



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Stob Hotel**

**862 N. Orleans St. (Ward 27)**

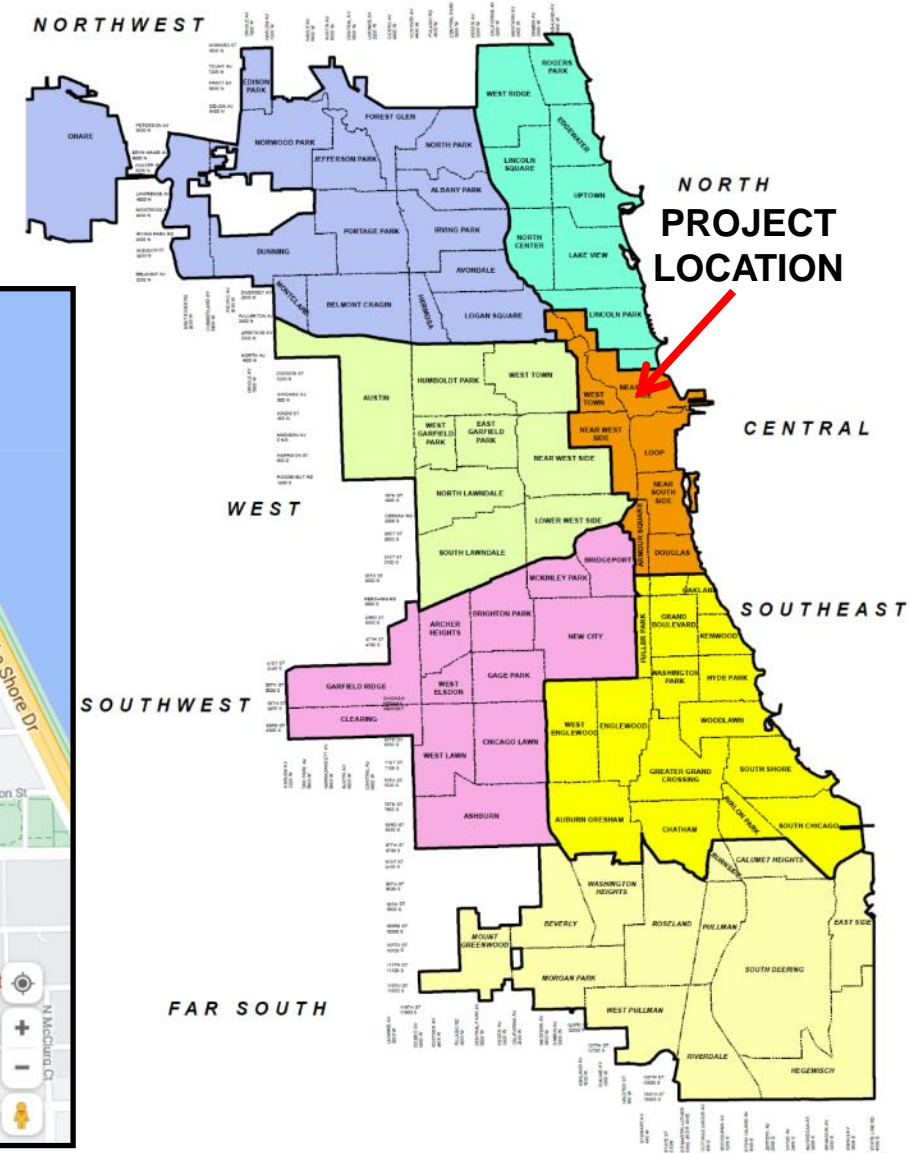
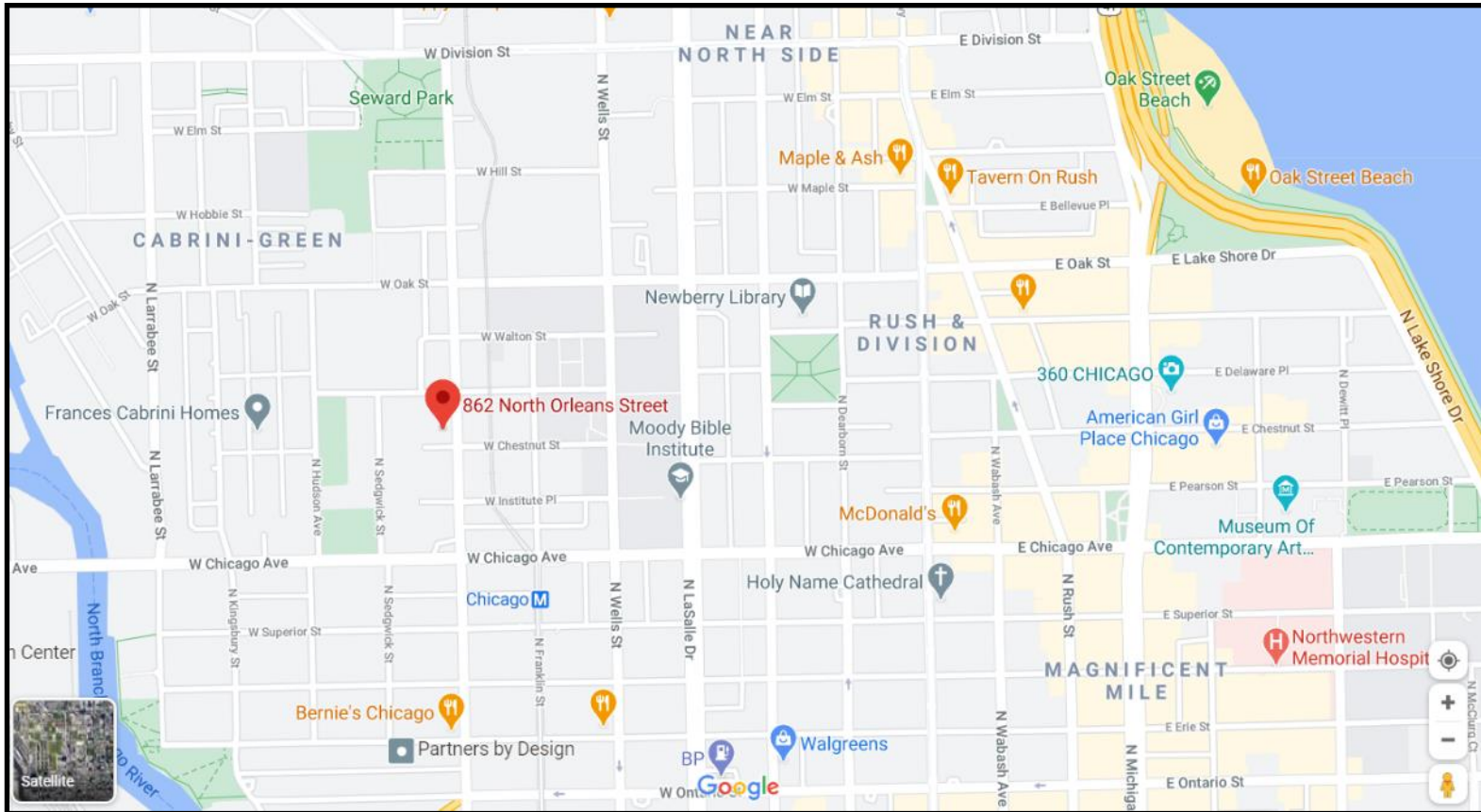
**Praia Management Group LLC**

**Stob Hotel LLC**

October 15, 2020



# Community Area Snap Shot Near North Side





# **Project Timeline + Community Outreach**

- **Date of PD Filing** – July 28, 2020
- **Date(s) of Community Meetings** – Sept 30, 2019, August 31, 2020
- **Bullet Points of Project Changes Based on Feedback**
  - *Gracious sidewalk pedestrian space at grade level*
  - *All visible sides have appropriate architectural finish materials*

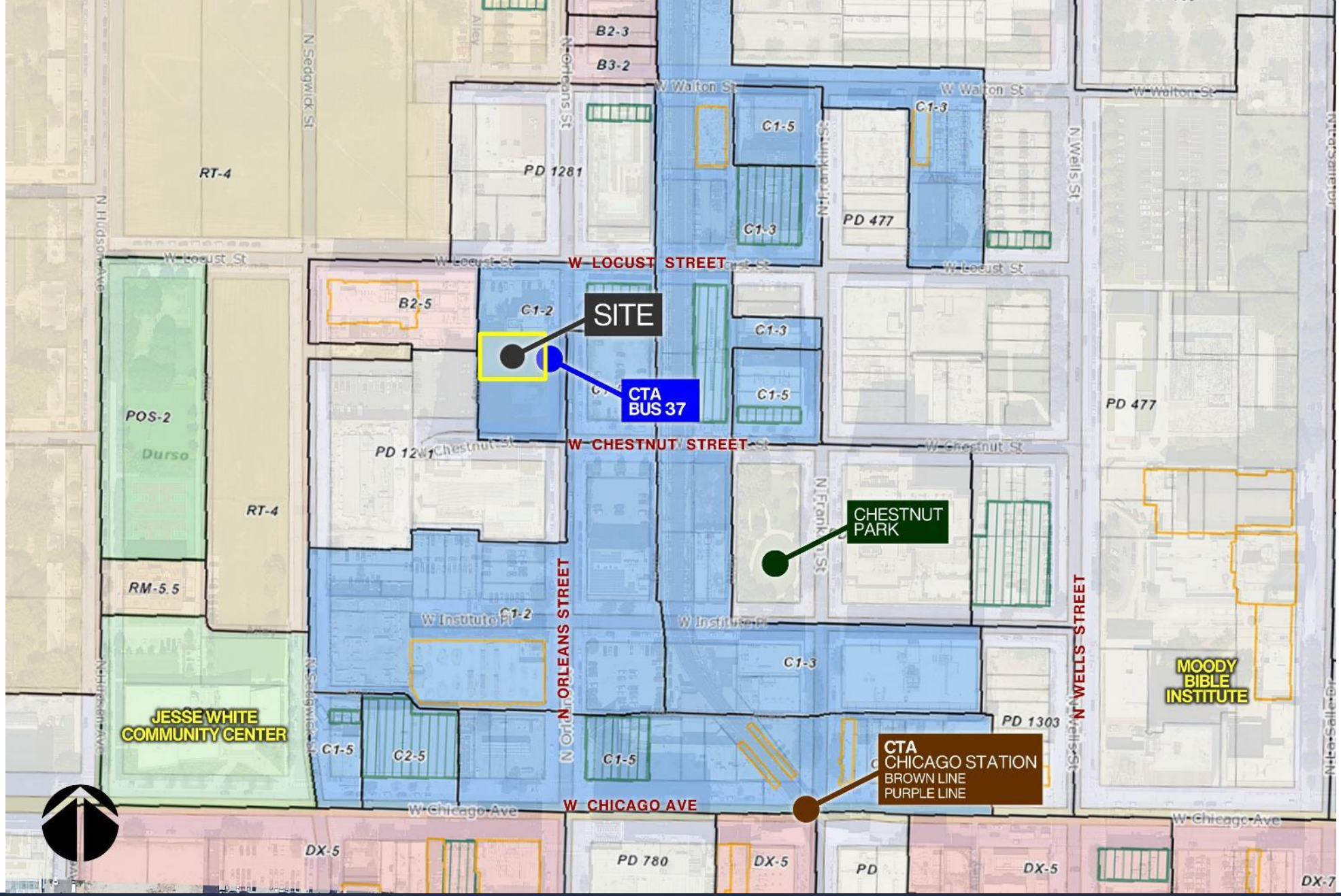






# SITE CONTEXT PLAN - NEIGHBORHOOD





**SITE CONTEXT PLAN – CURRENT ZONING**





# Pedestrian Context

Proposed

Existing



LOOKING SOUTH ON ORLEANS STREET

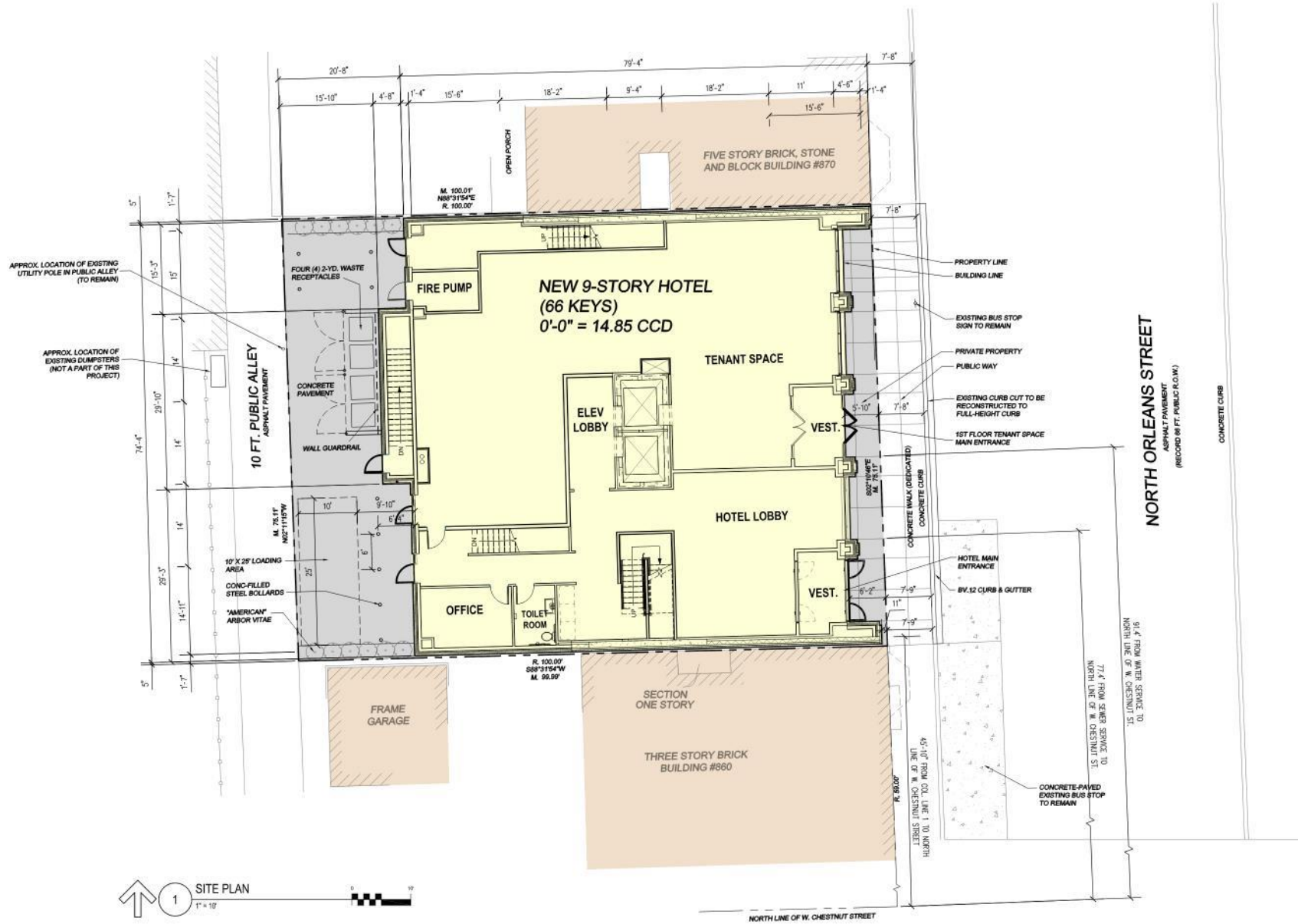


 **Aerial**



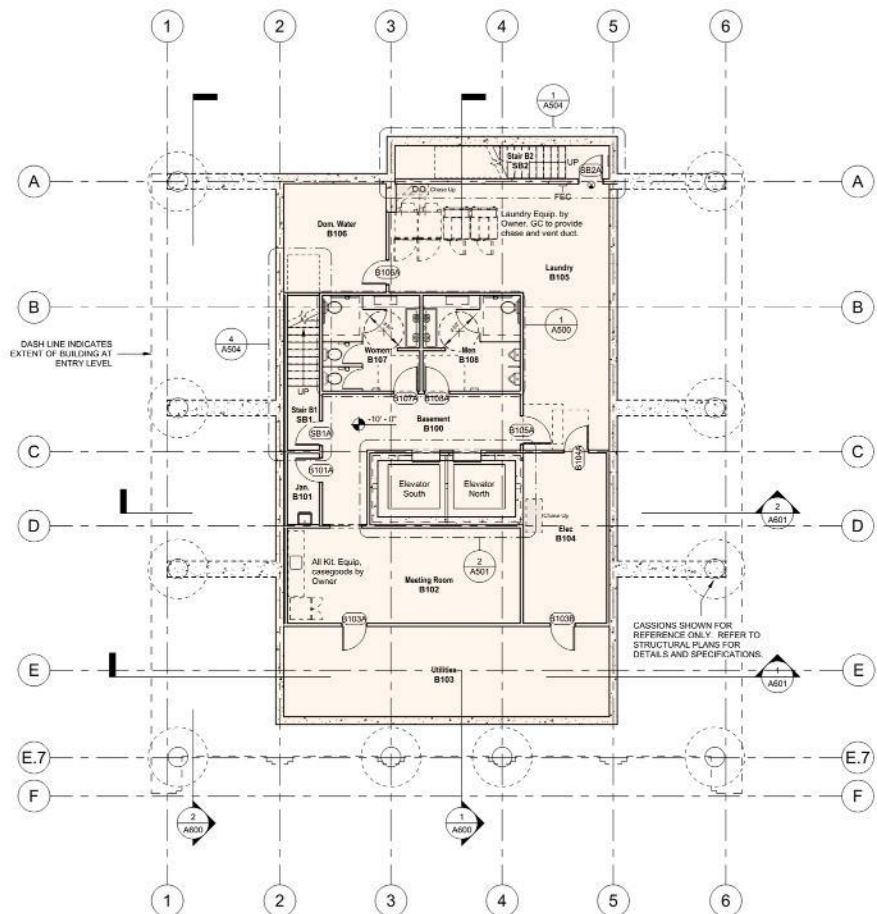
**AERIAL VIEW LOOKING WEST**





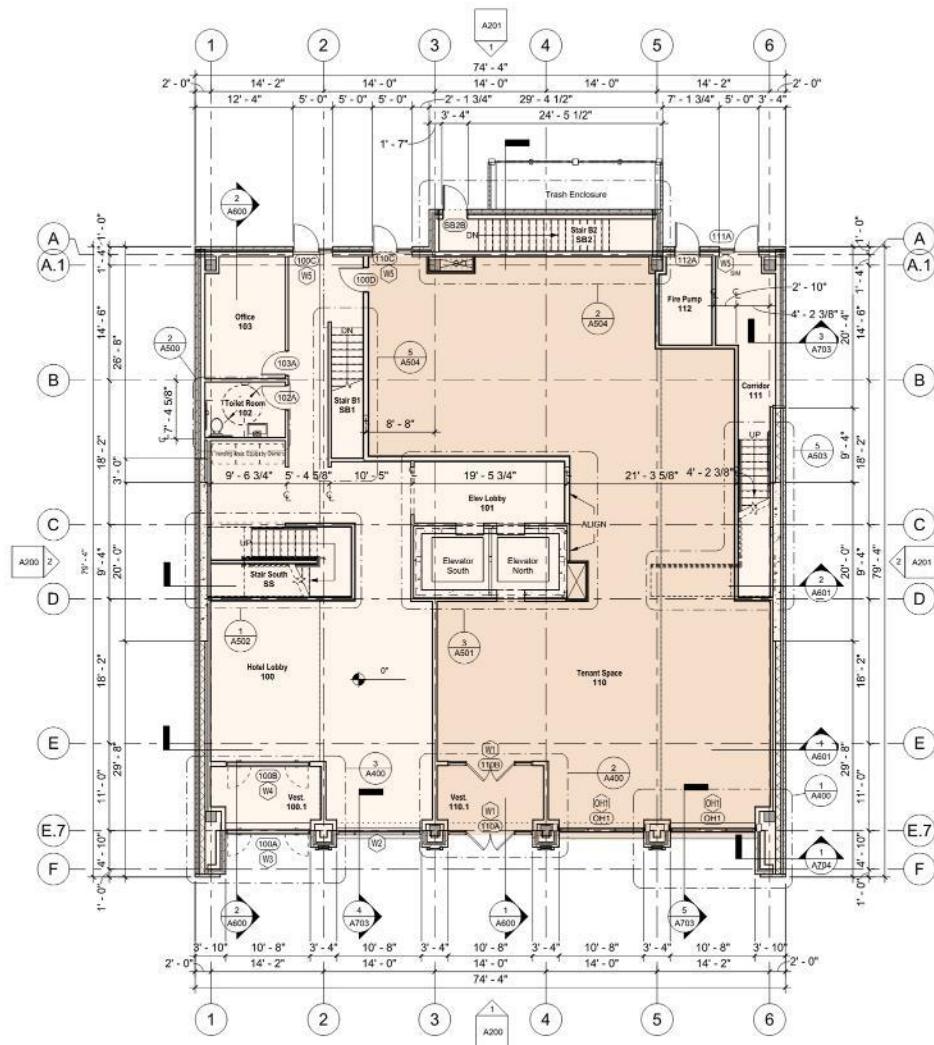
# SITE + GROUND FLOOR PLAN





N. ORLEANS STREET

1 BASEMENT  
1/8" = 1'-0"

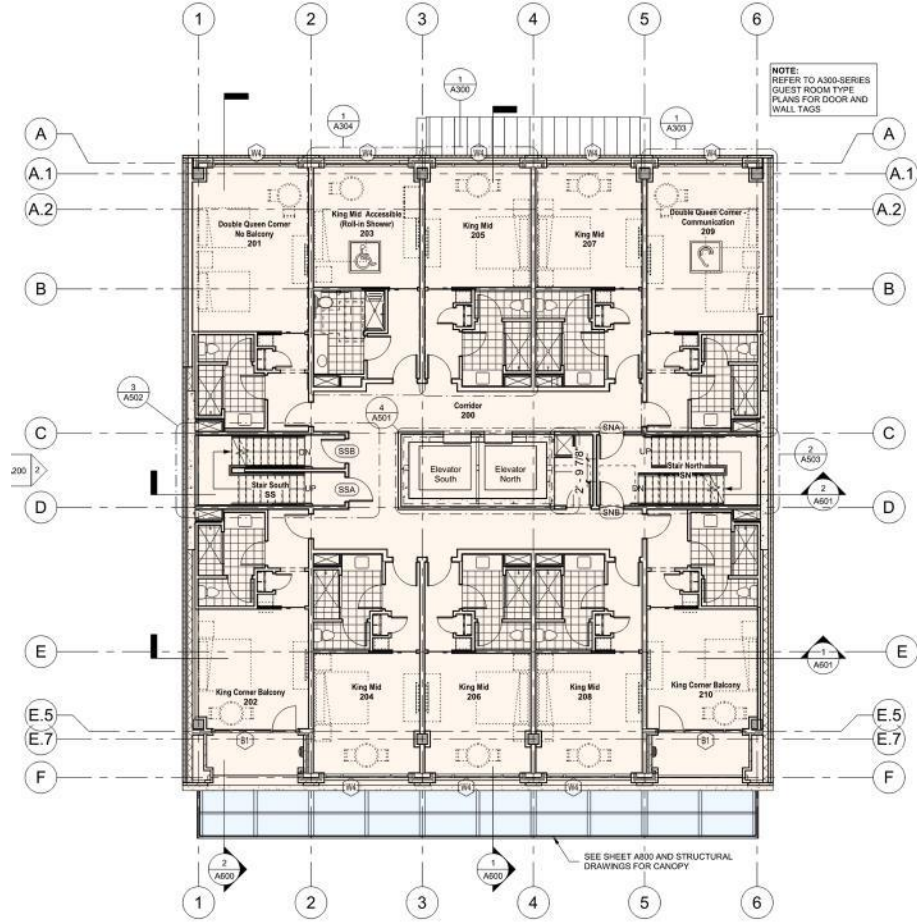


N. ORLEANS STREET

2 ENTRY LEVEL  
1/8" = 1'-0"

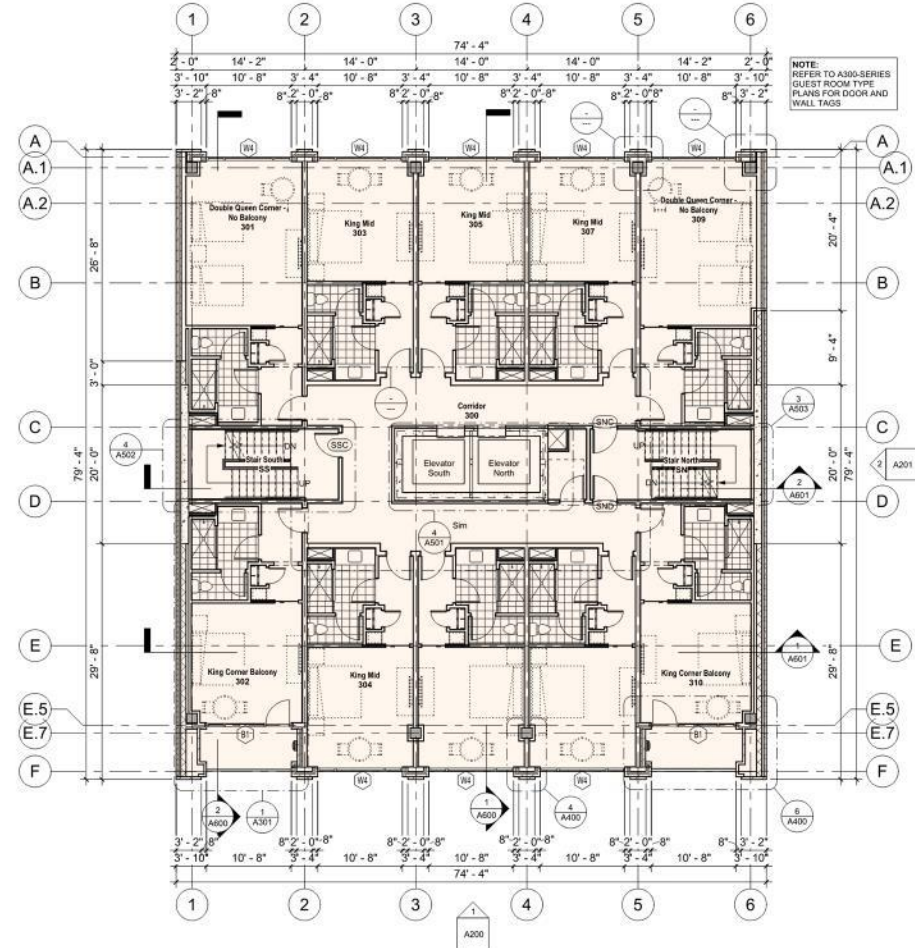
TYPICAL FLOOR PLANS – BASEMENT AND LEVEL 1





N. ORLEANS STREET

LEVEL 2  
1/8" = 1'-0"

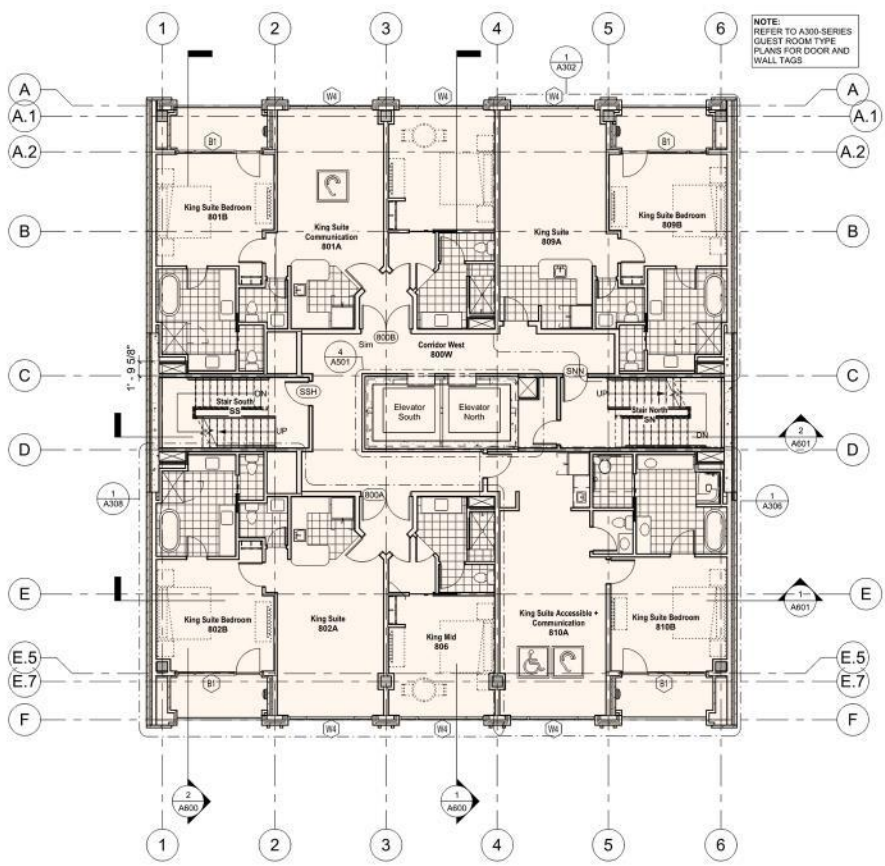


N. ORLEANS STREET

LEVEL 3  
1/8" = 1'-0"

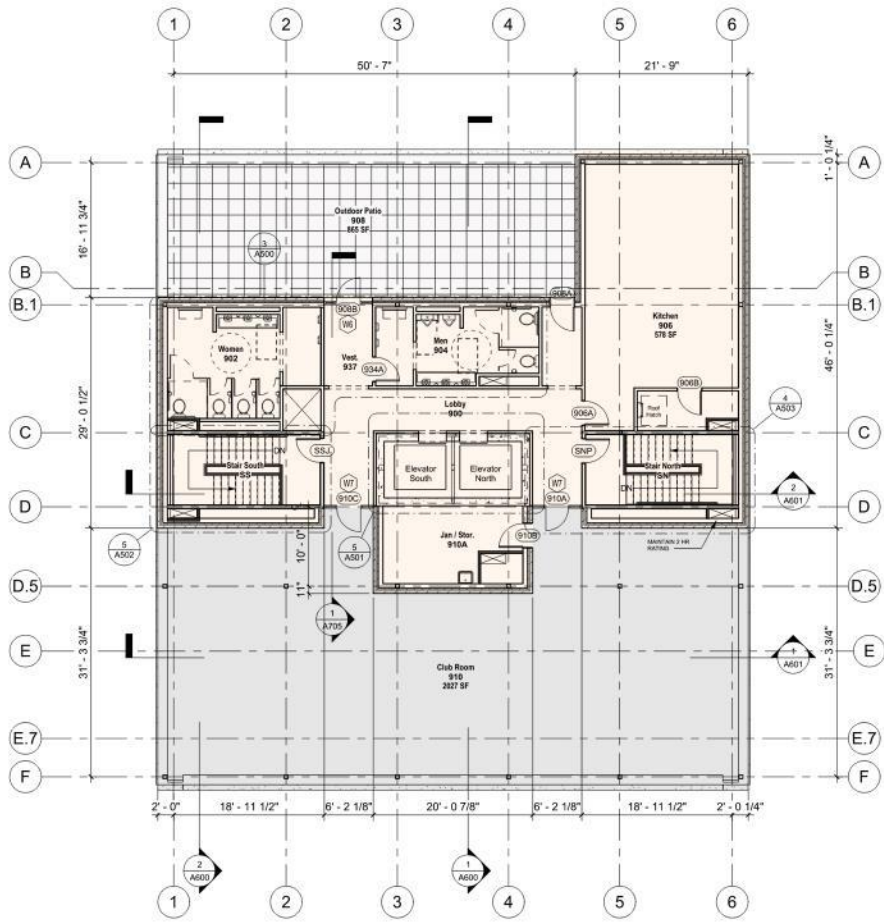
# TYPICAL FLOOR PLANS – LEVEL 2 AND 3, 4, 5, 6, 7





N. ORLEANS STREET

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

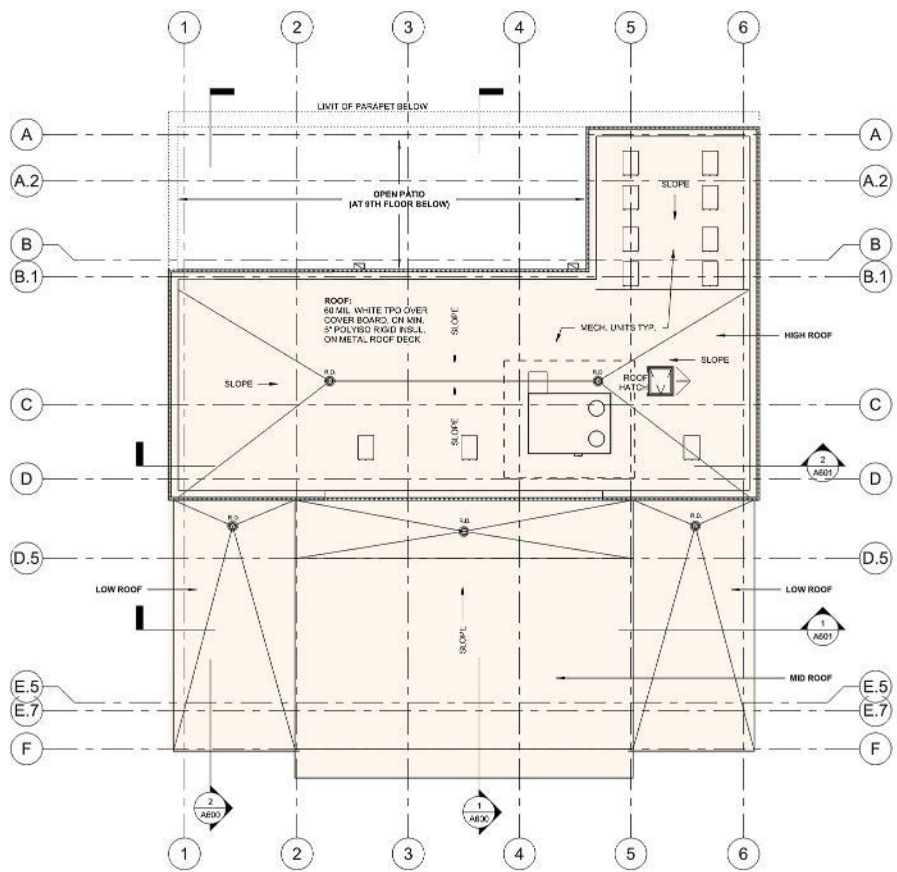


N. ORLEANS STREET

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

TYPICAL FLOOR PLANS – LEVEL 8 AND 9

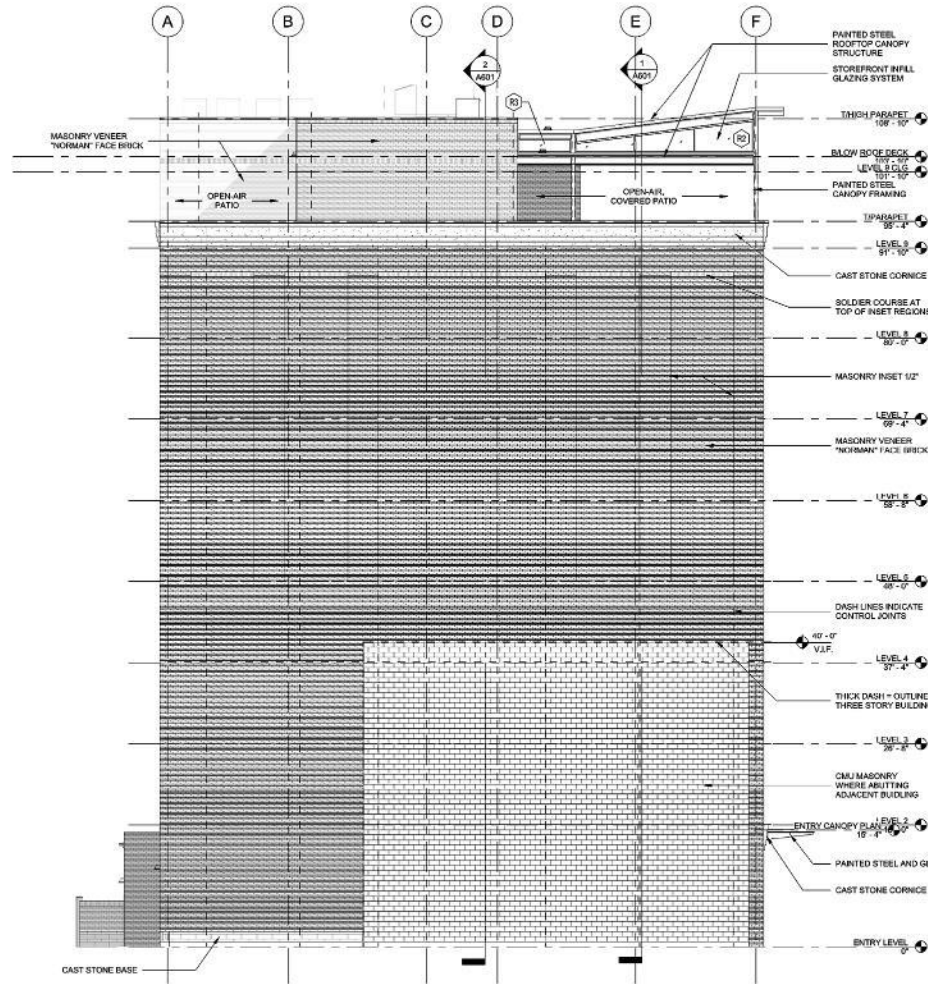




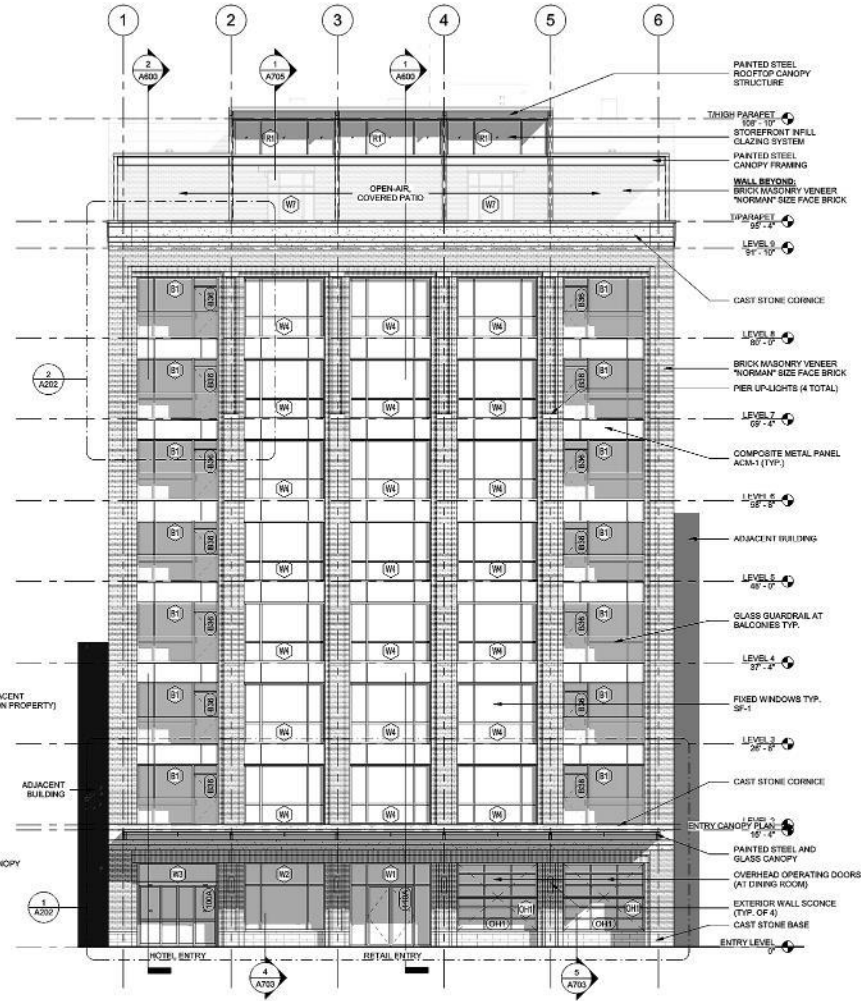
N. ORLEANS STREET

1 ROOF PLAN  
1/8" = 1'-0"

# ROOF PLAN



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



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

# BUILDING ELEVATIONS – SOUTH AND EAST







**PAINTED STEEL**  
ENTRY CANOPY, ROOFTOP CANOPY



**Graphite Mica**  
PVDF 3; SRI 5  
Gloss 25 - 36

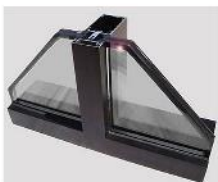
**SPANDREL FLOOR PANELS**  
ALUMINUM COMPOSITE PANELS



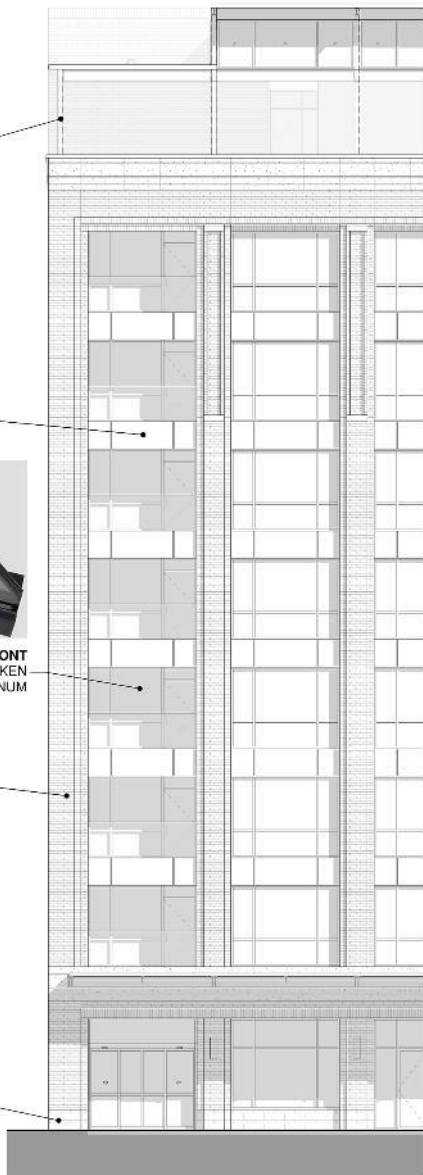
**MASONRY VENEER**  
EBONITE SMOOTH, NORMAN SIZE 1/3 BOND



**CAST STONE**  
BASE AND CORNICES



**WINDOWS AND STOREFRONT**  
THERMALLY BROKEN  
BLACK ALUMINUM



# PROPOSED EXTERIOR FINISH MATERIALS



## ★ 17-8-0904 A – General Intent

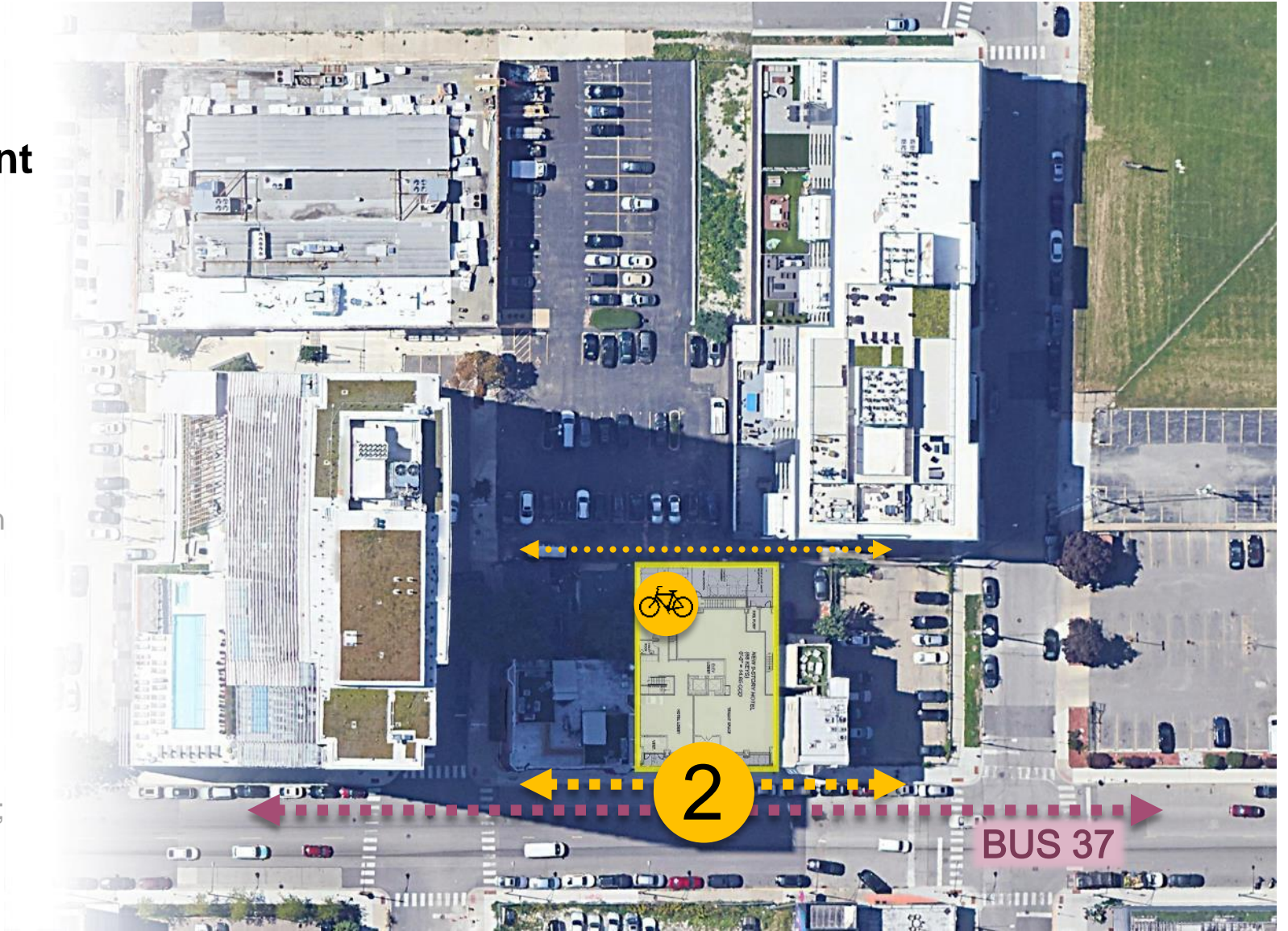
- 1.promote the safe and efficient circulation of pedestrians, cyclists and *motor vehicles*;
- 2.promote transit, pedestrian and bicycle use;
- 3.ensure accessibility for persons with disabilities;
- 4.minimize conflict with existing traffic patterns in the vicinity;
- 5.minimize and mitigate traffic congestion associated with the proposed development;
- 6.provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas;
- 7.provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas.





## ★ 17-8-0904 A – General Intent

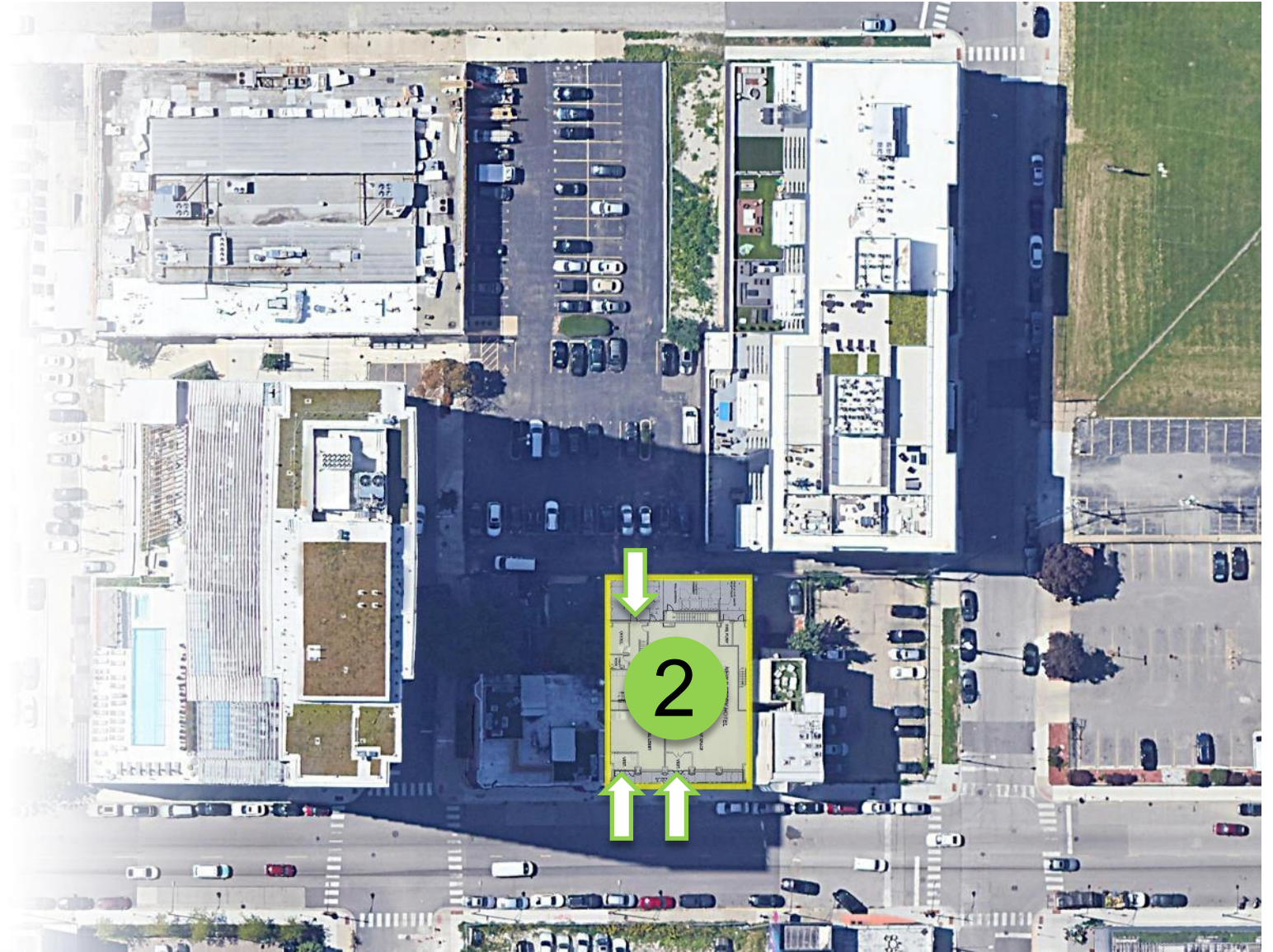
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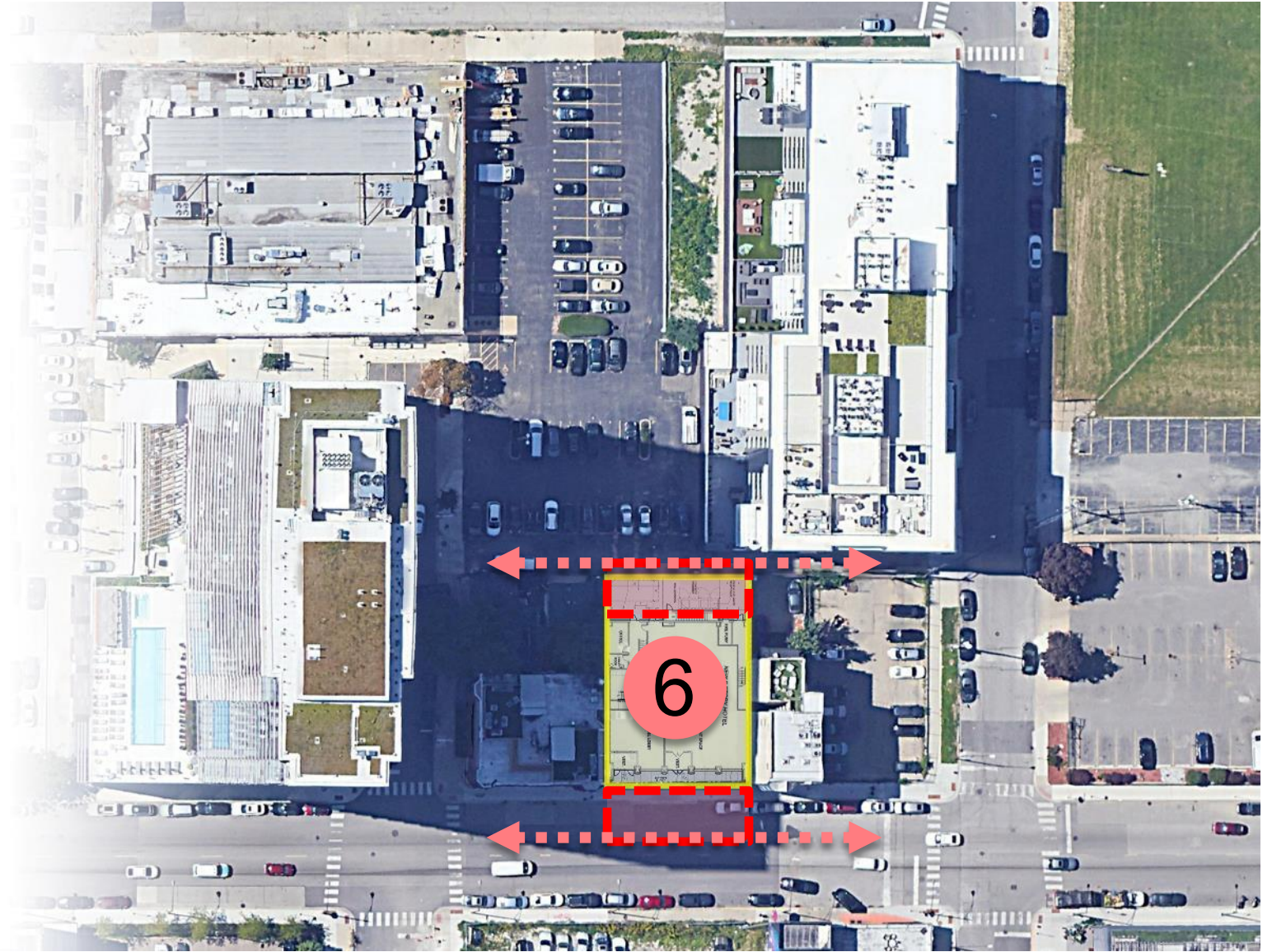
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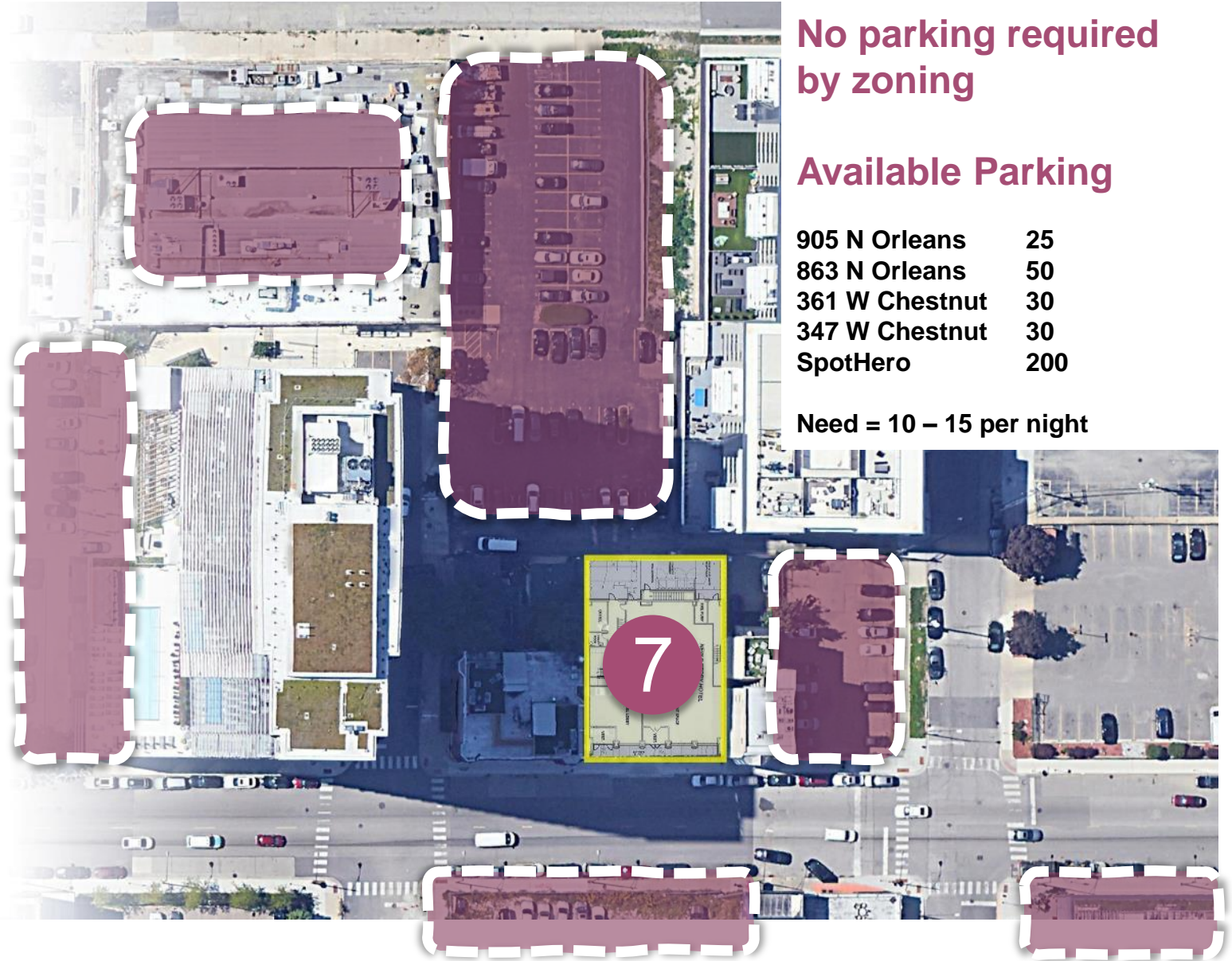
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## 17-8-0905 A – General Intent

*Planned developments* should be designed to promote pedestrian interest, safety and comfort by:

1. creating safe and attractive walkways and pedestrian routes;
2. providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;
3. avoiding blank walls, especially near sidewalks; and
4. emphasizing building entries through architecture and design.







## 17-8-0905 B – Building Features

1. Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it.
2. Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the *street*.
3. Active uses such as retail or residential, as appropriate, should be employed to screen parking garages from view and to ensure active uses at sidewalk level.
4. Large expanses of blank walls should be avoided, particularly in areas where pedestrian movement is expected.
5. For grade-level retail, a minimum of 60% of the street-facing building *façade* between 2 feet and 8 feet in height should be comprised of clear, non- reflective windows that allow views of indoor commercial space or product display areas.
6. If solid windowless walls are necessary in limited instances because of a building's use or activity, they should be articulated with architectural or material relief, planters, landscaping and other elements that reduce building scale at ground level and add to the building's visual interest.
7. Building *façades* at pedestrian level should be appropriately scaled within the context of the existing streetscape. This may include, by way of example and not limitation, breaking up a long *façade* with vertical bays or proportioning a curtain wall with additional mullions.
8. Adequate sidewalk widths should be maintained to ensure pedestrian clear zones with a width appropriate for the level of pedestrian activity expected.





## 17-8-0906 A – Urban Design

1. reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
2. create seamless or gradual transitions in *bulk* and scale when high-intensity development occurs in or near areas with a lower- intensity character; and
3. ensure that *signs* associated with the development are appropriate to the scale and character of the development and the surrounding area.







## 17-8-0906 A – Urban Design

### 17-8-0906-B Building Orientation and Massing.

Building orientation and massing should create active “*street* or building walls” lining the sidewalk.

2. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another.
3. Where a *street* wall exists, its continuity must be reinforced with the new development. Gaps between buildings that interrupt the *street* wall should be avoided.
4. (corner sites – not applicable)
5. (large retail sites – not applicable)
6. (multiple-building sites – not applicable)

### 17-8-0906-D Transitions.

1. Service areas, such as those for dumpsters, loading docks and mechanical equipment, should be located away from the *street* and away from *residential buildings* and entrances. Landscaping and walls should be used to screen such areas/activities from view.







## 17-8-0907 Building Design

### 17-8-0907-A General Intent.

- 1.Design excellence is expected in buildings located in *planned developments*.
- 2.The creativity and flexibility inherent in *planned developments* require building designs that uniquely respond to the program and location.
- 3.Building designs should respond to the most up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape where appropriate.

### 17-8-0907-B General Guidelines.

- 1.The existing context of a site should be respected in the design of adjacent new construction. This includes the existing general size, shape and scale, site plan and materials of surrounding properties. High- rise buildings or towers should respect the context and scale of surrounding buildings with setbacks at appropriate heights which will also reduce the apparent mass from street level.
- 2.Buildings located at intersections should have prominent design and lighting programs, due to their visibility.
- 3.All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing *façade*.





## 17-8-0907 Building Design

### 17-8-0907-C High-rise Buildings.

1. Buildings should have a clearly defined vertical appearance, comprised of a base, midsection, and top.
2. The bases and upper stories of high-rise buildings should be in the same vertical plane along all building *façades* fronting public *streets*, except as otherwise provided for in the following subsection 3.
3. Upper-story setbacks should be used to reduce the apparent mass and bulk of tall buildings. Such setbacks should convey a sense of sculpting to the tower and the top floors of the building.







## 17-8-0909 Open Space and Landscaping

### 17-8-0909-A General Intent.

1. where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents; and
2. where appropriate, provide substantial landscaping of the open areas on the building and the site (including contiguous *public ways*).

### 17-8-0909-B Design.

1. Open spaces should be located to ensure maximum exposure to sunlight.
2. In addition to providing a visual amenity to the *street*, open space should be designed to allow public gathering space and activity.





# ★ Sustainable Development Policy Compliance

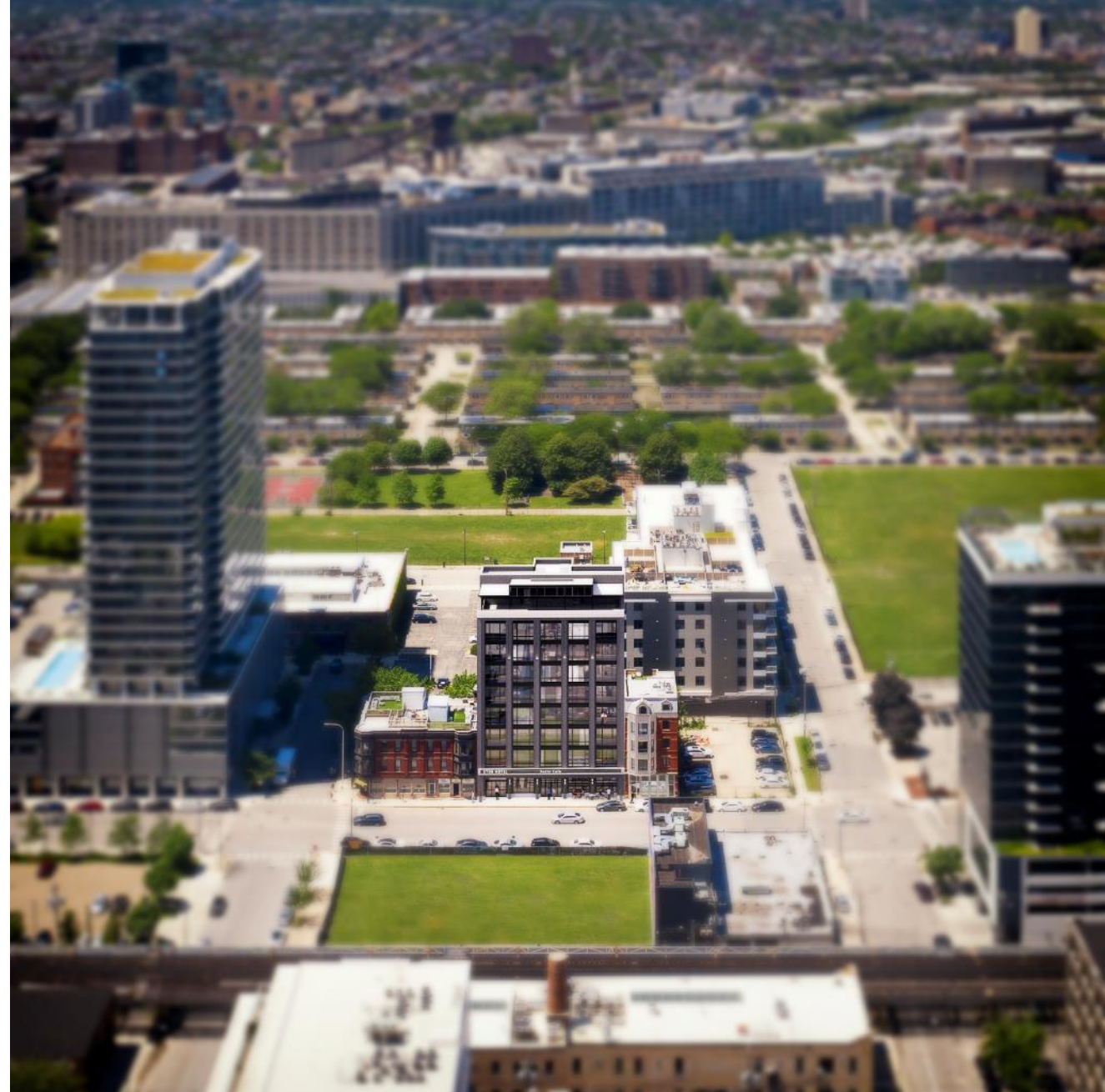
The Stob Hotel development is required to meet the City of Chicago Sustainable Development Policy – 2017 program requirements. The project team evaluated all compliance options and chose to pursue the prescriptive path compliance with the following strategies:

Strategy	Point Value
1.1 WELL Certification	40
2.3 Exceed Energy Code: 10% threshold	30
6.1 Indoor Water Use Reduction: 25% threshold	10
7.1 Proximity to Transit Service	5
7.4 Bike Parking – Commercial & Industrial	5
8.1 Waste Diversion: 80% threshold	10
<b>TOTAL POINTS</b>	<b>100</b>



# ★ Benefits

1. Owners are near north community residents, invested in the community
2. Will provide local jobs
  - a) Construction
  - b) Hotel Operations
3. QMBE and WBE Involvement
  1. 26% MBE
  2. 6% WBE
  3. 50% Local Hire
4. Neighborhood Improvements:
  - a) Activating an existing vacant lot
  - b) Bringing income and value to the block, community, and city
  - c) Enhancing the design character of the neighborhood with a contemporary, masonry building of high architectural character
  - d) Improving the narrow sidewalk at mid-block
5. FAR Bonus payment







# DPD Recommendations

**The proposed Business Planned Development is appropriate for the following reasons:**

1. The **proposal is compatible with the character of the surrounding area in terms of uses**, density and building scale (17-13-0609-B). The proposed hotel use is consistent with the surrounding land uses and the goals and objectives of the Central Area Action Plan (2009); and,
2. The **proposal is compatible with surrounding zoning** (17-13-308-D). The proposed rezoning to the zoning classification of DX-5 and then to Business Planned Development is compatible with other nearby zoning districts including planned developments; and,
3. **Public infrastructure facilities and city services will be adequate to serve the proposal** at the time of occupancy (17-13-0609-C). Multiple CTA bus routes and CTA train stations are located nearby.