



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2019-5544, Version: 1

Final for Publication

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

EASTM 66403977.4

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:

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|------|----------------------|---------------------|
| 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')

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