



City of Chicago



SO2016-643

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1551 W North Ave a.k.a. 1555 N Ashland Ave - App No. 18652
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 of the B1-2, Neighborhood Shopping District symbols as shown on Map No. 3-G in the area bounded by:

West North Avenue; the public alley next East of and parallel to North Ashland Avenue; a line 116.70 feet South of and parallel to West North Avenue; North Ashland Avenue.

To those of a C1-5, Neighborhood Commercial Zoning District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning

Ordinance is hereby amended by changing all of the C1-5, Neighborhood Commercial Zoning District symbols as shown on Map No. 3-G in the area bounded by:

West North Avenue; the public alley next East of and parallel to North Ashland Avenue; a line 116.70 feet South of and parallel to West North Avenue; North Ashland Avenue.

to those of a Planned Development 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 of thereof and to no others.

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

Address of property:

1551 West North Avenue aka 1555 North Ashland Avenue Chicago IL.

Business Planned Development No.

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	24,805.39 square feet
Area in Public Right-of-Way:	12,236.80 square feet
Net Site Area:	12,568.59 square feet
<u>Maximum Floor Area Ratio:</u>	5.0
<u>Maximum Number of Hotel Rooms</u>	99
<u>Minimum Number of Off-Street Parking Spaces:</u>	36
<u>Minimum Number of Loading Spaces:</u>	1 loading space (10' x 25')
<u>Minimum Number of Bicycle Storage Spaces:</u>	6
<u>Maximum Building Height:</u>	93'-6"
<u>Minimum Setbacks:</u>	Per Site Plan

Applicant: 1551 Inc., an Illinois corporation
Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago
Introduced: February 10, 2016
Plan Commission: February 16, 2017

PLANNED DEVELOPMENT STATEMENTS NO. _____

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 12,568.59 square feet (net site area) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 1551 INC.
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 (CDOT) 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 (DPD) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the CDOT.

All work proposed in the public way must be designed and constructed in accordance with the CDOT 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 CDOT.

4. This Plan of Development consists of 15 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line; the following plans (prepared by Vari Architects, Ltd and dated July 21, 2016):

Applicant: 1551 Inc., an Illinois corporation

Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago

Introduced: February 10, 2016

Plan Commission: February 16, 2017

Site Plan; Floor Plans and Building Elevations. Full-sized copies of the Site Plan, and Building Elevations, are on file with the DPD. 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 this Planned Development:
Lodging including but not limited to a Hotel and related and accessory uses, Eating and Drinking Establishments, Food and Beverage Retail Sales, Office, Personal Services, Repair or Laundry Service, General Retail Sales, Artist Work or Sales Space, Automated Teller Machine Facility and all accessory and related uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within this Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of this 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 12,568.59 square feet.
9. Pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed, upon review and determination, by DPD. The fee, as determined by the staff of DPD 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 DPD. 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, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

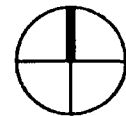
Applicant: 1551 Inc., an Illinois corporation
Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago
Introduced: February 10, 2016
Plan Commission: February 16, 2017

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, conserves energy and maximizes the preservation of natural resources. Through the provision of a 50% green roof and Energy Star certification, the project will meet the guidelines of the Sustainable Policy of DPD.
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 DPD shall initiate a Zoning Map Amendment to rezone the property to C1-5, Neighborhood Commercial District.

Applicant: 1551 Inc., an Illinois corporation
Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago
Introduced: February 10, 2016
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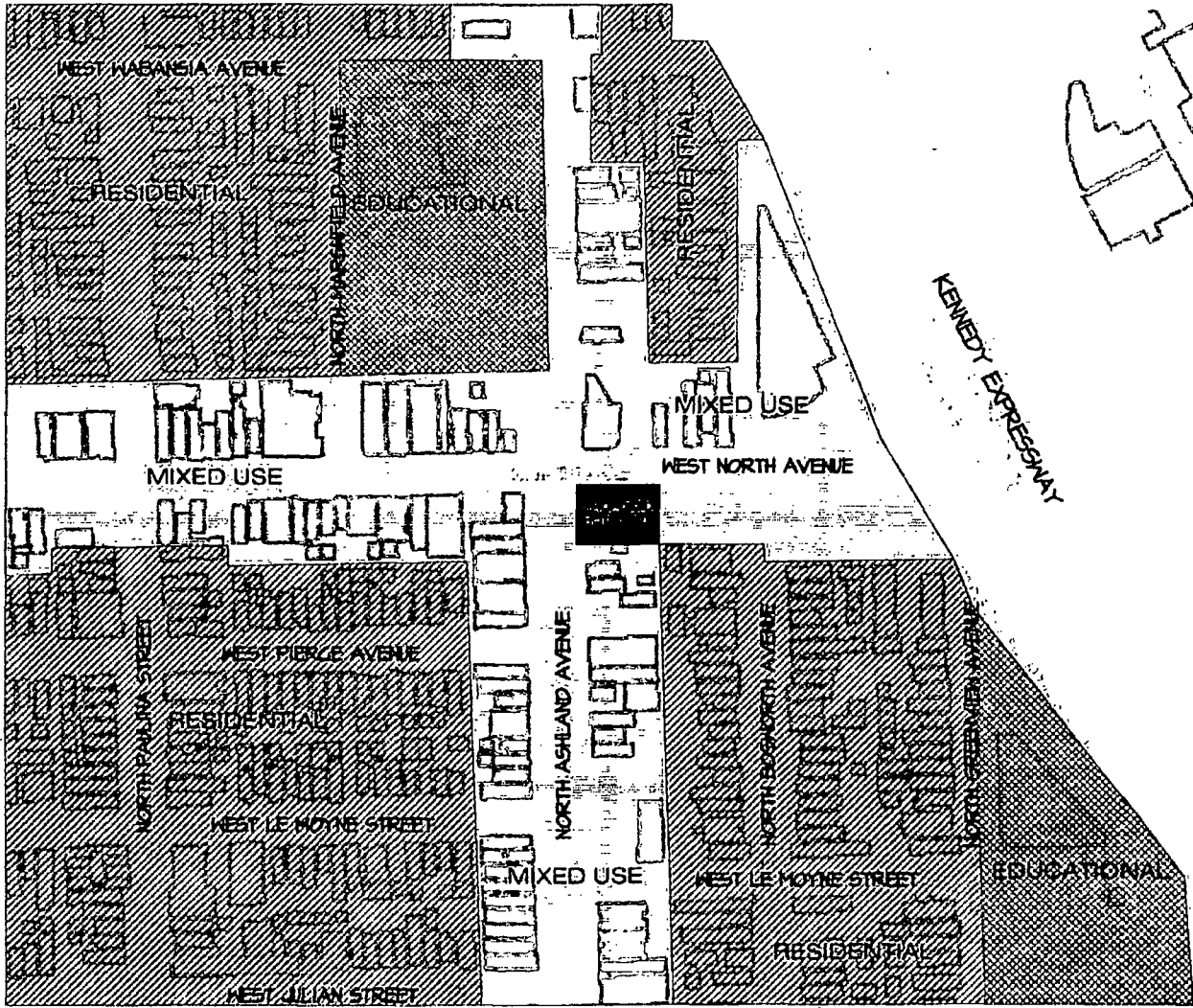


EXISTING ZONING MAP

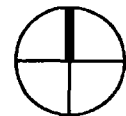


APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: EXISTING ZONING MAP	SKETCH NO.
	PROJECT: PROPOSED HOTEL	
	ADDRESS: 1551 WEST NORTH AVENUE	
	SCALE: AS NOTED	
	DATE: 07/21/16	

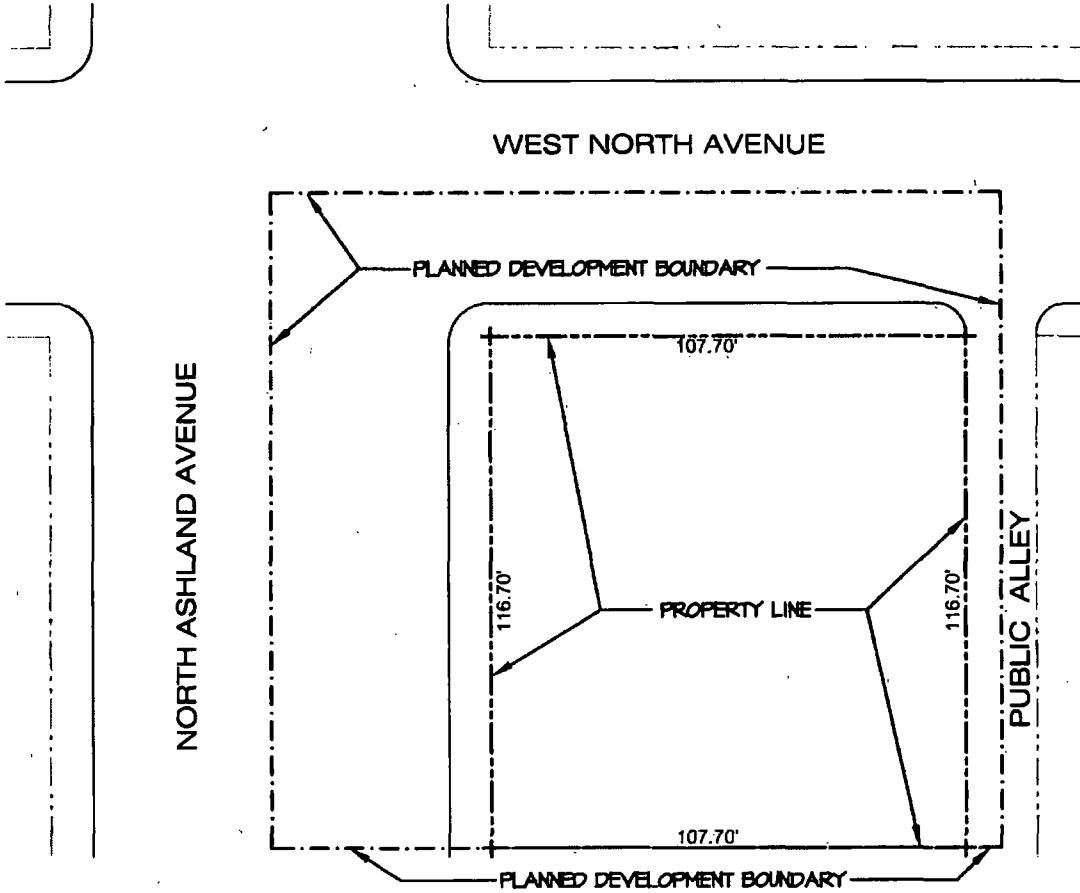


EXISTING LAND USE MAP



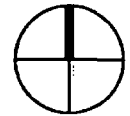
APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari 824 north racine avenue chicago, illinois 60642 312.629.4788	DWG. NAME:	EXISTING LAND USE MAP	SKETCH NO.
	PROJECT:	PROPOSED HOTEL	
	ADDRESS:	1551 WEST NORTH AVENUE	
	SCALE:	AS NOTED	
	DATE:	07/21/16	



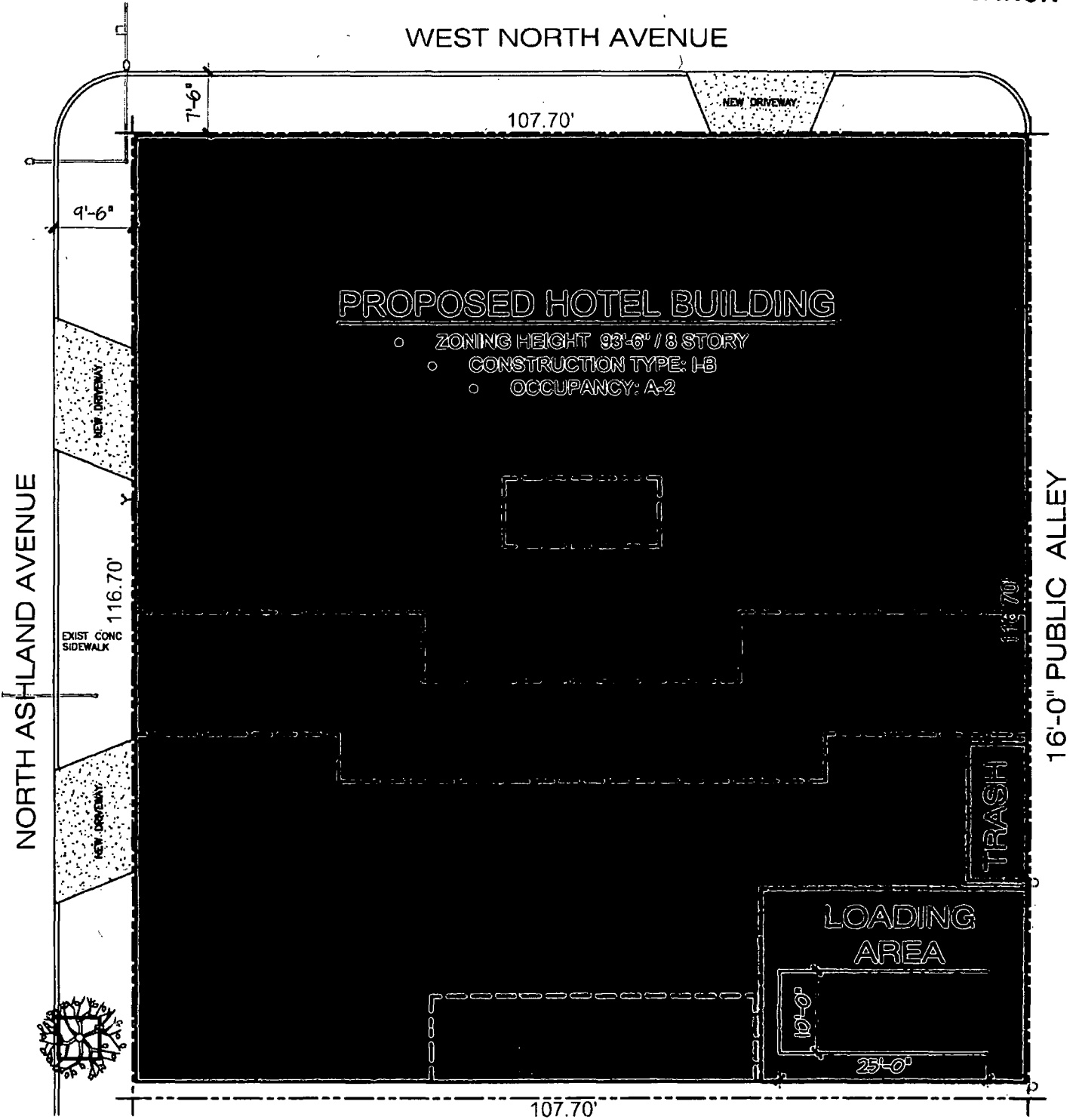
BOUNDARY AREAS
 GROSS SITE AREA: 24,805.3 SQ. FT.
 NET SITE AREA: 12,568.6 SQ. FT.
 RIGHT OF WAY AREA: 12,237.7 SQ. FT.

PD BOUNDARY MAP

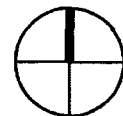


APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari 824 north racine avenue chicago, illinois 60642 312.629.4788	DWG. NAME: <u>PROPOSED BOUNDARY MAP</u>	SKETCH NO.
	PROJECT: <u>PROPOSED HOTEL</u>	
	ADDRESS: <u>1651 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>01/31/17</u>	

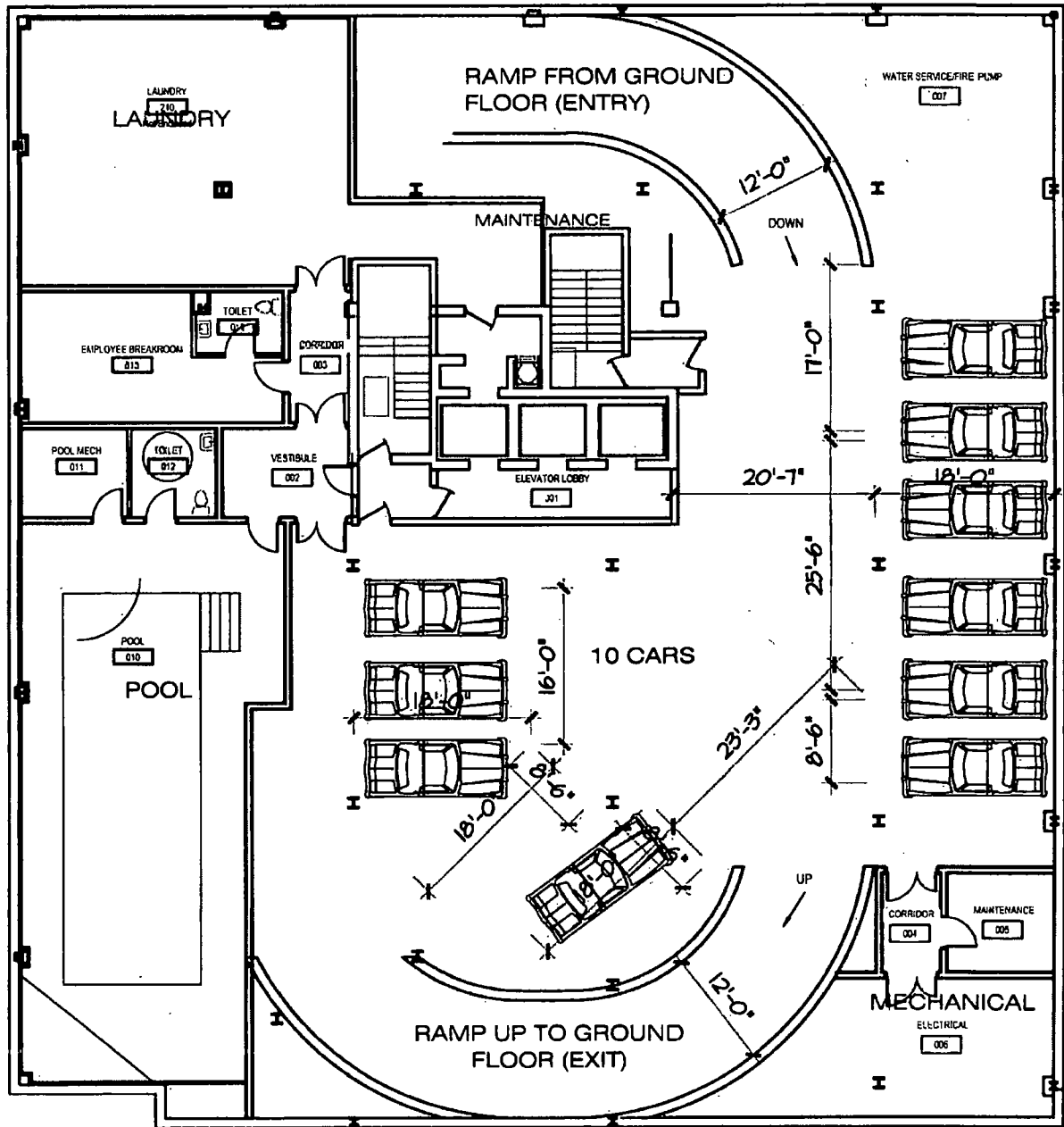


SITE PLAN

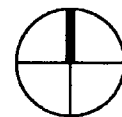


APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: <u>SITE PLAN</u>	SKETCH NO.
	PROJECT: <u>PHOPOSED HOTEL</u>	
	ADDRESS: <u>1551 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>07/21/16</u>	

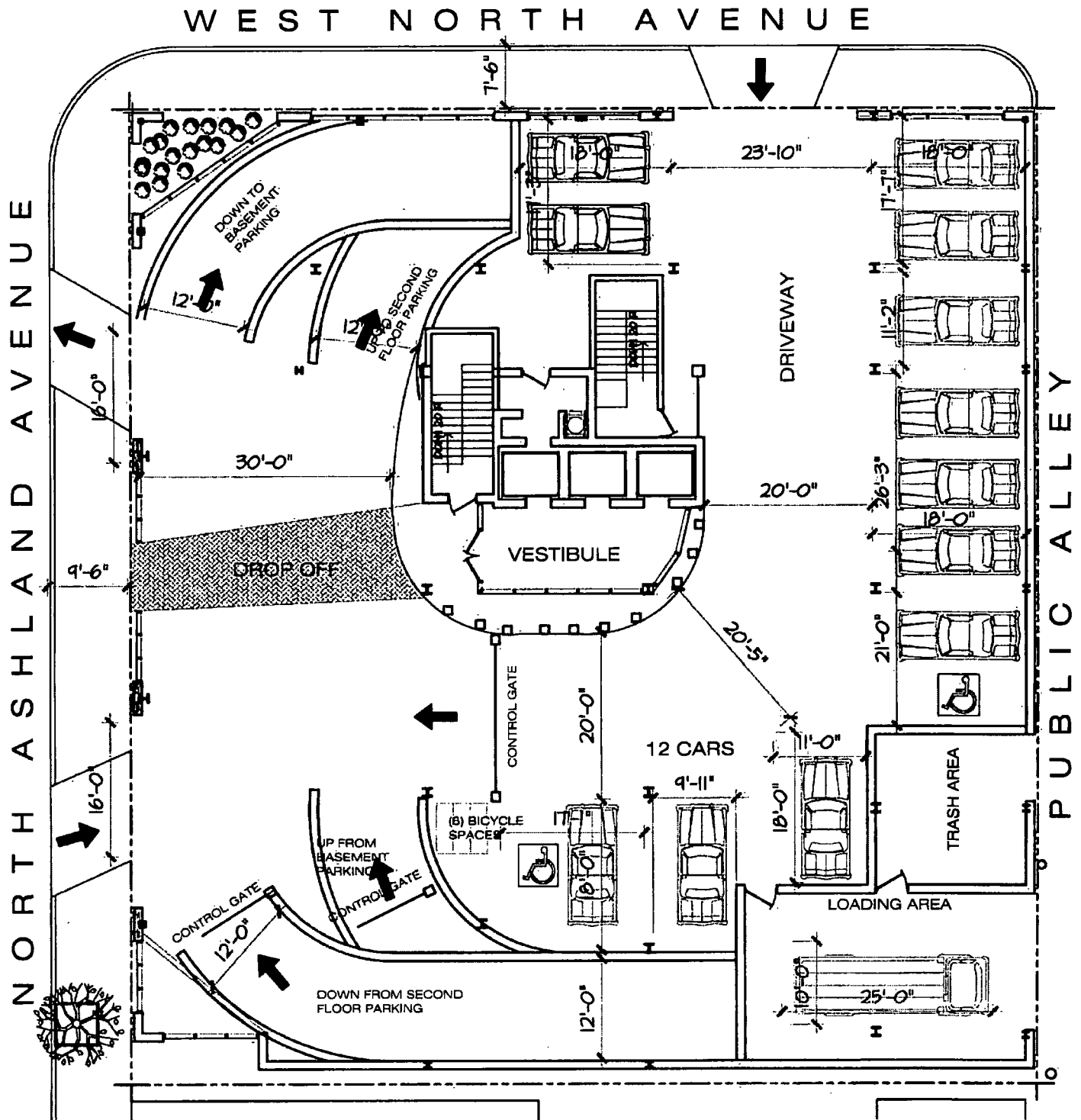


BASEMENT FLOOR PLAN

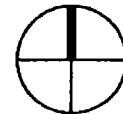


APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG NAME: <u>BASEMENT FLOOR PLAN</u>	SKETCH NO.
	PROJECT: <u>PROPOSED HOTEL</u>	
	ADDRESS: <u>1551 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>07/21/16 REV. 4-12-17</u>	

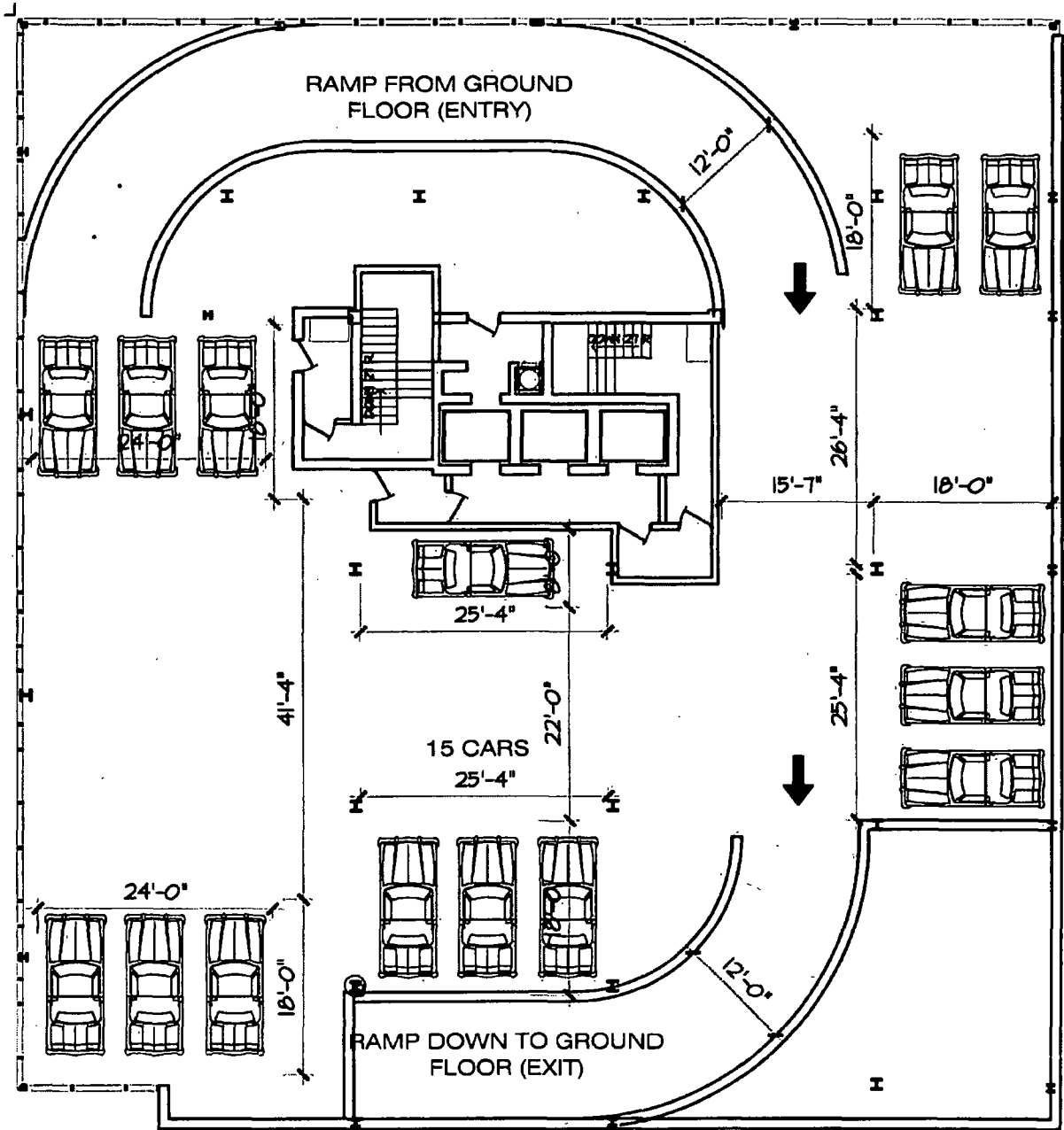


GROUND FLOOR/SITE PLAN

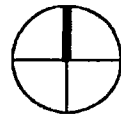


APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects inc 824 north racine avenue chicago, illinois 60642 312 829.4798	DWG. NAME:	GROUND FLOOR PLAN	SKETCH NO.
	PROJECT:	PROPOSED HOTEL	
	ADDRESS:	1551 WEST NORTH AVENUE	
	SCALE:	AS NOTED	
	DATE:	02/07/17 REV. 4-12-17	

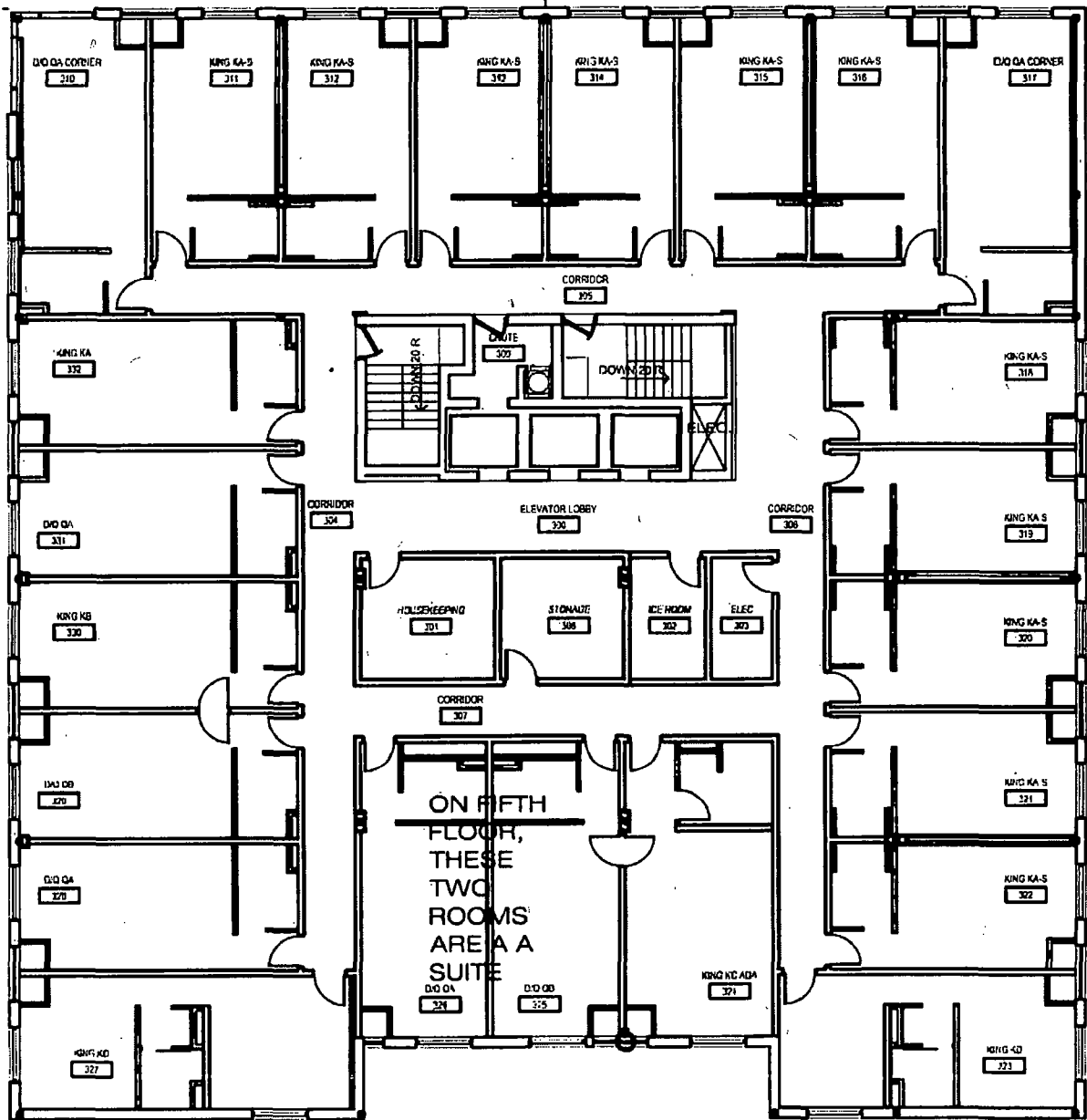


SECOND FLOOR PLAN



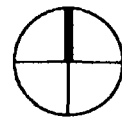
APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: <u>SECOND FLOOR PLAN</u>	SKETCH NO.
	PROJECT: <u>PROPOSED HOTEL</u>	
	ADDRESS: <u>1551 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>01/31/17 REV. 4-12-17</u>	



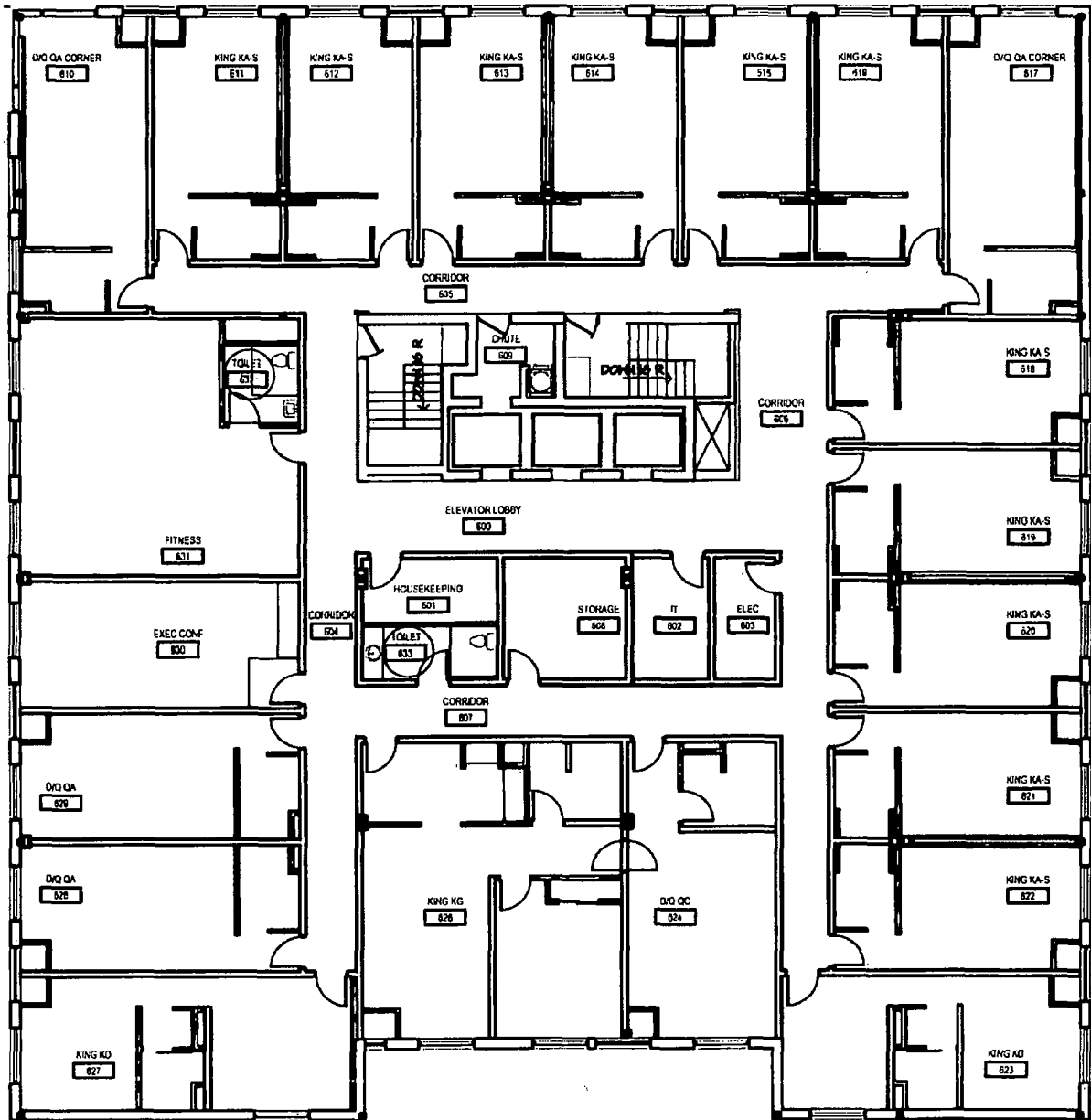
3RD THRU 5TH FLOOR PLAN

68 KEYS



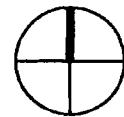
APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: 3RD THRU 6TH FLOOR PLAN	SKETCH NO.
	PROJECT: PROPOSED HOTEL	
	ADDRESS: 1551 WEST NORTH AVENUE	
	SCALE: AS NOTED	
	DATE: 07/21/16 REV. 4-12-17	



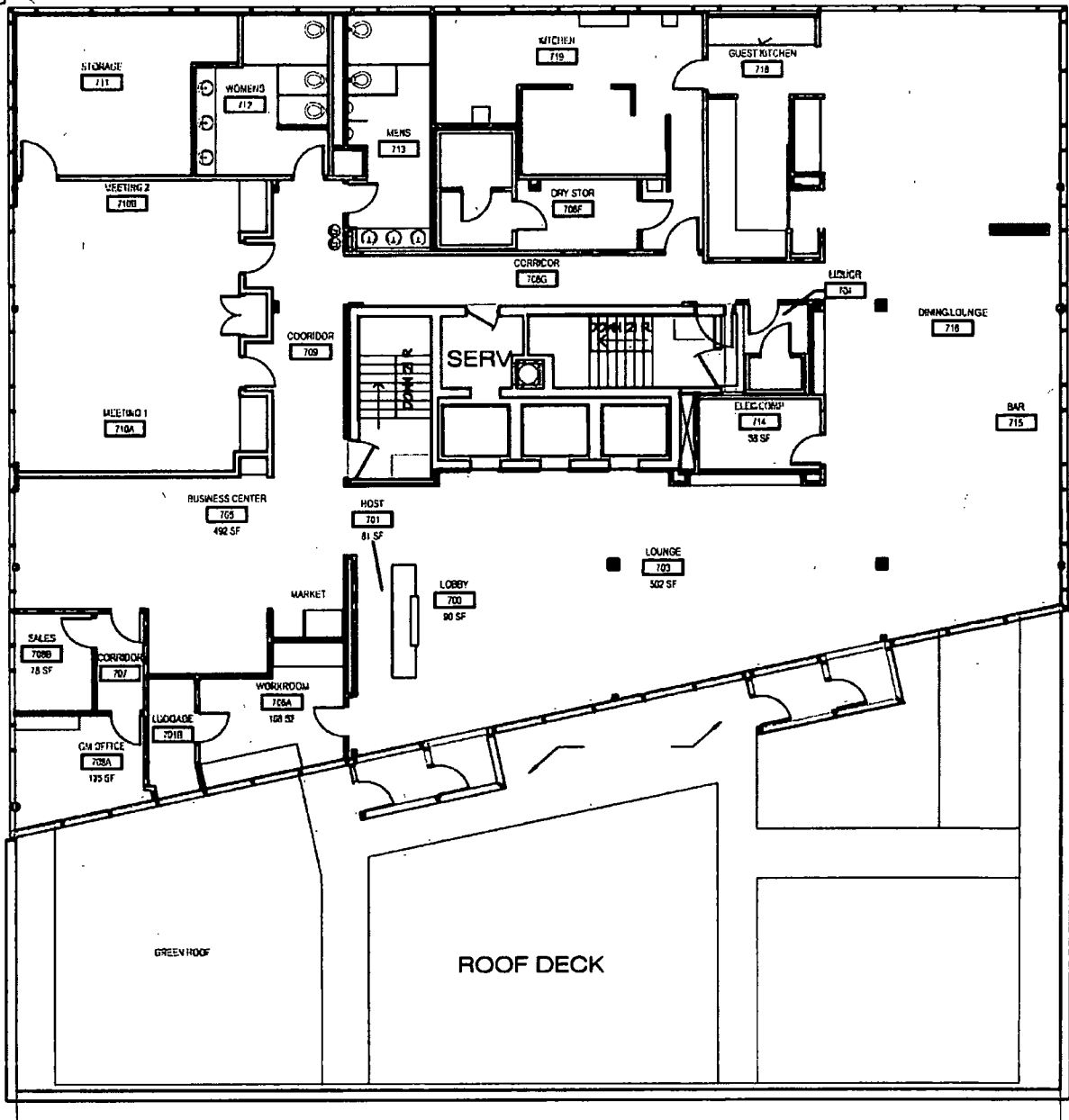
SIXTH FLOOR PLAN

19 KEYS

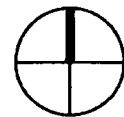


APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: TBD

vari architects ltd 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: <u>SIXTH FLOOR PLAN</u>	SKETCH NO.
	PROJECT: <u>PROPOSED HOTEL</u>	
	ADDRESS: <u>1551 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>07/21/16 REV. 4-12-17</u>	

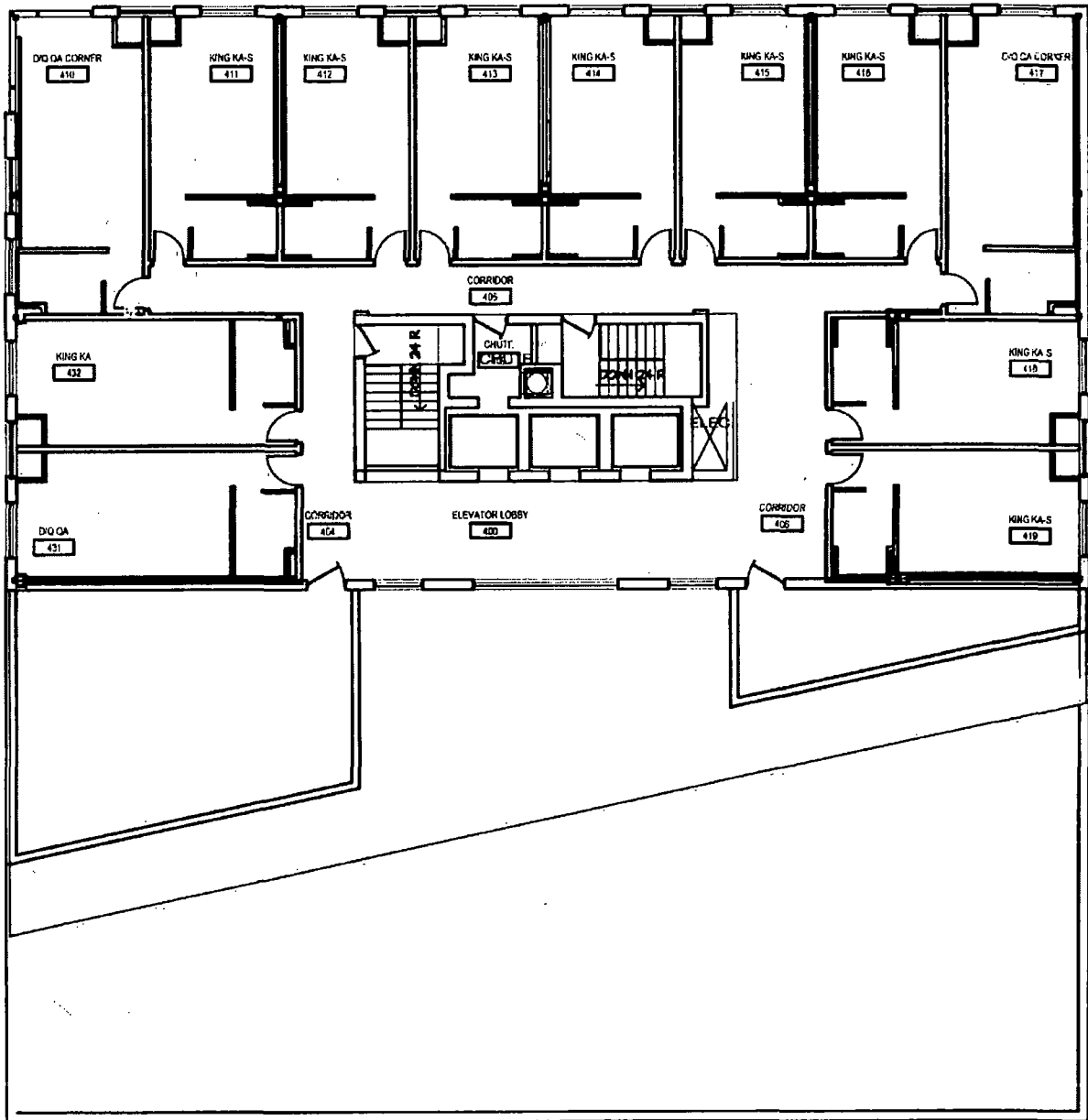


SEVENTH FLOOR PLAN



APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: SEVENTH FLOOR PLAN	SKETCH NO.
	PROJECT: PROPOSED HOTEL	
	ADDRESS: 1551 WEST NORTH AVENUE	
	SCALE: AS NOTED	
	DATE: 07/21/16 REV. 4-12-17	



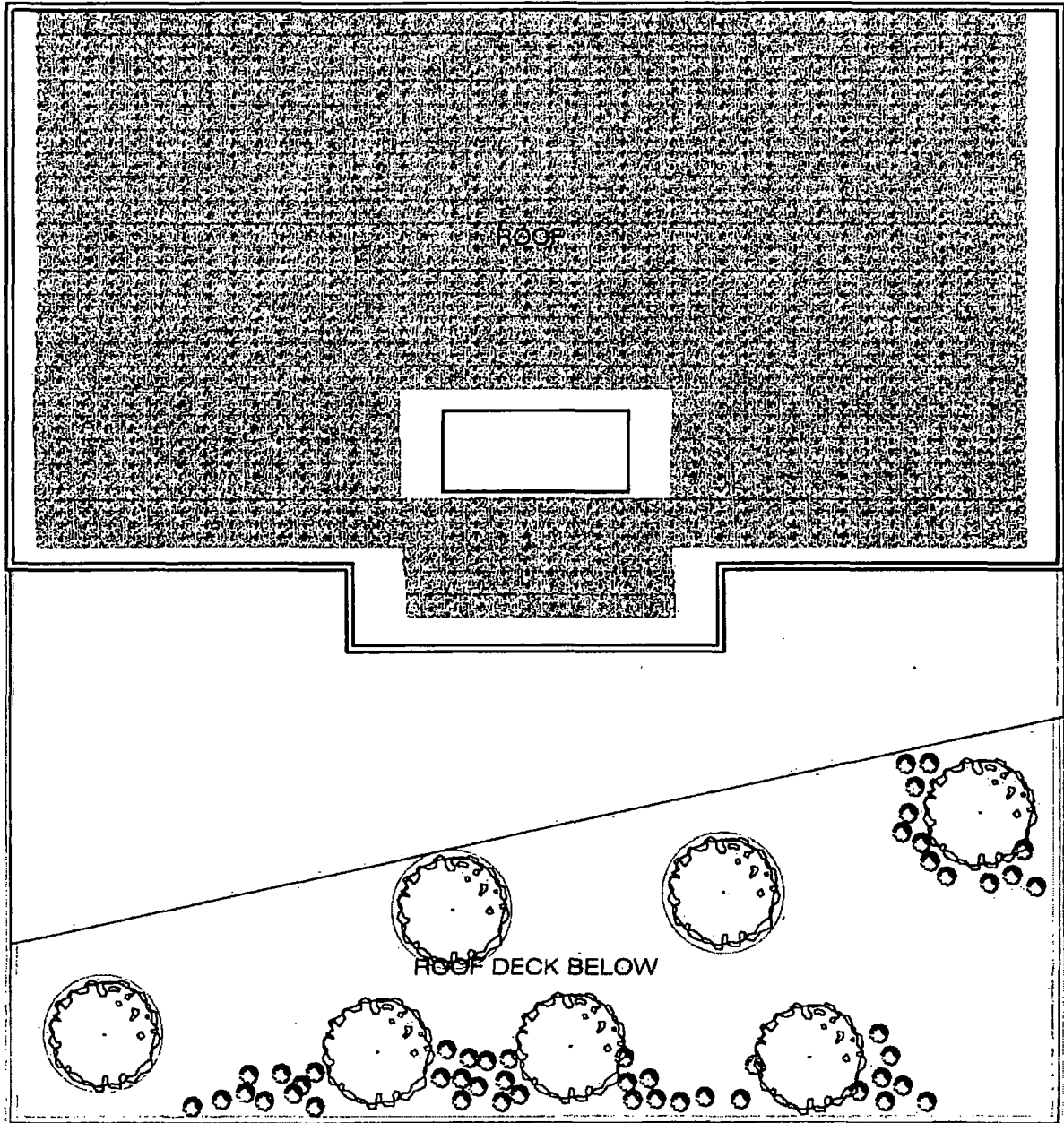
EIGHT FLOOR PLAN

12 KEYS

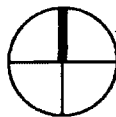


APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari <i>architects llc</i> 624 north racine avenue chicago, illinois 60642 312.829.4788	DWG NAME	<u>EIGHT FLOOR PLAN</u>	SKETCH NO.
	PROJECT	<u>PROPOSED HOTEL</u>	
	ADDRESS	<u>1551 WEST NORTH AVENUE</u>	
	SCALE	<u>AS NOTED</u>	
	DATE	<u>07/21/16 REV. 4-12-17</u>	



ROOF PLAN

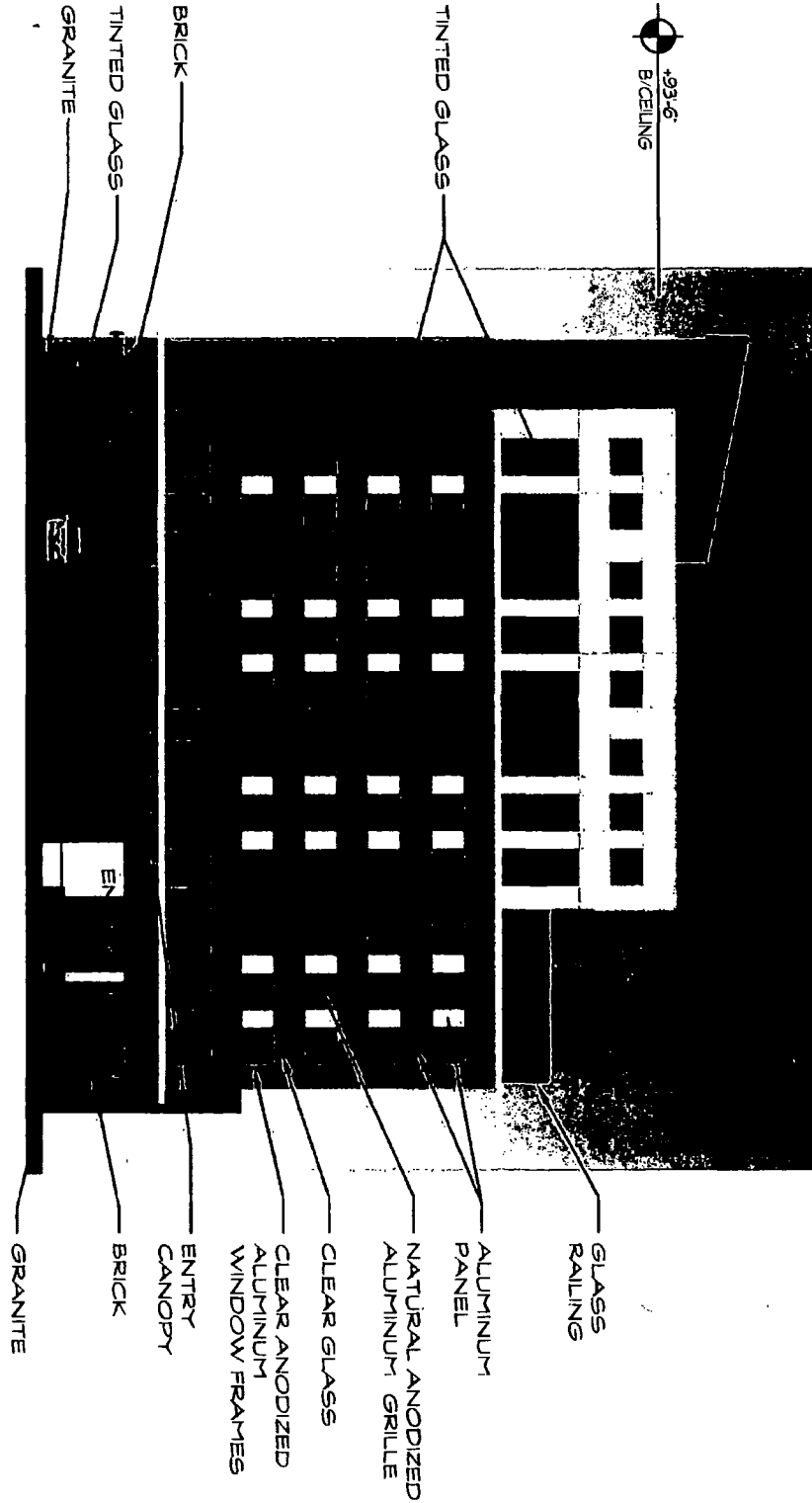


TOTAL ROOF AREAS:		12,196 SQ. FT.
LANDSCAPE AREA AT ROOF:	4,637 SQ. FT.	
LANDSCAPE AREA AT ROOF DECK:	1,493 SQ. FT.	
TOTAL GREEN ROOF AREA:		6,077 SQ. FT.
GREEN ROOF PERCENTAGE:		50%

APPLICANT: 1551, INC.
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vari architects ltd 824 north racine avenue chicago, illinois 60642 312.629.4788	DWG NAME: <u>ROOF PLAN</u>	SKETCH NO.
	PROJECT: <u>PROPOSED HOTEL</u>	
	ADDRESS: <u>1551 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>07/21/16 REV. 4-12-17</u>	

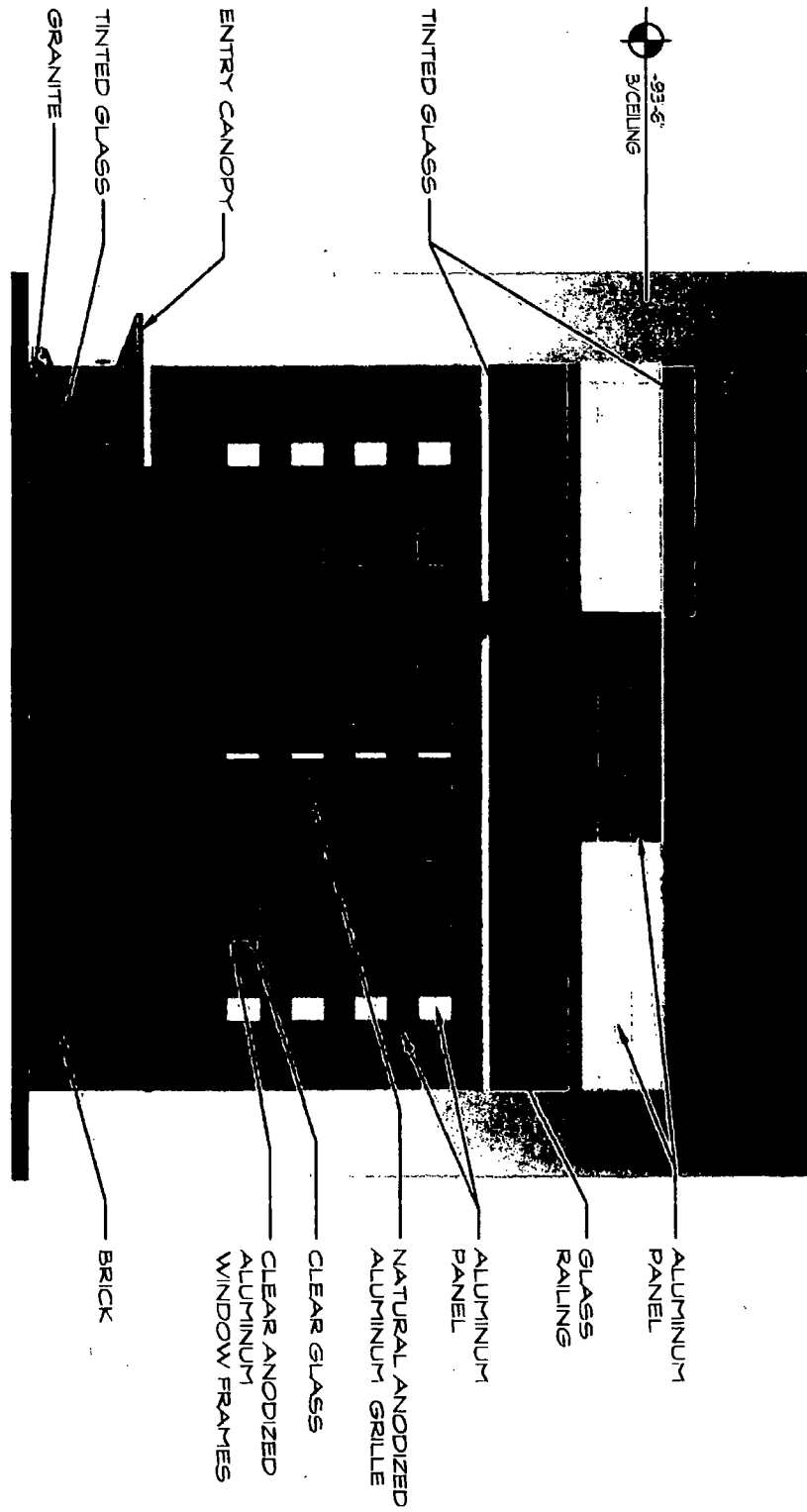
ASHLAND AVE. ELEVATION



APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.629.4788	DWG NAME: <u>ASHLAND AVE. ELEVATIONS=</u>	SKETCH NO.
	PROJECT: <u>PROPOSED HOTEL</u>	
	ADDRESS: <u>1551 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>02/01/17 REV 8-16-17</u>	

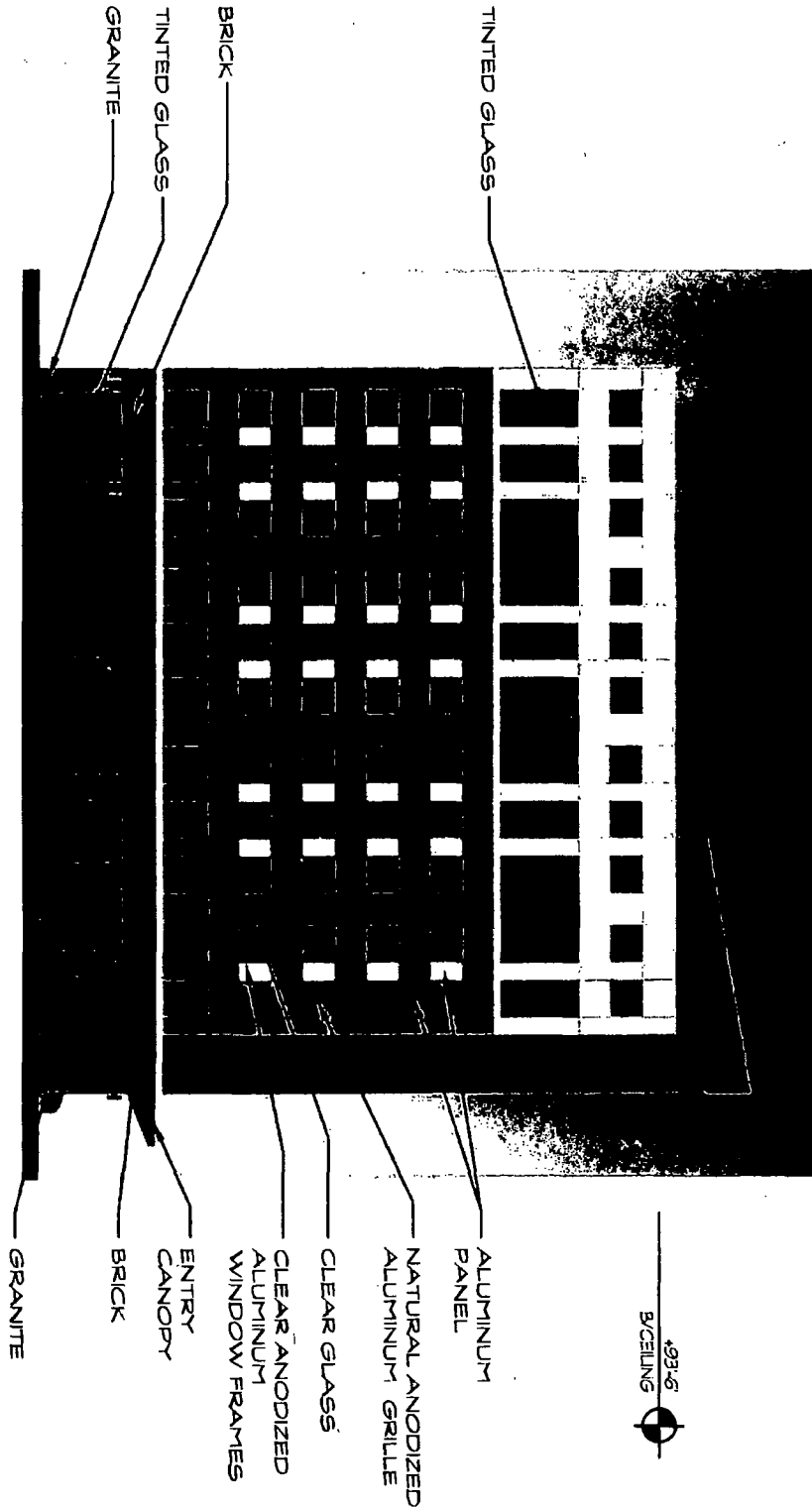
SOUTH ELEVATION



APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME	SOUTH ELEVATION	SKETCH NO.
	PROJECT	PROPOSED HOTEL	
	ADDRESS:	1551 WEST NORTH AVENUE	
	SCALE:	AS NOTED	
	DATE:	02/01/17 REV. 8-16-17	

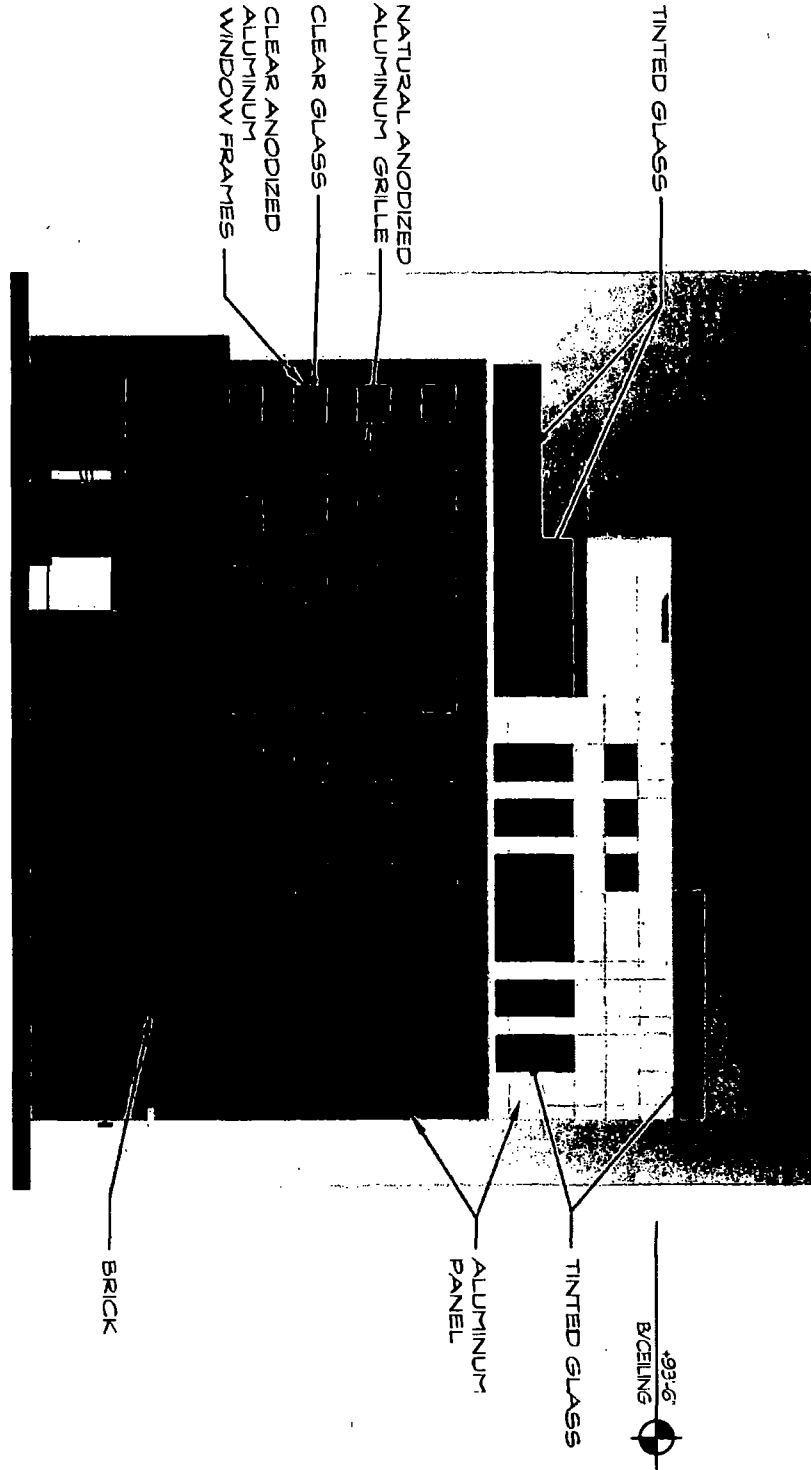
NORTH AVE. ELEVATION



APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
 1555 NORTH ASHLAND AVENUE, CHICAGO
 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME	NORTH AVENUE ELEVATION	SKETCH NO.
	PROJECT	PROPOSED HOTEL	
	ADDRESS	1551 WEST NORTH AVENUE	
	SCALE	AS NOTED	
	DATE	02/01/17 REV 6-16-17	

ALLEY ELEVATION



APPLICANT: 1551, INC.
 ADDRESS: 1551 WEST NORTH AVENUE aka
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 INTRODUCED: FEBRUARY 10, 2016
 PLAN COMMISSION: FEBRUARY 16, 2017

vari architects llc 824 north racine avenue chicago, illinois 60642 312.629.4788	DWG. NAME: <u>ALLEY ELEVATION</u>	SKETCH NO.
	PROJECT: <u>PROPOSED HOTEL</u>	
	ADDRESS: <u>1551 WEST NORTH AVENUE</u>	
	SCALE: <u>AS NOTED</u>	
	DATE: <u>02/01/17 REV. 8-16-17</u>	

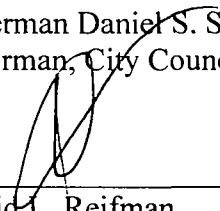


DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

city
clerk
18652
Final

MEMORANDUM

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

From: 
David L. Reifman
Chicago Plan Commission

Date: July 16, 2017

Re: Proposed Planned Development for the property generally located at 1551 W. North Avenue.

On February 16, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 1551, INC. 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.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)