



City of Chicago



SO2016-1629

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 100-110 W Huron St amd 700-710 N Clark St - App No. 18704
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 the 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:

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 those of a Business Planned Development 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.

Property Address: 100 - 10 W. Huron St./700 - 710 N. Clark St.

BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 11,985 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”), representing the Net Site Area of this Planned Development. and is owned or controlled by the Applicant, AP 100 W. Huron Property, 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 titleholder 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 sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Sub-Area Map; and a Site/Landscape Plan; a Green Roof Plan and Building Elevations prepared by Norr and dated May 19, 2016 all submitted herein. Full-sized copies 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

APPLICANT: AP 100 W. Huron Property, LLC
ADDRESS: 100 – 110 W. Huron St./700 – 710 N. Clark St.
INTRODUCTION DATE: March 16, 2016
PLAN COMMISSION DATE: May 19, 2016

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:

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-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 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 and the following bonuses:

Affordable Housing Bonus:	1.75
Upper Level Setback Bonus:	1.00
Total FAR:	9.75

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 bonus worksheet required under Section 17-4-1003-D and attached hereto as an Exhibit

APPLICANT: AP 100 W. Huron Property, LLC
ADDRESS: 100 – 110 W. Huron St./700 – 710 N. Clark St.
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("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 the 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 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.

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 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.

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, Environment 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.

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, renovate and maintain all buildings in a manner that provides healthier indoor

APPLICANT: AP 100 W. Huron Property, LLC
ADDRESS: 100 – 110 W. Huron St./700 – 710 N. Clark St.
INTRODUCTION DATE: March 16, 2016
PLAN COMMISSION DATE: May 19, 2016

BUSINESS PLANNED DEVELOPMENT _____

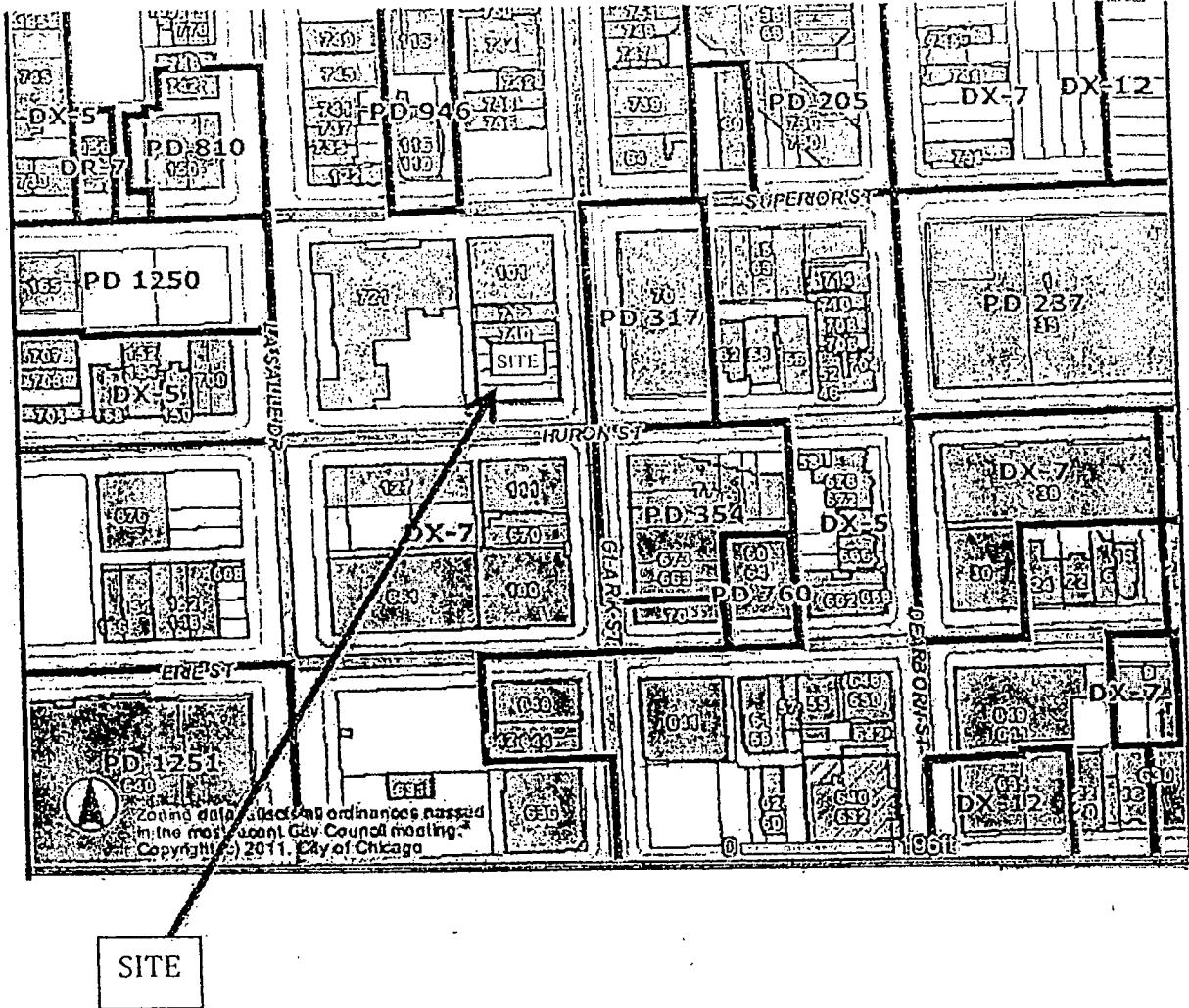
PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Sub-Area A Net Site Area:	9,785.00 sq. ft.
Sub-Area B Net Site Area:	2,200.00 sq. ft.
Total Net Site Area:	11,985.00 sq. ft.
Area Remaining in the Public Right of Way:	9,245.53 sq. ft.
 Gross Site Area:	 21,230.53 sq. ft.
 Maximum Floor Area Ratio:	
Sub-Area A:	11.72
Sub-Area B:	1.00
Overall:	9.75
 Maximum Number of Hotel Rooms:	 200 keys
 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:	
Sub-Area A:	180.08 ft.
Sub-Area B:	20.00 ft.

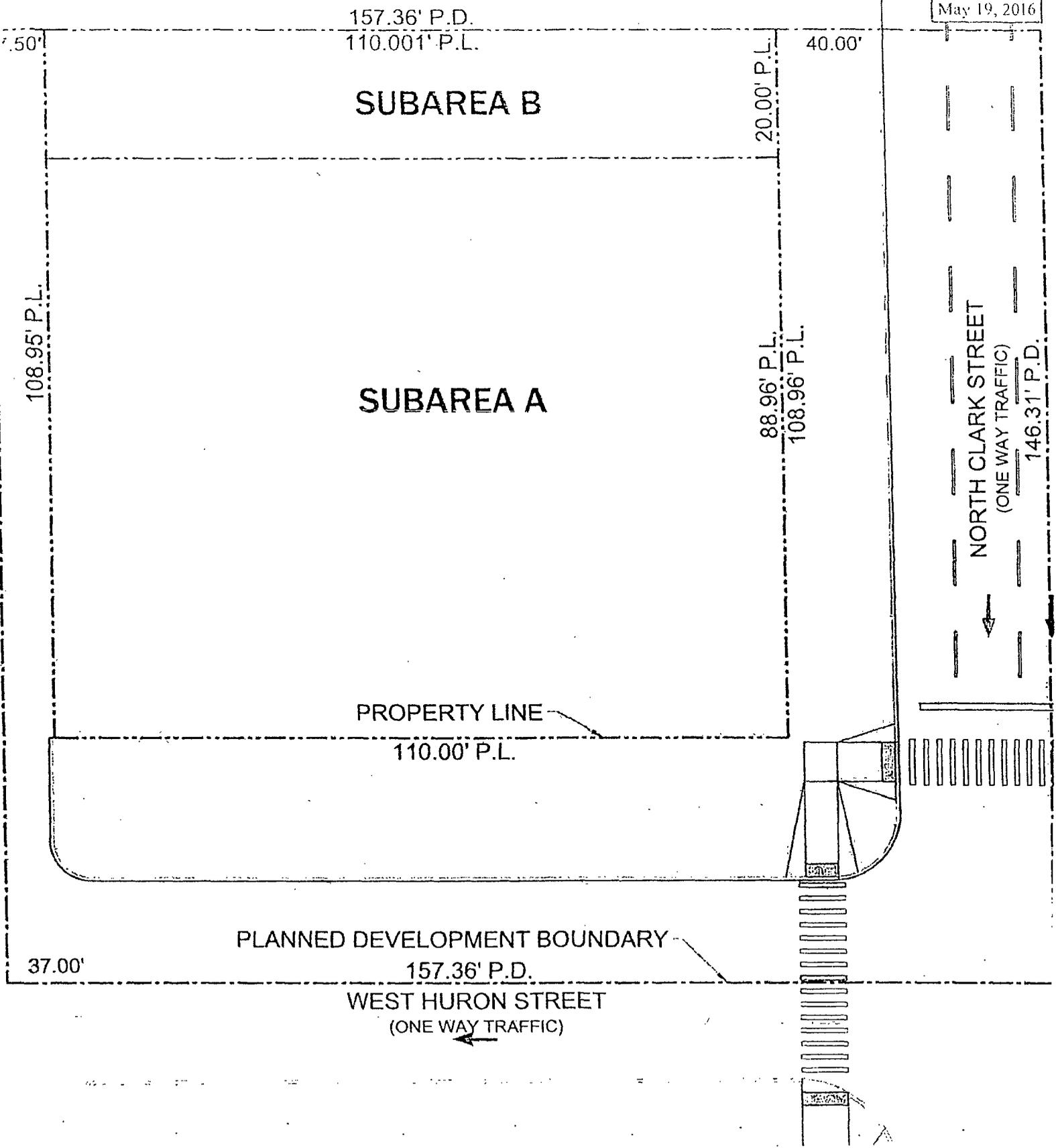
APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 – 110 W. Huron St./700 – 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016
 PLAN COMMISSION DATE: May 19, 2016

EXISTING ZONING MAP



APPLICANT: AP 100 W. Huron Property, LLC
ADDRESS: 100 – 110 W. Huron St./700 – 710 N. Clark St.
INTRODUCTION DATE: March 16, 2016
PLAN COMMISSION DATE: May 19, 2016

May 19, 2016



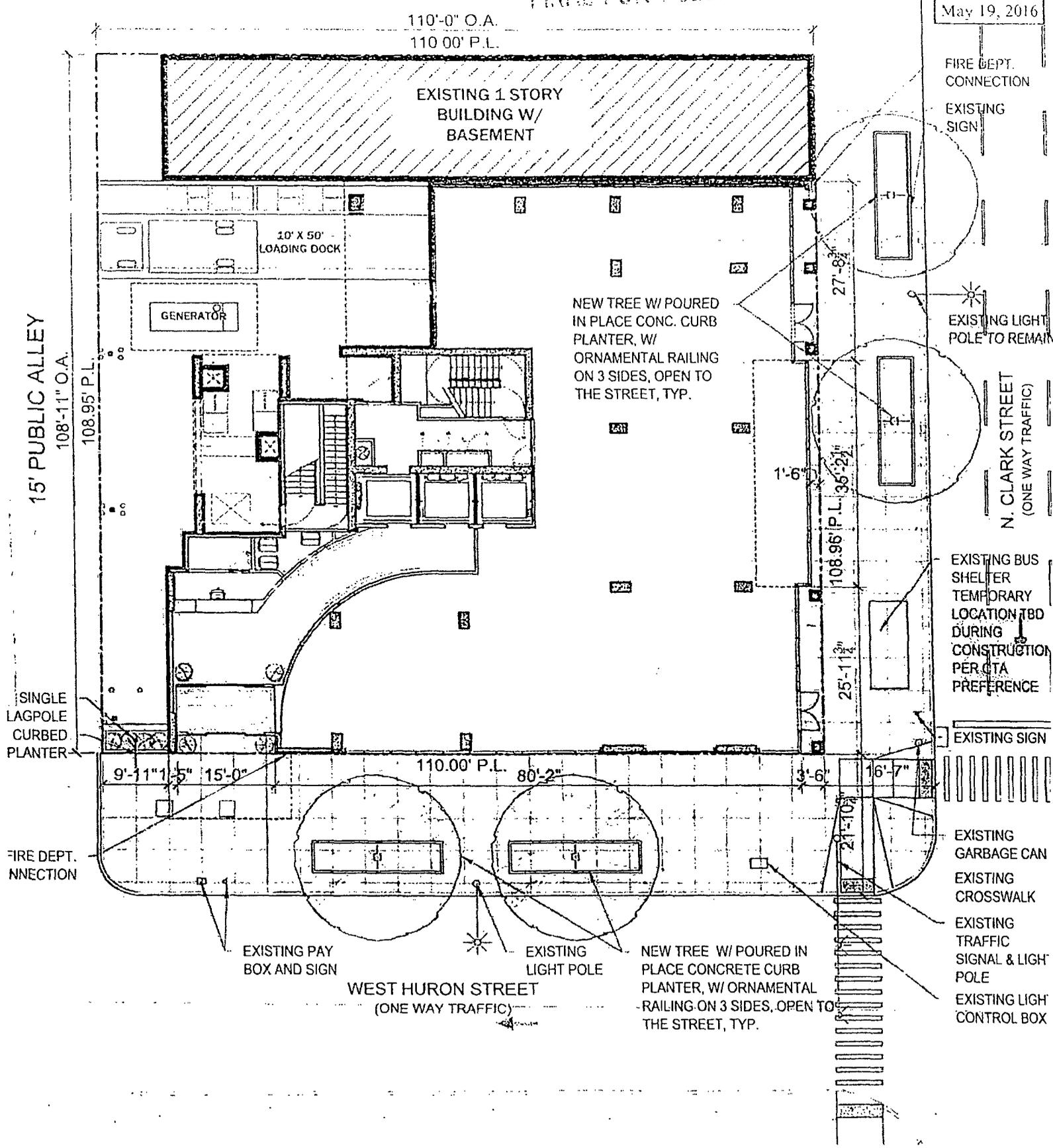
1 PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, AND SUBAREA MAP

SCALE: 1" = 20'-0"



APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016

May 19, 2016



15' PUBLIC ALLEY

110'-0" O.A.
110 00' P.L.

EXISTING 1 STORY
BUILDING W/
BASEMENT

10' X 50'
LOADING DOCK

GENERATOR

NEW TREE W/ POURED
IN PLACE CONC. CURB
PLANTER, W/
ORNAMENTAL RAILING
ON 3 SIDES, OPEN TO
THE STREET, TYP.

FIRE DEPT.
CONNECTION

EXISTING
SIGN

EXISTING LIGHT
POLE TO REMAIN

N. CLARK STREET
(ONE WAY TRAFFIC)

EXISTING BUS
SHELTER
TEMPORARY
LOCATION TBD
DURING
CONSTRUCTION
PER CTA
PREFERENCE

EXISTING SIGN

EXISTING
GARBAGE CAN

EXISTING
CROSSWALK

EXISTING
TRAFFIC
SIGNAL & LIGHT
POLE

EXISTING LIGHT
CONTROL BOX

SINGLE
LAGPOLE
CURBED
PLANTER

FIRE DEPT.
CONNECTION

EXISTING PAY
BOX AND SIGN

EXISTING
LIGHT POLE

WEST HURON STREET
(ONE WAY TRAFFIC)

NEW TREE W/ POURED IN
PLACE CONCRETE CURB
PLANTER, W/ ORNAMENTAL
RAILING ON 3 SIDES, OPEN TO
THE STREET, TYP.

1 SITE / LANDSCAPE PLAN

SCALE: 1" = 20'-0"



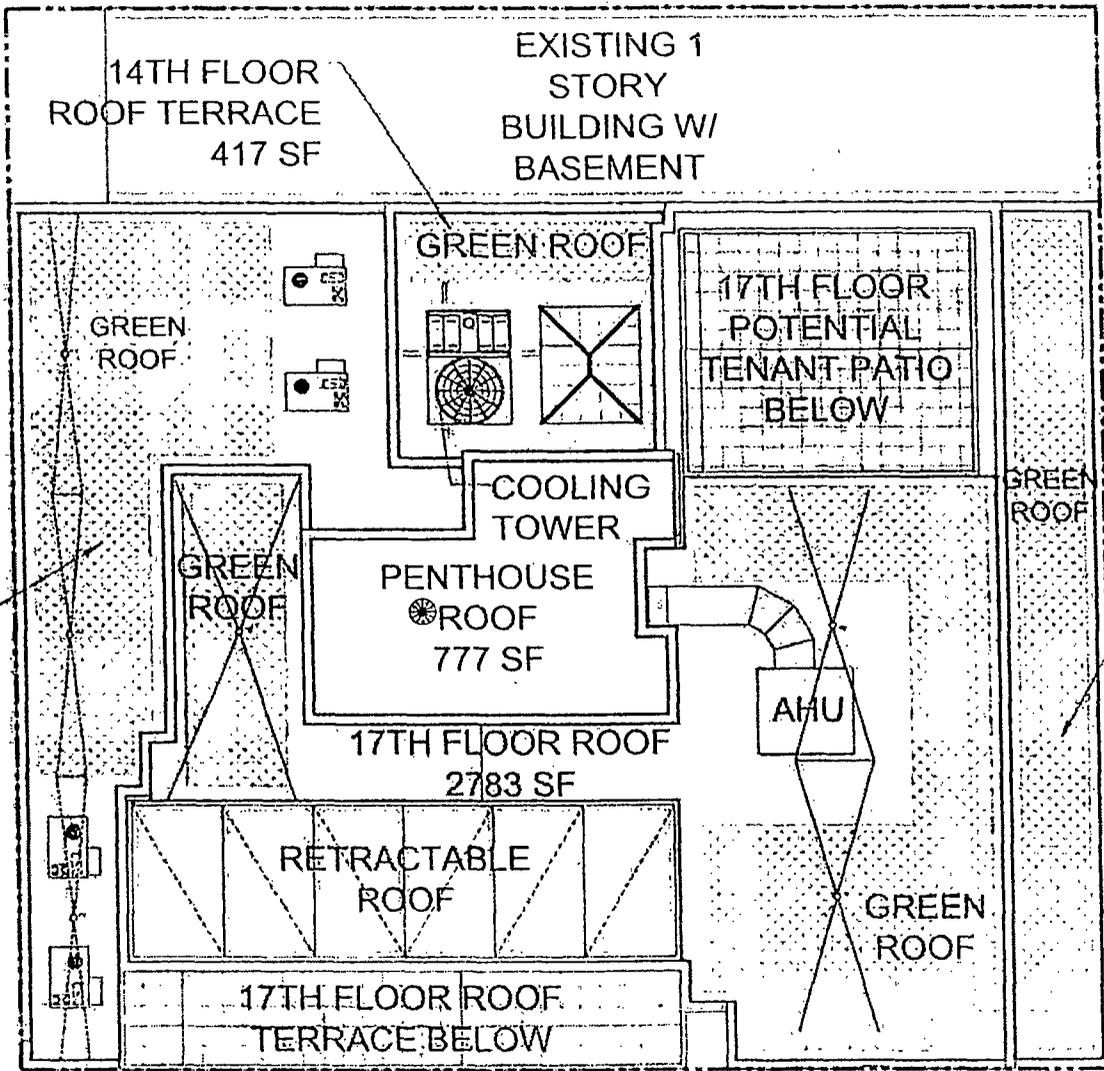
APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St / 700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016

GREEN ROOF AREA CALCULATION:

GREEN ROOF AREA: 3146 SF
TOTAL CONSTRUCTION NET ROOF AREA: 6168 SF
GREEN ROOF NET AREA PERCENTAGE: 51%

NEW GREEN ROOF CONSISTING OF LIVE ROOF MODULAR PLANTER TRAYS

BUILDING TO BE GREEN GLOBES CERTIFIED



1 GREEN ROOF PLAN
SCALE: 1" = 20'-0"



APPLICANT: AP 100 W. Huron-Property, LLC
ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
INTRODUCTION DATE: March 16, 2016

METAL PANEL WALL

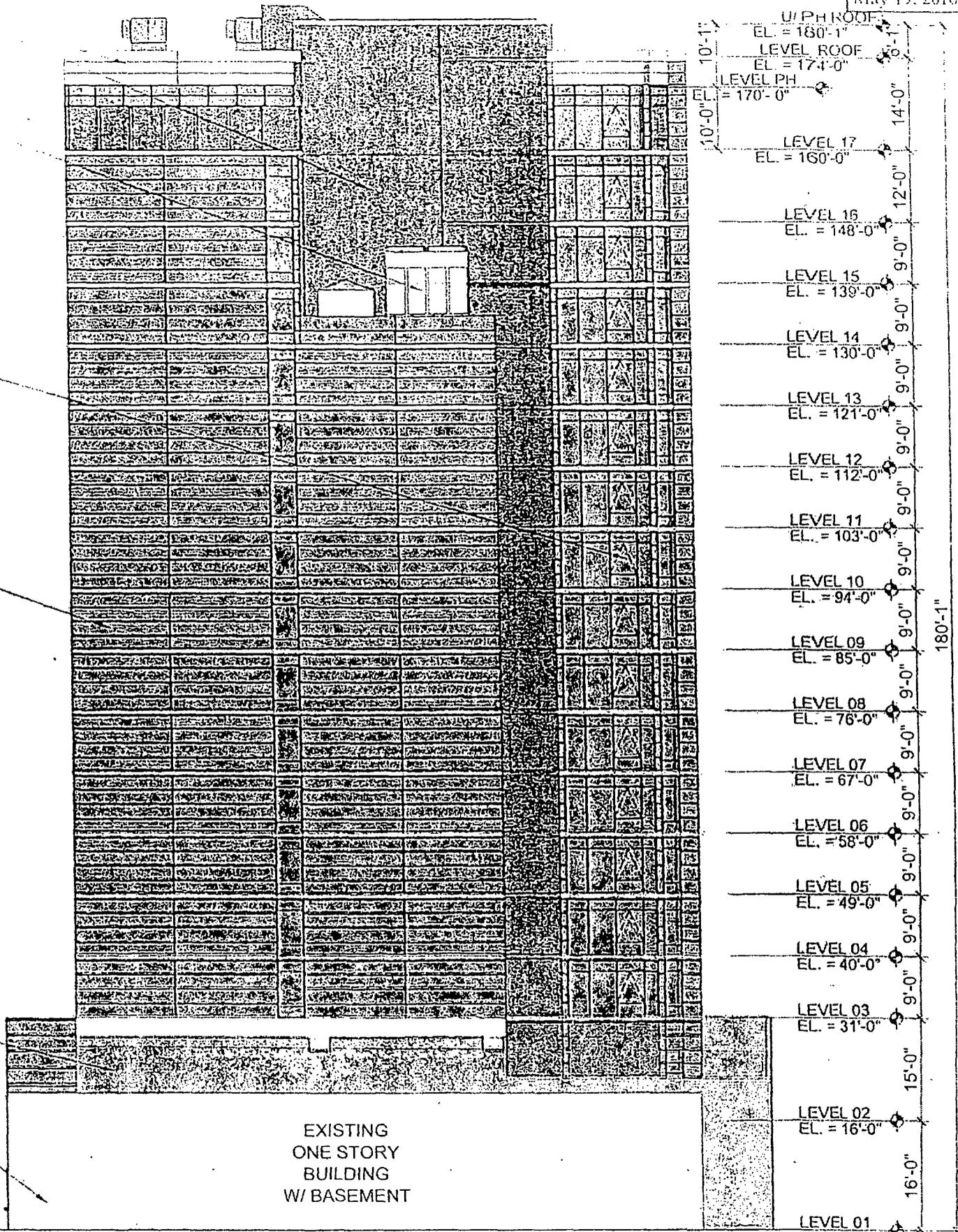
COOLING TOWER LOCATION

OUTSWING AWNING WINDOW 4'-0" W X 3 1/2" H, TYP.

METAL PANEL WALL

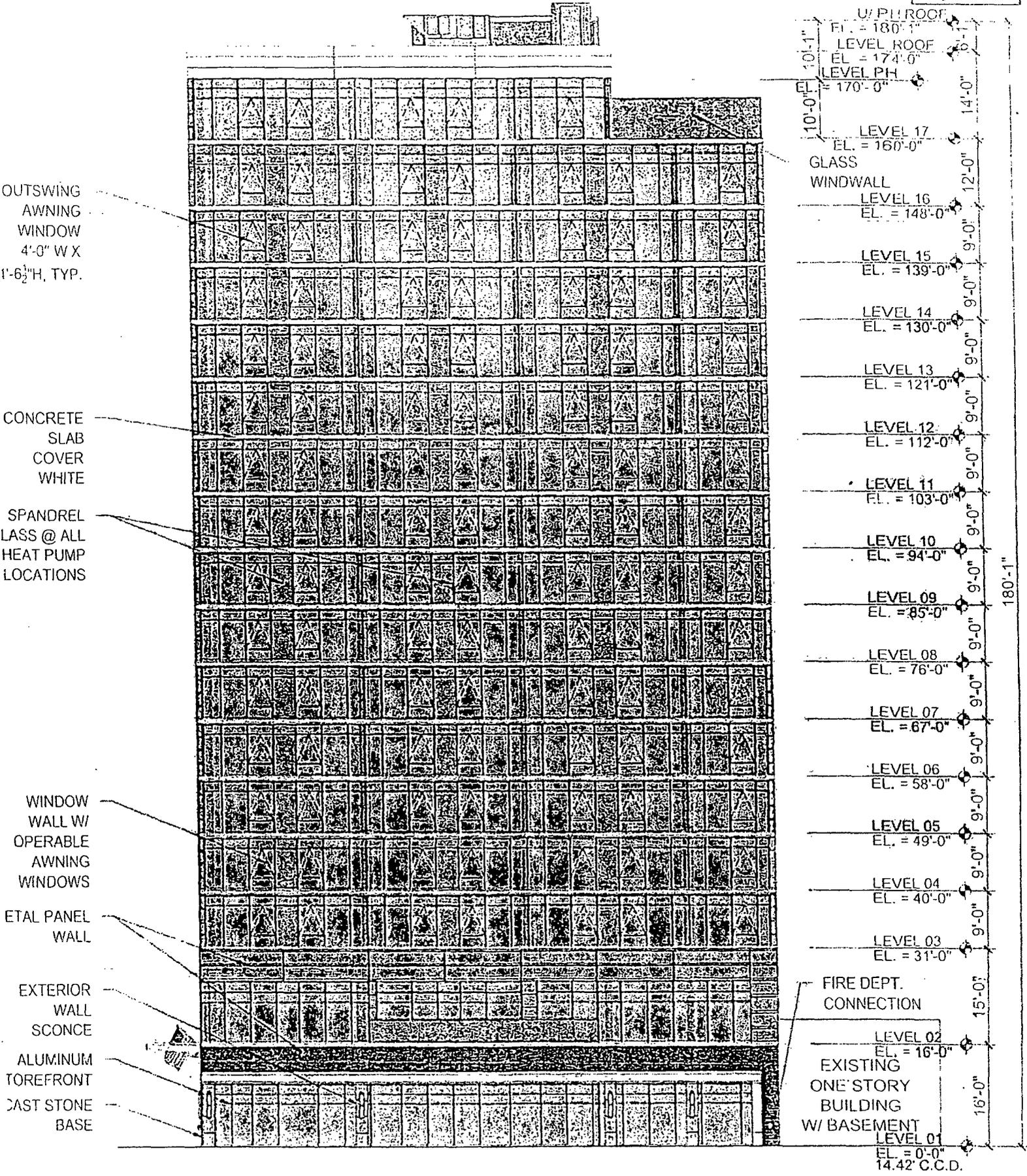
CMU DEMISING WALL

EXISTING ADJACENT BUILDING



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016
 PLAN COMMISSION DATE: May 10, 2016



1 EAST ELEVATION (CLARK STREET)
SCALE. 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St / 700 - 710 N. Clark St.
 INTRODUCTION DATE: March 16, 2016

TAL PANEL
WALL
FRACTABLE
ROOF

GLASS
WINDWALL

SPANDREL
GLASS @ ALL
HEAT PUMP
LOCATIONS

OUTSWING
AWNING
WINDOW
4'-0" W X
4'-6 1/2" H, TYP.

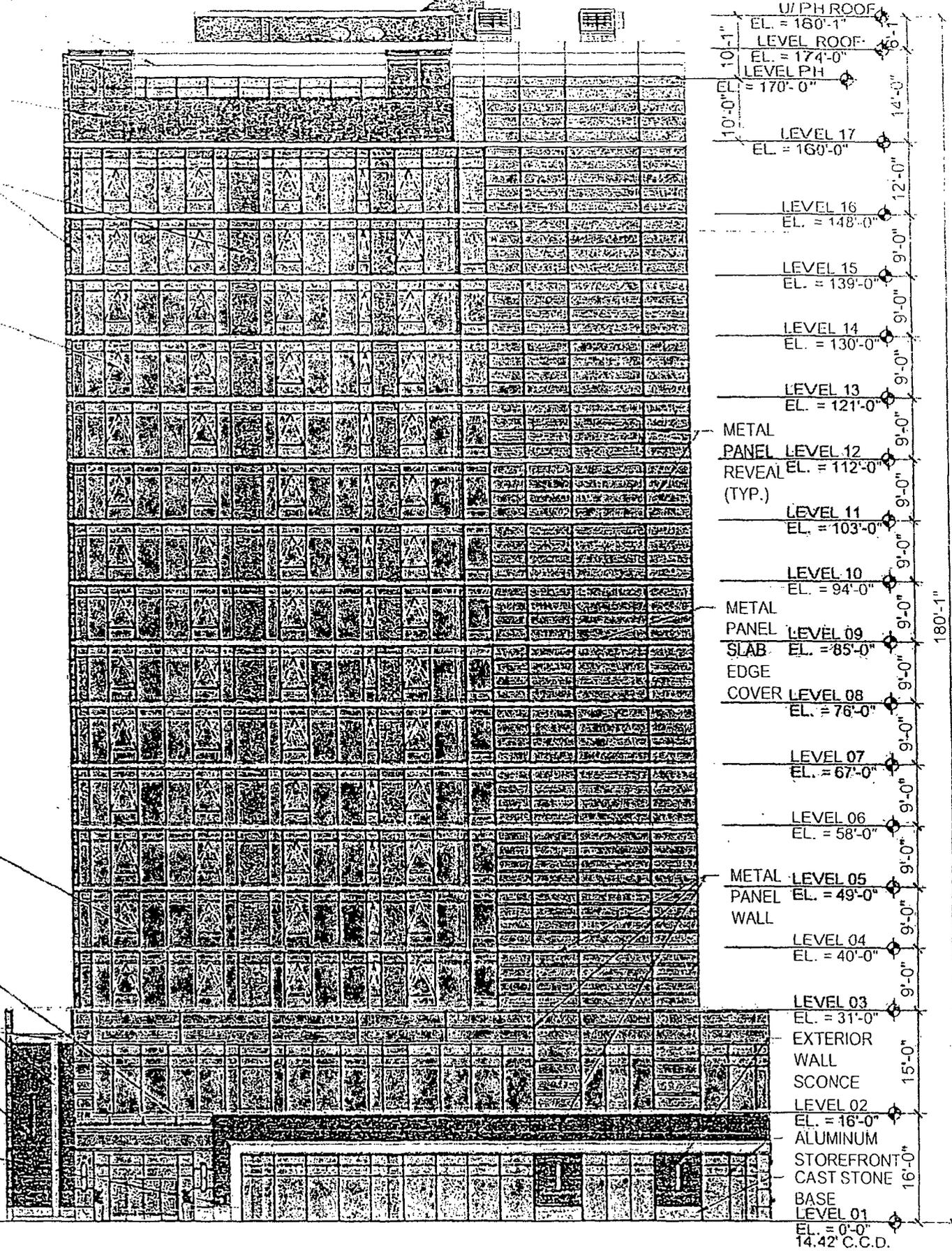
WINDOW
WALL W/
OPERABLE
AWNING
WINDOWS

ENTRY
CANOPY

ILLUMINATED
KALWALL W/
LIGHT BOX

SINGLE
FLAGPOLE

FIRE DEPT.
CONNECTION



1 SOUTH ELEVATION (HURON STREET)
SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC
 ADDRESS: 100 - 110 W. Huron St./700 - 740 N. Clark St.
 INTRODUCTION DATE: March 16, 2016
 PREPARED BY: [illegible]

GLASS
WINDWALL
METAL PANEL
WALL

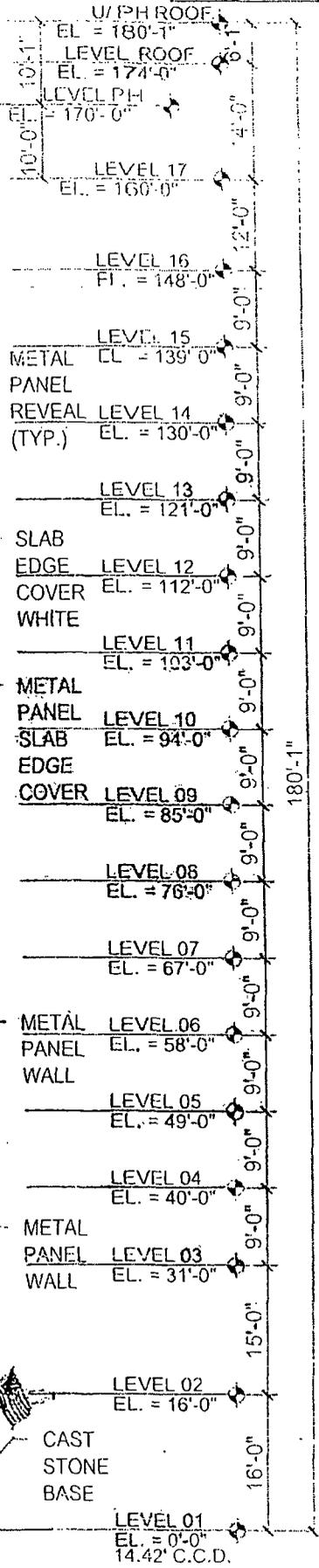
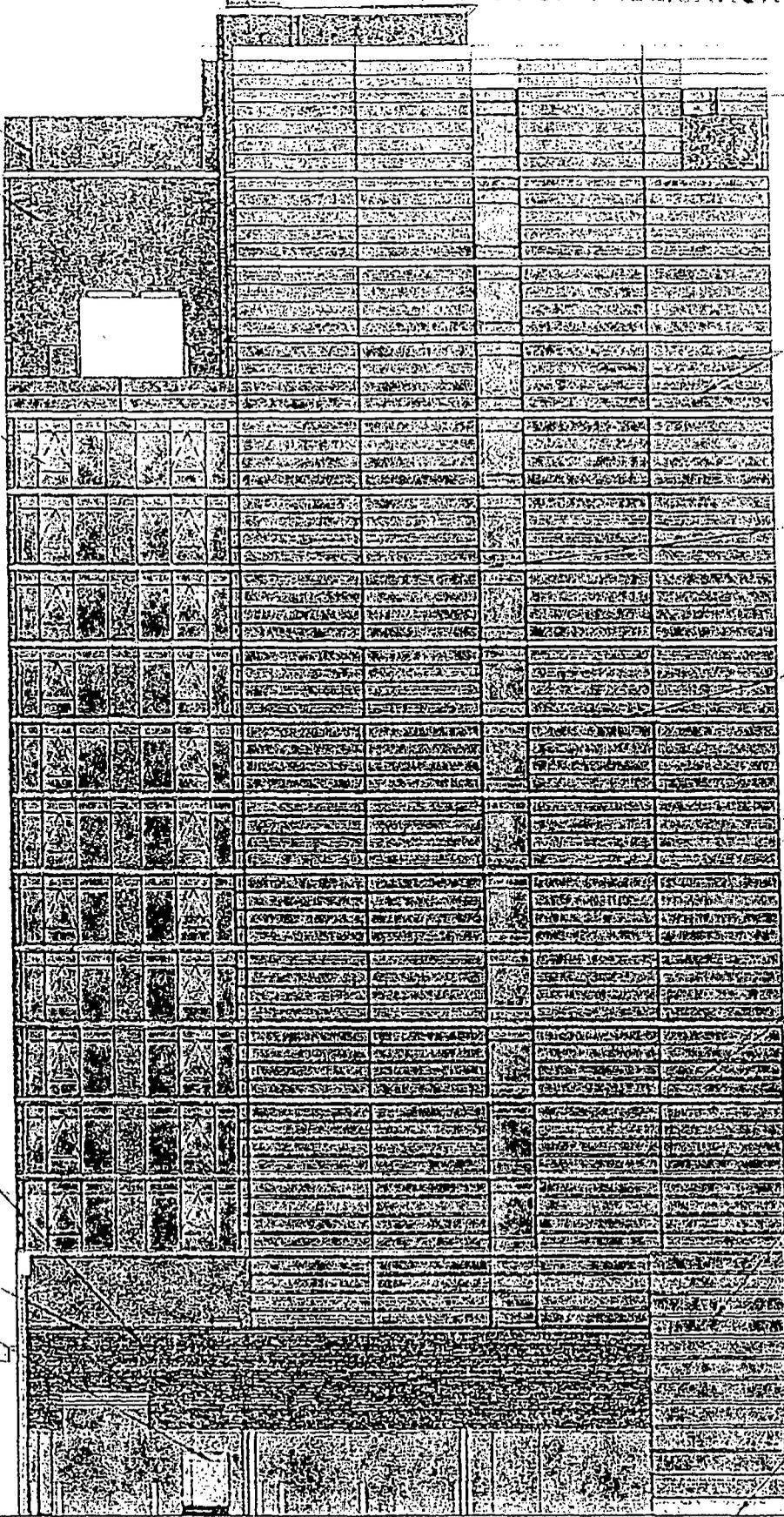
OUTSWING
WINDOW
3" W X 4'-6 1/2"H,
TYP.

CORRUGATED
METAL PANEL
WALL

1ST FLOOR ROOF

GENERATOR

EXISTING
ONE STORY
BUILDING
W/ BASEMENT



1 WEST ELEVATION (ALLEY)
SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC
ADDRESS: 100 - 110 W. Huron St. 700 - 710 N. Clark St.
INTRODUCTION DATE: March 16, 2016
PLAN COMMISSION DATE: May 10, 2016



18704
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: May 20, 2016

RE: Proposed Planned Development for property generally located at 100-110 West Huron Street.

On May 19, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by AP 100 W Huron Property, 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)

Chicago Plan Commission



110 W. Huron

Proposed Planned Development

May 19, 2016

REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT

MAY 19, 2016

FOR APPROVAL: PROPOSED PLANNED
DEVELOPMENT (APPLICATION NO. 18704)

APPLICANT: AP 100 W. HURON PROPERTY, LLC.

LOCATION: 110 W. HURON STREET

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation regarding a proposed Business Planned Development for your review and recommendation to the Chicago City Council. The application for this amendment to the Zoning Ordinance was introduced into the City Council on March 16, 2016. Proper legal notice of the public hearing on this application was published in the Chicago Sun-Times on May 4, 2016; the Applicant, AP 100 W. Huron Property, LLC, was separately notified of this hearing.

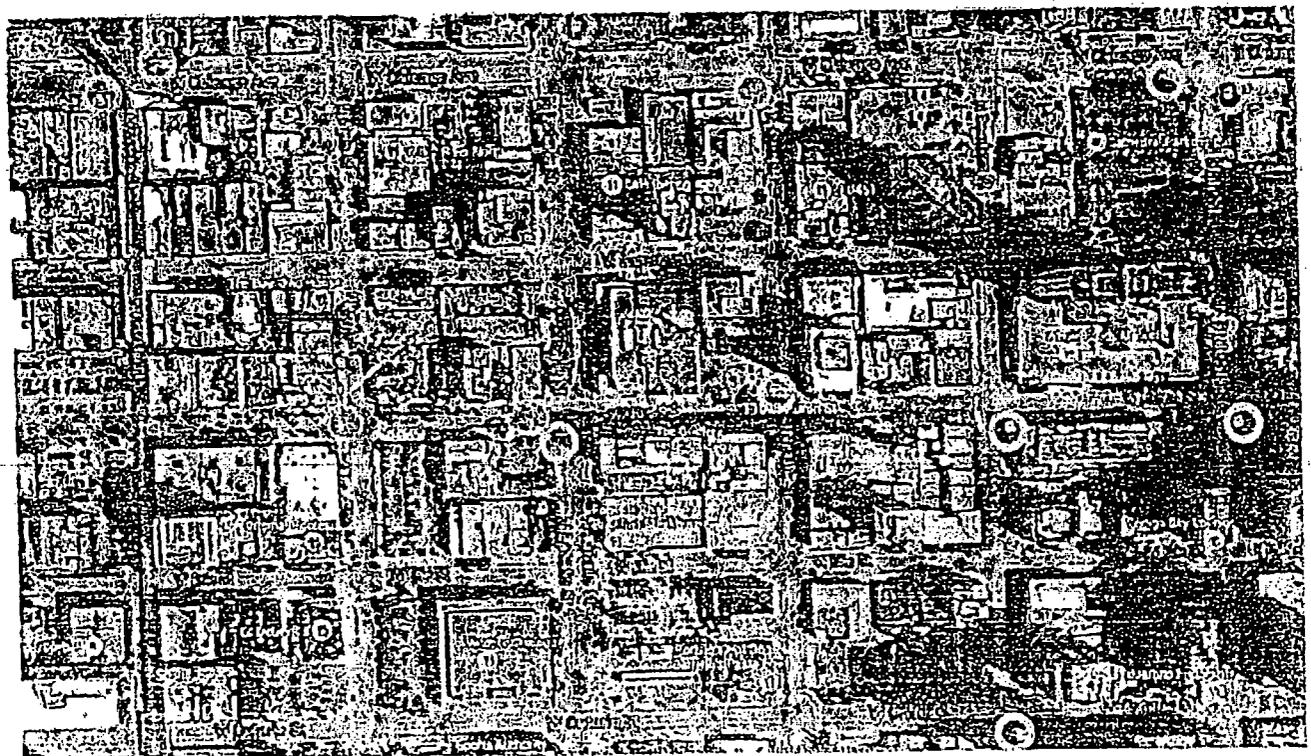
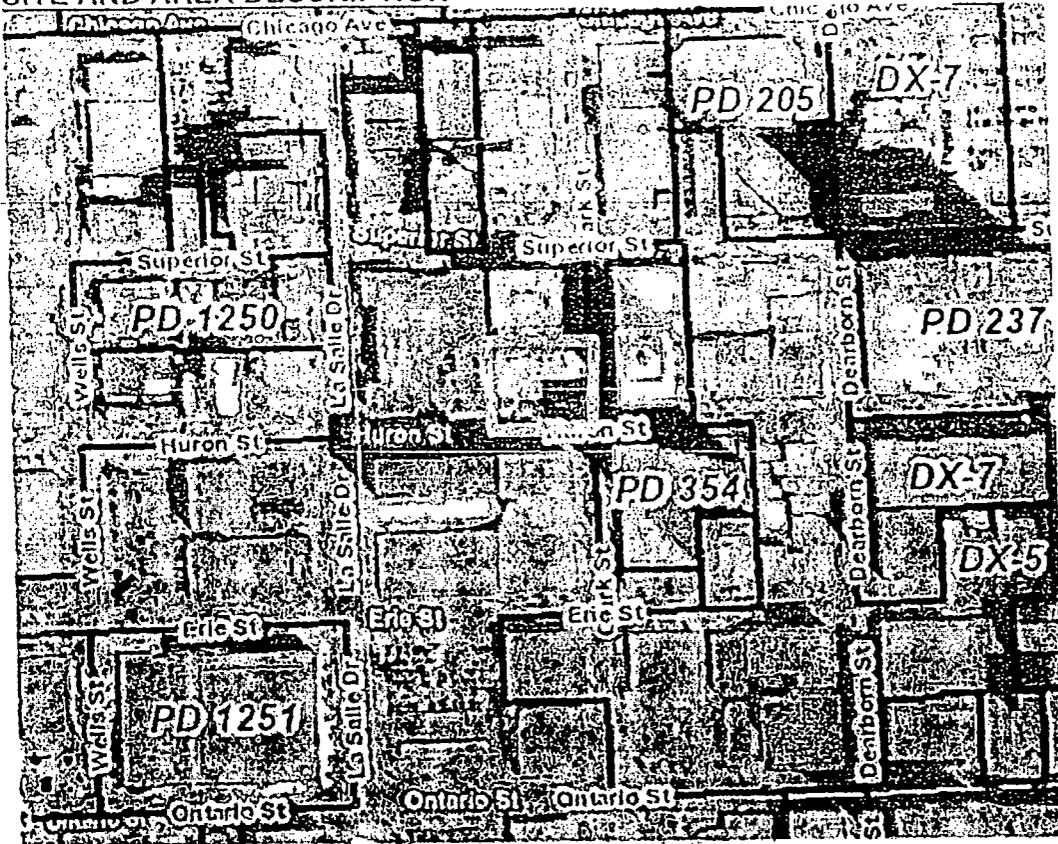
The subject property, located 100-110 W. Huron Street, has a current underlying zoning of DX-7 (Downtown Mixed-Use District). The Applicant proposes to rezone this property to a Business Planned Development; which would allow for the construction of a seventeen-story 180'-1" hotel building which would have a maximum of 200 hotel keys and 5,100 square feet of ground floor retail space. The proposal does not include any off-street parking spaces.

This request is being submitted as a mandatory planned development, pursuant to Section 17-8-0512-B, due to the fact that the proposed building will exceed 180'-0" in height in a DX-7 underlying zoning designation

PROJECT BACKGROUND AND DESCRIPTION

The site consists of approximately 11,985 square feet and is currently improved with a one-story bar/restaurant use as well as public surface parking lot. The applicant proposes to create a planned development comprised of two sub-areas. The first sub-area would be the one-story bar/restaurant building and would remain as is with no construction proposed. The second sub-area would be the remaining portion of the parcel of land and would be the site of the proposed project. The applicant proposes the construction of a seventeen-story 180'-1" tall building to be comprised of 5,100 square feet of retail space on the ground floor with 200 hotel keys on the floors above. The proposed development will not have any parking spaces provided as part of the proposal.

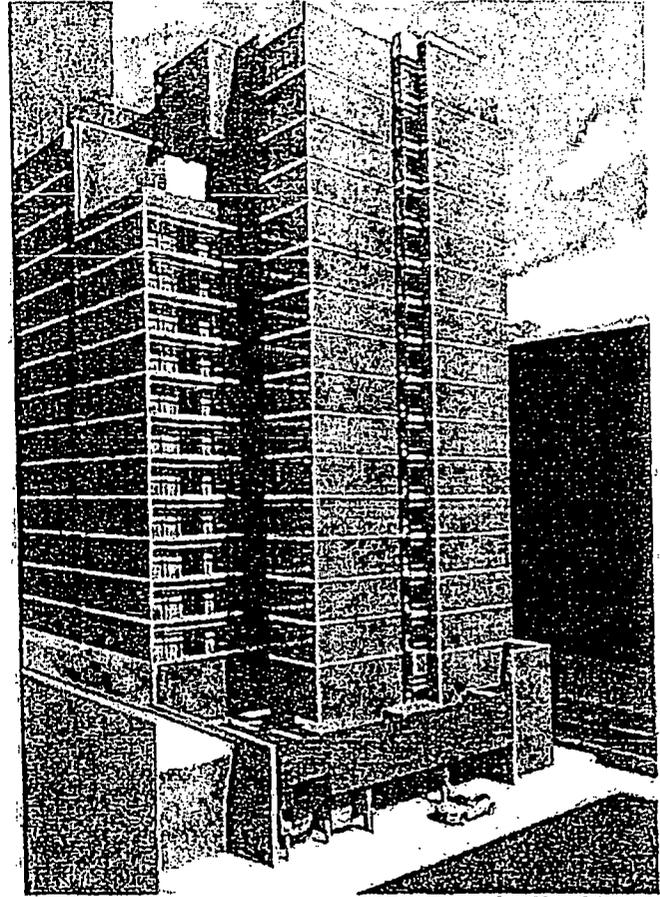
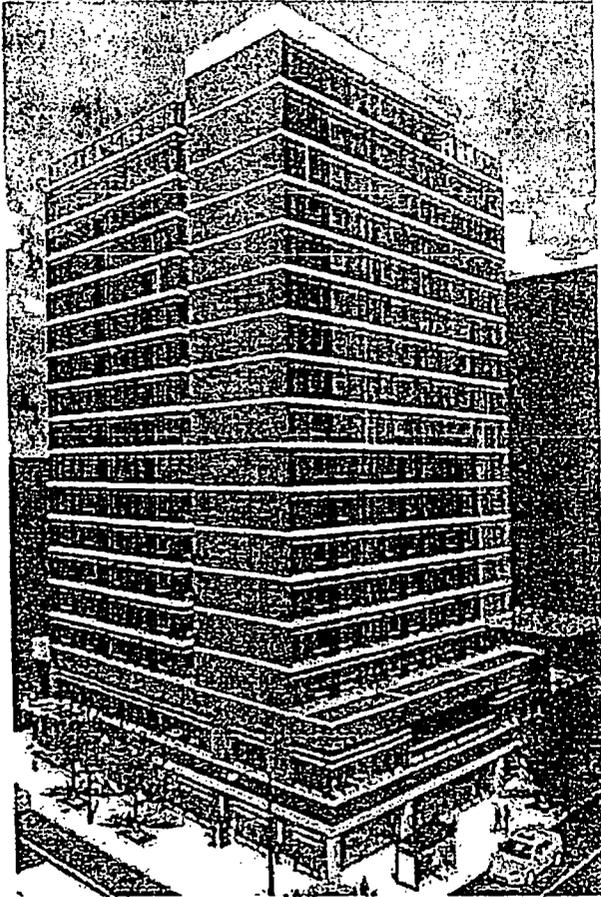
SITE AND AREA DESCRIPTION



CTA Bus Stop and Rail Station location

DESIGN

The proposed project will be primarily finished with metal panels and spandrel glass. The building proposes to locate active uses immediately adjacent to the street edge along both the Clark Street and Huron Street frontages. The proposed color palette includes earth tone browns with minor accenting in white and grays.



LANDSCAPING AND SUSTAINABILITY

The entire planned development will be compliant with the requirements of the Chicago Landscape Ordinance.

The subject site will be designed to be in compliance with the current City of Chicago Sustainable Development policy and will provide a vegetated roof equivalent to a minimum of 50% of the net roof area which equates to approximately 3,300 square feet of area. Additionally the subject building will obtain LEED certification.

ACCESS / CIRCULATION

The site does not provide any surface parking spaces. If arriving by vehicle, patrons are able to access the site via drop off along the curb line of West Huron Street. Deliveries to the subject site are handled off of the public alley to the west where a loading berth is available.

BULK / USE / DENSITY

The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (DX-7) is 7.0; however, the applicant will be taking advantage of an additional 1.75 FAR via the Affordable Housing Bonus and an additional 1.0 FAR via the Upper Level Setback Bonus, this will bring the total FAR of the overall planned development to 9.75. The actual proposed planned development is designed for and will be limited to this maximum overall FAR of 9.75, Sub-Area B will be limited to 1.0 FAR and Sub-Area A will be limited to 11.72. The proposed planned development will maintain setbacks that are in compliance with the underlying DX-7 zoning designation. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-4-0400 for DX-7 zoning districts.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is composed of manufacturing uses and is accessible from public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses are in context with the character of the adjacent properties and also meet the needs of the immediate community;
2. Promotes transit and pedestrian use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-1-2, 3 & 4), as evidenced by the site's close proximity to public transit in the form of various CTA bus lines as well as the Chicago Avenue station along the CTA Brown Line and the Chicago Avenue Station along the CTA Red Line; the accessibility accommodations made on-site for the building users; pedestrian ingress and egress options provided to the building users and lastly ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns.
3. Building Orientation and Massing (per 17-8-0906-B), as evidenced by the project design which brings the edge of the building up to the street frontage and provides large transparent store front windows to create an active building wall;
4. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-A-4), as evidenced through the information contained within this report, the proposed material is to be metal panel and spandrel glass as shown on the elevations in the exhibits for this planned development, and the corresponding proposal renderings;

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding commercial, retail, and residential developments in terms of land use, as well as, the density and scale of the physical structure.
2. Per 17-13-0308-D, the proposed underlying zoning for this planned development (DX-7) and is consistent with other zoning districts, both adjacent to this site and in the immediate area.
3. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the establishment of a Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended".

Bureau of Zoning and Land Use
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

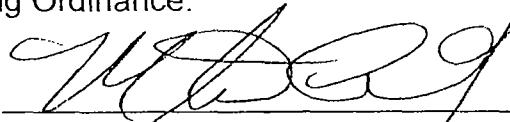
110 WEST HURON STREET
PROPOSED RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
(APPLICATION NO. 18704)

RESOLUTION

- WHEREAS,** the applicant, AP 100 W. Huron Property LLC, has submitted an application to establish a planned development; and,
- WHEREAS,** the Applicant is proposing to construction of a seventeen-story mixed use building with a maximum of 200 hotel keys and approximately 5,100 square feet of retail space on the ground floor, an existing one story commercial building will also remain on the subject site no construction is proposed for that building; and,
- WHEREAS,** the Applicant is proposing to rezone the property from DX-7 (Downtown Mixed-Use District) to a Business Planned Development; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on March 16, 2016; and,
- WHEREAS,** proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on May 4, 2016 and the Applicant was separately notified of this hearing; and,
- WHEREAS,** the proposed zoning application was considered at a public hearing by this Plan Commission on May 19, 2016; and,
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated May 19, 2016, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all associated informational submissions, the report and recommendation of the Department of Planning Development and all other testimony presented at the public hearing held on May 19, 2016, giving consideration to the applicable provisions of the Zoning Ordinance.

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

1. THAT the final application dated May 19, 2016 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
2. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
3. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning map amendment application dated May 19, 2016, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

PD No.: _____

Approved: May 19, 2016

RECEIVED

MAR 21 2016

Initial: Rel-LW

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

#18704

INTRO. DATE:

3-16-2016

RECEIVED

MAY 19 2016

Initial: Funal-LW

1. ADDRESS of the property Applicant is seeking to rezone

100 - 10 W. Huron St./700 - 710 N. Clark St.

2. Ward Number that property is located in 2nd

3. APPLICANT AP 100 W. Huron Property, LLC

ADDRESS 640 N. LaSalle St., Ste 275 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-636-6937

EMAIL rolando@acostaeczgur.com CONTACT PERSON Rolando R. Acosta

4. Is the applicant the owner of the property? YES all but 710 N. Clark NO as to 710 N. Clark

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 application to proceed.

OWNER 710 N. Clark St., LLC / AP 100 W. Huron Property, LLC

ADDRESS 710 N. Clark St. /620 N. LaSalle St. CITY Chicago/Chicago

STATE IL/IL ZIP CODE 60654/60654 PHONE 312-636-6937

EMAIL rolando@acostaeczgur.com CONTACT PERSON Rolando R. Acosta

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Rolando R. Acosta

ADDRESS 1030 W. Chicago Ave., 3rd FL

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX _____ EMAIL rolando@acostaeczgur.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

AP 100 W. Huron Holdings, LLC

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

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

NO

9. Present Zoning District DX-7 Proposed Zoning District BPD

10. Lot size in square feet (or dimensions) 11,985 sq. ft.

11. Current Use of the property vacant and one-story commercial building

12. Reason for rezoning the property Development of a hotel

13. 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)

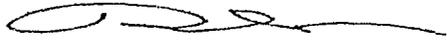
Seventeen-story (180.1 ft.) building containing a maximum of 200 hotel rooms, ground floor retail space of approximately 5,150 sq. ft, no parking and one loading berth and an approximately 2,000 sq. ft. existing restaurant

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.envoicicago.org/ARO for more information). Is this project subject to the ARO?

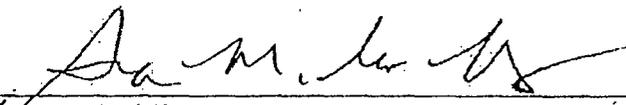
YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

Rajen Shastri, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant
Manager of Manager

Subscribed and Sworn to before me this
7 day of March, 20 16.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with Planned Development for the Property located at 100-110 W. Huron St./ 700-710 N. Clark St. [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

710 N. CLARK STREET, LLC
(Print or type legal name of Disclosing Party)

Date: 5-10-16

By:

Thomas A. Panopoulos
(sign here)

Print or type name of signatory:

THOMAS A. PANOPOLUS

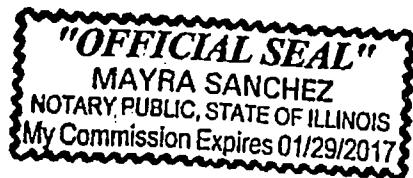
Title of signatory:

MANAGER

Signed and sworn to before me on [date] May 10th 2016, by Mayra Sanchez, at Cook County, IL [state].

Mayra Sanchez Notary Public.

Commission expires: 1-29-2017.



12

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AP Manager, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:



(sign here)

Print or type name of signatory:

Rajen Shastri

Title of signatory:

Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

Ana M. Alles Maksin Notary Public.

Commission expires: Oct. 20, 2019.



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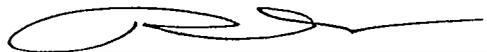
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AP 100 W. Huron Investors, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:


(sign here)

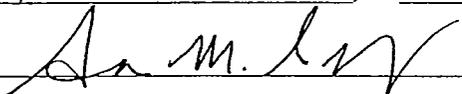
Print or type name of signatory:

Rajen Shastri

Title of signatory:

Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

 Notary Public.

Commission expires: Oct. 20, 2019



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AP 100 W. Huron Capital, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:

[Signature]
(sign here)

Print or type name of signatory:

Rajen Shastri

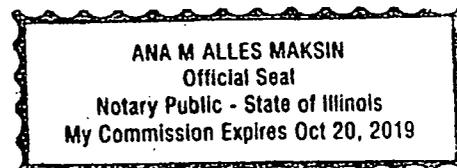
Title of signatory:

Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

[Signature] Notary Public.

Commission expires: Oct. 20, 2019.



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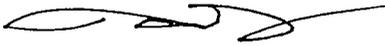
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AP 100 W. Huron Holdings, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:



(sign here)

Print or type name of signatory:

Rajen Shastri

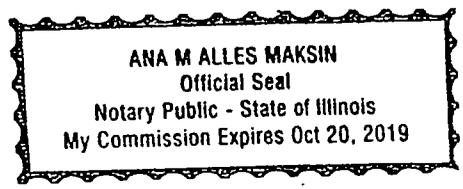
Title of signatory:

Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

A. M. Maksin Notary Public.

Commission expires: Oct. 20, 2019



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AP 100 W. Huron Property, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:

[Signature]
(sign here)

Print or type name of signatory:

Rajen Shastri

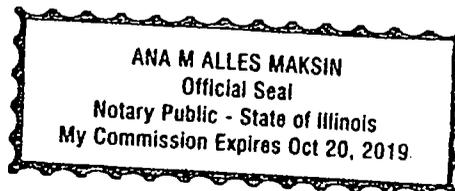
Title of signatory:

Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

[Signature] Notary Public.

Commission expires: Oct. 20, 2019



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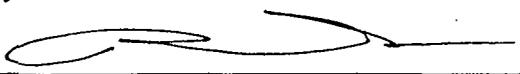
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AP 100 W. Huron, LLC
(Print or type legal name of Disclosing Party)

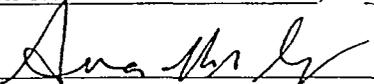
Date: 8-9-16

By:

(sign here)

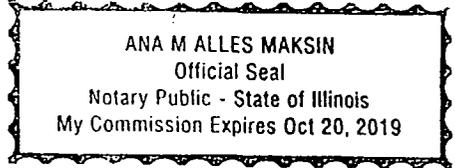
Print or type name of signatory:
Rajen Shastri

Title of signatory:
Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

 Notary Public.

Commission expires: Oct. 20, 2019



m

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710 N. CLARK STREET, LLC
(Print or type legal name of Disclosing Party)

Date: 5-10-16

By:

Thomas A. Panopoulos
(sign here)

Print or type name of signatory:

THOMAS A. PANOPOLUS

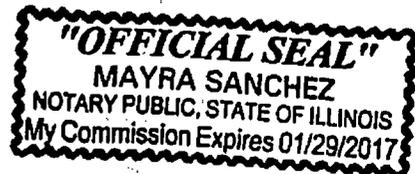
Title of signatory:

MANAGER

Signed and sworn to before me on [date] May 10th 2016, by Mayra Sanchez, at Cook County, IL [state].

Mayra Sanchez Notary Public.

Commission expires: 1-29-2017



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AP Manager, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:

[Signature]

(sign here)

Print or type name of signatory:

Rajen Shastri

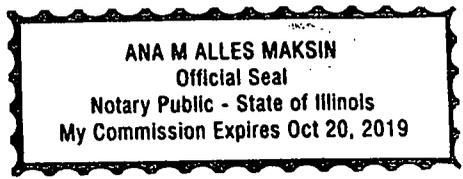
Title of signatory:

Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

[Signature] Notary Public.

Commission expires: Oct. 20, 2019.



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AP 100 W. Huron Investors, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:


(sign here)

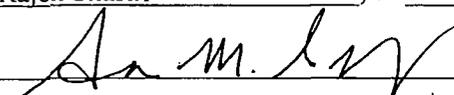
Print or type name of signatory:

Rajen Shastri

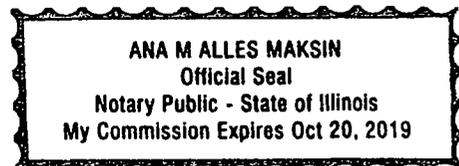
Title of signatory:

Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

 Notary Public.

Commission expires: Oct. 20, 2019



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AP 100 W. Huron Capital, LLC
(Print or type legal name of Disclosing Party)

Date: 8-9-16

By:

[Signature]
(sign here)

Print or type name of signatory:

Rajen Shastri

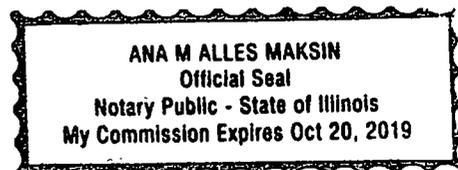
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[Signature] Notary Public.

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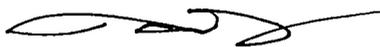
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(Print or type legal name of Disclosing Party)

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By:



(sign here)

Print or type name of signatory:

Rajen Shastri

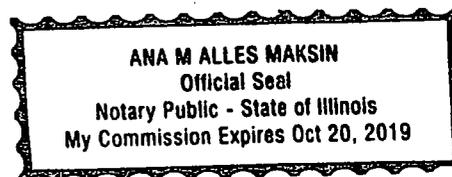
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A. M. Maksin Notary Public.

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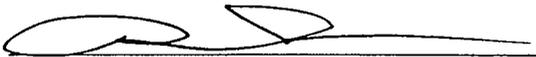
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AP 100 W. Huron Property, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:



(sign here)

Print or type name of signatory:

Rajen Shastri

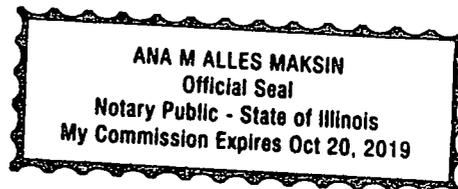
Title of signatory:

Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
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 Notary Public.

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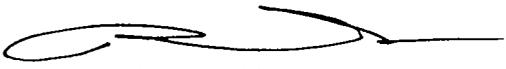
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AP 100 W. Huron, LLC
(Print or type legal name of Disclosing Party)

Date: 5-9-16

By:


(sign here)

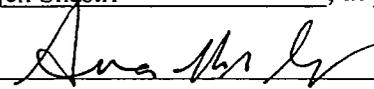
Print or type name of signatory:

Rajen Shastri

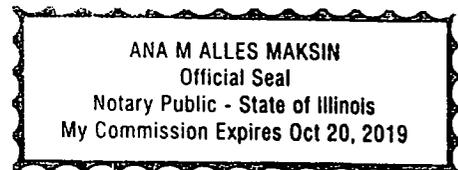
Title of signatory:

Manager of Manager

Signed and sworn to before me on [date] May 9th 2016, by
Rajen Shastri, at Cook County, Illinois [state].

 Notary Public.

Commission expires: Oct. 20, 2019



#18704
INTRO DATE:
3-16-2016

ORDINANCE

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 DX-7 Downtown Mixed-Use District symbols and indications as shown on Map No. 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 those of a Business Planned Development 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.

Property Address: 100 - 10 W. Huron St./700 - 710 N. Clark St.