



Office of the Chicago City
Clerk



SO2012-3240

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	4/24/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 16882
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 No. 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

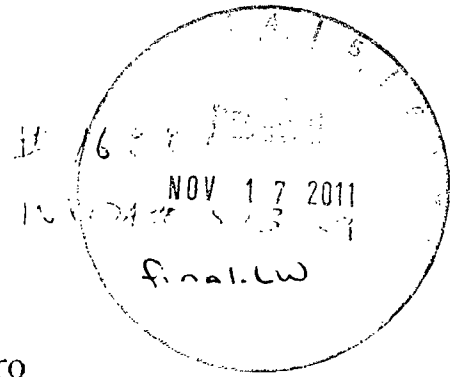
to those of a DX-12 Downtown Mixed-Use District.

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 No. 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.



CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. **ADDRESS** of the property applicant is seeking to rezone:

320 South Clinton Street

- 2. APPLICANT Toyoko Inn Chicago, LLC**

ADDRESS c/o Toyoko Inn Development Co., Ltd
135 Hillcrest Place

CITY North Bergen STATE New Jersey ZIP CODE 07047

PHONE 201/869-8118 CONTACT PERSON Kenshiro Oshima

3. Is the Applicant the owner of the Property? YES X NO
If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE	CONTACT PERSONS

4. On what date did the owner acquire legal title to the subject property?

December 19, 2006

5. Has the present owner previously rezoned this property? If yes, when?

No

6. Present Zoning District DX-7 Proposed Zoning District DX-12, then Business Planned Development

7. Lot size in square feet (or dimensions?) 15,191 square feet /0.35 acres

8. Current Use of the property Surface level parking lot.

9. Reason for rezoning the property: The Applicant proposes to construct a 23-story hotel building on the Subject Property.

10. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The proposed building will contain 615 hotel rooms, 123 accessory parking spaces and the customary hotel uses (lobby, restaurant, etc.) on the ground floor.

11. On May 14th 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO _____ X _____

PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA= NET SITE AREA + AREAS REMAINING IN PUBLIC RIGHTS OF WAY

17,805.14 SQ. FT. (0.41 ACRES) = 15,191 SQ. FT. (0.35 ACRES) + 2,614.14 SQ. FT. (0.06 ACRES)

PERMITTED USES	Hotel uses, retail uses, accessory parking, related and accessory uses.
MAXIMUM FLOOR AREA RATIO	12
MAXIMUM # OF HOTEL KEYS	615
MAXIMUM # OF OFF-STREET PARKING SPACES	123
MINIMUM # OF OFF-STREET LOADING SPACES	2 @ 10 feet x 25 feet each
MAXIMUM BUILDING HEIGHT	251.83 feet (269.83 feet to top of structure)

APPLICANT: Toyoko Inn Chicago, LLC
320 South Clinton Street
Chicago, Illinois 60661

DATE: May 13, 2009

REVISED: November 17, 2011

320 SOUTH CLINTON STREET - BUSINESS PLANNED DEVELOPMENT**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 acres) 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, 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 title holders 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 title holders 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.

APPLICANT: Toyoko Inn Chicago, LLC
320 South Clinton Street
Chicago, Illinois 60661
DATE: May 13, 2009
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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-premise 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

APPLICANT: Toyoko Inn Chicago, LLC
ADDRESS: 320 South Clinton Street
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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

APPLICANT: Toyoko Inn Chicago, LLC
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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 (F.A.R.) 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 title holders 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

APPLICANT: Toyoko Inn Chicago, LLC
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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 (“L.E.E.D.”) 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 (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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. 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.

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ADDRESS:	320 South Clinton Street
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DATE:	May 13, 2009
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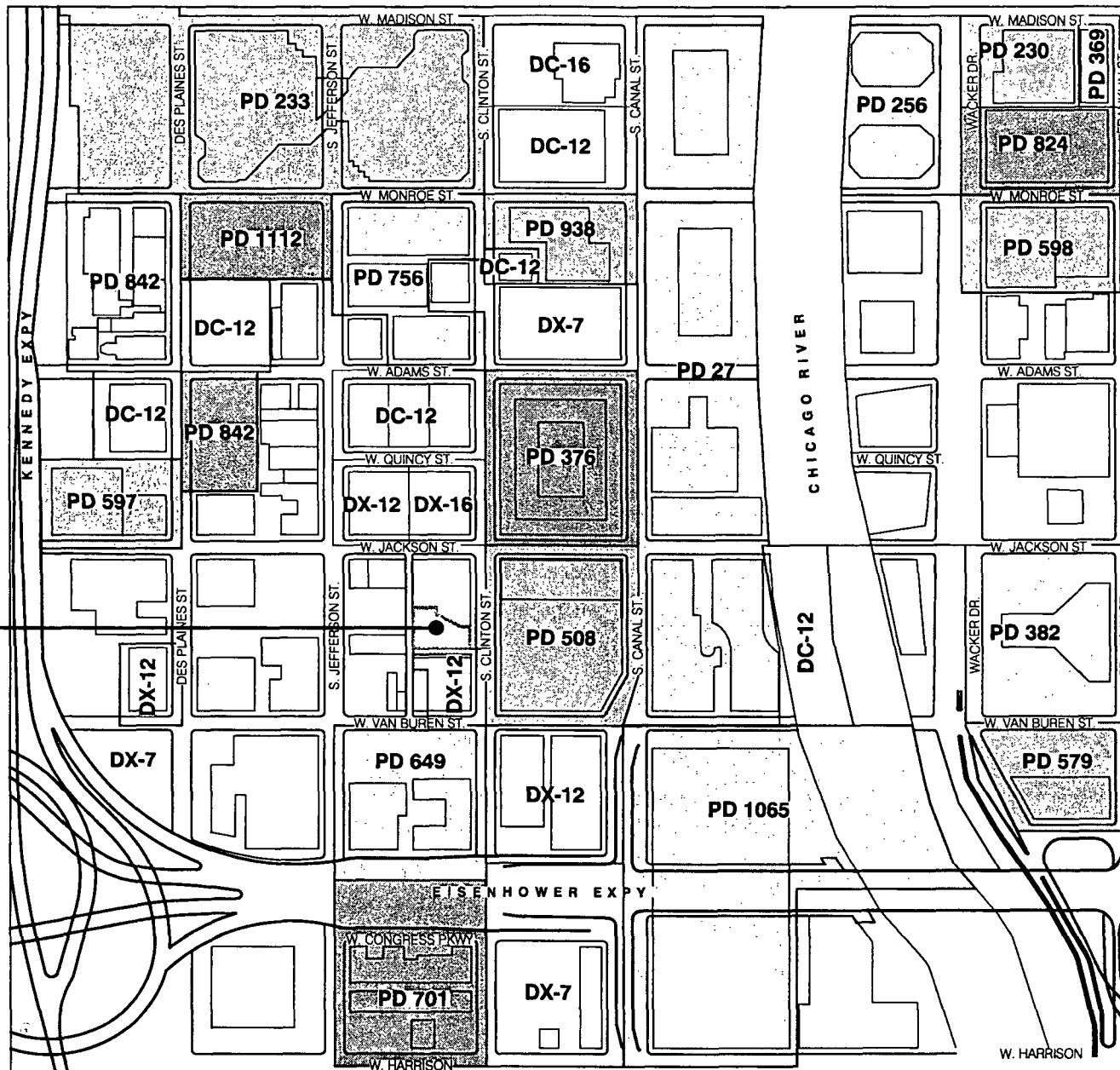
The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

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.

APPLICANT:	Toyoko Inn Chicago, LLC
ADDRESS:	320 South Clinton Street
	Chicago, Illinois 60661
DATE:	May 13, 2009
REVISED:	November 17, 2011

PROJECT SITE



APPLICANT:

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

ZONING MAP

DATE:

MAY 13, 2009

REVISED:

NOVEMBER 17, 2011



VOA ASSOCIATES, INC.

NOT TO SCALE



FINAL FOR PUBLICATION



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

DATE: MAY 13, 2009
REVISED: NOVEMBER 17, 2011

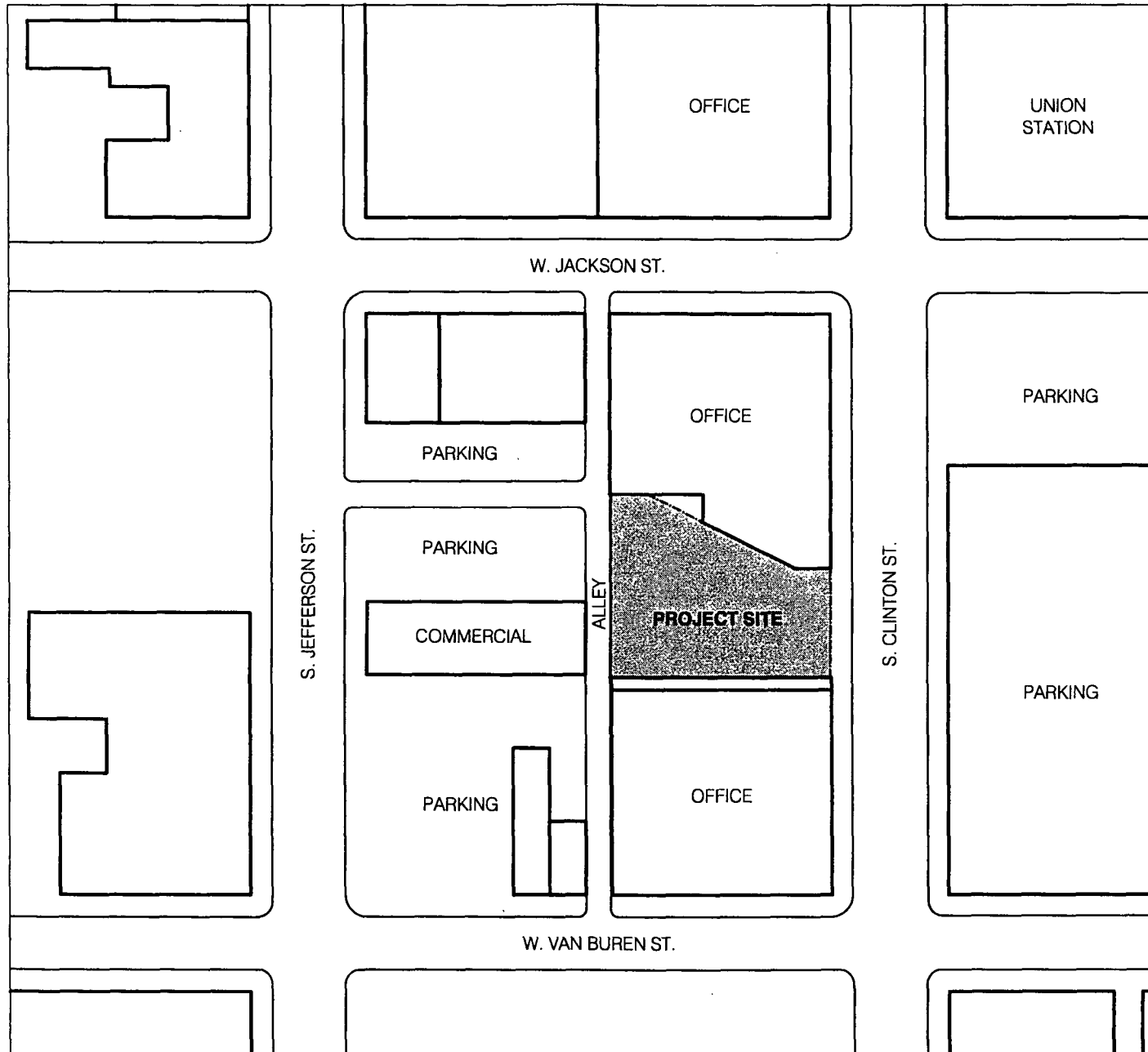
AERIAL SITE PLAN



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APPLICANT:

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

DATE:

MAY 13, 2009

REVISED:

NOVEMBER 17, 2011

EXISTING LAND USE MAP

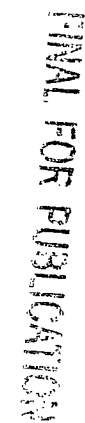


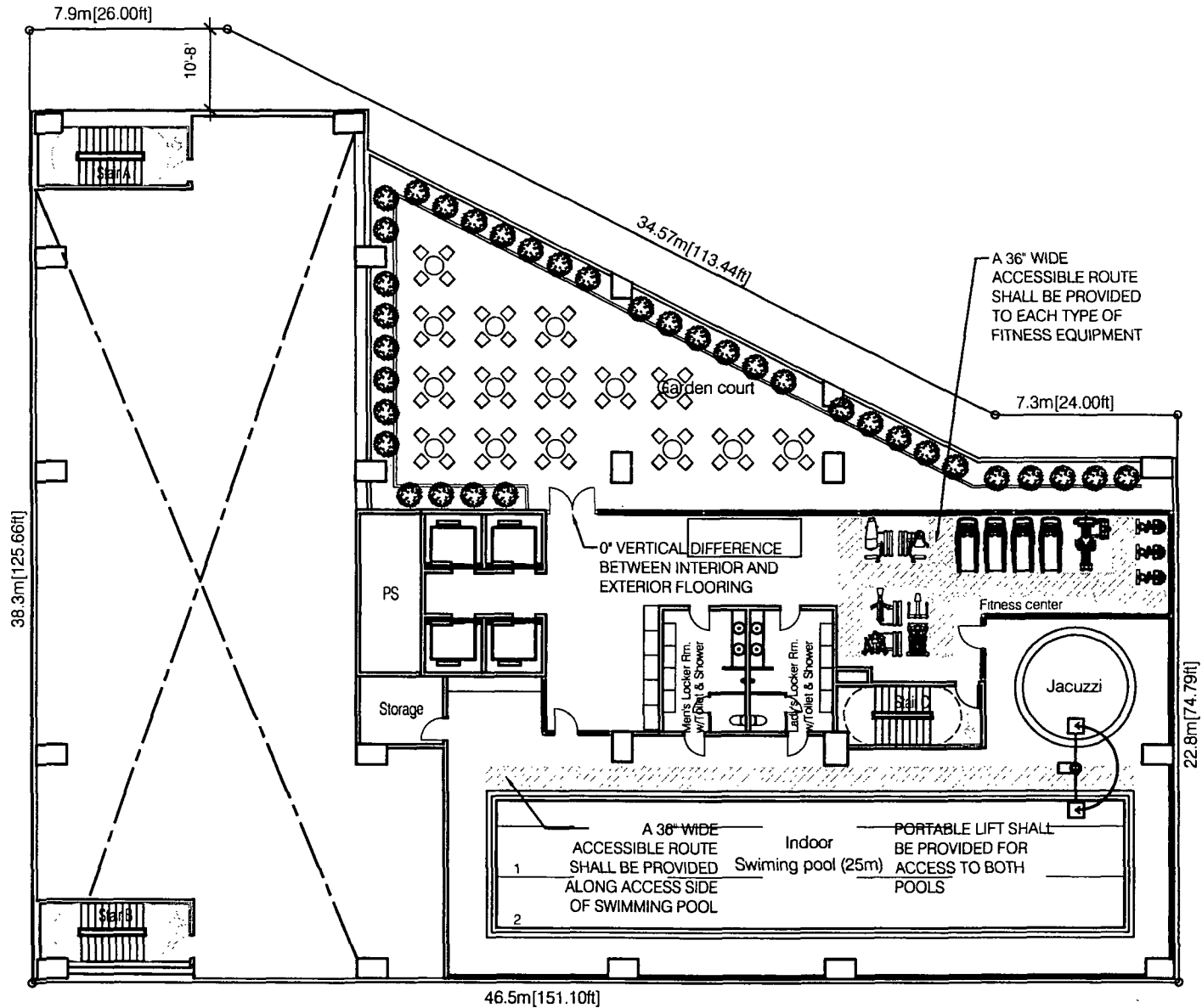
VOA ASSOCIATES, INC.

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APPLICANT:

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

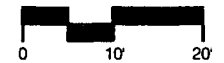
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NOVEMBER 17, 2009

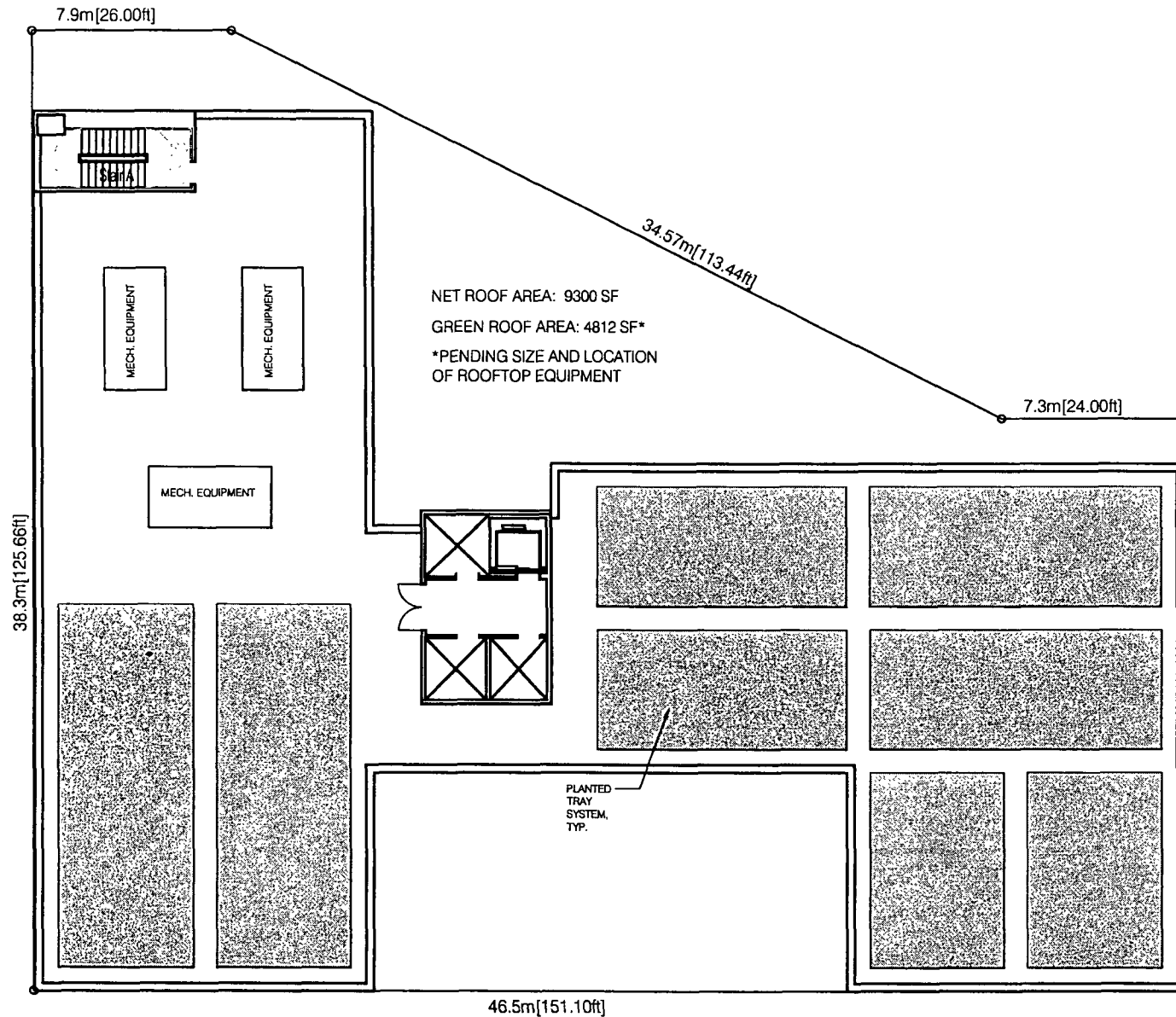
8TH FLOOR PLAN



VOA ASSOCIATES, INC.



3/13/2009 10:00 AM



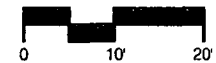
APPLICANT:

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

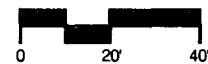
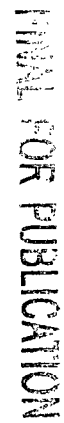
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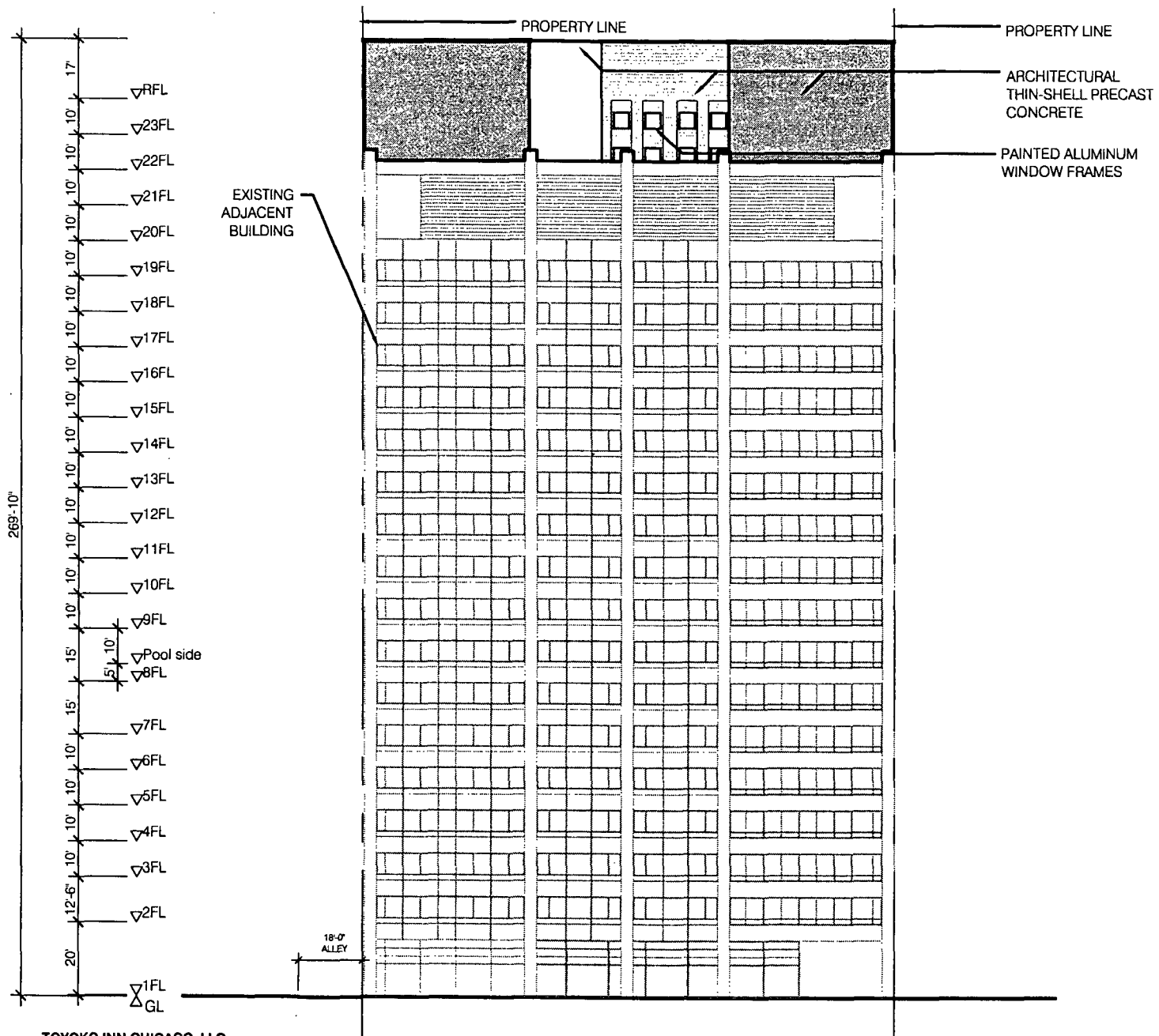
AUGUST 5, 2011
 NOVEMBER 17, 2009

ROOF PLAN



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APPLICANT:

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

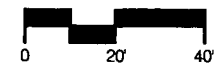
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MAY 13, 2009

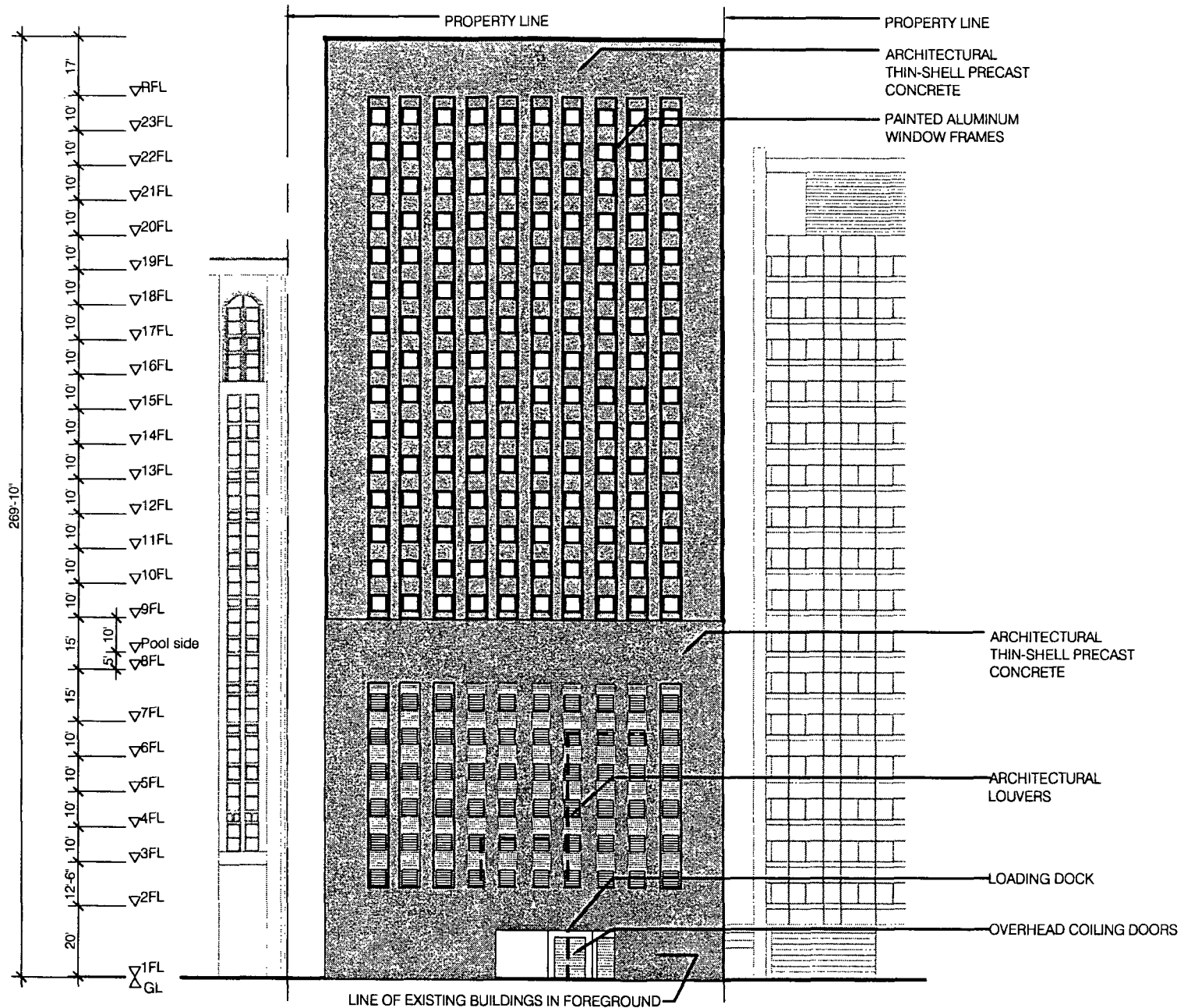
REVISED:

NOVEMBER 17, 2011

VOA
VOA ASSOCIATES, INC.



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APPLICANT:

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

DATE:

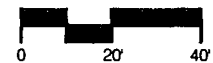
MAY 13, 2009

REVISED:

NOVEMBER 17, 2011

WEST ELEVATION - ALLEY

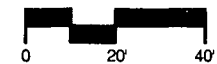
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VOA ASSOCIATES, INC.



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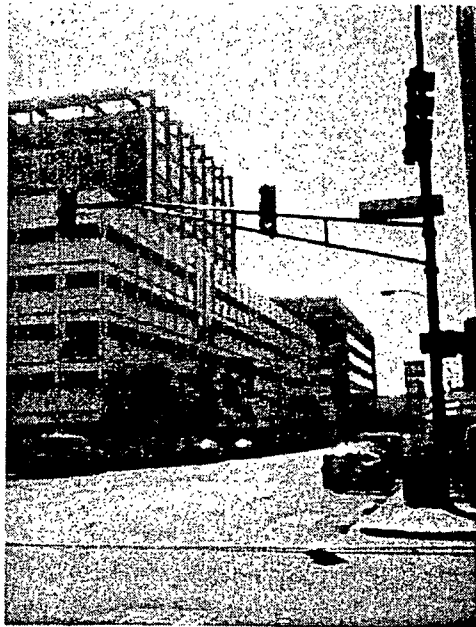




EXISTING SITE (VIEW FROM WEST)



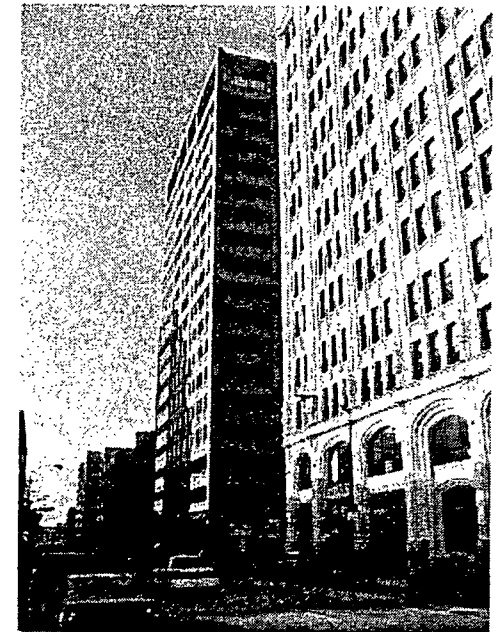
VIEW OF EXISTING STREETWALL



CLINTON STREET VIEW LOOKING SW



EXISTING SITE (VIEW FROM EAST)



CLINTON STREET VIEW LOOKING SE

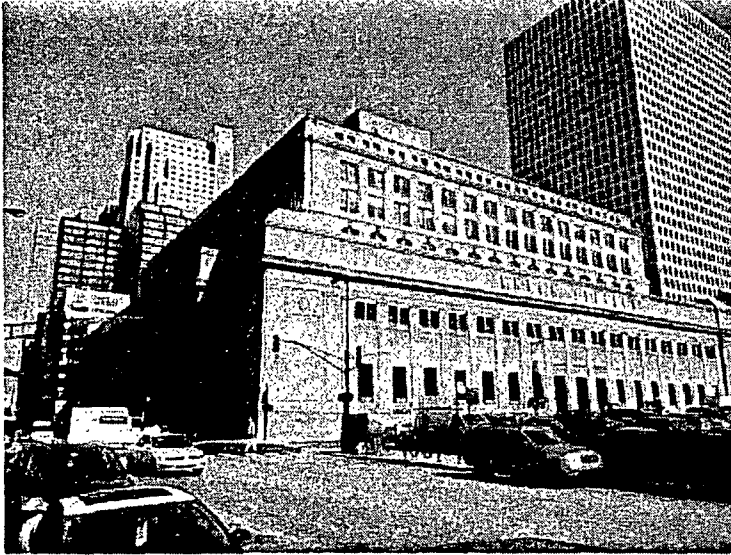
APPLICANT: TOYOKO INN CHICAGO, LLC
320 S CLINTON STREET
CHICAGO, IL 60661

DATE: MAY 13, 2009
REVISED: NOVEMBER 17, 2011

EXISTING SITE AND CONTEXT PHOTOS



VOA ASSOCIATES, INC.



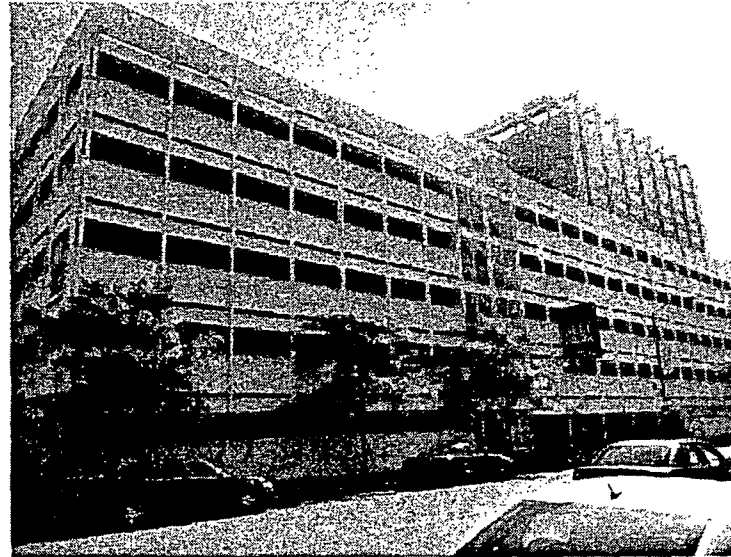
UNION STATION



ADJACENT NORTHERN BUILDING



ADJACENT SOUTHERN BUILDING



PARKING STRUCTURE OPPOSITE EXISTING SITE

APPLICANT:

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

DATE:

MAY 13, 2009

REVISED:

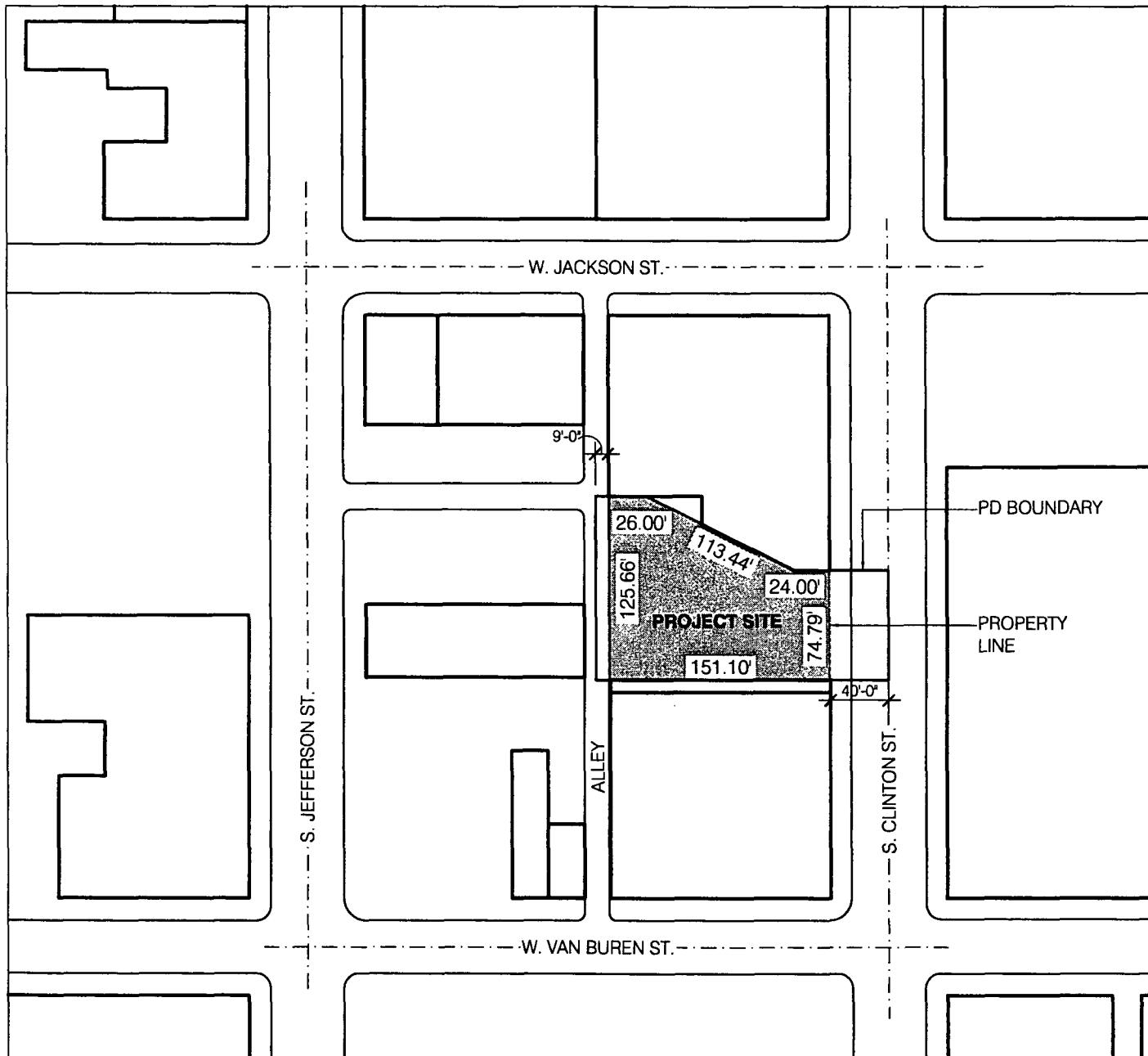
NOVEMBER 17, 2011

EXISTING CONTEXT PHOTOS



VOA ASSOCIATES, INC.

FINAL FOR PUBLICATION



APPLICANT: TOYOKO INN CHICAGO, LLC
320 S CLINTON STREET
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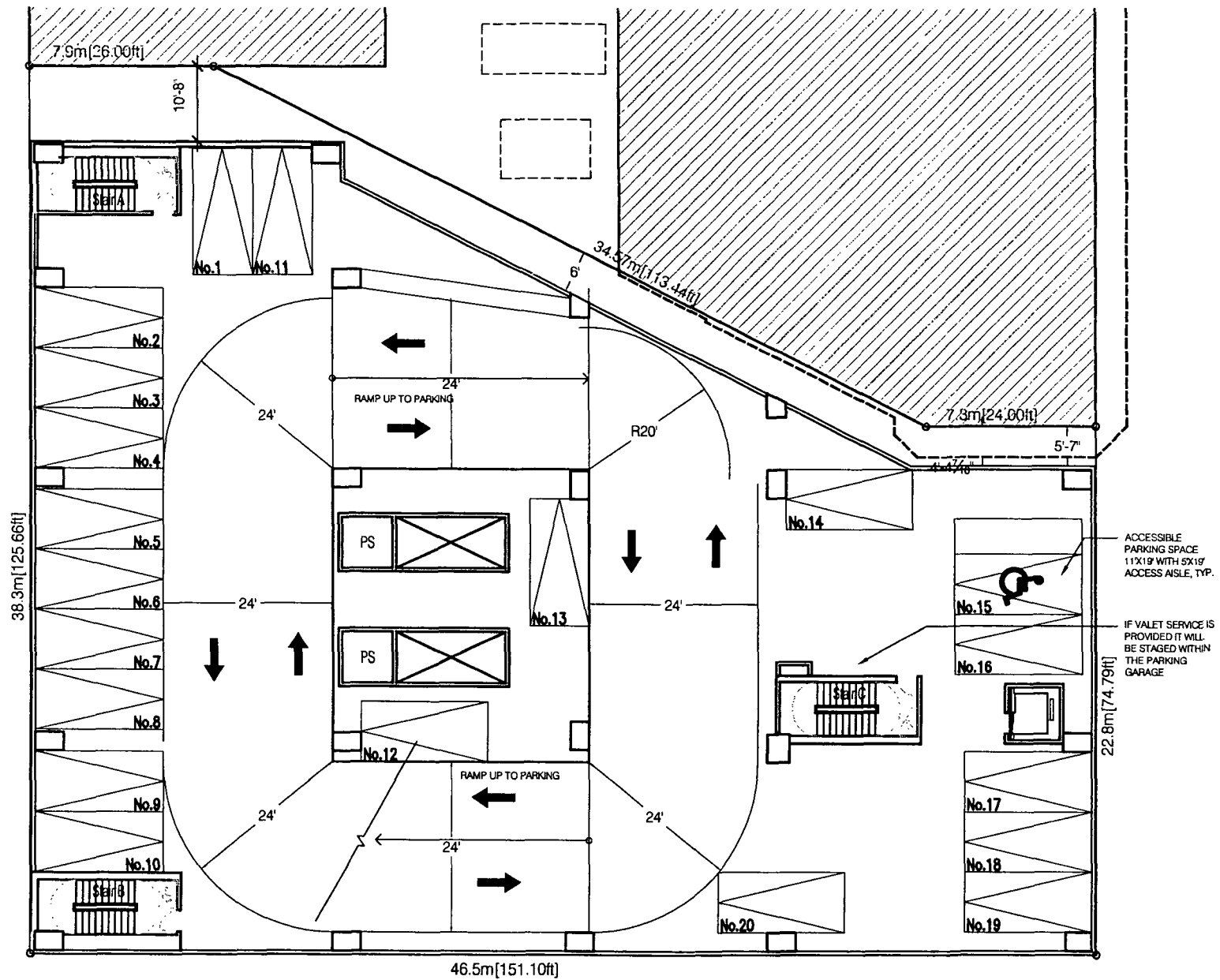
PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP



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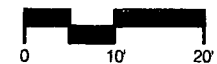
APPLICANT:

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

DATE:
REVISED:

MAY 13, 2009
NOVEMBER 17, 2009

TYPICAL PARKING FLOOR PLAN



FINAL FOR PUBLICATION

FINAL

**REPORT
to the
CHICAGO PLAN COMMISSION
from
THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
BUREAU OF PLANNING AND ZONING**

NOVEMBER 17, 2011

FOR APPROVAL: PROPOSED BUSINESS PLANNED DEVELOPMENT

APPLICANT: TOYOKO INN CHICAGO, LLC

LOCATION: 320 SOUTH CLINTON STREET

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing, and Economic Development hereby submits this report and recommendation on a proposed Business Planned Development for your review and recommendation to the Chicago City Council. The application for the Chicago Zoning Ordinance was introduced into the City Council on May 13, 2009. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on, November 2, 2011. The Applicant was separately notified of this hearing.

The site is currently zoned DX-7 Downtown Mixed-Use District and the applicant seeks to rezone the site to a DX-12 Downtown Mixed-Use District prior to establishing the Business Planned Development. The applicant, Toyoko Inn Chicago, LLC is submitting this application as an elective Business Planned Development.

Pursuant to Section 17-8-0600, which states that planned development review and approval is permitted if the proposed development is to be located on a site with a minimum site area of 12,500 in any D-District; is to include a building that is at least 50% of the height of a building that triggers a mandatory planned development.

PROJECT BACKGROUND

The property located at 320 South Clinton Street (the "Property") is an irregularly shaped parcel located on the west side of South Clinton Street containing 15,191 square feet of lot area. The Property is currently improved with a surface-level public parking lot. Driveways serving this use exist on South Clinton Street and the public alley at the rear of the Property. The existing parking lot can accommodate approximately 100 cars.

SITE AND AREA DESCRIPTION

The total net site area of the proposed planned development is 15,128 square feet and is currently bounded by a mix of zoning districts and uses that range from institutional to business. The proposed site is zoned DX-7 but the properties on either side of it and across Clinton Street are zoned DX-12; the district the applicant is requesting. The site is located in

the West Loop and in the Canal Street / Congress Expressway Tax Increment Finance District. The Property is currently improved with a surface-level public parking lot. Driveways serving this use exist on South Clinton Street and the public alley at the rear of the property. The existing parking lot can accommodate approximately 100 cars when parked in a valet arrangement. The site is immediately accessible via public transit from CTA's # 126 Jackson bus line and the # 157 Streeterville/Taylor bus lines. The METRA / Amtrack Union Station, and the Quincy and LaSalle CTA train stations are located approximately one half mile from the site.

PROJECT DESCRIPTION / BUILDING DESIGN

The Applicant, Toyoko Inn Chicago, LLC, proposes to construct a 23-story hotel building on the Property containing 615 guest rooms, hotel and business amenities, 123 off-street parking spaces, and 2 off-street loading berths. The design of the building and materials are contextual with the adjacent buildings. They include, Aluminum Louvers, Aluminum Painted Window System with Low-E vision glass, metal wall panels, and an architectural pre-cast concrete wall system.

ACCESS/CIRCULATION

The building's 123 off-street parking spaces will be located on floors two through seven and will be accessed from a driveway at the south side of the Property along South Clinton Street. Instead of the one required off-street loading berth at 10 x 50 feet in size, the Applicant proposes to provide two loading berths at 10 feet by 25 feet each, which will be accessed from the 18-foot public alley at the rear of the Property. This configuration will better serve the needs of the proposed building. The pedestrian entrance to the proposed hotel is located at the north side of the property's Clinton Street frontage. The site plan also provides for four bicycle racks located at the front of the building with a maximum capacity to park 13 bicycles.

LANDSCAPE / SUSTAINABILITY

The applicant has agreed to meet the requirements of the City of Chicago's Sustainable Matrix by achieving LEED Certification for the building and will provide a 50% green roof (approx. 5,000 square feet) over the net roof area. The applicant has also agreed to install the approved Landscaping in accordance with the Site/Landscape Plan and maintain in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

BULK/USE/DENSITY

The proposed plan of development has a maximum allowed F.A.R of 12 and a height limit of 292 feet. The project complies with the parking requirements of the Chicago Zoning Ordinance for a development of this size. The project is in keeping with the context of the surrounding area and the proposal will not exceed the maximum allowed F.A.R of 12.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

- 1) The project meets the criteria and objectives set forth in Section 17-8-0900 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare by improving a surface parking lot with a hotel.
- 2) The project meets the criteria and objectives set forth in Section 17-8-0901 Use, Bulk, Density and Intensity by conforming to the surrounding neighborhood in terms of height, FAR, parking and other requirements of the DX-12 Downtown Mixed Use District.
- 3) The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.
- 4) The proposed Planned Development has been reviewed by the Chicago Department of Transportation's Project Review Committee and all requested changes have been made.
- 5) The Department of Housing and Economic Development circulates all applications required to go to Plan Commission for approval to other City departments and agencies for their review and recommendation. As such, copies of this application have been circulated to other City departments and all comments received have been addressed in the revised application.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for a Business Planned Development for Toyoko Inn Chicago, LLC be approved and the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "As-Revised, Passage Recommended".

Department of Housing and Economic Development
Bureau of Planning and Zoning



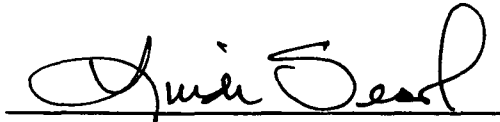
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

320 SOUTH CLINTON STREET

- WHEREAS,** the Applicant, Toyoko Inn Chicago, LLC, has submitted an application to rezone the property from a DX-7 Downtown Mixed-Use District to a DX-12 Downtown Mixed-Use District prior to establishing the Business Planned Development; and
- WHEREAS,** the Applicant, proposes to construct a 23-story hotel building on the property containing 615 guest rooms, 123 off-street parking spaces, and 2 off-street loading berths; and
- WHEREAS,** an application to rezone the Property was introduced to the City Council on May 13, 2009; and
- WHEREAS,** proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on November 2, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on November 17, 2011; and
- WHEREAS,** this Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Housing and Economic Development recommended approval of the application, which the recommendation and explanation contained in the written report dated November 17, 2011, a copy of which is attached hereto and made a part hereof; and
- WHEREAS,** the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed development, the report and recommendation of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on November 17, 2011, giving due and proper consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application dated November 17, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standard of the final zoning application dated November 17, 2011; and
3. THAT the above-stated recitals to this resolution together with the report of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment application.

A handwritten signature in black ink, appearing to read "Linda Searl", written over a horizontal line.

Linda Searl
Chairman
Chicago Plan Commission

BPD No. _____

Approved: November 17, 2011