



Office of the City Clerk

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

Legislation Text

File #: SO2011-2296, Version: 1

FINAL FOR PUBLICATION

SUBSTITUTE 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. 2-F in the area bound by:

West Madison Street; the Kennedy (I-90) Expressway; West Monroe Street; and South Halsted Street

to those of a Residential-Business Planned Development District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Commonly known as: 1-41 South Halsted Street; 723-741 West Madison Street; 760-778 West Monroe Street, Chicago, Illinois 60607.

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 79,658 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Mid City Plaza, LLC .
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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 17 Statements: a Bulk Regulations Table; an Existing Land-Use Area Map; a Planned Development Property Line and a Right of Way Adjustment Map; Existing Zoning and Street System Map Generalized Site Plan; Banquet Floor Plan; Amenity Floor Plan; Typical Parking Floor Plan; Residential Floor Plan 11-42; Residential Floor Plan 43-46; Landscape Plan; a Green Roof Plan; Building Elevations

| | |
|------------------|---|
| Applicant: | Mid City Plaza, L.L.C. |
| Address: | 1-41 South Halsted Street; 723-741 West Madison Street; 760-77S West Monroe Street Chicago, Illinois 60607 |
| | Introduced: April 13, 2011 |
| Plan Commission: | August 16, 2012 |

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(North, South, East and West) and Chicago Builds Green form prepared by FitzGerald Associates Architects and dated August 16, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned

Development: hotel; banquet and meeting room facilities; retail; residential; parking; uses as permitted in the Commercial Use group in the DX-7, Downtown Mixed Use District.

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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 79,658 square feet.
9. 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 Housing and Economic 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.
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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation,

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Environment and Buildings, under 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, 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.
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. The Applicant shall achieve LEED Certification for the residential tower and will provide a 50% Green Roof 13,815 square foot green roof on the top of the retail/ parking podium.
15. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 79,658 square feet and a base FAR of 7.0 The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (list of all bonuses applied for and calculations) FAR

| | |
|------------------------------|------------|
| <u>Base FAR:</u> | <u>7.0</u> |
| <u>Density Bonus:</u> | <u>1.4</u> |
| <u>Upper Level Setbacks:</u> | <u>1.0</u> |
| Total FAR: | 9.4 |

16. 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 Exhibit ("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 \$2,587,291.84 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance

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of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

17. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-7, Downtown District.

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AMENDED RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. BULK REGULATIONS AND DATA TABLE

Gross Site Area:

Net Site Area:

Public Right-of-Way:

Allowable Uses:

Banquet and Meeting Room Facilities:

Retail Area:

Existing Number of Hotel Rooms: Maximum Number of Units:

109,981 square feet 79,658 square feet 30,232 square feet Per Statement No. 5 47,000 square feet

10,000 square feet 399 rooms 492 units

Base Floor Area Ratio: Density Bonus Floor Area Ratio- ARO: Density Bonus Floor Area Ratio - Set back: Maximum Floor Area Ratio:

Maximum Site Coverage (of Net Site):

Minimum Number of Accessory Off Street Parking Spaces:

Minimum Bicycle Parking Area:

Minimum Number of Off-Street Loading Spaces:

Minimum Building Setbacks:

Maximum Building Height:

7.0 1.4 1.0

9.4

95%

520 spaces

50 spaces

3 spaces

From West Madison Street: 0 feet From east property line: 0 feet From West Monroe Street: 0 feet From South Halsted Street: 0 feet

490 feet, (as measured by Chicago Zoning Ordinance)

On-Site Open Space (roof of 9-story building): 17,712 square feet

Green Roof: 13,815 square feet

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Date: April 13, 2011

CPC Date: August 16, 2012

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Affordable Housing Agreement (Rental)

Submit this form to the City Clerk's Office for each project that triggers an affordable housing agreement (Mandatory CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or Interoffice mail), to: Kara Breerns, Department of Housing and Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breerns@cityofchicago.org; Telephone: (312) 744-7466.

For information on these programs/requirements, visit www.cityofchicago.org/HED
<<http://www.cityofchicago.org/HED>>.

Date: August 1, 2012

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Crowne Plaza Hotel
Development Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe
Ward: 27 Alderman: Jumett
ZONING Contact Name/Phone Number

Type of City involvement: Land write-down
(check all that apply) Financial Assistance
Zoning Increase or City Land purchase
Planned Development
X Downtown Affordable Housing Zoning (Density) Bonus

SECTION 2: DEVELOPER INFORMATION

Developer Name: mm city piwa, llc
Developer Contact (Project Coordinator): David Friedman
Developer Address: 900 west Touhy /^^\ Email address: dfriedman@fartdfreatty.com
<<mailto:dfriedman@fartdfreatty.com>> May we use email to contact you? (Yes/No) Telephone Number: \$47/679-7500 ^-'

SECTION 3: DEVELOPMENT INFORMATION

Is Affordable Housing required?

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

For Density Bonus projects: X25% =
Bonus Square Footage* Affordable sq. footage required

◆Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/2ioning <<http://www.cityofchicago.org/2ioning>> for zoning info).

b) twldme details

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

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

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no

If parking is not included, what is the monthly cost per space?

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Estimated date for the commencement of marketing:

Estimated date for completion of construction of the affordable units:

| Unit Type* | Number of Units | Number of Bedrooms | Total Square Footage/Unit | Expected Market Rent | Proposed Affordable Rent* | Proposed Level of Affordability (60% or less of AMI) |
|--------------|-----------------|--------------------|---------------------------|----------------------|---------------------------|--|
| B | | | | | | |
| Affordable U | | | | | | |

| | | |
|-------------|-----|-----|
| Market Rate | N/A | N/A |
| | N/A | N/A |
| | N/A | N/A |

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment in-lieu? Issuance of building permit Spring 2013
(typically corresponds with payment/issuance of building permits) Month Year

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

$$\text{Amount owed} = \frac{\text{Number of total units in development} \times \$100,000}{111.521.20 \times 80\% \times \$29.00}$$

(round up to nearest whole number)

\$2,587,291.84

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

| | |
|---|-------------------------------------|
| 111.521.20 x 80% x \$29.00 | |
| Bonus Floor Area (sq ft) median price per base FAR foot | |
| Submarket (Table for use with the Density Bonus fees-in-lieu calculations) | Median Land Price per Base FAR Foot |
| Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east | \$31 |
| North: Division on north; Chicago River on south/west; Lake Shore Dr. on east | \$43 |
| South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east | \$22 |
| West: Lake on north; Congress on south; Chicago River on east; Racine on west | \$29 |

Authorization to Proceed (to be completed by Department of Housing and Economic

Development) \r^~\^i „ . £ | ^

Kara Breerns, ^ date Department of Housing and Economic
Development

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**Planned Development No
Existing Land-Use Area Map**

Applicant:

Address:

Introduced.

Plan Commission:

Mid City Plaza, LLC.

April f3,TorjalSted; 723*741 WeSt MadiS°n: 76°_778 WeSt Mont°er C^ago. IL August 16. 2012

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**Planned Development No. Property Line
Map and Right-of-Way Adjustment Map**

Madison Street 80*-0" ROW

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Monroe Street ee'-O" ROW

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Planned Development No. Existing Zoning and Street System Map

Proposed Site

Applicant: Mid City Plaza LLC K^~J
produced: Ap!! , ?_3%*r^",tod: ?23~741 WeSt MadiMn: 760^778 West Monr^ Chicago. IL
Plan Commission: August 16. 2012

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•, 22'-0" /r 4'-9"
22'-0"

Planned Development No. Generalized Site Plan

Retail
Jim
78'-r

5^

a a nn a □

20,700 GSF Floor 1 20,700 FAR Floor 1

Applicant:
Address:
Introduced:
Mid City Plaza, L.L.C.
1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL April 13, 2011
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Planned Development No. Banquet Floor Plan

32,855 GSF Floor 2 30,695 FAR

n_r

19,210 GSF Floor 3 16,040 FAR Floor 3

Applicant:
Address:
Introduced:

J

Mid City Plaza, L.L.C.
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Planned Development No. Typical Parking Moor Plan

31,470 GSF Floor 9 2,160
FAR Floor 9

34,990 GSF Floors 5 - 8 2,160
FAR Floors 5-8

35,390 GSF Floor 4
2,160 FAR Floor 4

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Applicant: Mid City Plaza, L.L.C. -L
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Planned Development No.

Amenity Floor Plan

12,790
FAR Floor 10

GSF

Floor

10

12,790

iru-i a

Applicant: Mid City Plaza, L.L.C. ^{VI}
Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL
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Planned Development No.
Residential Floor Plan 11-42

Note: The proposed tower is elliptical. A dimensional rectangle is shown above and is provided solely for purposes of calculating floor area.

Applicant:
Address:
Introduced:
Plan Commission:
Mid.City Plaza, L.L.C.
1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, April 13, 2011 August 16, 2012

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Planned Development No.
Residential Floor Plan 43-46

Applicant:

Address:

Introduced:

Plan Commission.

Note: The proposed tower is elliptical. A dimensional rectangle is shown above and is provided solely for purposes of calculating floor area.

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Mid City Plaza, L.L.C.

1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL April 13, 2011 August 16, 2012

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Planned Development No. Landscape Plan

(4) Shade Trees (4" Caliper) in Raised Planting Beds

Concrete Sidewalk

Concrete Bollards

Concrete Driveway

Concrete Pavers

(4) Shade Trees (4" Caliper) in Raised Planting Beds

Applicant:

Address:

Introduced:

UU

Mid City Plaza, L.L.C.

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Planned Development No. Green Root Plan

Total Area of Roof = 27,200 SF
Total Area of Greer Roof = 13,815 SF

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Planned Development Nc^ NAI for pusu West Elevation

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METAL SLAB ' EDGE COVER
GLASS AND METAL ' WINDOW WALL
METAL LOUVER

OBSCURE GLASS AND METAL WINDOW WALL
GLASS AND METAL STOREFRONT STONE CLAD COLUMN COVER

#####K#####
#####

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Planned Development No. North Elevation

Applicant: Mid City Plaza, L.L.C.
Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL
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Planned Development Nfi!^ FOR PU3UCA! East Elevation

Applicant: Mid City Plaza, L.L.C.
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FINAL FOR PUBLiCAJiO? Planned Development No. South Elevation

504'-10"

iii'!! liii

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i:~Vr:~m

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Applicant: Mid City Plaza, L.L.C.
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Chicago Suilos Green

Project Name:

• Street Number (if the address only includes one street number, please Sit only the cell 'From'):

1 41 S Halsted St

Ward No: Communit Area No:
28

Check applicable:

hi

U PD No.jibd] ☐Public project

TotalHandareainsu.lt <http://TotalHandareainsu.lt>:

1» RDA No: | | ☐Landmark

Total building's) footprint in sa il:

^Planned Development ☐Redevelopment Agreement ☐Zoning Change

Total vehicutsi use area in sq.ft.:

1 l»From:f

Project Size:

Enter First Name Last Name

DPD Project Manager: fernandoEspinoza

Select project category:

Res. 4 or more Market Rate

Check applicable:

Financial Incentives: QriF

- ☐grif
- ☐SBIF
- ☐Land Sale Write Down

☐Empowerment Zone Grant ☐Class L ☐ind. Dev. Revenue Bonds Qciass 6b ☐Bank Participation Loan ☐DOH

Check applicable:

- ☐Public plaza & pocket park
- ☐Chicago Riverwalk improvements
- ☐winter gardens
- ☐indoor through-block connection
- ☐Sidewalk widening
- ☐Arcades

- ☐Water features in a plaza or pocket park ^Setbacks above the ground floor ☐Lower level planting terrace ☐Green roof
- ☐Underground parking and loading ☐Concealed above-ground parking

Green

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T Landscape Setback Interior Landscape Area No. of Interior Trees No. of Parkway Trees

Square footage: Square footage;

Required per Zoning

Code or Green To be Provided by RoofBuiiding Green the development: Matrix

Please IUI, it applicable

| | |
|----|----|
| 0 | 0 |
| 0 | 0 |
| 0 | 10 |
| 10 | 10 |

River Setback Private Open Space

Privately developed Public Open Space square footage:

| | |
|--------|-------|
| 0 | 0 |
| 17,712 | 17712 |
| 0 | 0 |

Stormwater Management (At-grade volume control):

Permeable paving Raingarden Filter strip Bioswale Detention pond Native landscaping Rain-water collection cistern/barrel Total impervious area reduction

Square footage: Check app/icsite:

Square footage: Gallons, Square footage.

Q □ □

39,829

Other sustainable surface treatments:

Green roof Energy Star roof High-albedo pavement

Square footage: Square footage:

| | |
|---|--------|
| 0 | 13,815 |
| 0 | 27,200 |

Square footage: 0

No. of accessory parking spaces

Total no. of parking spaces (Accessory + Non- Acc.) No. of parking spaces dedicated to car sharing services (E.g.: i-Go, Zip-Car)

No. of bicycle parking

Within 600 ft of CTA or Metra station entrance

| | |
|-----|-----|
| 520 | 520 |
|-----|-----|

520

| | |
|---|---|
| 0 | 0 |
|---|---|

50.

50.

Check if applicable:

Page 2 of

FINAL FOR PUSuo*!

Building Certification:

| | | |
|----------------------------------|--------------------------|--------------------------|
| Energy Star building | Q | <input type="checkbox"/> |
| LEED certification | 13 | |
| LEED Certified | S | |
| LEED Silver | <input type="checkbox"/> | |
| LEED Gold | <input type="checkbox"/> | |
| LEED Platinum | <input type="checkbox"/> | |
| Chicago Green Homes | | <input type="checkbox"/> |
| Chicago Green Homes [one-star] | <input type="checkbox"/> | |
| Chicago Green Homes [two-star] | Q | |
| Chicago Green Homes [three-star] | D | |

Energy efficiency strategies not captured above:

■IE: Other than Energy Star Roof- or Energy Star Binding CerMcsSon-

Low-e spectrally selective insulated glass in thermally broken frames
High efficiency mechanical and plumbing systems
Energy efficient lighting with Energy Star compliant fixtures and lamps
Water conserving appliances and fixtures
Energy Star compliant appliances
Energy Star compliant programmable thermostat.
Light-colored interior walls and ceilings

Other sustainable strategies and/or Project Notes:

Erosion and sediment control Low/ no VOC paints and primers Low / no VOC adhesives and sealants Dog Run

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