

PD 1513

Table of Contents

02/16/2023 Minor Change	2
Exhibits	3
11/22/2021 Minor Change	13
Bulk Table	15
Exhibits	16
07/21/2021 PD Adoption	23
Ordinance	23
Statements	23
Bulk Table	28
Exhibits	29



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 16, 2023

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60603

Re: Minor change to PD No. 1513, 148-158 E. Ontario St.

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 1513 ("PD 1513") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1513.

RIU Chicago, LLC, the sole property owner of PD 1513, is seeking a minor change to add a glass viewing balcony on the 26th Level Terrace, as shown on the attached documents labeled as Perspective Views, Plan, South Elevation, West Elevation, and Section.

Regarding your request, the Department of Planning and Development has determined that allowing the approximately 64 SF balcony will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and IPD 1513, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec
Assistant Commissioner

C: Heidi Sperry, Mike Marmo, Erik Glass, Janice Hill, Main file





150 E ONTARIO | CHICAGO, IL



**Lamar Johnson
Collaborative** 

 FIDELITY PRIME GROUP, INC.

RIU
RENDERING & INTERIOR DESIGN

PERSPECTIVE

© Lamar Johnson Collaborative 2022
01.30.2023

150 E ONTARIO | CHICAGO, IL



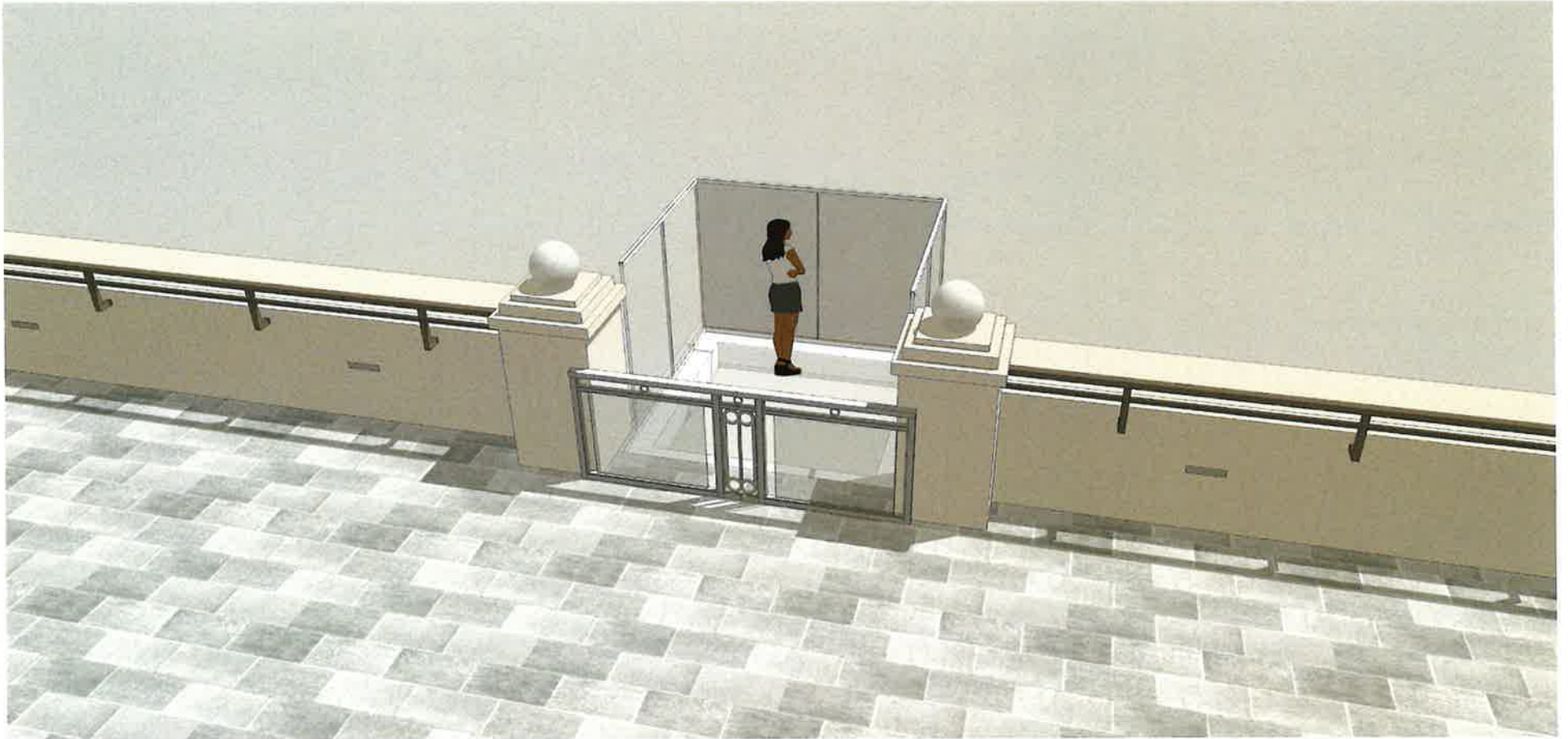
**Lamar Johnson
Collaborative**

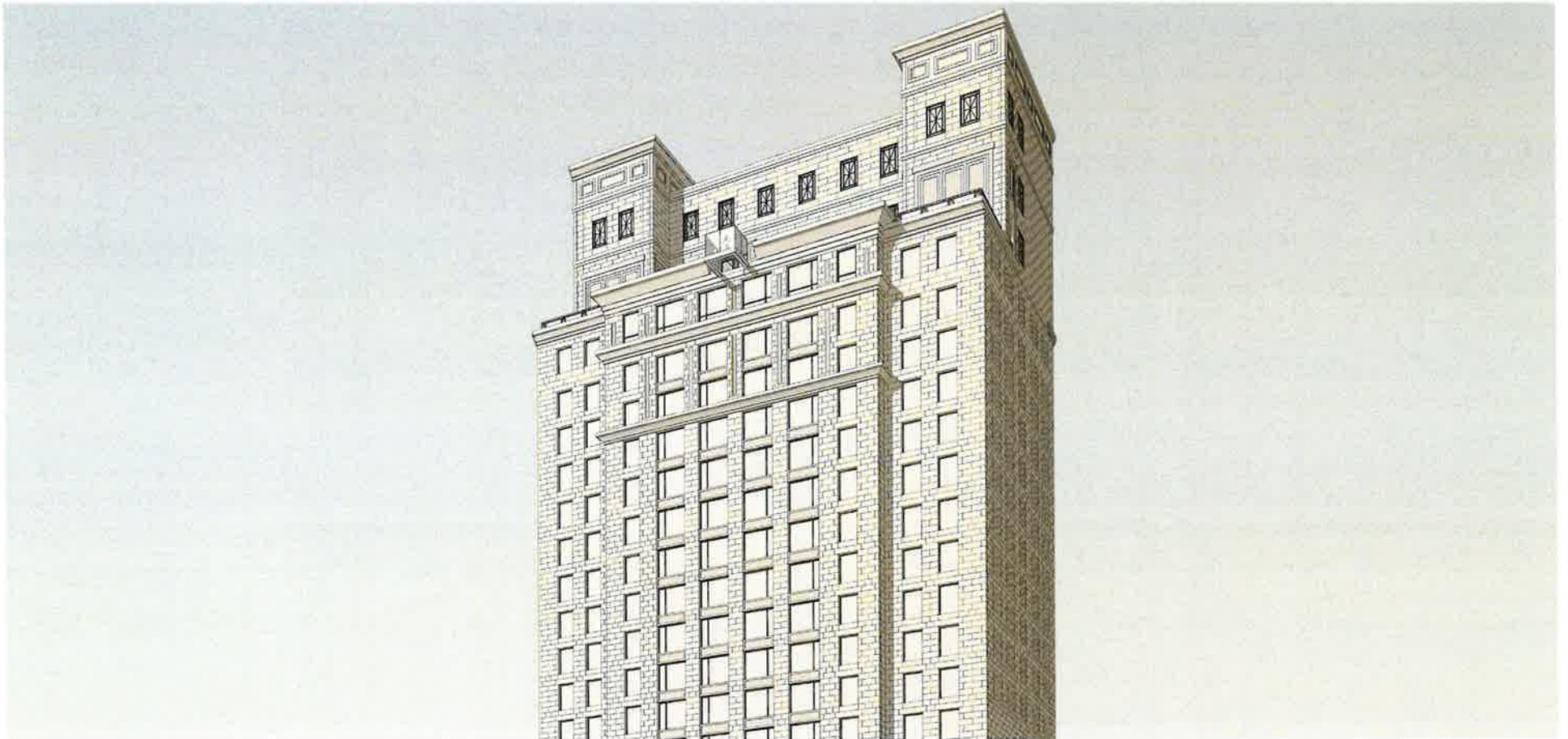
THE PRIME GROUP, INC.

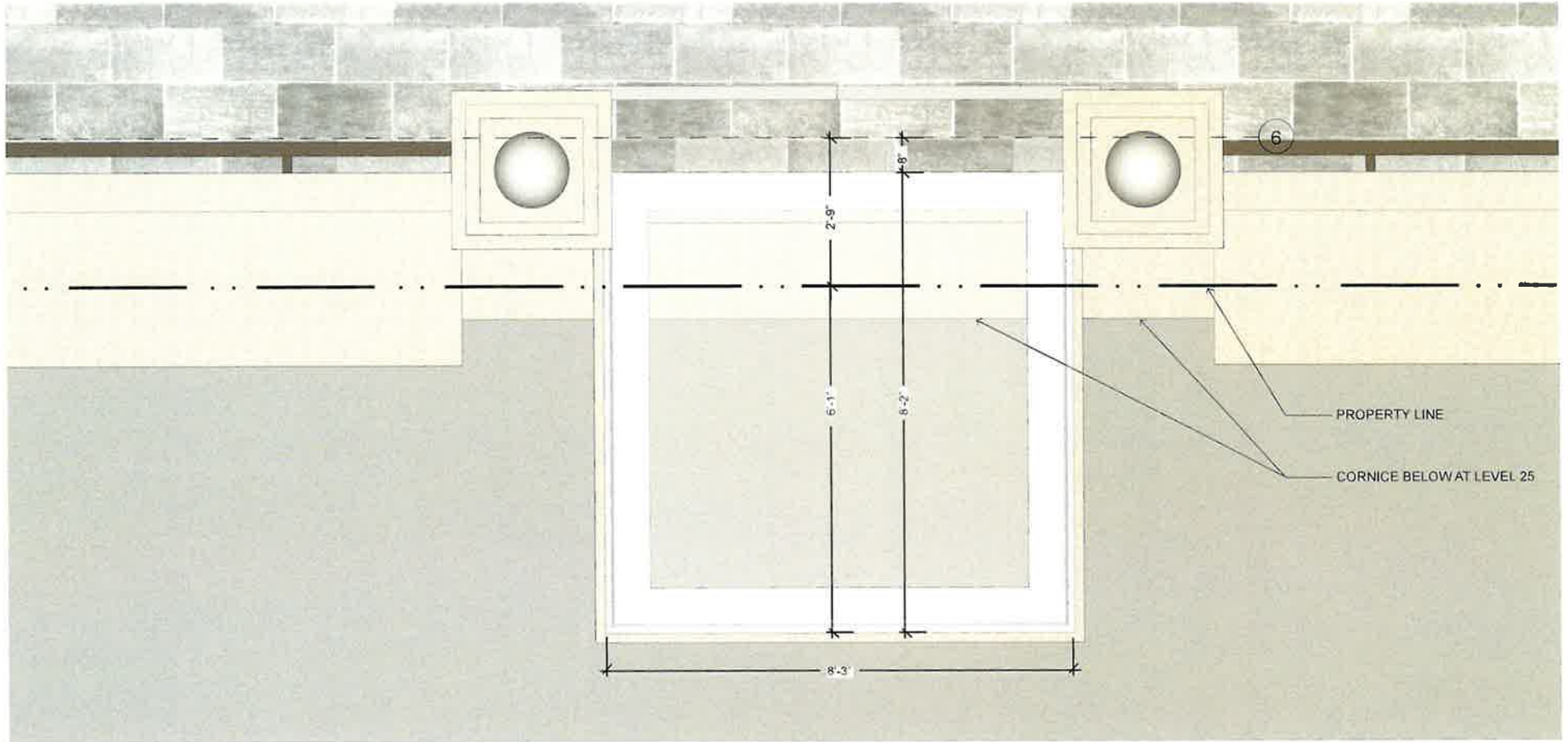
RIU
PHILADELPHIA

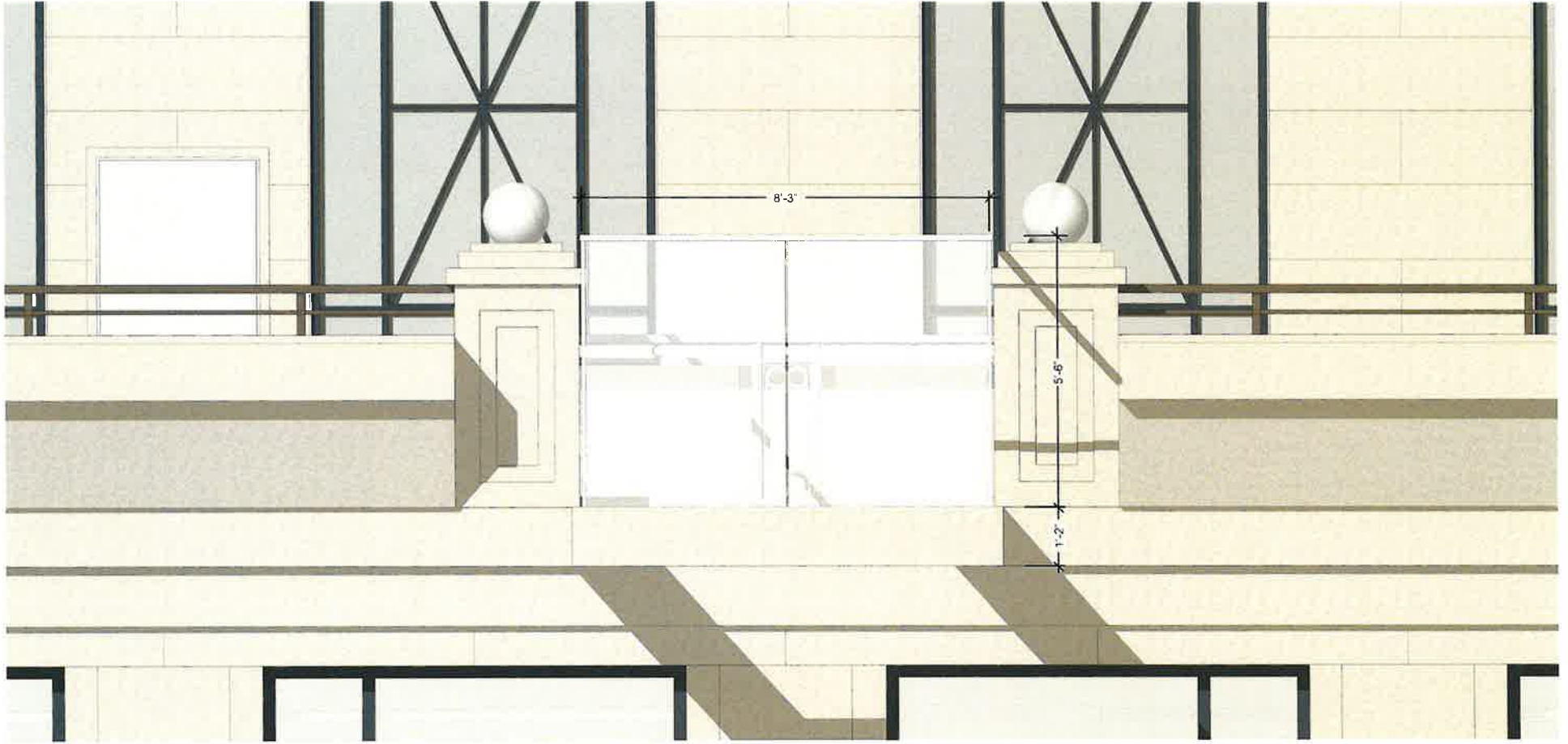
PERSPECTIVE

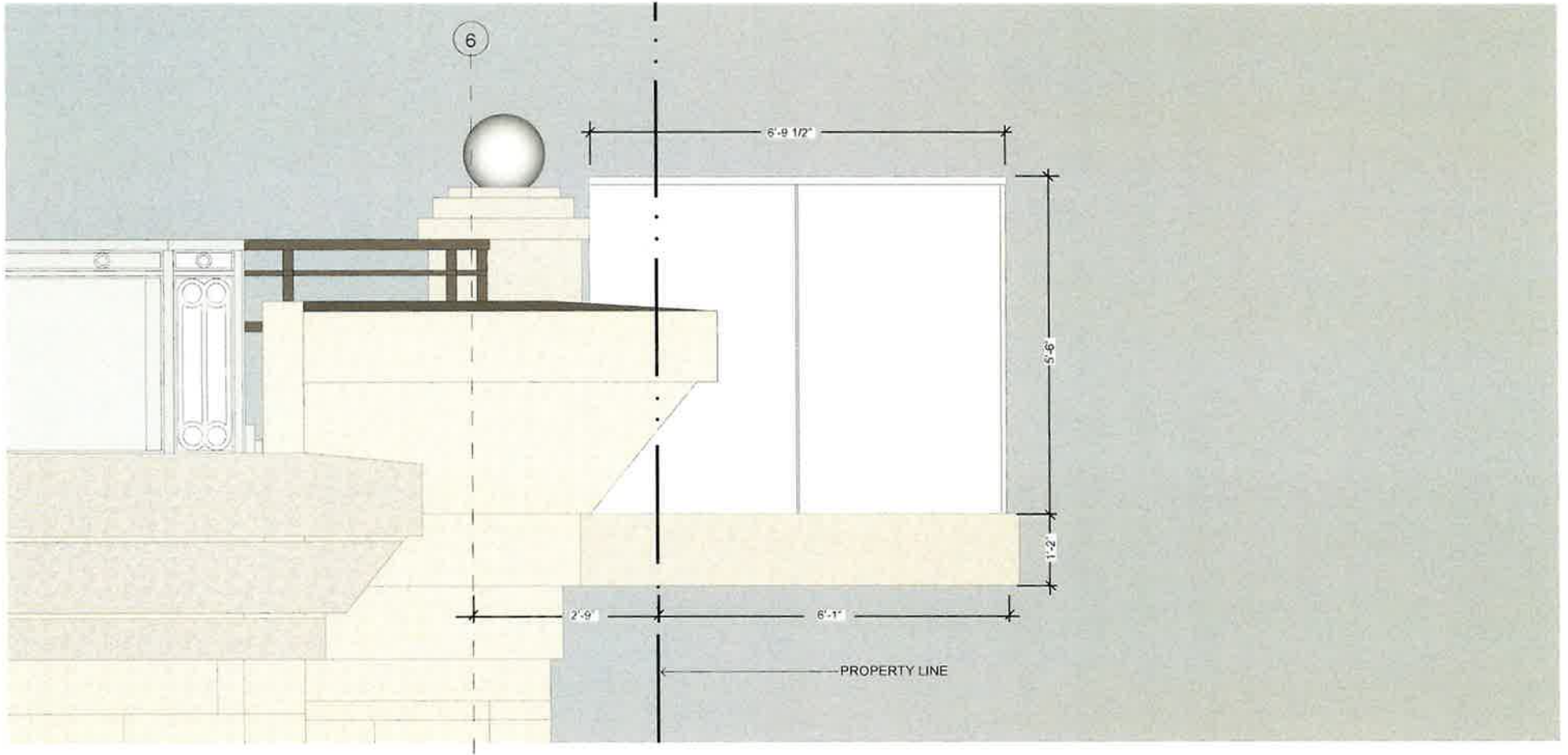
© Lamar Johnson Collaborative 2022
01.30.2023

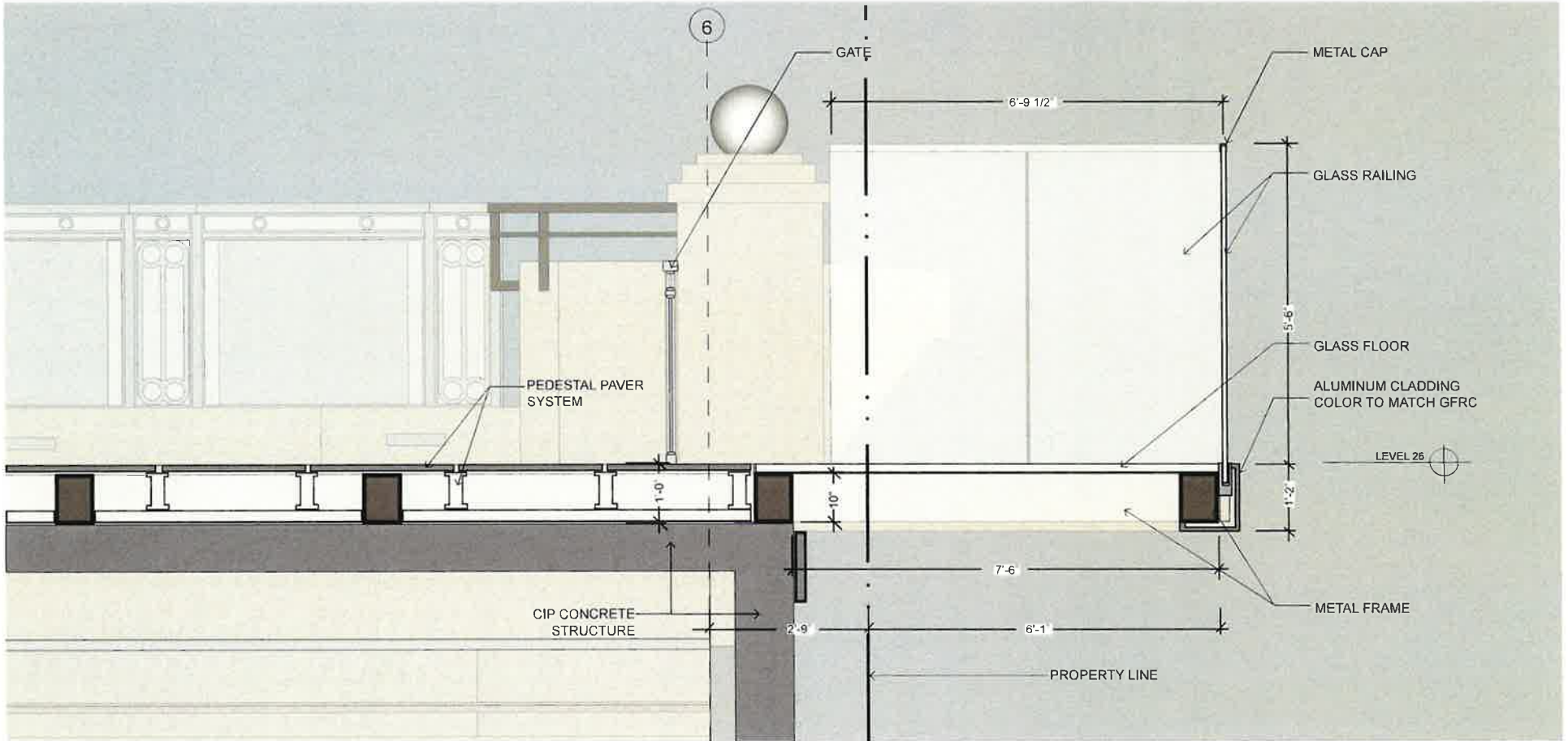












November 22, 2021

John J. George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60606

**Re: Minor Change to PD 1513
148-158 E. Ontario Street**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 1513 ("PD 1513") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1513.

RIU Chicago, LLC is the contract purchaser of the property at 148-158 E. Ontario Street and is seeking a minor change with the consent of the property owner, Ontario Hotel Development, LLC. RIU Chicago, LLC is seeking a minor change for the following design changes to the proposed 28-story hotel:

- Increase in the number of hotel keys from 388 to 390. The two additional rooms will replace an outdoor terrace on the 25th floor.
- Widening of the loading dock access from 26' to 27'-9" and removal of the pedestrian exit label at the northwest corner of the building. The exit door was removed pursuant to the request of the Fire Department, but the label was not removed from the plan.
- Reconfiguration of the green roof, while maintaining the approved net green roof area.
- On the South Elevation: refinements to the windows located at the east and west ends of the building on the ground floor, 26th floor and 27th floor.
- On the East Elevation: addition of windows on the 26th and 27th floors and an additional ornamental grill and louvers on the 28th floor.
- On the North Elevation: refinements to the mechanical louvers at the base of the building and the removal of the exit door at the northwest corner of the building, as noted above.

The following revised exhibits are attached:

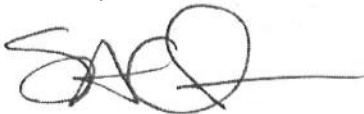
- Bulk Regulations and Data Table
- Proposed Site Plan
- Level 25 Guest Room Plan
- Roof Plan
- South and East Building Elevations
- North and West Building Elevations
- Streetscape Elevation
- Enlarged South Elevation

Minor change
PD No. 1513
November 22, 2021
Page 2

Regarding your request, the Department of Planning and Development has determined that allowing the proposed design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The design changes have been reviewed and approved by our Bureau of Planning and Design. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1513, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'SAC', with a long horizontal line extending to the right.

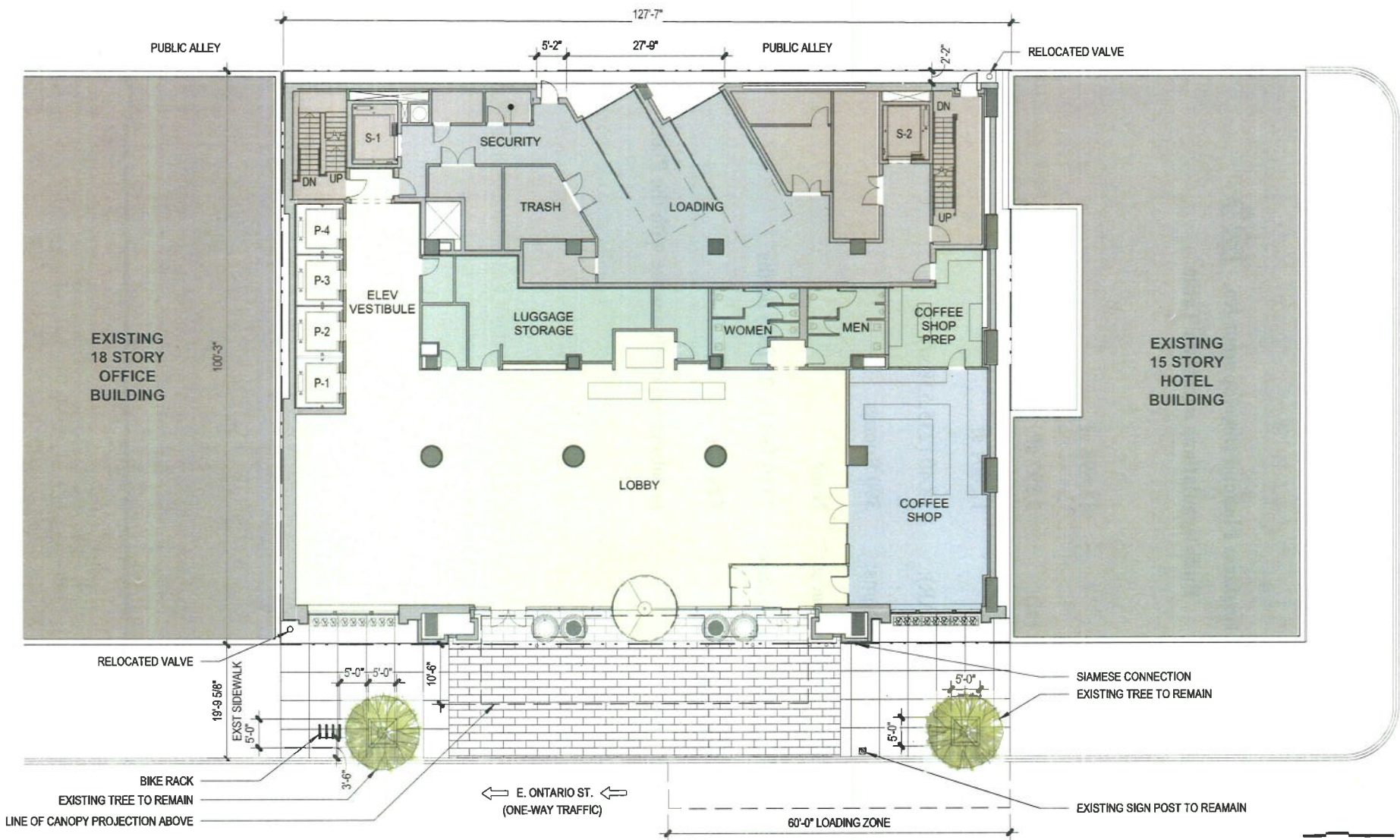
Steven Valenziano
Assistant Zoning Administrator

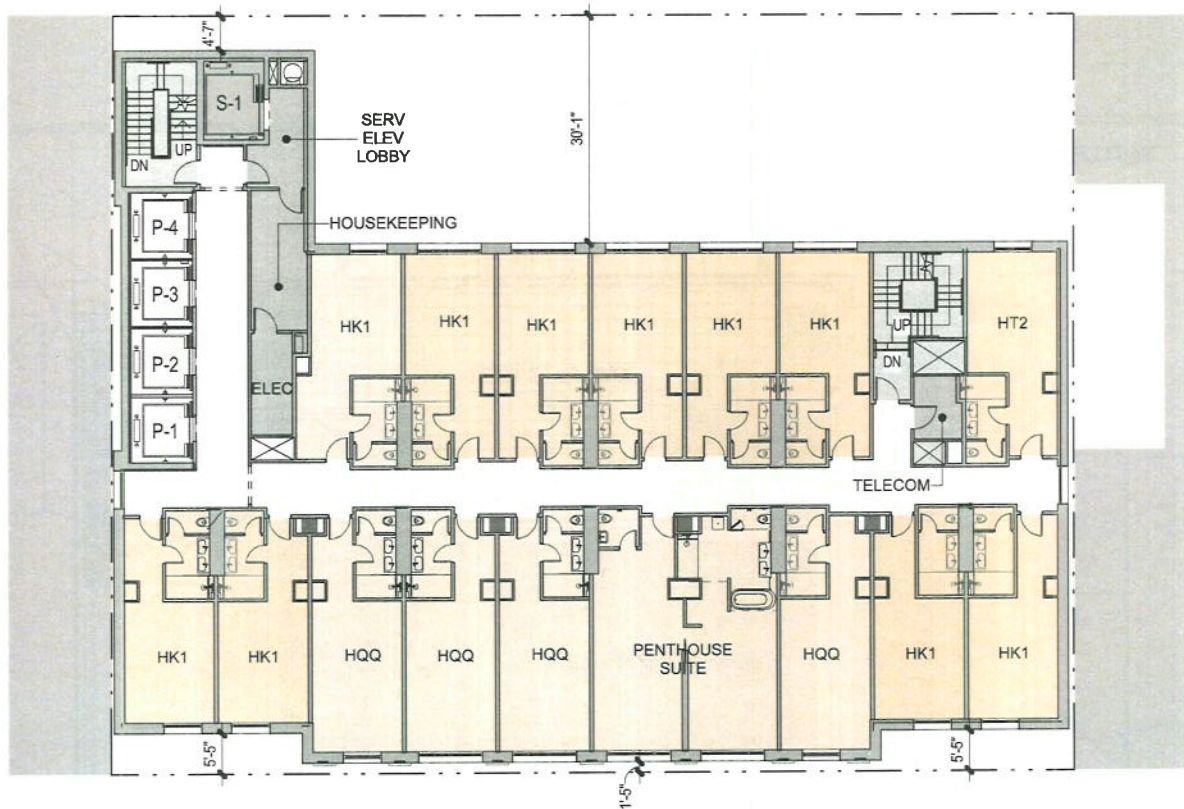
Business Planned Development No. 1513
Bulk Regulations and Data Table

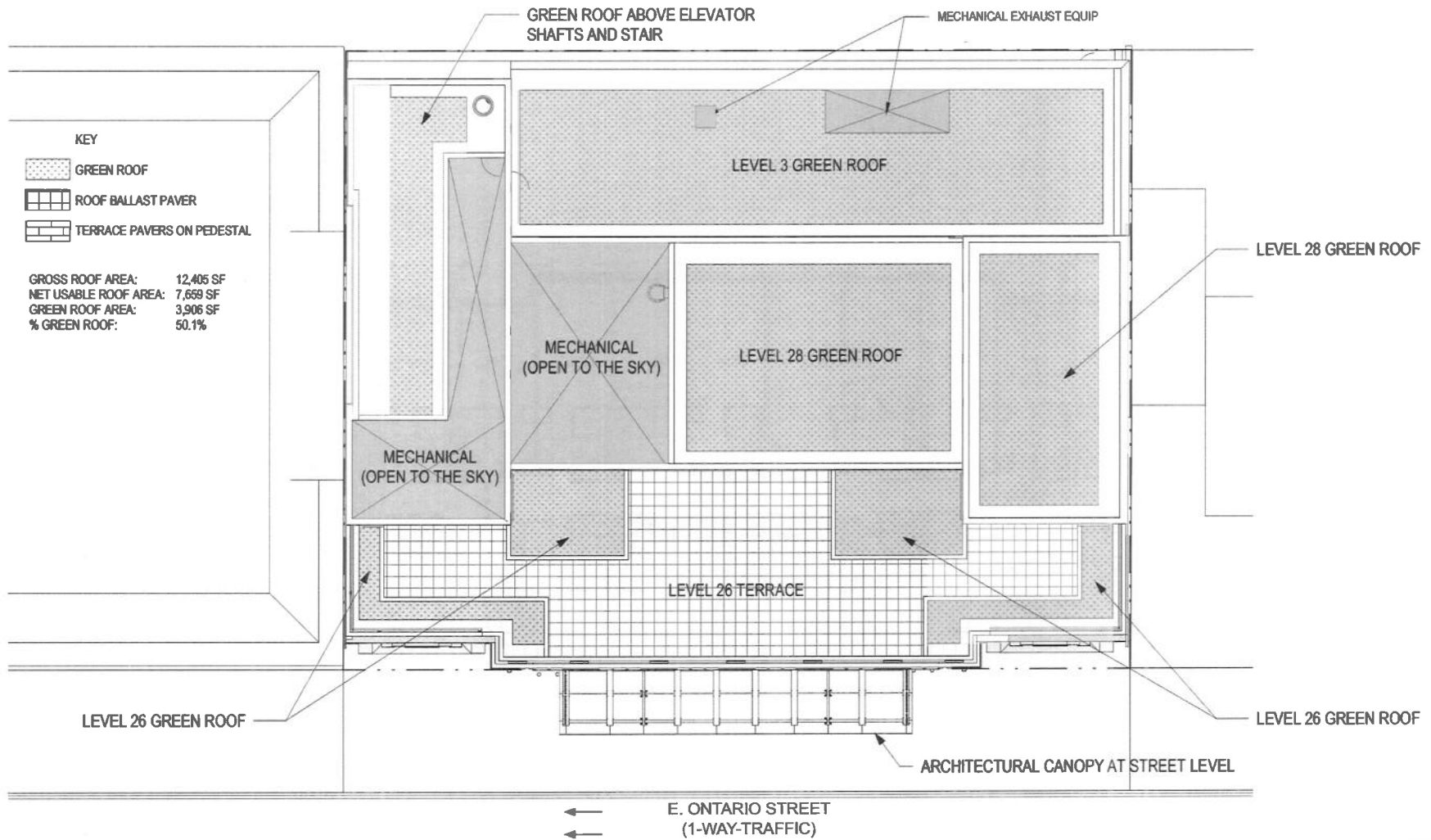
Gross Site Area (square feet):	18,698 sf
Area of Public Right-of-Way (sf):	5,897 sf
Net Site Area (square feet):	12,801 sf
Maximum Floor Area Ratio (FAR):	18.40 (235,538 sf)
Maximum Number of Hotel Rooms:	390 Rooms
Minimum Off-Street Parking Spaces:	None
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet) berths
Maximum Building Height:	345 feet
Minimum Setbacks:	In substantial conformance with the Plans

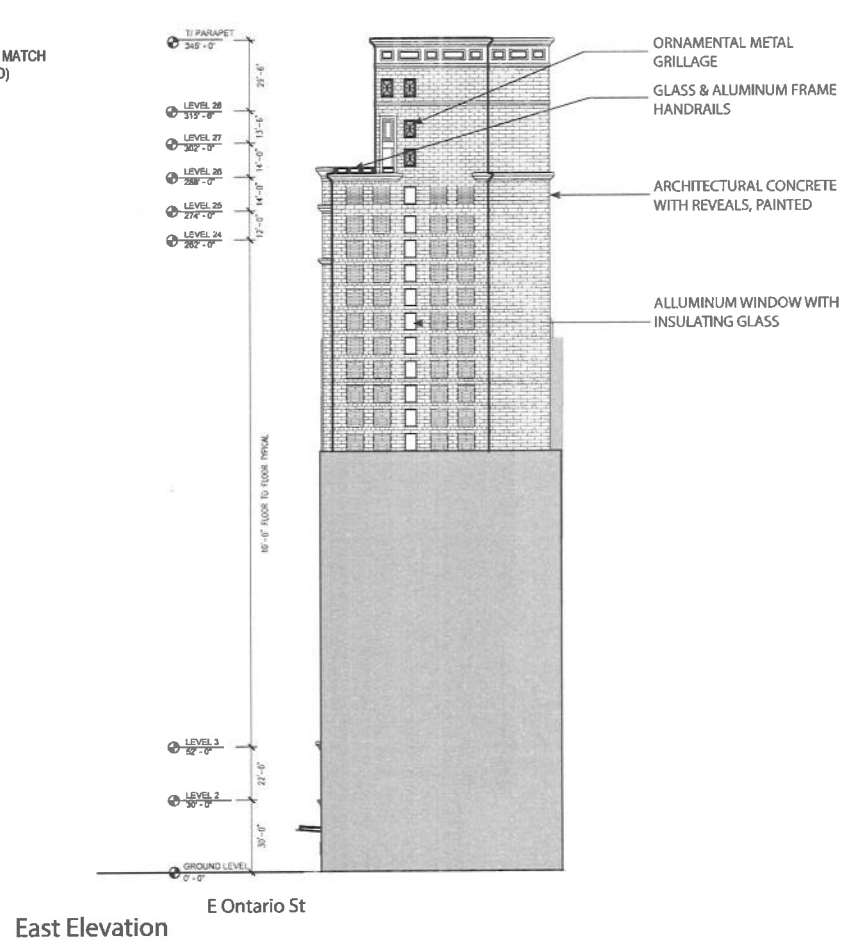
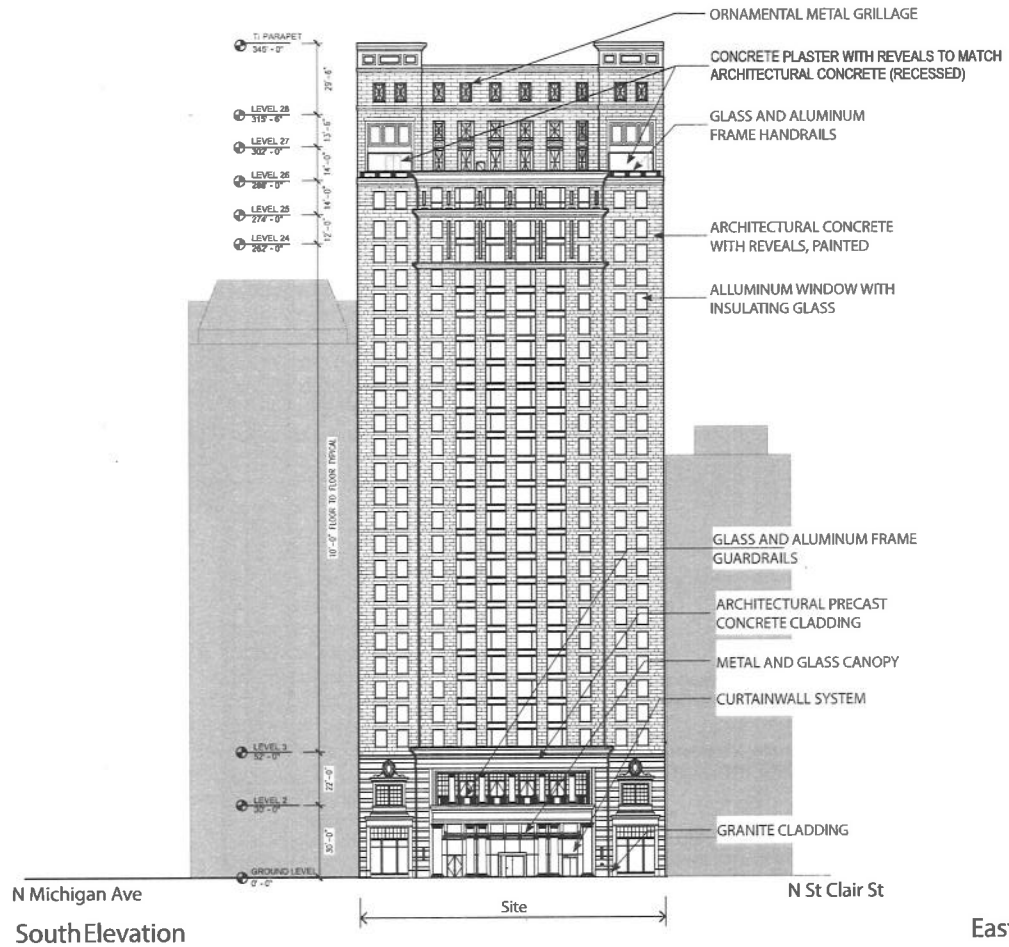
BULK REGULATIONS & DATA TABLE

Applicant : RIU Chicago, LLC
Address : 148-158 E. Ontario St.
Introduced : May 26, 2021
Plan Commission : July 15, 2021
Updated: November 12, 2021









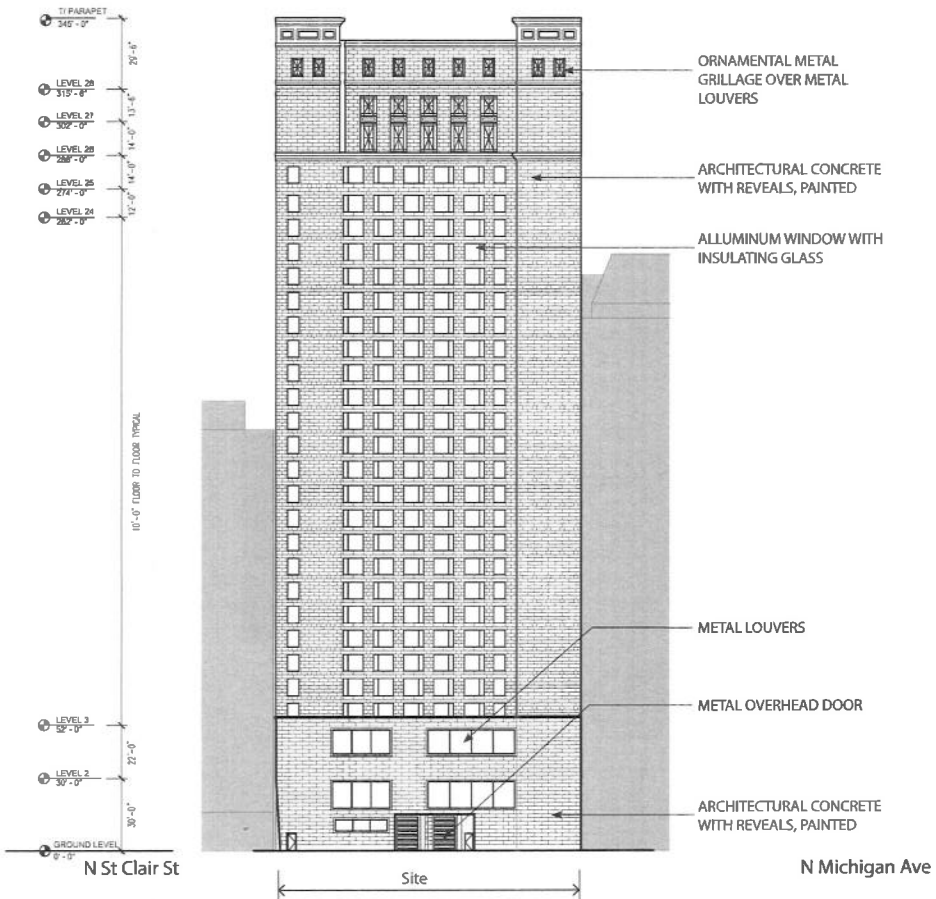
LUCIEN LAGRANGE[®]
STUDIO

THE PRIME GROUP, INC.

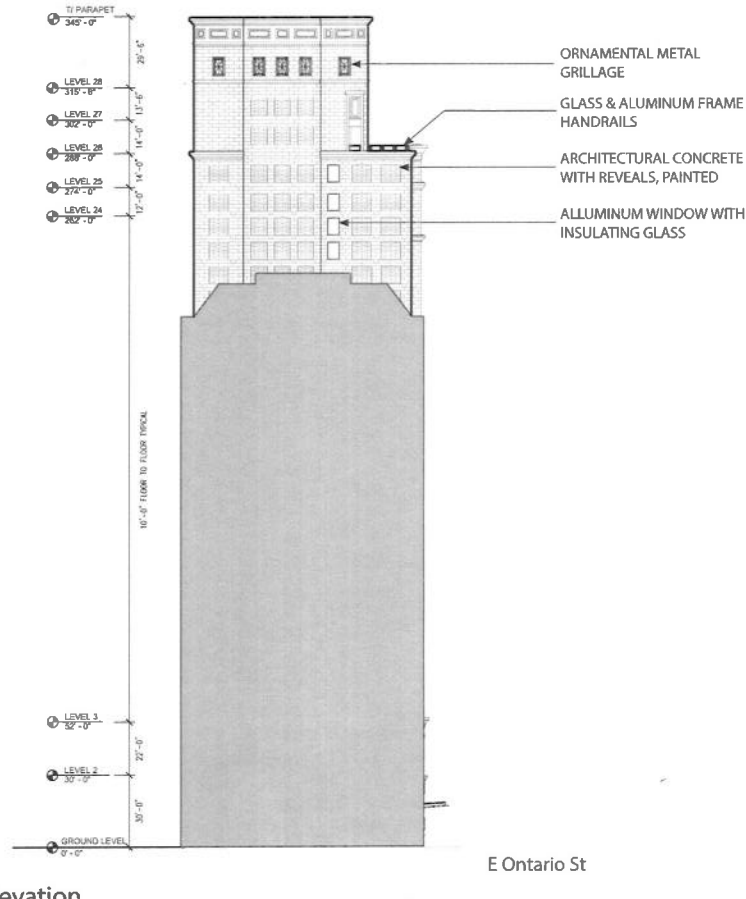
FULL BUILDING ELEVATIONS

RIU
HOTELS & RESORTS

0' 25' 50'
150 EAST ONTARIO ST.
CHICAGO, IL | PROJ: P18005_11.12.2021



North Elevation



West Elevation

LUCIEN LAGRANGE[®]
STUDIO

THE PRIME GROUP, INC.

FULL BUILDING ELEVATIONS

RIU
HOTELS & RESORTS

150 EAST ONTARIO ST.
CHICAGO, IL | PROJ: P18005_11.12.2021



East Ontario Street Elevation

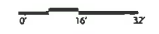
LUCIEN LAGRANGE[®]
STUDIO

THE PRIME GROUP, INC.

STREETSCAPE ELEVATION

RIU
HOTELS & RESORTS

150 EAST ONTARIO ST.
CHICAGO, IL | PROJ: P18005_11.12.2021





7/21/2021

REPORTS OF COMMITTEES

20701

33599

Reclassification Of Area Shown On Map No. 1-E.

(As Amended)

(Application No. 20701)

(Common Address: 148 -- 158 E. Ontario St.)

BPD 1513

[SO2021-1957]

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 DX-12 Downtown Mixed-Use District symbols and designations as shown on Map Number 1-E in the area bounded by:

the alley next north of and parallel to East Ontario Street; a line 50.56 feet west of and parallel to North St. Clair Street; East Ontario Street; and a line 178.41 feet west of and parallel to North St. Clair Street,

to the designation of a Business 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 made a part thereof and to no others.

SECTION 2. 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:

Business Planned Development No. 1513.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1513 ("Planned Development") consists of approximately 12,801 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, RIU Chicago 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.

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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West); and Building Section Plan prepared by Lucien LaGrange Studios and dated July 15, 2021, 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: lodging; office; general retail sales; eating and drinking establishment (all); food and beverage retail sales; accessory loading; co-located wireless communications facilities; and related and ancillary 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 Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply

The permitted FAR identified in the Bulk Regulations and Data table has been determined using a net site area of 12,801 square feet and a base FAR of 12.

The Applicant acknowledges that the project has received a bonus FAR of 6.40, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 18.40. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid 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 adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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.
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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the

Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

- 16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DX-12 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; North, South, East and West Building Elevations; and Building Section referred to in these Plan of Development Statements printed on pages 33605 through 33615 of this *Journal*.]

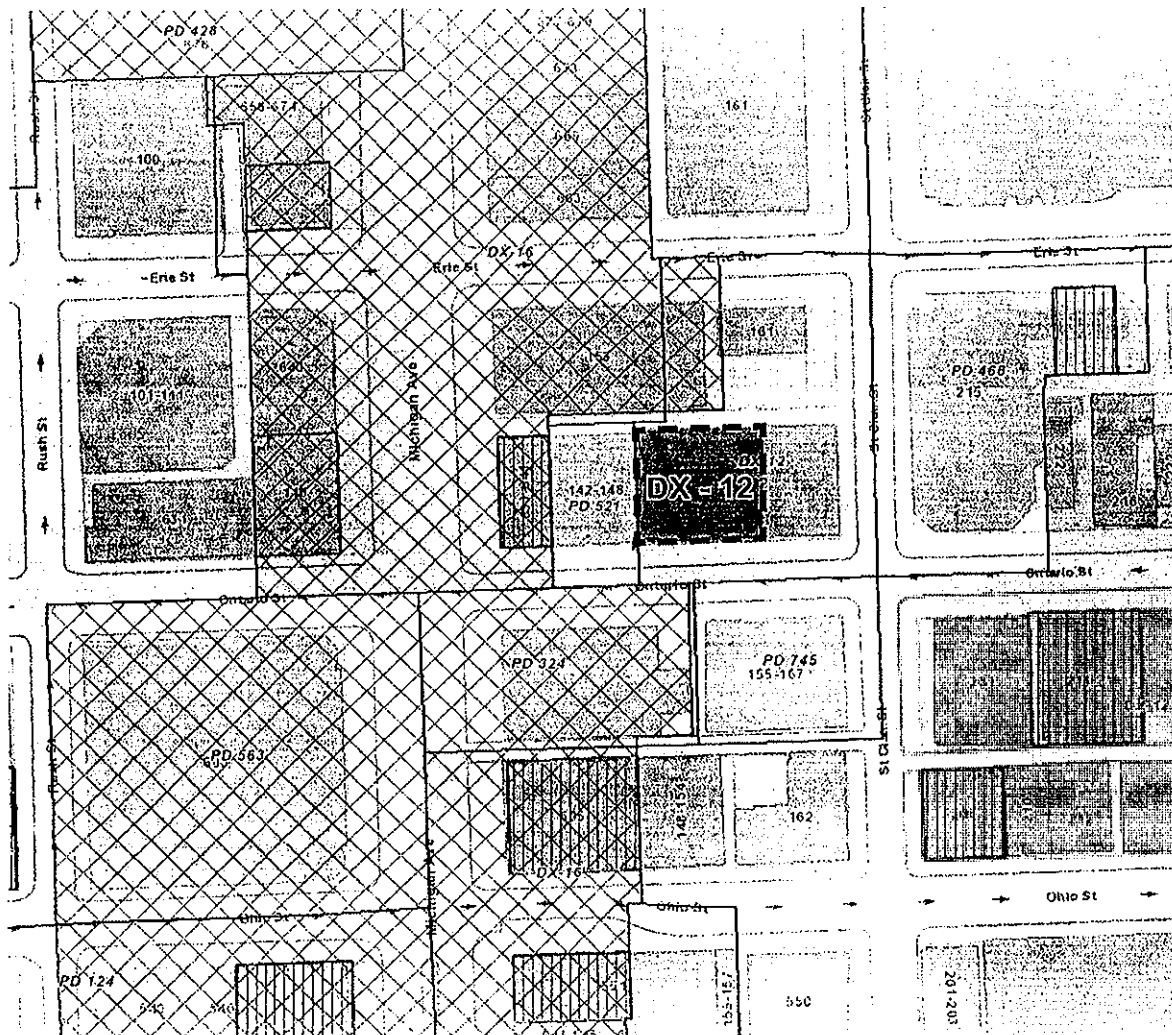
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1513.

Bulk Regulations And Data Table.

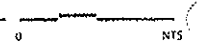
Gross Site Area (square feet):	18,698 square feet
Area of Public Right-of-Way (square feet):	5,897 square feet
Net Site Area (square feet):	12,801 square feet
Maximum Floor Area Ratio (FAR):	18.40 (235,538 square feet)
Maximum Number of Hotel Rooms:	388 rooms
Minimum Off-Street Parking Spaces:	None
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet) berths
Maximum Building Height:	345 feet
Minimum Setbacks:	In substantial conformance with the Plans

FINAL FOR PUBLICATION

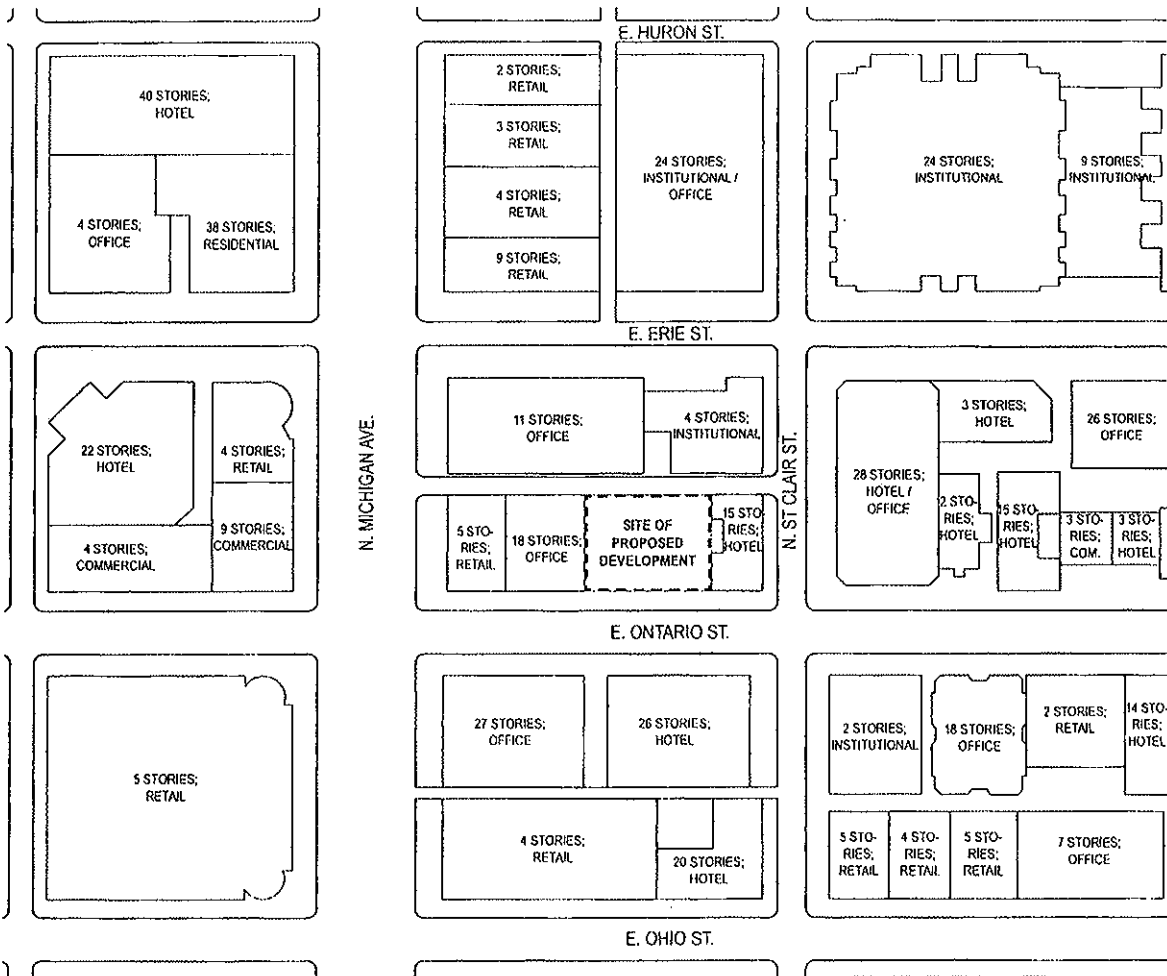


EXISTING ZONING MAP

Applicant : RIU Chicago, LLC
Address : 148-158 E. Ontario St.
Introduced : May 26, 2021
Plan Commission : July 15, 2021

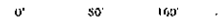


FINAL FOR PUBLICATION

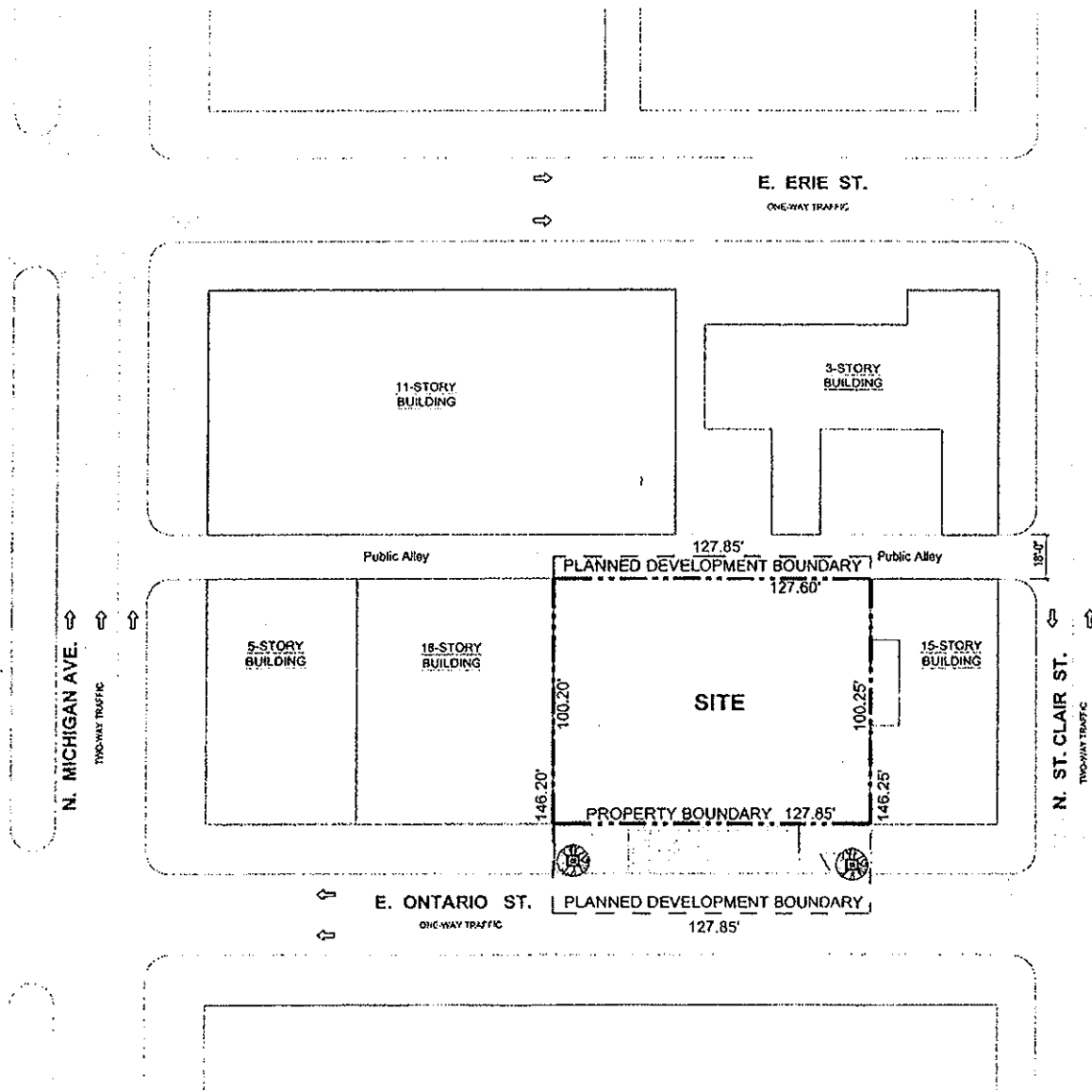


EXISTING LAND USE MAP

Applicant : RIU Chicago, LLC
 Address : 148-158 E. Ontario St.
 Introduced : May 26, 2021
 Plan Commission : July 15, 2021

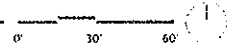


FINAL FOR PUBLICATION

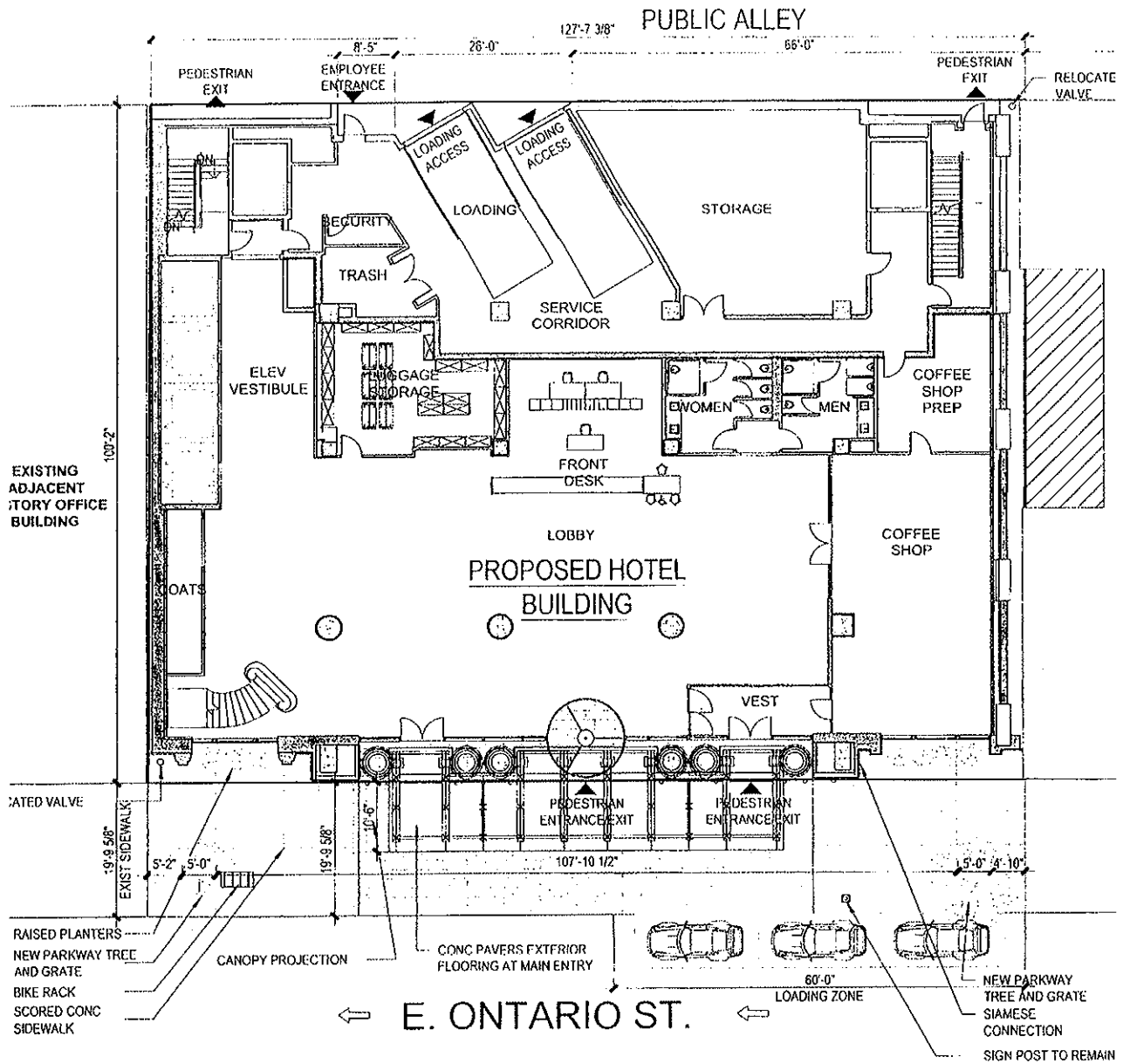


PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

Applicant : RIU Chicago, LLC
 Address : 148-158 E. Ontario St.
 Introduced : May 26, 2021
 Plan Commission : July 15, 2021



FINAL FOR PUBLICATION

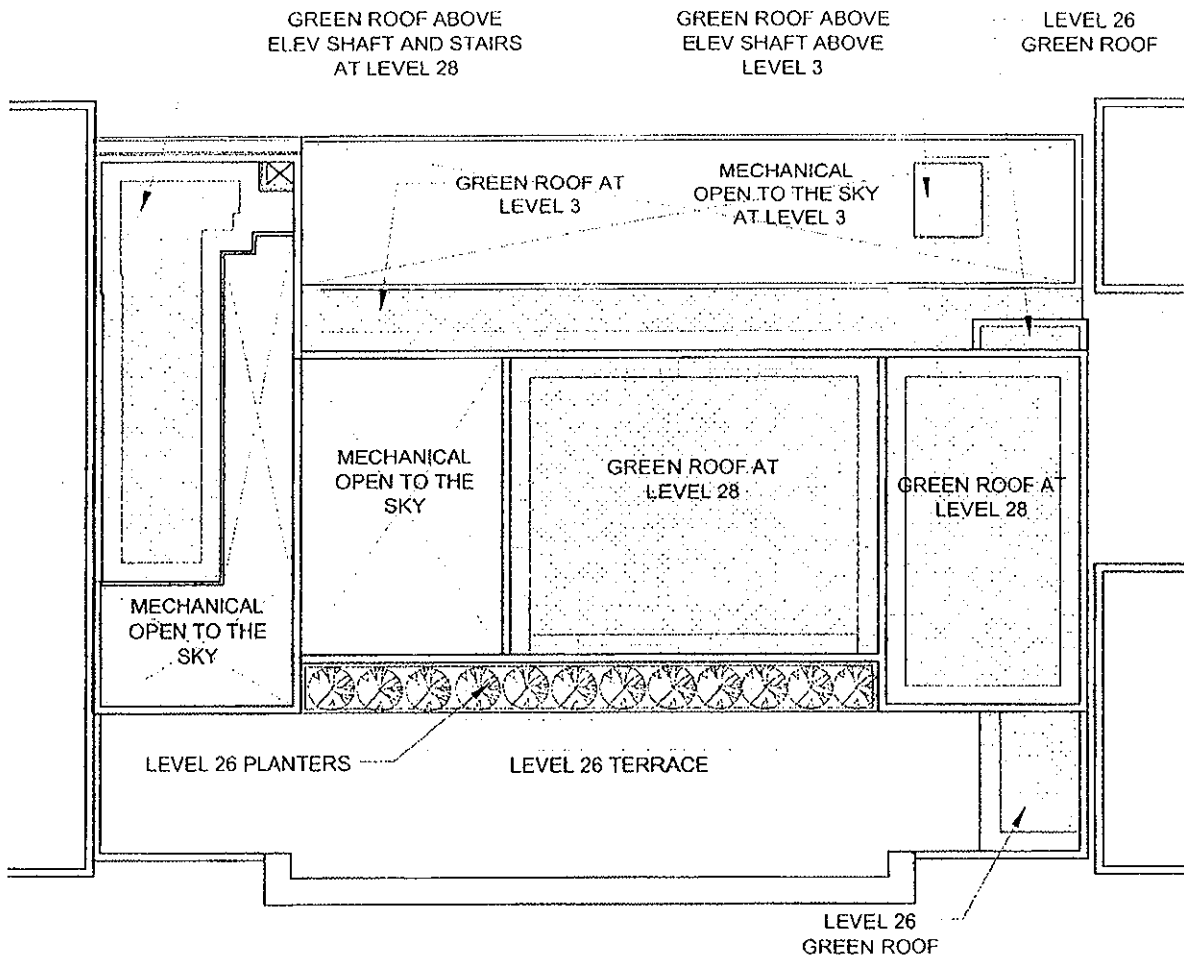


SITE PLAN

Applicant : RIU Chicago, LLC
 Address : 148-158 E. Ontario St.
 Introduced : May 26, 2021
 Plan Commission : July 15, 2021

0' 10' 20'

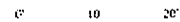
FINAL FOR PUBLICATION



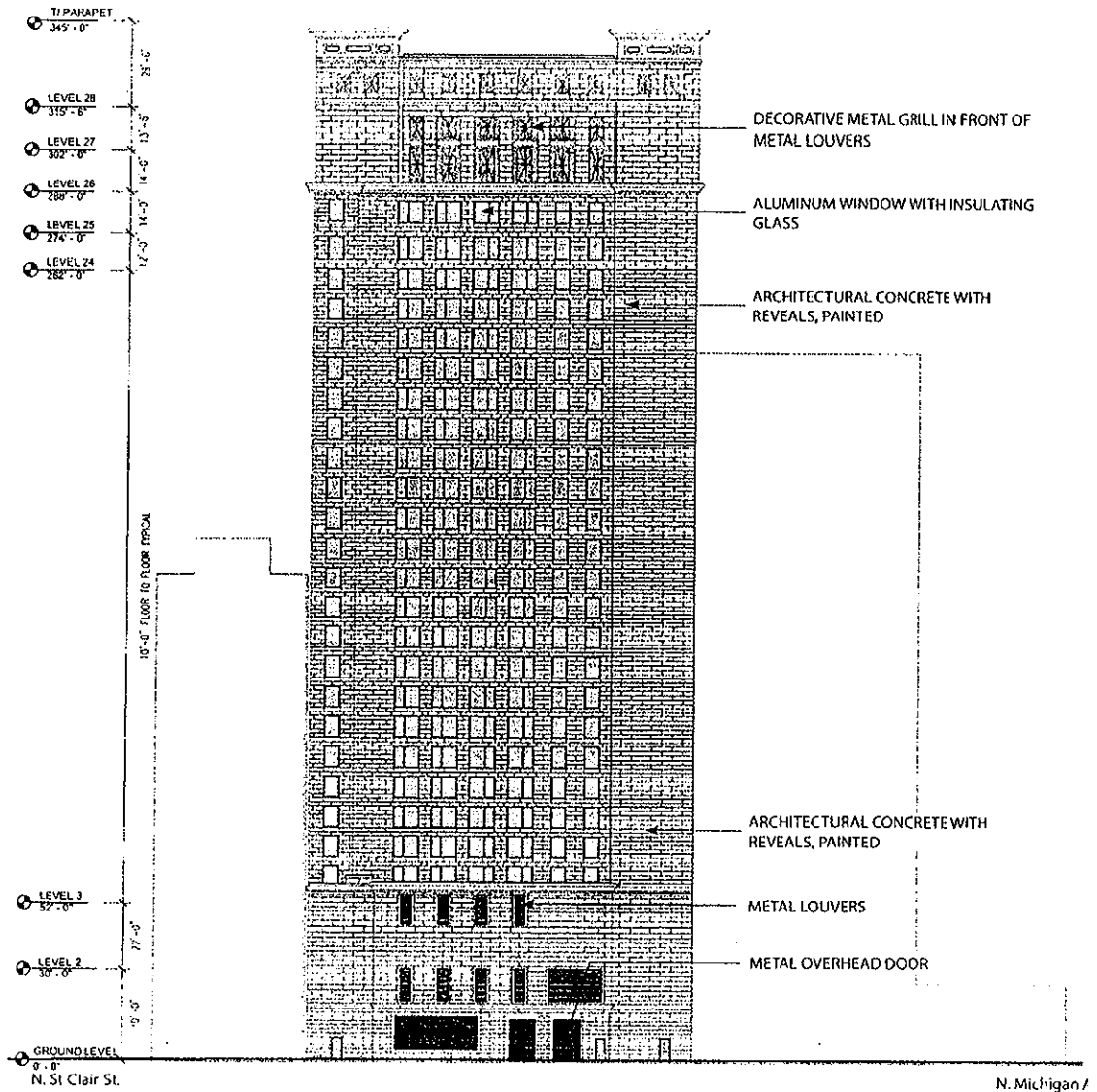
	GREEN ROOF	GROSS ROOF AREA:	12,405 SF
	ROOF BALLAST PAVERS	NET USABLE ROOF AREA:	7,659 SF
	TERRACE PEDESTAL PAVERS	GREEN ROOF AREA:	3,906 SF
		GREEN ROOF % PROVIDED:	50.1 %

GREEN ROOF PLAN

Applicant : RIU Chicago, LLC
 Address : 148-158 E. Ontario St.
 Introduced : May 26, 2021
 Plan Commission : July 15, 2021



FINAL FOR PUBLICATION

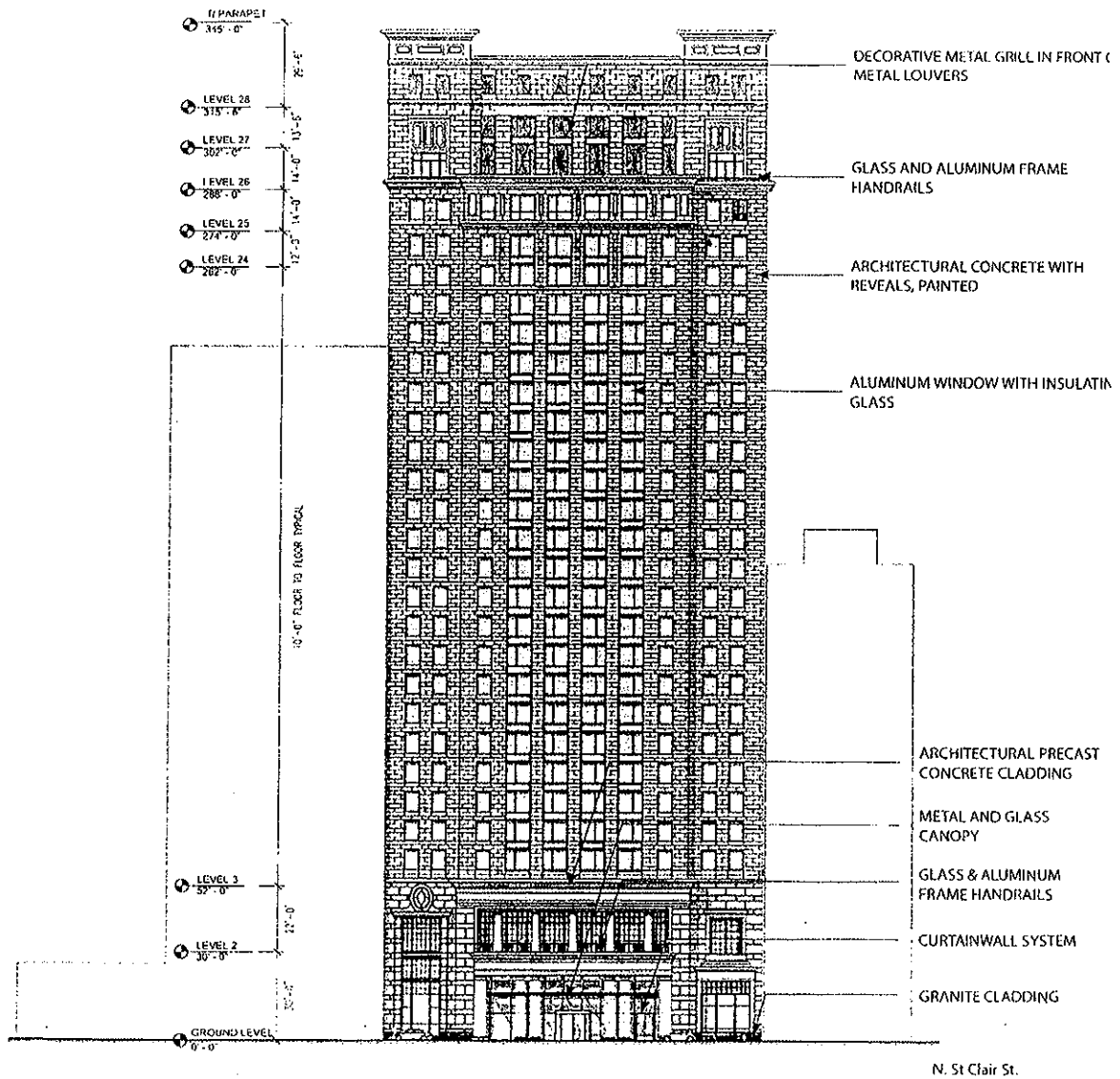


NORTH ELEVATION

Applicant: RIU Chicago, LLC
 Address: 148-158 E. Ontario St.
 Introduced: May 26, 2021
 Plan Commission: July 15, 2021

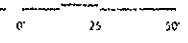
0' 25' 50'

FINAL FOR PUBLICATION

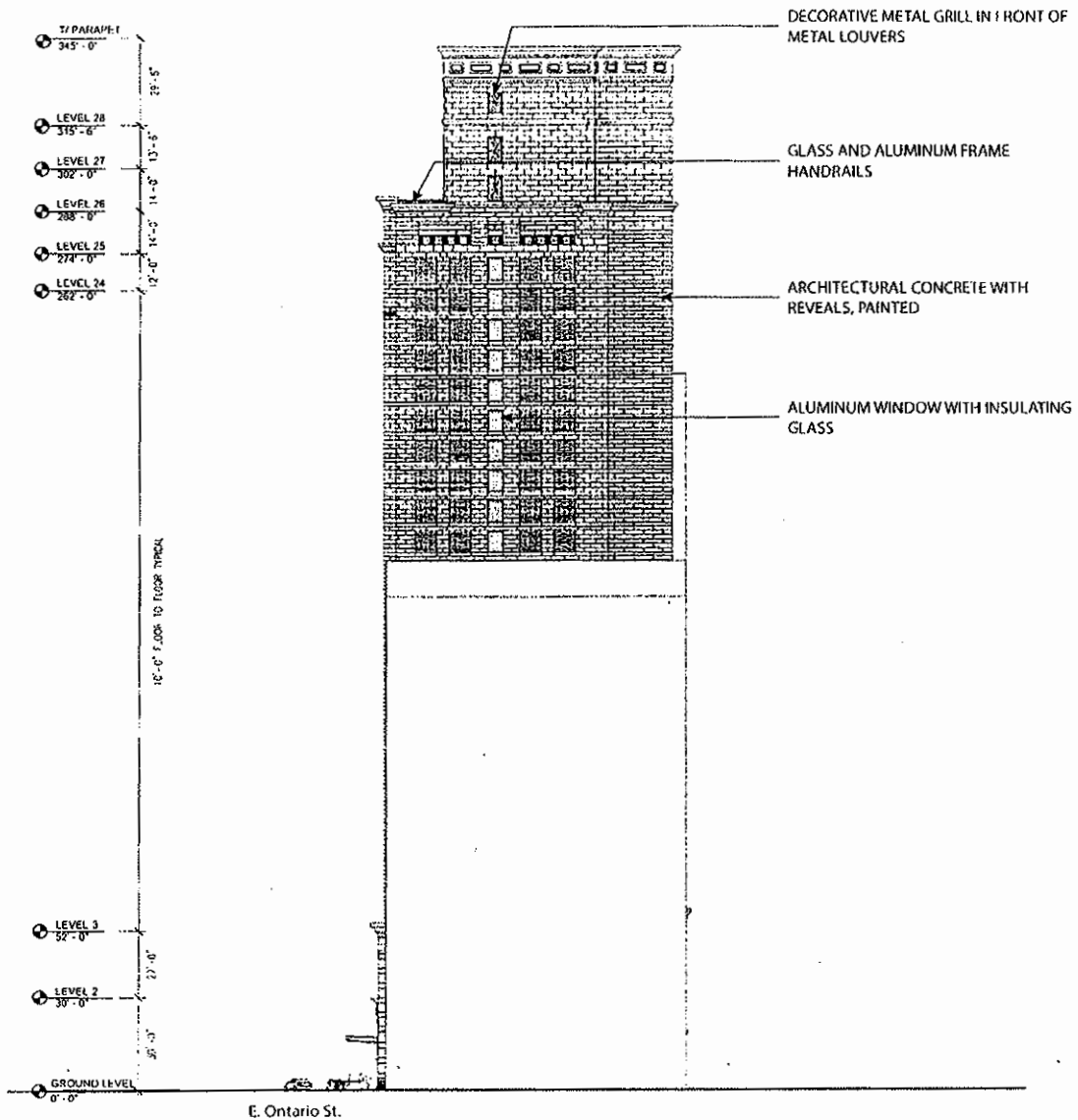


SOUTH ELEVATION

Applicant: RIU Chicago, LLC
 Address: 148 158 E. Ontario St.
 Introduced: May 26, 2021
 Plan Commission: July 15, 2021

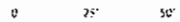


FINAL FOR PUBLICATION

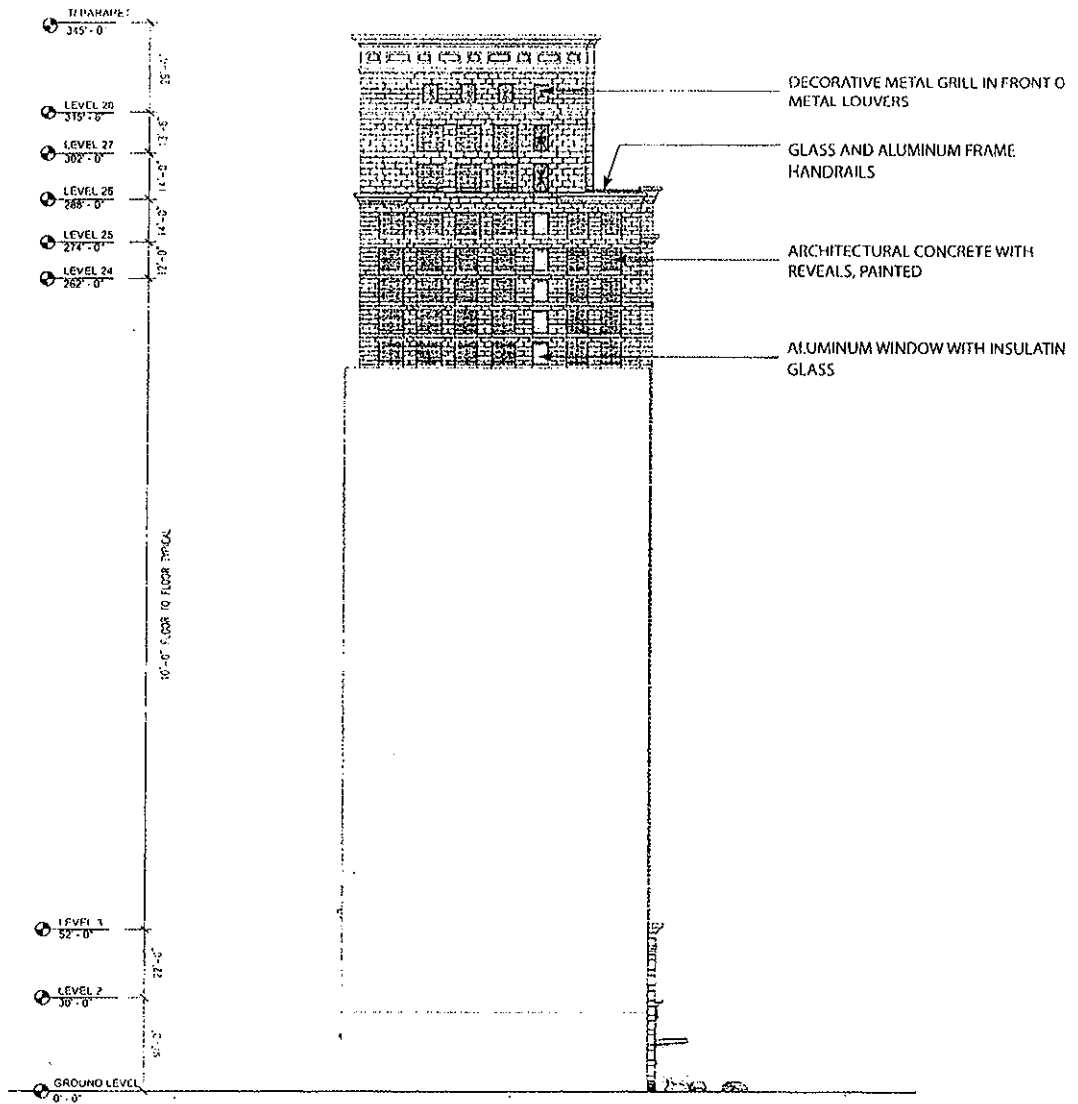


EAST ELEVATION

Applicant : RIU Chicago, LLC
 Address : 148-158 E. Ontario St.
 Introduced : May 26, 2021
 Plan Commission : July 15, 2021



FINAL FOR PUBLICATION



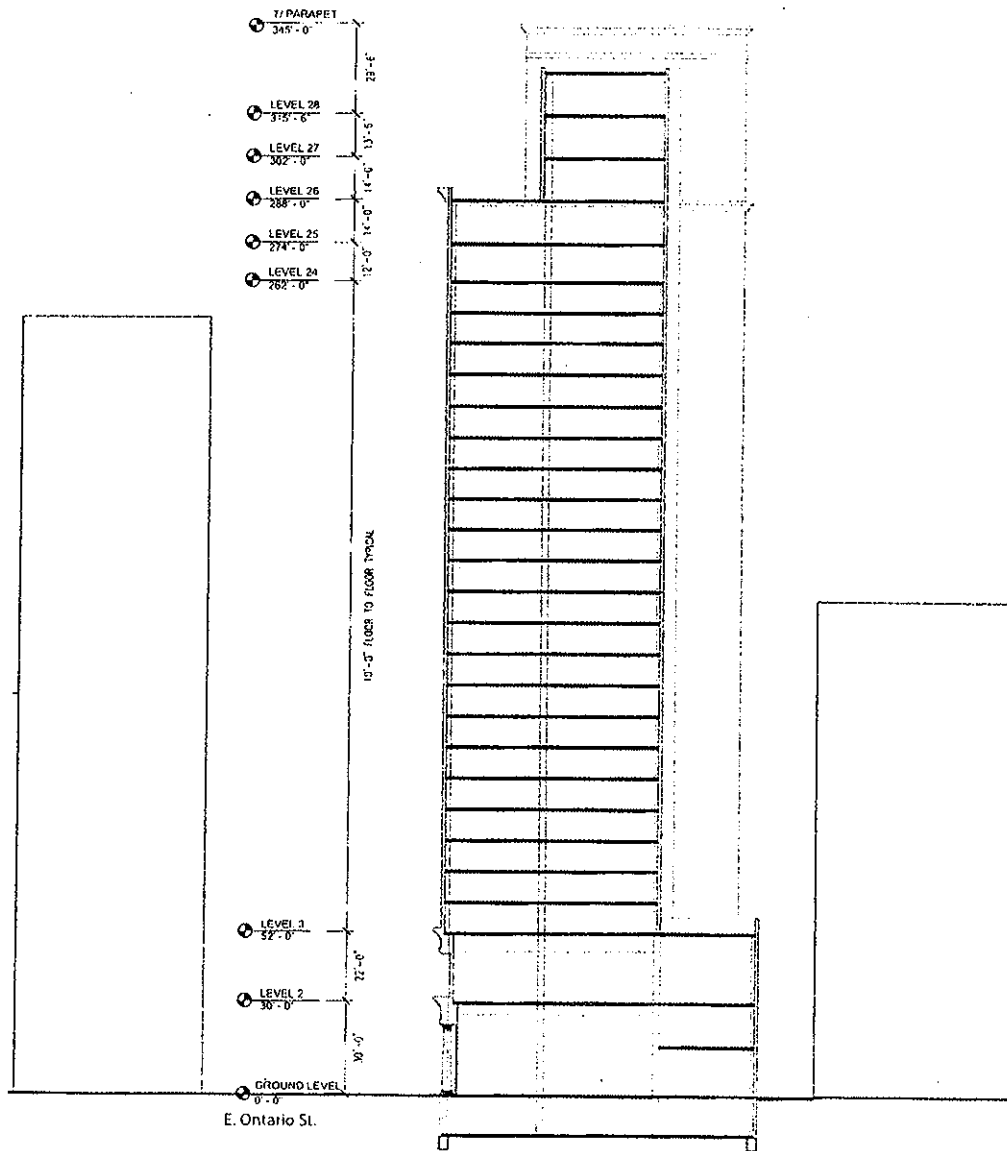
E. Ontario St.

WEST ELEVATION

Applicant : RIU Chicago, LLC
 Address : 148-158 E. Ontario St.
 Introduced : May 26, 2021
 Plan Commission : July 15, 2021

0' 25' 50'

FINAL FOR PUBLICATION



BUILDING SECTION

Applicant : RIU Chicago, LLC
Address : 148-158 E. Ontario St.
Introduced : May 26, 2021
Plan Commission : July 15, 2021

0' 20' 50'