



# CHICAGO PLAN COMMISSION Department of Planning and Development

446 E Ontario

426-448 E Ontario St. & 427-441 E Erie St. (42<sup>nd</sup> Ward)

**AH-441 Erie LLC** 



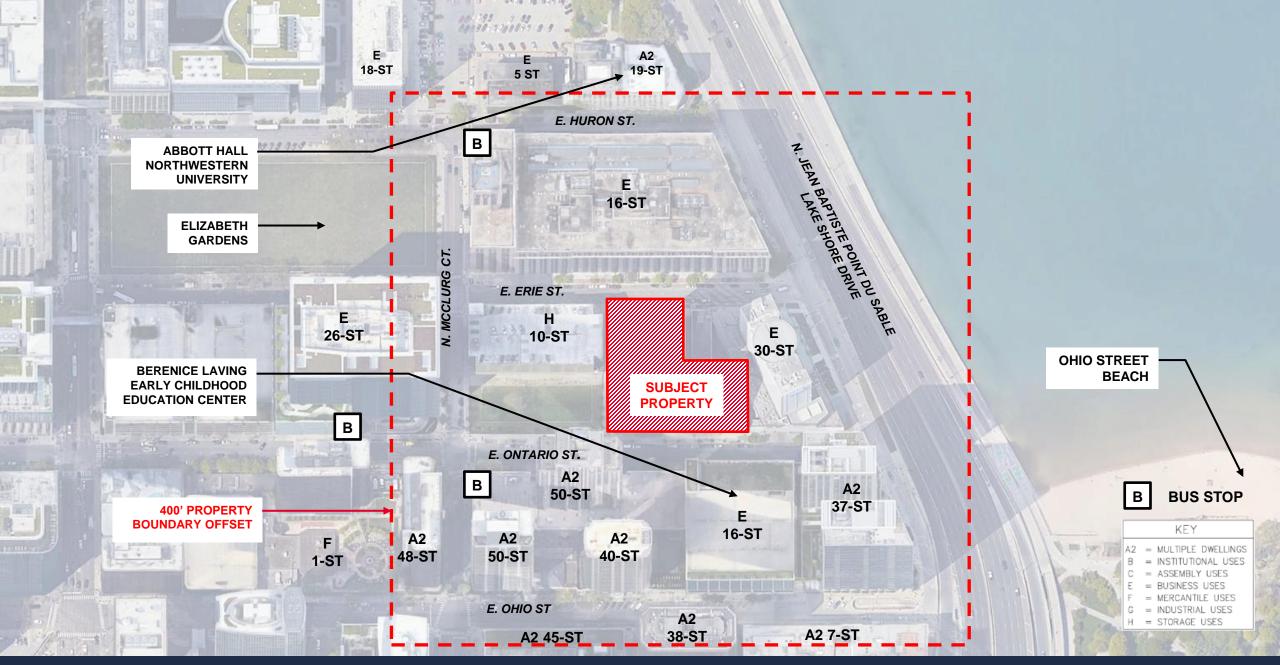
# **X** Community Area SnapShot

## **COMMUNITY AREA INFORMATION:**

- Near North Side
- Demographic Data\*
  - 105,481 total population
  - 42.3% of residents are between age of 20-34
  - 42.8% have a bachelor's degree or higher
  - 92% of residents live in a one or two-person household
  - 67.2% of residents are employed within the City limits
  - \$109,049 Median Income

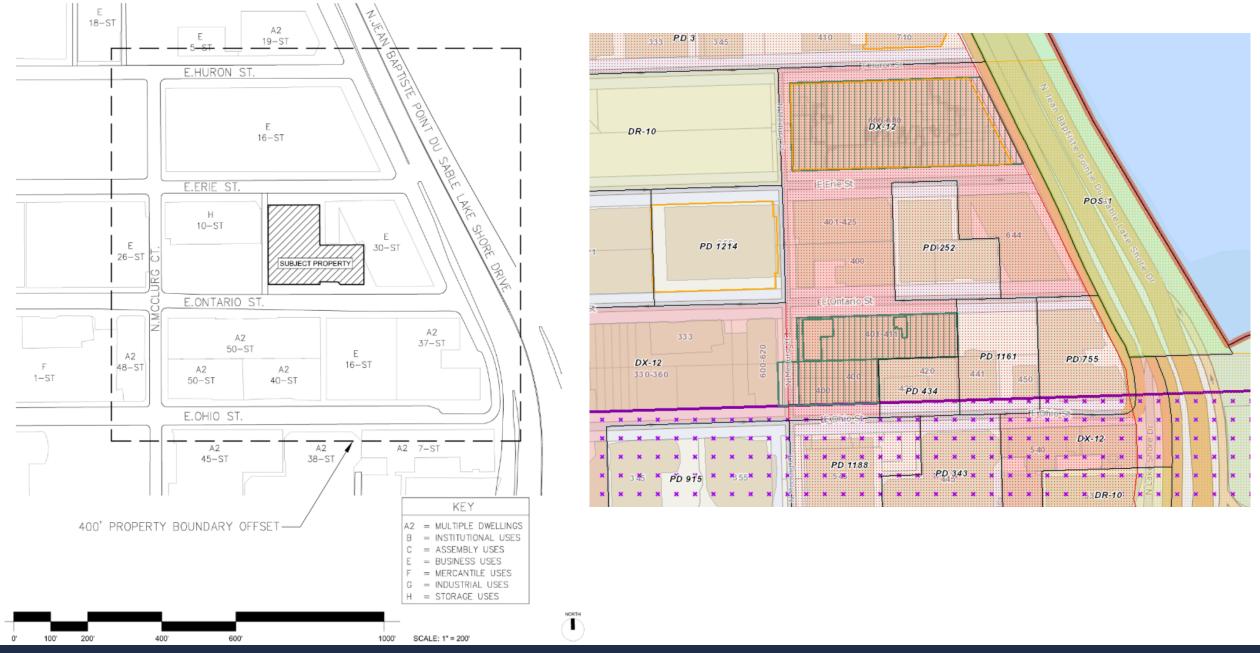
NORTH **Project** Location CENTRAL WEST

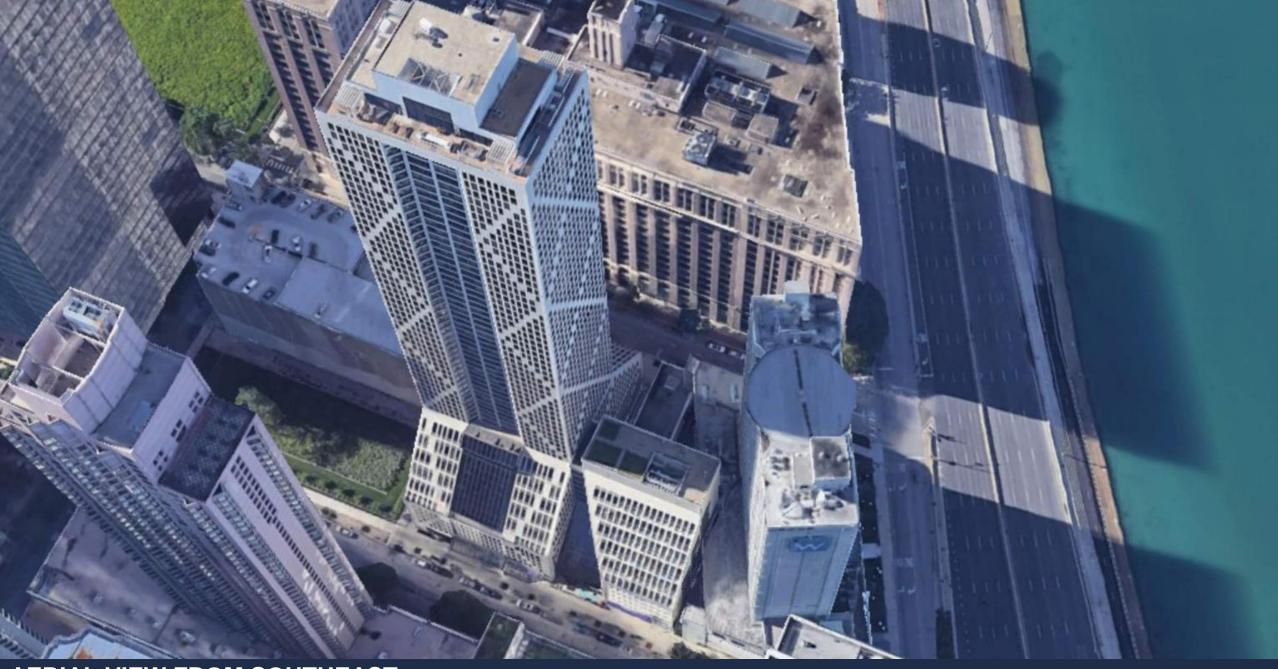
<sup>\*</sup>CMAP Community Data Snapshot: Near North Side, Chicago Community Area July 2022 Release.



**SITE CONTEXT AERIAL** 

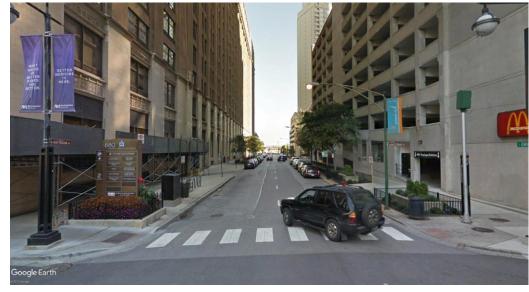
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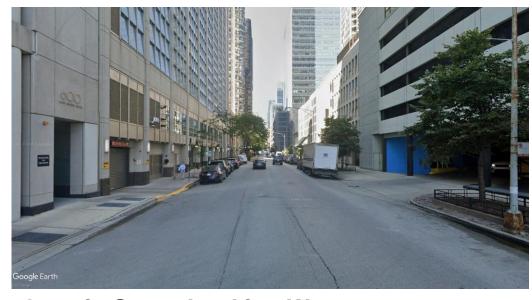




**Ontario Street Looking East** 



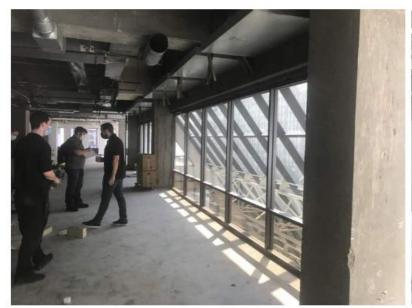
**Erie Street Looking East** 



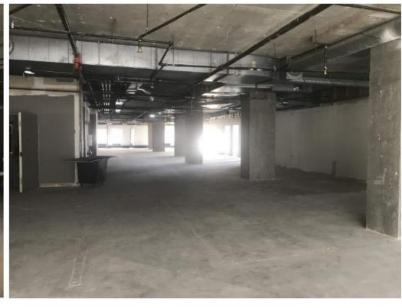
**Ontario Street Looking West** 



**Erie Street Looking West** 









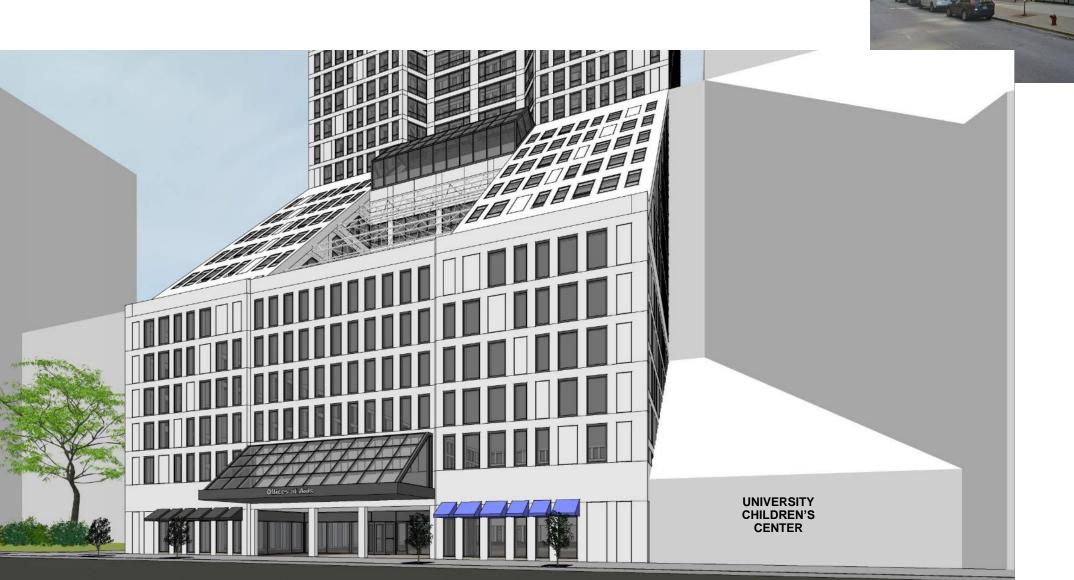




INTERIOR VIEWS 7

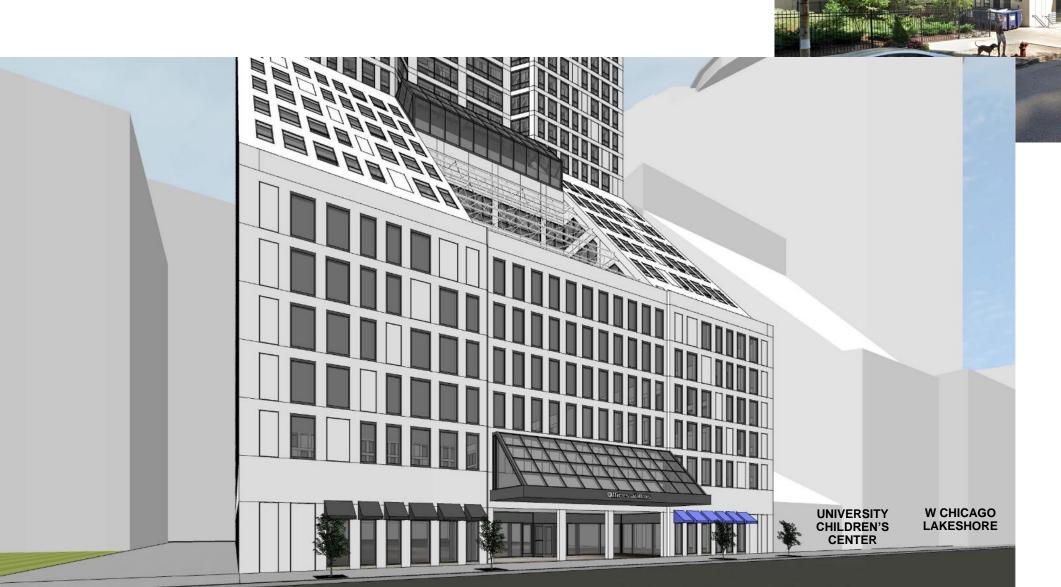
# **Pedestrian Context**

E Ontario St.

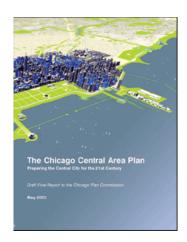


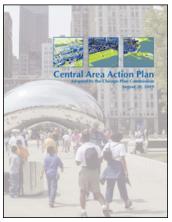
# **Pedestrian Context**

E Ontario St.









## Chicago Central Area Plan (2003)

- Direct growth to create a dynamic Central Area with vibrant and diverse mixed-use districts
  - Support a diverse collection of livable neighborhoods and special places
- Strengthen connections to keep the Central Area easy to reach and get around
  - Improve the quality of the pedestrian environment

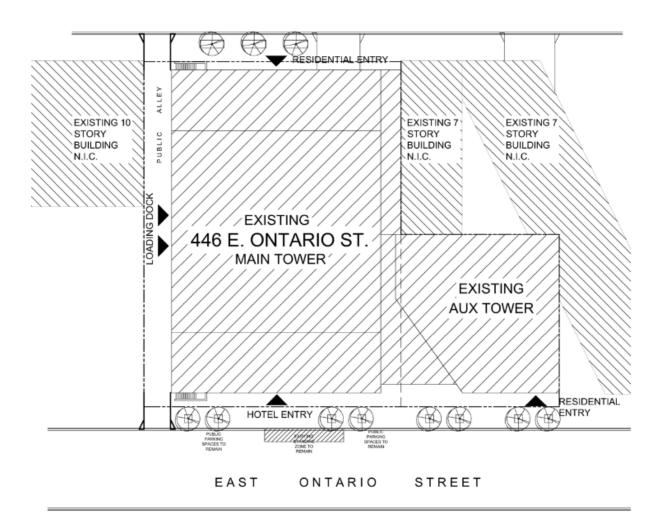
# Central Area Action Plan (2009) Near North Subarea: 2020 Vision/ Goals

- Higher densities should be supported around existing and planned transit stations and along major street corridors
- The Near North will maintain a high quality of life for residents supported by enforcement of parking, zoning
  and noise regulations to mitigate the impacts of the vibrant entertainment and tourism district in the southeast
  portion of Near North

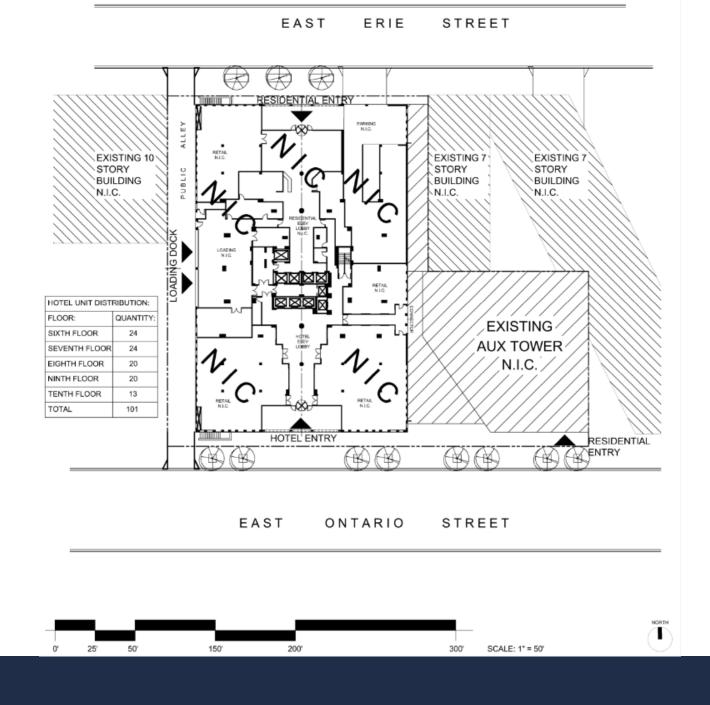
# **Project Timeline + Community Outreach**

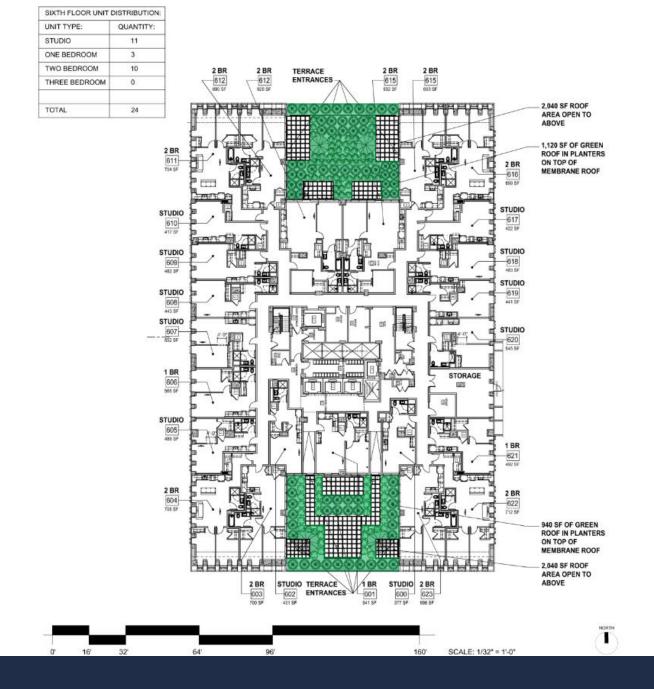
- March 9, 2022, Community Meeting with Streeterville Organization of Active Residents (SOAR)
- June 22, 2022 Filing of PD Amendment Application

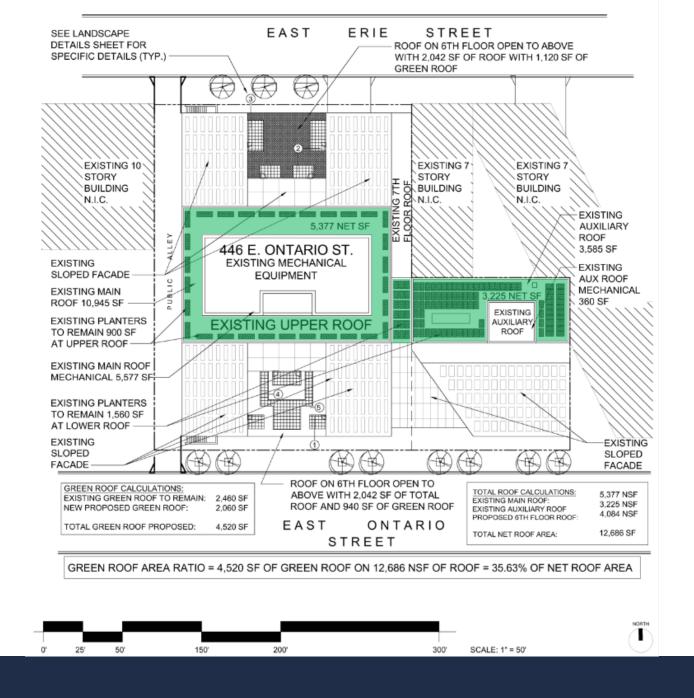
EAST ERIE STREET

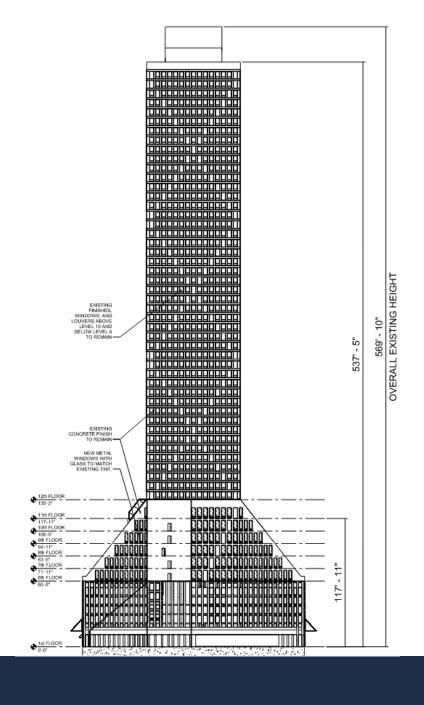


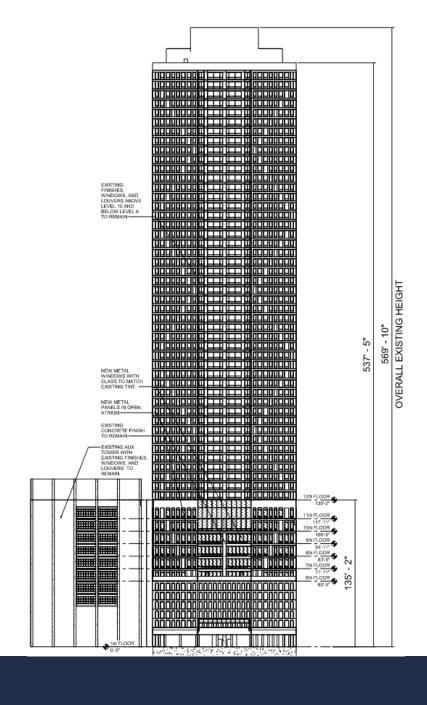


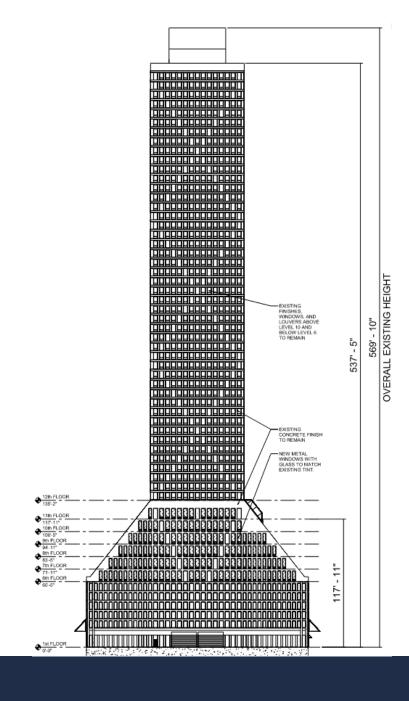


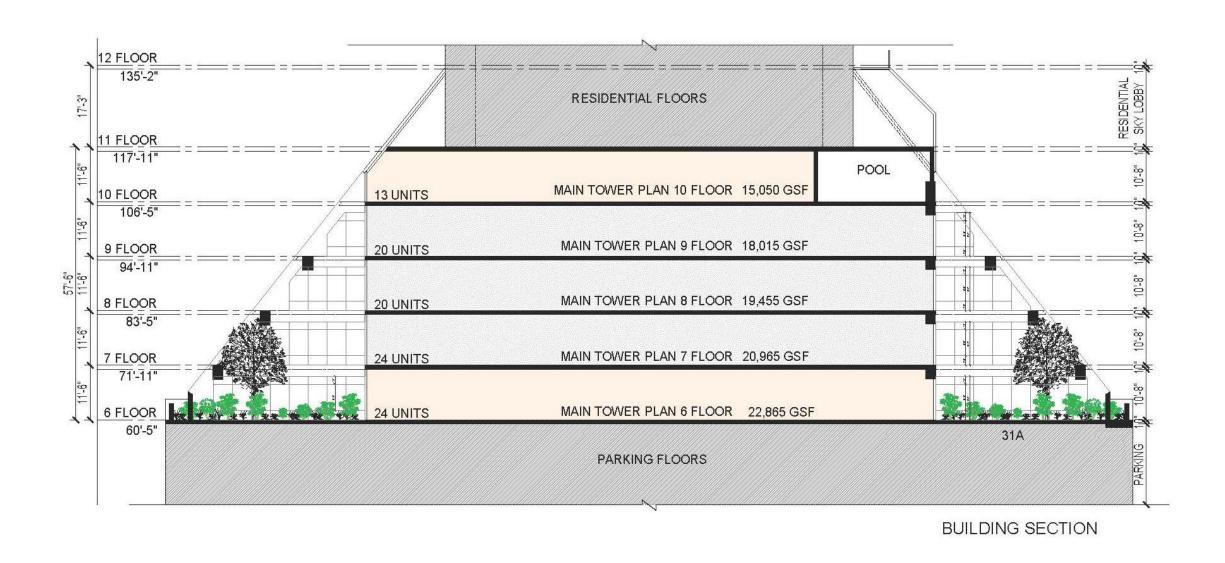


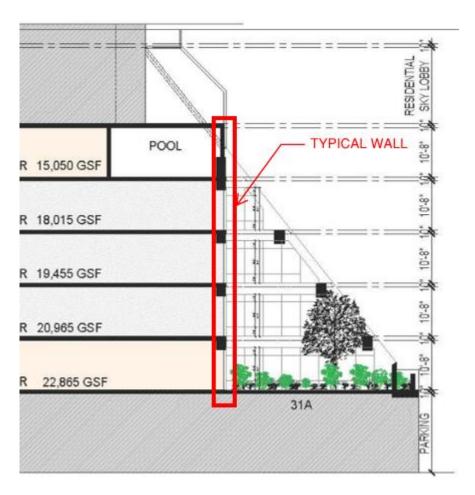


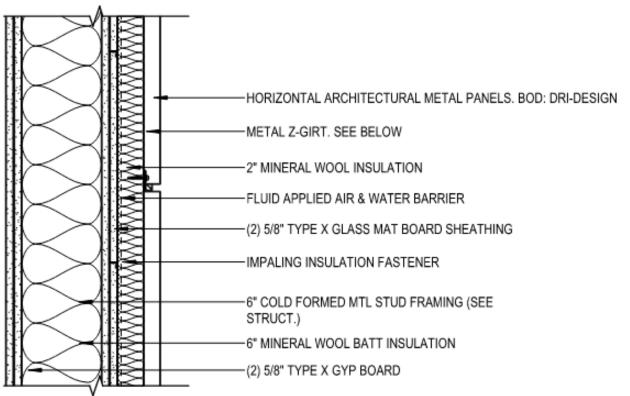






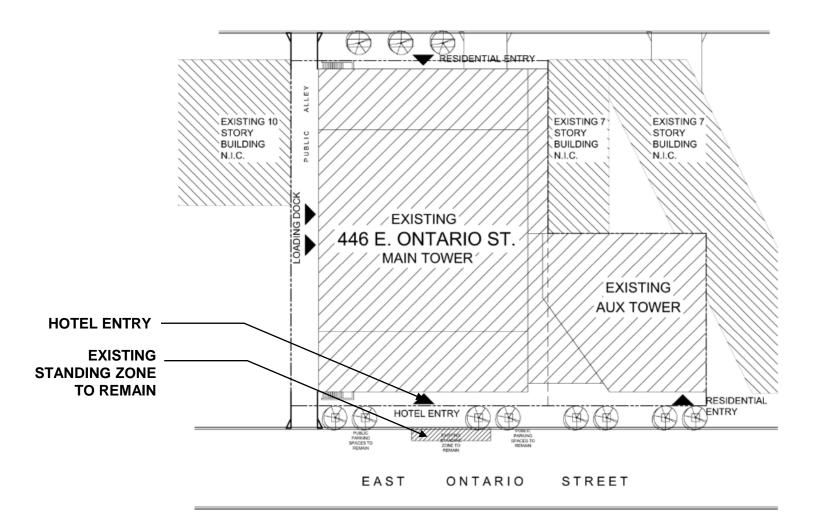






	EXT. WALL - E4 - METAL PANEL + MTL STUD														
MARK	FIRE RATING	STC	UL	Size	LOA D BRG	INSUL.	NOTES								

EAST ERIE STREET





#### Kimley » Horn

#### **MEMORANDUM**

To: Jim Posluszny Fox Group, Inc.

From: Peter Lemmon, P.E., PTOE Peter Wajda, EIT

Date: February 1, 2021

RE: Transportation Evaluation (Proposed Office-to-Hotel Conversion)

446 E. Ontario Street Ontario Chicago, Illinois

#### INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Group Fox, Inc. to prepare a transportation evaluation for the proposed conversion of existing office space within the building at 446 E. Ontario Street into a 100-room hotel. The subject site location is bounded by Ontario Street on the south; Erie Street to the north; the W Hotel to the east; and a private alley, Northwestern Memorial Hospital employee parking structure, and vacant parcel owned by Northwestern Memorial Hospital to the west. The primary hotel guest entrance is planned via the building's existing Ontario Street access.

The proposed hotel space, to be operated as a Sonder Hotel, would occupy a portion of the existing building. Sonder Hotels cater primarily to extended-stay guests, with an average stay of approximately seven days. As such, Sonder Hotels generate lower guest turnover and check-in/check-out activity than a typical hotel.

This memorandum summarizes the proposed development plan and documents a qualitative review of the plan's transportation characteristics relative to the observed transportation conditions on the surrounding street system.

### 17-8-0904 TRANSPORTATION, TRAFFIC CIRCULATION AND PARKING

- 1. Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles;

  The site fits within a walkable neighborhood with vehicle access points off the existing alley and proximate to numerous transit lines.
- Promote transit, pedestrian and bicycle use;
   No hotel parking will be provided on site and hotel guests are expected to largely use non-auto transportation options.
- 3. Ensure accessibility for persons with disabilities; The site is ADA-accessible.
- 4. Minimize conflict with existing traffic patterns in the vicinity;

  No curb cuts are proposed and the existing standing zone will be used for guest drop off and pickup.
- 5. Minimize and mitigate traffic congestion associated with the proposed development; No hotel parking will be provided on site and the existing standing zone is 85 feet in length.
- 6. Provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and Emergency access is unchanged and as well as the building's vehicular access from the adjacent alley.
- 7. Provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas.

No vehicle parking is required nor being provided for the hotel. 25 additional bicycle spaces are being provided as part of the PD Amendment.

#### 17-17-8-0905 Pedestrian Orientation

- The existing facades at pedestrian level are appropriately scaled within the context of the streetscape
- The building hotel entry consists of large storefront and architectural articulation that is flanked by street trees to provide a visual interest.
- Building abuts the sidewalk with sidewalk-level entrances
- The hotel entrance forms a significant focal element of the building and provides building identity and presence on the street

## **17-8-0906 Urban Design**

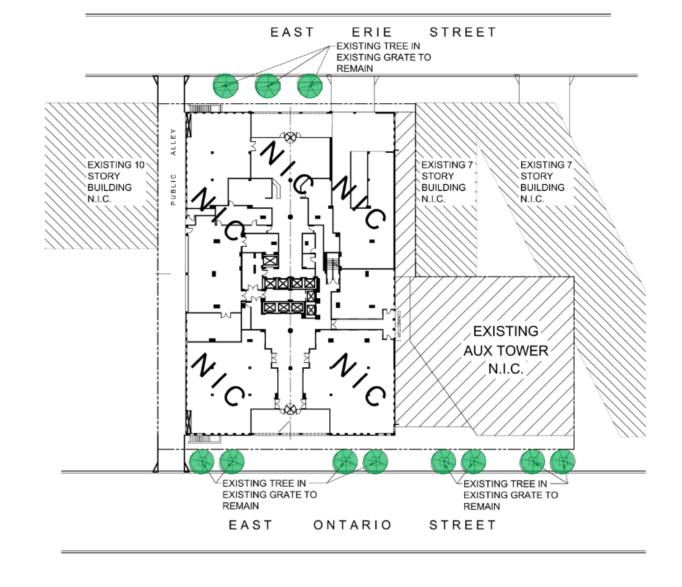
- Building base aligns with existing neighboring buildings, is located close to the sidewalk, and close to one another.
- Building base provides continuity to the street wall.



**EXISTING STREET VIEW** 

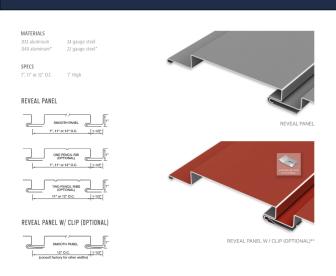


PROPOSED STREET VIEW

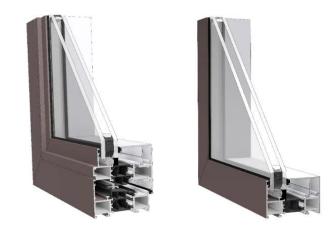




# MATERIAL SAMPLE IMAGES



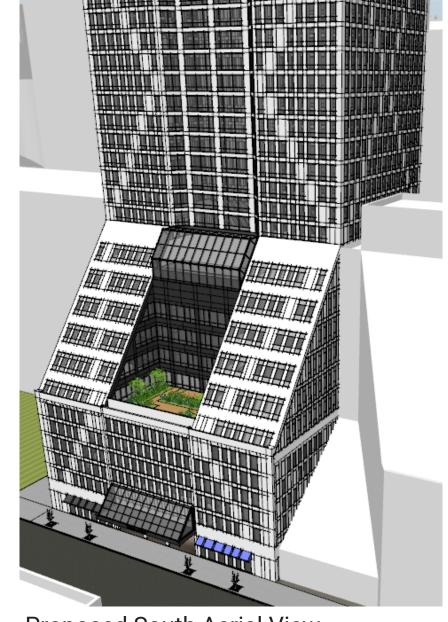
## Pac Clad Metal Panels



Peerless G200 Windows



**Existing South Aerial View** 



**Proposed South Aerial View** 

## **Sustainable Features**

#### Chicago Sustainable Development Policy 2017.91.12



Compliance Options	Ballete	Required															Guetal	institute O	tratogies	More															$\neg$
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Compliance Paths	arting Points	umber of Optional Points Required or Constitution / Substantial Rehab / Michelle Reh	1 Achieve WELL Building Standard	d Designed to earn the Energy Star	2 Exceed Energy Code (5%)	3 Exsed Energy Code (10%)	4 Excel Energy Code (25%)	5 Exaed Energy Code (40%)	6 Onalla Renewable Energy (3%)	7 Onsile Renewable Energy (5%)	1 Exceed Stammater Ordinance by 25%	2 Exceed Stommeter Ordinance by 50%	3 100% Stammoder Infiltration	d Sump Pump Capture & Reuse	5 100-year detention for lot-to-lot buildings	6 100-year Deterdon for Bypass	d Working Landscapes	2 Natural Landscapes	3 Tree Planting	4 Achieve Sustainable Sites Certification	1 Green Raof 58-100%	2 Green Raof 180%	I Indoor Water Use Reduction (25%)	2 Indoor Water Use Reduction (48%)	1 Proximity to Transit Service	2 Bikesharo Sponsorship	3 Bike Parking Residential	4 Bile Parking Commercial & Industrial	5 EV Charging Stations	S EV Charger Raadiness	r CTA Digital Displays	1 30% Wests Diversion	2 Warkforce Development	d Bind Protection (Basic)	2 Bird Protection (Enhanced)
Options Without Certification	8	2.2	÷	ri	rsi	ei.	rvi	e.i	ei.	ei.	rí	ń	ri	è	ri	ñ	4	7	Ť	4	wi.	16	ú	×.	- 62	-	-6	-	7.	2	1	×	×.	- E	e e
All Options Available		100 50 25	40	30	20	30	40	50	10	20	10	20	43	5	5	- 5	5	5	5	20	10	20	10	20	- 5	- 5	5	5	10	- 5	5	10	13	5	10
Options With Certification																																			
USED Platinum	95	5/0/0	49	NA.	NA.	NA.	NA.	NA.	NA.	NA.	10	20	47	5	5	5	NA.	ă	NA.	20	10	20	NA.	NA.	NA.	- 6	NA.	NA.	NA.	- 5	5	NA	10	- 5	10
	90	10/0/0	40	NA.	NA.	NA.	NA.	50	10	20	10	20	43	5	- 5	- 5	5	NA.	60	20	10	20	NA.	NA.	NA.	- 5	NA.	NA.	10	- 5	5	10	10	- 5	10
	80	20/0/0	40	NA.	NA.	NA.	40	50	10	20	10	20	43	5	- 5	5	5	5	5	20	10	20	NA.	20	NA.	5	NA.	NA.	10	- 5	5	10	10	5	10
Green Globes 4-Globes	90	10/0/0	40	NA.	NA.	NA.	NA.	50	10	20	10	20	43	5	5	- 5	- 5	NA.	5	20	10	20	NA.	NA.	NA.	- 5	NA.	NA.	10	- 5	5	10	10	- 5	10
Green Globes 3-Globes	80	20/0/0	40	NA.	NA.	NA.	40	50	10	20	10	20	43	- 5	- 5	- 5	5	NA.	- 5	20	10	20	NA.	NA.	NA.	- 5	NA.	NA.	10	- 5	5	10	10	- 5	10
Greet Globes 2-Globes	70	30/0/0	40	NA.	NA.	NA.	40	50	10	20	10	20	43	- 5	5	- 5	- 5	- 5	- 5	20	10	20	NA.	20	NA.	- 5	NA.	NA.	10	- 5	- 5	10	13	- 5	10
Living Building Challenge	100	0/0/0	40	NA.	NA.	NA.	NA.	NA	NA.	NA.	10	20	43	5	5	5	NA.	NA.	NA.	20	NA.	NA	NA.	NA.	NA.	NA.	NA.	NA.	10	- 5	NA.	NA	10	- 5	10
Living Building Challenge Petal	90	10/0/0	40	NA.	20	30	40	50	NA.	NA.	10	20	43	- 6	- 5	- 6	- 6	NA.	- 6	20	10	20	10	20	NA.	- 5	NA.	NA	10	- 5	5	10	10	- 5	10
Enterprise Green Communities*	80	20/0/0	40	NA.	NA.	NA.	NA.	NA.	10	20	10	20	43	5	5	5	5	5	5	20	10	20	10	20	- 5	- 5	NA.	NA.	10	- 5	- 5	10	10	- 5	10
PassiveHouse	70	30/0/0	40	NA.	BAA	NA.	MA	NA.	10	20	10	20	-43	8	- 6	- 8	-4	- 5		20	10	.20	10	29	- 5	- 5	- 5		10	- 5	- 5	10	10	- 5	10

Planned Development Projects (PD) - New Construction 100 points required TIP Funded Development Projects (TIP) - New Construction\* 100 points required DPD Housing, Multi-flamily (>5 units) Projects (DPO H MF) - New Construction 100 points required PD, TIF, DPO-H MF and Class L - Renowation Projects\* 25 points required Substantial Renovation Projects 50 points required

"does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and \$8IF programs).

Moderate Renovation Projects - projects including partial or minor upgrades to building systems and minor repairs to the orderior envelope.

Substantial Renovation Projects - projects including new and/or upgraded building systems and entensive repairs to the orderior envelope.

#### ARO COMPLIANCE

- The proposed Hotel conversion of 100,000 square feet office space to 101 hotel rooms does not trigger the Affordable Housing Ordinance Requirements
- However, should 10 or more of the hotel rooms ever be converted to dwelling units the Applicant has agreed to provide 20% of the units as on-site Affordable Units in compliance with the ARO

#### AFFORDABLE REQUIREMENTS ORDINANCE

#### GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY

- Committed to Pursuing:
  - 26% MBE
  - 6% WBE
  - 50% City Resident Hiring

#### **ECONOMIC & COMMUNITY BENEFITS:**

- Estimated Project Cost: \$28 Million
- Construction Jobs: ~ 250
- Permanent Hotel Jobs: ~ 12
- Estimated Annual Hotel Tax Contribution: ~ \$1.2 Million



# **X** DPD Recommendations

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104); and,
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1).

