

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-F in the area bounded by:

West Hill Street; the public alley next east of and parallel to North Orleans Street;
a line 168.00 feet south of and parallel to West Hill Street; and North Orleans Street

to those of a DX-5 Downtown Mixed-Use District.

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

Address: 1035 - 65 North Orleans Street/325 - 333 West Hill Street

SUBSTITUTE NARRATIVE AND PLANS
 1035 - 65 North Orleans Street/325 - 333 West Hill Street
 TYPE I REGULATIONS

Narrative: The subject property is improved with a vacant two-story plus basement building formerly used as a school which includes a gymnasium and no parking or loading. The Applicant proposes to rezone the property from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a DX-5 Downtown Mixed-Use District to renovate the existing building and construct an eight-story addition on top the existing building for a total of ten stories to allow a hotel which will include 125 keys measuring a total of 65,274 square feet, four residential dwelling units, and ground-floor and basement event spaces measuring a total of approximately 6,066 square feet with an approximate 450 person capacity. There will be no parking or loading. The Applicant seeks relief through this Type-1 Zoning Application to eliminate any required parking through the Transit-Served Locations of the Chicago Zoning Ordinance. The total height of the building will be 139' - 11".

Lot Area: 16,798.32 square feet

FAR: 5.0

Floor Area: 83,991.6 square feet

Hotel Rooms: 125

Residential Units: 4

MLA: 4,199.58 square feet

Height: 139' - 11"

Automobile Parking: None*

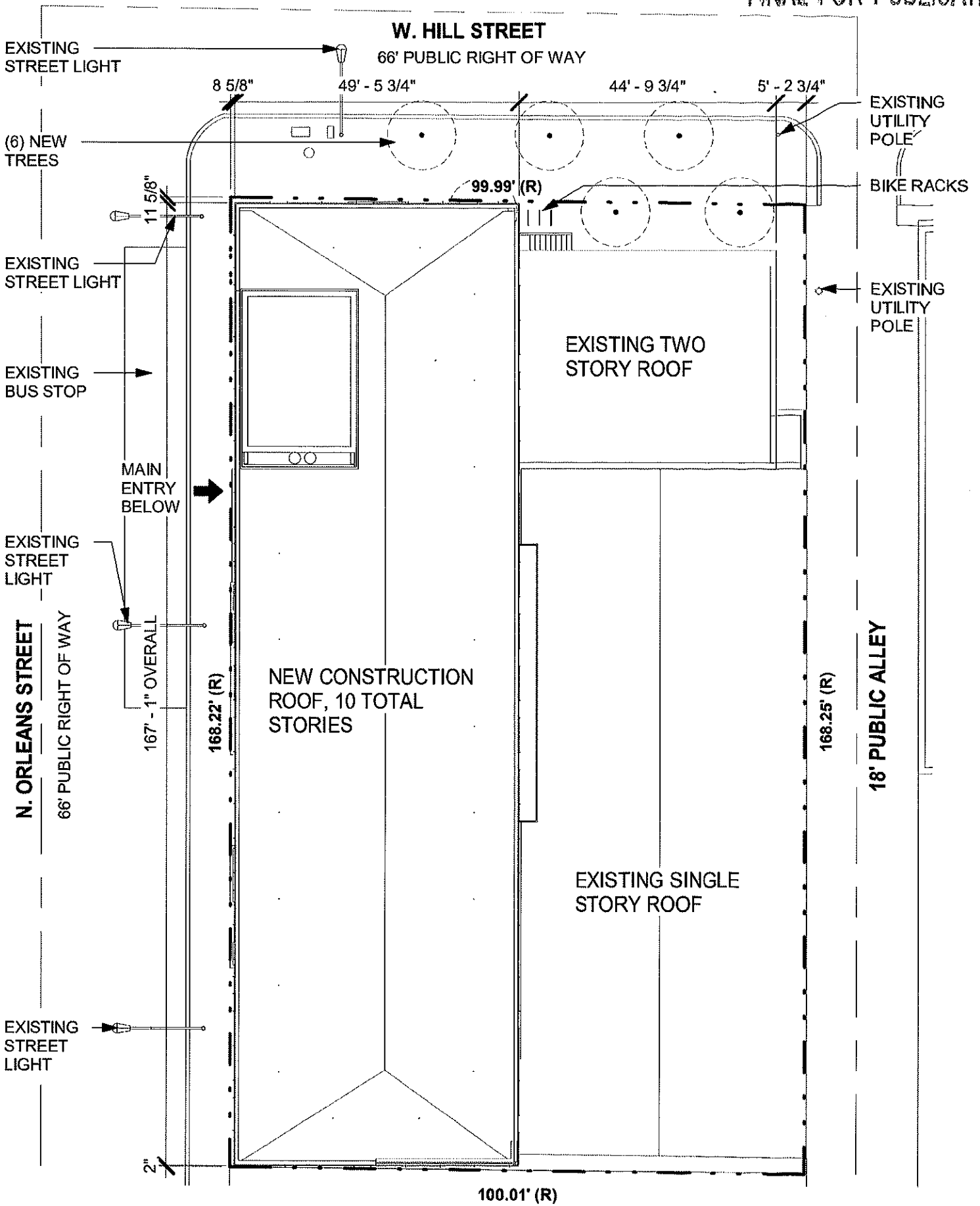
Loading: None

Setbacks:

Front (Orleans Street):	0.72 feet
North Side (Hill Street):	0.36 feet
South Side:	0.17 feet
Rear (East):	0.00 feet

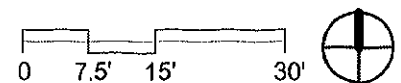
A set of drawings is attached.

* The subject property is 1,270.5 feet from the CTA Red Line LaSalle and Division entrance.

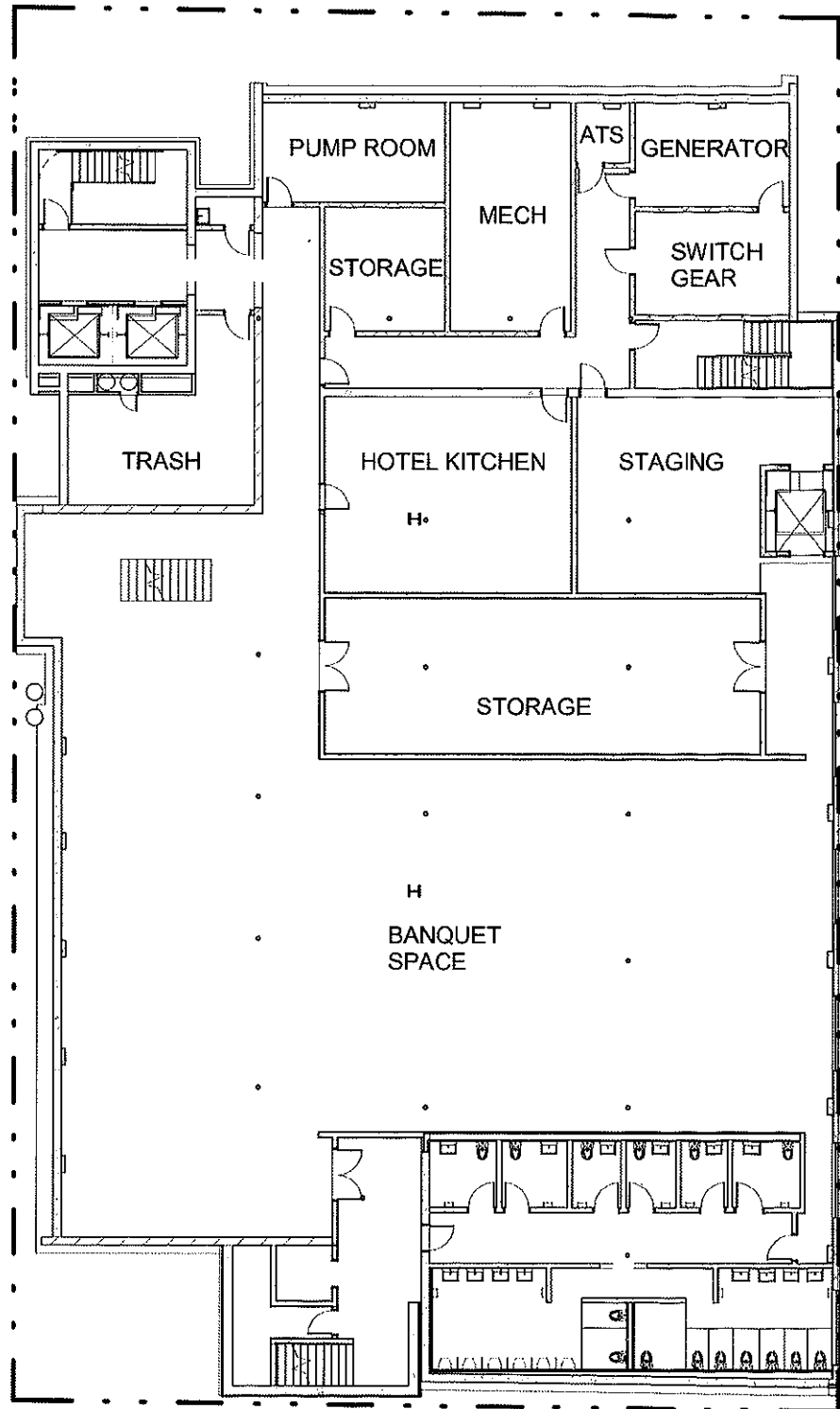


A1.0
 SITE PLAN
 03/06/2020

1065 N. ORLEANS ST.



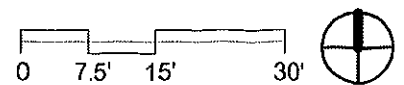
WHEELER KEARNS ARCHITECTS



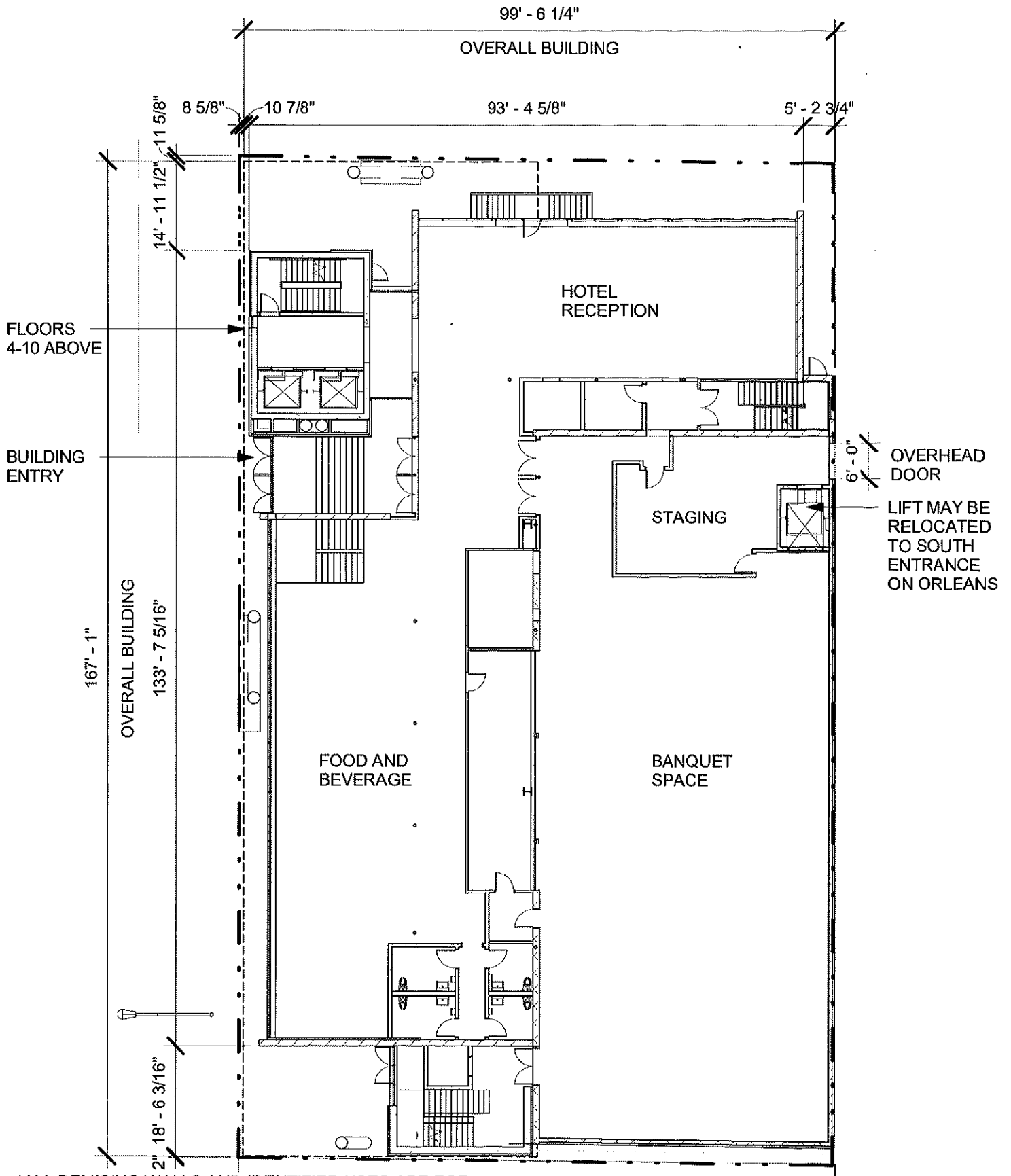
*ALL DEMISING WALLS AND IDENTIFIED USES ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE

A2.0
BASEMENT PLAN
03/06/2020

1065 N. ORLEANS ST.



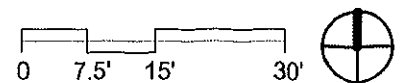
WHEELER KEARNS ARCHITECTS



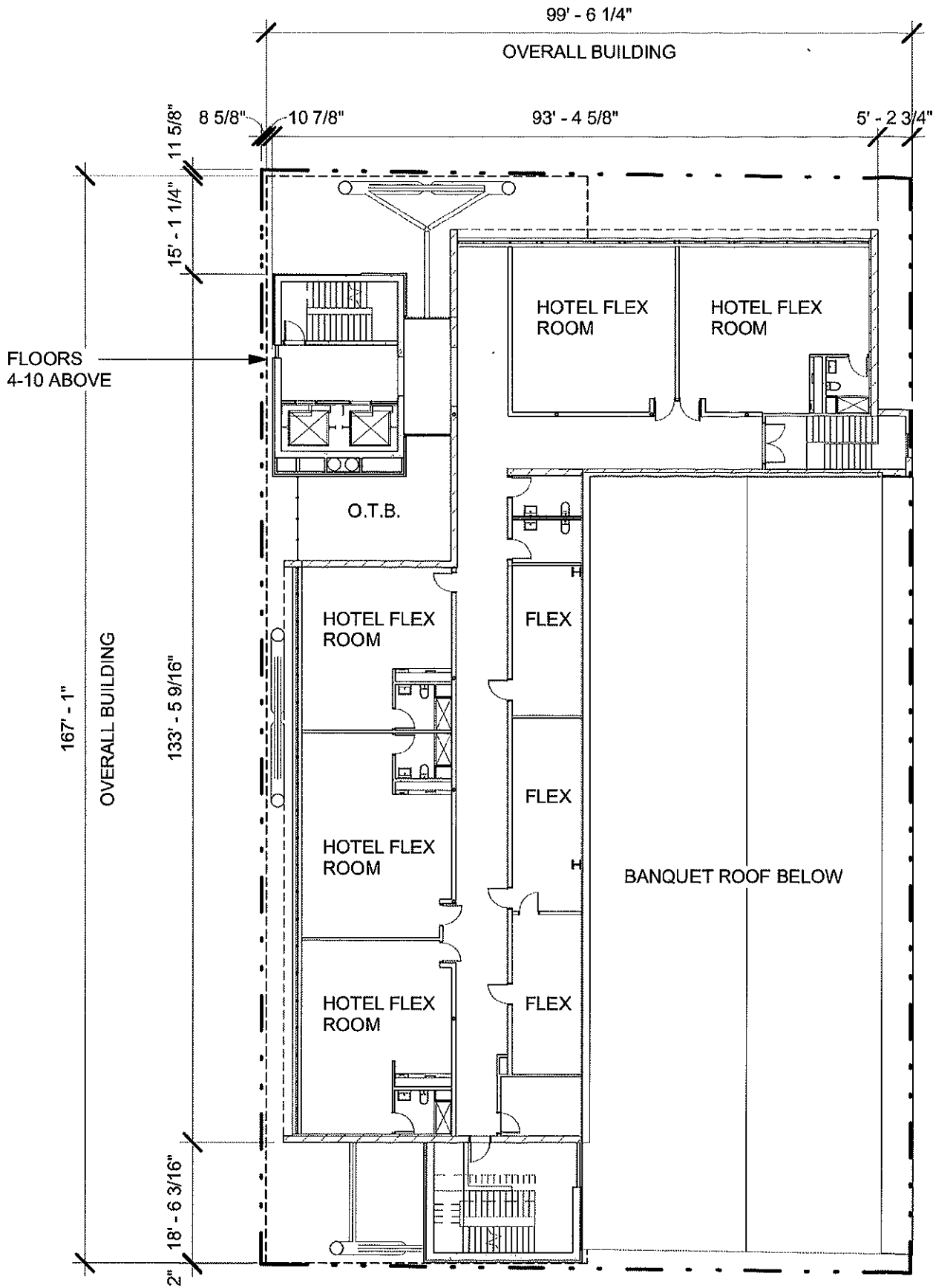
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A2.1
FIRST FLOOR PLAN
03/06/2020

1065 N. ORLEANS ST.

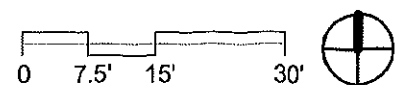


WHEELER KEARNS ARCHITECTS

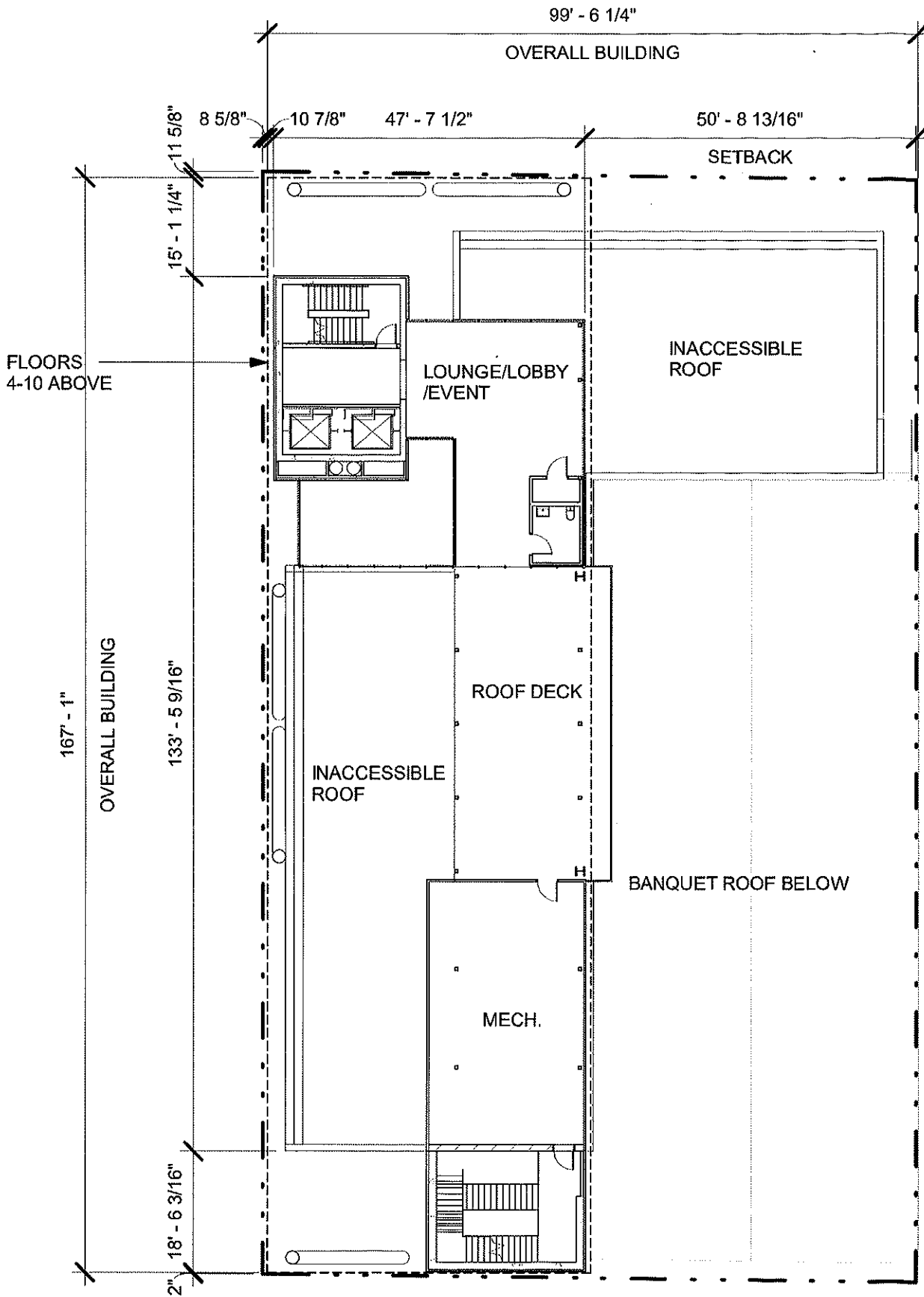


A2.2
SECOND FLOOR PLAN
03/06/2020

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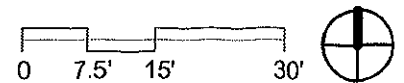


WHEELER KEARNS ARCHITECTS

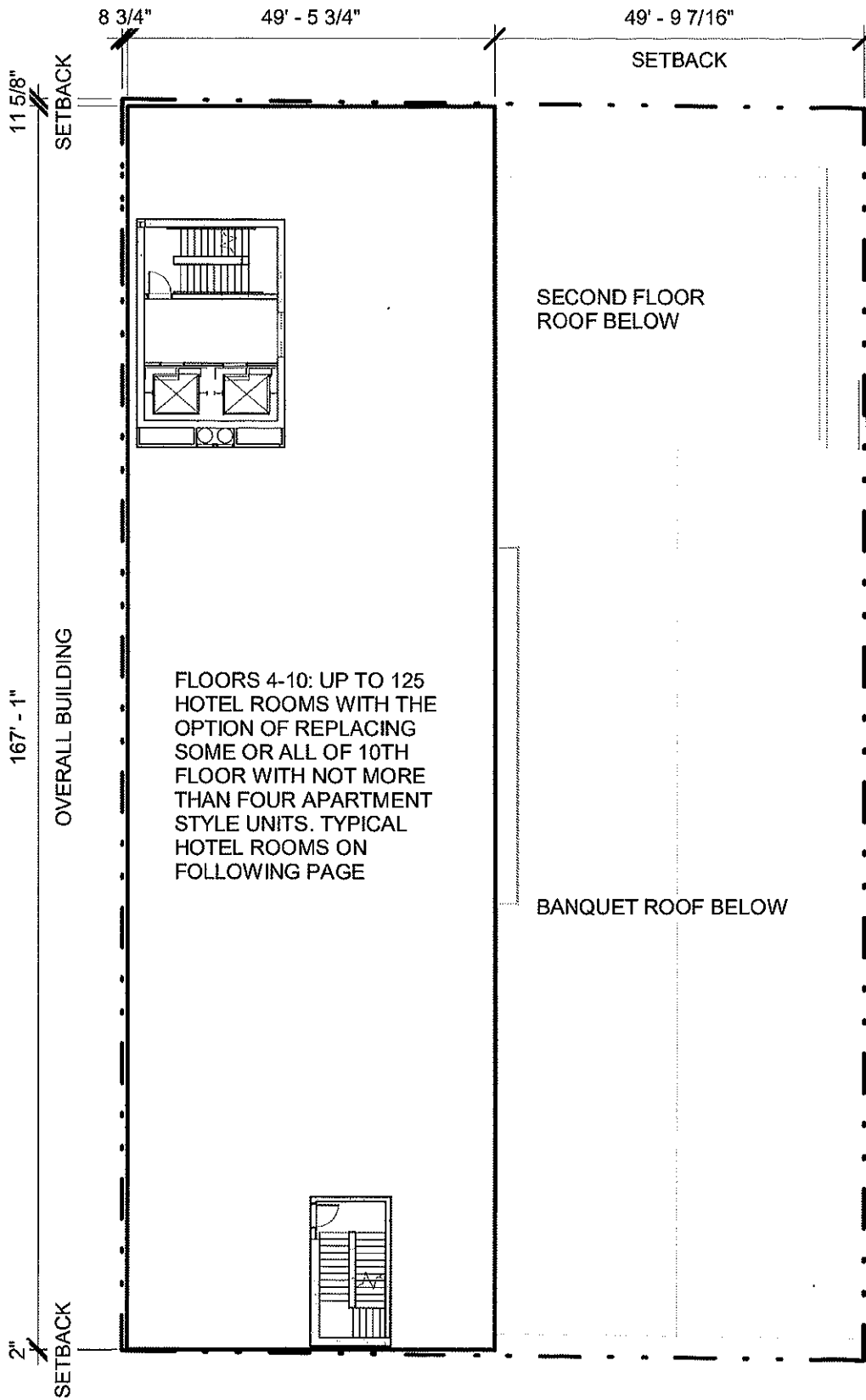


A2.3
THIRD FLOOR PLAN
03/06/2020

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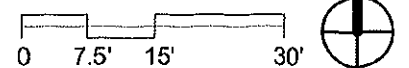


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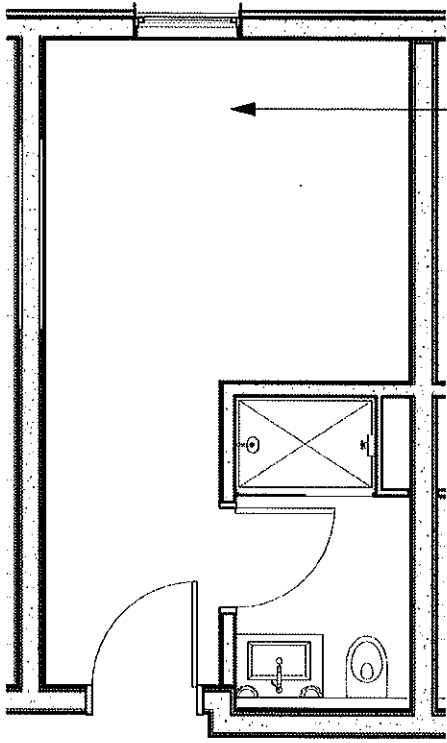


A2.4
FLOORS 4-10
03/06/2020

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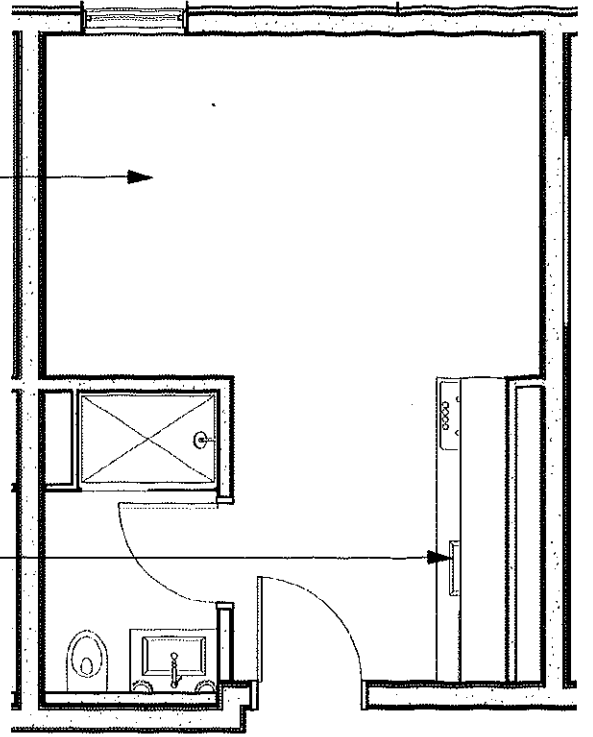


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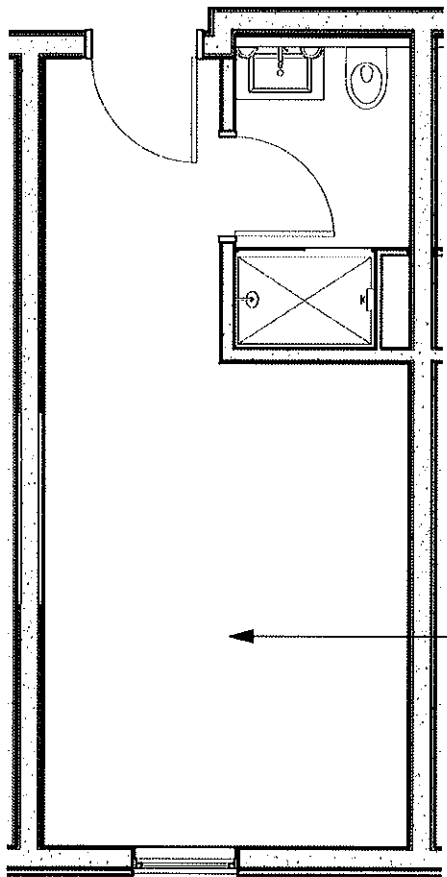


UNIT TYPE: SMALL

UNIT TYPE: LARGE



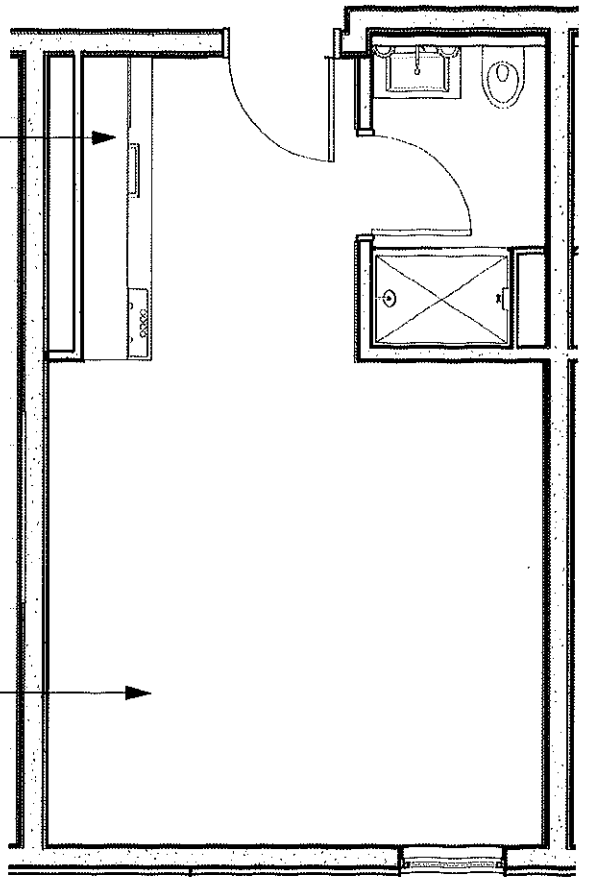
KITCHENETTE

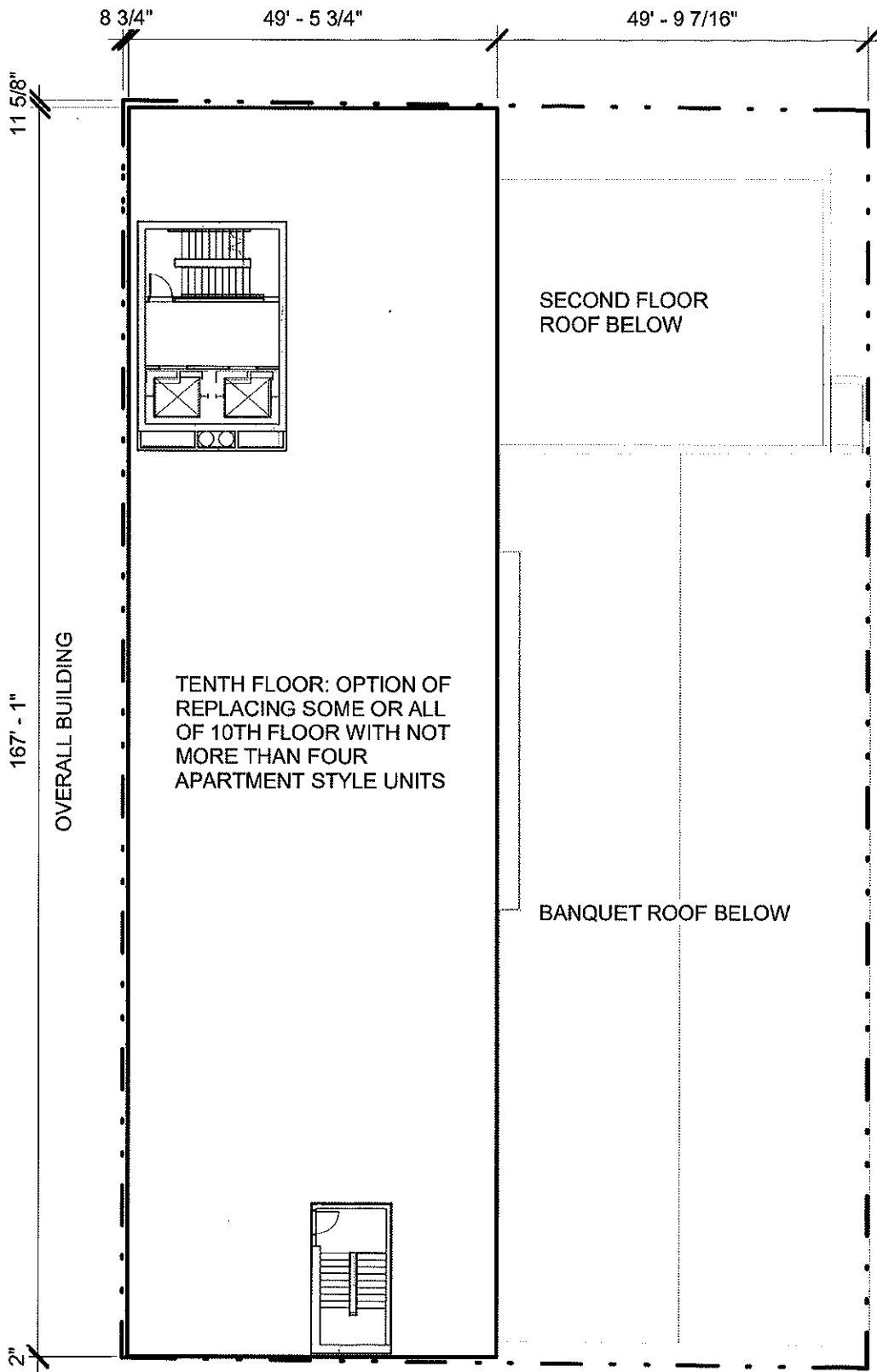


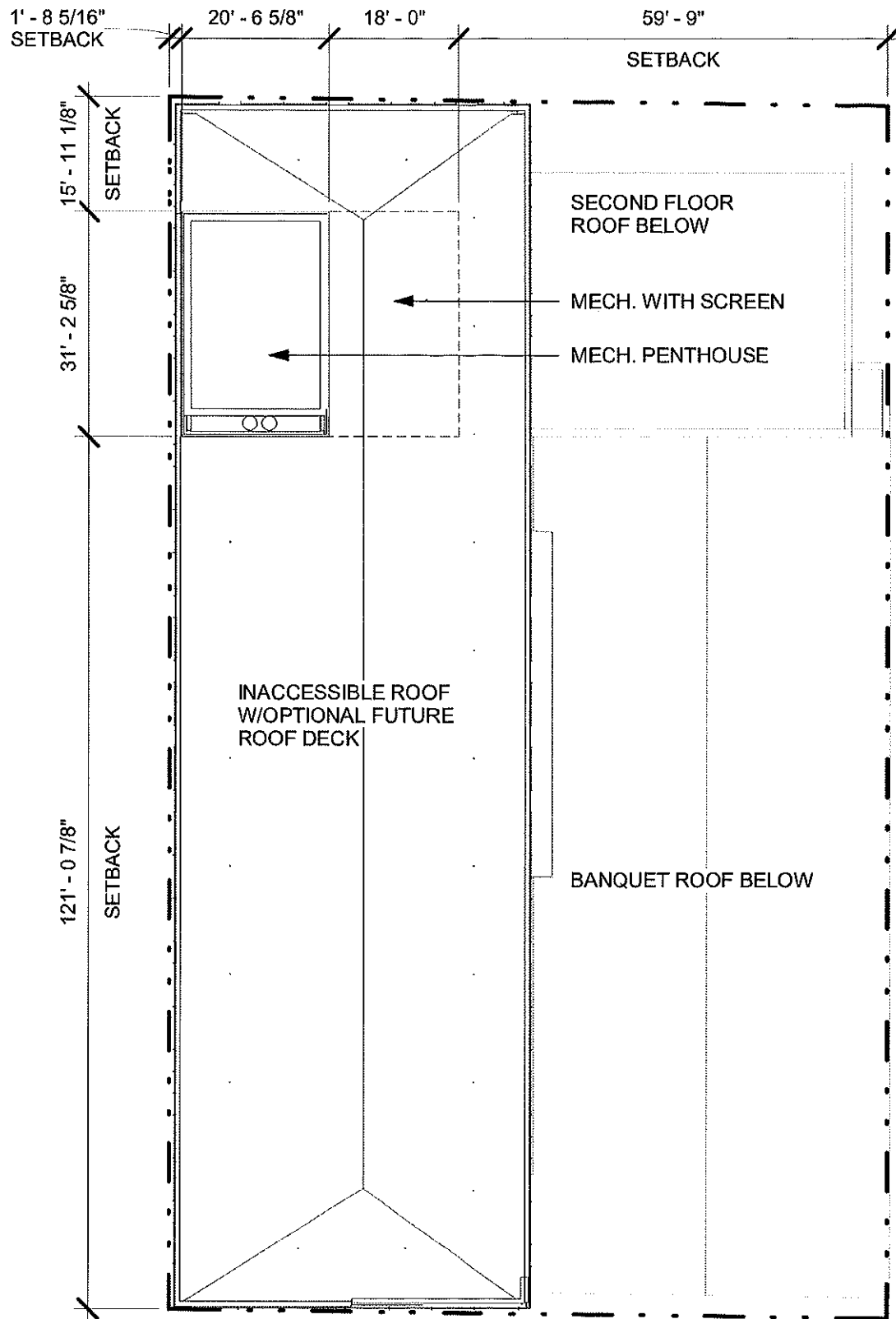
KITCHENETTE

UNIT TYPE: MEDIUM

UNIT TYPE: XL

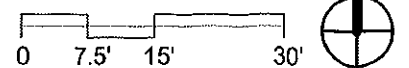




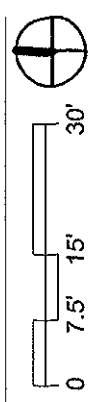
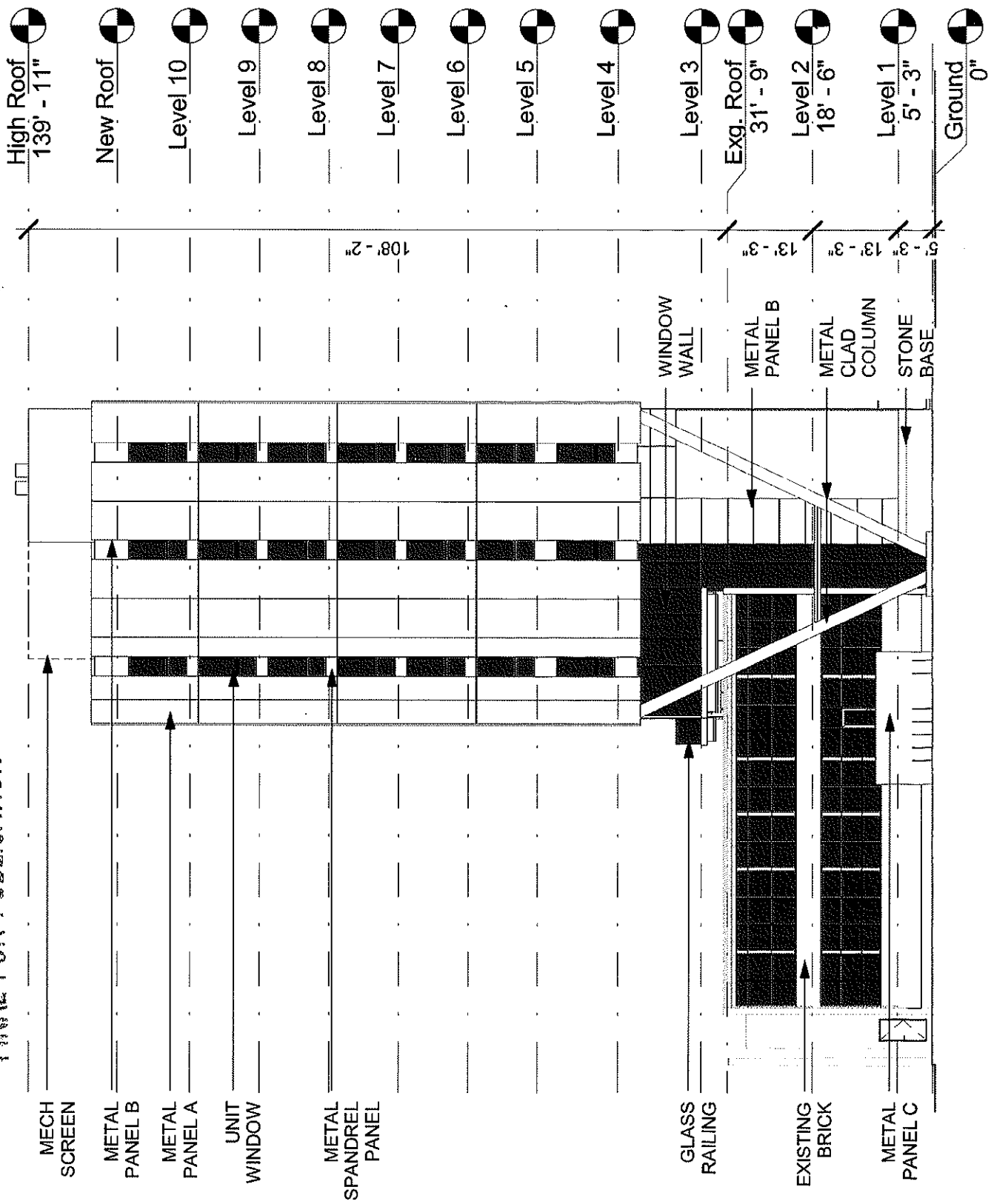


A2.7
ROOF PLAN
03/06/2020

1065 N. ORLEANS ST.



WHEELER KEARNS ARCHITECTS



WHEELER KEARNS ARCHITECTS

A3.0
 NORTH ELEVATION
 03/06/2020

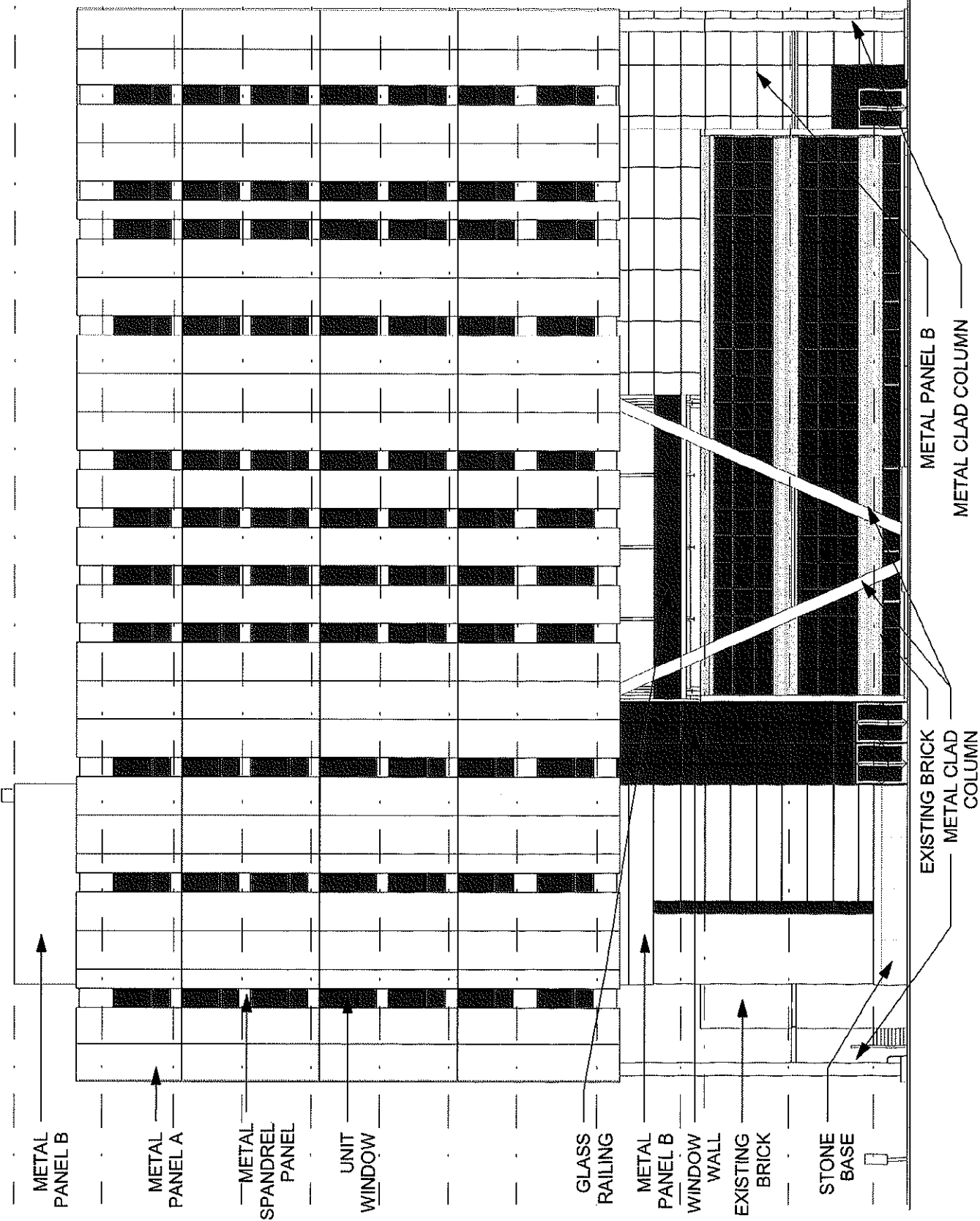
1065 N. ORLEANS ST.

FINAL FOR PUBLICATION

- High Roof 139' - 11"
- New Roof
- Level 10
- Level 9
- Level 8
- Level 7
- Level 6
- Level 5
- Level 4
- Level 3
- Exg. Roof 31' - 9"
- Level 2 18' - 6"
- Level 1 5' - 3"
- Ground 0"

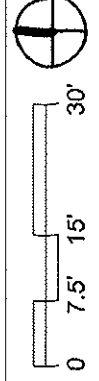
108' - 2"

5' - 3" 13' - 3" 13' - 3" 13' - 3" 13' - 3"



- METAL PANEL B
- METAL PANEL A
- METAL SPANDEL PANEL
- UNIT WINDOW
- GLASS RAILING
- METAL PANEL B
- WINDOW WALL
- EXISTING BRICK
- STONE BASE

- METAL PANEL B
- METAL CLAD COLUMN
- EXISTING BRICK
- METAL CLAD COLUMN

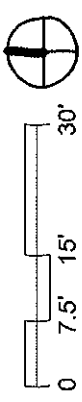
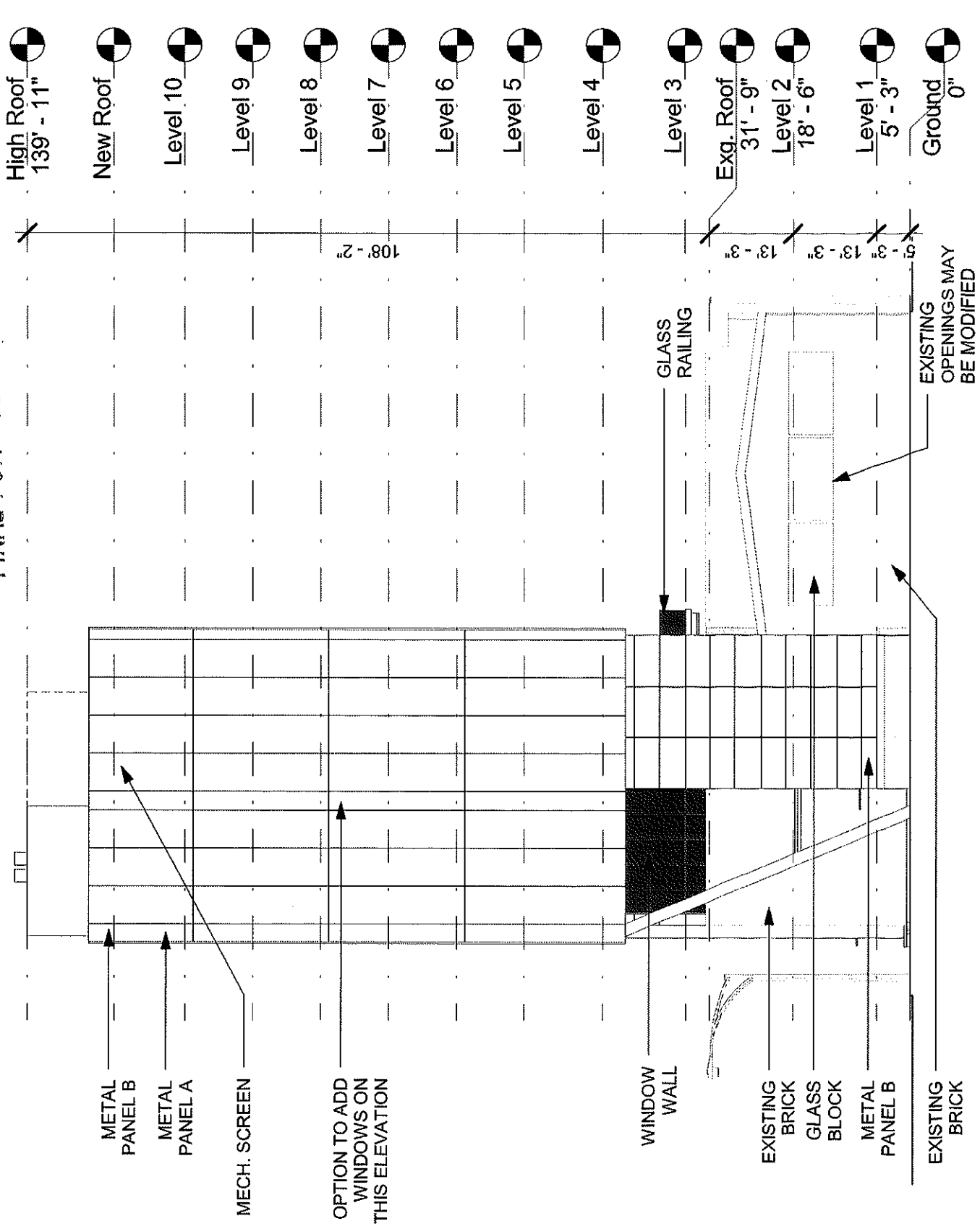


1065 N. ORLEANS ST.

A3.1
WEST ELEVATION
 03/06/2020

WHEELER KEARNS ARCHITECTS

FINAL FOR PUBLICATION

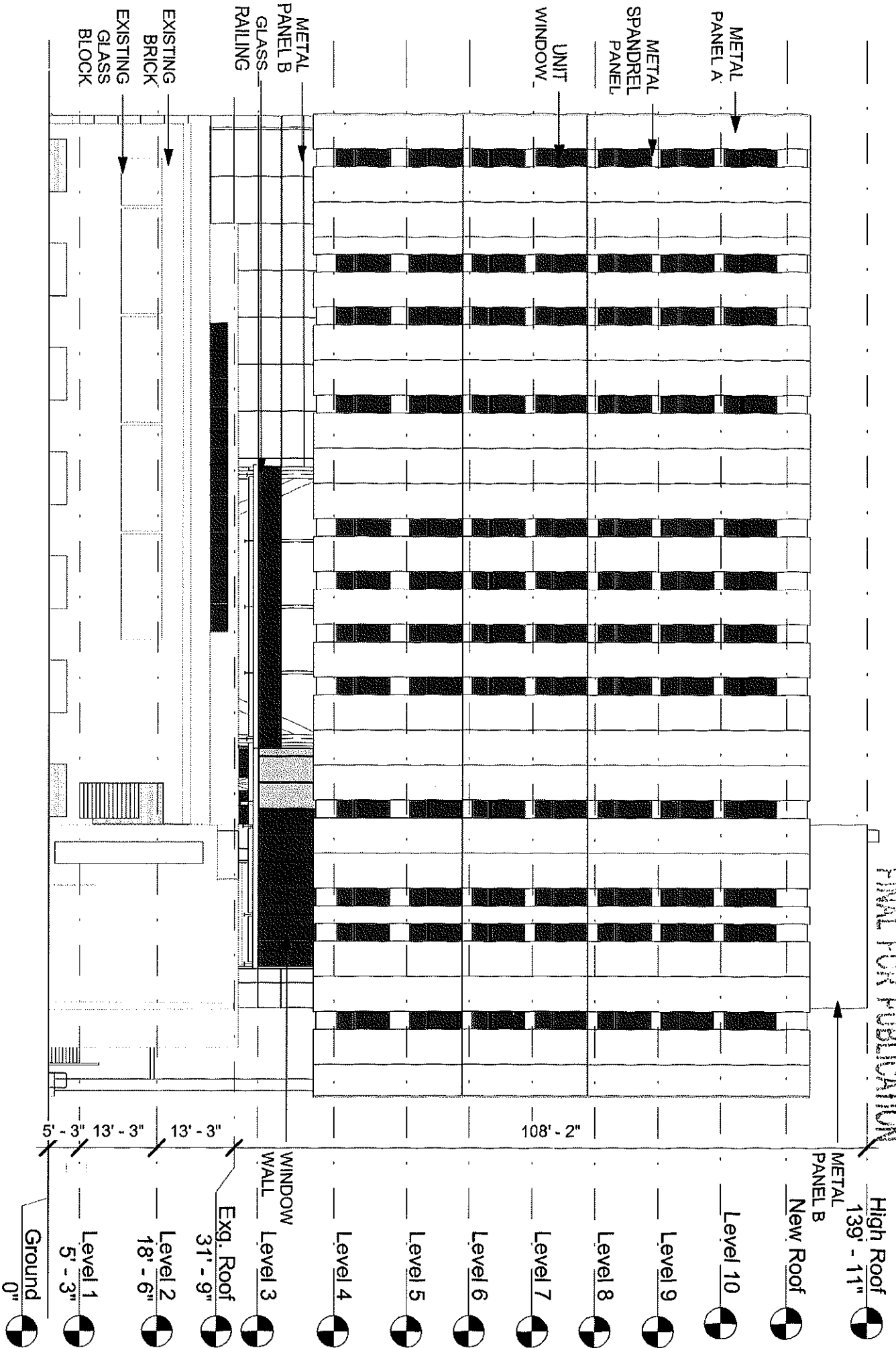


A3.2
SOUTH ELEVATION
 03/06/2020

1065 N. ORLEANS ST.

WHEELER KEARNS ARCHITECTS

FINAL FOR PUBLICATION

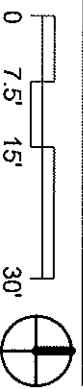


A3.3

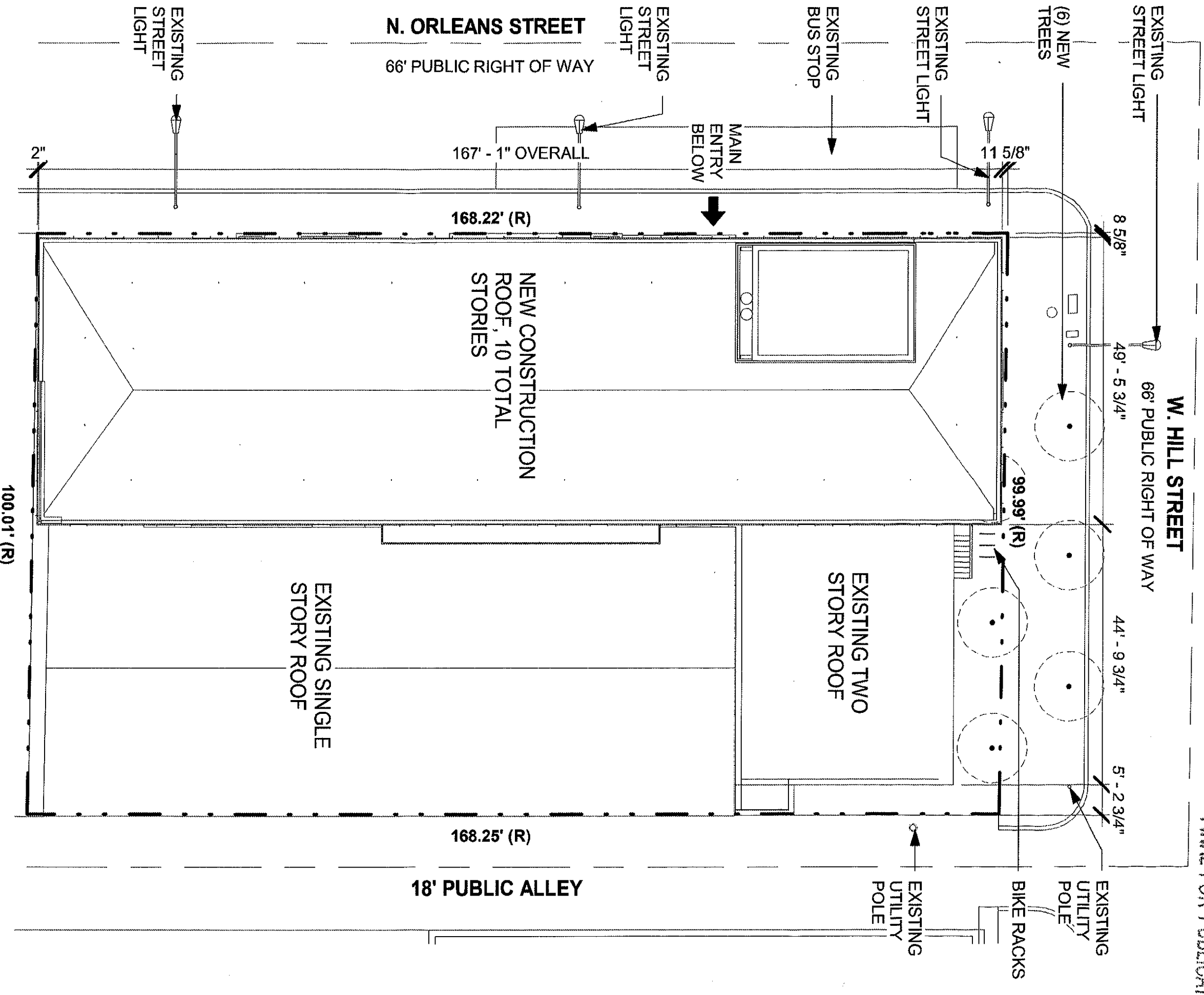
EAST ELEVATION

03/06/2020

1065 N. ORLEANS ST.



WHEELER KEARNS ARCHITECTS

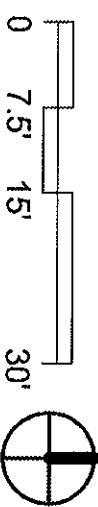


A1.0

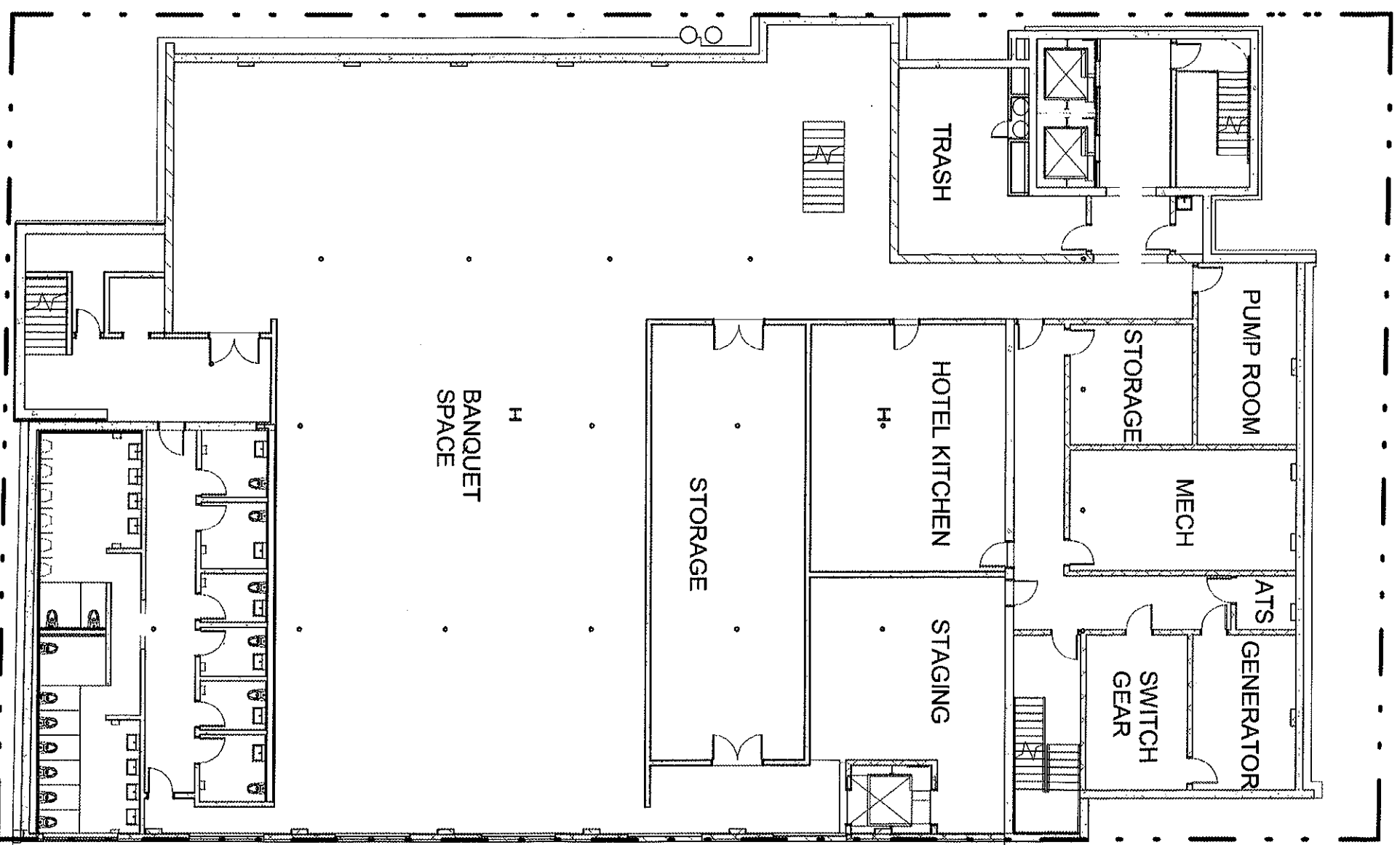
SITE PLAN

03/06/2020

1065 N. ORLEANS ST.



WHEELER KEARNS ARCHITECTS



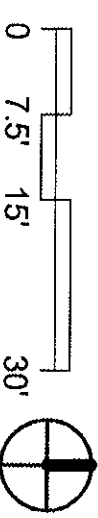
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A2.0

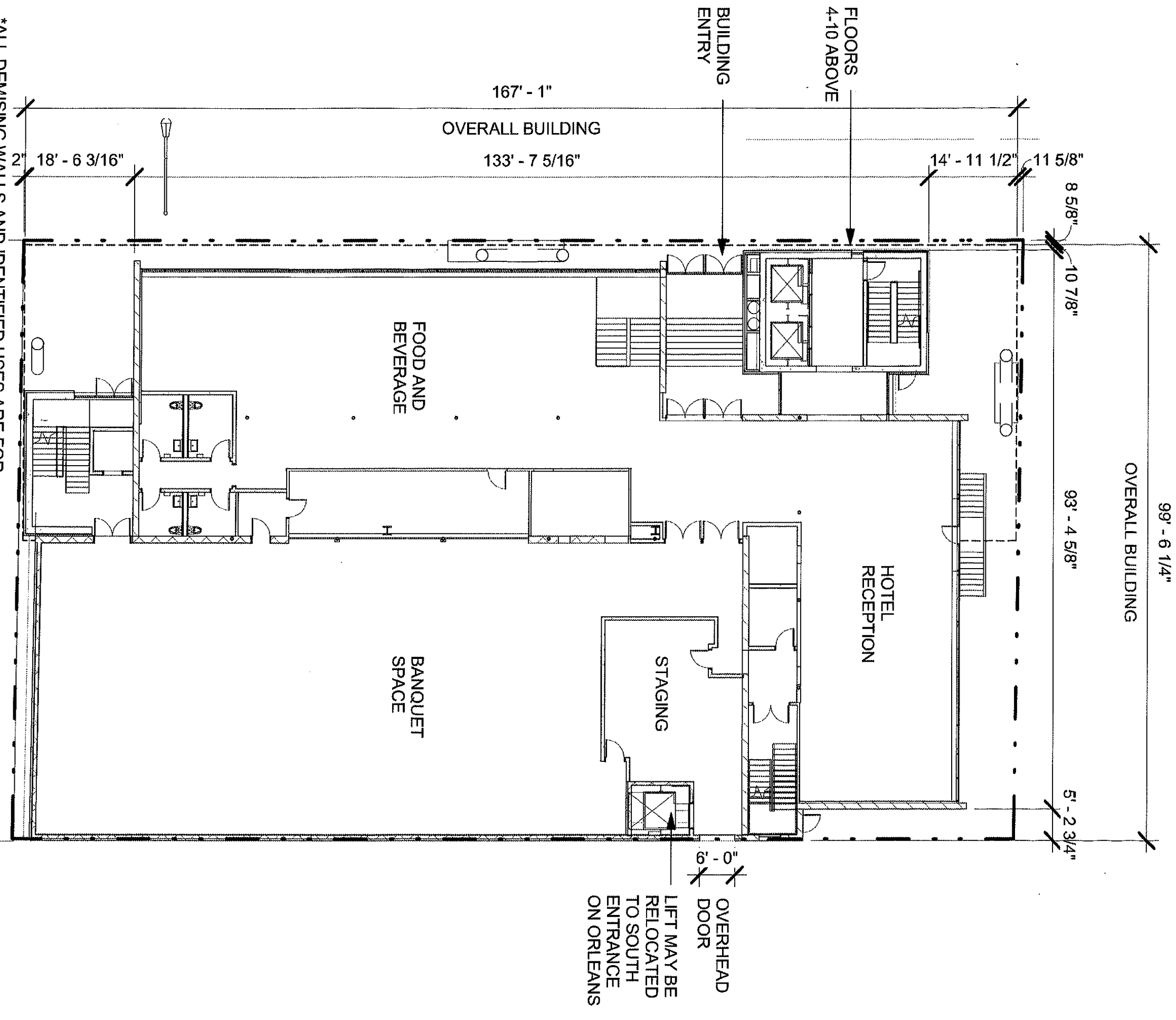
BASEMENT PLAN

03/06/2020

1065 N. ORLEANS ST.



WHEELER KEARNS ARCHITECTS



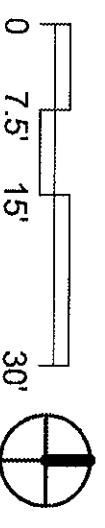
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A2.1

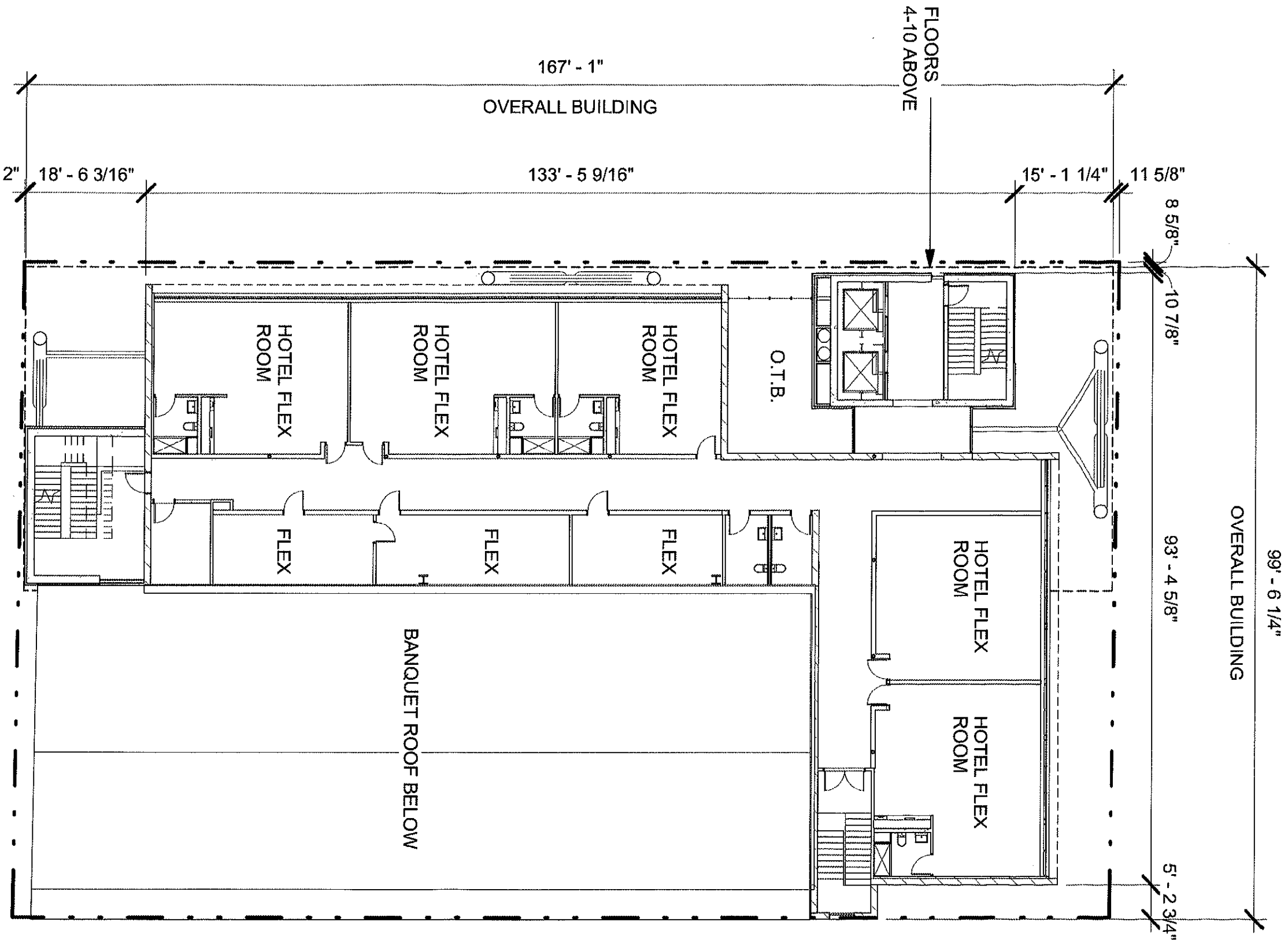
FIRST FLOOR PLAN

03/06/2020

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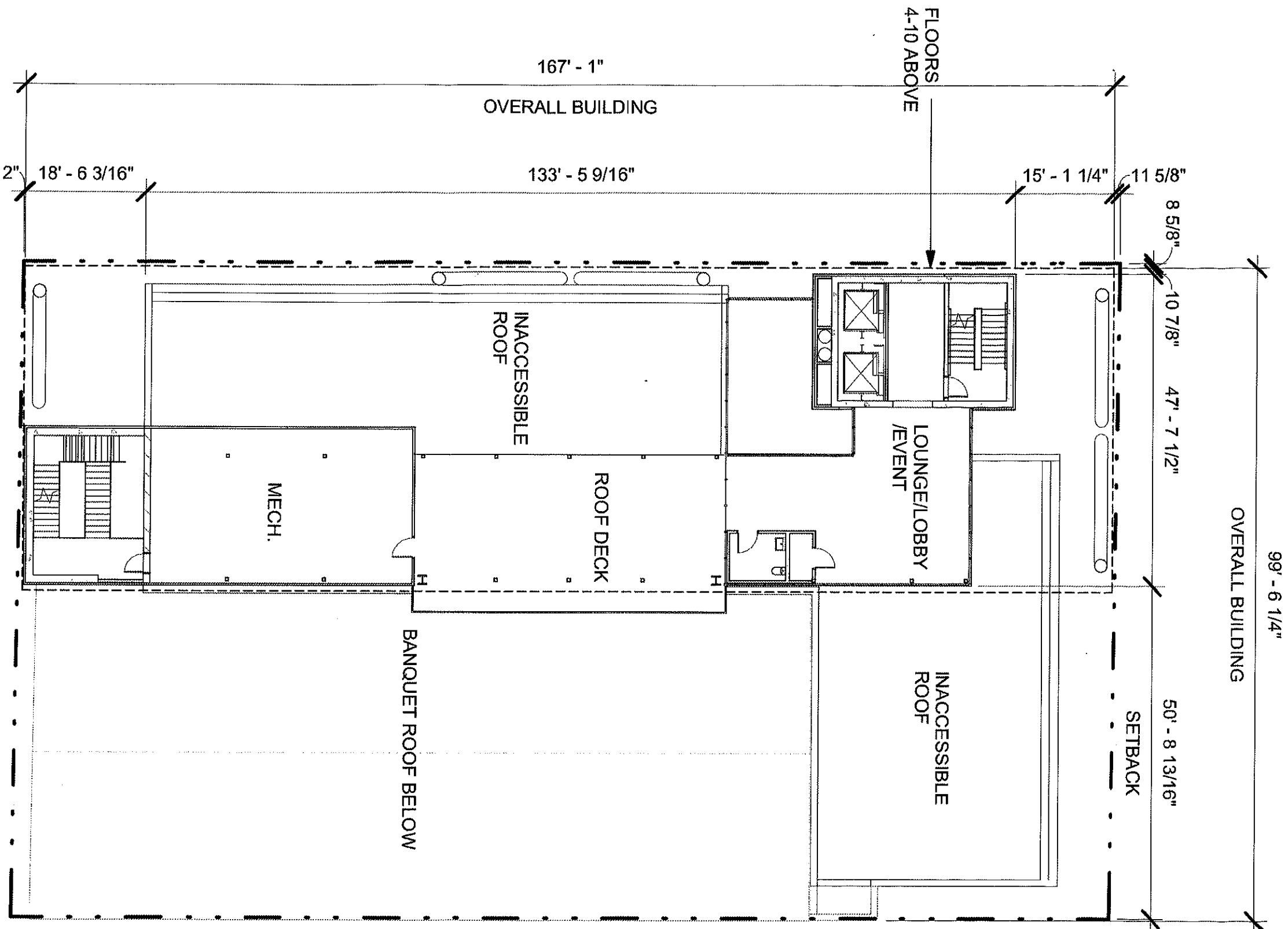


WHEELER KEARNS ARCHITECTS



A2.2
SECOND FLOOR PLAN
03/06/2020

1065 N. ORLEANS ST.
WHEELER KEARNS ARCHITECTS

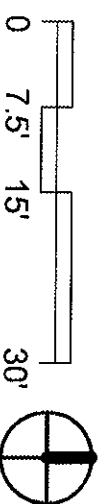


A2.3

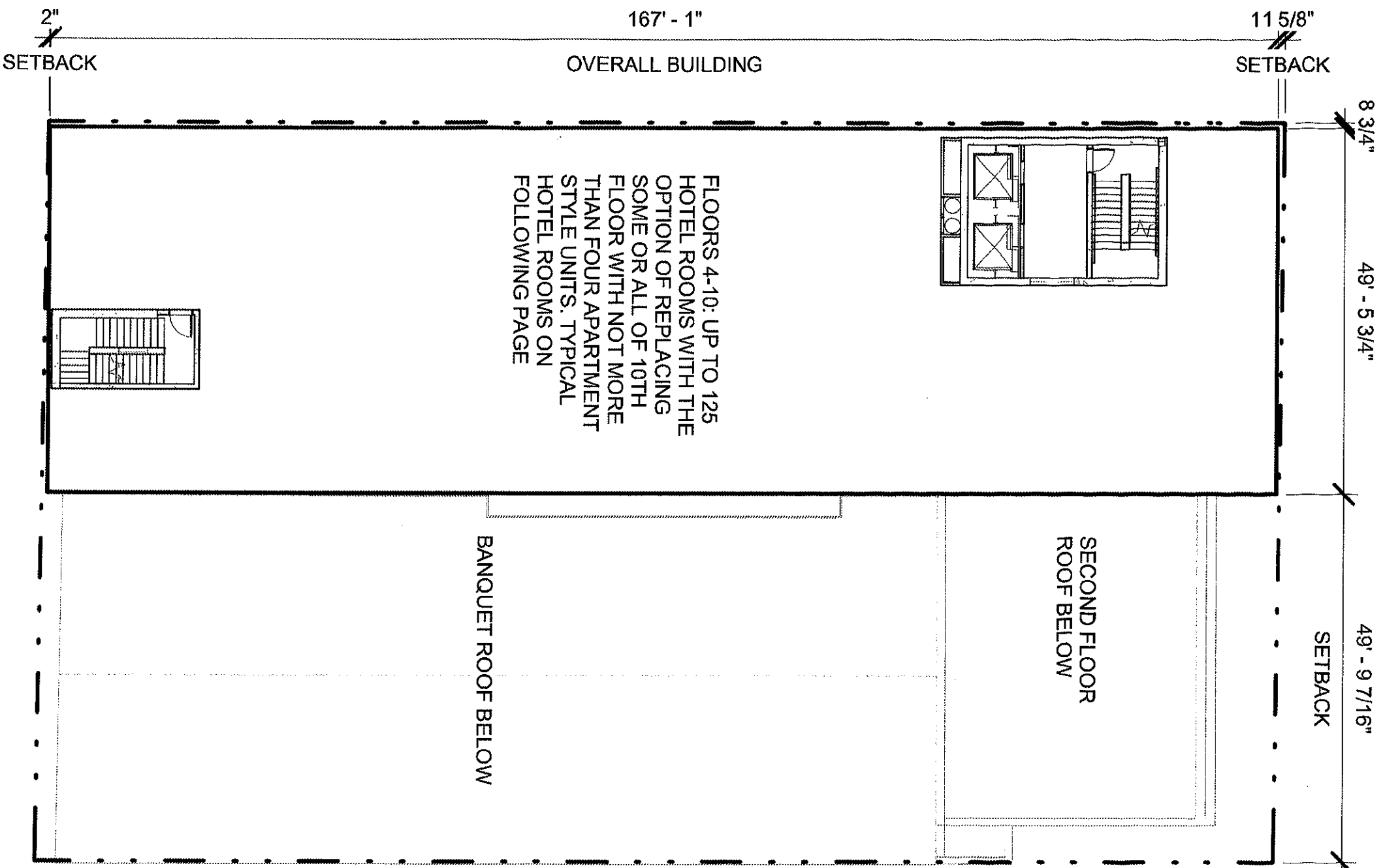
THIRD FLOOR PLAN

03/06/2020

1065 N. ORLEANS ST.



WHEELER KEARNS ARCHITECTS

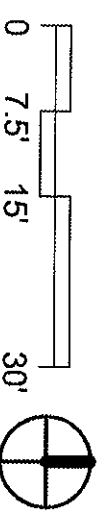


A2.4

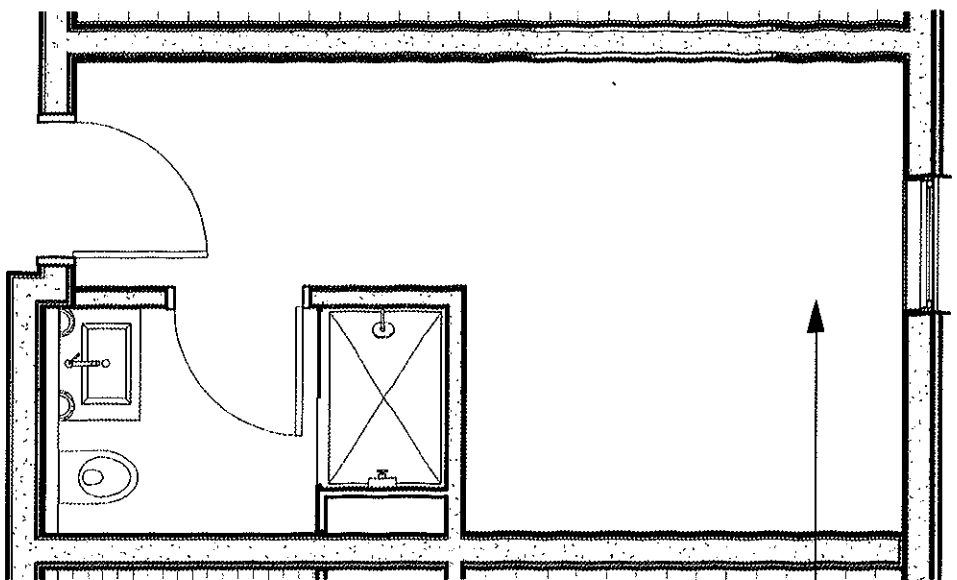
FLOORS 4-10

03/06/2020

1065 N. ORLEANS ST.

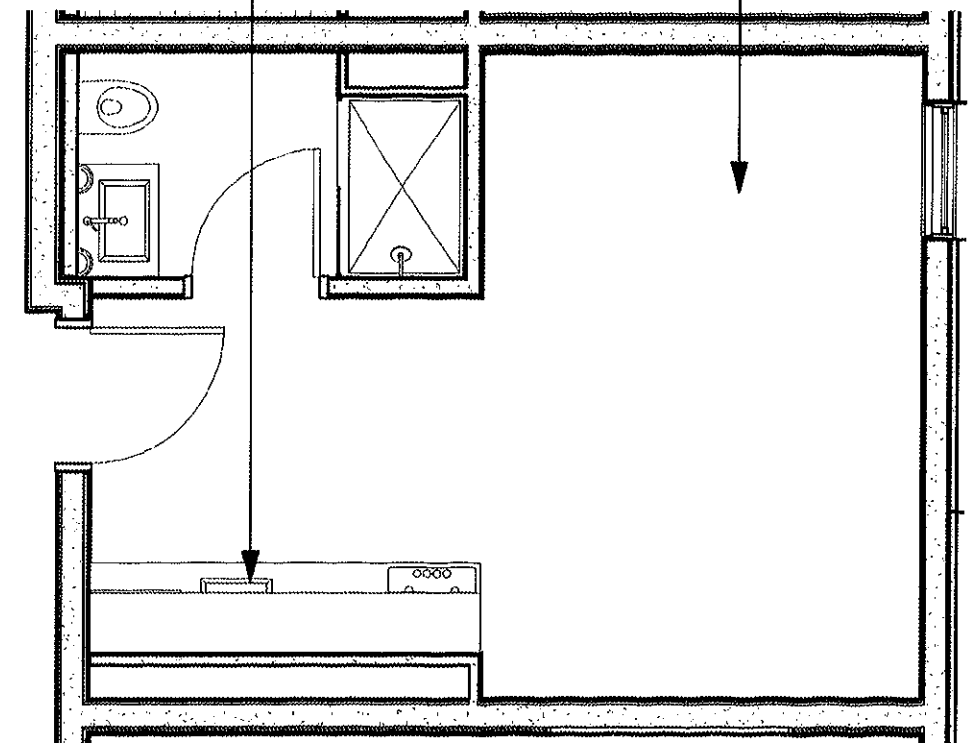


WHEELER KEARNS ARCHITECTS

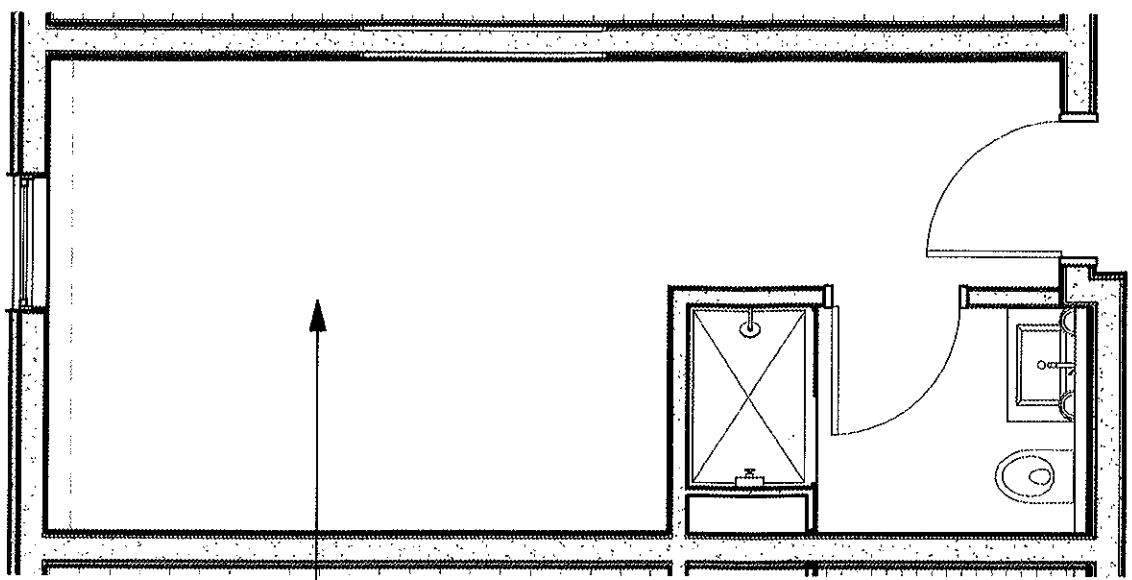


UNIT TYPE: SMALL

UNIT TYPE: LARGE



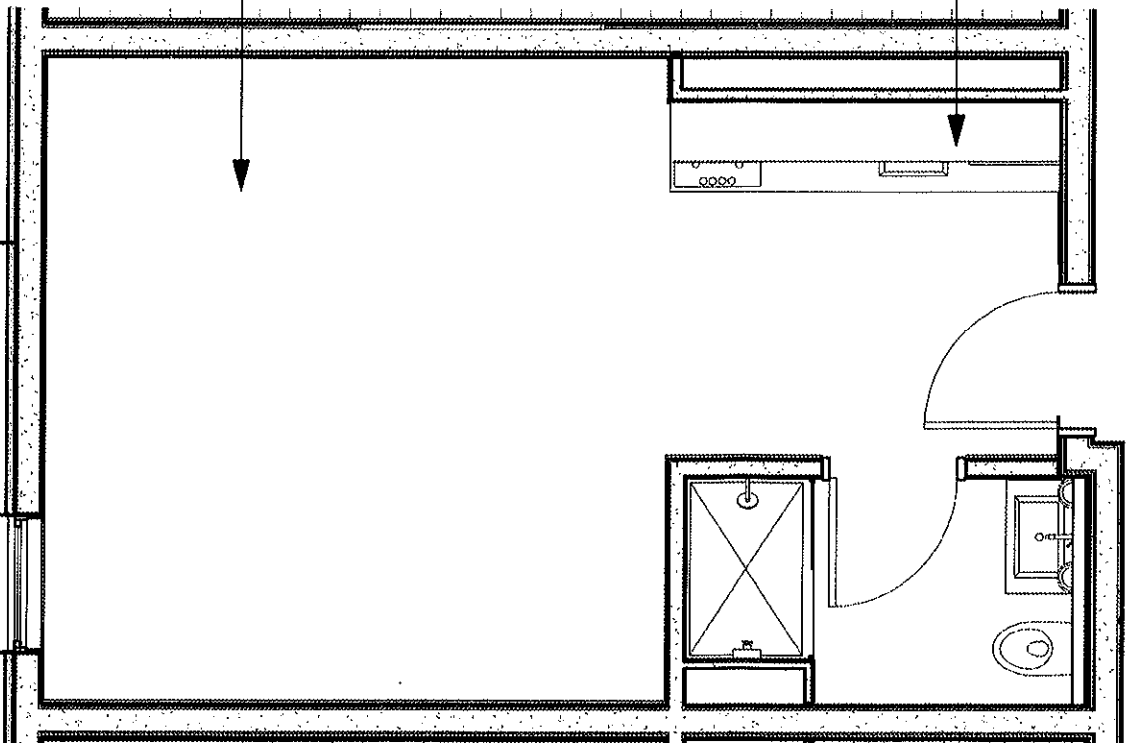
KITCHENETTE



KITCHENETTE

UNIT TYPE: MEDIUM

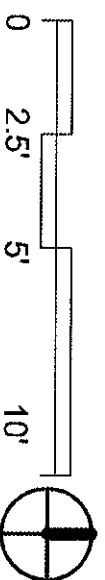
UNIT TYPE: XL



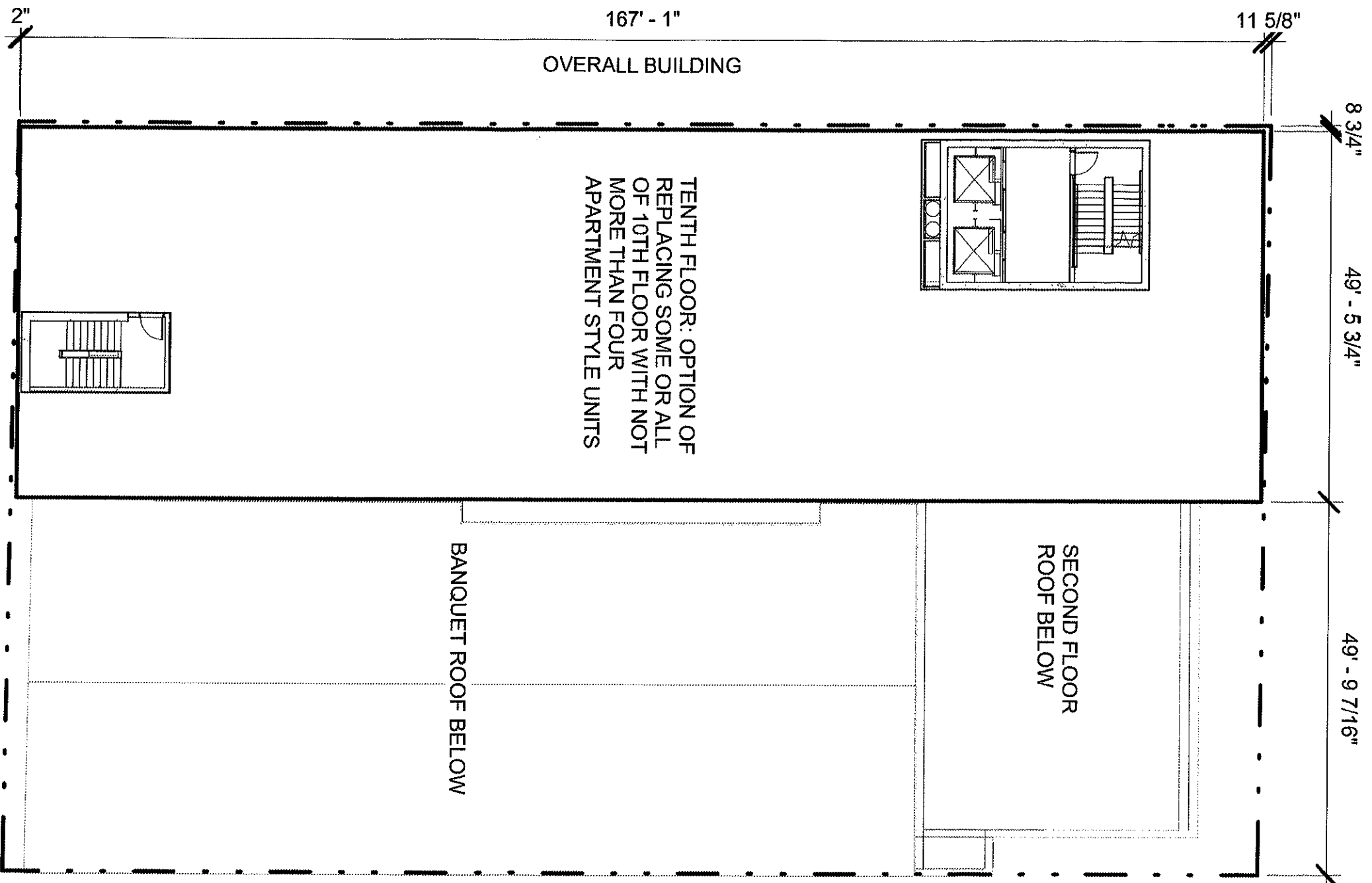
A2.5
HOTEL ROOM PLANS

03/06/2020

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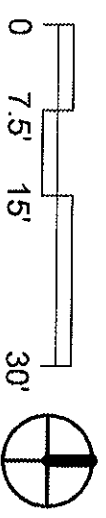


WHEELER KEARNS ARCHITECTS

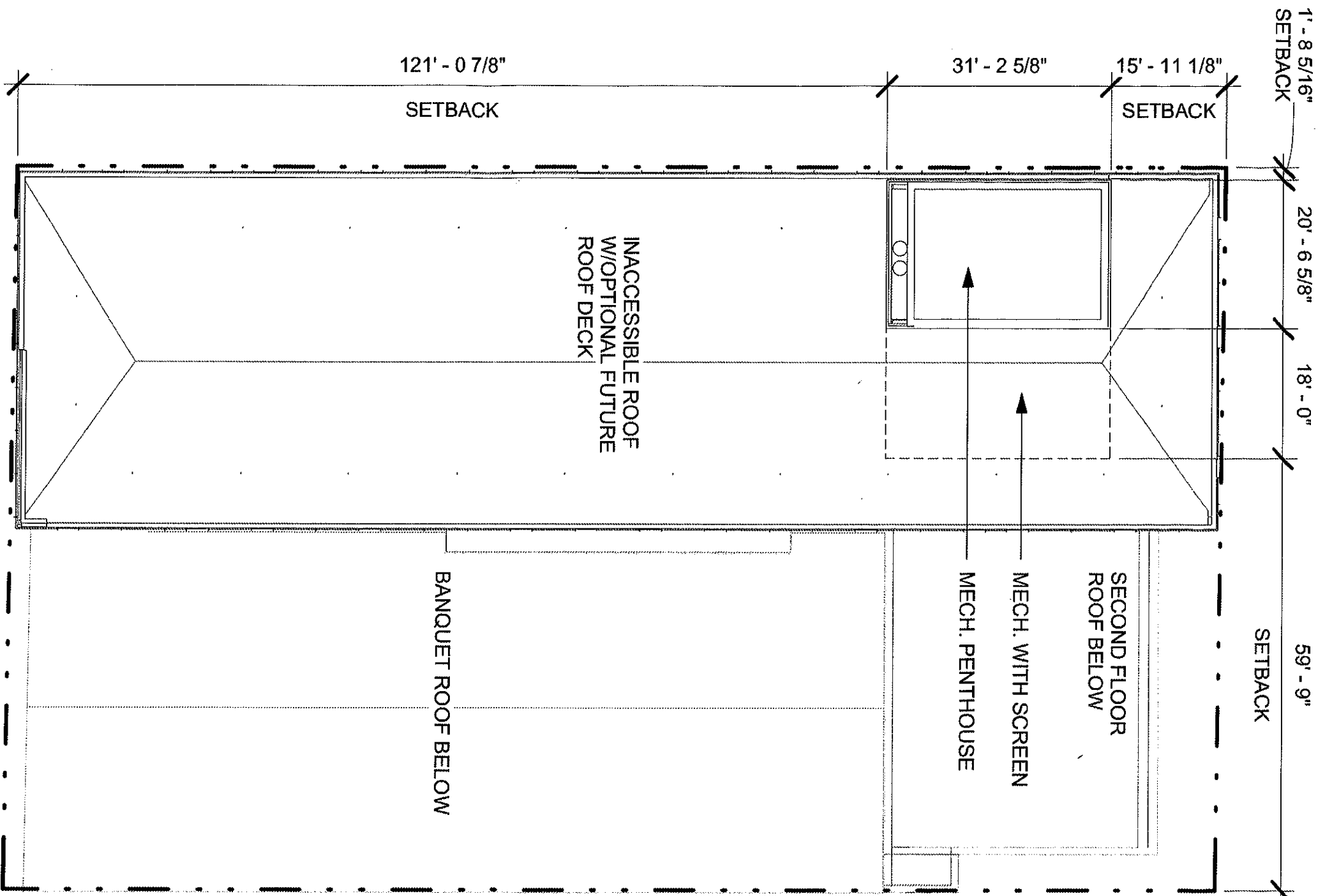


A2.6
TENTH FLOOR PLAN
03/06/2020

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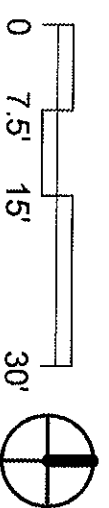


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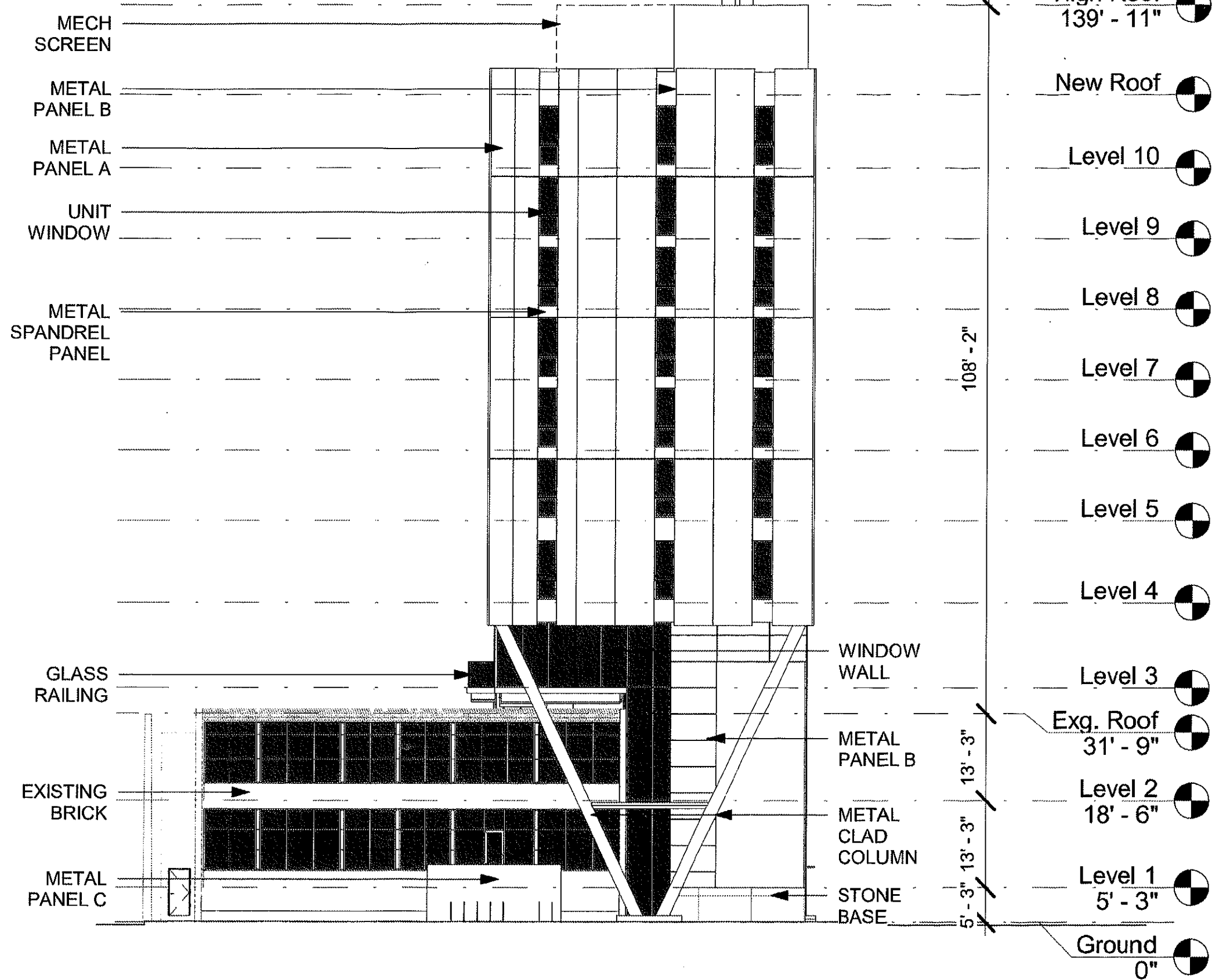


A2.7
ROOF PLAN
03/06/2020

1065 N. ORLEANS ST.

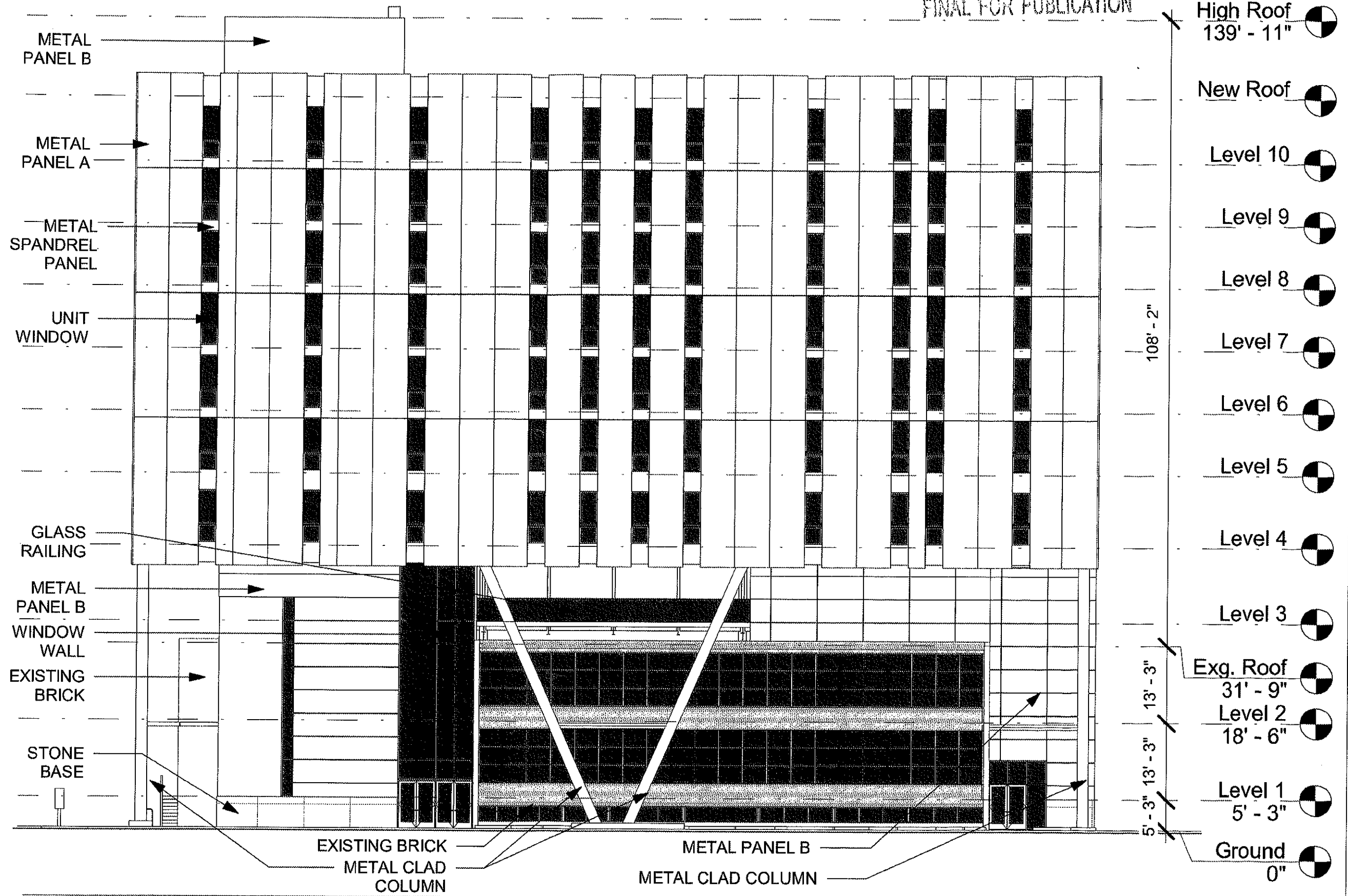


WHEELER KEARNS ARCHITECTS



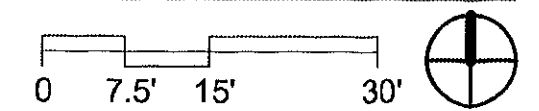
A3.0
 NORTH ELEVATION
 03/06/2020

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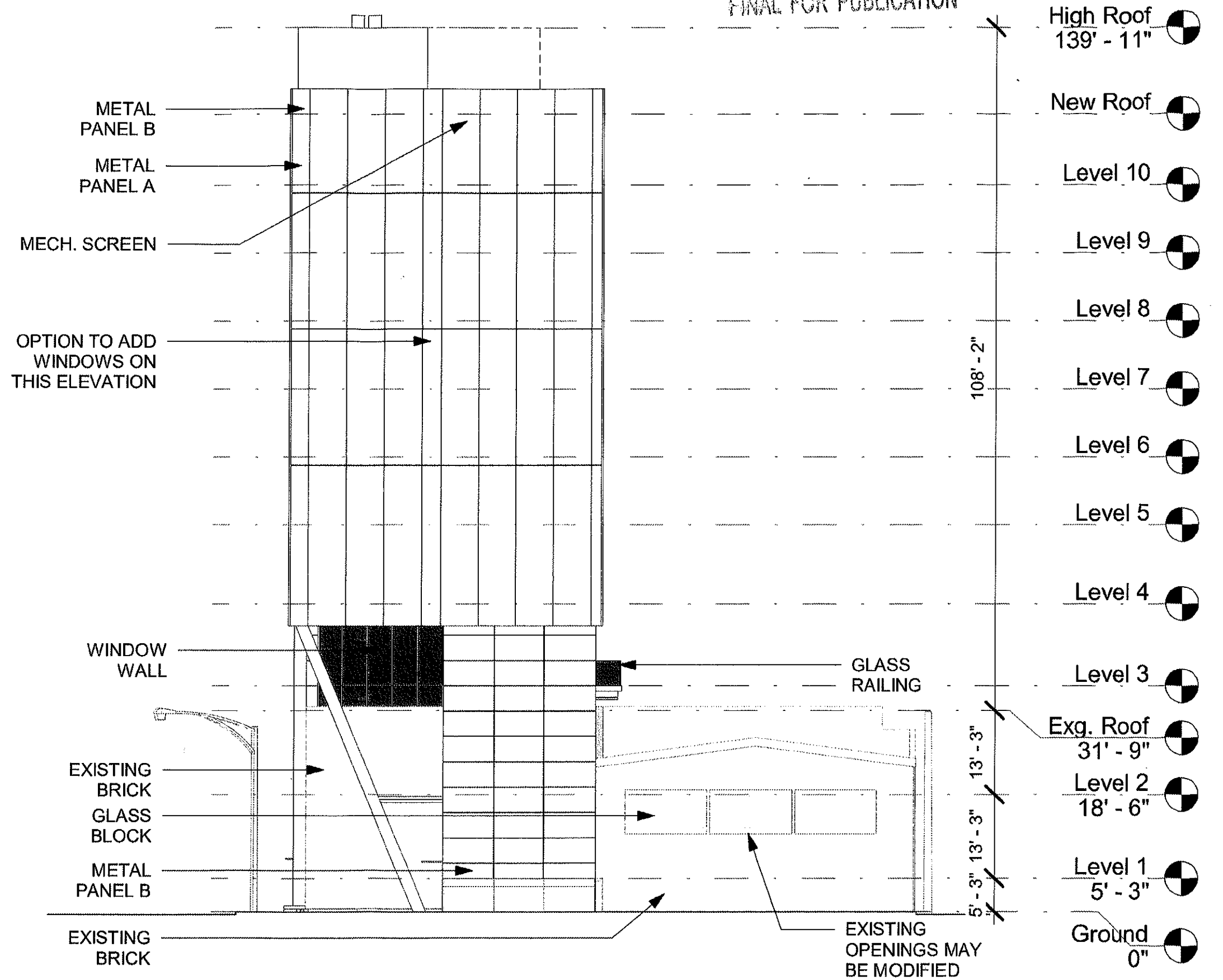


A3.1
 WEST ELEVATION
 03/06/2020

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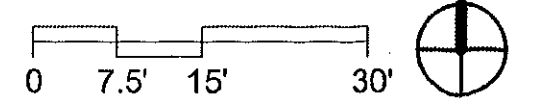


WHEELER KEARNS ARCHITECTS



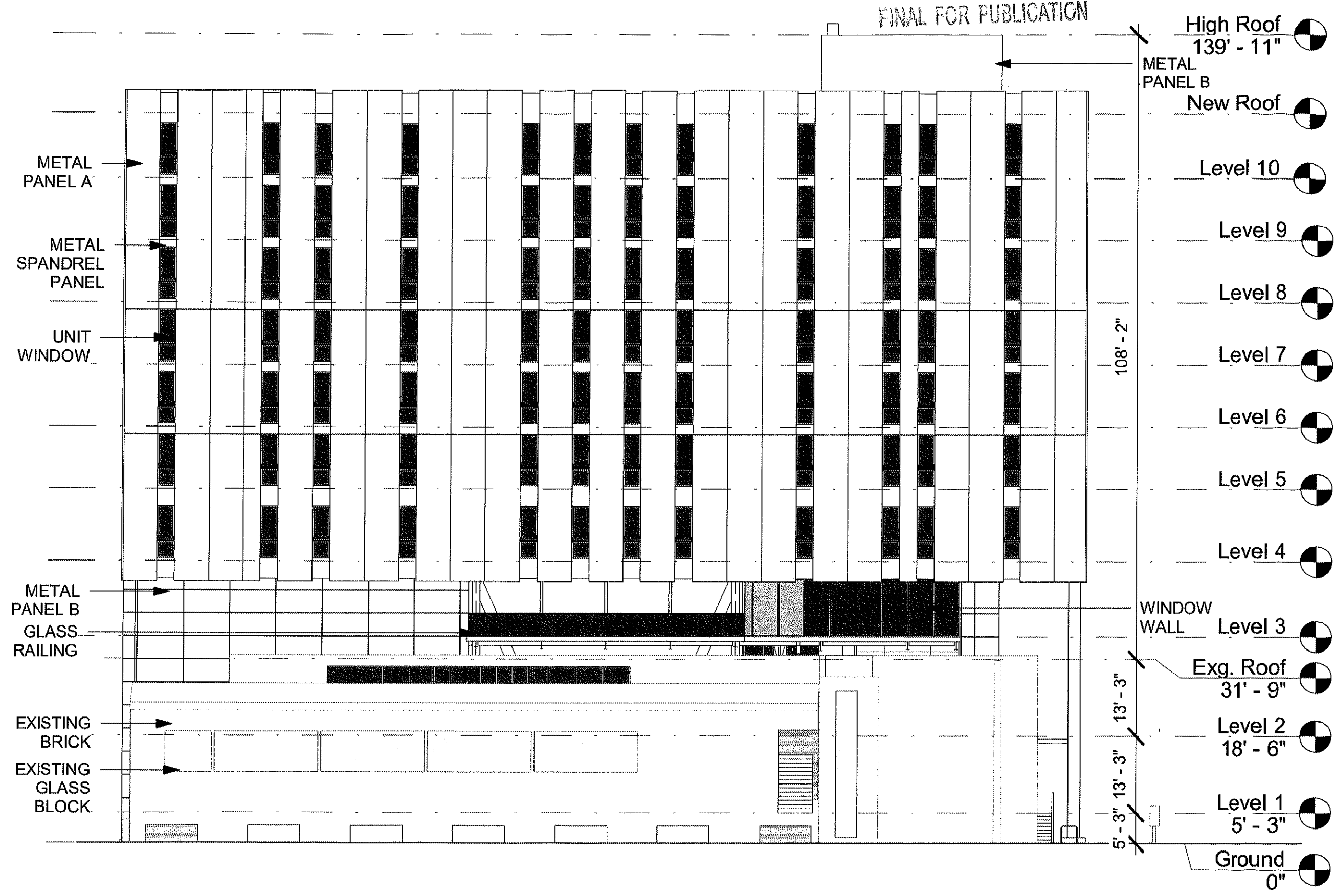
A3.2
 SOUTH ELEVATION
 03/06/2020

1065 N. ORLEANS ST.



WHEELER KEARNS ARCHITECTS

FINAL FOR PUBLICATION



A3.3
 EAST ELEVATION
 03/06/2020

1065 N. ORLEANS ST.

