,805	10,575	7	1.40	20% of H
Affordable Housing	18,506	10,575	7	1.75	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	7.00
FAR Bonus for On-Site Improvements	0.66
FAR Bonus for Off-Site Improvements	4.55
Total FAR	12.21
Total Financial Contribution	\$1,655,190.40

Maximum Floor Area with Base FAR	7.00 x 10,575 sf = 74,025
Floor Area with FAR Bonus On-Site Improvements	0.66 x 10,575 sf = 6,979
Floor Area with FAR Bonus Off-Site Improvements	4.55 x 10,575 sf = 48,116
Total Maximum Floor Area	12.21 x 10,575 sf = 129,120

Signature of Applicant

Date

Received by (Dept. of Housing & Econ. Dev.)

Date

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: July 12, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: LaSalle and Hubbard Hotel Development
 Development Address: 430-438 N. LaSalle & 142-150 W. Hubbard
 Ward: 42nd

If you are working with a Planner at the City, what is his/her name? Daniel Kliaber

Type of City involvement: City Land
 (check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *) *If yes, please provide copy of the TIF Eligible Expenses
 Zoning increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: PG Development, LLC
 Developer Contact (Project Coordinator): Jake Porritt
 Developer Address: 755 W. Big Beaver, Troy MI 48084
 Email address: jake@porrittgroup.com
 Telephone Number: 248-688-9763

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: _____ x 10%* = _____ (always round up)
 Total units total affordable units required
 *20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
 Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
 If parking is not included, what is the monthly cost per space? _____

Estimated date for the commencement of marketing:

Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1bed/1bath	4		800	\$1000	759	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? February 2017
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)


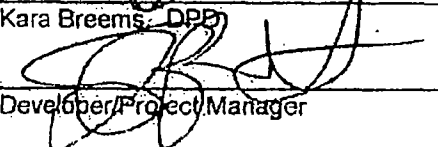
For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{18,506}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$43.00 = \$636,606.40$$

(from table below)

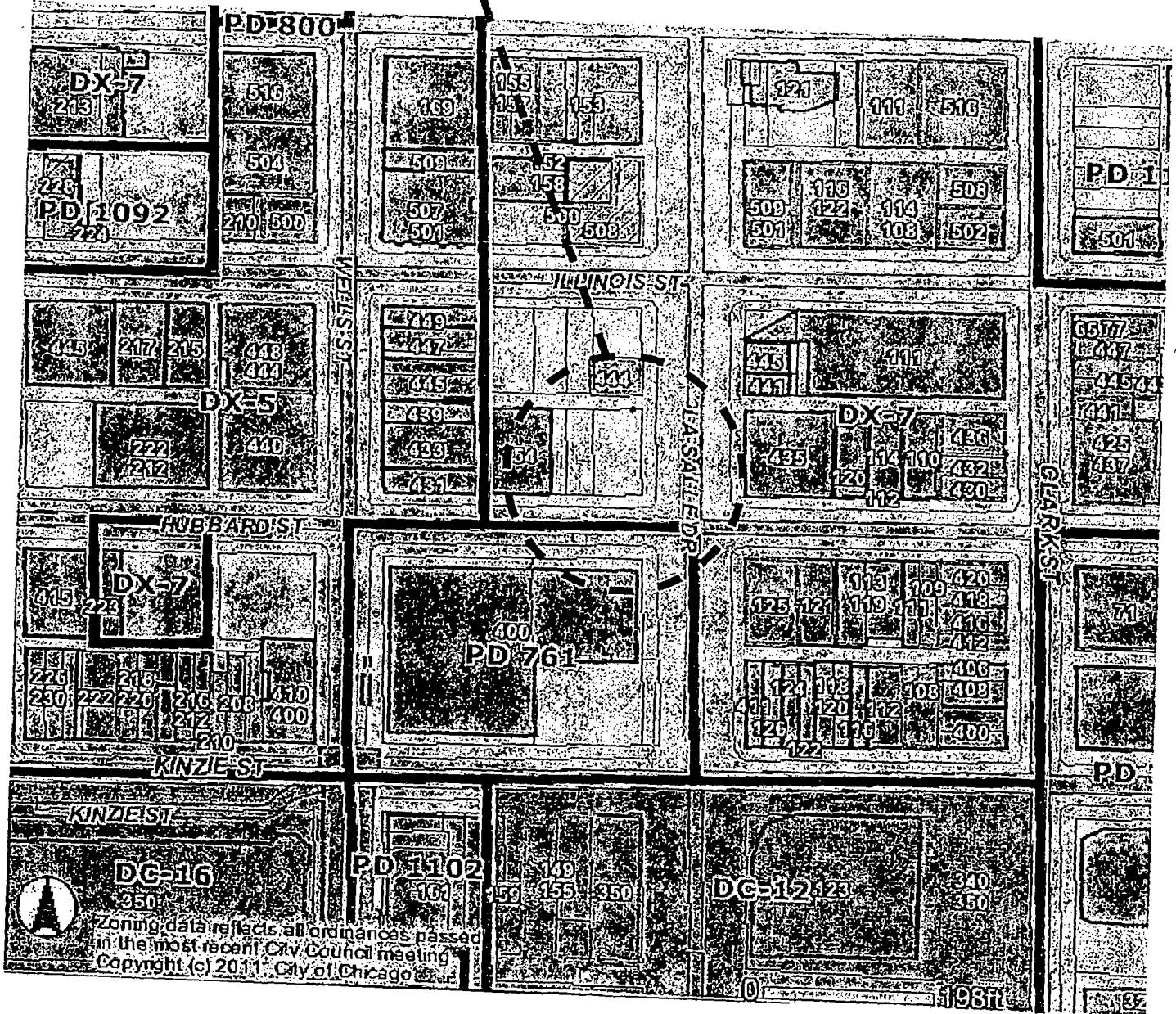
Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)


 Kara Breems, DPD

 Developer/Project Manager

7-15-16
 Date
 8/10/16
 Date

PROJECT SITE - - - - -



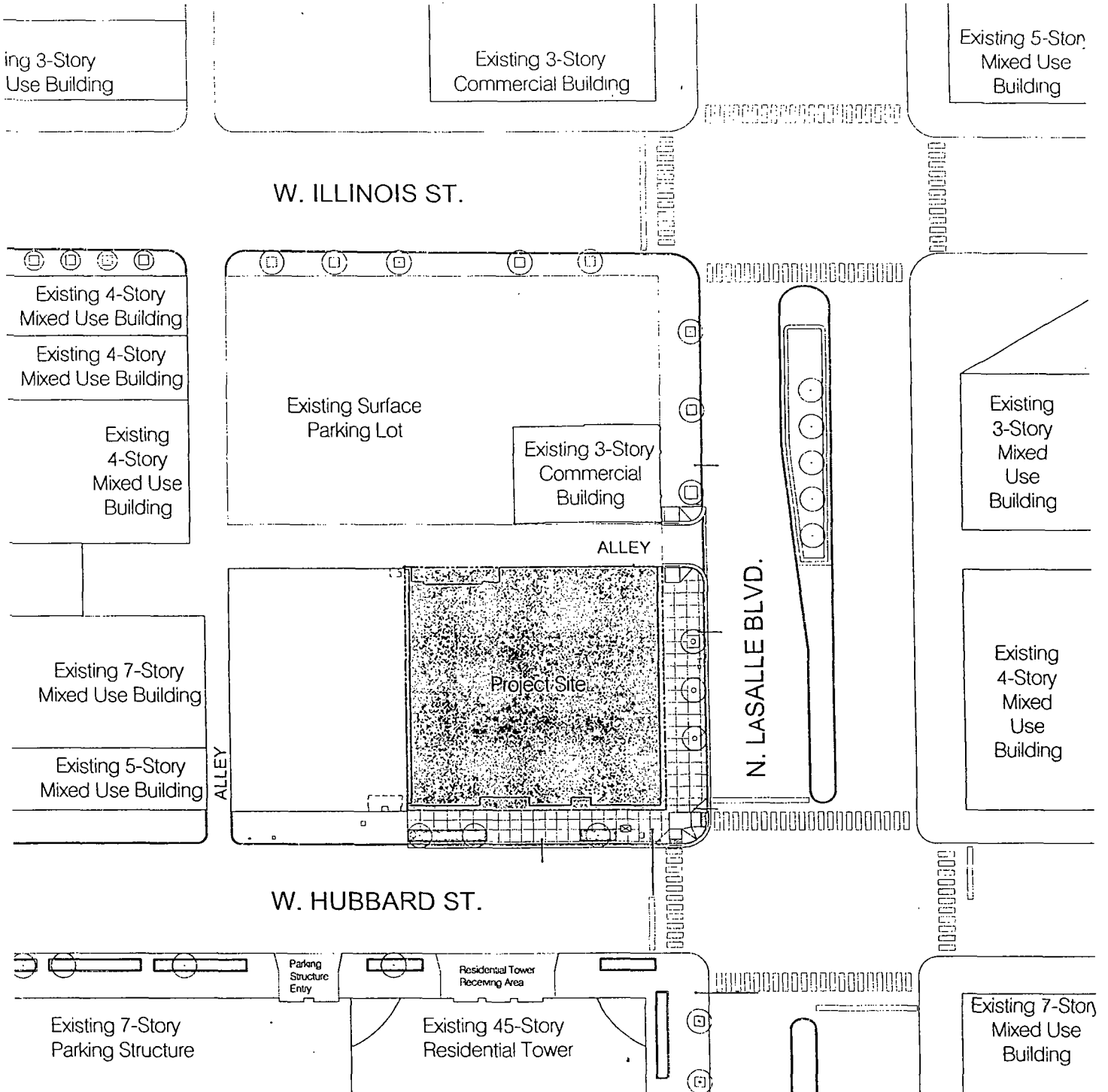
Zoning data reflects all ordinances passed in the most recent City Council meeting.
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**PORRITT
 GROUP**

**SAROKI
 ARCHITECTURE**

EXISTING ZONING MAP

Applicant: PG Development, LLC
 430-438 N. La Salle St. & 142-150 W. Hubbard St.
 Project: La Salle and Hubbard Hotel
 Date: 08.18.2016



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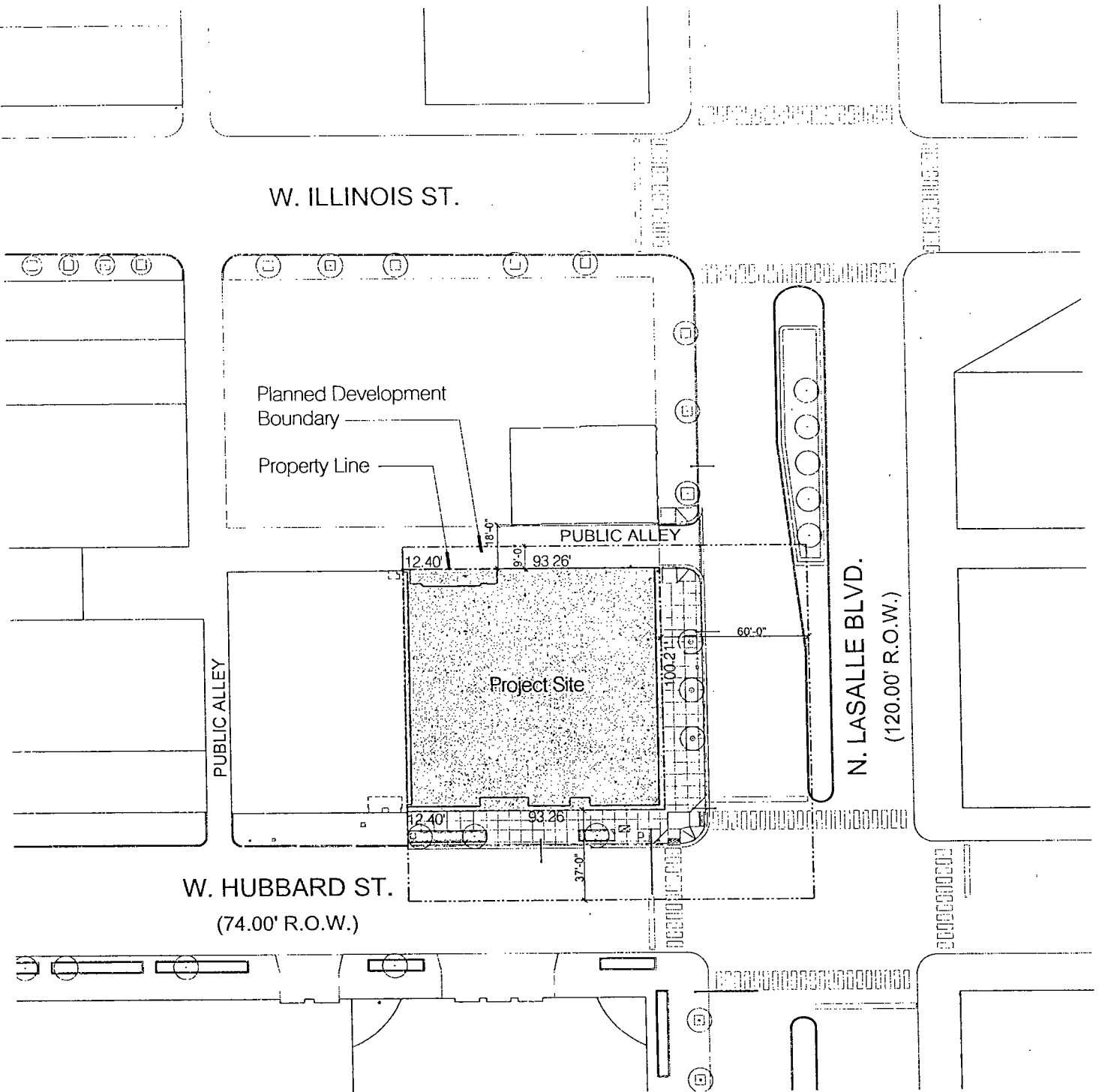
SAROKI
ARCHITECTURE

EXISTING LAND USE MAP

Applicant: PG Development, LLC
430-438 N. La Salle St. & 142-150 W. Hubbard St.

Project: La Salle and Hubbard Hotel

Date: 08.18.2016

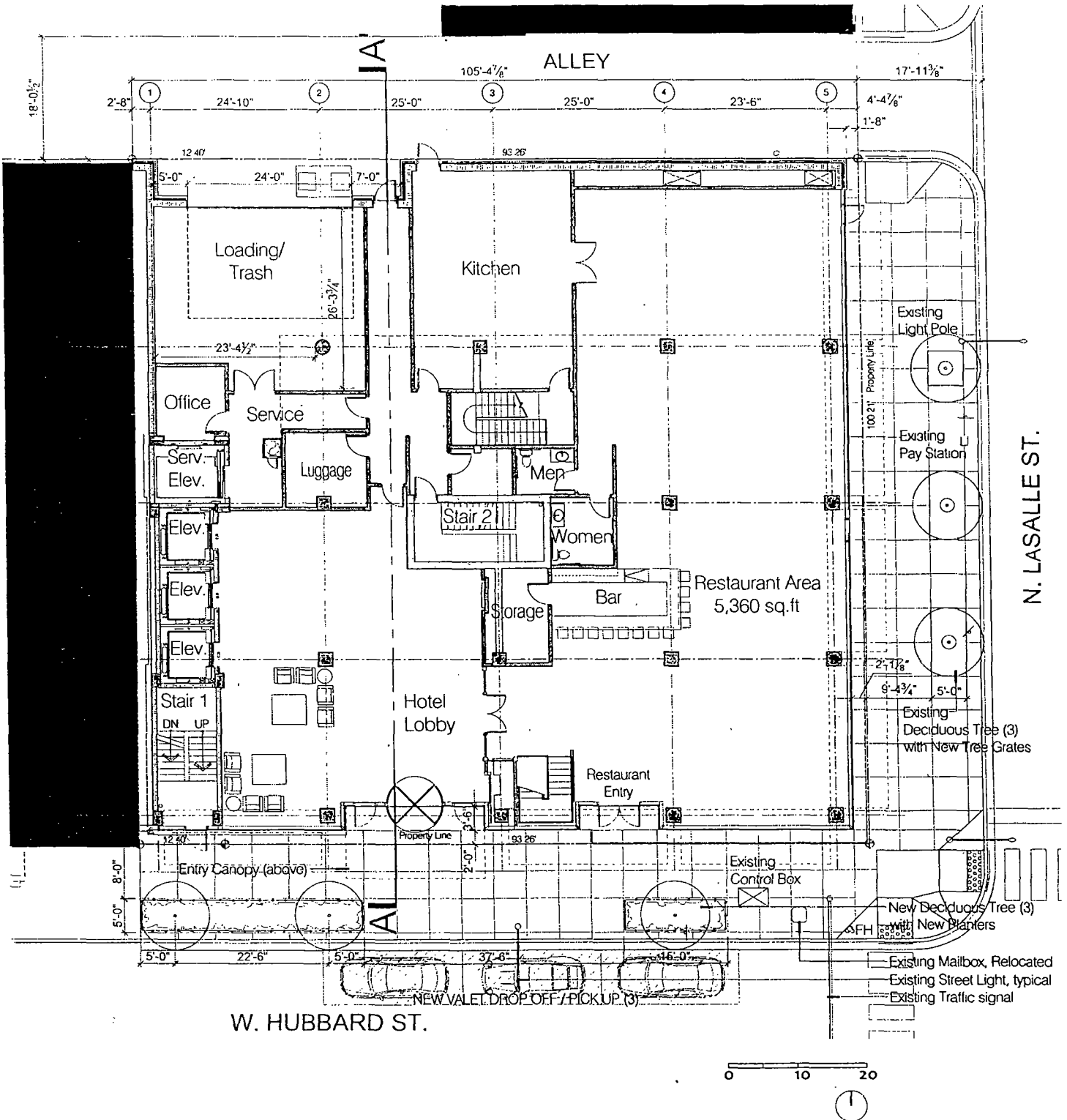


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ARCHITECTURE

PLANNED DEVELOPMENT, PROPERTY LINE & RIGHT OF WAY ADJUSTMENT MAP

Applicant: PG Development, LLC
430-438 N. La Salle St. & 142-150 W. Hubbard St.
Project: La Salle and Hubbard Hotel
Date: 08.18.2016

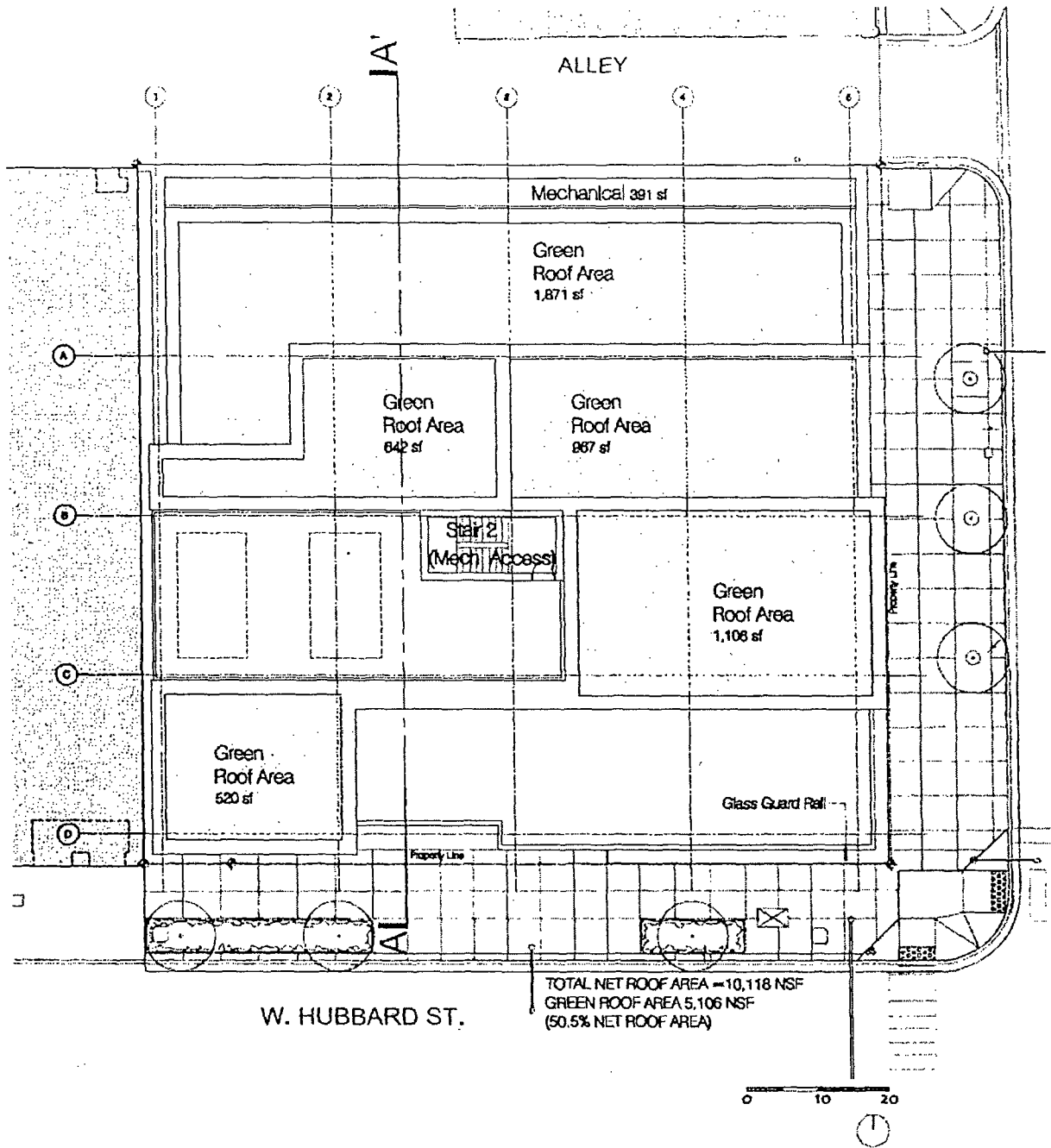


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SITE PLAN/LANDSCAPE PLAN/FLOOR PLAN LEVEL 1

Applicant: PG Development, LLC
430-438 N. La Salle St. & 142-150 W. Hubbard St.
Project: La Salle and Hubbard Hotel
Date: 08.18.2016

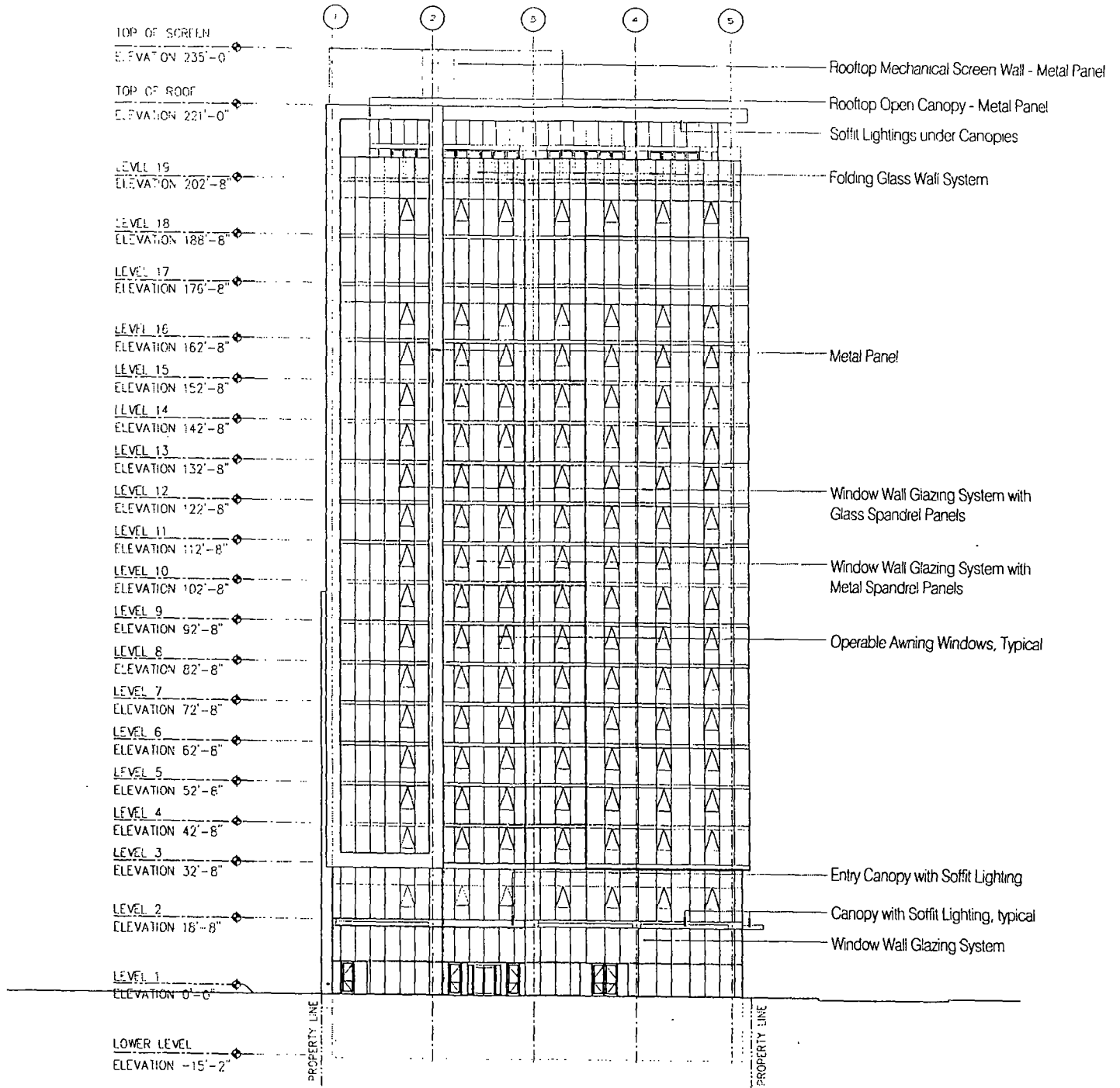


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ARCHITECTURE

GREEN ROOF PLAN

Applicant: PG Development, LLC
 430-438 N. La Salle St. & 142-150 W. Hubbard St.
 Project: La Salle and Hubbard Hotel
 Date: 08.18.2016

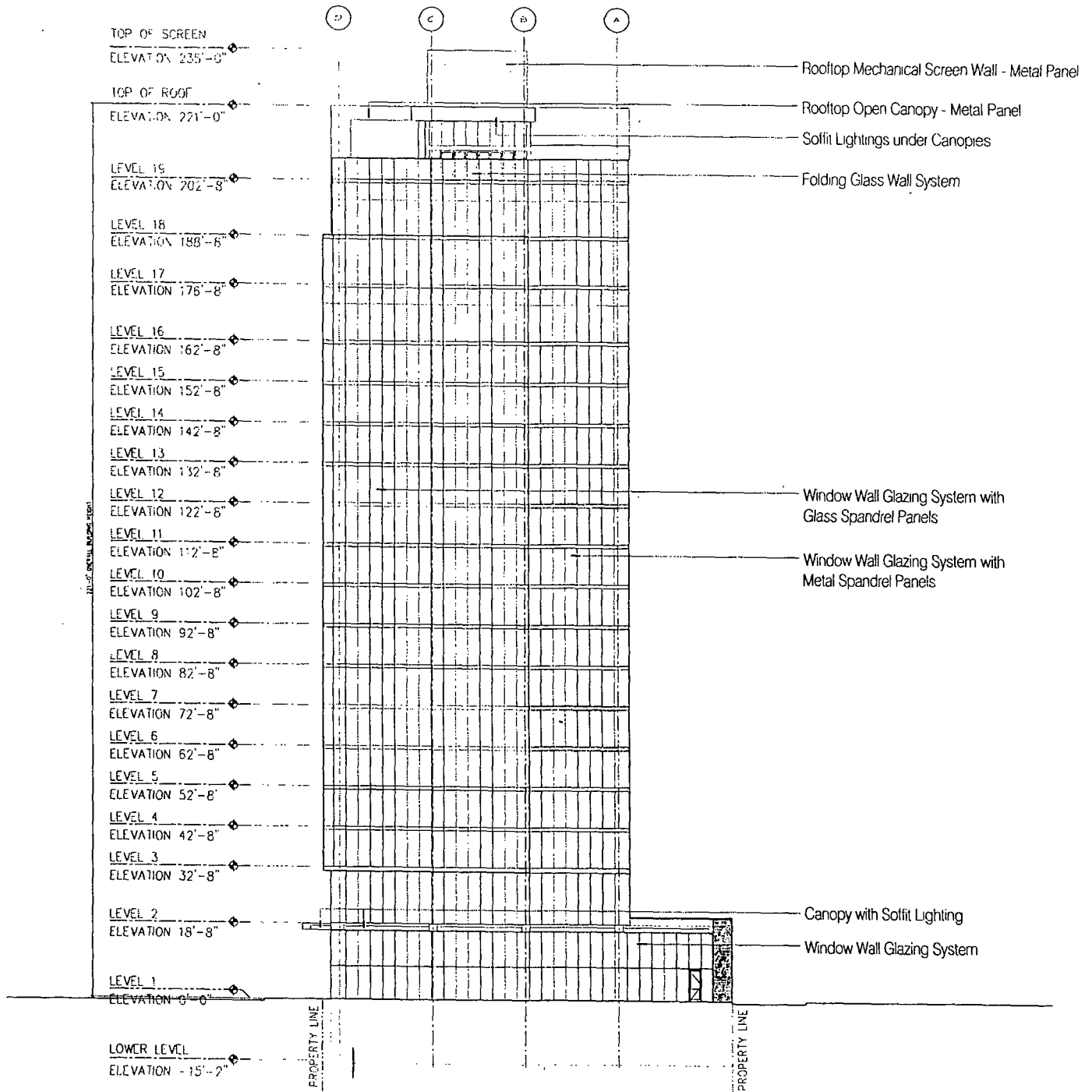


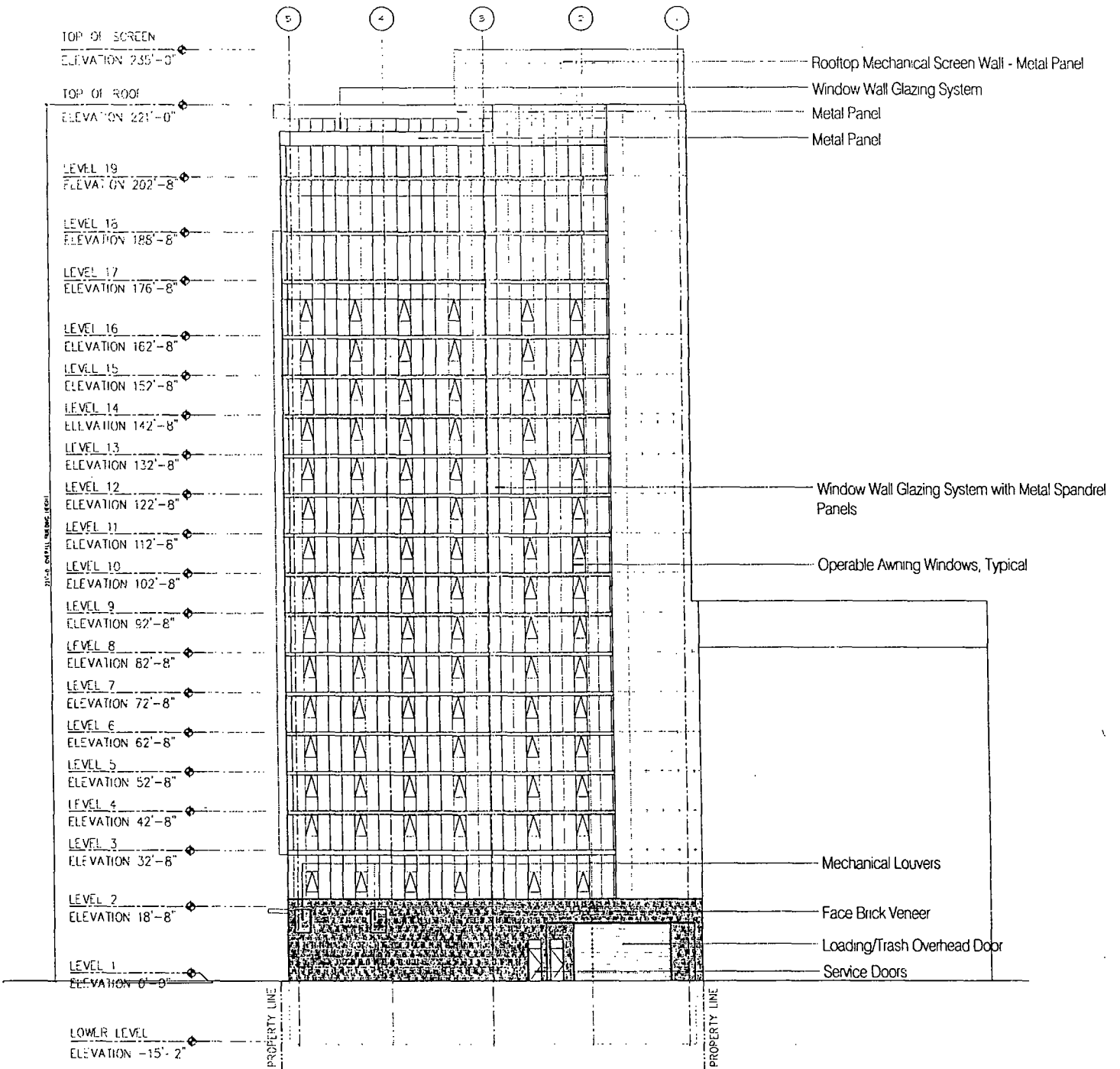
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ELEVATION-SOUTH (W. HUBBARD ST.)

Applicant: PG Development, LLC
430-438 N. La Salle St. & 142-150 W. Hubbard St.
Project: La Salle and Hubbard Hotel
Date: 08.18.2016





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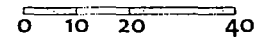
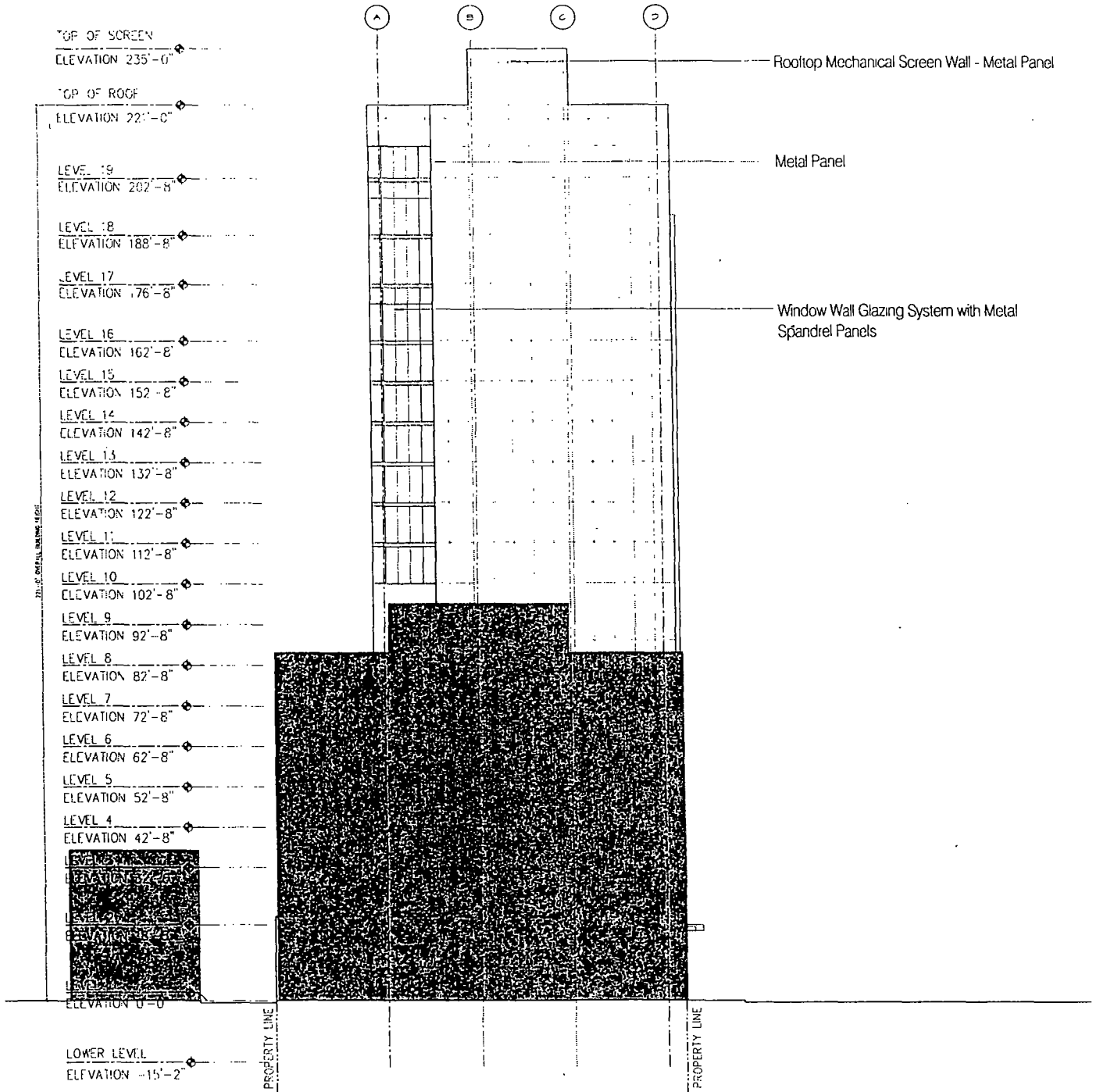
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ARCHITECTURE**

ELEVATION-NORTH

Applicant: PG Development, LLC
430-438 N. La Salle St. & 142-150 W. Hubbard St.

Project: La Salle and Hubbard Hotel

Date: 08.18.2016



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ELEVATION-WEST


Applicant: PG Development, LLC
430-438 N. La Salle St. & 142-150 W. Hubbard St.
Project: La Salle and Hubbard Hotel
Date: 08.18.2016



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: August 19, 2016

RE: Proposed Planned Development for property generally located at 430 North LaSalle Street.

On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by PG Development, LLC. A copy of the proposed planned development 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)