



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2015-59
Type: Ordinance **Status:** Passed
File created: 1/21/2015 **In control:** City Council
Final action: 7/29/2015

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

Sponsors: Misc. Transmittal

Indexes: Map No. 1-G

Attachments: 1. SO2015-59.pdf, 2. O2015-59.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
3/12/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/21/2015	1	City Council	Referred	

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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 CI-1 Neighborhood Commercial District and CI-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 CI-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 CI-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

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BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT BULK

REGULATIONS AND DATA TABLE

Gross Site Area Net Site Area

Area Remaining in Public Right of Way

25,286.28 sq. ft. (0.58 acres) 12,177.00 sq.ft. (0.28 acres) 13,109.28 sq. ft. (0.30 acres)

Maximum Floor Area Ratio

Minimum Setbacks

Maximum Number of Hotel Keys:

Minimum Number of Accessory Off-Street Parking

Minimum Number of Off-Street Loading

Maximum Building Height

5.00

Per Site Plan

83

35

One berth - 10'x 25' 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

FINAL FOR PUBLICATION

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./1 51 - 63 N. Peoria St.
INTRO DATE: January 21, 2015
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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
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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./1 51 - 63 N. Peoria St.
INTRO DATE: January 21, 2015
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EXISTING ZONING MAP

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

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Department of Planning and Development
CITY OF CHICAGO

MEMORANDUM

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

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)

121. NORTH LASALLE STREET, ROOM 1000. CHICAGO. ILLINOIS 60602

Chicago Plan Commission

July 16, 2015

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

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

JULY 16, 2015

PROPOSED BUSINESS PLANNED DEVELOPMENT

854 WEST RANDOLPH, LLC

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.

Page 1 of 3

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 rooftop 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 7th floor is to serve as the amenity level.

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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

Page 2 of 3

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

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FINAL

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

FINAL

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.:

RECEIVED

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

JUC 1 fj 2015

1. ADDRESS of the property Applicant is seeking to rezone:

1. 848 - 56 W. Randolph St./151 - 63 N. Peoria St.

2. Ward Number that property is located in: 27th

3. APPLICANT 854 West Randolph, LLC

ADDRESS 2001 N. Halsted, Suite 304

CITY Chicago STATE IL .ZIP CODE 60614

PHONE 312-636-6937 CONTACT PERSON Rolando R. Acosta

4. Is the Applicant the owner of the property? YES X NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER

ADDRESS

CITY STATE ZIP CODE.

PHONE _____ CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Rolando Acosta

ADDRESS 1030 W. Chicago Ave. CITY Chicago

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX 312-253-4440

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 Cl-1 & Cl-3 Proposed Zoning District Cl-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 , 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)

NO X