



# City of Chicago



SO2015-59

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 1/21/2015

**Sponsor(s):** City Clerk (transmitted by)

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 848-856 W  
Randolph St and 151-163 N Peoria St - App No. 18275

**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 C1-1 Neighborhood Commercial District and C1-3 Neighborhood Commercial 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 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 C1-5 Neighborhood Commercial District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current C1-5 Neighborhood Commercial 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 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

## BUSINESS PLANNED DEVELOPMENT \_\_\_\_\_

## 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)
Maximum Floor Area Ratio	5.00
Minimum Setbacks	Per Site Plan
Maximum Number of Hotel Keys:	83
Minimum Number of Accessory Off-Street Parking	35
Minimum Number of Off-Street Loading	One berth - 10'x 25'
Maximum Building Height	104'8"

APPLICANT: 854 West Randolph, LLC  
ADDRESS: 848 – 56 W. Randolph St./151 – 63 N. Peoria St.  
INTRO DATE: January 21, 2015  
PLAN COMMISSION DATE: July 16, 2015

BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_\_, ("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

The thirty-five (35) required accessory parking provided for in this Planned Development may be located off-site at a location that is within 1,700 feet of the Property, provided that such location is reviewed and approved by the Department of Planning and Development and the Department of Transportation.

APPLICANT: 854 West Randolph, LLC  
ADDRESS: 848 – 56 W. Randolph St./151 – 63 N. Peoria St.  
INTRO DATE: January 21, 2015  
PLAN COMMISSION DATE: July 16, 2015

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a First Floor 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 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 Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 12,177 square feet and a base FAR of 5.0.
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.

APPLICANT: 854 West Randolph, LLC

ADDRESS: 848 – 56 W. Randolph St./151 – 63 N. Peoria St.

INTRO DATE: January 21, 2015

PLAN COMMISSION DATE: July 16, 2015

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.

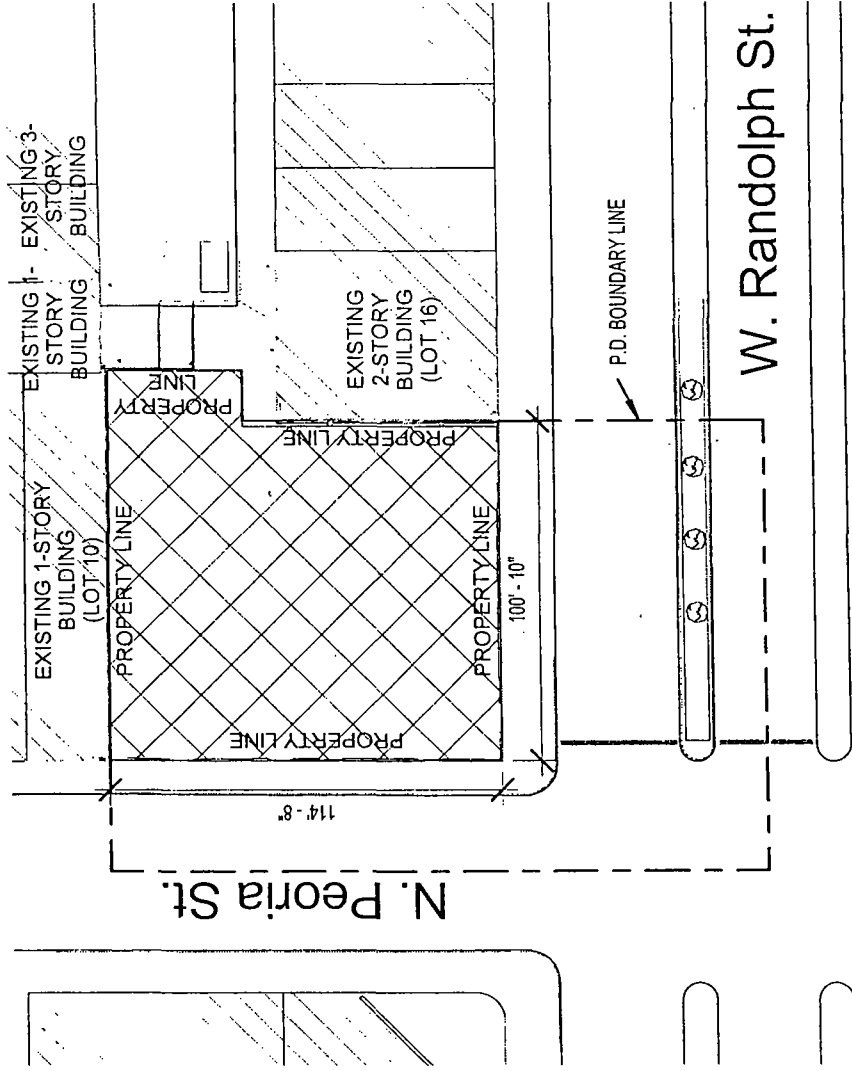
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if 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 LEED 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 C1-5, Neighborhood Commercial District.

APPLICANT: 854 West Randolph, LLC  
ADDRESS: 848 – 56 W. Randolph St./151 – 63 N. Peoria St.  
INTRO DATE: January 21, 2015  
PLAN COMMISSION DATE: July 16, 2015



P.D. BOUNDARY PLAN

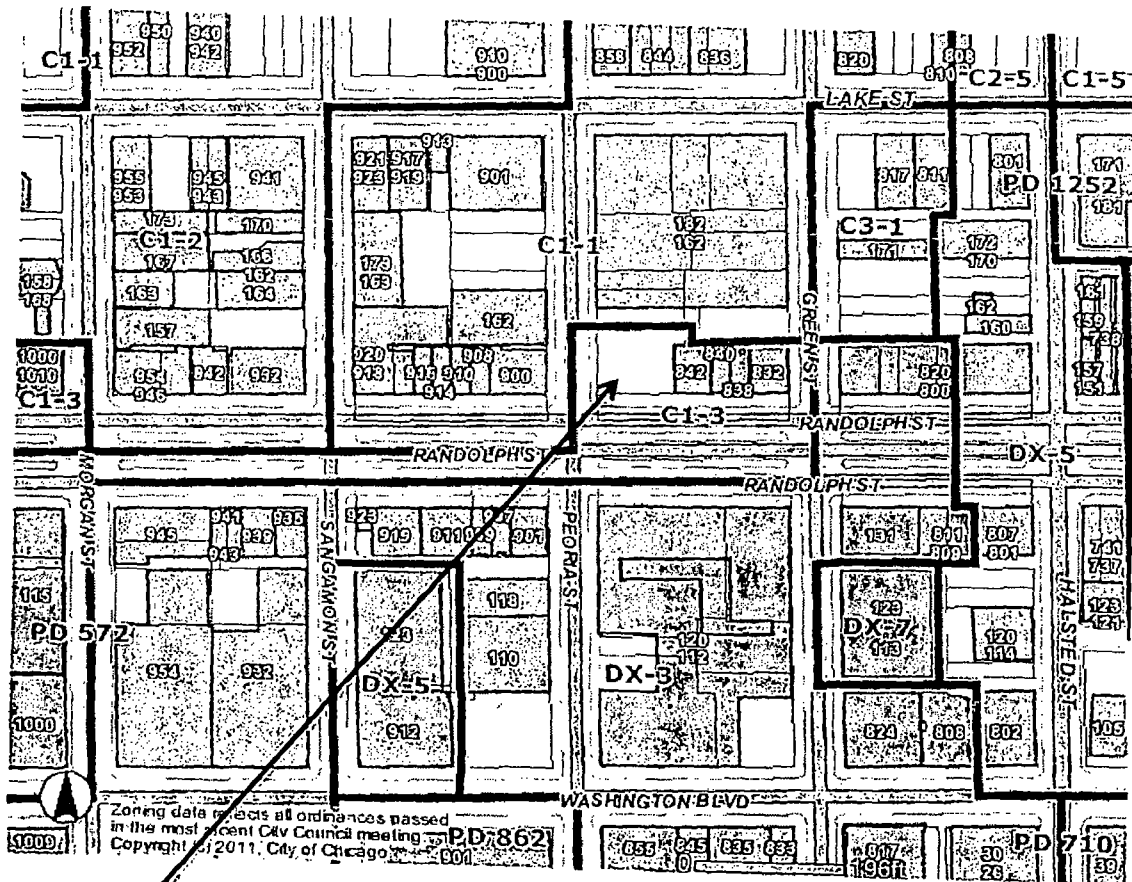
1

1" = 50'-0"

APPLICANT: 854 West Randolph  
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
 INTRO DATE: January 21, 2015  
 PLAN COMMISSION DATE:

BOOTH HANSEN

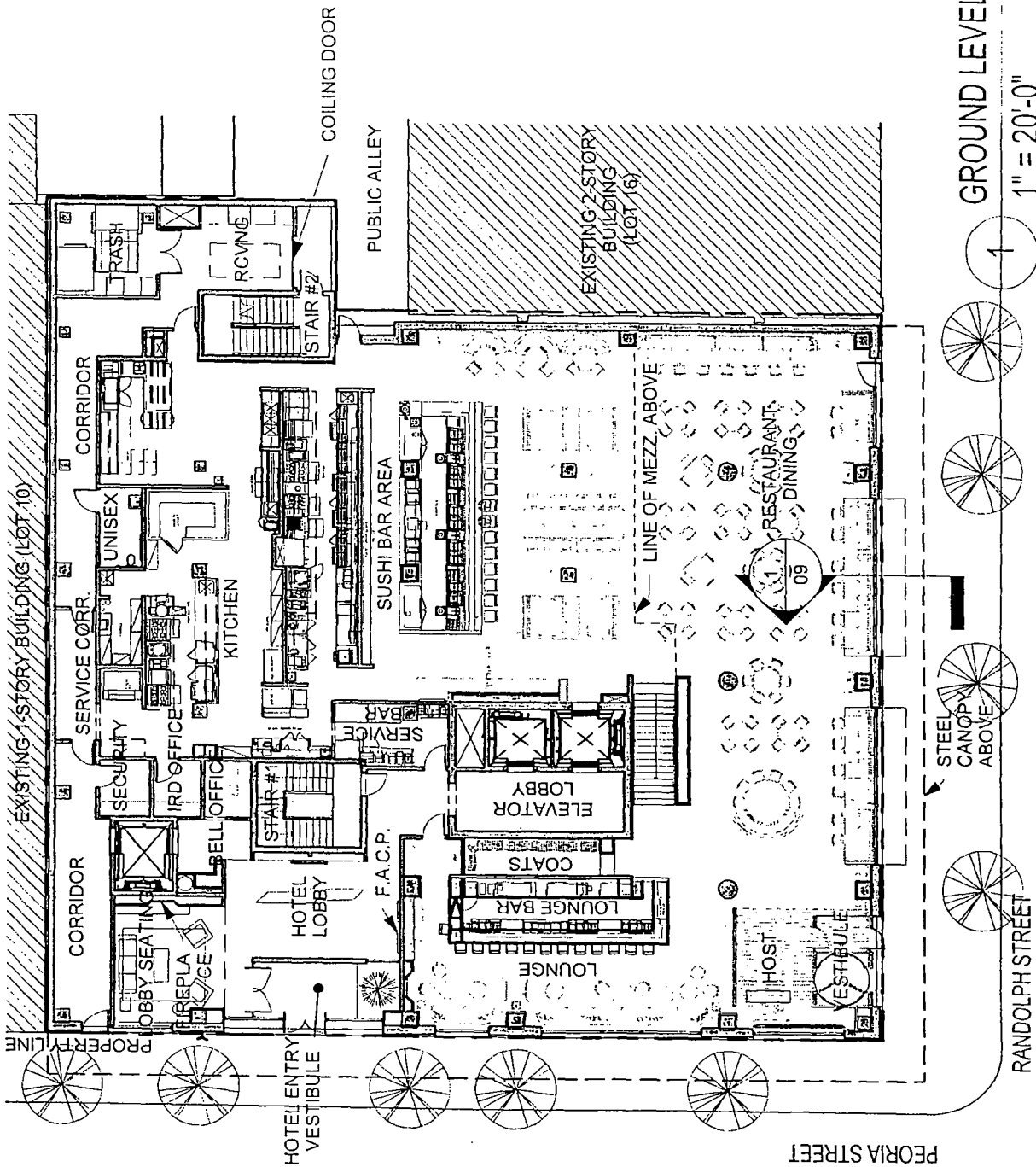
EXISTING ZONING MAP



SITE

APPLICANT: 854 West Randolph, LLC  
ADDRESS: 848 – 56 W. Randolph St./151 – 63 N. Peoria St.  
INTRO DATE: January 21, 2015  
PLAN COMMISSION DATE: July 16, 2015





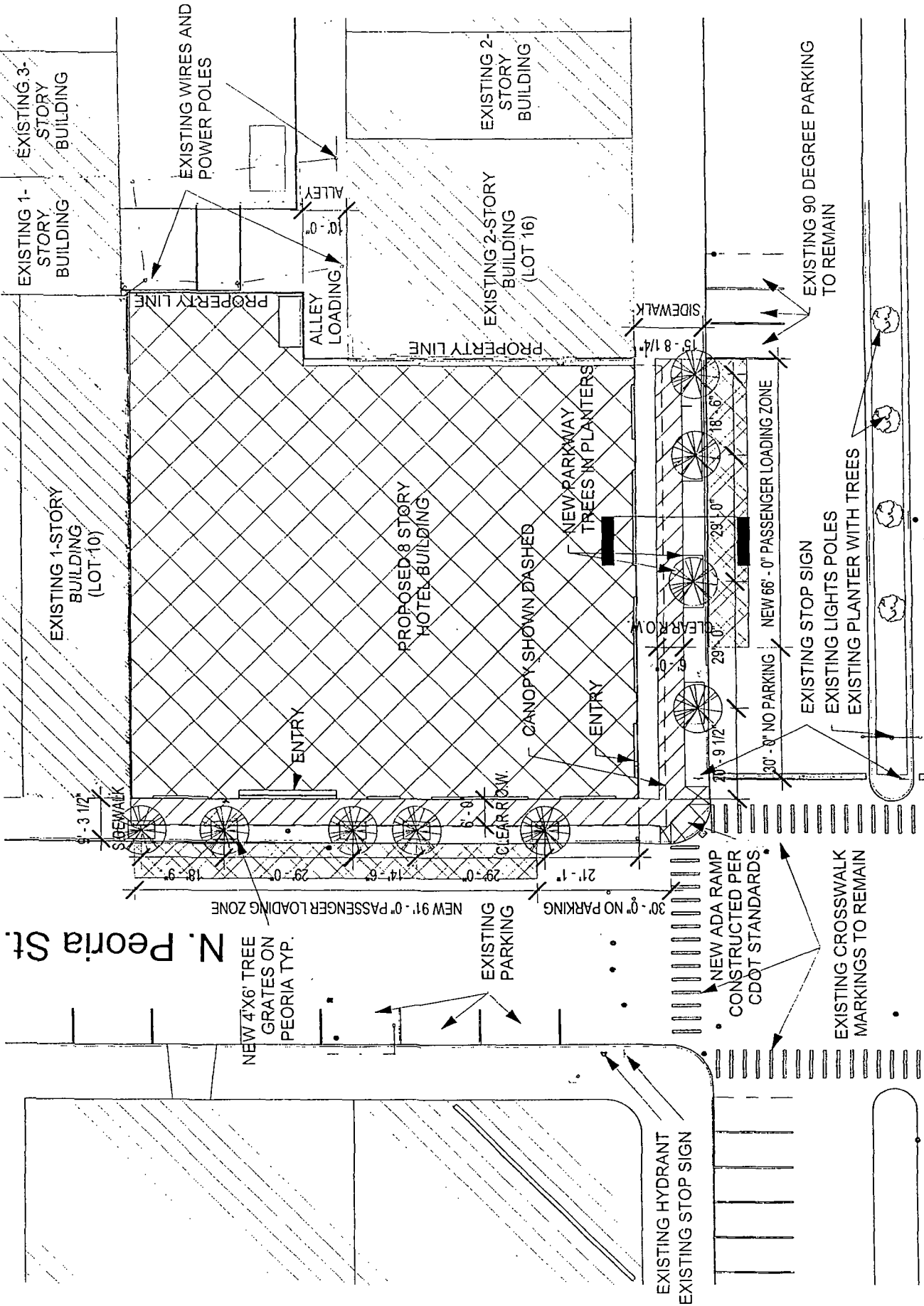
GROUND LEVEL PLAN  
1" = 20'-0"

APPLICANT: 854 West Randolph  
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
 INTRO DATE: January 21, 2015  
 PLAN COMMISSION DATE:

13:10.00

10

BOOTH HANSEN



SITE PLAN

1

1" = 30'-0"

APPLICANT: 854 West Randolph  
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
 INTRO DATE: January 21, 2015  
 PLAN COMMISSION DATE:

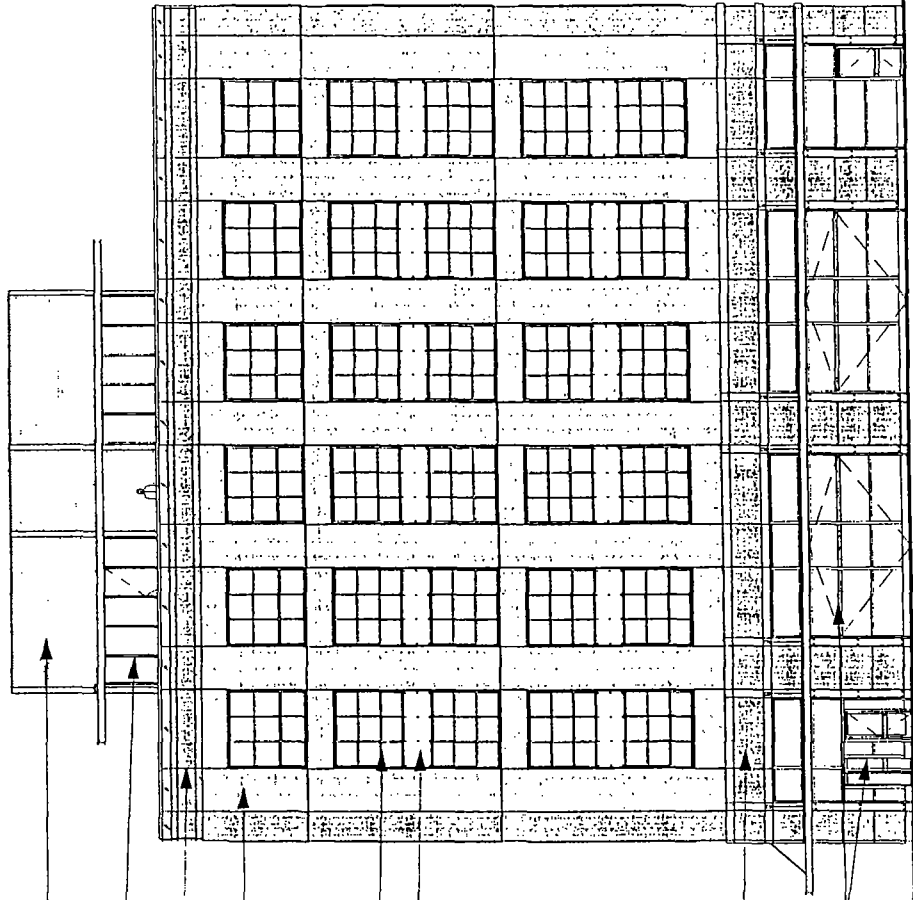
W. Randolph St.

BOOTH HANSEN

1310.00

02

Penthouse Roof 104' - 8"  
 Mech. Penthouse 95' - 8"  
 7th Level T/Slab 83' - 8"  
 6th Level 69' - 4"  
 5th Level 58' - 0"  
 4th Level 46' - 8"  
 3rd Level 35' - 4"  
 2nd Level 24' - 0"  
 MEZZ. LEVEL 12' - 0"  
 Ground Level 0"



CEMENT BOARD SIDING PANELS  
 ALUMINIUM WINDOWS AND DOORS  
 PAINTED STEEL RAILING SYSTEM  
 BRICK  
 ALUMINIUM WINDOWS  
 PAINTED STEEL SPANDREL PANEL  
 PAINTED STEEL PANEL  
 ALUMINIUM DOORS AND WINDOWS

SOUTH ELEVATION -

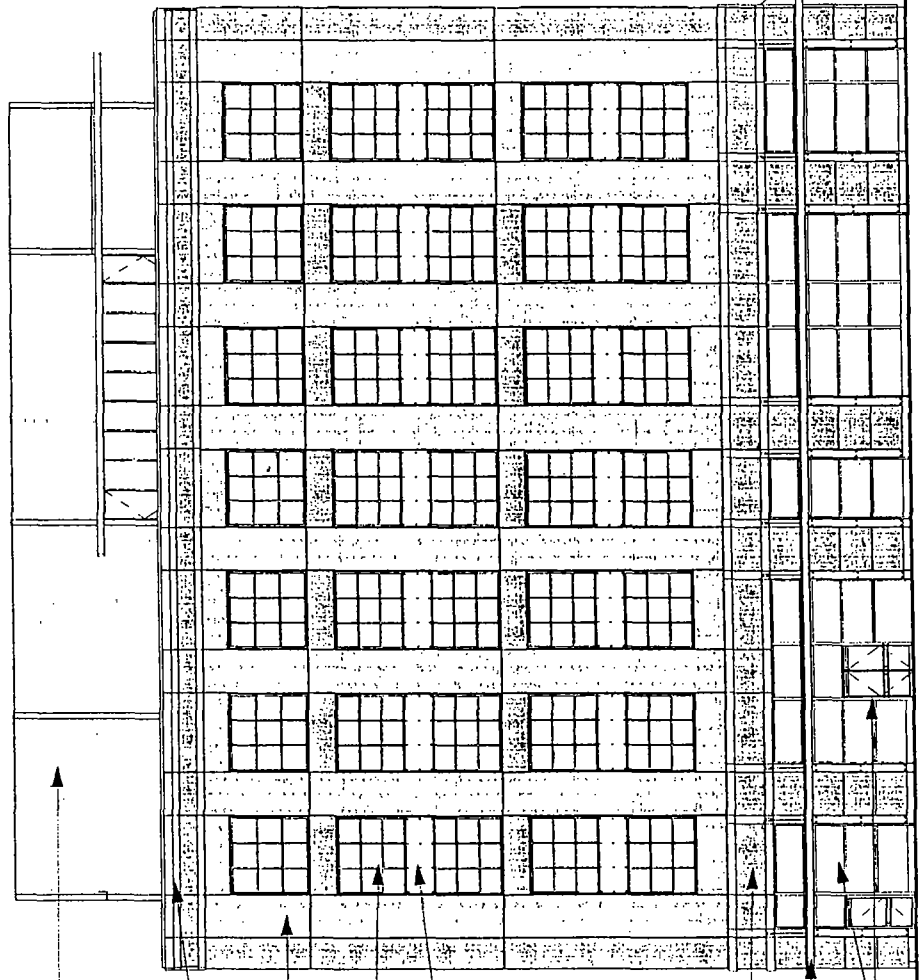
1

1" = 20'-0"

APPLICANT: 854 West Randolph  
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
 INTRO DATE: January 21, 2015  
 PLAN COMMISSION DATE:

BOOTH HANSEN

- Penthouse Roof 104' - 8"
- Mech. Penthouse 95' - 8"
- 7th Level T/Slab 83' - 8"
- 6th Level 69' - 4"
- 5th Level 58' - 0"
- 4th Level 46' - 8"
- 3rd Level 35' - 4"
- 2nd Level 24' - 0"
- MEZZ. LEVEL 12' - 0"
- Ground Level 0"



CEMENT BOARD SIDING PANELS

PAINTED STEEL RAILING SYSTEM

BRICK

ALUMINIUM WINDOWS

PAINTED STEEL SPANDREL PANEL

PAINTED STEEL PANEL

PAINTED STEEL TRELLIS

ALUMINIUM DOORS AND WINDOWS

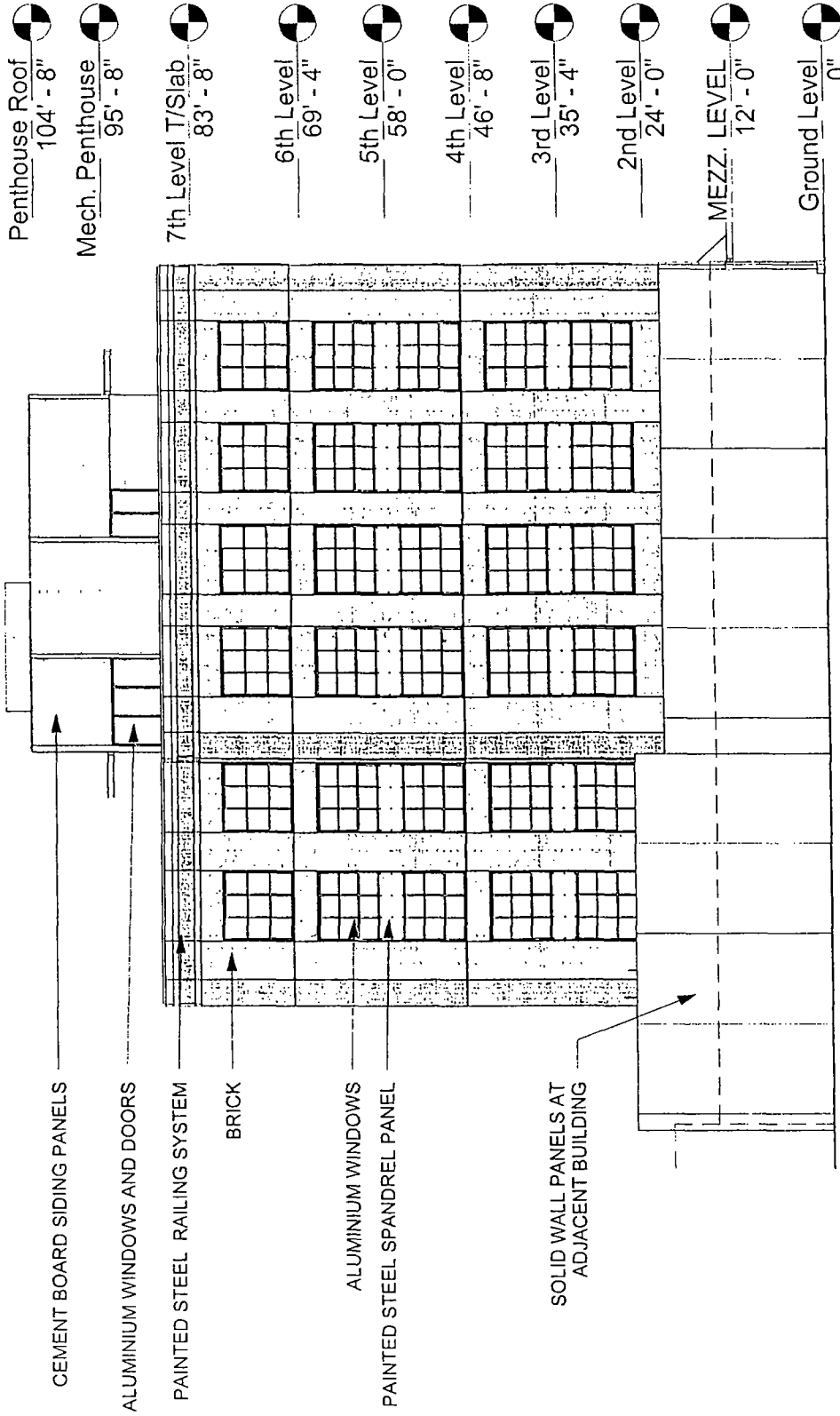
WEST ELEVATION -

1

1" = 20'-0"

APPLICANT: 854 West Randolph  
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
 INTRO DATE: January 21, 2015  
 PLAN COMMISSION DATE:

BOOTH HANSEN



NORTH ELEVATION -

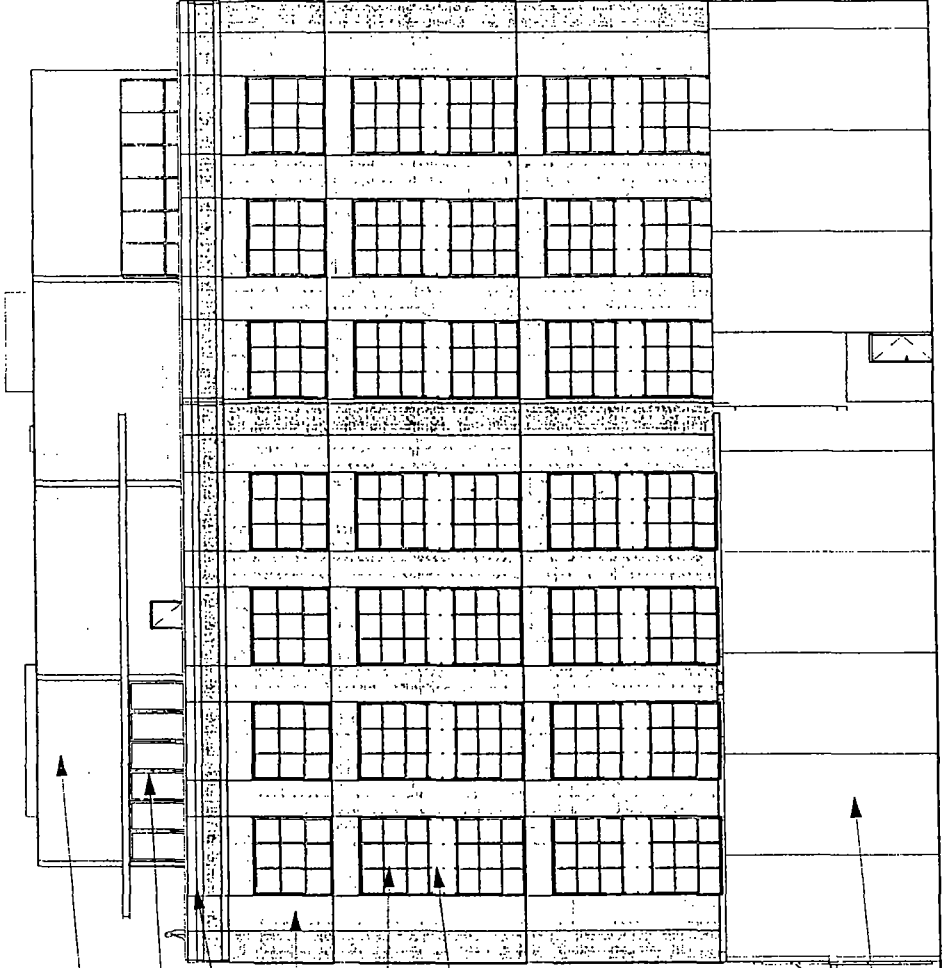
1

1" = 20'-0"

APPLICANT: 854 West Randolph  
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
 INTRO DATE: January 21, 2015  
 PLAN COMMISSION DATE:

BOOTH HANSEN

- Penthouse Roof 104' - 8"
- Mech. Penthouse 95' - 8"
- 7th Level T/Slab 83' - 8"
- 6th Level 69' - 4"
- 5th Level 58' - 0"
- 4th Level 46' - 8"
- 3rd Level 35' - 4"
- 2nd Level 24' - 0"
- MEZZ. LEVEL 12' - 0"
- Ground Level 0"



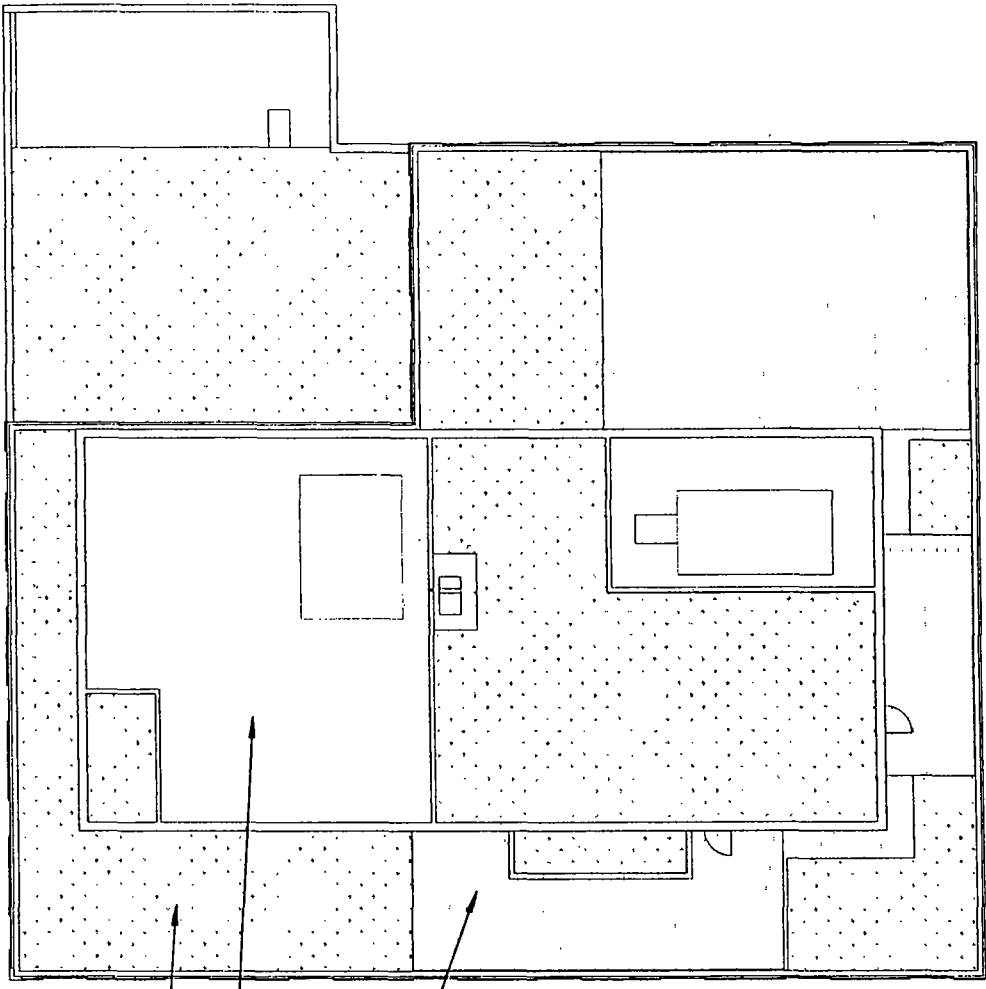
- CEMENT BOARD SIDING PANELS
- ALUMINIUM WINDOWS AND DOORS
- PAINTED STEEL RAILING SYSTEM
- BRICK
- ALUMINIUM WINDOWS
- PAINTED STEEL SPANDREL PANEL
- PAINTED STEEL CANOPY
- SOLID WALL PANELS AT ADJACENT BUILDING

1 EAST ELEVATION -

1" = 20'-0"

APPLICANT: 854 West Randolph  
 ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
 INTRO DATE: January 21, 2015  
 PLAN COMMISSION DATE:

BOOTH HANSEN



GREEN ROOF AREA TYP.

MEMBRANE ROOF AREA TYP.

PAVER ROOF AREA TYP.

TOTAL ROOF AREA= 11,540 SQFT  
GREEN ROOF AREA= 5,780 SQFT  
(50% GREEN ROOF)

### GREEN ROOF PLAN

1

1" = 20'-0"

APPLICANT: 854 West Randolph  
ADDRESS: 848 - 56 W. Randolph St. / 151-63 N. Peoria St.  
INTRO DATE: January 21, 2015  
PLAN COMMISSION DATE:

1310.00  
07

BOOTH HANSEN

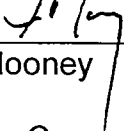


#18275  
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

FROM:   
Andrew J. Mooney  
Secretary  
Chicago Plan Commission

DATE: July 17, 2015

RE: Proposed Business Planned Development for property generally located at 848 West Randolph Street.

---

On July 16, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 854 West Randolph, LLC. 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 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)



Chicago Plan Commission

July 16, 2015



Proposed Business Planned Development  
848-854 W Randolph Street  
854 W. RANDOLPH STREET, LLC

---

---

---

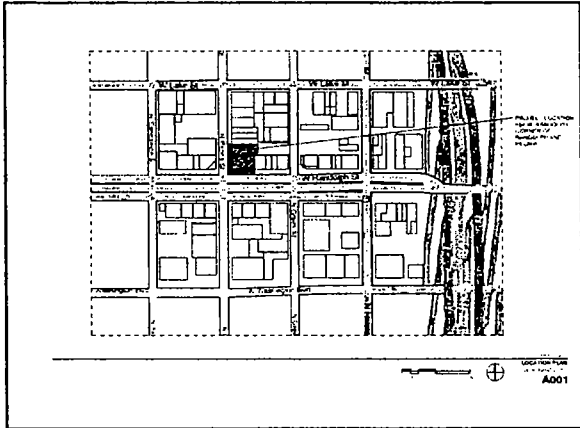
---

---

---

---

---



---

---

---

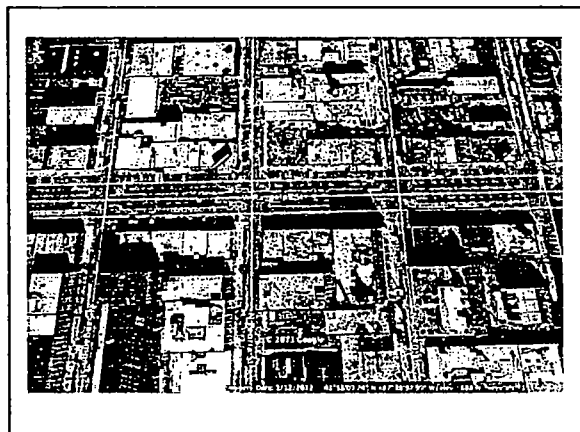
---

---

---

---

---



---

---

---

---

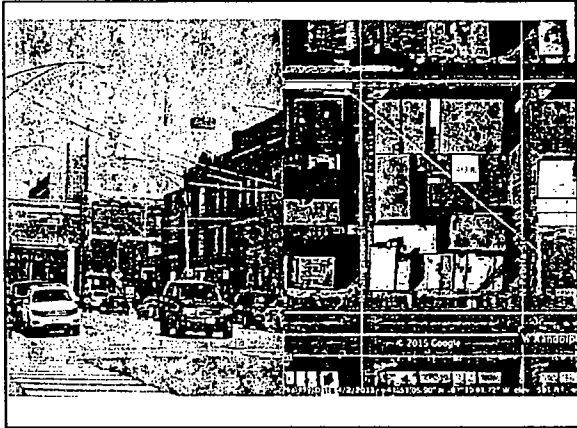
---

---

---

---






---

---

---

---

---

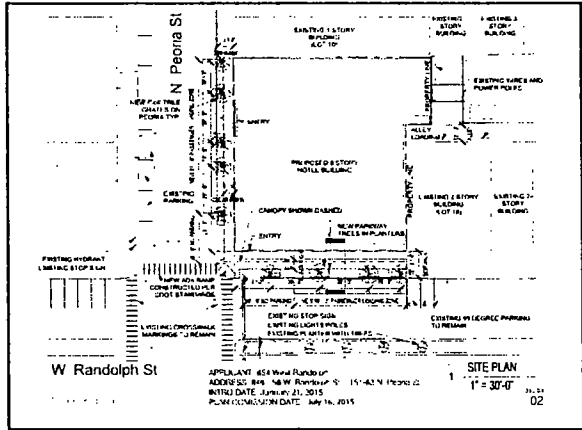
---

---

---

---

---




---

---

---

---

---

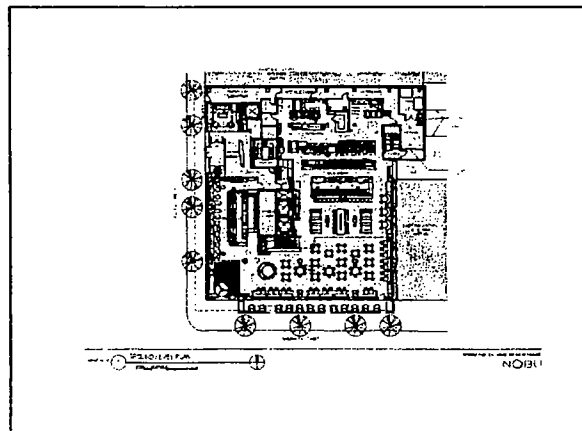
---

---

---

---

---




---

---

---

---

---

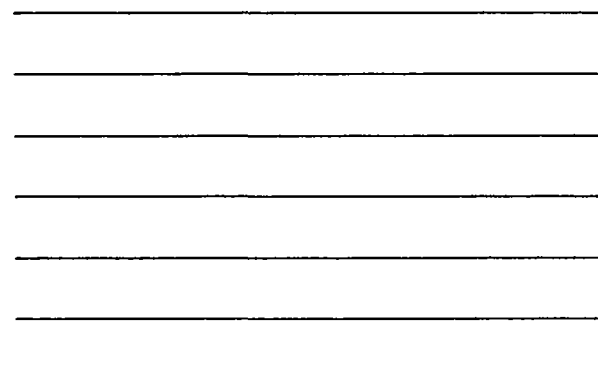
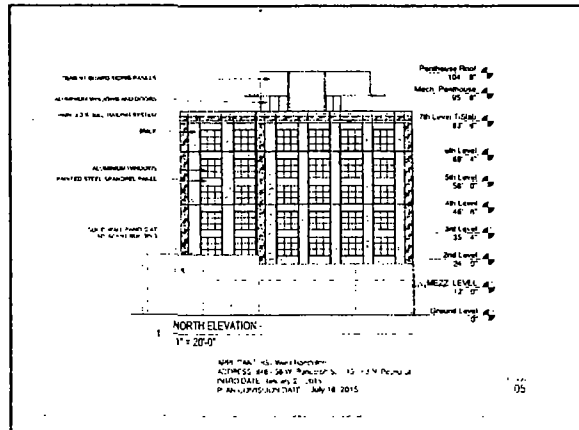
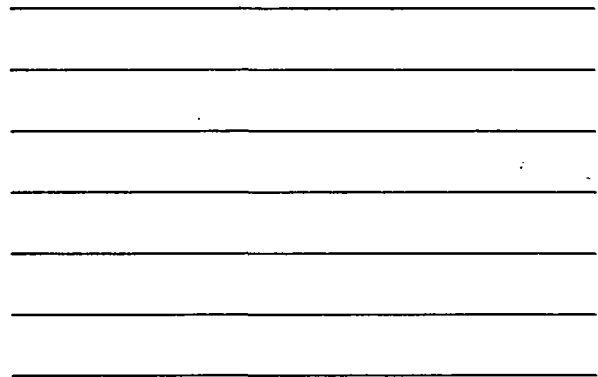
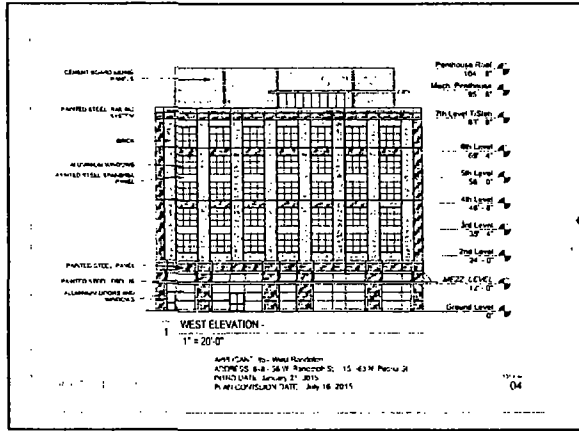
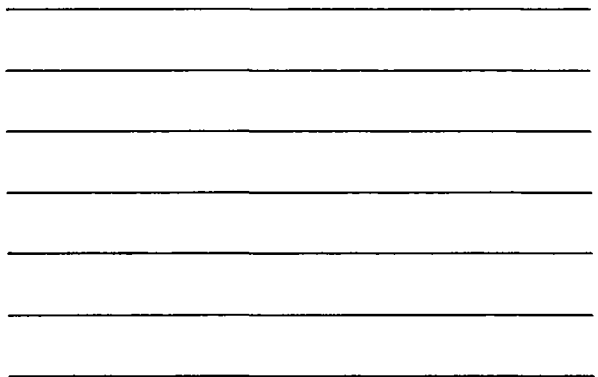
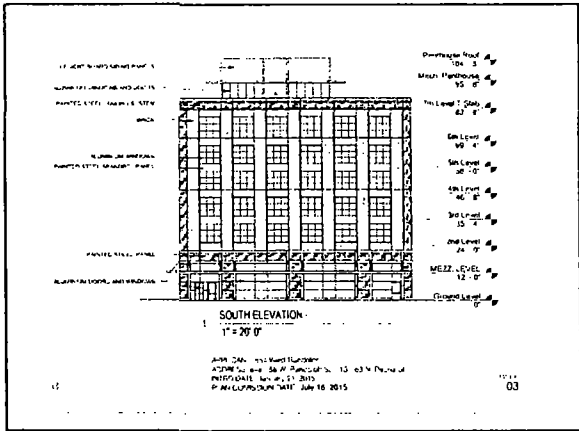
---

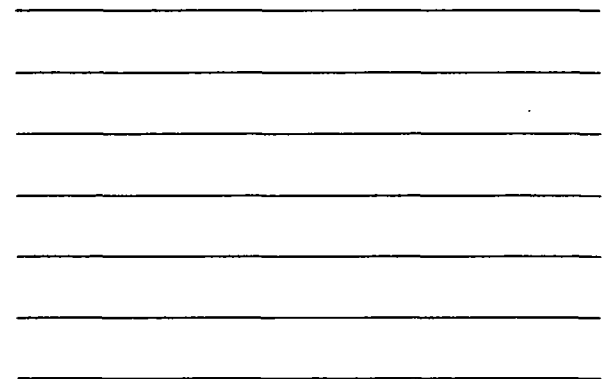
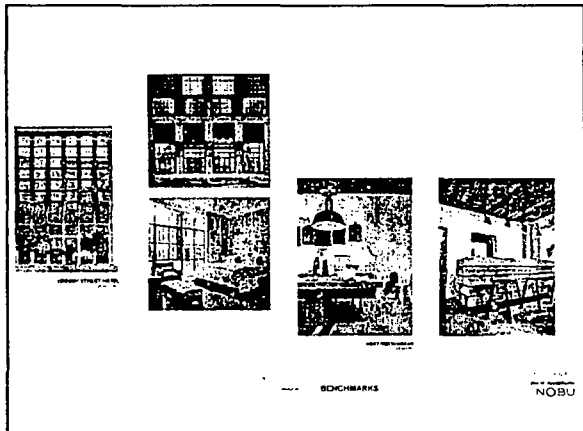
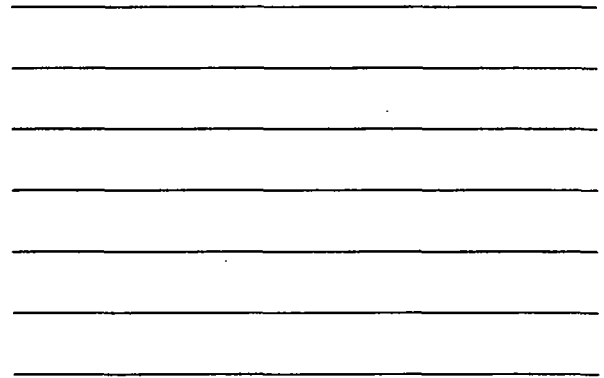
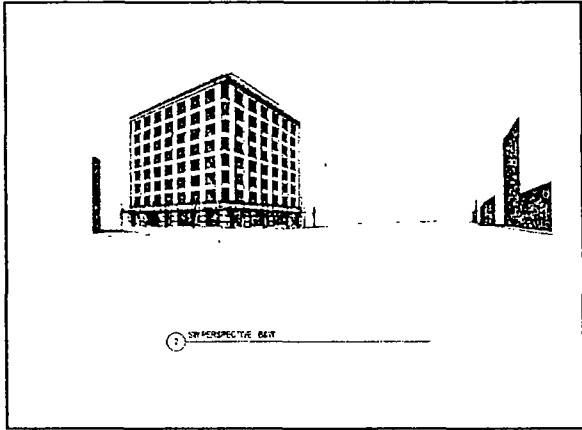
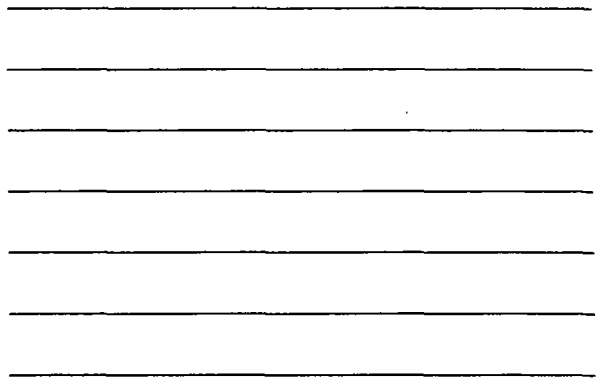
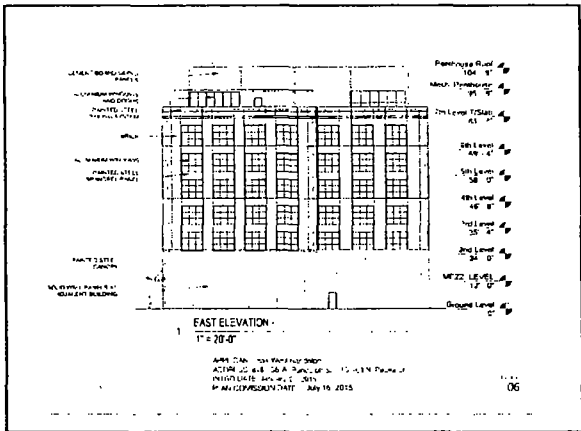
---

---

---

---







---

---

---

---

---

---

---

---

REPORT  
to the  
CHICAGO PLAN COMMISSION  
from the  
DEPARTMENT OF PLANNING AND DEVELOPMENT

JULY 16, 2015

FOR APPROVAL:            PROPOSED BUSINESS PLANNED DEVELOPMENT

APPLICANT:                854 WEST RANDOLPH, LLC

LOCATION:                    848-56 W. RANDOLPH ST., 151-63 N. PEORIA ST.

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Business Planned Development application for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on January 21, 2015. Notice of this public hearing was published in the Chicago Sun-Times on July 1, 2015. The Applicant was separately notified of this public hearing.

The Applicant proposes to reclassify the subject property from C1-1, Neighborhood Commercial District and C1-3, Neighborhood Commercial District to a C1-5; Neighborhood Commercial District. The applicant is submitting this application pursuant to section 17-8-0502-Tall Buildings which, requires planned development review and approval for any building in a C-5 Zoning District that meets or exceeds 80 feet.

#### **SITE AND AREA DESCRIPTION**

The site is located in the Near West Side Community Area (28) of the City. The subject property is rectangular in shape and consists of 12,177 square feet and is located on the north side of West Randolph Street. The properties to the north of West Randolph Street consist of a mix of one-story, two-story buildings and multi-story buildings primarily commercial zoned property. The properties located south of West Randolph Street are zoned with a mix of DX-3, DX-5 and DX-7 Downtown Mixed Use Districts.

In general, this site is part of the broader Fulton Market area which includes a variety of uses, including industrial, commercial and mixed uses devoted to manufacturing, warehousing, office, and restaurant, residential and other purposes. The City of Chicago's Fulton Market Innovation District (the "FMID") Plan, which passed Plan Commission in 2014, breaks down the larger Fulton Market area into distinct subareas which are intended to help balance the district's mixed-use landscape while providing a framework for sustainable economic growth and investment.

Specifically, the subject site is located within what the FMID plan delineates it as within the Randolph Row Sub district. The site is not located in a Tax Increment Financing (TIF) District or in the Lake Michigan and Chicago Lakefront Protection District.

The site is well-served by public transit; The Chicago Transit Authority's (CTA) Morgan Station on the Green/Pink Lines is less than 600 feet northeast of the subject property. The CTA's Halsted Street bus (#8) is a few blocks to the east. Finally, North Racine Avenue is a designated bike route, leading to the City's larger bike network.

### **PROPOSAL DESCRIPTION**

The plan includes the construction of a seven story building with a roof top mechanical penthouse and thirty-five (35) off-site accessory parking spaces. The applicant proposes to construct a multi-story commercial hotel building, a restaurant, off site accessory parking space lot and accessory uses.

The ground floor and a mezzanine level will accommodate the approximately 10,000 square foot restaurant. A hotel lobby, reception area, and hotel offices are also located at the ground floor. The eighty-three (83) guestrooms are located on levels two through seven. The project will also provide a minimum 50% green roof area. An amenity level and a roof top penthouse will be located on the seventh floor.

### **DESIGN**

The building fronts North Peoria Street and West Randolph Street and features a painted steel panel system at the base with a steel canopy spanning and identifying the building entrances. The second through the seventh level facades are composed of a combination of masonry brick construction, painted steel panel system, and aluminum windows. The roof top penthouse is defined with an aluminum window system and a cement board siding panel system at the top portion. A portion of the roof at the roof line of the 7<sup>th</sup> floor is to serve as the amenity level.

### **ACCESS/CIRCULATION**

The vehicular access to site is limited to loading zone on North Peoria Street to serve as a drop off area for hotel patrons. An additional drop off loading zone along the frontage of West Randolph Street will serve the restaurant patrons. Service and loading will occur at the rear of the site through an existing alley. An off-site accessory parking lot will provide parking for 35 accessory parking spaces.

### **LANDSCAPE / SUSTAINABILITY**

The proposed project is in conformance with the landscaping and parkway greening requirements for and also conforms to the standards of the Stormwater ordinance. The applicant has agreed to meet the requirements of the City of Chicago's Landscape Ordinance. To meet the requirements of the City of Chicago's Sustainable Development Policy the project will achieve LEED certification and include an approximately 50% green roof over the net roof area.

### **RECOMMENDATION**

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

1. The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance (Section 17-8-0900) Compliance with



Zoning. The proposed Planned Development would not exceed the maximum Floor Area Ratio (F.A.R.) stipulated under the dash-5 District of the 5.0 FAR. This project would have similar uses as the surrounding areas, which include office, retail and accessory parking. The height of the 7-story (104 feet) hotel building will be consistent and is within the context of the greater surrounding area.

2. Motor vehicle parking would be accessed from a private alley directly located behind the proposed building. Pedestrian/vehicle conflicts will be minimized by the significant reduction in vehicular parking spaces and the public transportation in close proximity of the site.
3. Pedestrian Orientation. The proposed project will allow unimpeded pedestrian flow on North Peoria Street and Randolph Street. Orientation of the Hotel entrance is located directly fronting North Peoria Street. The ground floor restaurant is located on West Randolph Street.
4. Urban and Building Design. The building's modern design emphasizes the contrast among the various types of architectural styles and vocabulary along West Randolph Street and North Peoria Street.
5. Copies of the application have been circulated to other City departments and agencies and no comments have been received; the project will comply with the requirements for access in case of fire and other emergencies. The project has received preliminary approval from the Fire Prevention Bureau and the Department of Transportation.
6. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale. The proposed Planned Development would be consistent in bulk, density, and Floor Area Ratio (F.A.R.) with the surrounding area. The proposed project will not exceed the maximum total Floor Area Ratio (F.A.R.) of 5.0. This project has similar uses as the surrounding area, which includes office, retail and accessory parking. The height of the 7-story (104 feet) building will be consistent and is within the context of the greater surrounding area.
7. The project uses are consistent with the Fulton Market Innovation District Randolph Row Sub-district. The plan identifies boutique hotels as appropriate for this area of the District.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the application for a Business Planned Development be approved with the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "As-Revised, Passage Recommended".

Department of Planning and Development  
Bureau of Planning and Zoning



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

848-56 W. RANDOLPH ST.  
and  
151-63 N. PEORIA ST.  
RESOLUTION

**WHEREAS,** The Applicant, 854 WEST RANDOLPH, LLC proposes to reclassify the subject property from C1-1, Neighborhood Commercial District and C1-3, Neighborhood Commercial District to a C1-5, Neighborhood Commercial District prior to establishing the Business Planned Development; and

**WHEREAS,** The Applicant is submitting this application in section 17-8-0502-Tall Buildings requires planned development review and approval for any building in a C-5 Zoning District that meets or exceeds 80 feet. The Applicants propose to construct a multi-story commercial hotel building, a restaurant, off site accessory parking spaces and accessory uses; and

**WHEREAS,** the application to rezone the property was introduced to the City Council on January 21, 2015; proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on July 1, 2015; and the Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on July 16, 2015; and

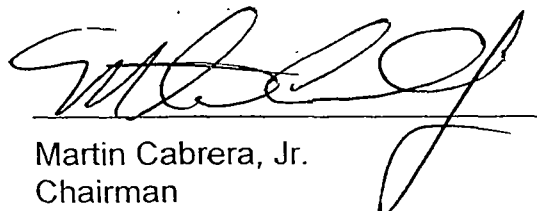
**WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance pertaining to the planned development application and finds that the proposal will be consistent with said purposes; and

**WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated July 16, 2015, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed zoning map amendment and planned development application, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on July 16, 2015, giving due and proper consideration to the purposes for planned manufacturing districts contained in the Chicago Zoning Ordinance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final application, dated July 16, 2015, be approved as being in conformance with the provisions, terms and conditions of the Chicago Zoning Ordinance; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final planned development application dated July 16, 2015; and
3. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding this zoning map amendment application and planned development application.



Martin Cabrera, Jr.  
Chairman  
Chicago Plan Commission

Approved: July 16, 2015

BPD NO.: \_\_\_\_\_



6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Mark Hunt

---

---

---

---

7. On what date did the owner acquire legal title to the subject property? \_\_\_\_\_

8. Has the present owner previously rezoned this property? If Yes, when?

No

---

9. Present Zoning District C1-1 & C1-3 Proposed Zoning District C1-5 then to PD

10. Lot Size in square feet (or dimensions) 12,177 sf

11. Current Use of the property Vacant
- 

12. Reason for rezoning the property: Development of the Property
- 

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

Development of a six-story with penthouse building with a 83 key hotel and approximately 10,000 sq. ft. restaurant and one loading berth, no on-site parking.

---

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES \_\_\_\_\_ NO X