



City of Chicago



SO2016-4765

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 848-856 W Randolph St and 151-163 N Peoria St - App No. 18847
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Business Planned Development No. 1286 symbols and indications as shown on Map No. 1-G in the area bounded by:

A line 114.67 feet north of West Randolph Street; the public alley next east of North Peoria Street; the alley next north of West Randolph Street; a line 100.83 feet east of North Peoria Street; West Randolph Street; and North Peoria Street

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-G in the area bounded by:

A line 114.67 feet north of West Randolph Street; the alley next east of North Peoria Street; the alley next north of West Randolph Street; a line 100.83 feet east of North Peoria Street; West Randolph Street; and North Peoria Street

to those of a Business Planned Development No 1286, as amended which is hereby established in the area described above.

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

Property Address: 848 -- 56 W. Randolph St./151 -- 63 N. Peoria St.

BUSINESS PLANNED DEVELOPMENT NO. 1286
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1286, ("Planned Development") consists of approximately 12,177 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, 854 West Randolph, 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

Prior to the issuance of a certificate of occupancy, the thirty-five (35) required accessory parking spaces provided for in this Planned Development may be located off-site at a location that is to be reviewed and approved by the Department of Planning and Development and the Department of Transportation; provided, however, that the required accessory parking may be located on the property commonly known 1132 – 40 W. Randolph Street subject to: (a) all reasonable efforts

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to secure alternative locations having failed, as determined by the Commissioner of the Department of Planning and Development; and, (b) the approval of the site plan by the Department of Planning and Development and the Department of Transportation.

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map, a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Ground Level Plan; a Green Roof Plan and Building Elevations 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 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: Hotel, Restaurants with incidental service of liquor and outdoor seating, retail uses 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 12,177 square feet and a base FAR of 5.0.

The Developer acknowledges that the project has received a floor area bonus of 3.1 pursuant to Sec. 17-4-1000 of the Zoning Ordinance (the "Density Bonus Regulations"), as set forth in the bonus worksheet attached hereto as Exhibit [___]. With the bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a bonus payment in the amount of \$875,769.84 (subject to adjustment as described further below). The bonus payment is calculated as follows:

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$3.1 \text{ (bonus FAR)} \times 12,177 \text{ sq. ft. (net site area)} = 37,748.70 \text{ sq. ft. (total bonus square feet)} \times \$29.00 \text{ /sq. ft. (median cost of land as of 2016)} \times 0.80 = \$875,769.84 \text{ (bonus payment as of 2016)}$

The bonus payment is due in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be increased based on changes in median land values in accordance with Section 17-4-1003-C of the Density Bonus Regulations.

The bonus payment will be split between three separate funds, as follows: 80% or \$700,615.87 to the Neighborhoods Opportunity Fund, 10% or \$87,576.98 to the Citywide Adopt-a-Landmark Fund, and 10% or \$87,576.98 to the Local Impact Fund. In lieu of paying the City directly, the Department may (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects, (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects, or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

It is currently anticipated that the eighty-seven five-hundred and seventy-six and 90/100 Dollars (\$87,576.98) contribution to the Local Impact Fund (as such amount shall be adjusted in accordance with Section 17-4-1003-C at the time of building permit) will be utilized for a public library within one (1) mile of the planned development site. Any modification of the allocation of the Local Impact Fund contribution shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of a Part II approval, building permit or certificate of occupancy for the planned development.

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.

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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 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 has agreed to provide a 50% green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.

15. 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-5 Downtown Mixed Use District.

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BUSINESS PLANNED DEVELOPMENT NO. 1286, AA

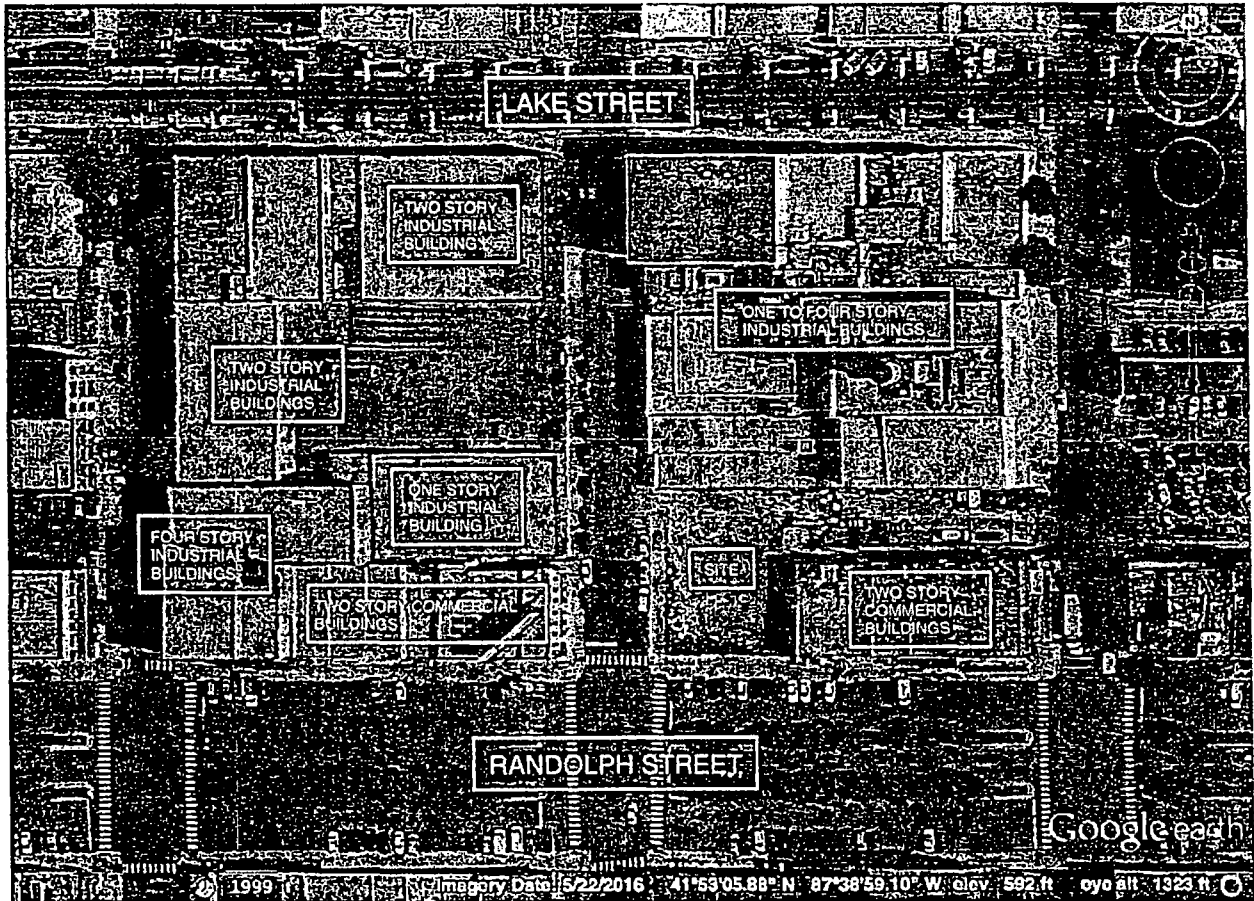
PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Gross Site Area	25,286.28 sq. ft. (0.58 acres)
Net Site Area	12,177.00 sq. ft. (0.28 acres)
Area Remaining in Public Right of Way	13,109.28 sq. ft. (0.30 acres)
Base Floor Area Ratio	5.0
<u>Floor Area Bonus</u>	<u>3.1</u>
Maximum Floor Area Ratio	8.1
Minimum Setbacks	Per Site Plan
Maximum Number of Keys:	119
Minimum No. of Accessory Off-Street Parking spaces	35
Minimum Number of Off-Street Loading	One berth 10'x 25'
Maximum Building Height	145 ft.

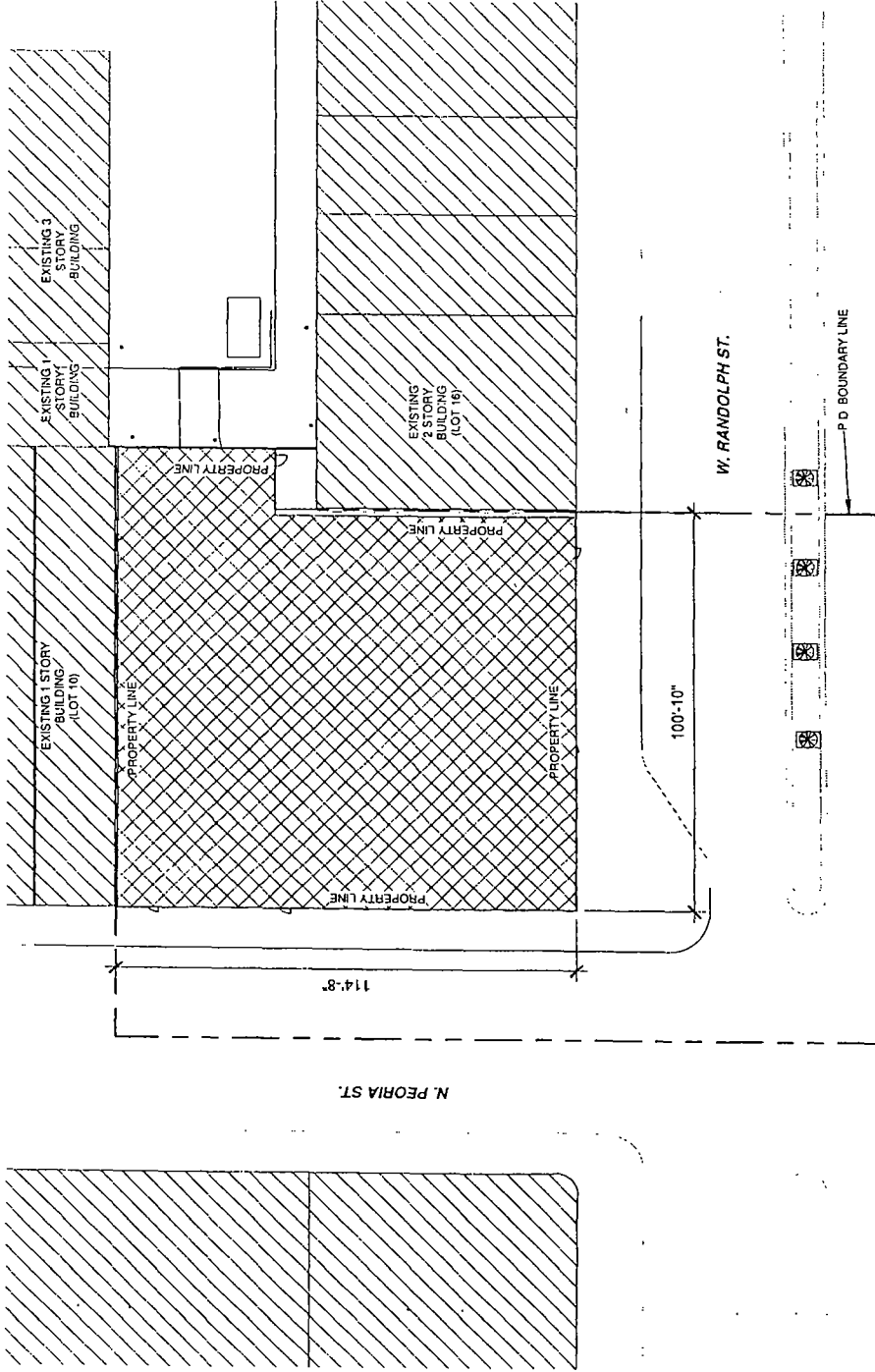
APPLICANT: 854 West Randolph, LLC
ADDRESS: 848 – 56 W. Randolph St./151 – 63 N. Peoria St.
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EXISTING LAND USE MAP



APPLICANT : 854 WEST RANDOLPH, LLC
ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
INTRO DATE: JUNE 22, 2016
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P.D. BOUNDARY PLAN

APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS : 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE : JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016

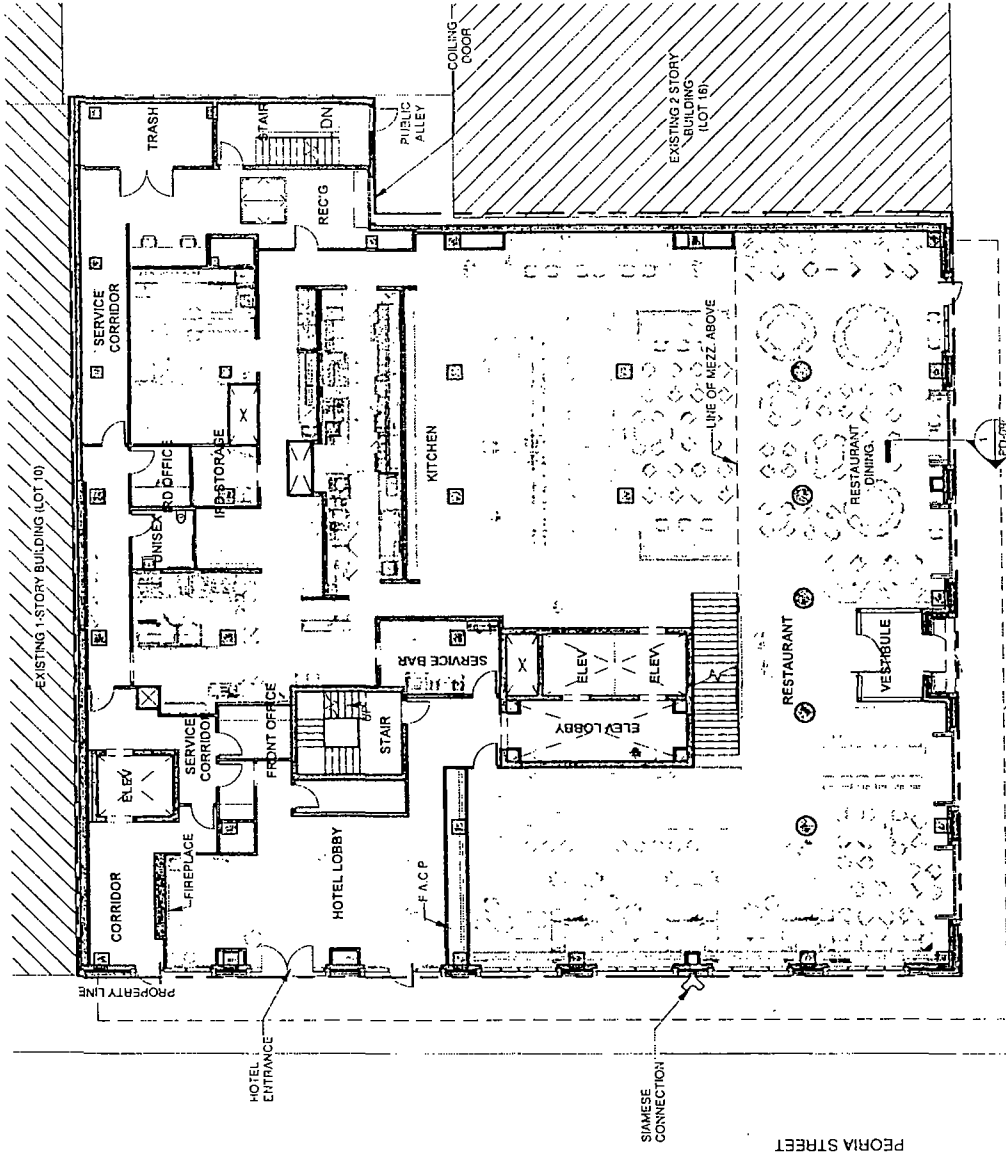
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 CONSULTING ENGINEERS & ARCHITECTS



PD-01

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PD-10



GROUND LEVEL PLAN

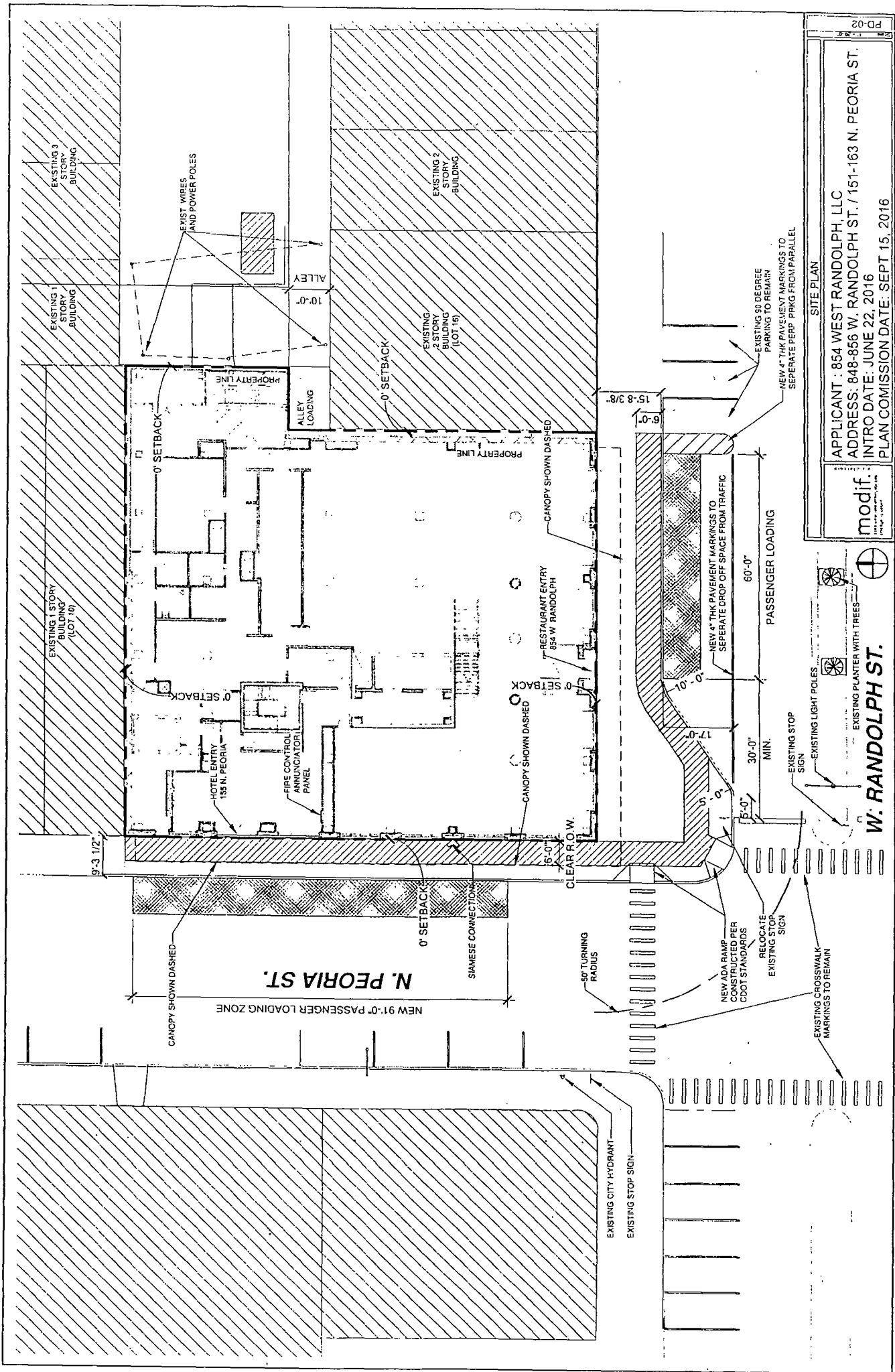
APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
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 PLAN COMMISSION DATE: SEPT 15, 2016

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RANDOLPH STREET

PEORIA STREET



PD-03

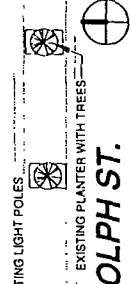
SITE PLAN

APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
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W. RANDOLPH ST.



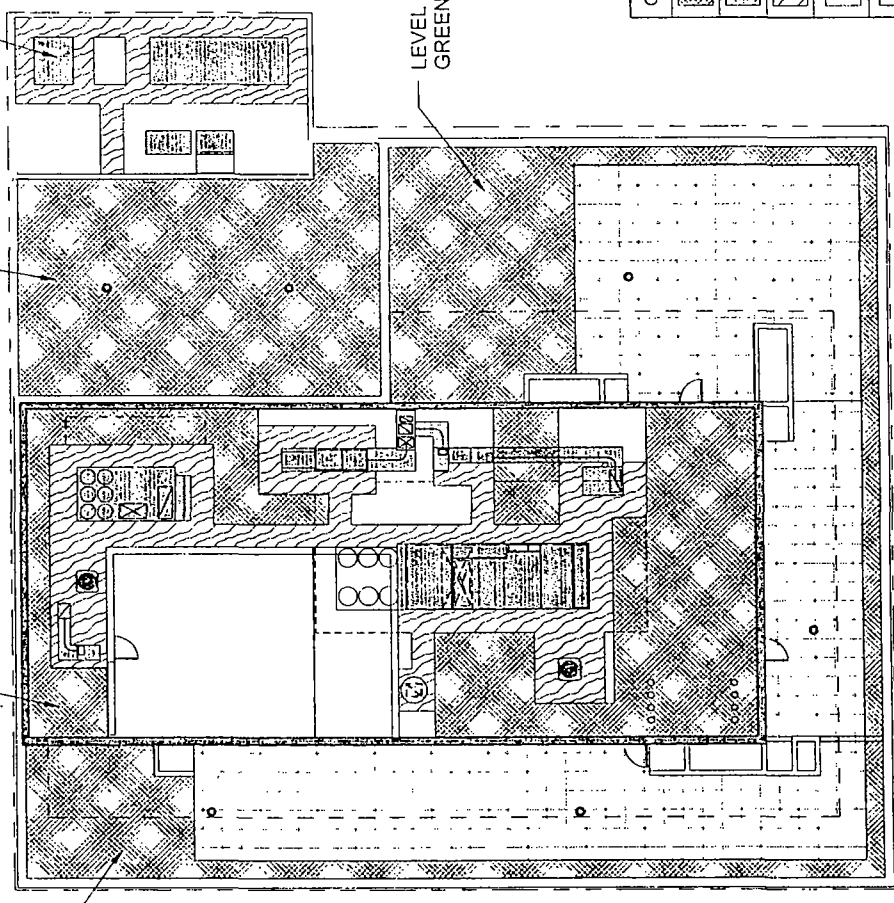
LEVEL 3
MECHANICAL
ROOF

LEVEL 2 GREEN
ROOF

MECHANICAL LEVEL
GREEN ROOF

LEVEL 11
GREEN ROOF

LEVEL 11
GREEN ROOF



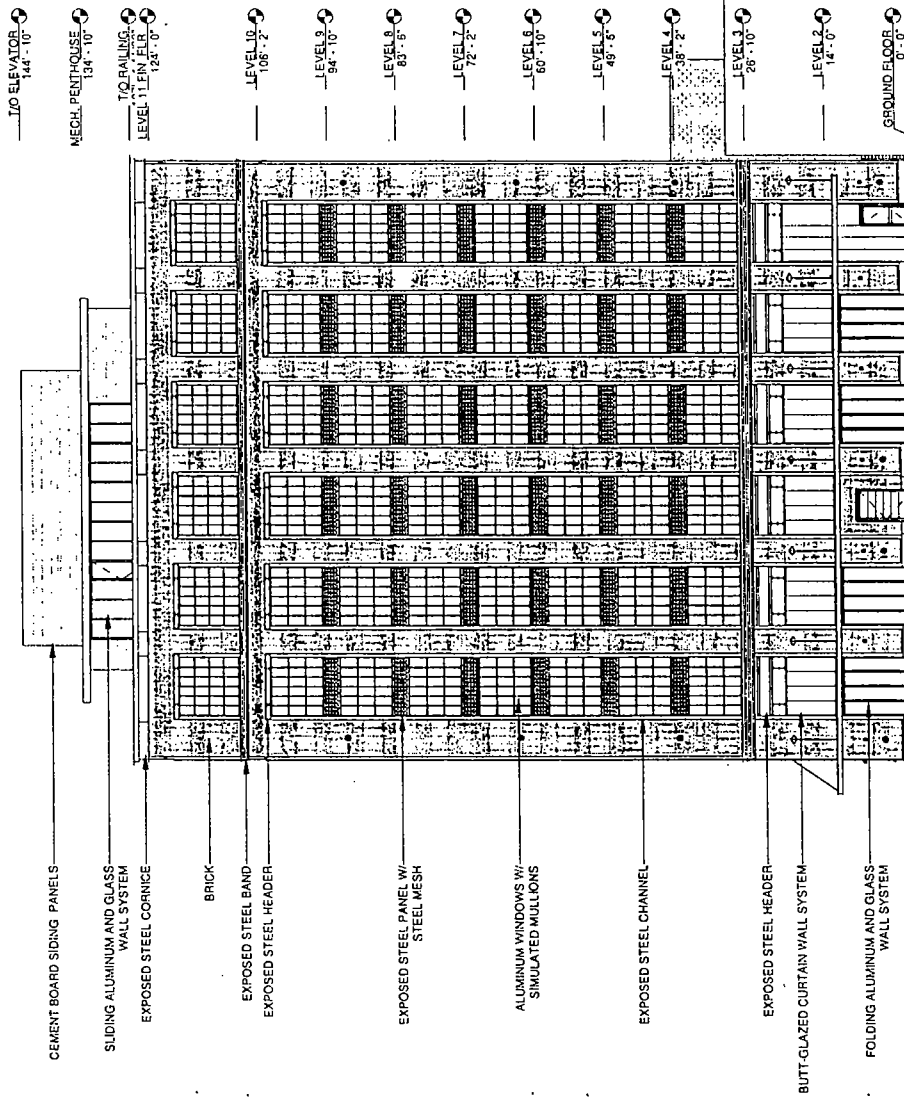
GREEN ROOF CALCULATION	
GREEN ROOF	4,574 SF
MECH. EQUIP. (EXEMPT)	704 SF
MECH. CLEARANCE (EXEMPT)	1,147 SF
MEMBRANE ROOFING	1,701 SF
PAVER AREA	2,874 SF
TOTAL ROOF AREA	11,000 SF
MIN REQ'D GREEN ROOF =	
0.5 (ROOF AREA - MECH. EQUIP. - MECH. CLEARANCE/ACCESS)	
0.5 (11,000SF - 704SF - 1,147SF) =	4,574 SF

GREEN ROOF PLAN

APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
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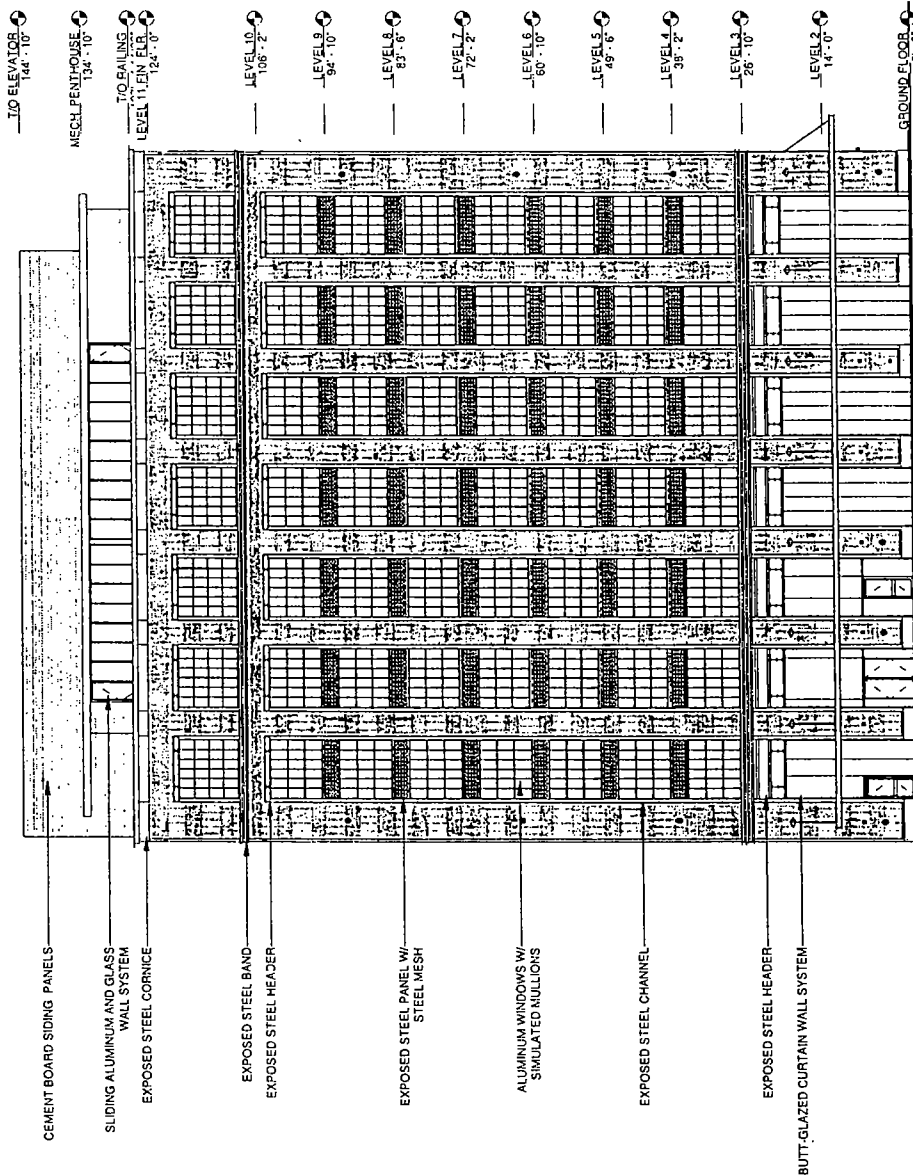


SOUTH ELEVATION

APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS : 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE : JUNE 22, 2016
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TO ELEVATOR
142'-10"

MESCH. PENTHOUSE
134'-10"

TO RAILING
LEVEL 11.5 IN. ELEV.
124'-0"

LEVEL 10
108'-2"

LEVEL 9
94'-10"

LEVEL 8
83'-6"

LEVEL 7
72'-2"

LEVEL 6
60'-10"

LEVEL 5
49'-6"

LEVEL 4
38'-2"

LEVEL 3
26'-10"

LEVEL 2
14'-0"

GROUND FLOOR
0'-0"

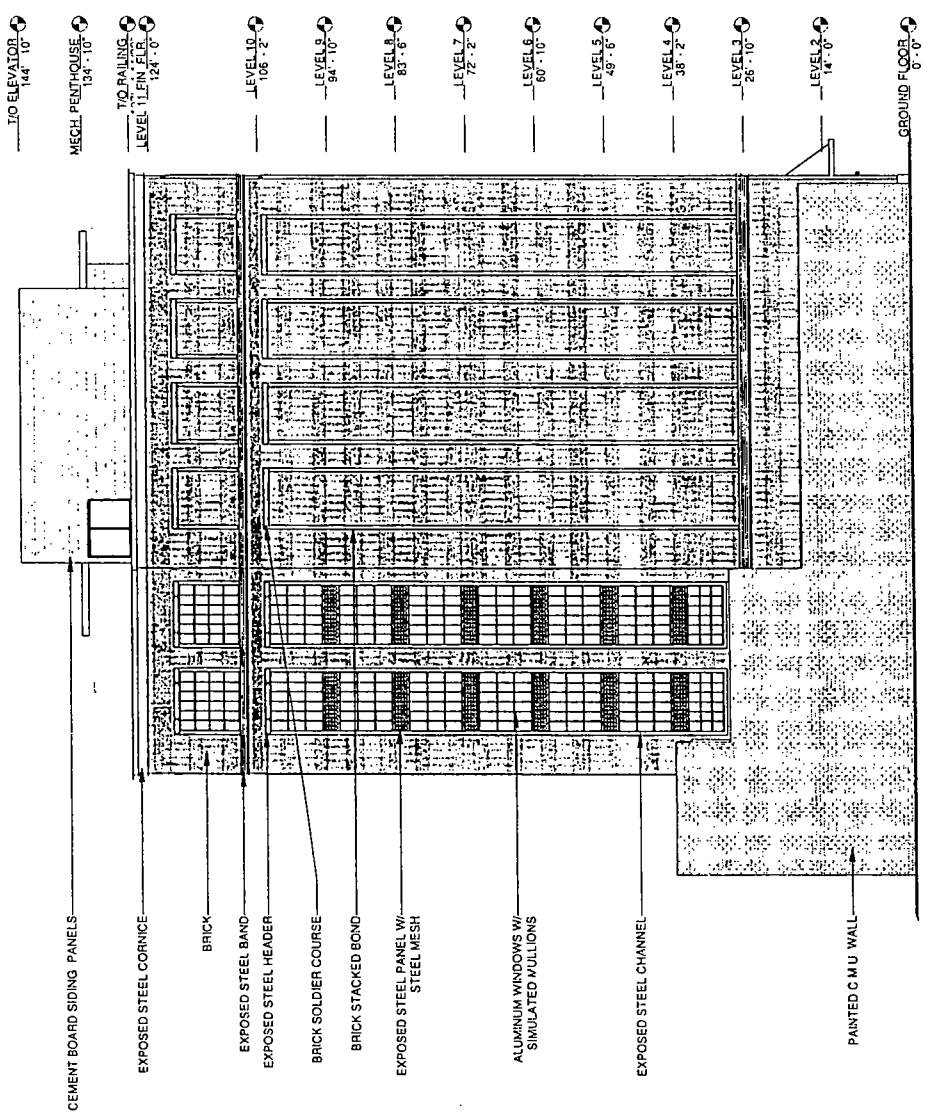
WEST ELEVATION

APPLICANT: 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT. 15, 2016



APPLICANT: 854 W. RANDOLPH
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
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- TO ELEVATOR 144'-10"
- MECH. PENTHOUSE 134'-10"
- TO RAILING 124'-0"
- LEVEL 10 106'-2"
- LEVEL 9 94'-10"
- LEVEL 8 83'-6"
- LEVEL 7 72'-2"
- LEVEL 6 60'-10"
- LEVEL 5 49'-6"
- LEVEL 4 38'-2"
- LEVEL 3 26'-10"
- LEVEL 2 14'-0"
- GROUND FLOOR 0'-0"

- CEMENT BOARD SIDING PANELS
- EXPOSED STEEL CORNICE
- BRICK
- EXPOSED STEEL BAND
- EXPOSED STEEL HEADER
- BRICK SOLDIER COURSE
- BRICK STACKED BOND
- EXPOSED STEEL PANEL W/ STEEL MESH
- ALUMINUM WINDOWS W/ SIMULATED MULLIONS
- EXPOSED STEEL CHANNEL
- PAINTED C.M.U. WALL

NORTH ELEVATION

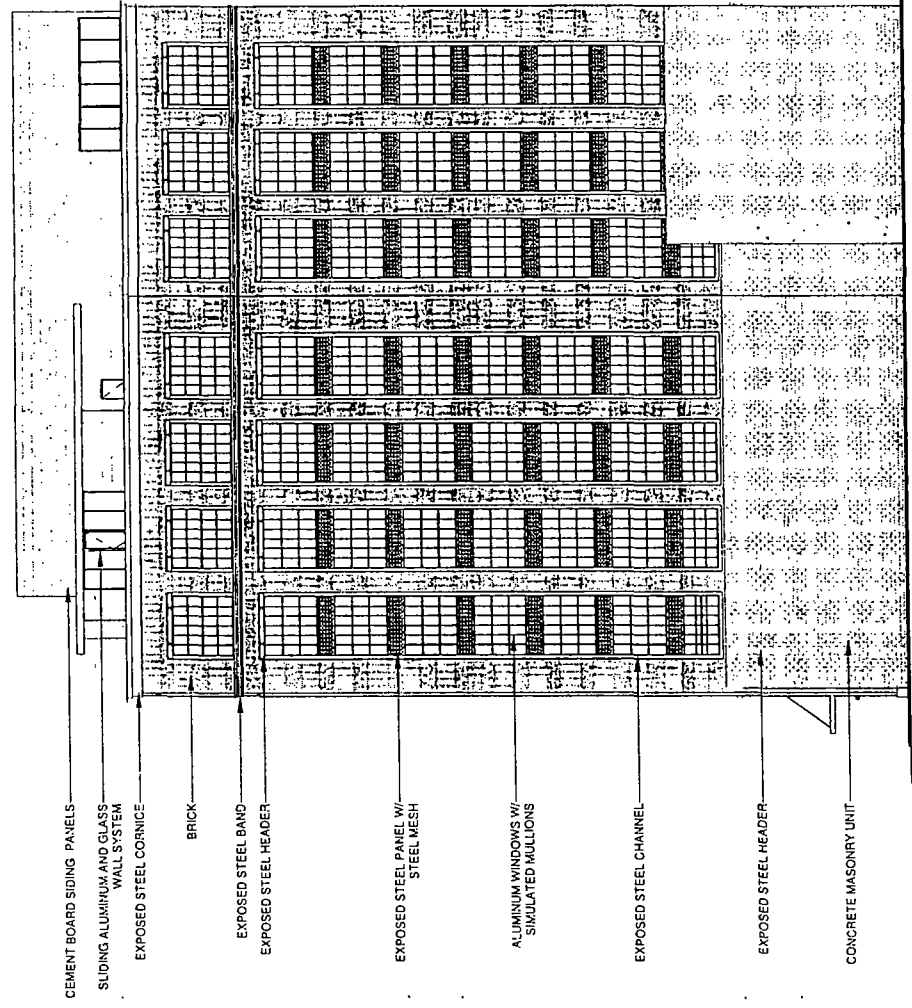
APPLICANT : 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016

modif.
ARCHITECTURE & INTERIOR DESIGN

APPLICANT : 854 W RANDOLPH
 ADDRESS: 848-856 W RANDOLPH ST / 151-163 N PEORIA ST.
 INTRO DATE: JANUARY 21, 2015
 PLAN COMMISSION DATE: SEPT 15, 2016

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- TO ELEVATOR 148'-10"
- MECH PENTHOUSE 134'-10"
- T/O RAILING 124'-0"
- LEVEL 11 FIN.FLR. 124'-0"
- LEVEL 10 105'-2"
- LEVEL 9 94'-10"
- LEVEL 8 83'-6"
- LEVEL 7 72'-2"
- LEVEL 6 60'-10"
- LEVEL 5 49'-6"
- LEVEL 4 38'-2"
- LEVEL 3 26'-10"
- LEVEL 2 14'-0"
- GROUND FLOOR 0'-0"



- CEMENT BOARD SIDING PANELS
- SLIDING ALUMINUM AND GLASS WALL SYSTEM
- EXPOSED STEEL CORNICE
- BRICK
- EXPOSED STEEL BAND
- EXPOSED STEEL HEADER
- EXPOSED STEEL PANEL W/ STEEL MESH
- ALUMINUM WINDOWS W/ SIMULATED MULLIONS
- EXPOSED STEEL CHANNEL
- EXPOSED STEEL HEADER
- CONCRETE MASONRY UNIT

EAST ELEVATION

APPLICANT: 854 WEST RANDOLPH, LLC
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: SEPT 15, 2016


 modif.
ARCHITECTS



APPLICANT: 854 W. RANDOLPH
 ADDRESS: 848-856 W. RANDOLPH ST. / 151-163 N. PEORIA ST.
 INTRO DATE: JANUARY 21, 2015
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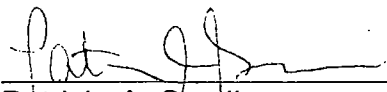


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FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 
Patricia A. Scudiero
Chicago Plan Commission

DATE: September 16, 2016

RE: Proposed Amendment to Planned Development No. 1286 for property generally located at 848-56 West Randolph Street and 151-63 North Peoria Street.

On September 15, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by 854 West Randolph, LLC. A copy of the proposed amendment 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)