



City of Chicago



SO2017-7047

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/11/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 310-314 N Peoria St and 901-911 W Wayman St - App No. 19394T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1939471

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 current C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Wayman Street; North Peoria Street; a line 50.00 feet south of West Wayman Street; and a line 125.00 feet west of North Peoria Street

to those of a DX-3 Downtown Mixed-Use District.

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

Address: 310-14 North Peoria Street/901-11 West Wayman Street

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SUBSTITUTE NARRATIVE
310-14 North Peoria Street/901-11 West Wayman Street
TYPE I REGULATIONS

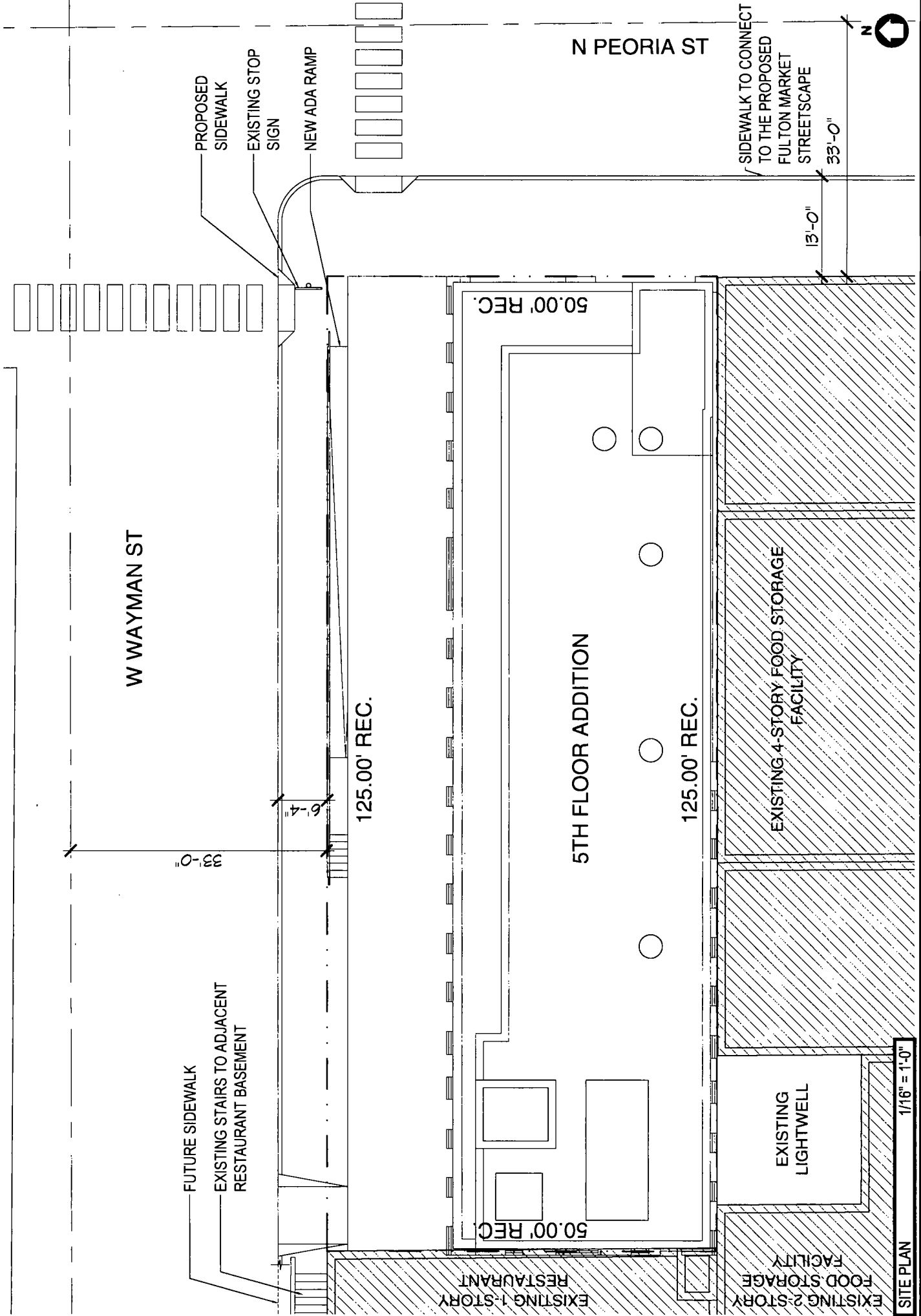
The subject property contains 6,250 square feet of land, and is currently improved with a four-story vacant commercial building. The property is currently zoned as a C1-1 Neighborhood Commercial District. The Applicant proposes to rezone the property to a DX-3 Downtown Mixed-Use District to allow for an interior remodeling of the existing building, and the construction of a fifth-floor addition, for the development of a mixed-use building containing approximately 3,000 square feet of ground floor commercial space and a hotel with a maximum of 28 keys, no automobile parking spaces* and no loading berth. The height of the building will be 74 feet 6 inches.

Lot Area:	6,250 square feet
FAR:	3.5
FLOOR AREA:	21,875 square feet
Residential Dwelling Units:	None
Hotel Keys:	28
Height:	74 feet 6 inches
Setbacks:	
North (Wayman Street):	2 feet 6 inches
South Property Line:	0 feet
East (Peoria Street):	0 feet
West Property Line:	0 feet
Automobile Parking:	None*
Loading:	None

* Pursuant to the exemption contained in the Chicago Zoning Ordinance for the rehabilitation or reuse of a Chicago Landmark Building.

A set of Substitute Plans is attached

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W WAYMAN ST

N PEORIA ST

PROPOSED SIDEWALK
EXISTING STOP SIGN
NEW ADA RAMP

SIDEWALK TO CONNECT TO THE PROPOSED FULTON MARKET STREETSCAPE

13'-0"

33'-0"



33'-0"

FUTURE SIDEWALK
EXISTING STAIRS TO ADJACENT RESTAURANT BASEMENT

125.00' REC.

50.00' REC.

5TH FLOOR ADDITION

125.00' REC.

50.00' REC.

EXISTING 1-STORY RESTAURANT

EXISTING 4-STORY FOOD STORAGE FACILITY

EXISTING LIGHTWELL

EXISTING 2-STORY FOOD STORAGE FACILITY

SITE PLAN 1/16" = 1'-0"



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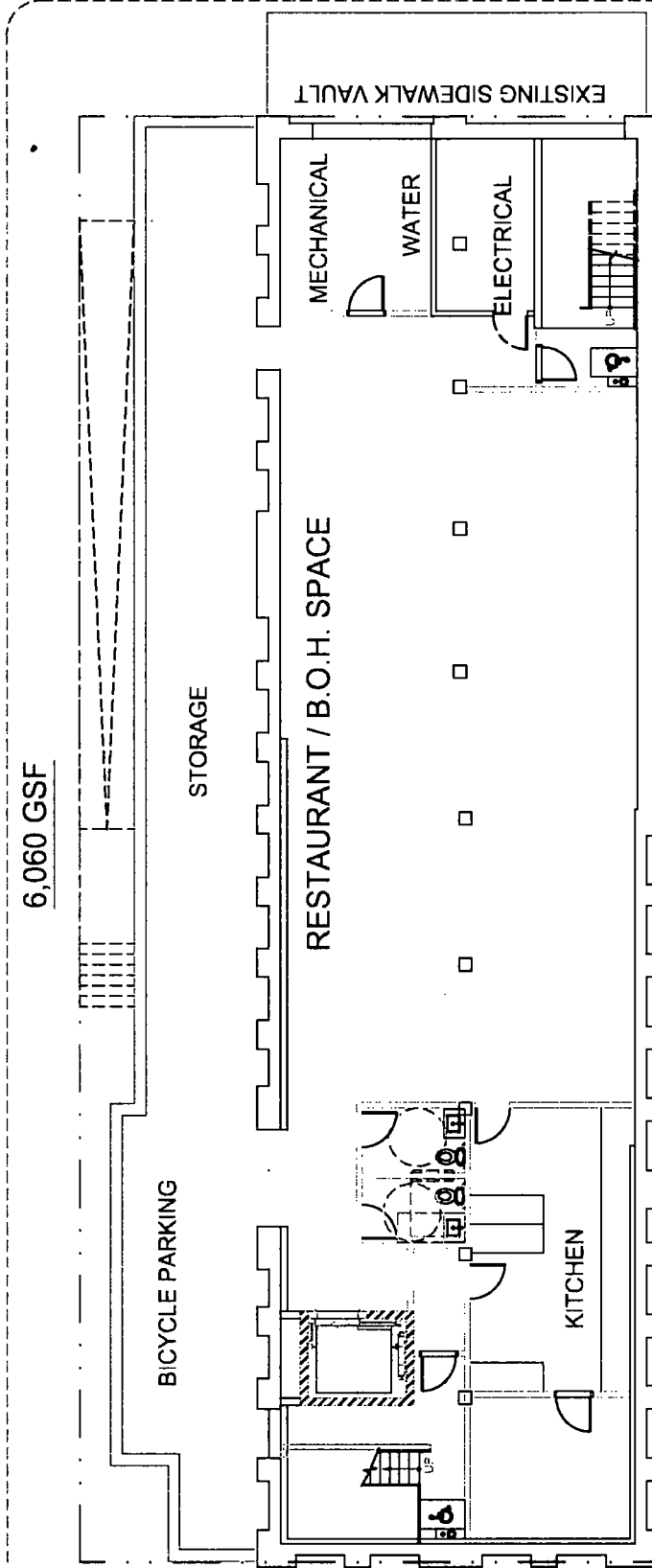
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310 N PEORIA HOTEL
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 17015

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WEST WAYMAN STREET



6,060 GSF

NORTH PEORIA STREET

BASEMENT FLOOR PLAN 1/16" = 1'-0"



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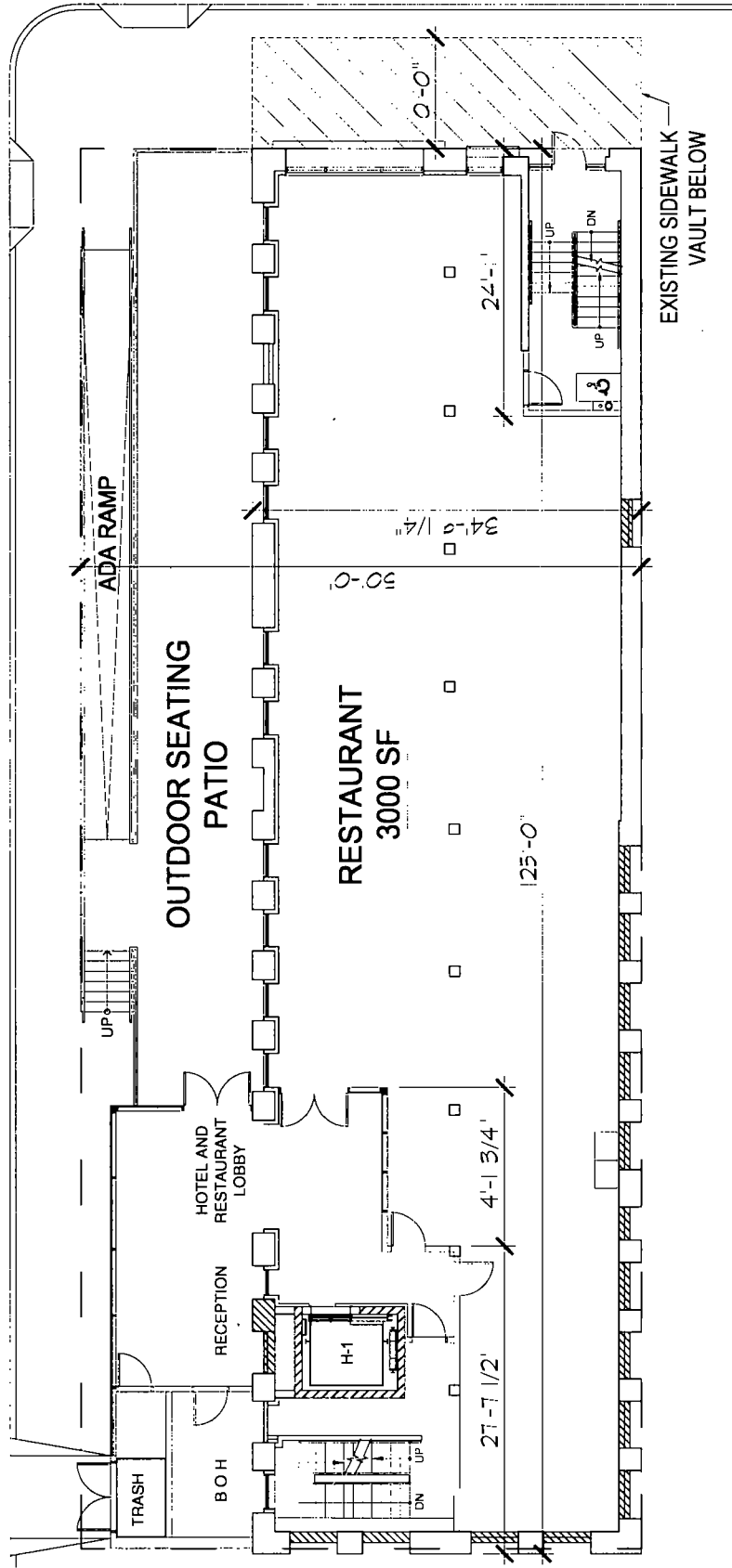
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1.B



WEST WAYMAN STREET



NORTH PEORIA STREET



FLOOR 1 PLAN 1/16" = 1'-0"



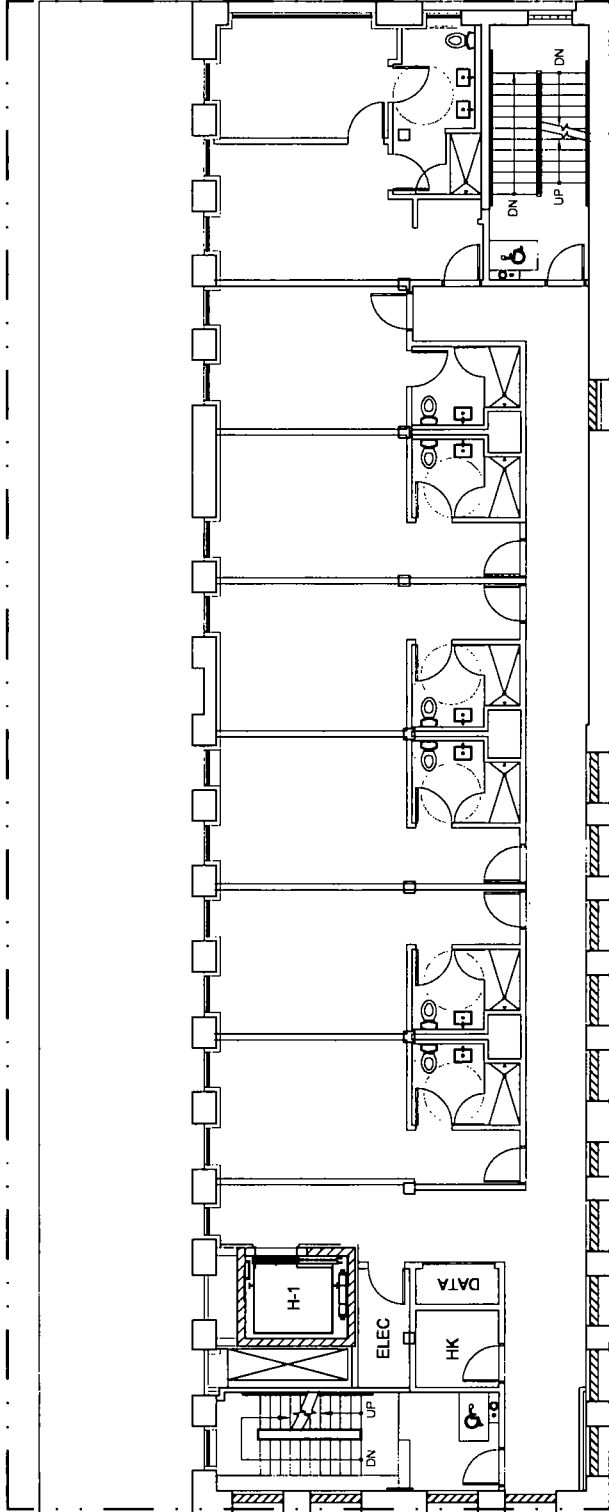
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FLOOR 2-4 PLAN 1/16" = 1'-0"



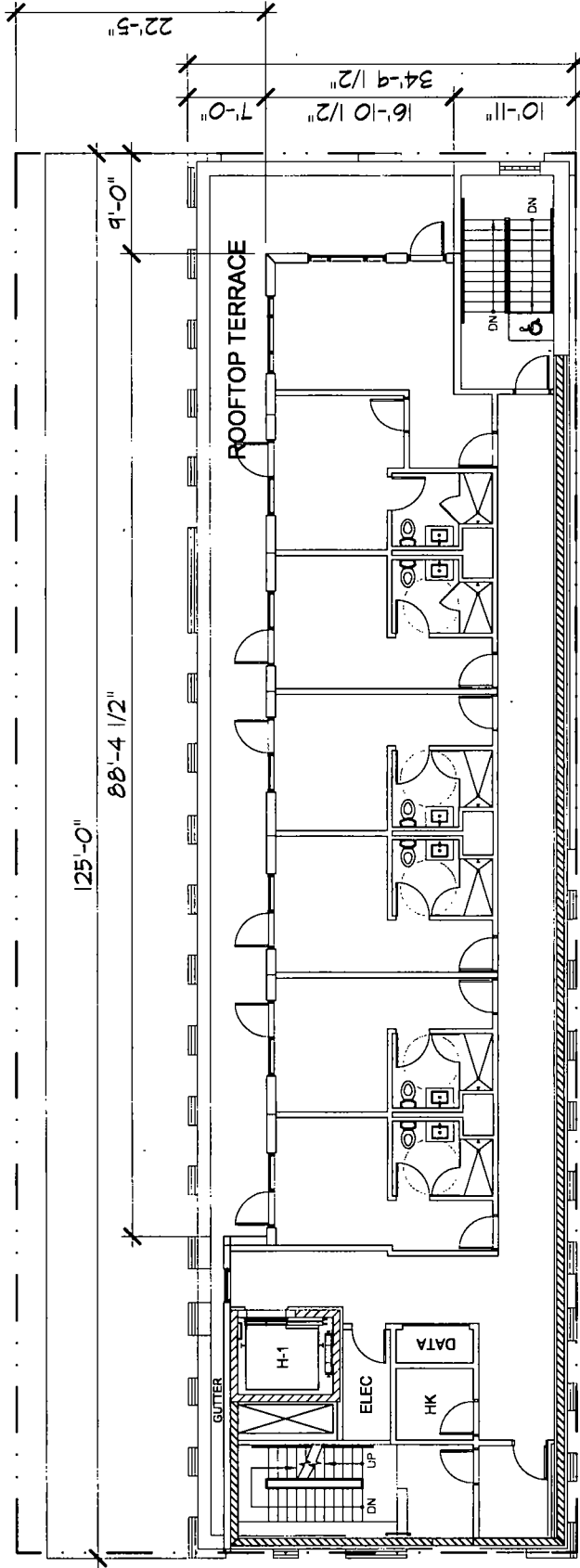
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FLOOR 5 PLAN 1/16" = 1'-0"

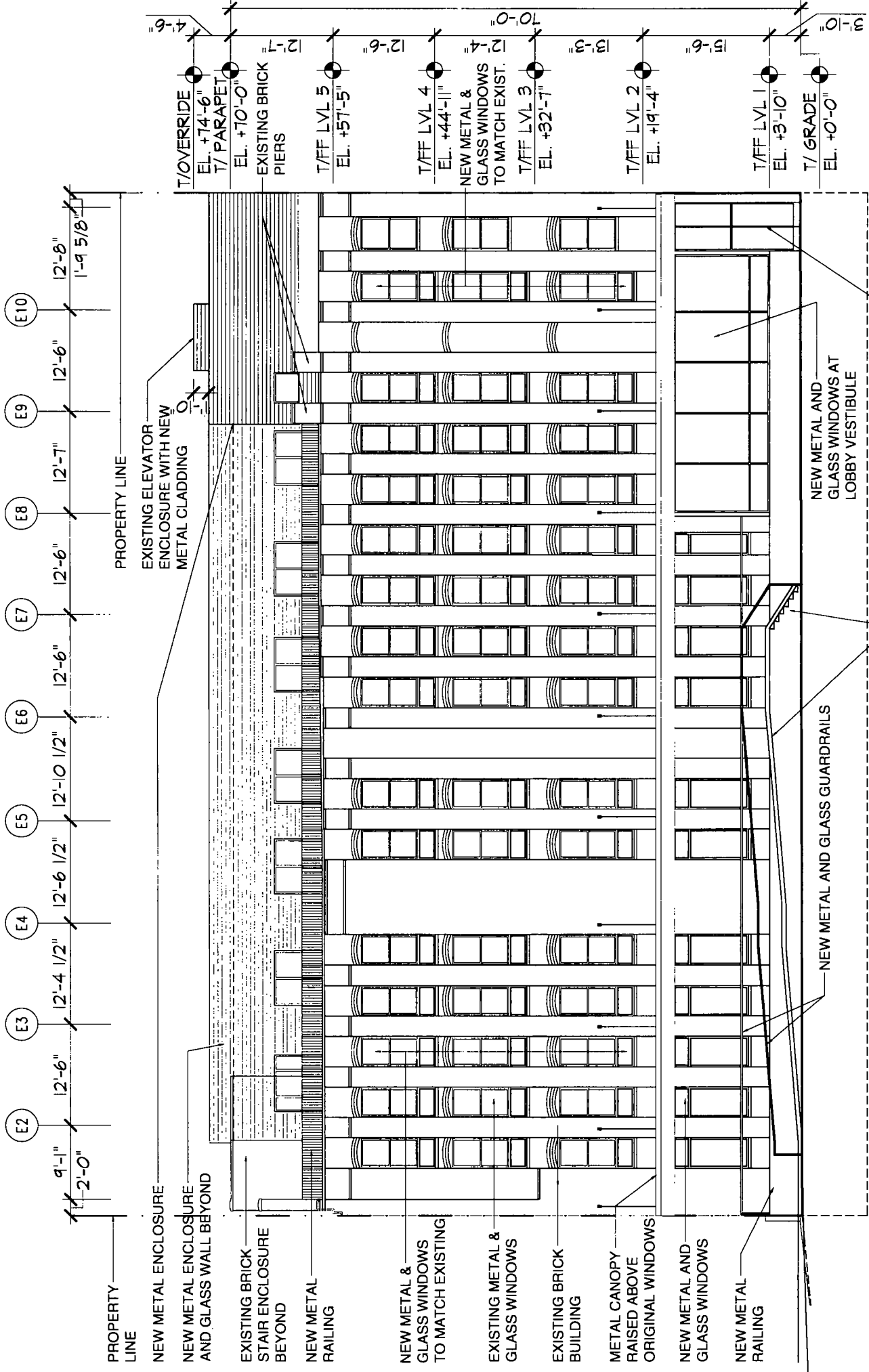


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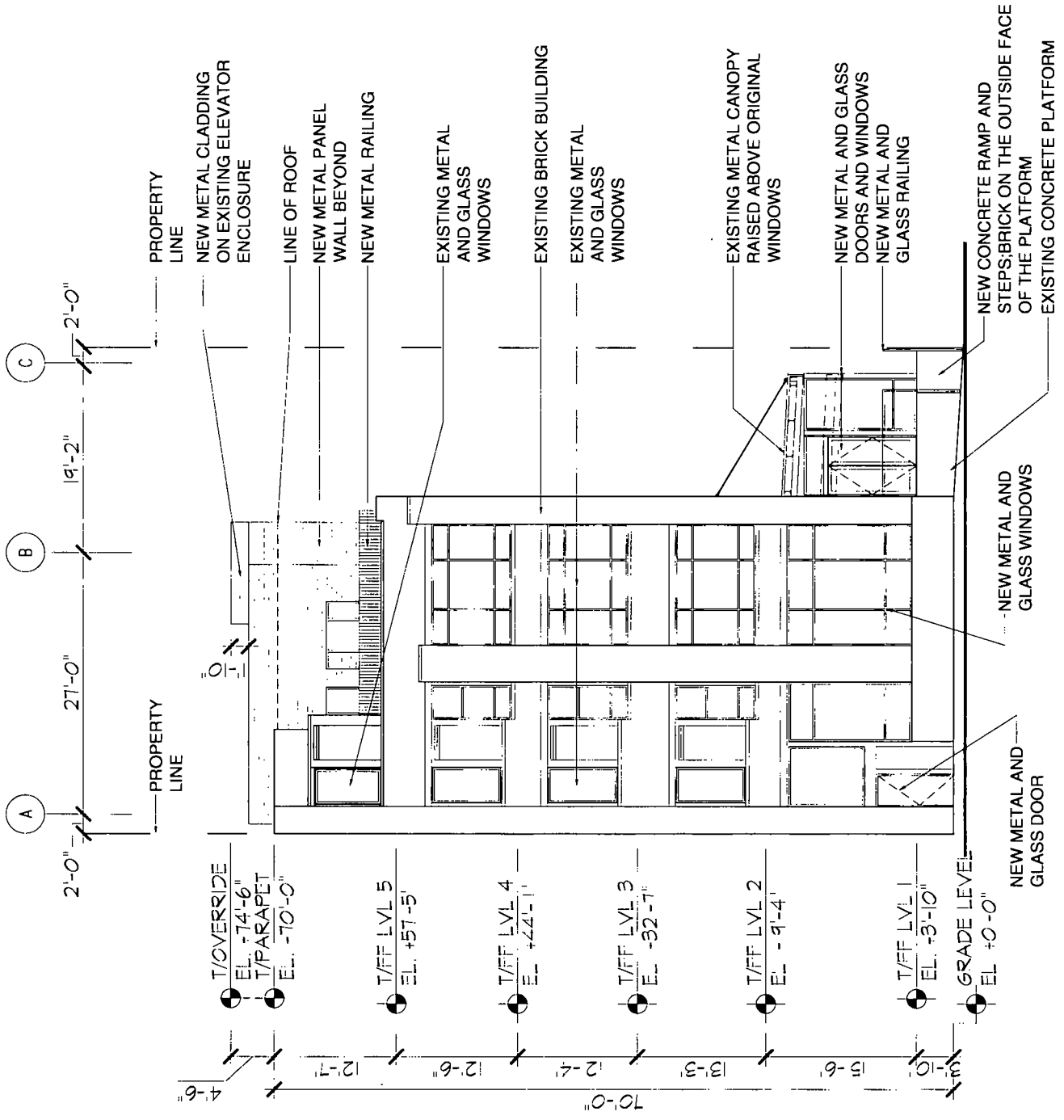


9'-1" 12'-6" 12'-6" 12'-4 1/2" 12'-6 1/2" 12'-10 1/2" 12'-6" 12'-7" 12'-6" 12'-8" 1'-9 5/8"

T/OVERRIDE EL. +74'-6" T/ PARAPET EL. +70'-0" EXISTING BRICK PIERS T/FF LVL 5 EL. +57'-5" T/FF LVL 4 EL. +44'-11" NEW METAL & GLASS WINDOWS TO MATCH EXIST. T/FF LVL 3 EL. +32'-7" T/FF LVL 2 EL. +19'-4" T/FF LVL 1 EL. +3'-10" T/ GRADE EL. +0'-0"

PROPERTY LINE
 NEW METAL ENCLOSURE
 NEW METAL ENCLOSURE AND GLASS WALL BEYOND
 EXISTING BRICK STAIR ENCLOSURE BEYOND
 NEW METAL RAILING
 NEW METAL & GLASS WINDOWS TO MATCH EXISTING
 EXISTING METAL & GLASS WINDOWS
 EXISTING BRICK BUILDING
 METAL CANOPY RAISED ABOVE ORIGINAL WINDOWS
 NEW METAL AND GLASS WINDOWS
 NEW METAL RAILING
 NEW METAL AND GLASS GUARDRAILS
 NEW CONCRETE RAMP AND STAIRS, BRICK ON THE OUTSIDE FACE OF THE PLATFORM
 NEW METAL DOOR FOR LOADING
 NEW METAL AND GLASS WINDOWS AT LOBBY VESTIBULE

NORTH ELEVATION 1/16" = 1'-0"



EAST ELEVATION 1/16" = 1'-0"

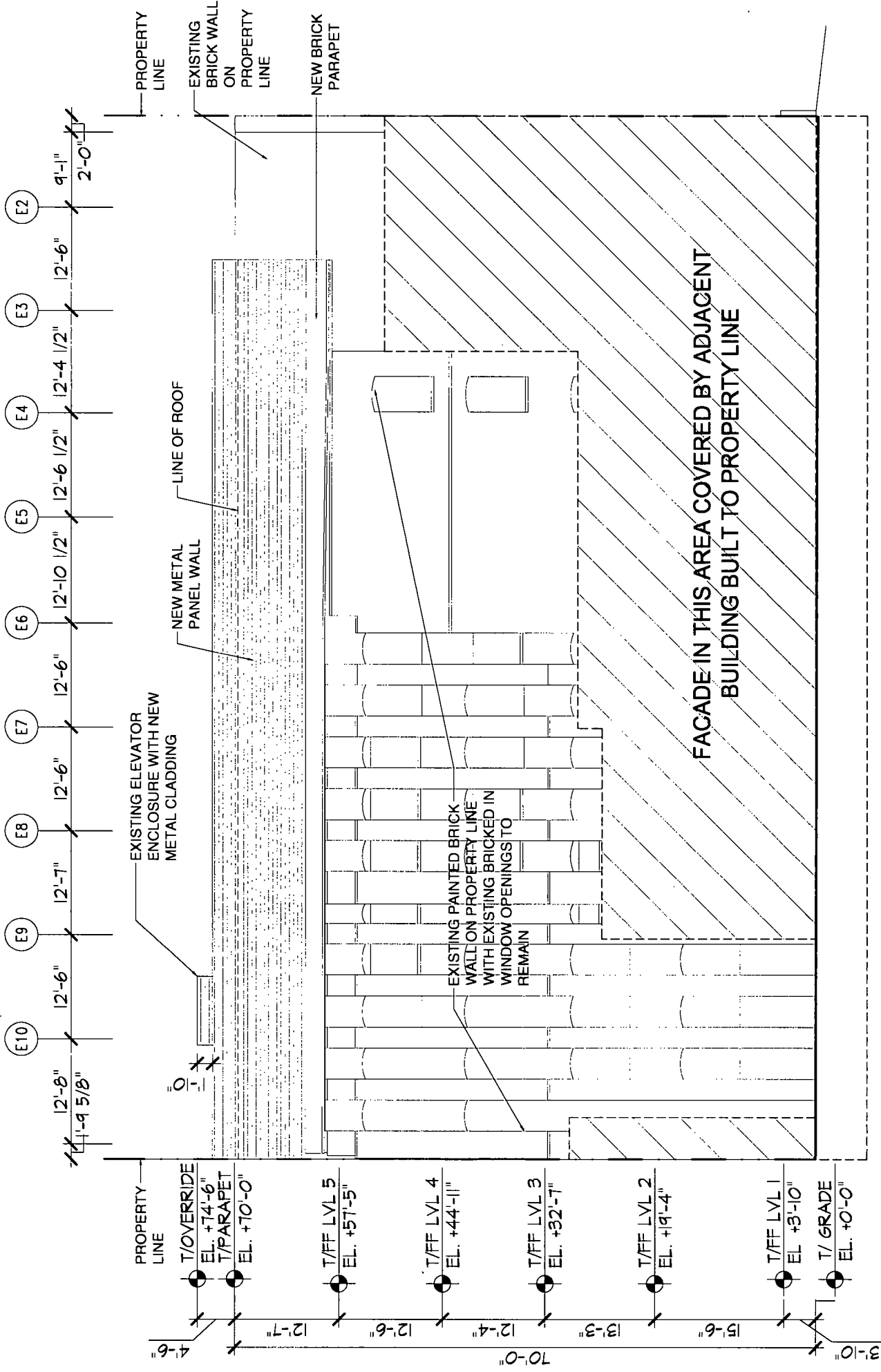


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FACADE IN THIS AREA COVERED BY ADJACENT BUILDING BUILT TO PROPERTY LINE

SOUTH ELEVATION 1/16" = 1'-0"

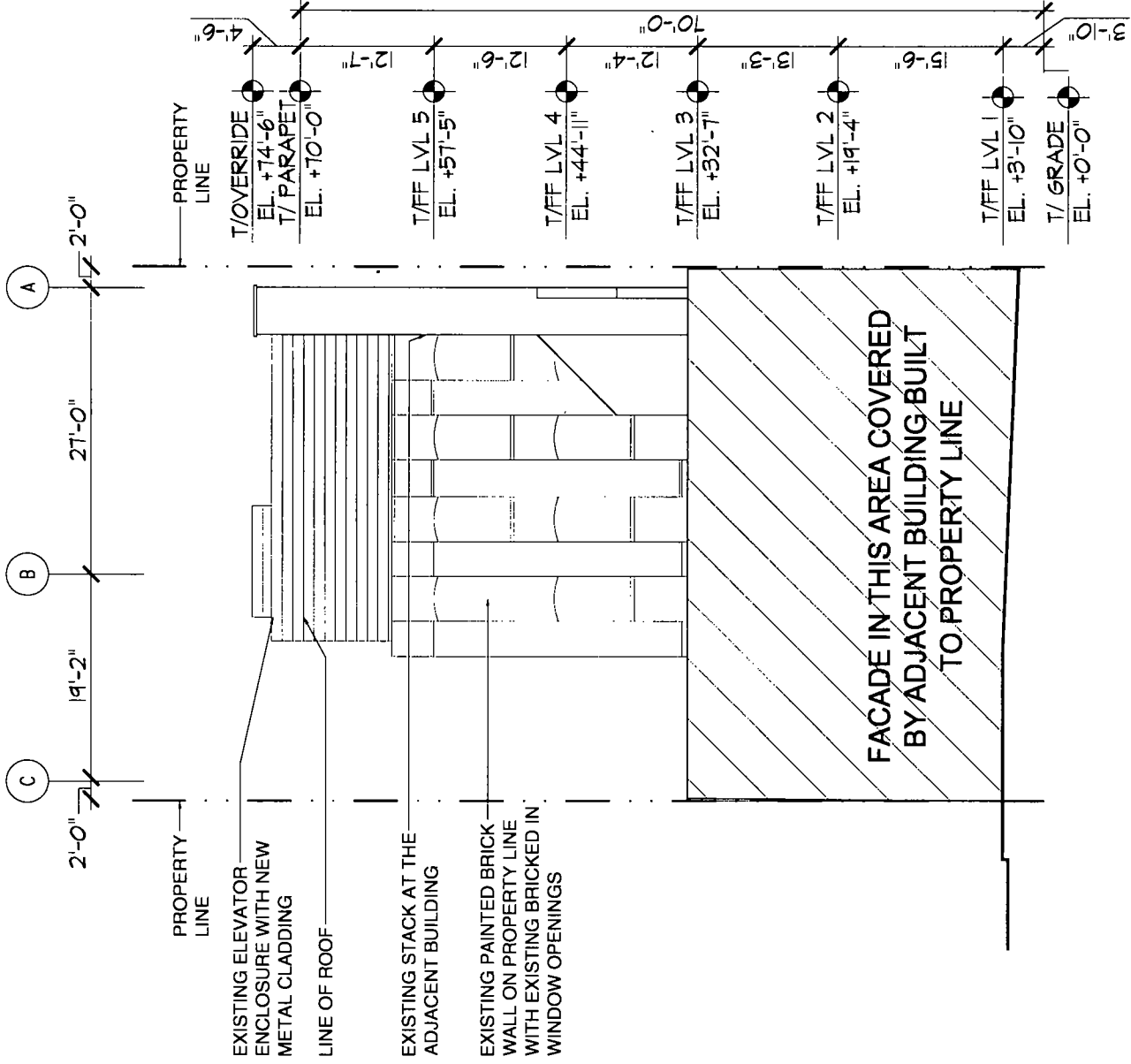


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PROPERTY LINE

EXISTING ELEVATOR ENCLOSURE WITH NEW METAL CLADDING

LINE OF ROOF

EXISTING STACK AT THE ADJACENT BUILDING

EXISTING PAINTED BRICK WALL ON PROPERTY LINE WITH EXISTING BRICKED IN WINDOW OPENINGS

FACADE IN THIS AREA COVERED BY ADJACENT BUILDING BUILT TO PROPERTY LINE

T/OVERRIDE
EL. +74'-6"
T/PARAPET
EL. +70'-0"

T/FF LVL 5
EL. +57'-5"

T/FF LVL 4
EL. +44'-1"

T/FF LVL 3
EL. +32'-7"

T/FF LVL 2
EL. +19'-4"

T/FF LVL 1
EL. +3'-10"

T/ GRADE
EL. +0'-0"

2'-0" 19'-2" 27'-0" 2'-0"

C B A

WEST ELEVATION 1/16" = 1'-0"



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