



City of Chicago



SO2019-8496

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 864-868 N Orleans St - App No. 20263
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

SUBSTITUTE 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 C1-2

Neighborhood Commercial District symbols and indications as shown on Map No. 3-F in the area

bound by:

A line 134 feet north of and parallel to West Chestnut Street; North Orleans Street;
a line 59 feet north of and parallel to West Chestnut Street; and the alley next west
of and parallel to North Orleans Street,

to those of a DX-5 Downtown Mixed-Use District, and a corresponding use District is hereby
established in the area above described.

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

Downtown Mixed-Use District symbols and indications as shown on Map No. 3-F in the area

bound by:

A line 134 feet north of and parallel to West Chestnut Street; North Orleans Street;
a line 59 feet north of and parallel to West Chestnut Street; and the alley next west
of and parallel to North Orleans Street,

to those of Business Planned Development No. _____, which is hereby established in there
area above described.

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

The Plan of Development Statements attached to this Ordinance read as follows:

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 7,511 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, Praia Management Group, 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 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 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 Housing and Economic 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.

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map (if applicable); Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by (name of architecture firm) and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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.

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5. The following uses are permitted within the area delineated herein as a Business Planned Development: hotel, general restaurants and/or retail food establishments with or without the incidental sale of liquor, with or without outdoor seating at grade, including sidewalk patio seating, outdoor seating above grade, including within the proposed rooftop space, retail uses, and accesses 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 Housing and Economic 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 FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 7,511 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a floor area bonus of 1.4 pursuant to Section 17-4-1000 of the Zoning Ordinance (the "Density Bonus Regulations") as set forth in the bonus worksheet attached hereto as Exhibit A. With the bonus FAR, the total FAR for the Planned Development is 6.4. In exchange for the bonus FAR, the Applicant is required to make a bonus payment in the amount of \$361,729.76 (subject to adjustment as further described below). The bonus payment is calculated as follows:

$$1.4 \text{ (bonus FAR)} \times 7,511 \text{ square feet (net site area)} = 10,515.40 \text{ square feet (total bonus square feet)} \times \$43.00/\text{square feet (median cost of land as of 2020)} \times 0.80 = \$361,729.76.$$

The bonus payment is due in full prior to the issuance of the first building permit for any building within the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be made on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be increased based on changes in median land values in accordance with Section 17-4-1003-C of the Density Bonus Regulations.

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 Housing and Economic 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.

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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 Housing and Economic Development. 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, 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.

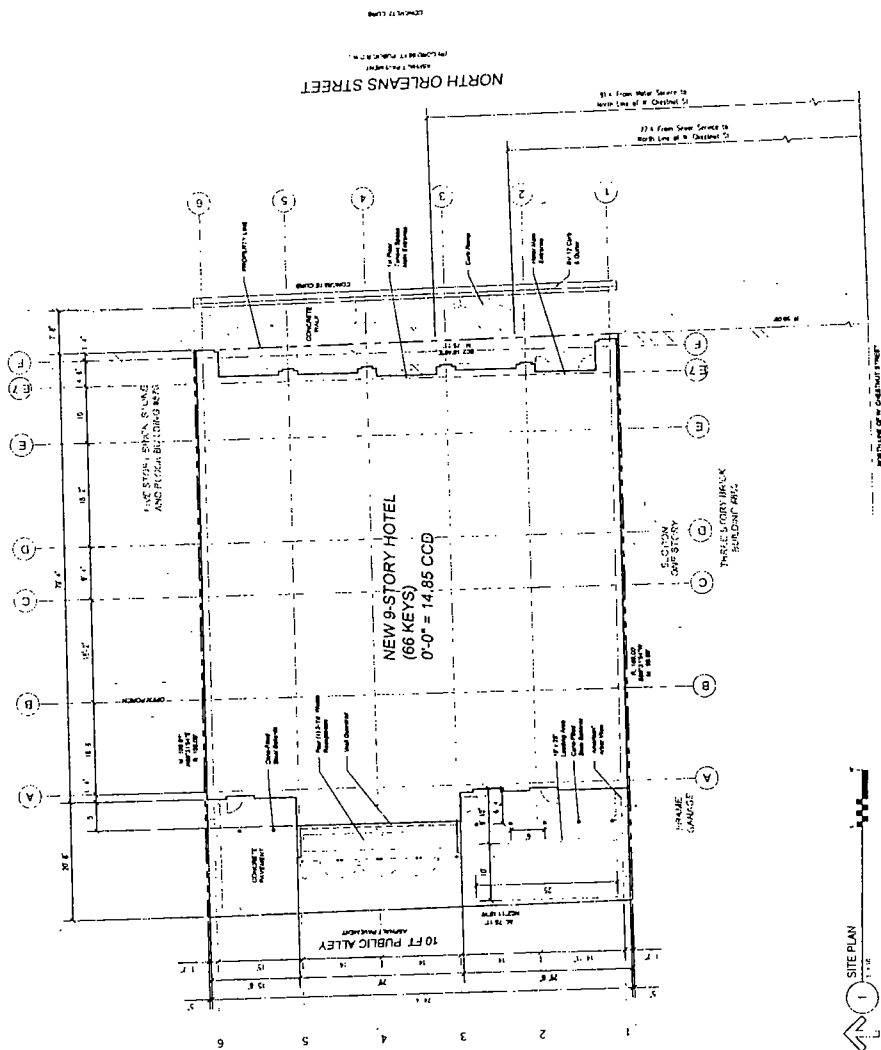
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant has agreed to provide a 50% green roof over the net roof area and achieve Building 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-5 Downtown Mixed-Use Zoning District.

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BULK TABLE AND REGULATIONS

Net Site Area:	7,511 square feet
Base Floor Area:	5.0
Floor Area Bonus:	1.4
Maximum Floor Area Ratio:	6.4
Minimum Setbacks:	Per Site Plan
Maximum Number of Hotel Keys:	66 keys
Minimum Number of Off-Street Parking Spaces:	zero
Minimum Number of Off-Street Loading Berths:	1 Loading Berth
Maximum Building Height:	91 feet -10 inches as measured to the proposed building's 9 th floor. *109 feet-10 inches (measured to the top of the canopy above the proposed roof deck.



↑ AREA USE

1
SITE PLAN
1" = 16'

ASP1.0

STOB HOTEL
862 N Orleans Street
Chicago, IL 60610



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LEGEND	
KING MID	4 KING CORNER BALCONY
KCB	4 KING SUITE
KS	4 KING MID - MOBILITY ACCESSIBLE
KS-A	4 KING CORNER BALCONY - MOBILITY ACCESSIBLE
KS-B	4 KING SUITE - MOBILITY ACCESSIBLE
KS-C	4 KING SUITE - MOBILITY - COMMUNICATION ACCESSIBLE
KS-D	4 DOUBLE QUEEN CORNER NO BALCONY
KS-E	4 DOUBLE QUEEN CORNER NO BALCONY - MOBILITY
DATA	
TOTAL KEYS	66
TOTAL KING ROOMS	54
TOTAL DBL ORT RMS	12
TOTAL ACCESSIBLE RMS	413 KING 1 DBL ORT
TOTAL COMMUNICATION RMS	715 KING 2 DBL ORT
ACC RMS W/ROLL-IN SHOWERS	111 RECD ROOM 610
ACC RMS W/TUBS	3
FLOORS WITH ACCESSIBLE RMS	2, 4, 6, 8
FLOORS WITH COMMUNICATION RMS	2, 4, 6, 8
TOTAL BALCONY ROOMS	16
TOTAL NON-BALCONY ROOMS	50

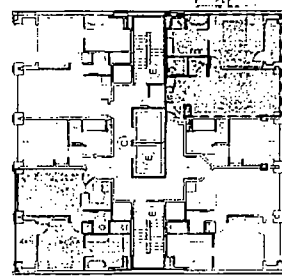
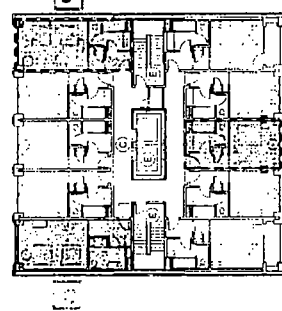
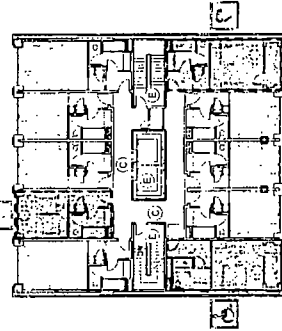
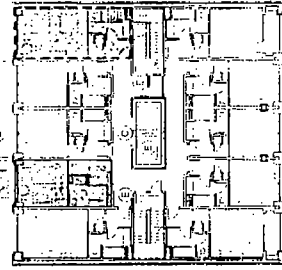
OVERALL ROOM MATR									
STANDARD ROOMS					MOBILITY ACCESSIBLE ROOMS				
FLOOR	KING	KCB	KS	QUEEN	KING	QUEEN	KS-A	KS-B	TOTAL
8	1	1	1	1	1	1	1	1	6
7	1	1	1	1	1	1	1	1	6
6	1	1	1	1	1	1	1	1	6
5	1	1	1	1	1	1	1	1	6
4	1	1	1	1	1	1	1	1	6
3	1	1	1	1	1	1	1	1	6
2	1	1	1	1	1	1	1	1	6
1	1	1	1	1	1	1	1	1	6
TOTALS	37	37	37	37	37	37	37	37	166

GUEST ROOMS WITH COMMUNICATIONS FEATURES (SECTION RM 2)									
STANDARD ROOMS					ACCESSIBLE ROOMS				
FLOOR	KING	KCB	KS	QUEEN	KING	QUEEN	KS-A	KS-B	TOTAL
8	1	1	1	1	1	1	1	1	6
7	1	1	1	1	1	1	1	1	6
6	1	1	1	1	1	1	1	1	6
5	1	1	1	1	1	1	1	1	6
4	1	1	1	1	1	1	1	1	6
3	1	1	1	1	1	1	1	1	6
2	1	1	1	1	1	1	1	1	6
1	1	1	1	1	1	1	1	1	6
TOTALS	2	2	2	2	2	2	2	2	12

ACCESSIBLE AND COMMUNICATION GUEST ROOMS BY ROOM NUMBER									
COMMUNICATION ROOMS					ACCESSIBLE ROOMS				
FLOOR	KING	KCB	KS	QUEEN	KING	QUEEN	KS-A	KS-B	TOTAL
8	1	1	1	1	1	1	1	1	6
7	1	1	1	1	1	1	1	1	6
6	1	1	1	1	1	1	1	1	6
5	1	1	1	1	1	1	1	1	6
4	1	1	1	1	1	1	1	1	6
3	1	1	1	1	1	1	1	1	6
2	1	1	1	1	1	1	1	1	6
1	1	1	1	1	1	1	1	1	6
TOTALS	2	2	2	2	2	2	2	2	12

STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

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1 LEVEL 2 ACCESSIBLE ROOMS
1100 SQ FT

2 LEVEL 4 ACCESSIBLE ROOMS
1100 SQ FT

3 LEVEL 6 ACCESSIBLE ROOMS
1100 SQ FT

4 LEVEL 8 ACCESSIBLE ROOMS
1100 SQ FT

A0.4

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STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

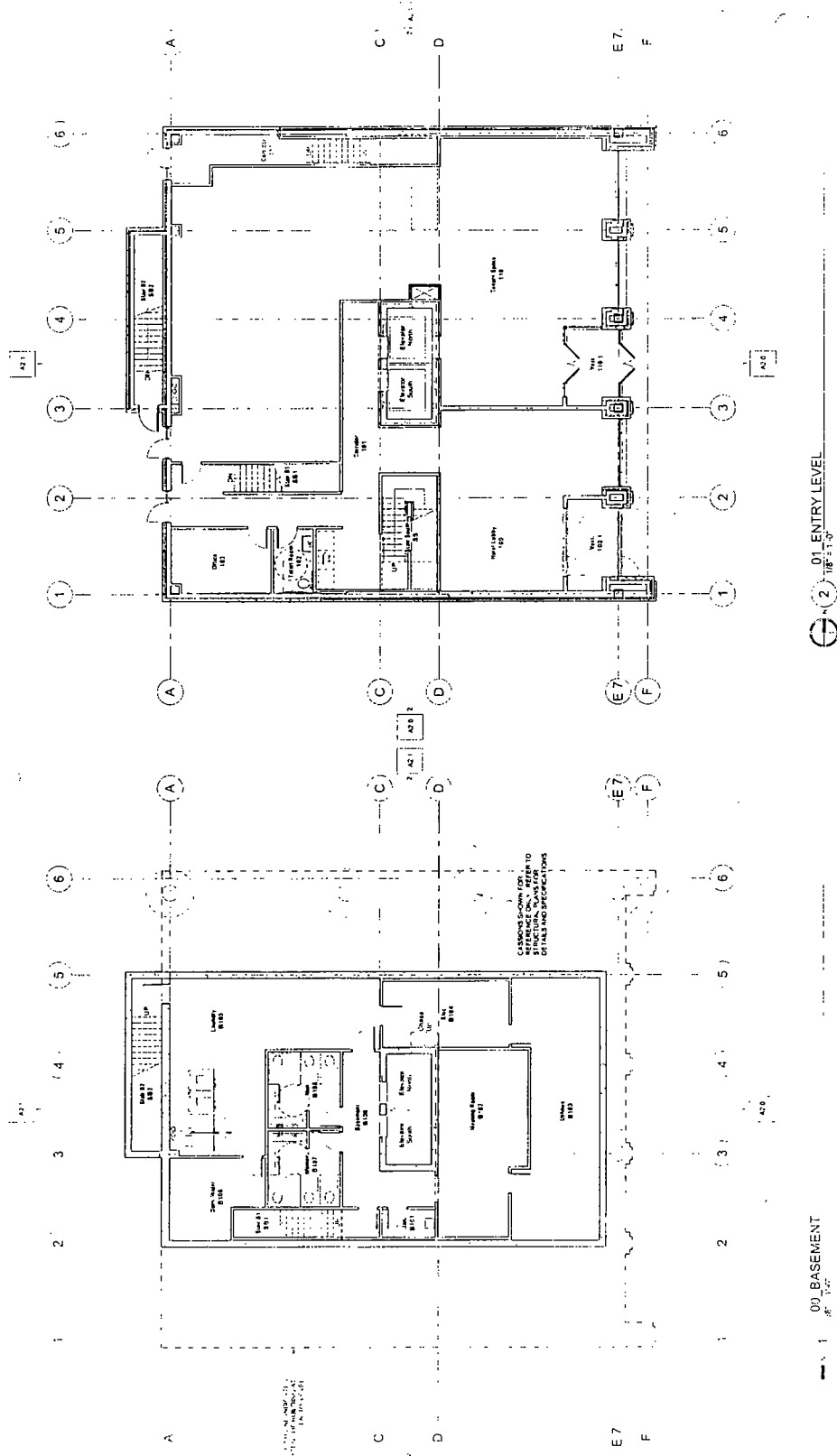
Owner: Stob Hotel
Architect: Ethos Workshop Architects
Date: 12/15/2020

Project Name: STOB HOTEL

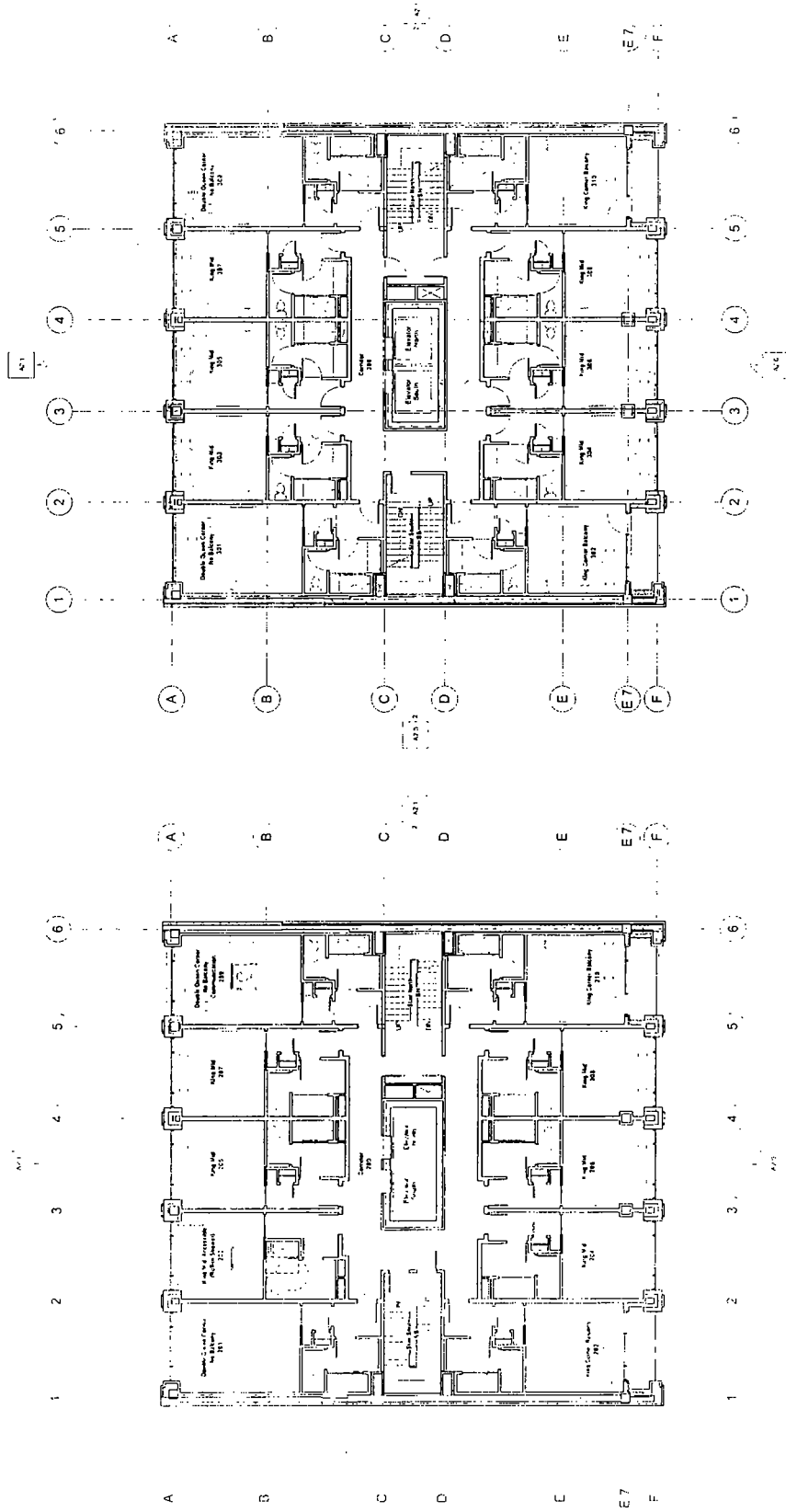
Scale: 1/8" = 1'-0"

Project Name: STOB HOTEL
Sheet: 01-ENTRY LEVEL
Scale: 1/8" = 1'-0"

A1.0



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R2 LEVEL 2
10' x 10'

R3 LEVEL 3
10' x 10'

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P.C.

STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

Owner: Stob Hotel
Architect: Ethos Workshop Architects, P.C.
Date: 10/10/10

Scale: 1/8" = 1'-0"

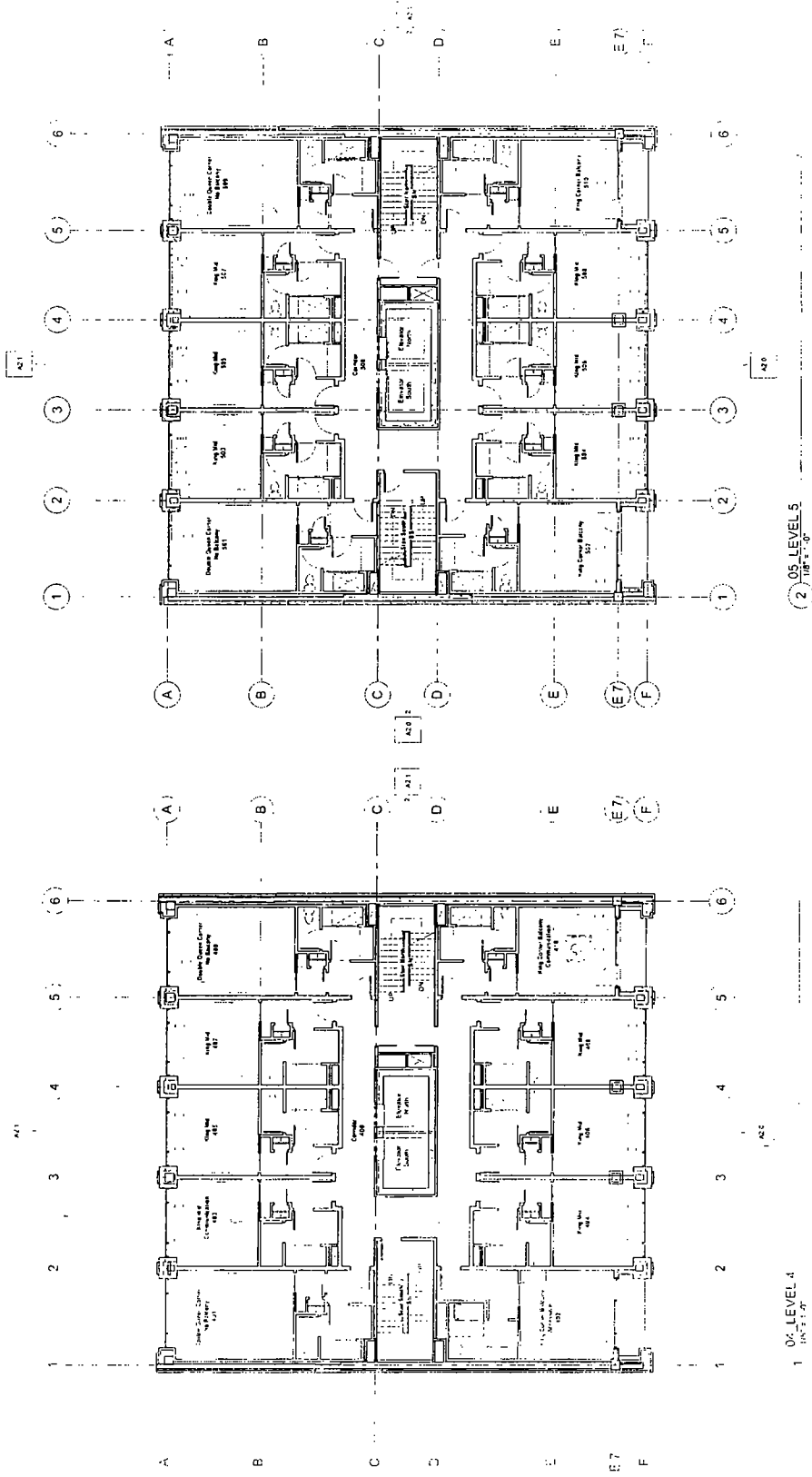
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Room: 100
Area: 100

Sheet: 100

A1.1

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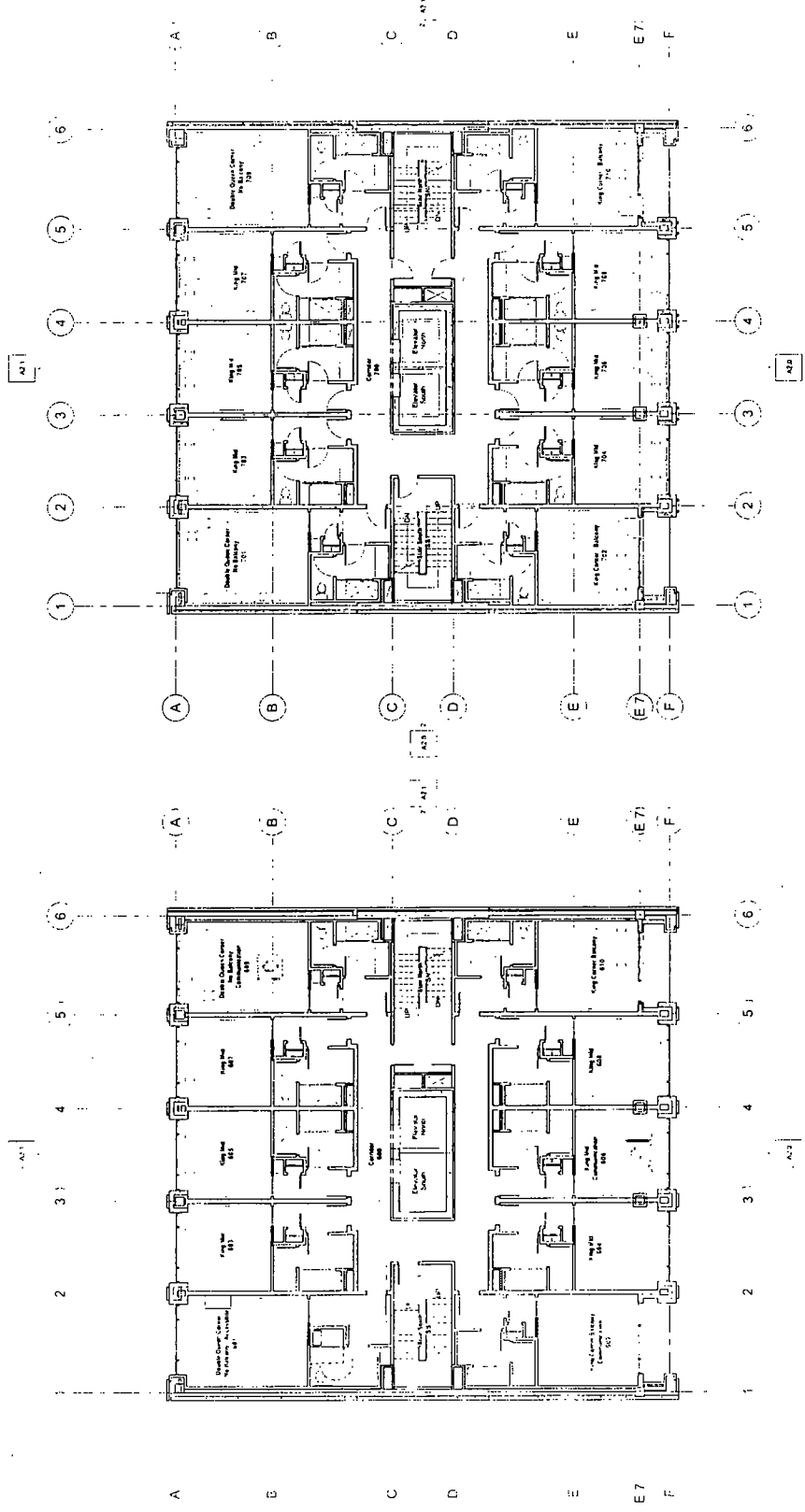


STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

ETHOS
WORKSHOP
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1111 N Dearborn Street
Chicago, IL 60610
Tel: 312.467.1111
Fax: 312.467.1112
www.ethosarchitects.com

A1.2

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07 LEVEL 7
1/8" = 1'-0"

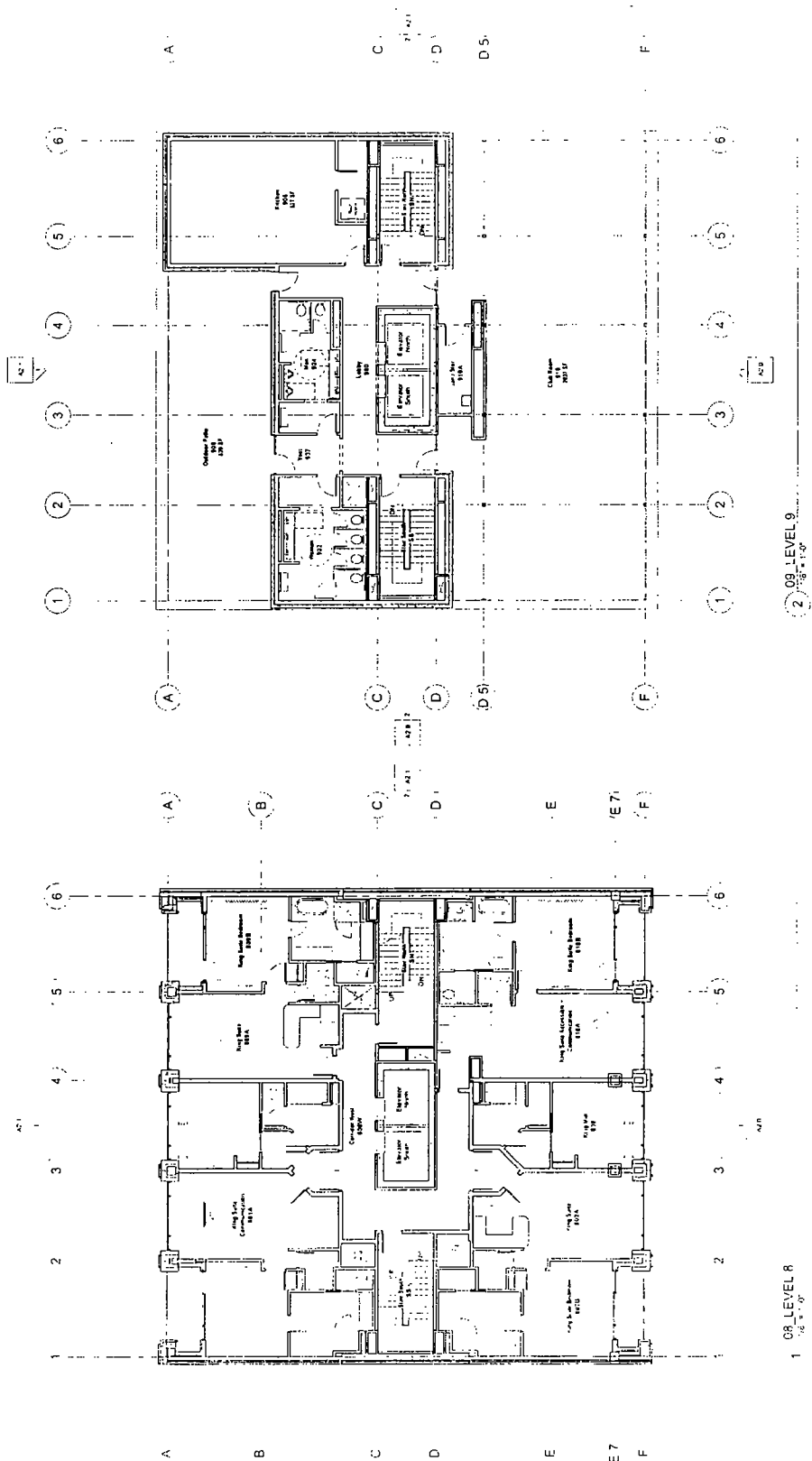
08 LEVEL 8
1/8" = 1'-0"

09 LEVEL 9
1/8" = 1'-0"

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www.ethosarchitects.com

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1 08_LEVEL 8
100% = 0.0

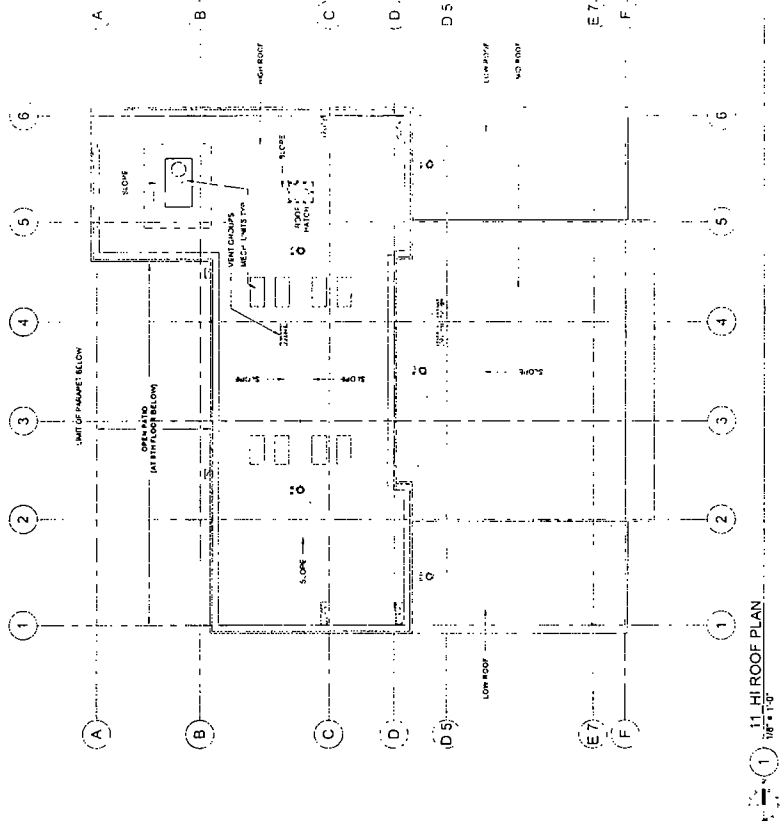
209 LEVEL 9

A1.4

STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

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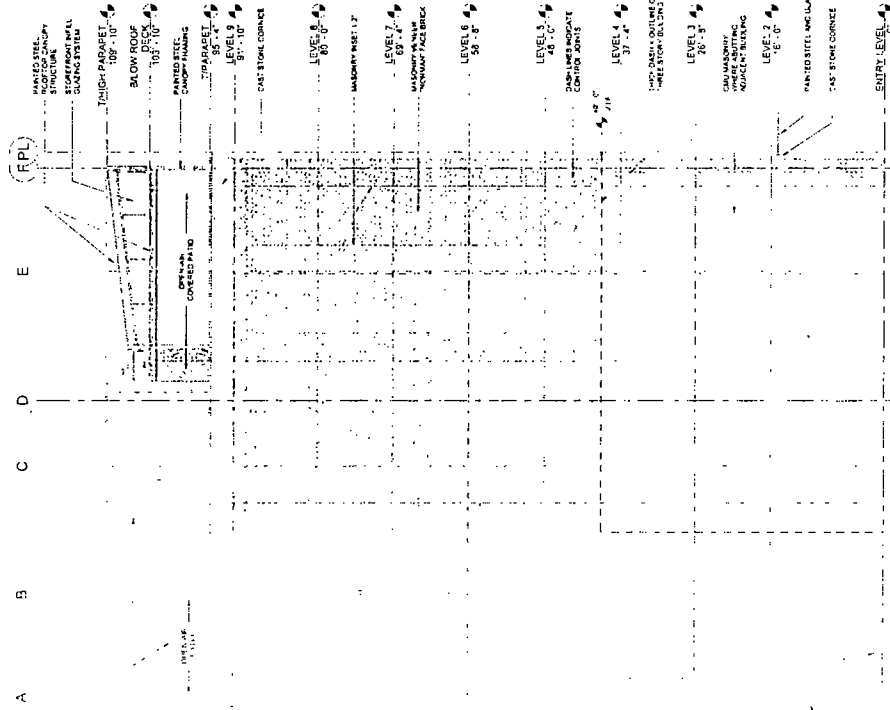


STOB HOTEL
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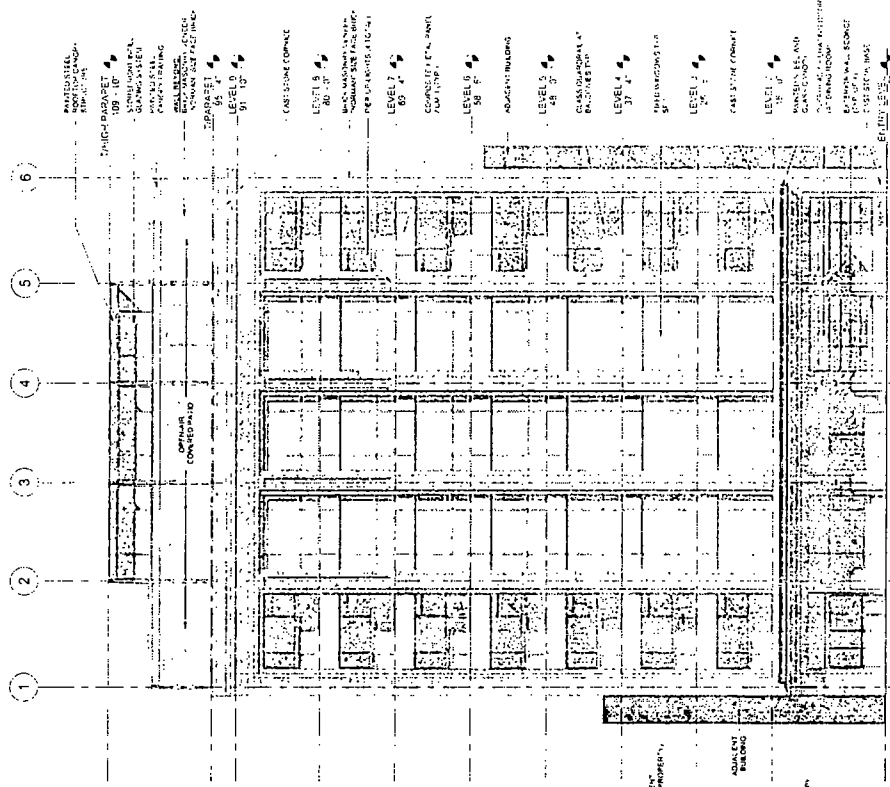
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CHICAGO, IL

A1.5

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2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

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STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

DATE: 10/10/10
PROJECT: STOB HOTEL
SHEET: A2.0
SCALE: 1/8" = 1'-0"

A2.0

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STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

A2.1

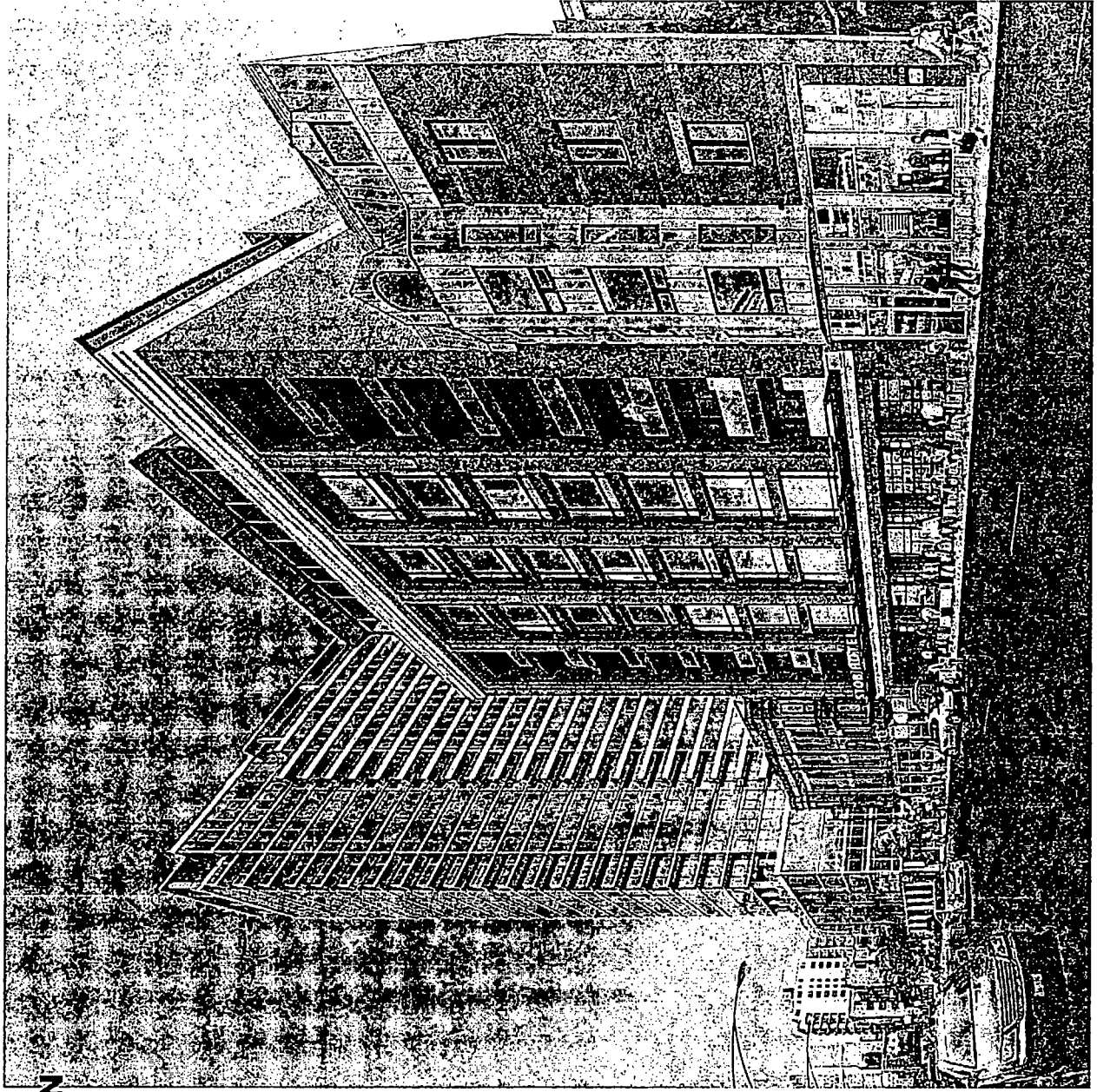
1 EXTERIOR ELEVATION - WEST
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 DATE: 03/05/2004
 OFFICE: 03/05/2004

2 EXTERIOR ELEVATION - NORTH
1/8" = 1'

REF: C-SHEET AS U.F.W. COLUMN
MATERIAL NOTES

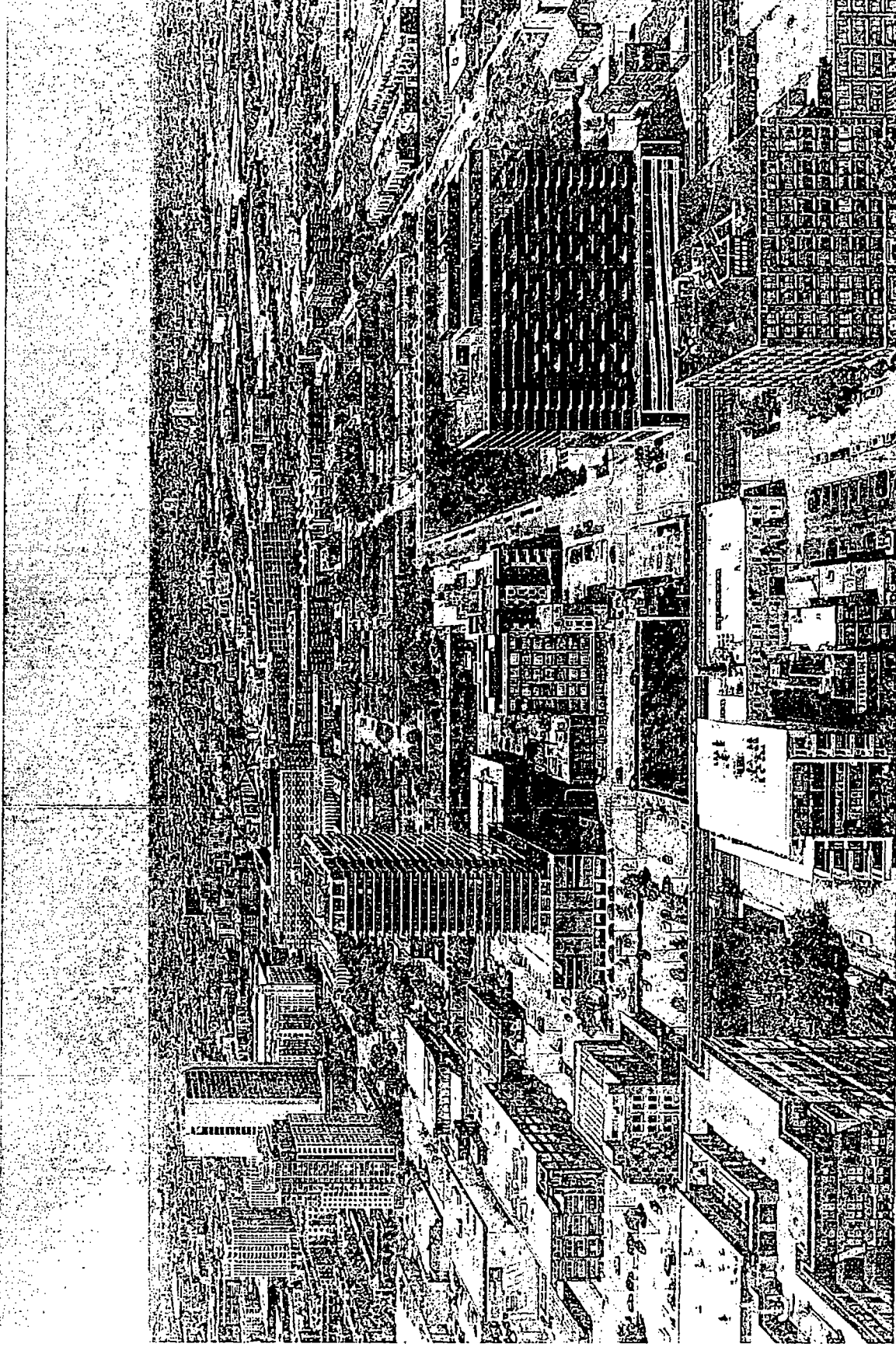
FINAL FOR PUBLICATION



PD1.2A

STOB HOTEL
862 N. Orleans Street
Chicago, IL 60610





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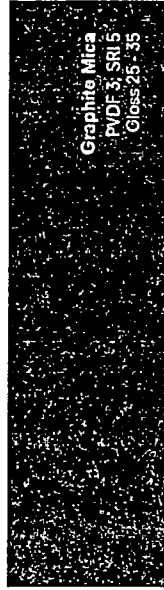
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Project: STOB HOTEL 862 N. Orleans Street Chicago, IL 60610	Scale: 1/8" = 1'-0"	Sheet: PD1.2B
Client: STOB HOTEL	Architect: ETHOS WORKSHOP ARCHITECTS	Date: 10/10/13
Project No: 101013-01	Sheet No: 101013-01	Revision: 101013-01

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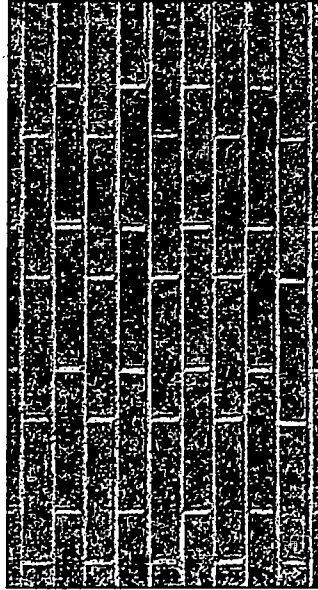


PAINTED STEEL
ENTRY CANOPY, ROOFTOP CANOPY



Graphite Mica
PVDF 3, SRI 5
Gloss 25-35

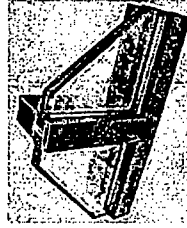
SPANDREL FLOOR PANELS
ALUMINUM COMPOSITE PANELS



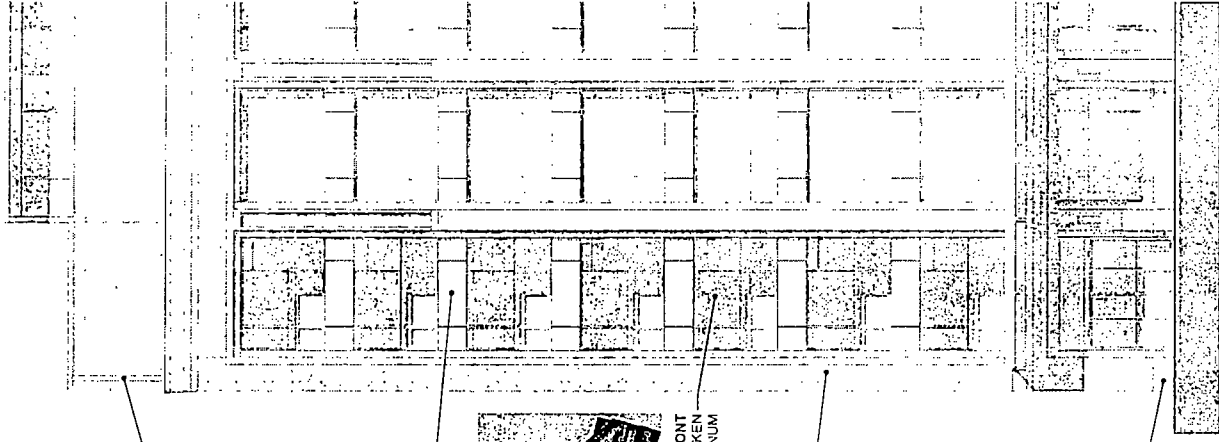
MASONRY VENEER
EBONITE SMOOTH, NORMAN SIZE 1/3 BOND



CAST STONE
BASE AND CORNICES



WINDOWS AND STOREFRONT
THERMALLY BROKEN
BLACK ALUMINUM



STOB HOTEL
862 N Orleans Street
Chicago, IL 60610

ETHOS
WORKSHOP
ARCHITECTS

DATE: 11/11/11
BY: [Signature]
CHECKED: [Signature]
PROJECT: STOB HOTEL

PROJECT: STOB HOTEL

Project No. 111111

Scale: 1/8" = 1'-0"

Sheet No. 101

PD1.2C



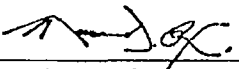
Application #20263-T1

Amended Application & Substitute Ordinance

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: October 15, 2020

Re: Proposed Planned Development (Application #20263-T1)

On October 15, 2020, the Chicago Plan Commission recommended approval of a proposed Business Planned Development submitted by Praia Management Group LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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)