



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2016-643
Type: Ordinance
File created: 2/10/2016
Status: Passed
In control: City Council
Final action: 6/28/2017
Title: Zoning Reclassification Map No. 3-G at 1551 W North Ave a.k.a. 1555 N Ashland Ave - App No. 18652
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2016-643.pdf, 2. SO2016-643.pdf

Date	Ver.	Action By	Action	Result
6/28/2017	1	City Council	Passed as Substitute	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/10/2016	1	City Council	Referred	

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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 of the BI-2, Neighborhood Shopping District symbols as shown on Map No. 3-G in the area bounded by:
West North Avenue; the public alley next East of and parallel to North Ashland Avenue; a line 116.70 feet South of and parallel to West North Avenue; North Ashland Avenue. To those of a CI-5, Neighborhood Commercial Zoning District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning

Ordinance is hereby amended by changing all of the CI-S, Neighborhood Commercial Zoning

District symbols as shown on Map No. 3-G in the area bounded by:

West North Avenue; the public alley next East of and parallel to North Ashland Avenue; a line 116.70 feet South of and parallel to West North Avenue; North Ashland Avenue.

to those of a Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and mudc a part of thereof and to no others.

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

Address of property:

1551 West North Avenue aka 1555 North Ashland Avenue Chicago IL,

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Business Planned Development No.

BULK REGULATIONS AND DATA TABLE

Gross Site Area:

Area in Public Right-of-Way:

Net Site Area:

24,805.39 square feet 12,236.80 square feet 12,568.59 square feet

Maximum Floor Area Ratio: Maximum Number of Hotel Rooms

5.0 99

Minimum Number of Off-Street Parking Spaces:

Minimum Number of Loading Spaces: Minimum Number of Bicycle Storage Spaces: Maximum Building Height:

1 loading space (10' x 25') 6

93'-6"

Minimum Setbacks:

Applicant: 1551 Inc., an Illinois corporation
Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago
Introduced: February 10, 2016
Plan Commission: February 16, 2017

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PLANNED DEVELOPMENT STATEMENTS NO.

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 12,568.59 square feet (net site area) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 1551 INC.
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 (CDOT) on behalf, of the Applicant or its successors, assigns 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 (DPD) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the CDOT.

All work proposed in the public way must be designed and constructed in accordance with the CDOT 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 CDOT.

4. This Plan of Development consists of 15 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line; the following plans (prepared by Vari Architects, ltd and dated July 21, 2016):.

Applicant: 1551 Inc., an Illinois corporation
Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago
Introduced: February 10, 2016
Plan Commission: February 16, 2017

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Site Plan; Floor Plans and Building Elevations. Full-sized copies of the Site Plan, and - Building Elevations, are on file with the DPD. 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 this Planned Development:
Lodging including but not limited to a Hotel and related and accessory uses, Eating and Drinking Establishments, Food and Beverage Retail Sales, Office, Personal Services, Repair or Laundry Service, General Retail Sales, Artist Work or Sales Space, Automated Teller Machine Facility and all accessory and

related uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within this Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of this 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 12,568.59 square feet.
9. Pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed, upon review and determination, by DPD. The fee, as determined by the staff of DPD 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 DPD. 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, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

Applicant: 1551 Inc., an Illinois corporation

Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago

Introduced: February 10, 2016

Plan Commission: February 16, 2017

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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, conserves energy and maximizes the preservation of natural resources. Through the provision of a 50% green roof and Energy Star certification, the project will meet the guidelines of the Sustainable Policy of DPD.
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 DPD shall initiate a Zoning Map Amendment to rezone the property to C1-5, Neighborhood Commercial District.

Applicant: 1551 Inc., an Illinois corporation
Address: 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago
Introduced: February 10, 2016
Plan Commission: February 16, 2017

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EXISTING LAND USE MAP

APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

van

624 north racine avenue Chicago, Illinois 60642 312.829.4788

DWG. NAME: EXISTING LAND USE MAP PROJECT. PROPOSED HOTEL ADDRESS 1551 WEST NORTH AVENUE

SCALE: AS NOTED

DATE: 07/21/16

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WEST NORTH AVENUE

-PLANN3D DEVELOPMENT BOUNDARY

BOUNDARY AREAS
GROSS SITE AREA: 24,805.3 SQ. FT.
NET SITE AREA: 12,568.6 SQ. FT.
RIGHT OF WAY AREA: 12,237.7 SQ. FT.

PD BOUNDARY MAP

APPLICANT: ADDRESS:

INTRODUCED: PLAN COMMISSION:

1551, INC.
1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
FEBRUARY 10, 2016
FEBRUARY 16, 2017

van

824 north racine avenue Chicago, Illinois 60642 312.829.4788

OWG. NAME: PROPOSED BOUNDARY MAP

PROJECT PROPOSED HOTEL

ADDRESS: 1651 WEST NORTH AVENUE

SCALE: AS NOTED

DATE: Q1/17

APPLICANT: 1551, INC.
ADDRESS: 1 551 WEST NORTH AVENUE; aka
1 555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

van

824 north racine avenue Chicago, Illinois 60642 312.829.4700

OWG. NAME: SITE PLAN

PROJECT: PROPOSED HOTEL

ADDRESS: 1551 WEST NORTH AVENUE

SCALE: AS NOTED

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BASEMENT FLOOR PLAN

APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

van

824 north racine avenue Chicago, Illinois 60642 312.829.4768

OWG. NAME: BASEMENT FLOOR PLAN

PROJECT PROPOSED HOTEL
ADDRESS 1551 WEST NORTH AVENUE
SCALE AS NOTED
DATE 07/21/16 REV. 4-12-17

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WEST NORTH AVENUE

APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka .
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016

PLAN COMMISSION: FEBRUARY 16, 2017

van

824 north racine avenue Chicago, Illinois 60842 312 829.4788

DWG. NAME: GROUND FLOOR PLAN

PROJECT PROPOSED HOTEL
ADDRESS: 1551 WEST NORTH AVENUE
SCALE AS NOTED
DATE 02/07/17 REV. 4-12-17

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SECOND FLOOR PLAN

APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016

PLAN COMMISSION: FEBRUARY 16, 2017

van

824 north racine avenue Chicago, Illinois 60642 312 829.4788

DWG. NAME: SECOND FLOOR PLAN

PROJECT PROPOSED HOTEL
ADDRESS: 1551 WEST NORTH AVENUE
SCALE AS NOTED
DATE 01/31/17 REV. 4-12-17

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3RD THRU 5TH FLOOR PLAN 68 KEYS

APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

van

824 north racine avenue Chicago, Illinois 60642 312.829.4788

DWG. NAME: 3RD THRU 5TH FLOOR PLAN PROJECT PROPOSED HOTEL ADDRESS: 1551 WEST NORTH AVENUE

SCALE: AS NOTED

DATE: 07/21/18 HFVJ.ja.17 <<http://HFVJ.ja.17>>

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SIXTH FLOOR PLAN 19 KEYS

APPLICANT: ADDRESS:

INTRODUCED: PLAN COMMISSION:
1551, INC.
1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
FEBRUARY 10, 2016
TBD

van

824. north racine avenue Chicago, illinois 60842 312.829.4796

DWG. NAME: SIXTH FLOOR PLAN PROJECT PROPOSED HOTEL ADDRESS: 1551 WEST NORTH AVENUE

SCALE: AS NOTED

DATE: 07/21/16 REV.4-1Z-17

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APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

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B24 north racine avenue Chicago, illinois 60642 312.829.4788
DWG. NAME: SEVENTH FLOOR PLAN
PROJECT PROPOSED HOTEL ADDRESS: 1M1 WFRT NORTH AVFNLJF
SCALE: AS NOTFD
DATE: 07/21/16 REV. 4-12-17

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EIGHT FLOOR PLAN

1 2 KEYS

APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

van

824 north racine avenue Chicago, illinois 60642 312.829.4768
DWG NAME: EIGHT FLOOR PLAN
PROJECT PROPOSED HOTEL ADDRESS: 1SS1 WEST NORTH AVENUE
SCALE: AS NOTED
DATE: 07/21/16 REV. 4-12-17

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TOTAL ROOF AREAS:		12,196 SQ. FT.
LANDSCAPE AREA AT ROOF:	4,637 SQ. FT.	
LANDSCAPE AREA AT ROOF DECK:	1,493 SQ. FT.	
TOTAL GREEN ROOF AREA:		6,077 SQ. FT.

GREEN ROOF PERCENTAGE: 50%

APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

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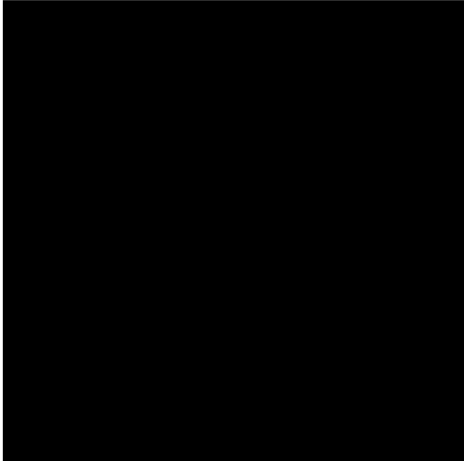
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824 north racine avenue Chicago, Illinois 60842 312.829.4786

DWG MAMIE: HOOF PLAN PROJECT. PROPOSED HOTEL ADDRESS: 1551 WEST NORTH AVENUE

SCALE. AS NOTED

DATE: 07/21/18 REV 4-12-17



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APPLICANT: 1551, INC.
ADDRESS: 1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
INTRODUCED: FEBRUARY 10, 2016
PLAN COMMISSION: FEBRUARY 16, 2017

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624 north racine avenue Chicago, Illinois 60642 312.829.4786

DWG NAME ASHLAND AVE. ELEVATIONS^

PROJECT PROPOSEP HOTEL

ADDRESS: 1551 WFST NORTH AVENUE

SCALE: AS NOTED

DATE 02/01/17 REV 6-16-17

APPLICANT: ADDRESS:

INTRODUCED: PLAN COMMISSION:
1551, INC.
1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
FEBRUARY 10, 2016
FEBRUARY 16, 2017

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824 north racine avenue Chicago, Illinois 60642 312.829.4788

DWG NAME SOUTH ELEVATION

PROJECT PHOPOSFD HOTEL
address: m WEST NORTH AVENUE
SCALE: AS NOTED
DATE: 02/01/17 REV. 6-16.17

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APPLICANT: ADDRESS:

INTRODUCED: PLAN COMMISSION;
1551, INC.
1551 WEST NORTH AVENUE aka
1555 NORTH ASHLAND AVENUE, CHICAGO
FEBRUARY 10, 2016
FEBRUARY 16, 2017

van

824 north racino Eivonuo chiuarju. illinoiti 60642 312.829.4788'

DWG. NAME NORTH AVENUE ELEVATION
PROJECT PROPOSED HOTEL
ADDRESS ISS1 WEST NORTH AVENUE
SCALE AS NOTED
DATE 02/01/17 REV 6-16.17

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

. Solis
Council Committee on Zoning

To:

From

David^L. Reifman Chicago Plan
Commission

Date: July 16, 2017

Re: Proposed Planned Development for the property generally located at 1551 W. North
Avenue.

On February 16, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 1551, INC. 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.

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)

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