



City of Chicago



SO2019-5544

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 180 W Randolph St - App No. 20101T1
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 of the Planned Development Number 997 symbols and indications as shown on Map 1-F in the area bounded by:

West Couch Place; a line 160 feet east of and parallel to North Wells Street; West Randolph Street; and a line 80 feet east of and parallel to North Wells Street.

to those of the DC-16 Downtown Core District.

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

Address: 180 West Randolph, Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 180 West Randolph LLC

Property Location: 180 West Randolph, Chicago, Illinois

Proposed Zoning: DC-16 Downtown Core District (Type 1)

Lot Area: 14,699 sf square feet

180 West Randolph LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the property located at 180 West Randolph, Chicago, Illinois, from Central Area Parking Planned Development Number 997 to the DC-16 Downtown Core District in order to authorize the construction of a 13-story hotel containing a maximum of 310 hotel rooms, and accessory/incidental uses.

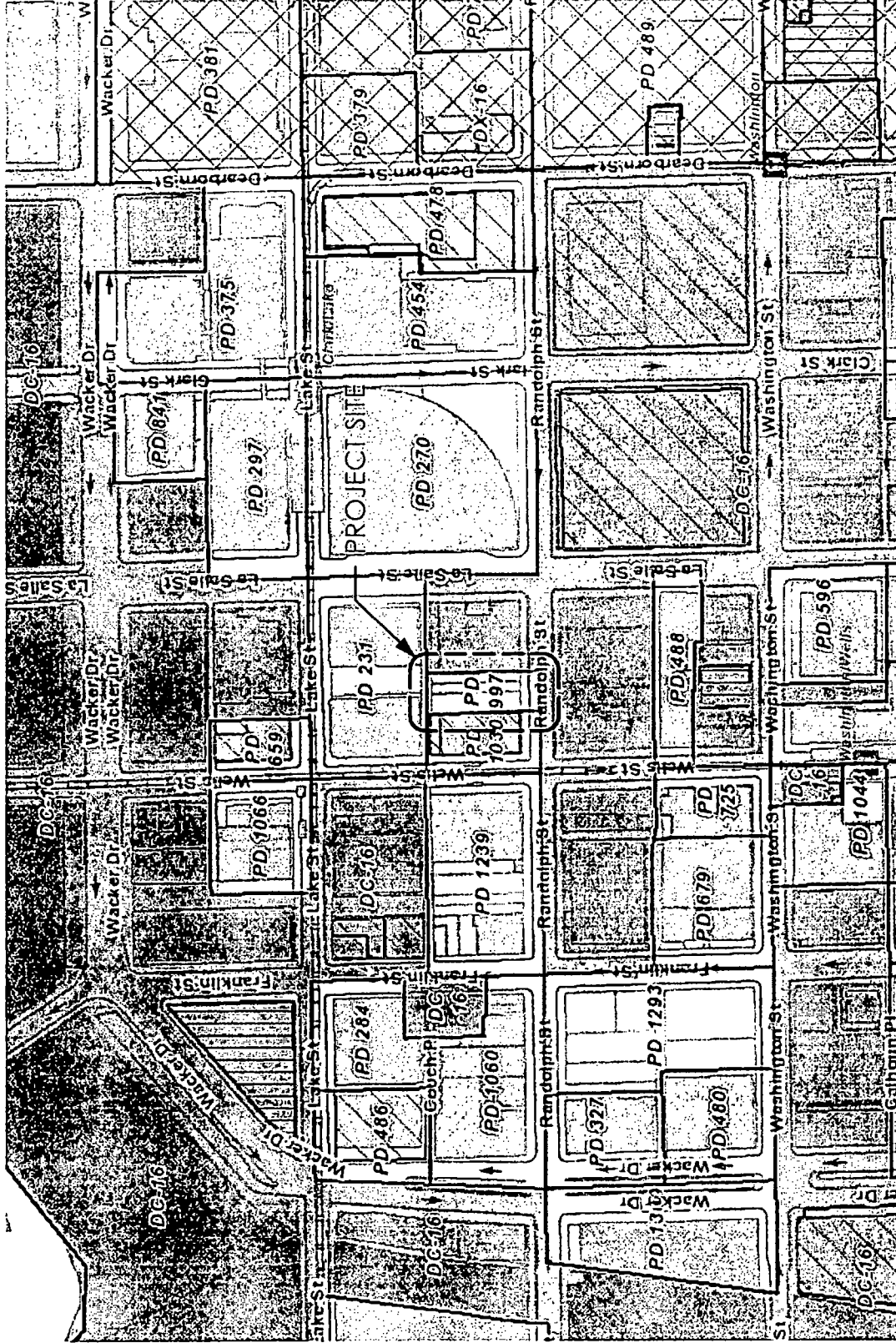
The site is bounded by West Randolph Street on the South, an existing 45-story commercial building on the West, West Couch Place on the North, and an existing 22-story commercial building on the East. The subject property contains 14,400 square feet of net site area and is currently improved with a surface parking lot that operates as non-accessory parking. The overall project FAR is expected to be 11.8.

The hotel will contain less than 15,000 square feet of meeting space and therefore no parking is required. No vehicular parking spaces and no bicycle parking spaces will be provided on site. The site will be served by a valet.

NARRATIVE ZONING ANALYSIS

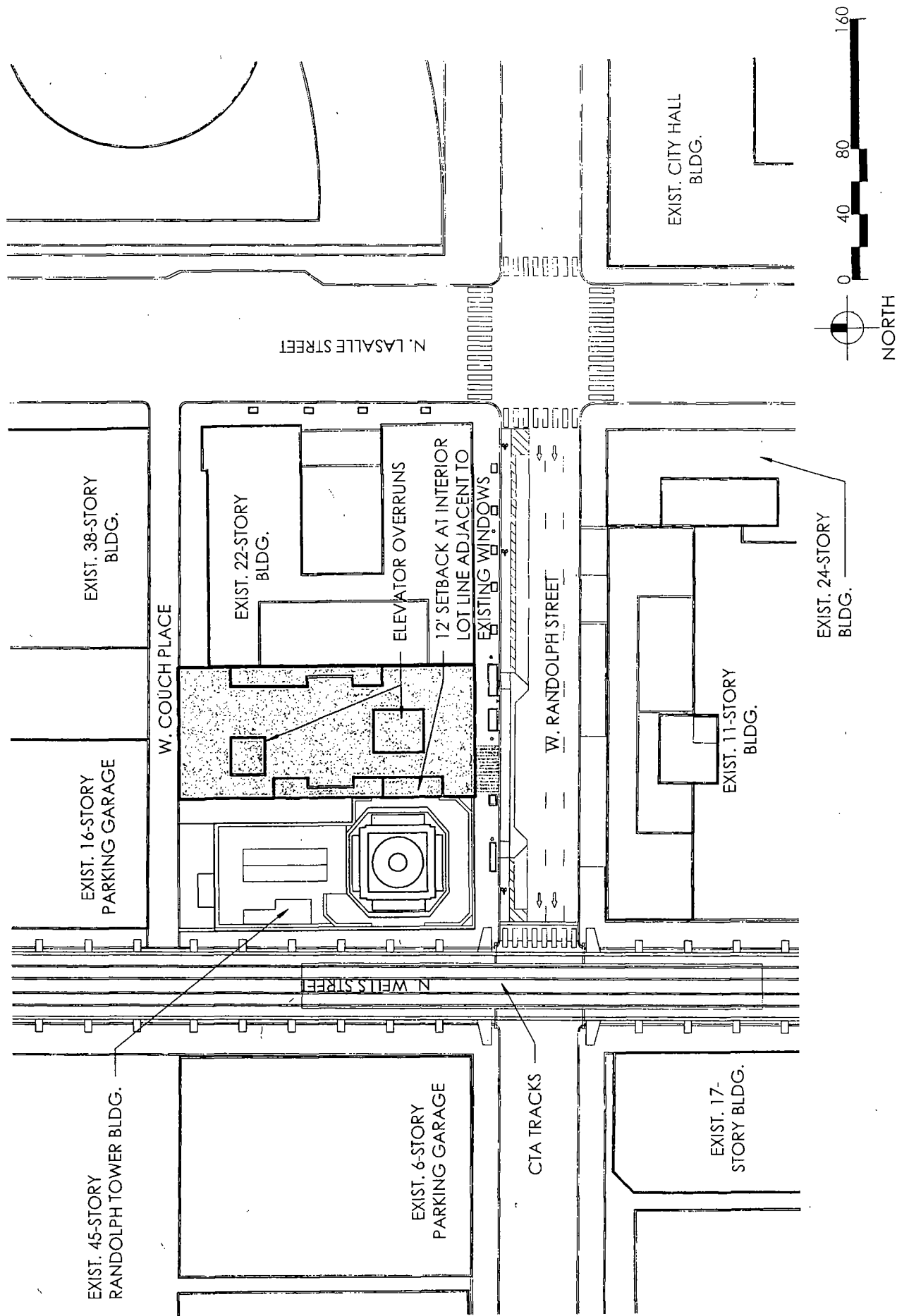
- (a) Floor Area and Floor Area Ratio:
 - i. Lot area: 14,400 square feet
 - iii. Total building area: 169,500 square feet
 - iv. FAR: 11.8
- (b) Density (Lot Area Per Dwelling Unit): N/A
- (c) Number of Off-street Parking Spaces: 0 vehicular parking spaces
0 bicycle parking spaces
- (d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (east): 0 feet
 - iii. Side setback (west): 0 feet
 - iv. Rear setback: 0 feet
- (e) Building height: 140 feet
- (f) Off-street Loading: 2 spaces (10'x25')

Final for Publication

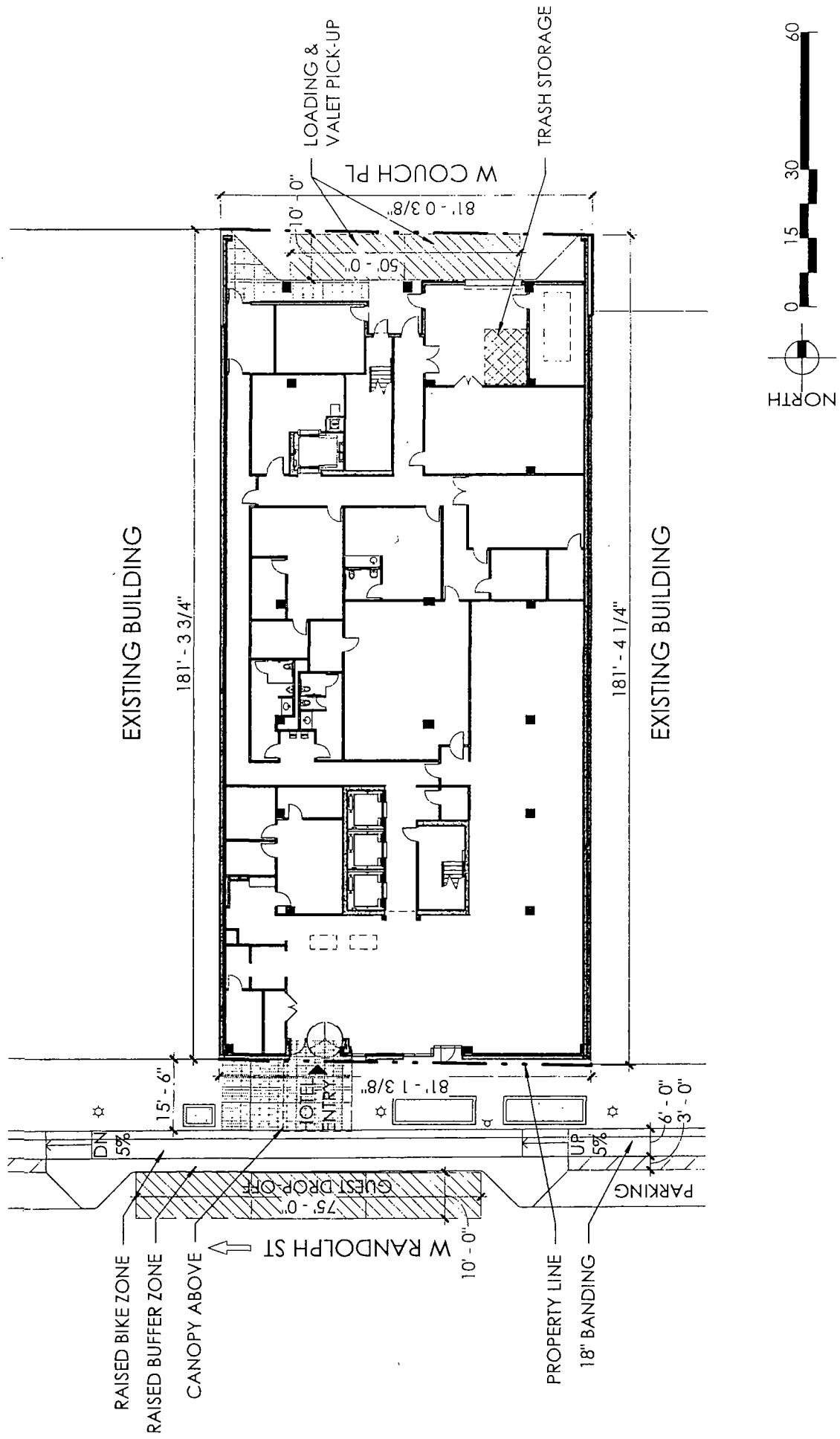


APPLICANT: 180 WEST RANDOLPH LLC
 DATE INTRODUCED: JULY 24, 2019
 CITY COUNCIL COMMITTEE ON ZONING: SEPTEMBER 10, 2019
 ADDRESS: 180 WEST RANDOLPH STREET

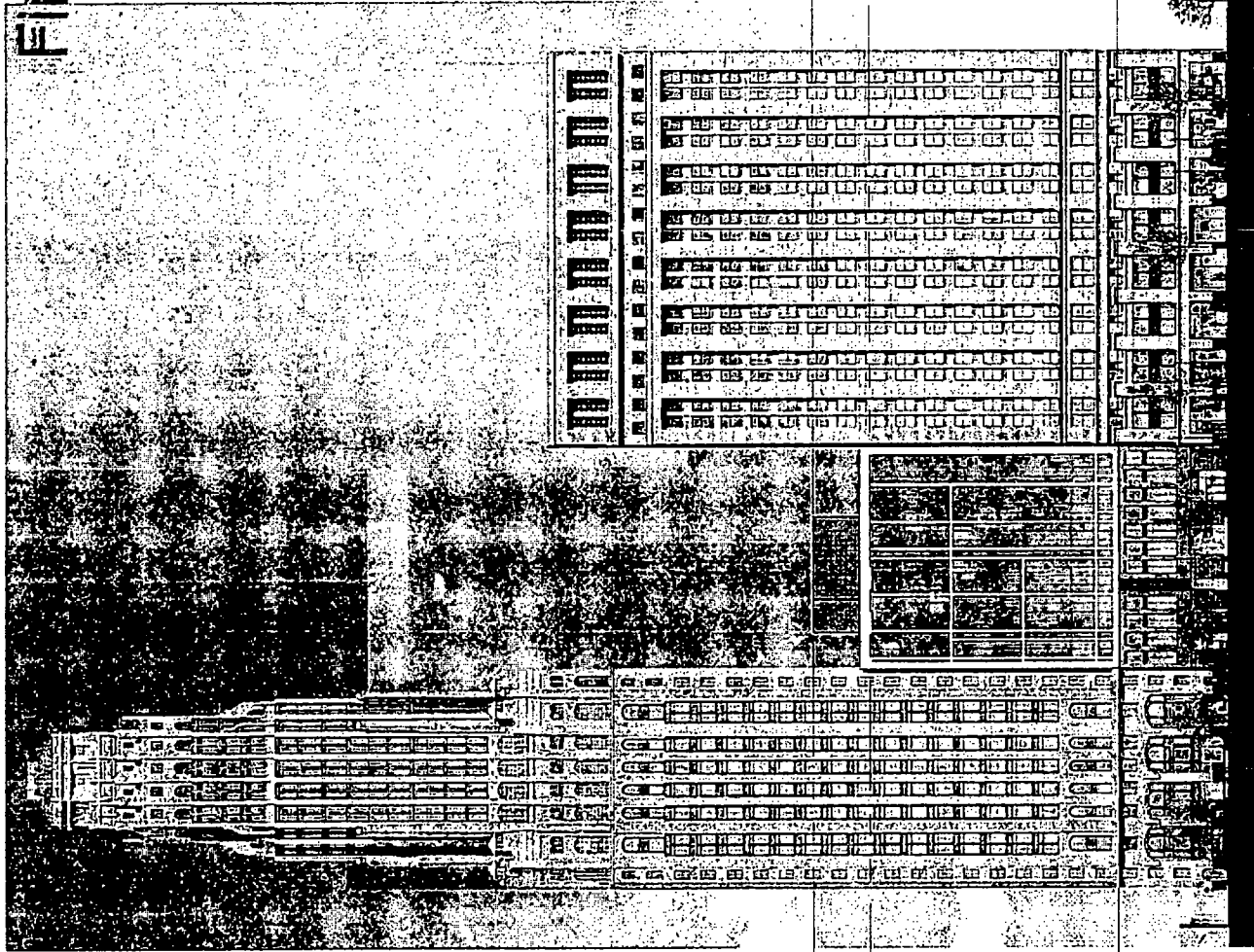
EXISTING ZONING MAP A-1



APPLICANT: 180 WEST RANDOLPH LLC
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T.O. MECHANICAL PENTHOUSE /
ELEVATOR OVERRUN

160'-0"

B.O. ROOF STRUCTURE

140'-0"

T.O. MASONRY BASE TO,
ALIGN WITH ADJACENT EXIST.
RANDOLPH TOWER
ORNAMENTAL BAND

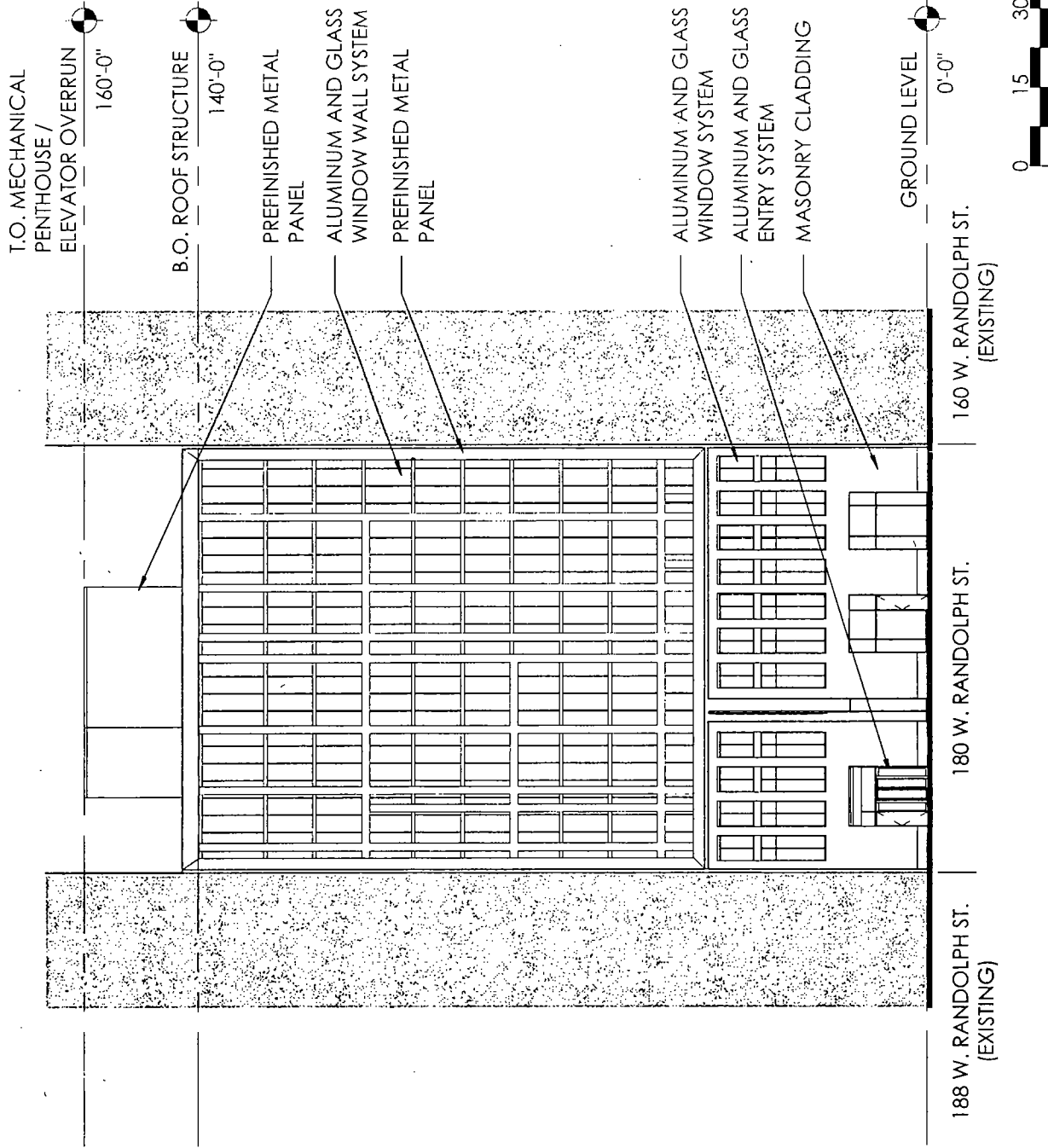
188 W. RANDOLPH ST. | 180 W. RANDOLPH ST. | 160 W. RANDOLPH ST.

(EXISTING)

(EXISTING)

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CONTEXT ELEVATION
A-4



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T.O. MECHANICAL
PENTHOUSE /
ELEVATOR OVERRUN

160'-0"

B.O. ROOF STRUCTURE

140'-0"

PREFINISHED METAL
PANEL

DIRECT APPLIED FINISH
SYSTEM

ALUMINUM AND GLASS
WINDOW SYSTEM

PARTY WALL AT EXISTING
RANDOLPH TOWER BUILDING
(188 W. RANDOLPH STREET)
SHOWN SHADED

W COUCH PL

W RANDOLPH ST

GROUND LEVEL

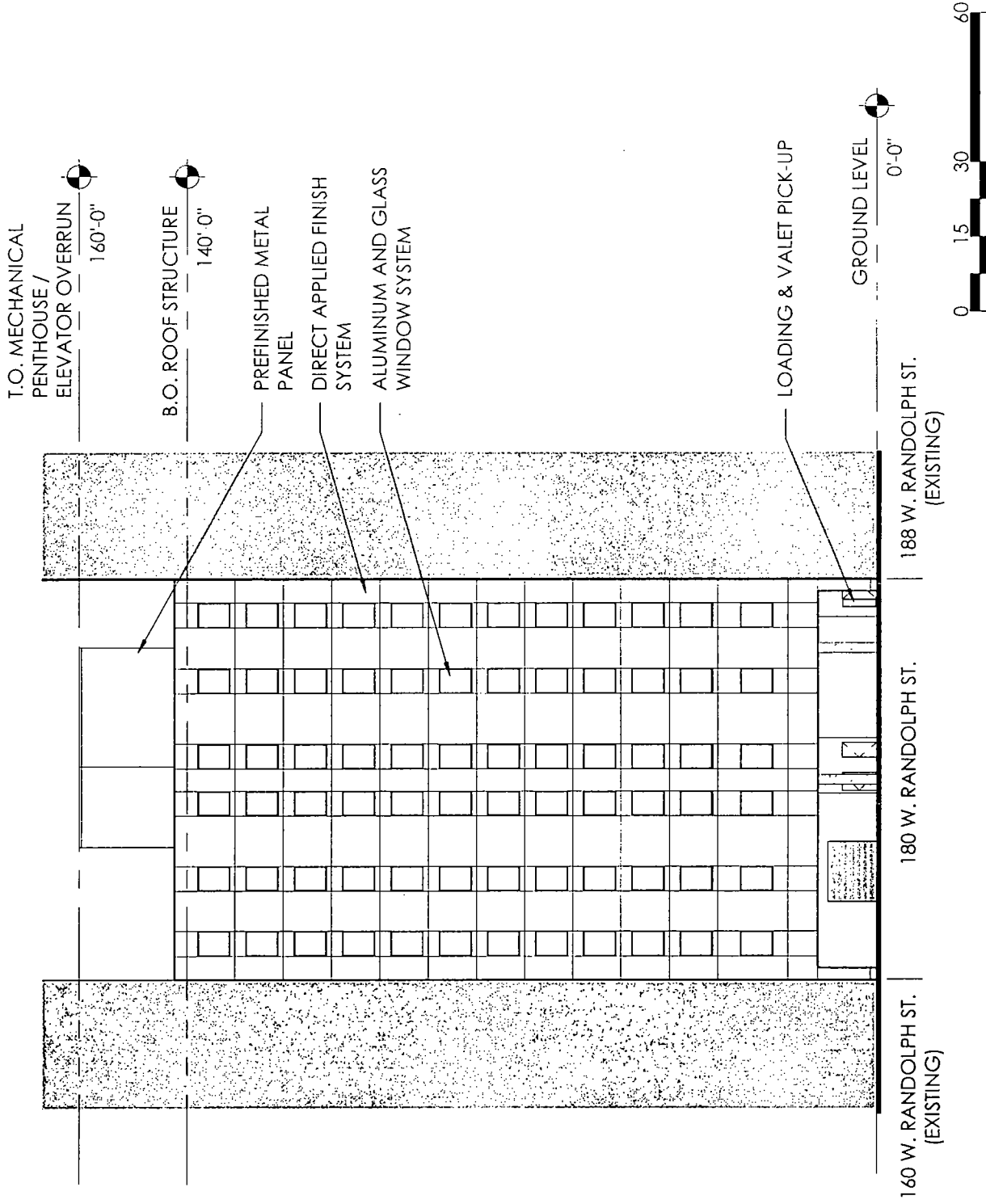
0'-0"



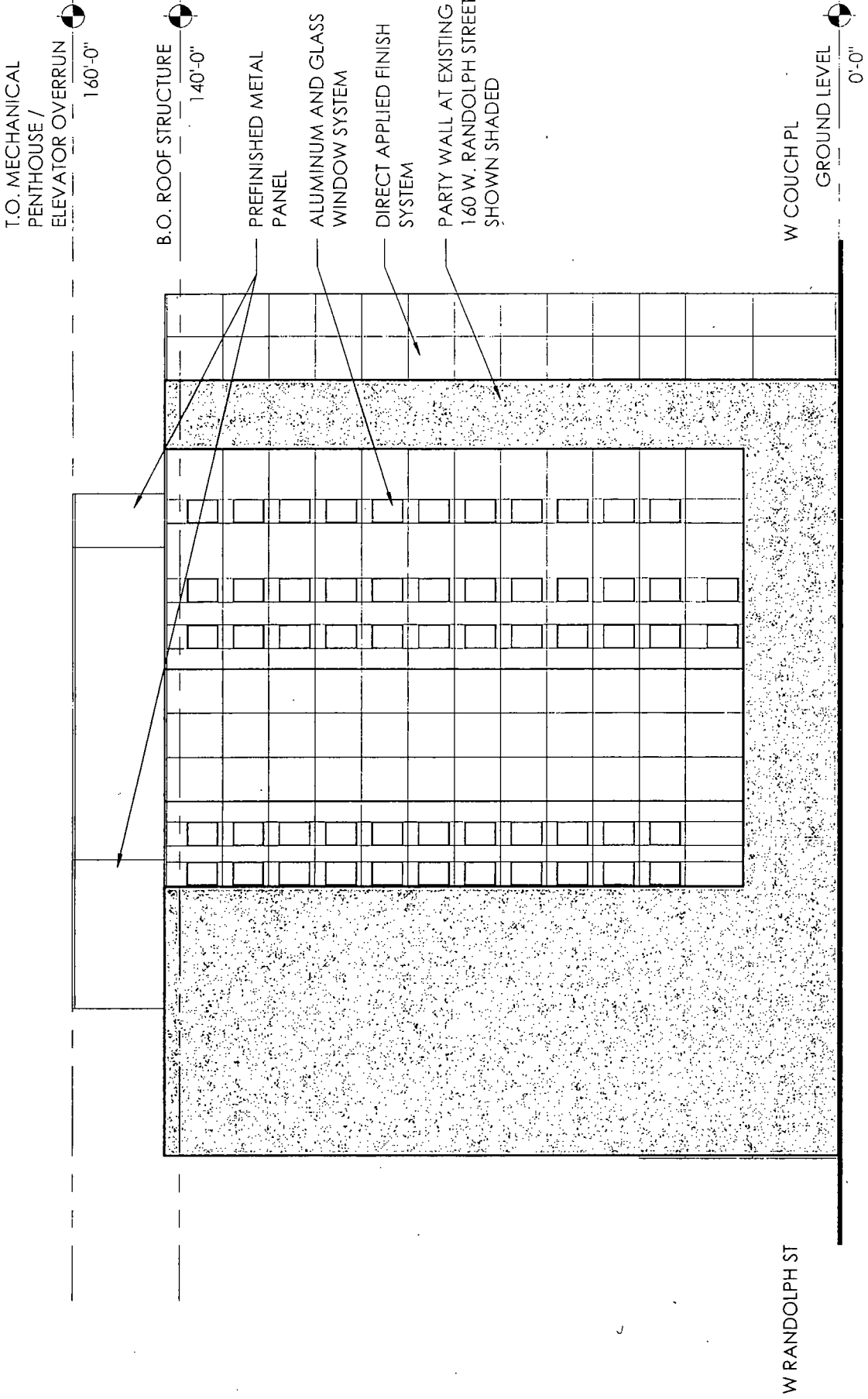
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WEST ELEVATION
A-6



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EAST ELEVATION
A-8

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ZONING SUMMARY			
FAR CALCULATION	ZONING DISTRICT	ALLOWED (UNDERLYING ZONING)	PROPOSED
MAX. FAR = 16	DC-16	DC-16	DC-16
SITE AREA	16	16	11.5
= 14,699 SF	8	8	-
TOTAL ALLOWABLE	235,968 SF	235,968 SF	169,500 SF
= 235,184 SQFT	600' (PD THRESHOLD)	600' (PD THRESHOLD)	140'-0"
PROPOSED FAR = 11.5	0(1)	0(1)	0
	(1) 10'-0" X 50'-0"	(1) 10'-0" X 50'-0"	(1) 10'-0" X 50'-0"
	NONE REQUIRED	NONE REQUIRED	0(2)
	0 SF	0 SF	0 SF
NOTES: (1) <15,000 OF MEETING SPACE; NO PARKING REQUIRED. (2) 12'-0" BUILDING CODE REQUIRED CLEARANCE PROVIDED BETWEEN INTERIOR LOT LINE WINDOWS & ADJACENT BUILDINGS.			

BUILDING SUMMARY		
BUILDING AREA	UNIT COUNT	UNIT MIX
LEVEL 1 = 14,580 GSF	LEVEL 2	QQ = 70 23%
LEVEL 2 = 13,200 GSF	14 KEYS	KING = 234 75%
LEVEL 3 = 13,200 GSF	LEVEL 3-7	KING SUITE = 6 2%
LEVEL 4-7 = 52,680 GSF	28 KEYS PER FLOOR X 5	
(13,170 GSF PER FLOOR)	=140 KEYS	
LEVEL 8-13 = 75,840 GSF	LEVELS 8-13	
(12,640 GSF PER FLOOR)	26 KEYS PER FLOOR X 6	
	=156 KEYS	
TOTAL GSF = 169,500 GSF		TOTAL = 310