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Legislation Details (With Text)

File #: SO2014-4170
Type: Ordinance **Status:** Passed
File created: 5/28/2014 **In control:** City Council
Final action: 12/10/2014
Title: Zoning Reclassification Map No. 15-P at 8535 W Higgins Rd - App No. 18039
Sponsors: Misc. Transmittal
Indexes: Map No. 15-P
Attachments: 1. O2014-4170.pdf, 2. SO2014-4170.pdf

Date	Ver.	Action By	Action	Result
12/10/2014		City Council	Passed as Substitute	Pass
12/9/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
7/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/28/2014	1	City Council	Referred	

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development No. 44, as amended September 9, 1984 District symbols shown on Map 15-P In the area generally bounded by:

West Higgins Road; a line 1610.18 feet east of the center line of N. East River Road along the south line of West Higgins Road to a point 276.21 feet south of West Higgins Road and 1730.82 feet east of the center line of N. East River Road; a line 1730.82 feet east of the center line of N. East River Road; the north line of the right-of-way of the John Fitzgerald Kennedy Expressway; and a line 655 feet east of the center line of N. East River Road

to the designation of Business Planned Development No. 44, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address: 8535 West Higgins Road

FINAL FOR PUBLICATION

BUSINESS PLANNED DEVELOPMENT NO. 44, as amended Plan of Development Statements

1. The area delineated herein as a Business Planned Development No. 44, as amended ("Planned Development"), consists of approximately 948,393 square feet (21.77 acres) of property located 8535 West Higgins Rd. (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, Host Hotels & Resorts, Inc.
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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, 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, assigns or grantees.

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

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

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

Applicant: Host Hotels & Resorts, inc.
Address: 8535 West Higgins Rd.
Date Introduced: May 28, 2014 Plan Commission:
November 20, 2014
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4. This Plan of Development consists of Seventeen Statements; a Bulk Regulations and Data Table; an Existing Zoning/Land Use Map; Aerial Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Plan with Subarea Site Plans; Existing and Proposed Subarea Maps; Landscape Plans; Building Section Plans; Building Elevations; and Typical Green Roof Plan prepared by Epstein dated October 16, 2014.
5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Subarea A: hotel; retail sales; eating and drinking establishments; drive-through facility, subject to site plan review pursuant to Statement 15; accessory parking; and accessory uses as authorized by the Chicago Zoning Ordinance.

Subarea B: office; financial services, excluding payday/title secured loan stores, pawn shops and valuable objects dealer; retail sales; eating and drinking establishments; drive-through facility, subject to site plan review pursuant to Statement 15; accessory parking not to exceed 3,000 spaces; and accessory uses as authorized by the Chicago Zoning Ordinance.
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 Property shall be 1.20 in accordance with the attached Bulk Regulations Table. For 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 513,326 square feet in Subarea A with a FAR of 0.71; and a Net Site Area of 435,067 square feet in Subarea B with a FAR of 1.78. The Zoning Administrator shall have the administrative authority to transfer floor area up to a maximum of 10,000 square feet and adjust the FAR between subareas.
9. Upon review and determination ("Part II Review"), and 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

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1286902.3 11/6/2014 11:16 am

binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

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 of Planning and Development. Any interim review associated with the site plan review or Part II reviews are conditional until final Part II. approval.
11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. 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.
14. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. Applicant shall achieve basic L.E.E.D. Certification under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System for all new construction in Subarea B. All new buildings in Subarea B will have a green roof of approximately 13,000 square feet, which covers and is equivalent to a minimum of 50% of the building's net roof area.
15. It is contemplated that certain improvements within this Planned Development may differ from the design reviewed and approved at the time of the Planned Development's passage and approval. Such differences may include a proposal for a single-story or multi-story grade separated building connection over private property. Accordingly,

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Date Introduced: May 28, 2014 Plan Commission:
November 20, 2014
1286902.3 11/6/2014 11:16 am

prior to the Part II Approval for any new construction, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to ensure that specific development components substantially conform to the Planned Development and to assist the City in monitoring ongoing development. The Site Plan approval submittals shall, at a minimum, include the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements)
- fully-dimensioned building elevations
- fully-dimensioned landscape plan
- building materials
- statistical information applicable to the subject subarea including floor area; the FAR; uses to be established; building heights and setbacks.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Planning and Development, the approved Site Plan and supporting data and materials shall be deemed to be an integral part of the Planned Development. After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

16. The Applicant acknowledges the importance of the CTA Blue Line Station located near the Property and also acknowledges the City's goals of encouraging convenient access to public transportation. Accordingly, the Applicant agrees to cooperate with the City and adjacent land owners to permit pedestrian access from the CTA Station to the Property.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Planned Development No. 44, as approved by the City Council on September 6, 1984.

Applicant: Host Hotels & Resorts. Inc.
Address: 8535 West Higgins Rd.
Date Introduced: May 28, 2014 Plan Commission:
November 20, 2014
1286902.3 11/6/2014 11:16 am

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BUSINESS PLANNED DEVELOPMENT NO. 44, as amended BULK

REGULATIONS AND DATA TABLE

Net Site Area :	948,393 Square Feet
Subarea A:	513,326 Square Feet
Subarea B:	435,067 Square Feet
Maximum Floor Area Ratio:	1.20*
Subarea A:	0.71
Subarea B:	1.78
Maximum Building Height:	190'
Subarea A:	190'
Subarea B:	190'
Minimum Off-Street Parking Spaces:	2,000
Subarea A:	500
Subarea B:	1,500
Minimum Bicycle Parking Spaces:	91
Subarea A:	41
Subarea B:	50
Minimum Off-Street Loading Spaces:	8
Subarea A:	4
Subarea B:	4
Minimum Setbacks:	As per plans

* Pursuant to statement # 8 of this planned development the applicant is allowed to transfer no more than 10,000 square feet between areas subject to the administrative authority of the Zoning Administrator.

Applicant: Host Hotels & Resorts, Inc.
Address: 8535 West Higgins Rd.

Date Introduced: May 28, 2014 Plan Commission:
November 20, 2014

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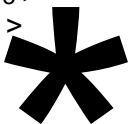
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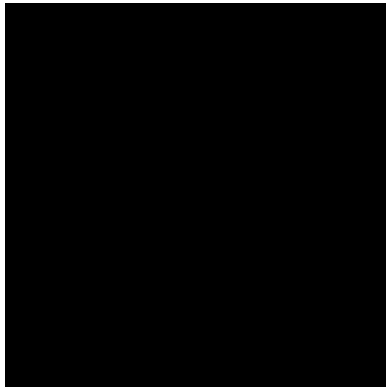
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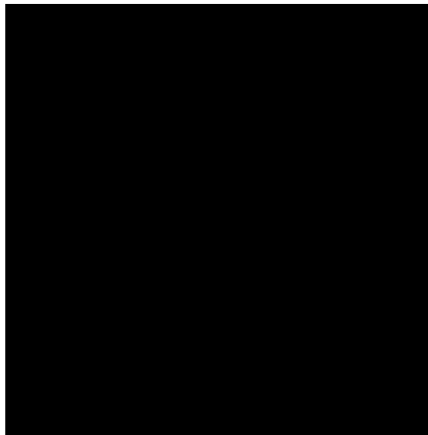
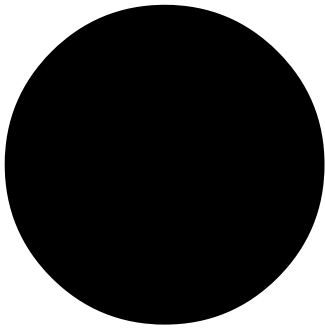
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