

# PD 1492

**Table of Contents**

**12/16/20 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 2  
    Bulk Table ..... 6  
    Exhibits ..... 7

20263

25800

JOURNAL--CITY COUNCIL--CHICAGO

12/16/2020

*Reclassification Of Area Shown On Map No. 3-F.*  
(As Amended)  
(Application No. 20263)  
(Common Address: 862 -- 868 N. Orleans St.)

BPD 1492

[SO2019-8496]

*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 Number 3-F in the area bounded 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 Number 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 Number 1492, which is hereby established in the area above described.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number (to be determined) ("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 titleholders 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 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.

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-premises 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-premises 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:

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

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.
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 titleholders 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 percent 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.

[Exhibit A (Bonus Worksheet) referred to in these Plan of Development Statements unavailable at time of printing.]

20263

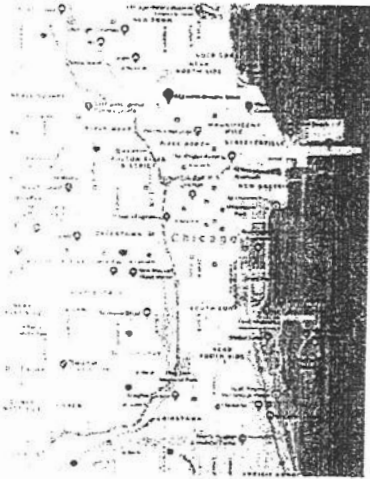
[Architectural Site Plan; Levels 2, 4, 6 and 8 Accessible Rooms; Basement and Entry Level Floor Plans; Levels 2, 3, 4, 5, 6, 7, 8, 9 and 11 Floor Plans; North, South, East and West Exterior Building Elevations; Building Section; and Building Renderings and Materials referred to in these Plan of Development Statements printed on pages 25805 through 25818 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

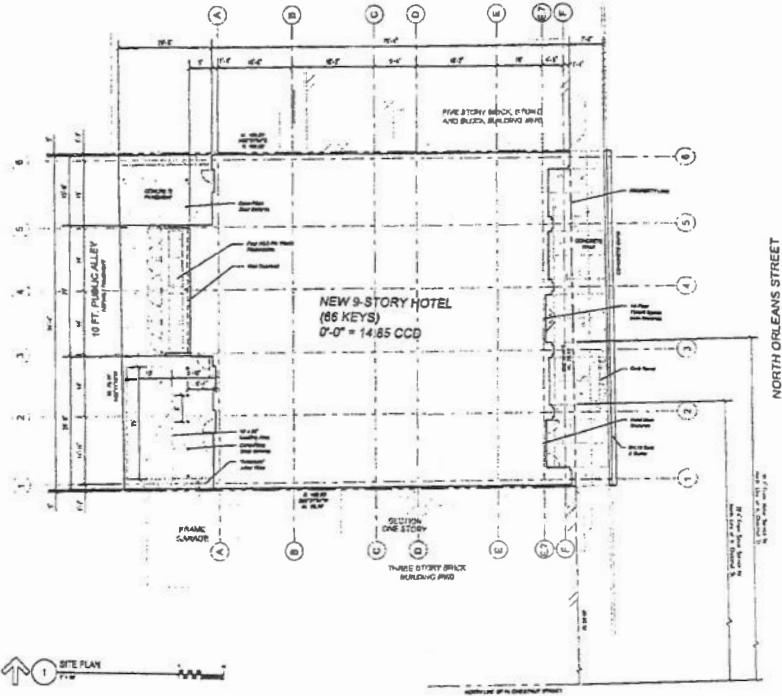
*Bulk Regulations And Data Table.*

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 <sup>th</sup> floor  *109 feet, 10 inches (measured to the top of the canopy above the proposed roof deck)

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↑ 1 AREA MAP  
1/14



↑ 1 SITE PLAN  
1/14

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CHICAGO, IL 60610  
TEL: 312.467.1111  
WWW.ETHOSWORKSHOP.COM

**STOB HOTEL**  
862 N. Orleans Street  
Chicago, IL 60610

Owner:  
862 N. Orleans, LLC (DBA Stob Hotel)  
1111 N. LAUREL STREET  
CHICAGO, IL 60610  
TEL: 312.467.1111

ISSUE DATE:  
1/14/20

PROJECT NO.: 14279  
DATE: 1/14/20

ARCHITECTURAL  
SITE PLAN

Sheet No.

**ASP1.0**

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**LEGEND**

KM	KING MID
KCB	KING CORNER BALCONY
K3	KING SUITE
KMA	KING MID - MOBILITY ACCESSIBLE
KCA	KING CORNER BALCONY - MOBILITY ACCESSIBLE
KSA	KING SUITE - MOBILITY ACCESSIBLE
K3-A	KING SUITE - MOBILITY + COMMUNICATION ACCESSIBLE
QCB	DOUBLE QUEEN CORNER NO BALCONY
QCB-A	DOUBLE QUEEN CORNER NO BALCONY - MOBILITY

**SUMMARY**

TOTAL KEYS	88
TOTAL KING ROOMS	84
TOTAL QUEEN ROOMS	12
TOTAL ACCESSIBLE ROOMS	4 (2 KING, 1 QUEEN, 1 DBL. QN)
TOTAL COMMUNICATION ROOMS	7 (2 KING, 3 QUEEN, 1 DBL. QN)
ACC. KING W/ROLL-UP SHOWERS	1 (1 KING, ROOM #10)
ACC. KING W/PLUGS	3
FLOORS WITH ACCESSIBLE ROOMS	2, 4 & 8
FL. QN. WITH COMMUNICATION FEATURES	4, 6 & 8
TOTAL BALCONY ROOMS	16
TOTAL NON-BALCONY ROOMS	80

**OVERALL ROOM MATRIX**

FLOOR	STANDARD ROOMS				MOBILITY ACCESSIBLE ROOMS				TOTAL
	KM	KCB	K3	QUEEN	KMA	KCA	K3-A	QCB-A	
2	2		2						4
4	6	2	2						10
6	6	2							8
8	6	1							7
10	6	2							8
12	6	2							8
14	6	2							8
<b>TOTALS</b>	<b>37</b>	<b>11</b>	<b>3</b>	<b>11</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>66</b>

**GUEST ROOMS WITH COMMUNICATIONS FEATURES (SECTION 802)**

FLOOR	STANDARD ROOMS			ACCESSIBLE ROOMS			TOTAL
	KING	QUEEN	KING	QUEEN	QUEEN	KEYS	
2							0
4	1						1
6	1						1
8	1						1
10	1						1
12	1						1
14	1						1
<b>TOTALS</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>12</b>

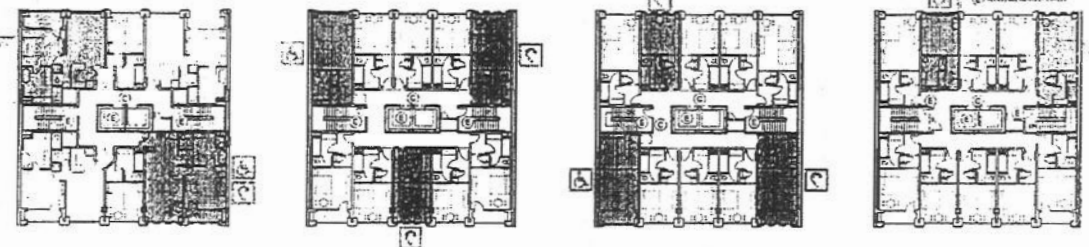
**ACCESSIBLE AND COMMUNICATION GUEST ROOMS BY ROOM NUMBER**

FLOOR	NON-ACCESSIBLE COMMUNICATION ROOMS			ACCESSIBLE ROOMS			JOINT ACC + COMM ROOM
	KM	KCB	QUEEN	KMA	KCA	QCB-A	
2							018
4							018
6							018
8							018
10							018
12							018
14							018
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>072</b>

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 1111 N. LAUREL STREET  
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 TEL: 312.467.1111  
 FAX: 312.467.1112

**STOB HOTEL**  
 862 N. Orleans Street  
 Chicago, IL 60610

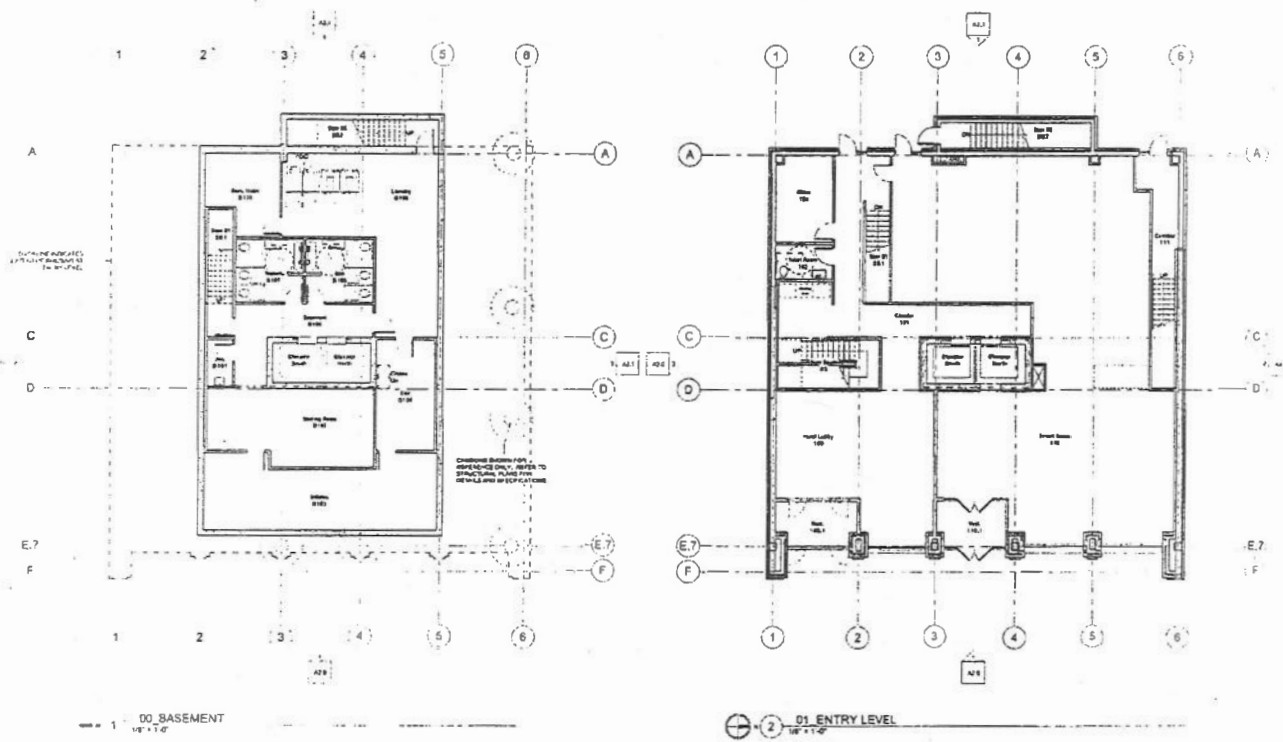
Drawn by: [Name]  
 Date: [Date]  
 Project No: [Number]  
 Scale: [Scale]  
 Sheet No: [Number]



1 LEVEL 2 ACCESSIBLE ROOMS 1/8" = 1'-0"  
 2 LEVEL 4 ACCESSIBLE ROOMS 1/8" = 1'-0"  
 3 LEVEL 6 ACCESSIBLE ROOMS 1/8" = 1'-0"  
 4 LEVEL 8 ACCESSIBLE ROOMS 1/8" = 1'-0"

**A0.4**

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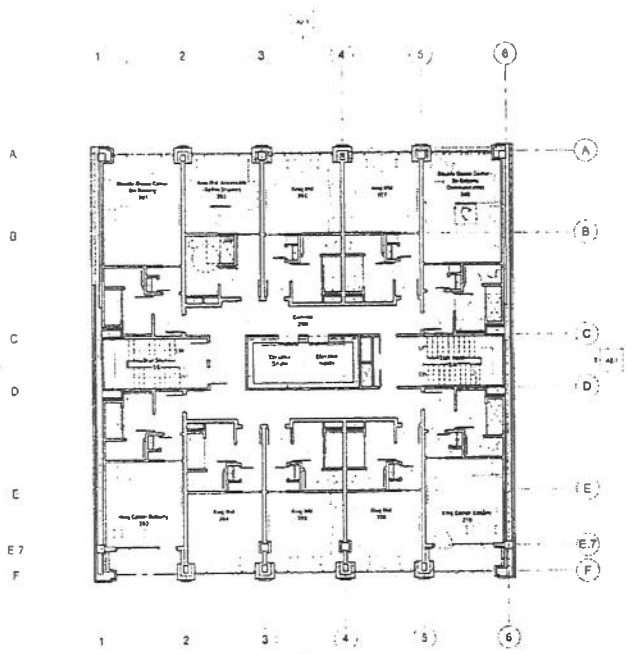


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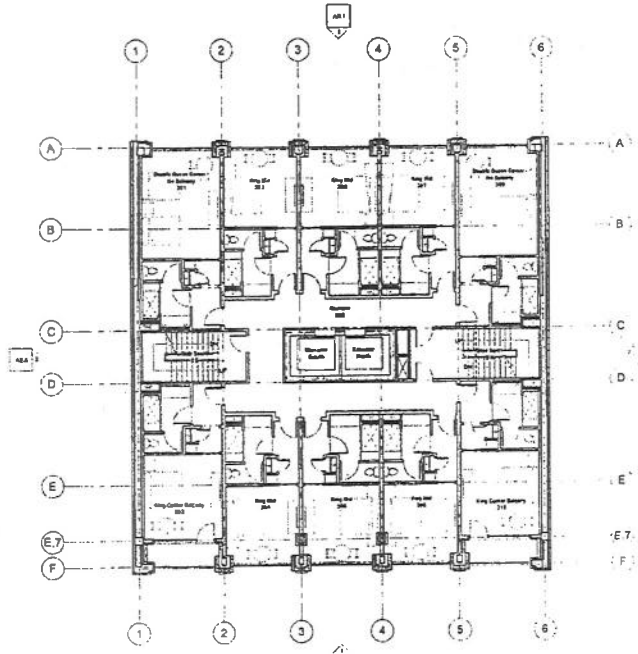
STOB HOTEL  
862 N. Orleans Street  
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**A1.0**

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02\_LEVEL 2  
1/8" = 1'-0"



03\_LEVEL 3  
1/8" = 1'-0"

**ETHOS  
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111 N. Wacker Drive  
Chicago, IL 60606  
312.467.1111

**STOB HOTEL**  
862 N. Orleans Street  
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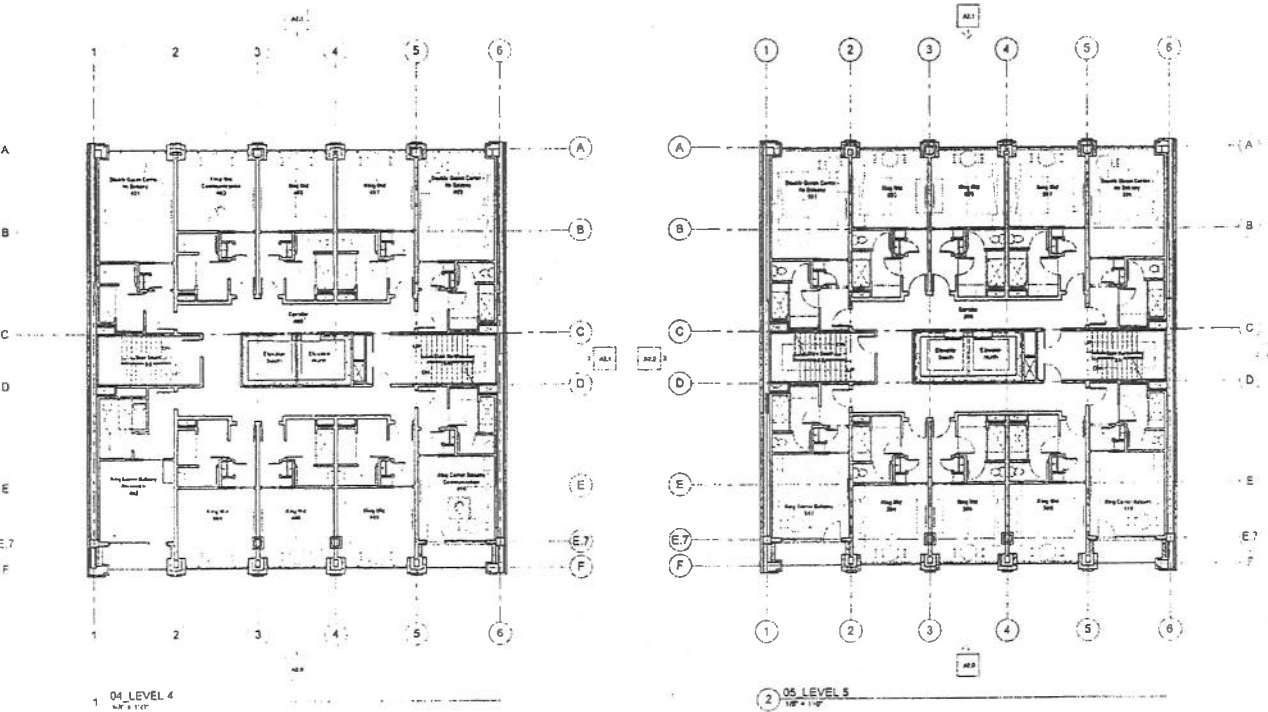
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Date: 12/16/2020

FLOOR PLANS - LEVELS TWO  
AND THREE

Sheet No.

**A1.1**

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STOB HOTEL  
01909 N. Orleans Street  
Chicago, IL 60610

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

REVISION DATA

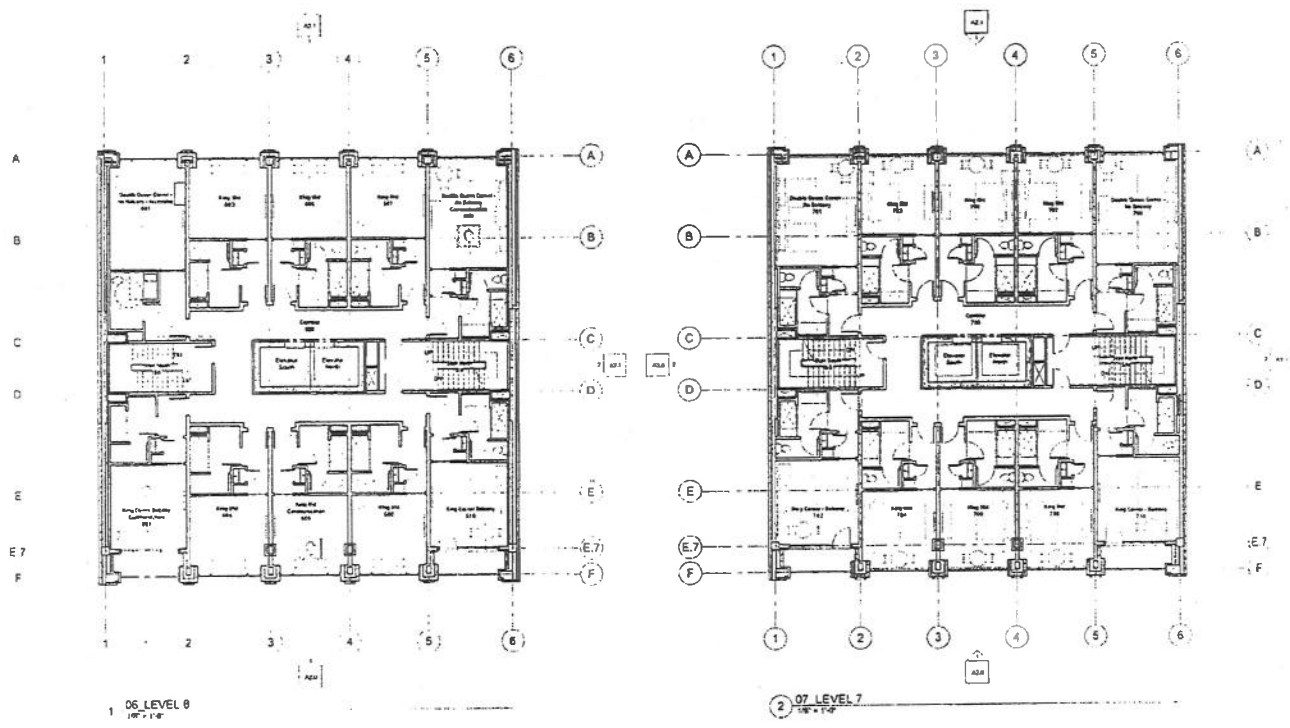
Project No. 1201

FLOOR PLANS LEVEL 4 & 5

Sheet No.

A1.2

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**STOB HOTEL**  
862 N. Orleans Street  
Chicago, IL 60610

Architect:  
Ethos Workshop Architects  
1111 N. Dearborn Street  
Chicago, IL 60610  
312.467.1111

IN A 24%  
1/18/2020

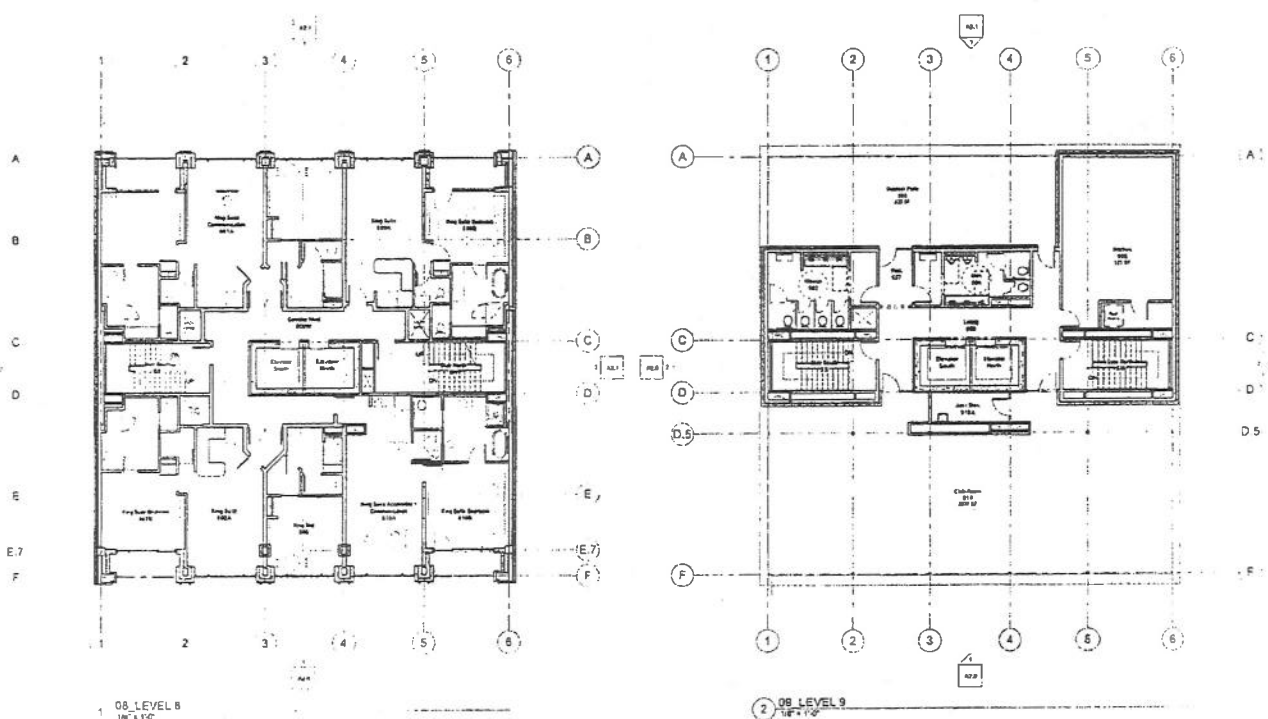
Project No. 19012

FLOOR PLANS: FELS 5/4  
AND 10/4/19

Sheet No.

**A1.3**

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

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

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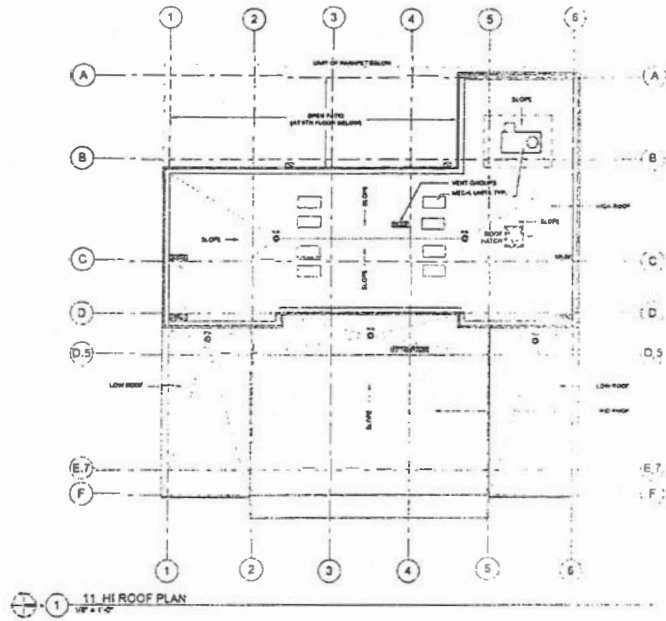
Project No. 1510

FLOOR PLANS, LEVELS, LIGHT  
AND MINE

Sheet No.

**A1.4**

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Client:  
Ethos Workshop Architects  
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Tel: 312.467.1100

Issue Date:  
1/16/20

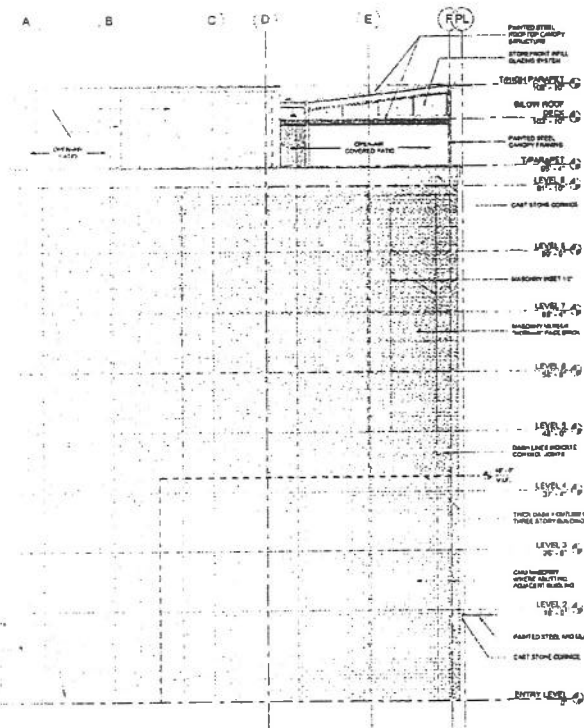
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Sheet No. of 44

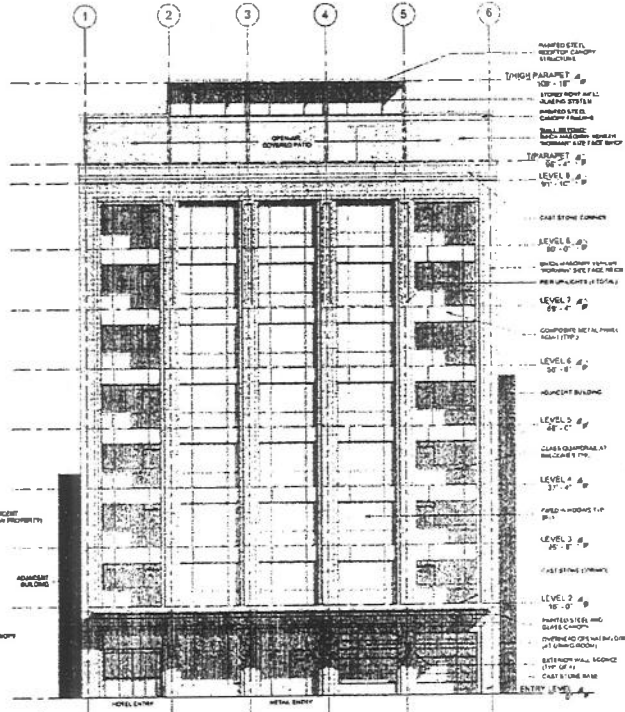
Sheet No.

A1.5

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



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

ETHOS WORKSHOP ARCHITECTS  
862 N. Orleans Street  
Chicago, IL 60610

STOB HOTEL  
862 N. Orleans Street  
Chicago, IL 60610

SCALE DATE

Project No. Title

EXTERIOR ELEVATIONS - 1-181 AND 501

Sheet No

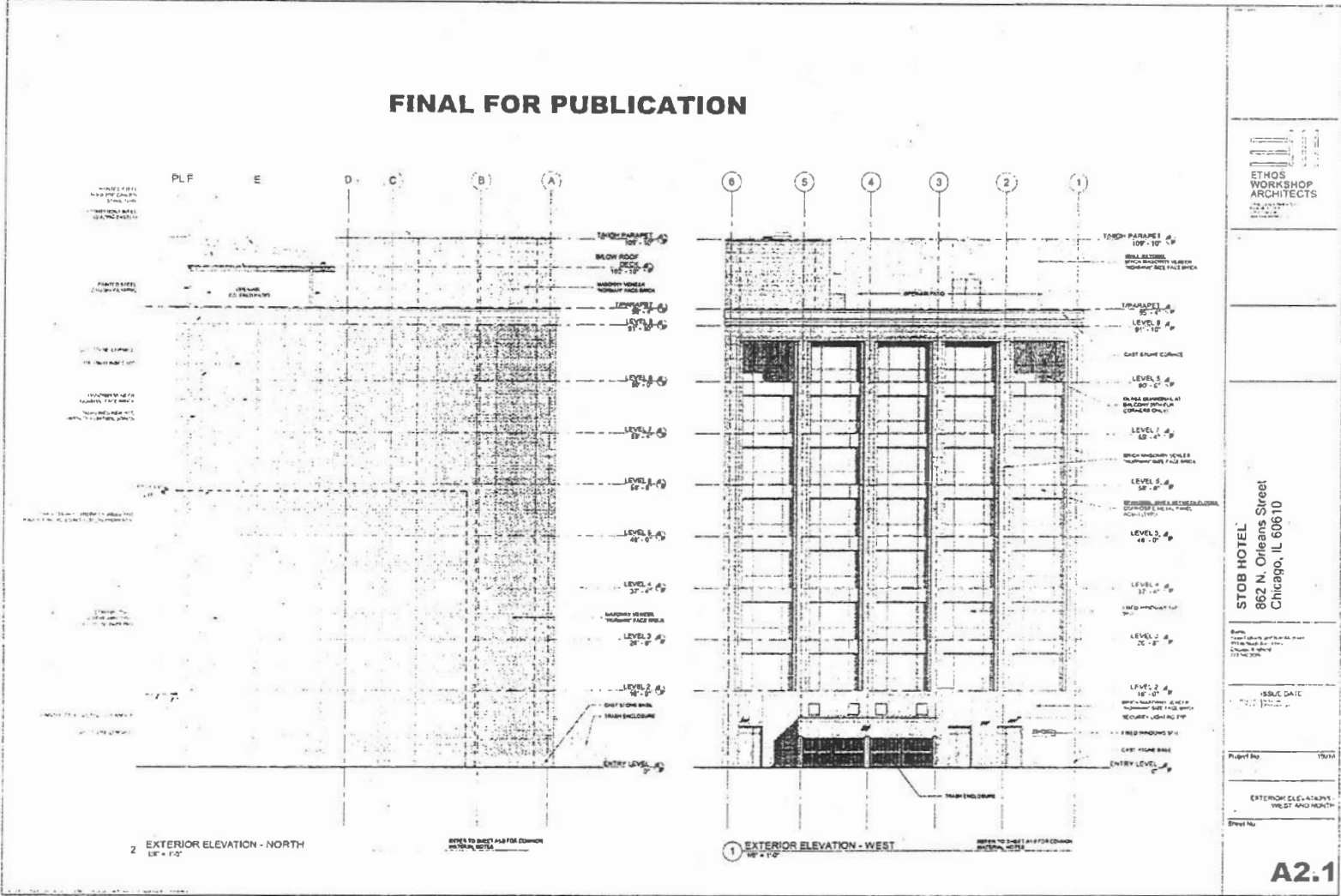
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12/16/2020

REPORTS OF COMMITTEES

25813

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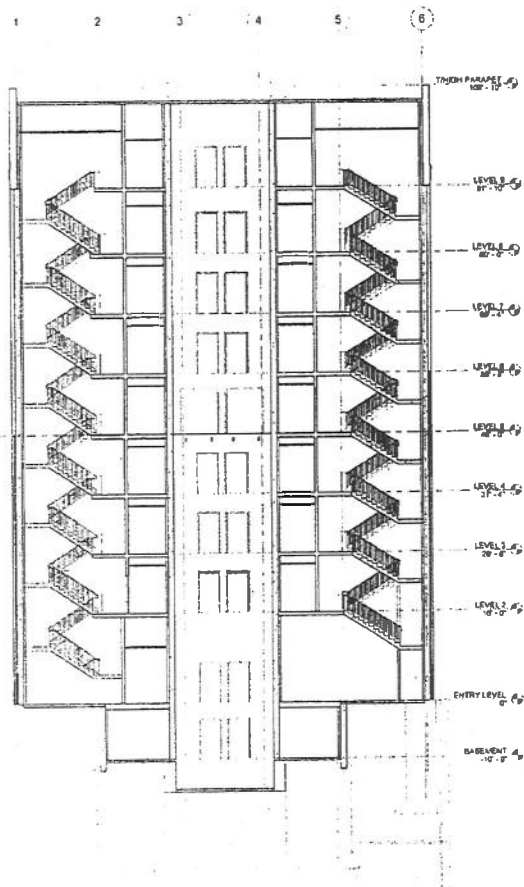
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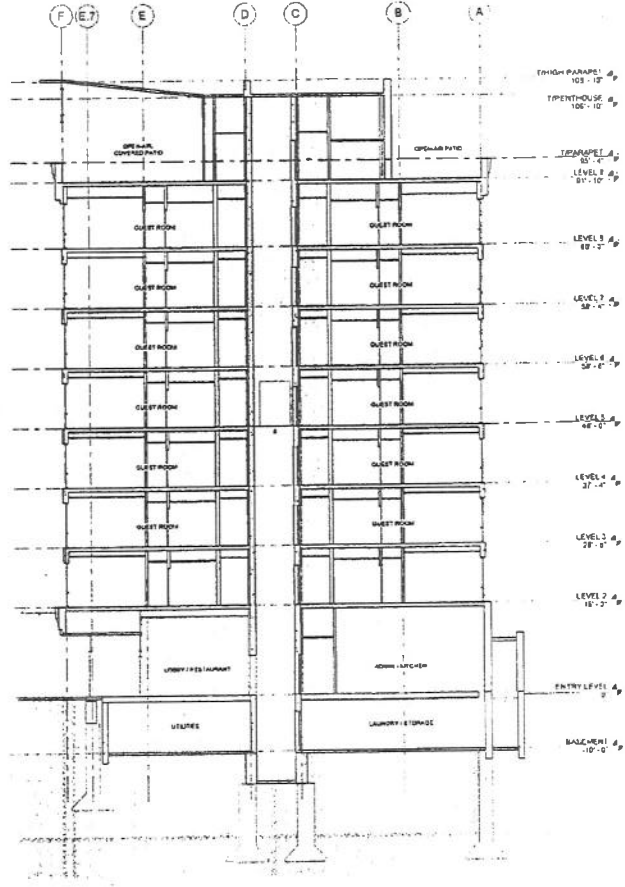
12/16/2020

**A2.1**

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2 BUILDING SECTION DIAGRAM - NORTH / SOUTH  
1/8" = 1'-0"



1 BUILDING SECTION DIAGRAM - EAST / WEST  
1/8" = 1'-0"



STOB HOTEL  
862 N. Orleans Street  
Chicago, IL 60610

ISSUE DATE	
PROJECT NO.	7410
DRP - BUILDING SECTION	
SCALE	

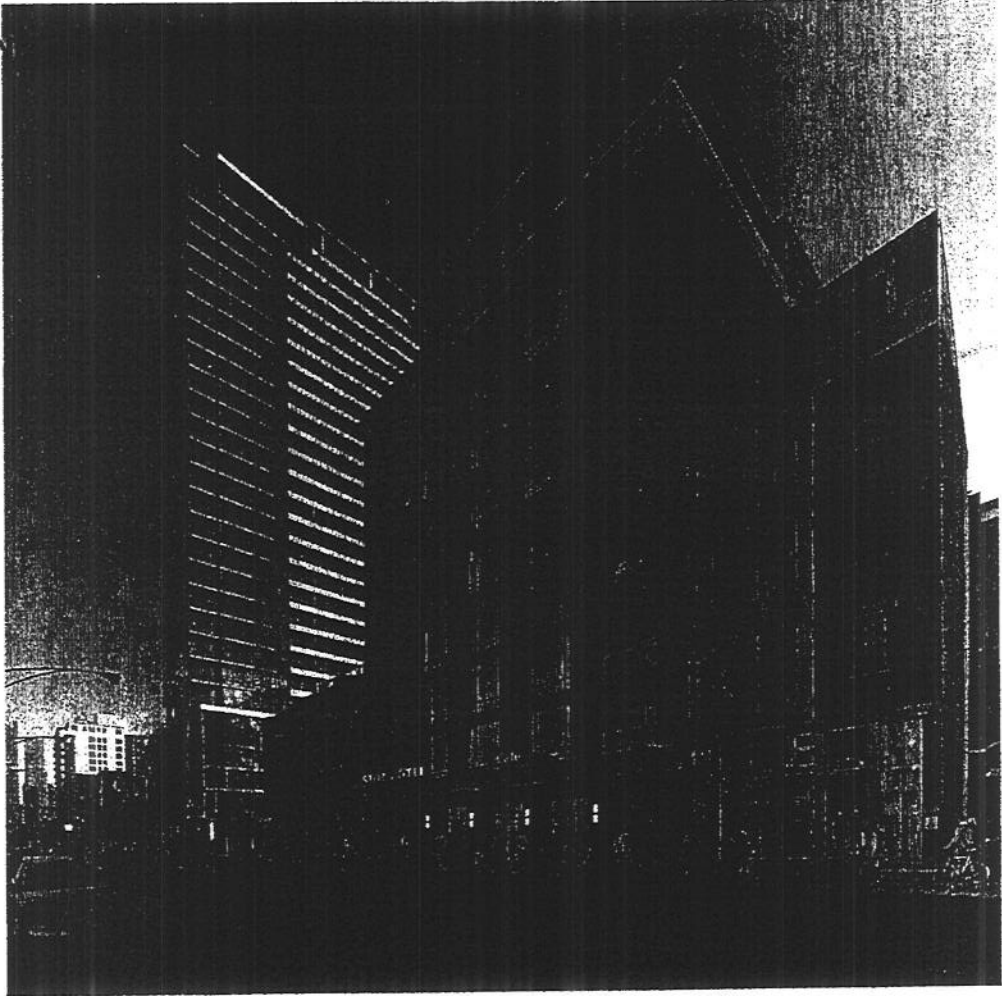
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12/16/2020

REPORTS OF COMMITTEES

25815

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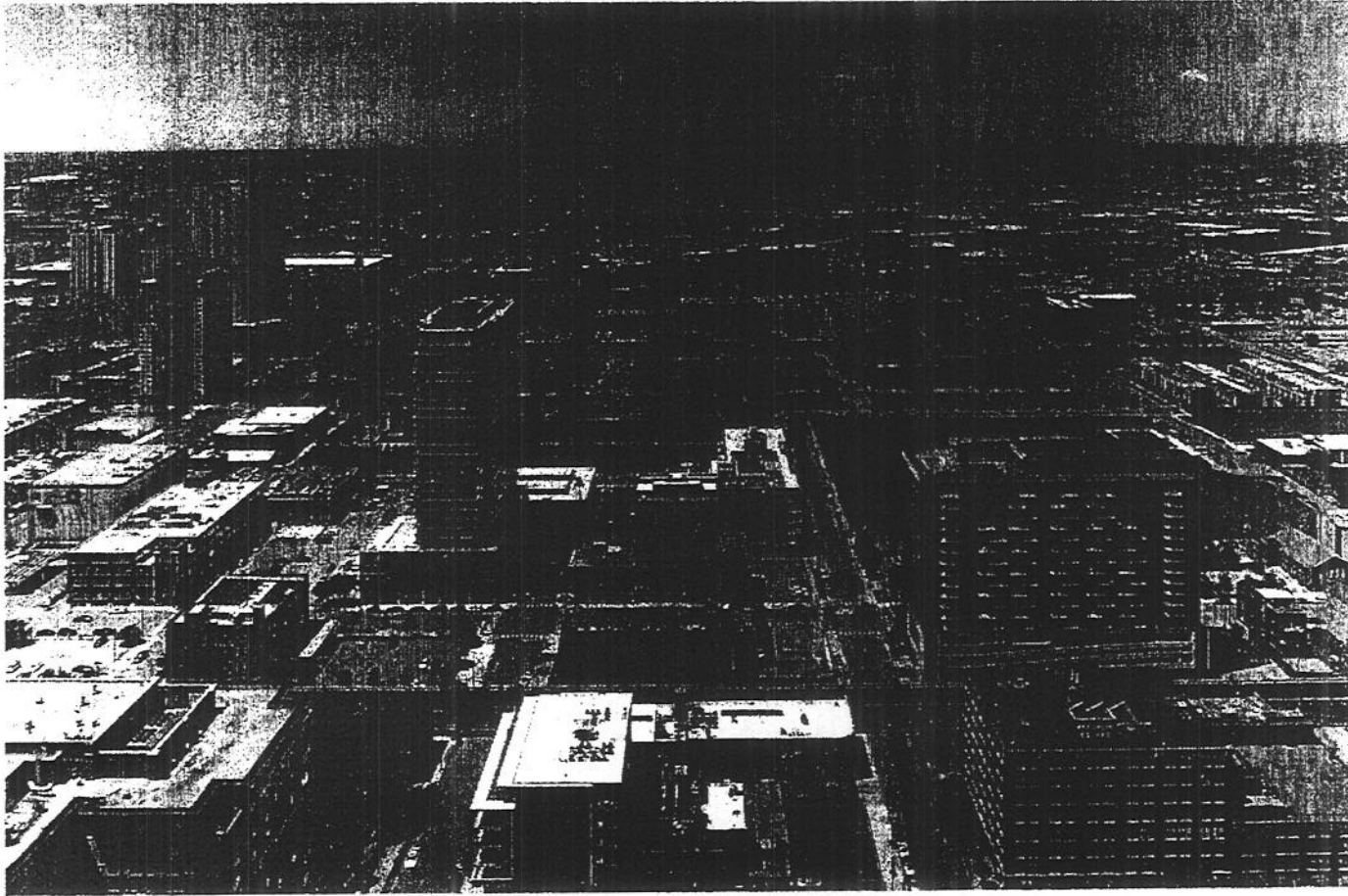
ETHOS  
WORKSHOP  
ARCHITECTS

STOB HOTEL  
862 N. Orleans Street  
Chicago, IL 60610

Owner:  
Ethos Workshop and Partners  
211 W. Taylor Street, Suite 200  
Chicago, IL 60604  
773.221.7974

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REVISIONS  
Sheet No.

PD1.2A



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**STOB HOTEL**  
862 N. Orleans Street  
Chicago, IL 60610

1110 N. Dearborn Street  
Chicago, IL 60610  
312.467.2346

ISSUE DATE

PROJECT NO. 14873

RENDERING

SHEET NO.

**PD1.2B**

12/16/2020

REPORTS OF COMMITTEES

25817

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**PAINTED STEEL**  
ENTRY CANOPY, ROOFTOP CANOPY

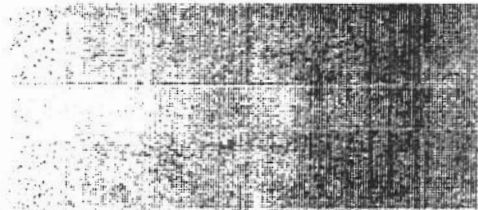


**Graphite Mica**  
Ply 1/8", 140 S  
Color 2-1-15

**SPANDREL FLOOR PANELS**  
ALUMINUM COMPOSITE PANELS



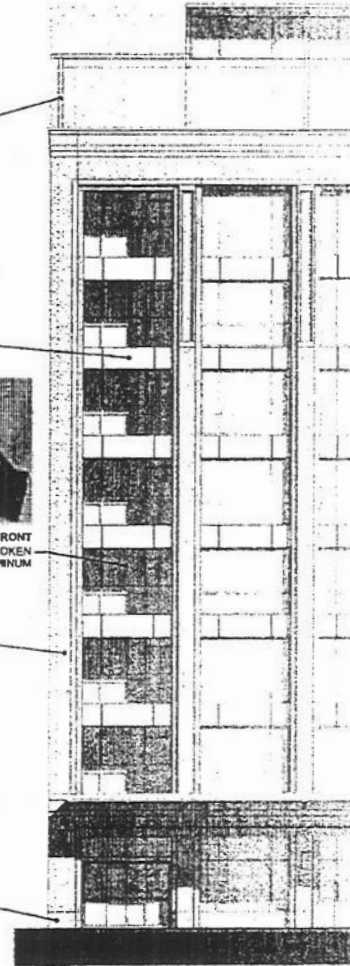
**MASONRY VENEER**  
EBONITE SMOOTH, NORMAN SIZE 1/3 BOND



**CAST STONE**  
BASE AND CORNICES



**WINDOWS AND STOREFRONT**  
THERMALLY BROKEN  
BLACK ALUMINUM



**ETHOS  
WORKSHOP  
ARCHITECTS**

**STOB HOTEL**  
862 N. Orleans Street  
Chicago, IL 60610

Drawn by:  
Checked by:  
Date:

SCALE DATE

Project No. Page

DATE

Sheet No.

**PD1.2C**