



DEPARTMENT OF PLANNING AND DEVELOPMENT

September 22, 2015

CITY OF CHICAGO

John J. George  
Schuyler, Roche & Crisham, P.C.  
Two Prudential Plaza  
180 North Stetson Ave.  
Suite 3700  
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 1282  
Elimination of parkway trees along 311 N. Morgan Street**

Dear Mr. George:


Please be advised that your request for a minor change to Business Planned Development No. 1282 ("PD 1282"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1282.

Your clients and the owner of all of the property within PD 1282, 311 N. Morgan LLC and 345 N. Morgan LLC, are seeking administrative relief to allow for the elimination of the parkway trees in front of the new hotel at 311 N. Morgan St. Due to an existing 30-inch water main along Morgan St., the Department of Water Management will not allow any landscaping within this area. The attached, updated Ground Floor Site Plan, dated September 4, 2015, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the elimination of the proposed parkway trees will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1282, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Fernando Espinoza, Main file



**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05-08-2015
2	ISSUED FOR PERMIT	05-08-2015
3	ISSUED FOR PERMIT	05-08-2015
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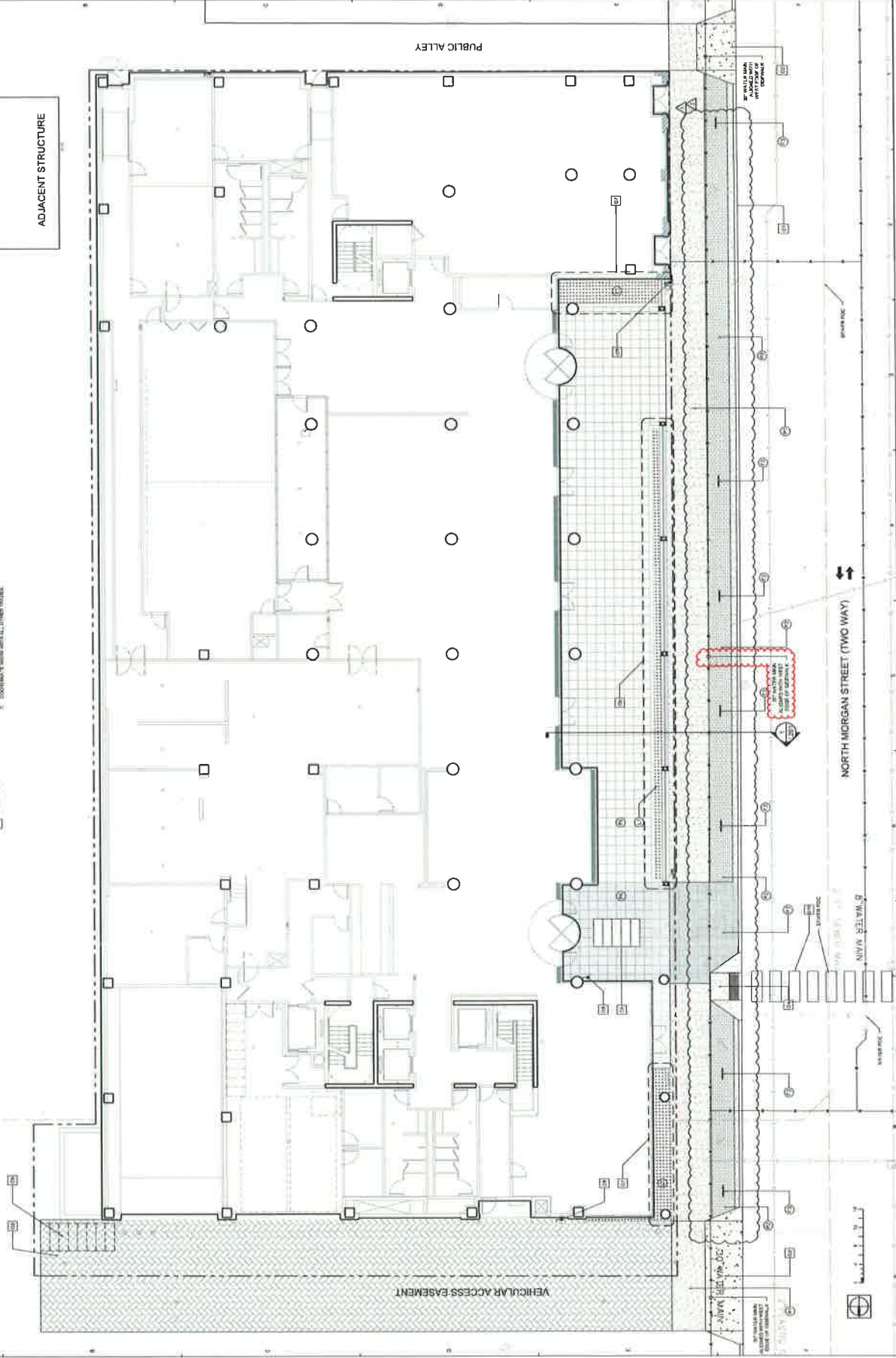
- GENERAL NOTES**
- CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
  - PROTECT ALL EXISTING UTILITIES AND STRUCTURES. VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CHICAGO DEPARTMENT OF PUBLIC WORKS AND THE CHICAGO DEPARTMENT OF WATER MANAGEMENT.
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- LANDSCAPE MATERIALS LEGEND**
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  - 10. LANDSCAPE MATERIALS LEGEND



On motion of Alderman Solis, the said proposed ordinance and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Silverstein -- 45.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-G.*  
(As Amended)  
(Application No. 18257)  
(Common Address: 311 -- 329 N. Morgan St.)

BPD 1282

[SO2015-40]

*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 the M2-3 Light Industry District symbols and indications as shown on Map Number 1-G in an area bounded by:

a line 366.83 feet north of and parallel to West Fulton Market; a line 139.17 feet east of and parallel to North Morgan Street; a line 333.83 feet north of and parallel to West Fulton Market; a line 125.91 feet east of and parallel to North Morgan Street; the alley next north of and parallel to West Fulton Market; and North Morgan Street,

to the designation of C3-5 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all C3-5 Commercial, Manufacturing and Employment District

symbols and indications established in Section 1 above to the designation of Business Planned Development Number 1282 which is hereby established in the area above described, ~~subject to~~ such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development No. 1282*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 1282 consists of approximately 33,403 square feet of property which is depicted on the attached Planned Development Boundary Plan ("Property") and is owned or controlled by the applicants, 311 North Morgan LLC and 345 North Morgan 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 titleholders 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, 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 these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Plan; a Site Plan and Ground Floor Plan; a Landscape Plan; a Green Roof Diagram and Building Elevations prepared by GREC Architects dated May 21, 2015. Full size 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 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 shall be allowed within the area herein delineated as business planned development: hotel/motel; eating and drinking establishments (limited restaurant, general restaurant, outdoor patio if located on a rooftop, outdoor patio if located at grade level); general retail sales; personal service (hair salon, nail salon, barbershop, massage establishment); artist work or sales space; co-located wireless communication facilities; accessory parking; and accessory uses. The following uses are accessory to the hotel including automated teller machine; food and beverage retail sales including liquor sales; tavern with incidental live entertainment, laundry services for hotel guests which services may be performed by a third-party operator; physical fitness center with various types of exercise equipment; rooftop produce garden; and office space related to hotel operations, related facilities, and accessory uses.
6. On-premises 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-premises 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 and Data 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 and Data Table has been determined using a Net Site Area of 33,403 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 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.
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 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, 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 titleholders 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 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. The new improvements will be LEED certified and will provide a green roof to cover at least 50 percent of the new net roof area of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.
15. Unless construction of the new improvements contemplated in this planned development has commenced within six years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned

development shall expire and the zoning of the Property shall automatically revert to the C3-5 Commercial, Manufacturing and Employment District classification.

[Existing Zoning Map; Existing Land-Use Map; Boundary Plan; Site Plan and Ground Floor Plan; Grade Level Landscape Plan; Fifth Level Terrace Landscape Plan; Green Roof Diagram; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 1779 through 1789 of this *Journal*.]

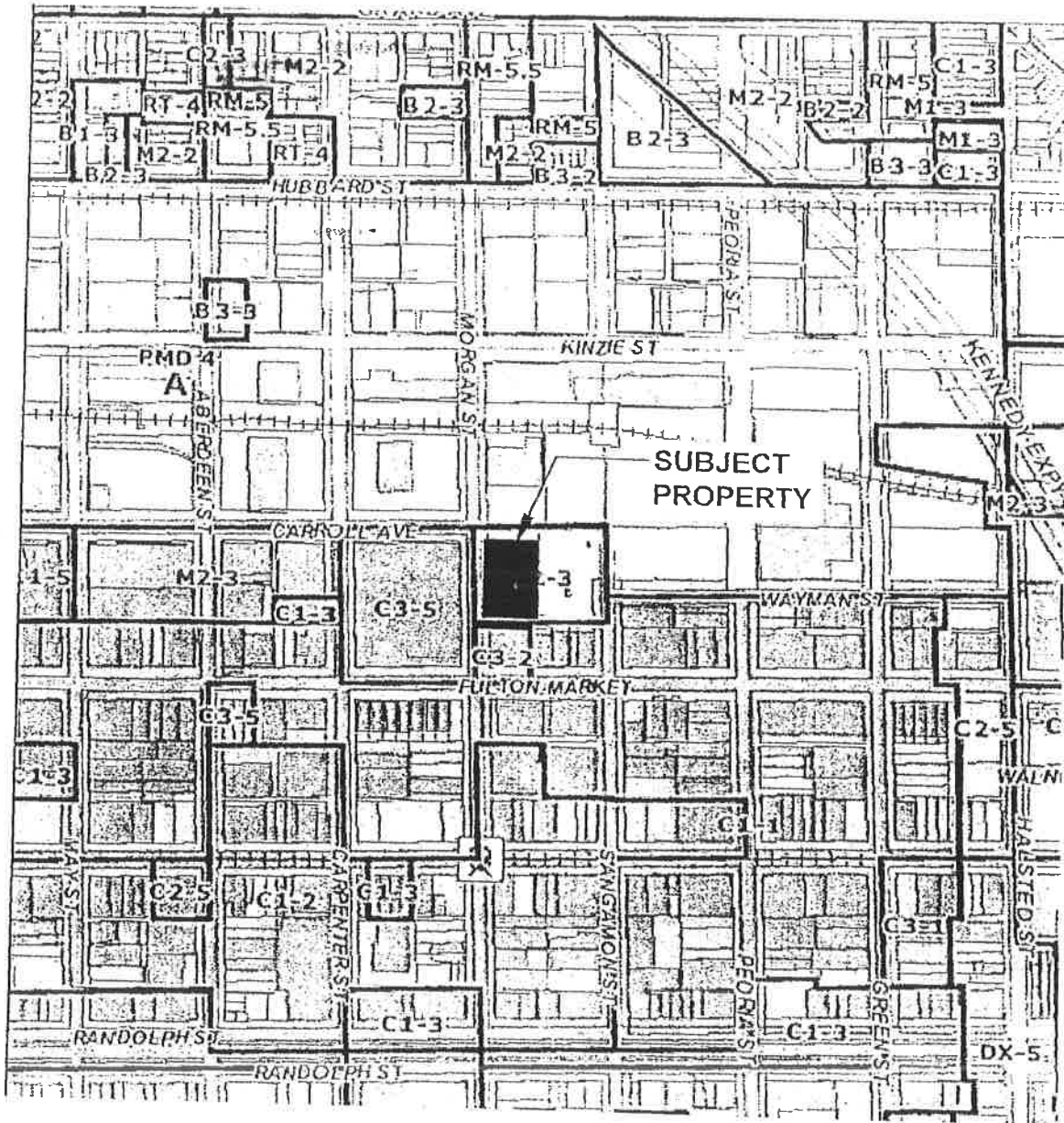
· Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development No. 1282.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area:	42,043 square feet
Area in Right-of-Way:	8,640 square feet
Net Site Area:	33,403 square feet
Maximum Floor Area Ratio (FAR):	5.0
Minimum Number of Off-Street Parking Spaces:	30
Maximum Building Height:	85 feet, 0 inches
Minimum Setbacks:	Per Site Plan
Loading Berths:	(2) 10 feet by 25 feet
Minimum Bike Parking Spaces:	30



**B. EXISTING ZONING MAP**

SCALE: NTS



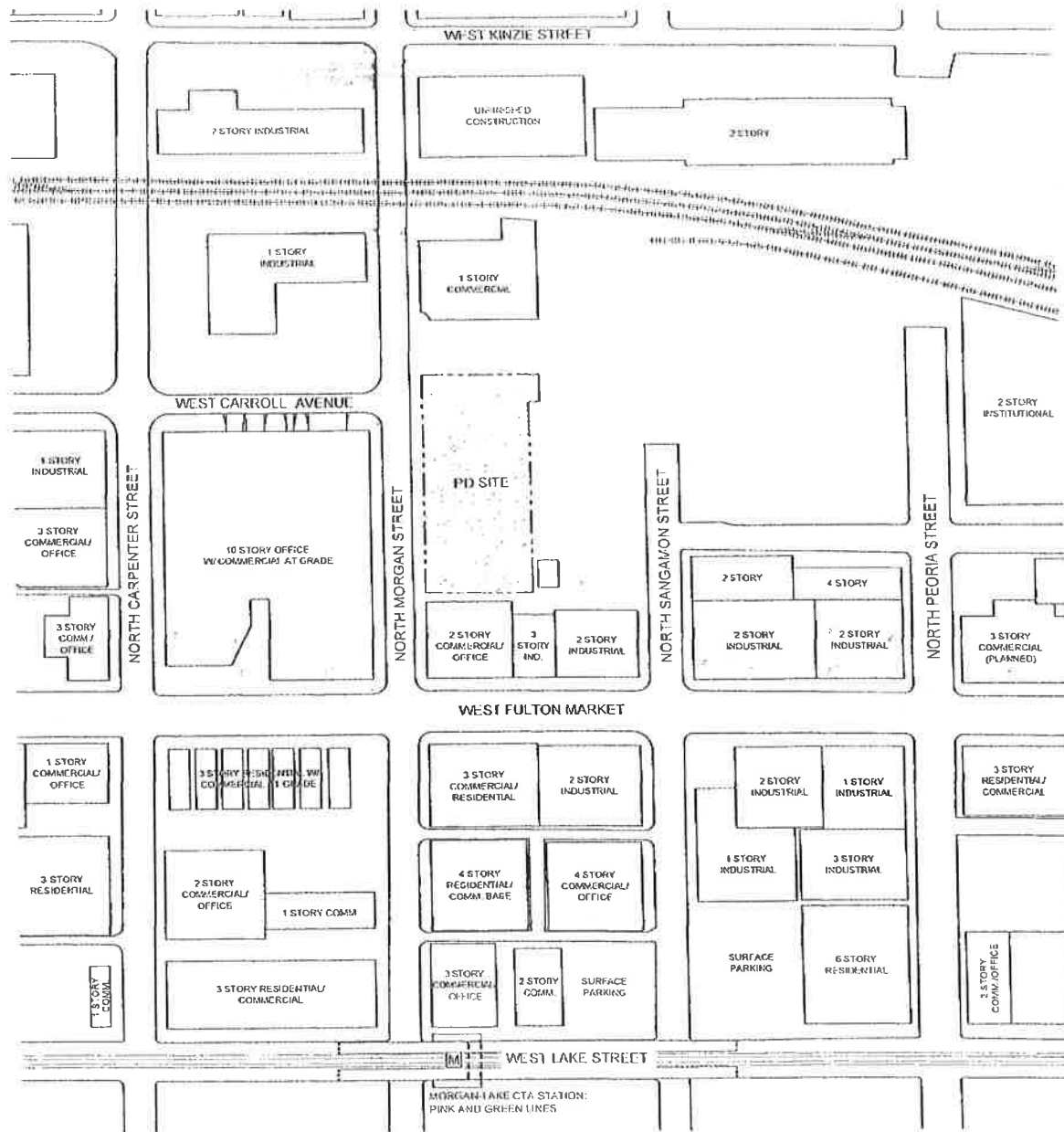
**311 NORTH MORGAN**

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
ADDRESS: 311-329 N. MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
CHICAGO PLAN COMMISSION: MAY 21, 2015

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**C. EXISTING LAND-USE MAP**

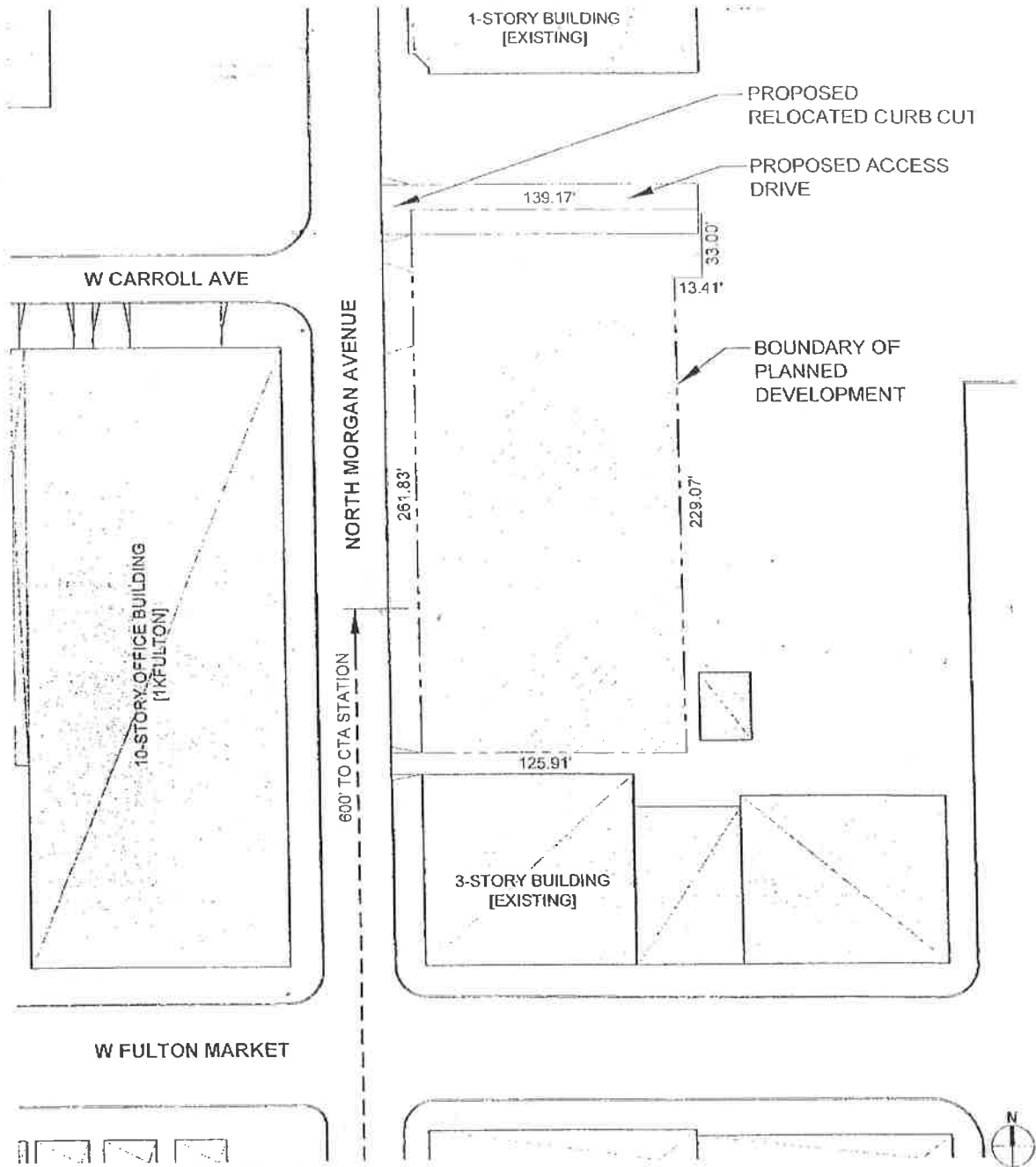
SCALE: NTS

**311 NORTH MORGAN**

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
 ADDRESS: 311-329 N MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
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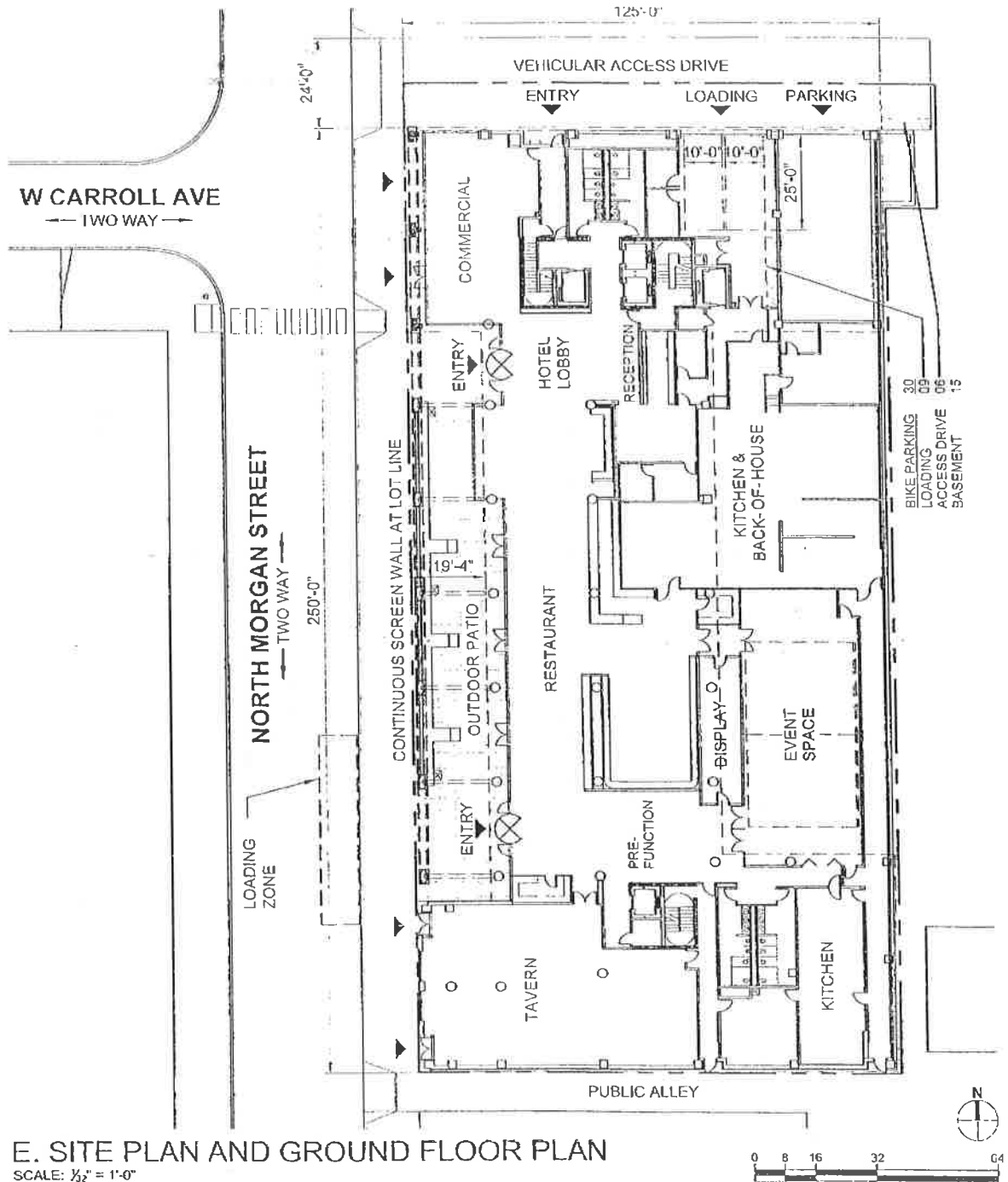
D. PD BOUNDARY PLAN  
SCALE: 1" = 60'-0"

311 NORTH MORGAN

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
ADDRESS: 311-329 N MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
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G|R|E|C ARCHITECTS



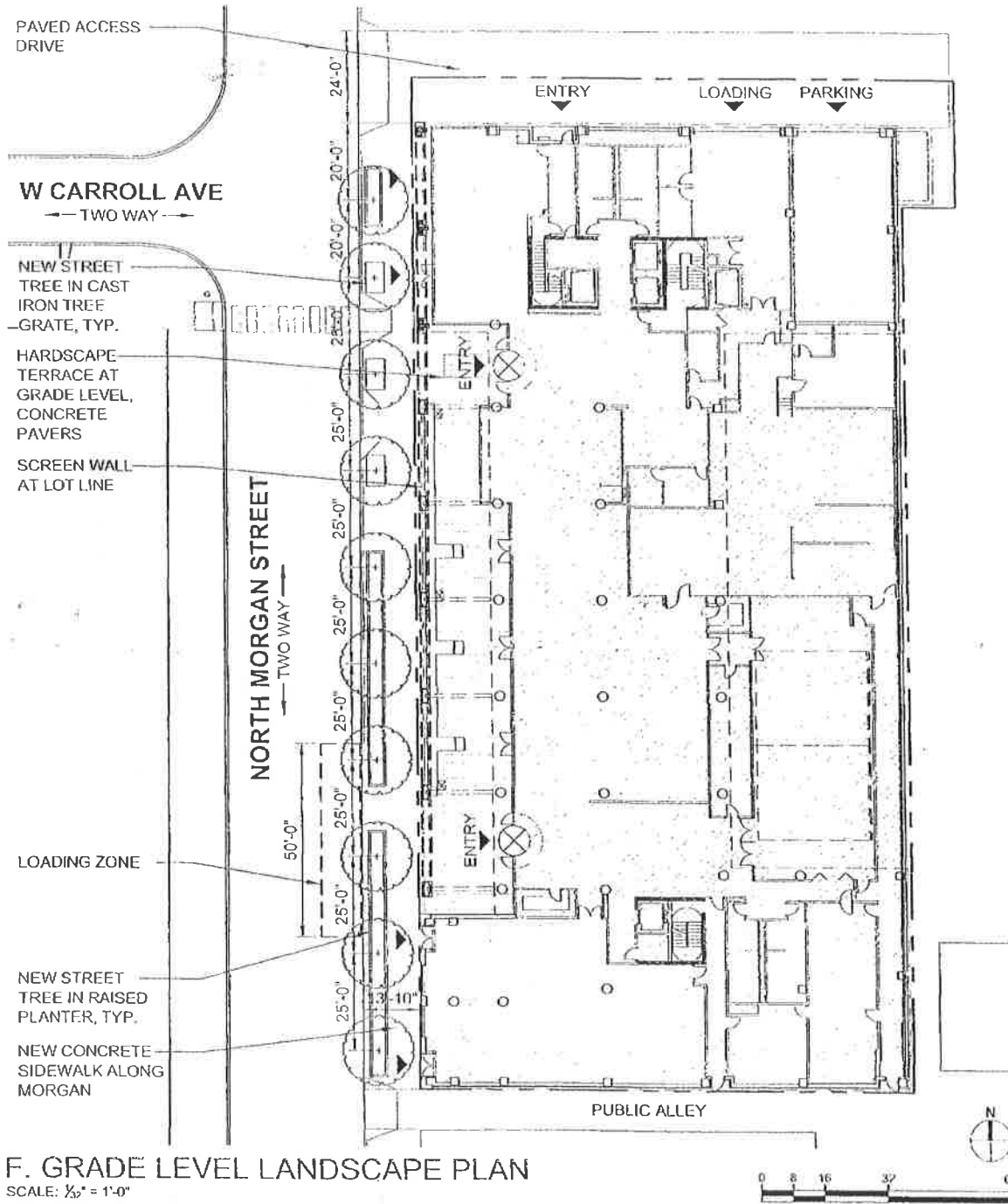
E. SITE PLAN AND GROUND FLOOR PLAN  
SCALE: 1/2" = 1'-0"

311 NORTH MORGAN

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
ADDRESS: 311-329 N MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
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GRIEICH ARCHITECTS

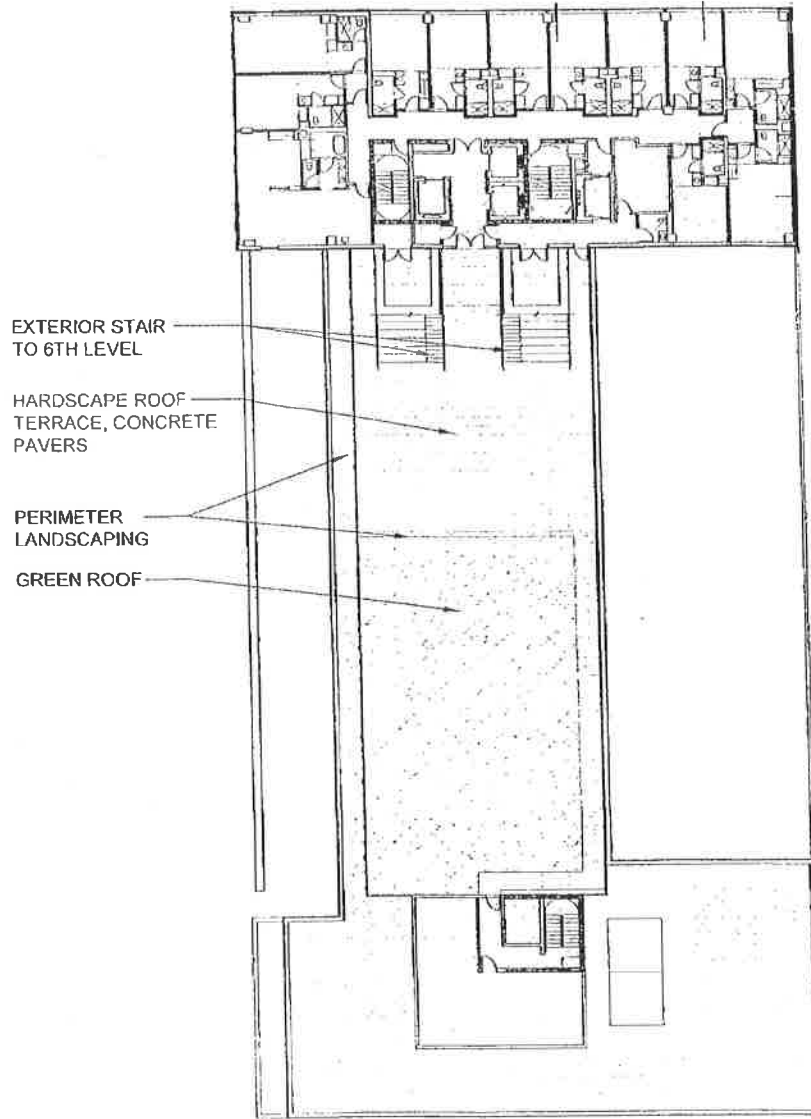


F. GRADE LEVEL LANDSCAPE PLAN  
SCALE: 1/32" = 1'-0"

311 NORTH MORGAN

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC    INTRODUCED: JANUARY 14, 2015  
 ADDRESS: 311-329 N MORGAN STREET    CHICAGO PLAN COMMISSION: MAY 21, 2015    GIR|E|C ARCHITECTS

FINAL FOR PUBLICATION



**G. FIFTH LEVEL TERRACE LANDSCAPE PLAN**  
 SCALE: 1/32" = 1'-0"



**311 NORTH MORGAN**

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
 ADDRESS: 311-329 N MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
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**GREEN ROOF AREA CALCULATIONS**

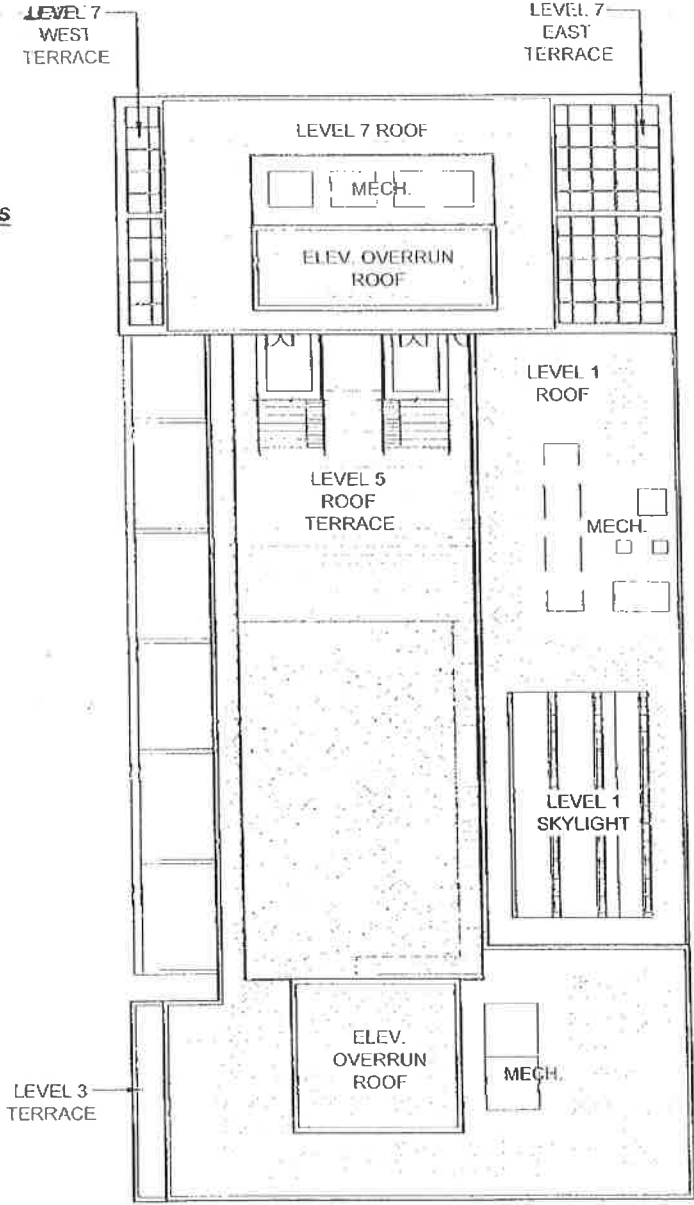
GROSS ROOF AREA: 28,316 SF  
NET ROOF AREA: 20,750 SF

MIN. 50% GREEN ROOF  
AREA: 10,375 SF

**LEGEND:**

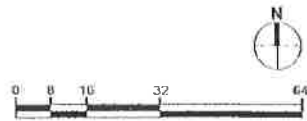
 ROOF  
TERRACE  
PAVERS

 GREEN  
ROOF/  
LANDSCAPING



**H. GREEN ROOF DIAGRAM**

SCALE: 1/8" = 1'-0"



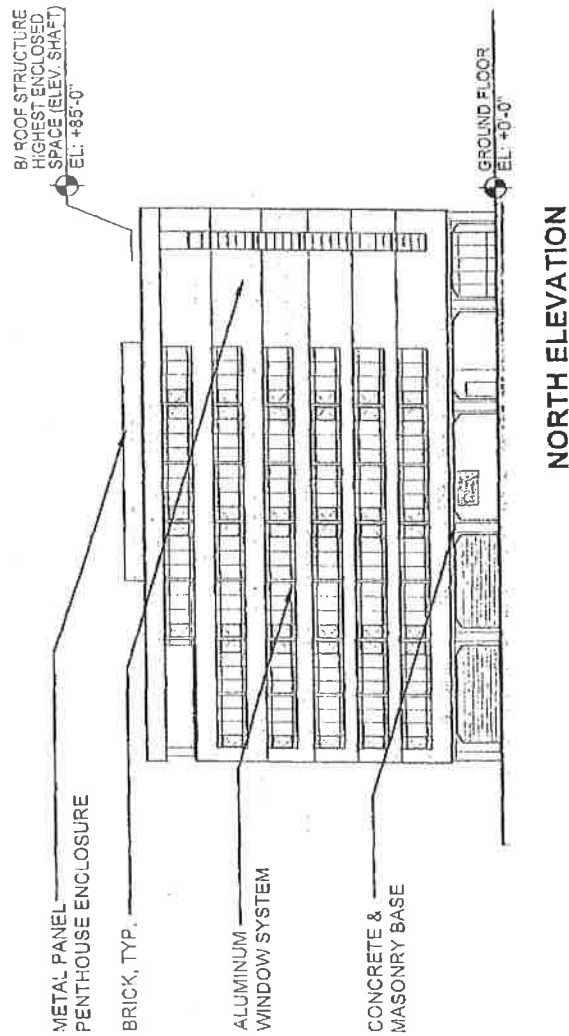
**311 NORTH MORGAN**

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
ADDRESS: 311-329 N MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
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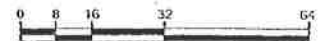
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FINAL FOR PUBLICATION



### J4. NORTH ELEVATION

SCALE: 1/32" = 1'-0"



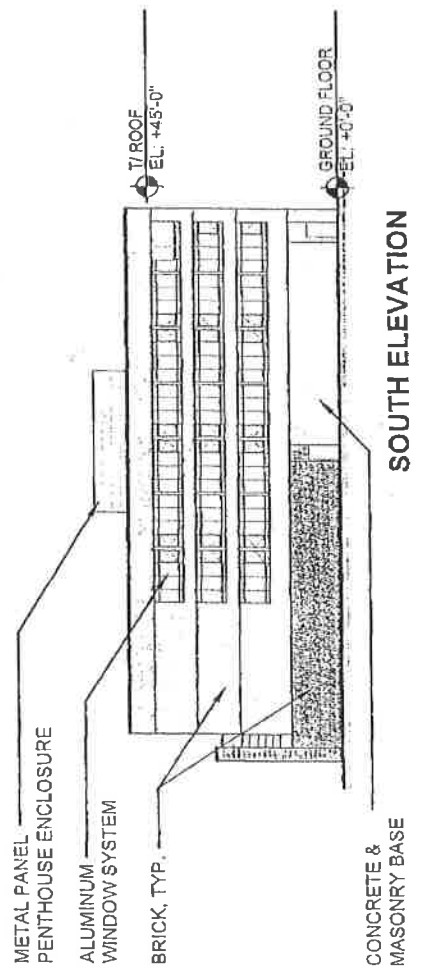
### 311 NORTH MORGAN

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
 ADDRESS: 311-329 N MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
 CHICAGO PLAN COMMISSION: MAY 21, 2015

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**J2. SOUTH ELEVATION**  
 SCALE: 1/32" = 1'-0"



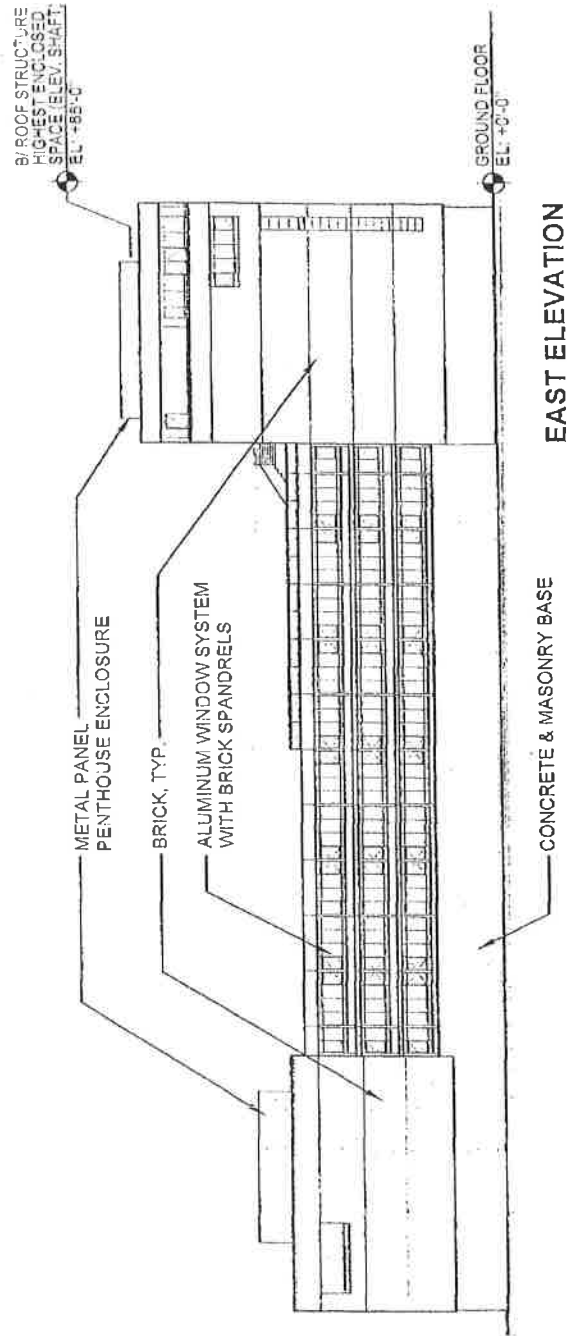
**311 NORTH MORGAN**

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
 ADDRESS: 311-329 N MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
 CHICAGO PLAN COMMISSION: MAY 21, 2015

GIRJE|C ARCHITECTS





**J3. EAST ELEVATION**  
 SCALE 1/2" = 1'-0"

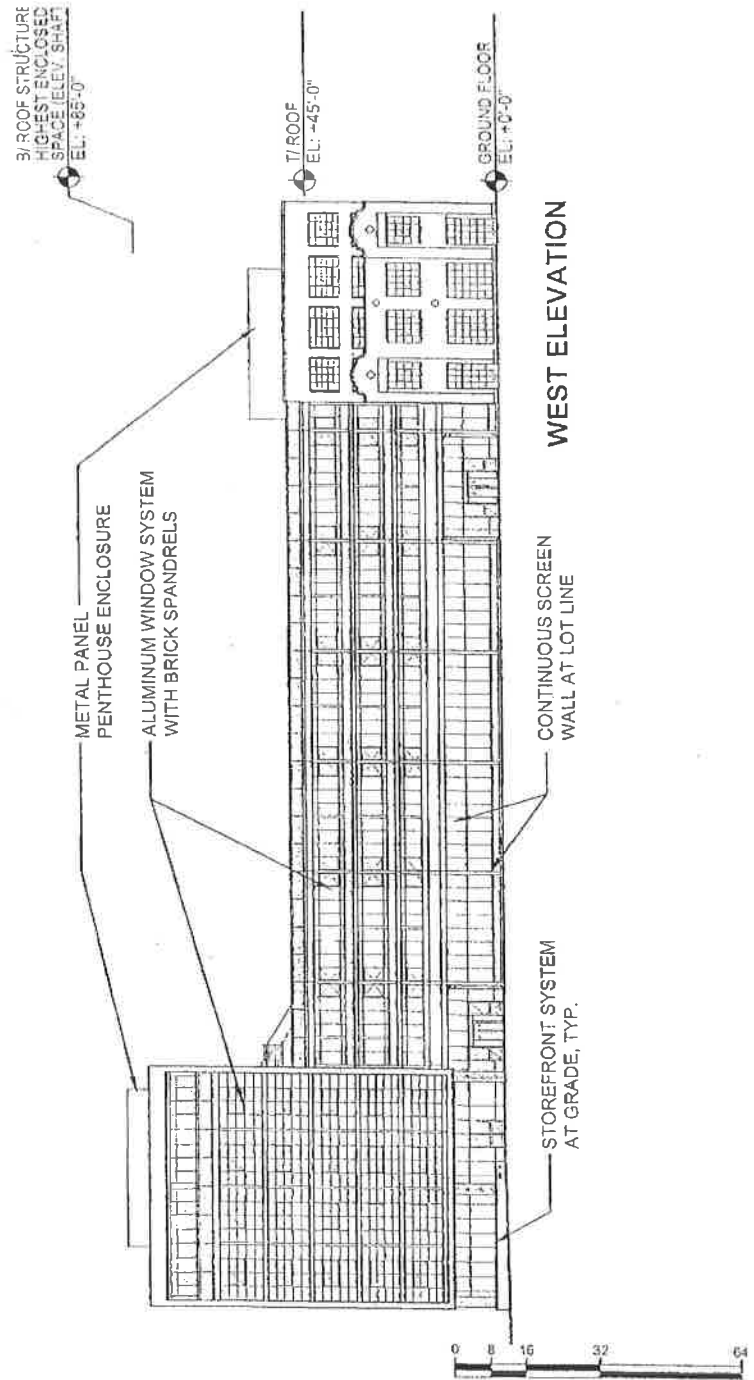


**311 NORTH MORGAN**

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
 ADDRESS: 311-329 N. MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
 CHICAGO PLAN COMMISSION: MAY 21, 2015

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J1. WEST ELEVATION  
SCALE: 1/32" = 1'-0"

311 NORTH MORGAN

APPLICANT: 311 N. MORGAN LLC & 345 N. MORGAN LLC  
ADDRESS: 311-329 N. MORGAN STREET

INTRODUCED: JANUARY 14, 2015  
CHICAGO PLAN COMMISSION: MAY 21, 2015

GR|E|C ARCHITECTS