



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: SO2016-1629, Version: 1

---

### 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: 1.00 - 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 1.1,985 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 - 71.0 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. INTRODUCTION DATE: March 16, 2016 PLAN  
COMMISSION DATE: May 19, 2016...

("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

SI./700 - 710 N. Clark St. INTRODUCTION DATE: March 16, 2016

PLAN COMMISSION DATE: 'May'19, 2016

*ry*

environments, reduces operating costs and conserves energy and natural resources. In the new building in Sub-Area A, the applicant has agreed to provide a 50% green roof over the net roof area of approximately 3,146 square feet and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy,

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

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.)
---------------------------------------	-------------------------------

## EXISTING ZONING MAI

SITE

.50'i

Cli  
Lo! O) j  
00  
O:

**37.00\***

J57\\_36'\_P.D\_ 110.001' P.L.

## **SUBAREA B**

# SUBAREA A

## PROPERTY LINE

### **PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, AND SUBAREA MAP**

SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Property, LLC ADDR.I-SS: 100 - 110 W.  
Huron S1/700 - 710 N. Clark St. INTRODUCTION DATE: March 16,2016

EXISTING PAY ^ v EXISTING  
BOX AND SIGN LIGHT POLE  
WEST HURON STREET

(ONE WAY TRAFFIC)" " "

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

EXISTING # GARBAGE CAN

EXISTING CROSSWALK

EXISTING TRAFFIC SIGNAL & UGH" POLE

EXISTING UGH' CONTROL BOX

NORTH



## SITE / LANDSCAPE PLAN

SCALE: 1" = 20'-0"

\PPLICANT <file:///PPLICANT>: AP 100 W: Huron Property, LLC \DORHSS  
<file:///DORHSS>: 100 - 110 \V. Huron St.'700 ' 710 N. Clark St. ;\H kODUCTION HATH:  
MarchVx 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

2ND FLOOR ^ FLAT ROOF 1409 SF  
GREENiRO^F:

-COOLING TOWER

PENTHOUSE ROOF 777 SF  
17TH FLOOR ROOF 2783 SF

Hh  
■i? 11

a

14TH FLOOR ROOF TERRACE 417 SF

\* , \Ri ETR A -E / •  
A! ' :tab of  
kc



⌘(11)

\_\_\_\_\_  
, 17TH. FLOOR ROOF. : : " "TERRACE^ECOW' ■ ~

3RD FLOOR FLAT ROOF 782 SF

NORTH

APPLICANT: AP 100 W. Huron-Property, LLC ADDRESS: 100 ! 10 W. Huron Si./700'-'-' 710 N. Clark Si. INTRODUCTION;  
DATE:"March-16. 201 6~

METAL PANEL WALL

METAL PANEL WALL

CMU DEMISING WALL

■1:iy 19. 2016]

O i

O

eg

EL. = HS'-O"^\

LEVEL 15 jv\*.

EL. = 130'0" ■ ~ r  
o i  
CO

LEVEL 14 \_ a J  
EL. = 130'0" ■ ~ r

LEVEL 13 A^,  
~E17=W-r7'^"v  
o i  
cn

LEVEL 12

EL. = 11'2'-0" ^ LEVEL 11

EL..= nw-rry

o  
CD  
o  
00

LEVE  
co

EL- =  
LEVE  
EL. =

LEVE  
co

o ,EL. = 40'-0" LEVEL 03

EL. = 40'-0" LEVEL 03

EL. = S&-Q' LEVEL 05  
EL. = 3V-0"  
CO

o in

\_LEVEL04

EXISTING ADJACENT BUILDING

EXISTING ONE STORY BUILDING W/BASEMENT

4-

LEVEL 01  
EL. = 0'-0" 14.42' CCD.

APPLICANT: AP 100 W. Huron Property, LLC ADDRESS; 100 - 110 W. Huron St./700 -.710 N. Clark St. IN'TRaDUCTION'D  
mi i >.rV-n>.f>jicciA\i n.nT- 1(7' Ofi IA  
EL. = 0'-0" 14.42-CCD.

EAST ELEVATION (CLARK STREET)

SCALE. 1" = 21T-0"

APPLICANT; AC !()(> W. If ■.iron Properly,-LLC ADDRESS. !00 -

MO W.Tlinwi Si \7.00'-- <file:///7.00'--> 7 ! 0 N. Clark Si. IN  
rRCOIJECTION I) MI ....March I d~'20 I C

TAI I >/>•!.

wa: !.. tractable  
R00°

GLASS WINDWAIL  
Vi.iv 19, 2()!<S

U/ PH ROOF,  
EL. = 160'-r' LEVEL ROOF-  
EL. = 0-0" 14.42 CCD.

## SOUTH ELEVATION (HURON STREET)

SCALE: 1" = 20'-0"

APPLICANT: AP 100 W. Huron Properly. LLC ADDRESS: 100- 110 W. Huron Si./7.00.-. 710;N.  
Clark Si. INTRCbuCTION-DATI-: March 16.20.16 .

GLASS WINDWAU.

£TAL PANE... VVAL-.

OUTSWING WING WINDOW J'WXf-6 1/2"H, TYP.

CORRUGATED METAL PANEL WALL

'ND FLOOR ROOF

LEVEL 01 \_ a. EL.' = O'-O'-' V" 14.42' CCD.

WEST ELEVATION (ALLEY)

SCALE: 1" = 20'-0"

APPLICANT: AP I U0 W. Huron Piopo'ly, LLC ADDRESS .100 - I 10 VV. Union Si.. 700,, 710  
N..Clark Si... INTRODUfc TTON DALE ■ Ma: \.h Hi, 20 1.6 .

Department of Planning and Development

CITY OF CHICAGO

MEMORANDUM

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

David L. Reifman Secretary Chicago Plan Commission

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)

121 NORTH LAS A LLi' ST RE liT, ROOM 1000, CHICAGO, ILLINOIS 00002

FINAL

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

MAY 19, 2016

PROPOSED PLANNED  
DEVELOPMENT (APPLICATION NO. 18704)

AP 100 W. HURON HROPfcRTY, LLC.

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.

FINAL

CTA Bus Stop and Rail Station location

FINAL

### **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.

FINAL

### **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 facade (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;

FINAL

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

FINAL

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.

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

FINAL

**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. ^ //*

PD No.:

Approved: May 19, 2016

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

MAR 21 2015

IryTeo- OA-re;

Initial: ir^\_L^..

RECEIVED

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE  
20%

MAY 19

ADDRESS of the property Applicant, is seeking to rezone 100 - 10 W. Huron St/700 - 710N. Clark St.

2. Ward Number that property is located in 2nd

APPLICANT AP 100 VV. Huron Property, LLC

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

STATE IL ZIP CODE 60654 PHONE 312-636-6937

EMAIL rolando(<\$acostae7.fiui.com CONTACT PERSON Rolando R. Acosta

Is the applicant the owner of the property? YES X all but 710 N. Clark NQ X 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 71 ON. 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

ENfAILro.laadp@aobstacz.fflir.com <mailto:ENfAILro.laadp@aobstacz.fflir.com>

CONTACT PERSON Rolando R. Acosta

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@acostaegur.com  
<mailto:rolando@acostaegur.com>

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

On what date did the owner acquire legal title to the subject property? Has the present owner previously rezoned this property? If yes, when?  
NO

Present Zoning District DX-7 Proposed Zoning District BPD

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

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

Reason for rezoning the property Development of a hotel \_

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

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.ciivoicnicatio.oig/AKG](http://www.ciivoicnicatio.oig/AKG) for more information). Is this project subject to the ARO?

X

YES

NO

COUNTY

OF

COOK.

STATE OF ILLINOIS

\_\_\_\_\_, 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

2<sup>nd</sup> day of July, 2016.

ANA M ALLES MAKSIN Official Seal Notary Public • State of Illinois My Commission Expires Oct 20, 2019

Date of Introduction: File Number:

Ward:

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

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

*Planned Development for the Property located at 100-110 W. Huron St./  
This recertification is being submitted in connection with 700.7-10 m r\^y*

[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.

7/(9 M CLfIGK \$7a66r,LLC Date: (Print or type legal name of Disclosing Party)

(sign here) Print or type name of signatory:

Title of signatory:

Signed and sworn to before me on [date] 2&}(0 .by

tiaxjfa kifw-y\*? at rrrti I County, IL

Notary Public.

**"ofeiculseaP**

MÁYRA SANCHEZ NOTARYPUBLIC,STATEOF^LLIN01S ffiS^w£xPi'?'s 01/29/2017

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

#### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

AP Manager, LLC

(Print or type legal name of Disclosing Party)

By:

(sign here)

Print or type name of signatory: Rajen Shastri

Title of signatory: Manager

Cook

. at

Rajen Shastri

Signed and sworn to before me on [date] M/V^, ^ ^c^/k, by  
County, Illinois

Notary Public.

Commission expires: \_

li at \* fi \* "i r\*\* - ■"■  
ANA M ALLES MAKSIN Official Seal Notary Public - State of Illinois My Commission Expires Oct 20, 2019 >v v u>  
i \*-^y mj> <j' hp v

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

AP 100 W. Huron Investors, LLC

rjate: S " - &

(Print or type legal name of Disclosing Party) 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] ZQIL> , by Rajen Shastri , at Cook " County, Illinois [state].

yt^^ ^M- A<sup>14</sup>^/^^

Notary Public.

Commission expires: \_

-Ver. n-oi-05

ANA M ALLES MAKSIN Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 20.2019

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

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

Date: <z>-c\ -Op

By:  
(sign here)

Print or type name of signatory: Rajen Shastri

Title of signatory: Manager of Manager

Cook  
,at

Signed and sworn to before me on [date]

Rajen Shastri

Notary Public.

Ver. 11-01-05

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

AP 100 W. Huron Holdings, LLC

Date: £- <\ - I J,

(Print or type legal name of Disclosing Party)

By:

(sign here)

Print or type name of signatory: Rajen  
Shastri

Title of signatory: Manager of

Manager

,-tt

\_,by

Signed and sworn to before me on [date]

Rajen Shastri, at Cook County, Illinois

Notary Public.

Commission expires: OC-4. cA^y c^Qi't

ANA M ALLES MAKSIN Official Seal Notary Public - State of Illinois My Commission Expires Oct 20. 2019  
(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

*AP 100 W. Huron Property, LLC*

*Date: ^" ^ ~ l ^*

(Print or type legal name of Disclosing Party)

By:

(sign here)

Print or type name of signatory: Rajen Shastri

Title of signatory: Manager of Manager

Cook

,at

Rajen Shastri

Signed and sworn lo before me on [date] Mav^~" J2-Q{^ , by

County, Illinois

Ver. 11-01-05

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

## RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

AP 100 W. Huron, LLC

Date: b~ ^-/6

(Print or type legal name of Disclosing Party)

By:

(sign here)

Print or type name of signatory: Rajen Shastri

Title of signatory: Manager of

Manager  
en Shastri

Signed and sworn to before me on [date] U^O&d&l , by  
Rajen Shastri , at Cook (J\_ County, Illinois [state].

Notary Public.

Commission expires: \_

ANA M ALLES MAKSIN Official

Seal

Ver. 11-01-05

My Commission Expires Oct 20, 2019

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

## RECERTIFICATION

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

Planned. Devejqpmnt for the Property located at 100-110 W. Huron St./

This recertification is being submitted in connection with 700,710 n r|anv ?t.  
[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 M Clack Crater, Llc*

(Print or type legal name of Disclosing Party) By:

(sign here) / Print or type name of signatory:

Title of signatory:

Signed and sworn to before me on [date] MojuMl kCt^Wy^ . at frnET I County, IL,  
Notary Public.

**"OFFiaALsffi\***

**MAYRA SANCHEZ** 1NOTARYPUBLIC.STATEOFAL|N0|S1  
**Li22!E!!?L<sup>on</sup> Expires Oiaanm 7 \**

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

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

By:

(sign here)

Print or type name of signatory: Rajen Shastri

Title of signatory: Manager

Signed and sworn to before me on [date] M/VM, flj^c^kT/^ DV

Rajen Shastri, at Cook Q County, Illinois [state].

Notary Public.

ANA M ALLES MAKSIN

Official Seal

1

i Notary Public • State of Illinois >  
, My Commission Expires Oct 20, 2019 >

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

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

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] rAMv^T^5- 2,Q|L>, by

Rajen Shastri, at Cook V County, TnTnois

Notary Public.

Commission expires: \_

ANA M ALLES MAKSIN Official Seal Notary Public - State of Illinois My Commission Expires Oct 20.2019

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

AP100 W.Huron Capital, LLC Date:  
(Print or type legal name of Disclosing Party)

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] **Ha\* V&JaiL**, by  
Rajen Shastri, at Cook (J County, Illinois [state]).  
^d\s~-<- ^lig. s^y^ Notary Public.

Commission expires: \_

ANA M ALLES MAKSIN Official Seal Notary Public • State of Illinois I Commission Expires Oct 20, 2019

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

AP 100 W. Huron Holdings, LLC

D f.c.      £ - <j - f j,

(Print or type legal name of Disclosing Party)

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] H'Vh °i " ^<?ll , by  
Rajen Shastri , at Cook " County, Illinois [state].

Ver. 11-01-05

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify tmthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

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

Date: S - ^ - \*fc

By:

(sign here)

Print or type name of signatory: Rajen Shastri

Title of signatory: Manager of Manager  
Cook  
,at  
Rajen Shastri

Signed and sworn to before me on [date] 1^ AV ^ ~ J2-G[l\* , by

County, Illinois

Ver. 11-01-05

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

### RECERTIFICATION

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

Planned Development for the Property at 100 - 10 W. Huron St./

This recertification is being submitted in connection with 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.

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

By:

(sign here)

Print or type name of signatory: Rajen Shastri

Title of signatory: Manager of Manager  
Cook

Signed and sworn to before me on [date]

Notary Public.

Rajen Shastri

ANA M ALLES MAKSIN

Official Seal > Notary Public - State of Illinois > Commission Expires Oct 20,2019 ,  
w w v < v > w — ■ i

4+=" | Q-7oW

### 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.**