CHICAGO PLAN COMMISSION
Department of Planning and Development

446 E Ontario

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

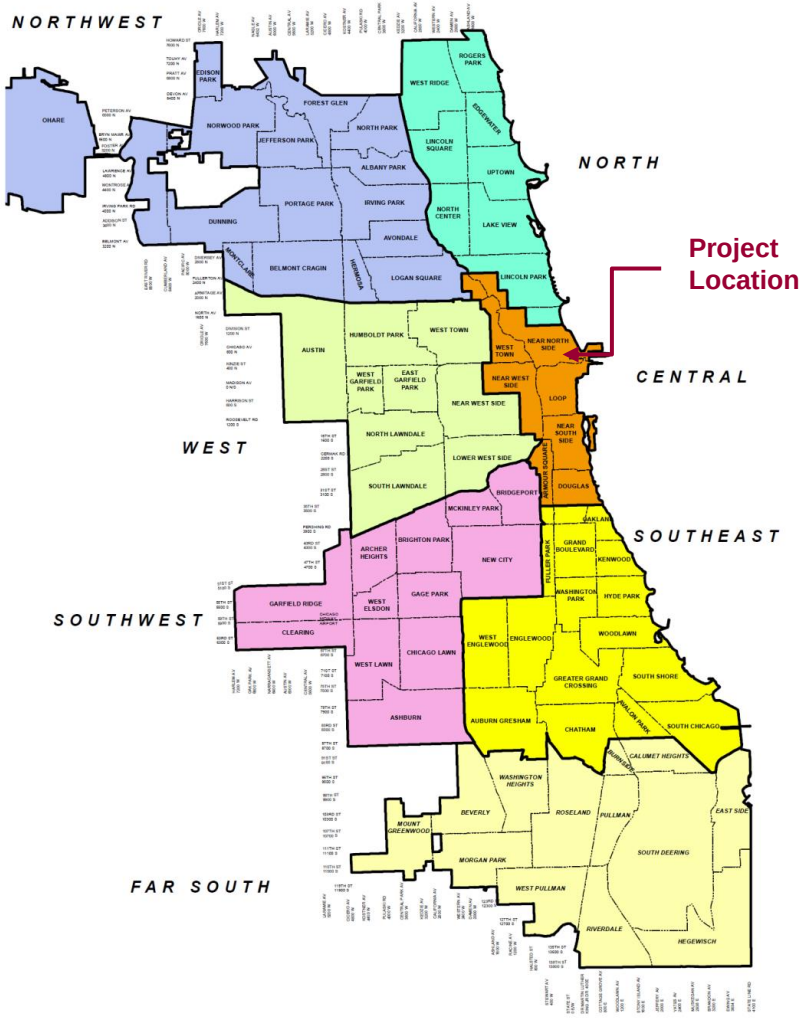
AH-441 Erie LLC

03/16/2023

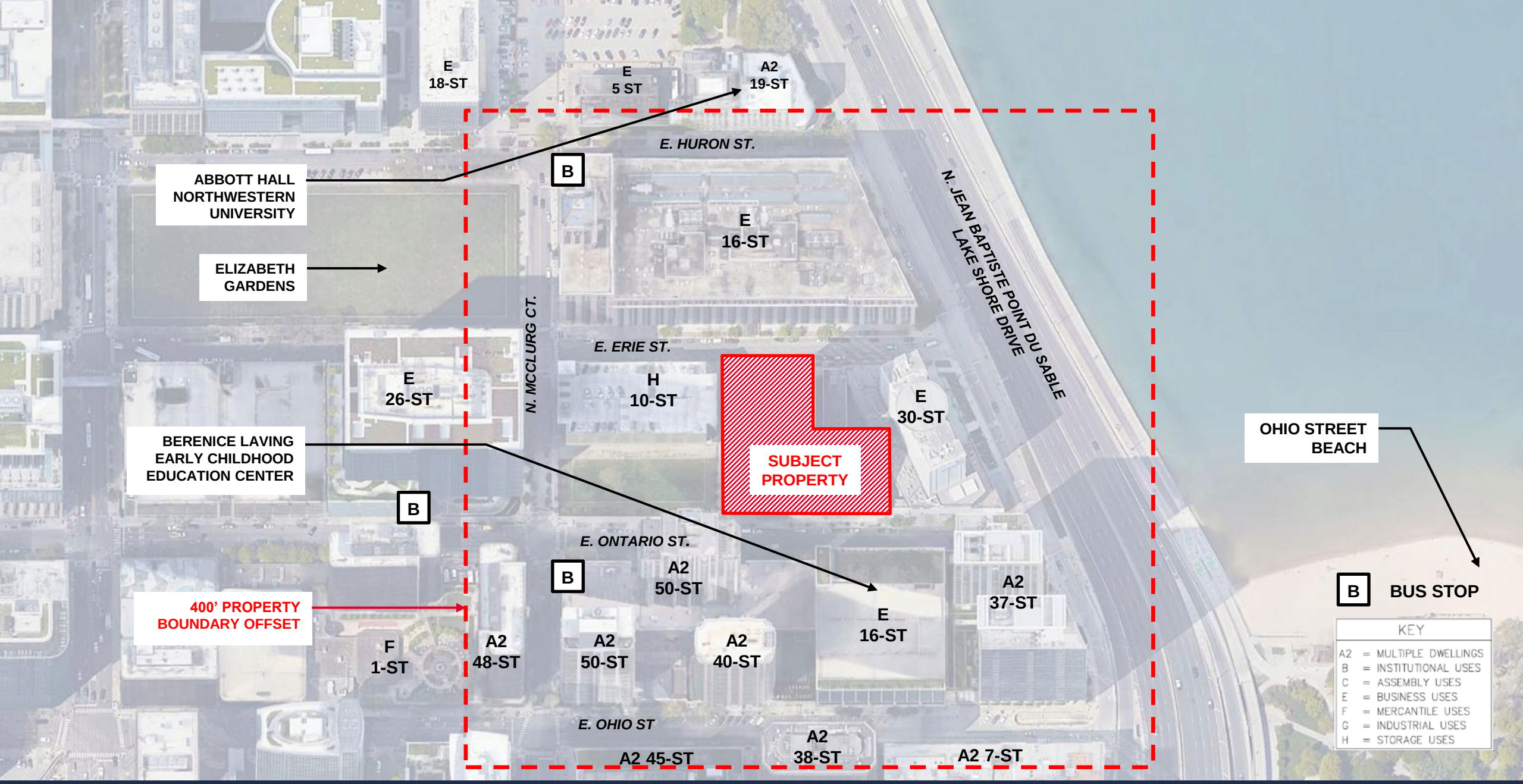
Community Area SnapShot

COMMUNITY AREA INFORMATION:

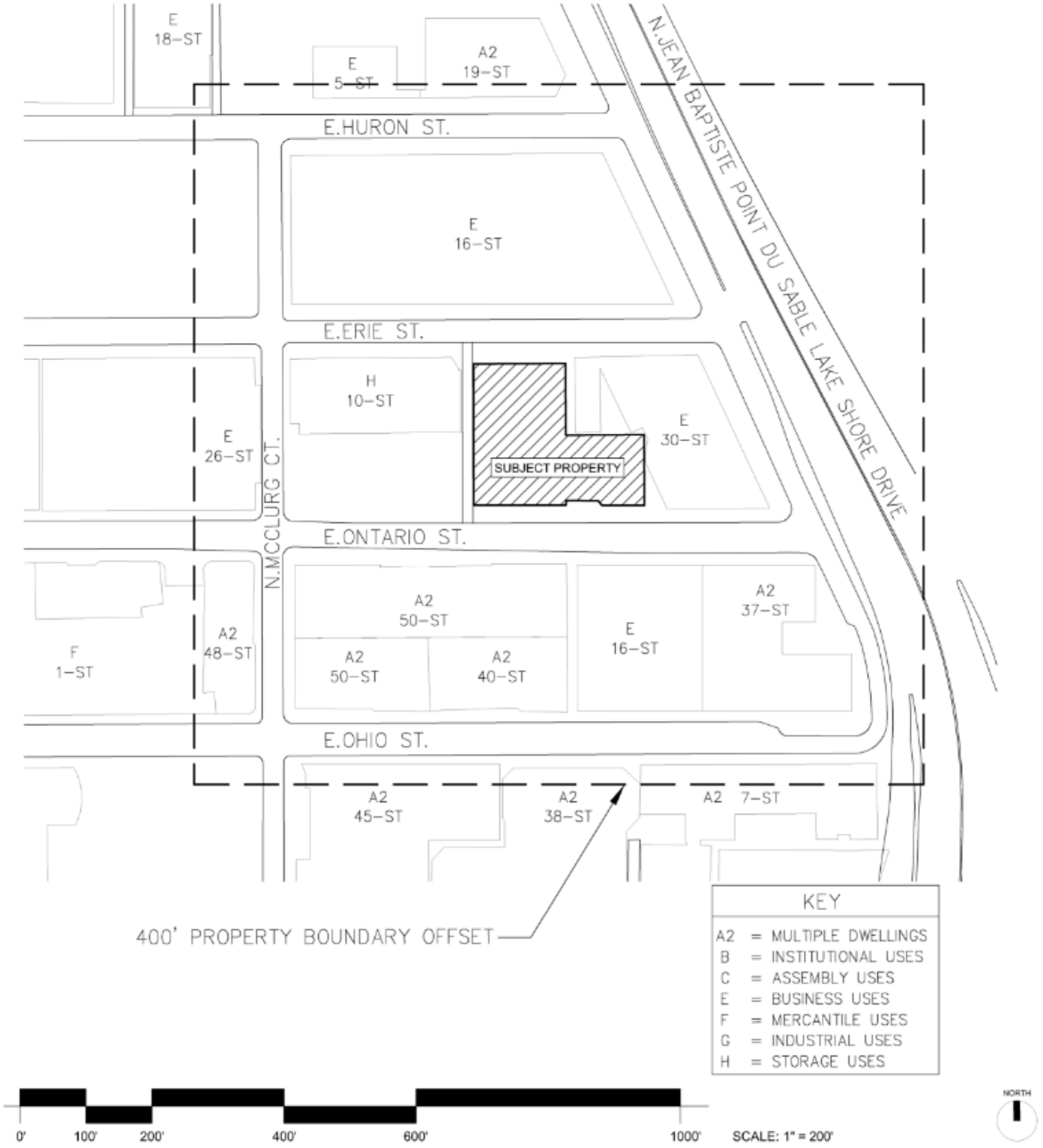
- Near North Side
- Demographic Data*
  - 105,481 total population
  - 42.3% of residents are between age of 20-34
  - 42.8% have a bachelor’s degree or higher
  - 92% of residents live in a one or two-person household
  - 67.2% of residents are employed within the City limits
  - $109,049 Median Income

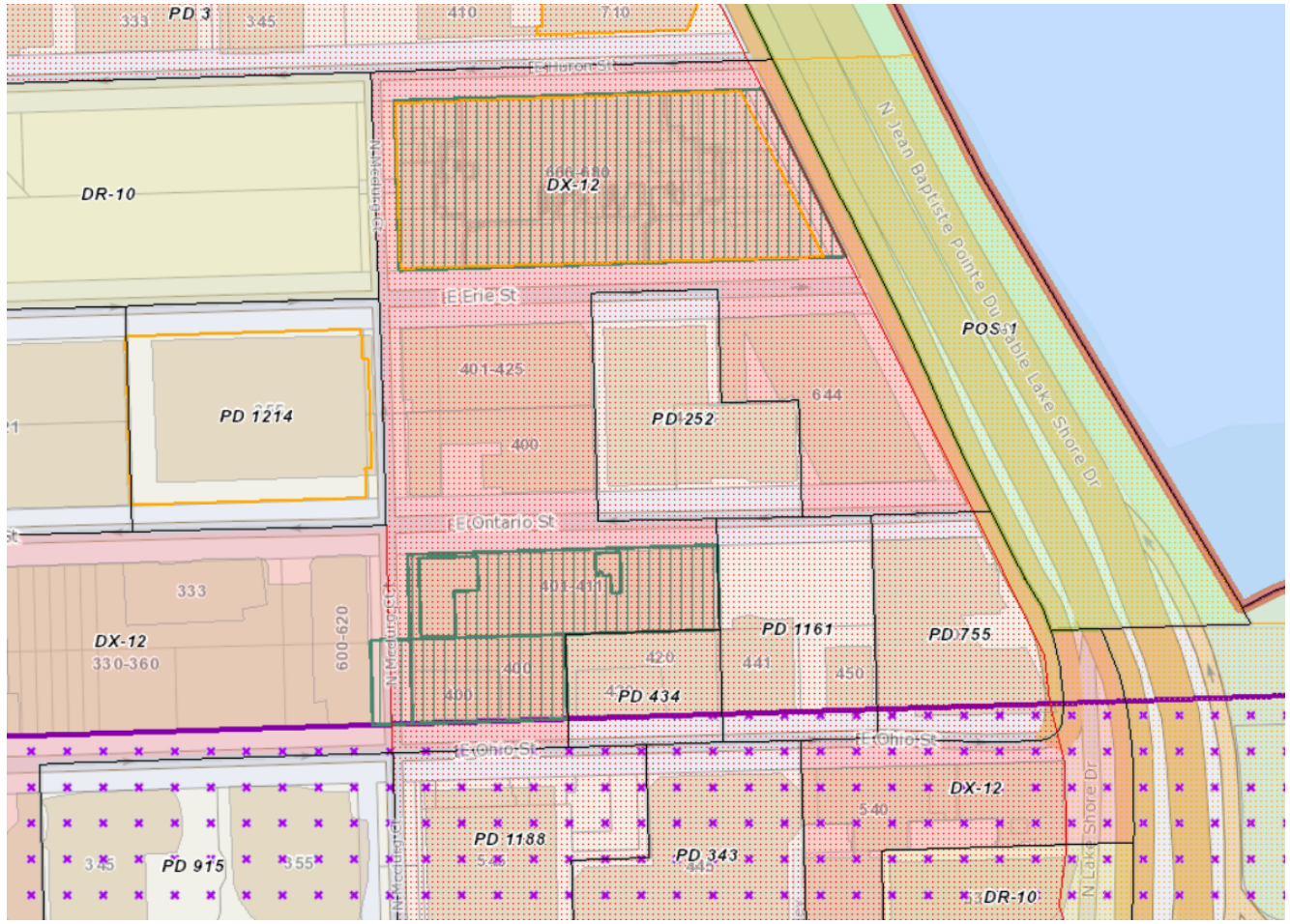


*CMAP Community Data Snapshot: Near North Side, Chicago Community Area July 2022 Release.

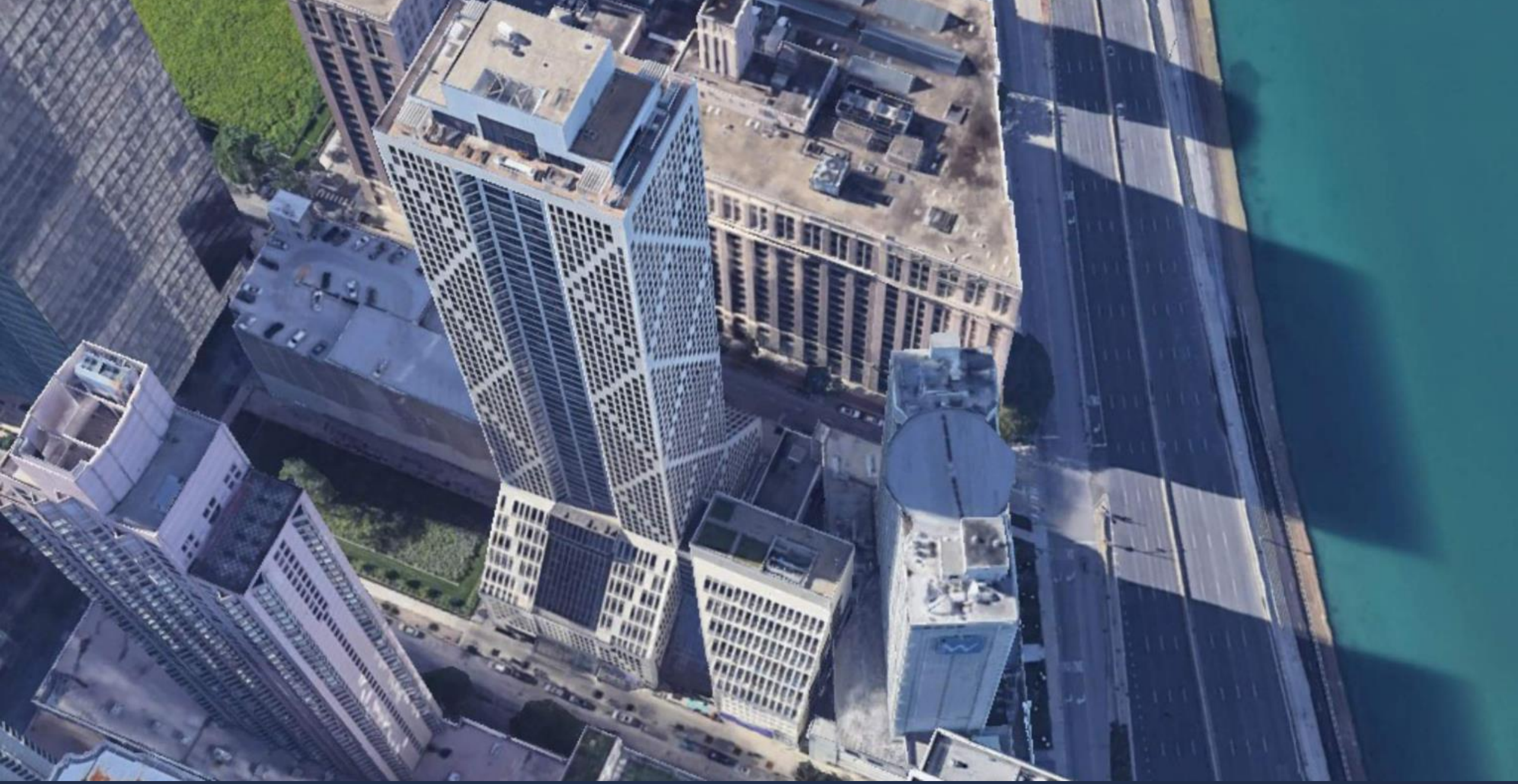


SITE CONTEXT AERIAL



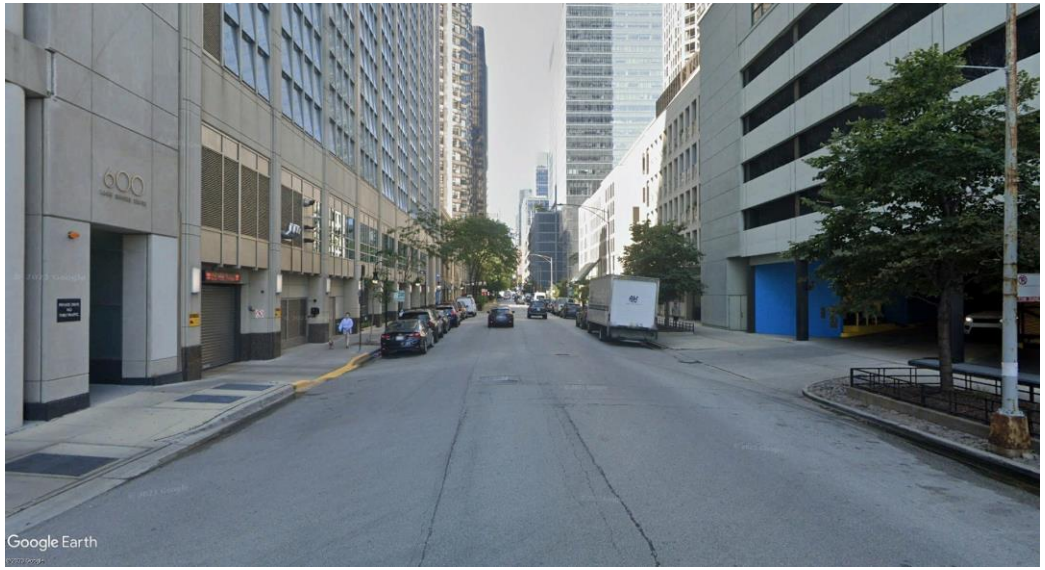


LAND USE CONTEXT PLAN & ZONING MAP

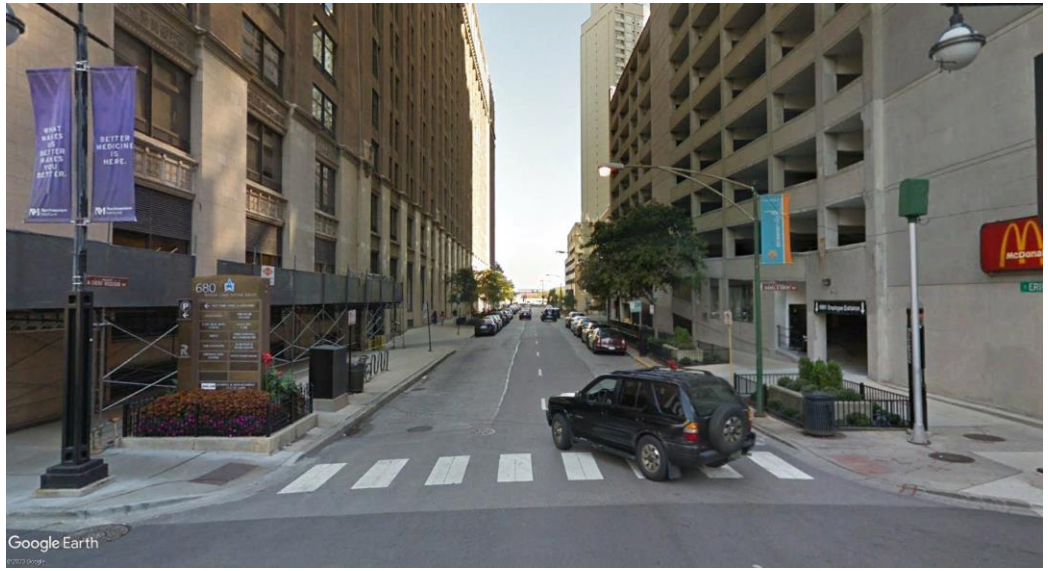


AERIAL VIEW FROM SOUTHEAST

Ontario Street Looking East



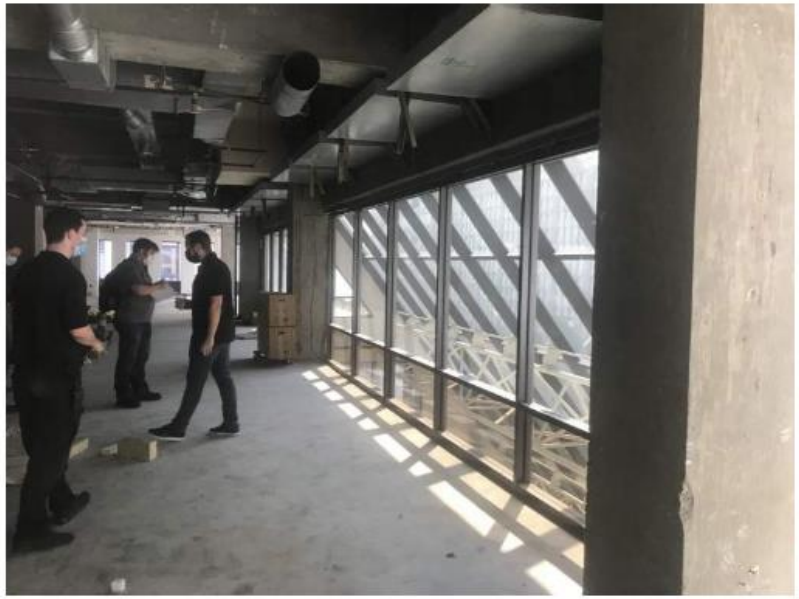
Ontario Street Looking West



Erie Street Looking East

Erie Street Looking West

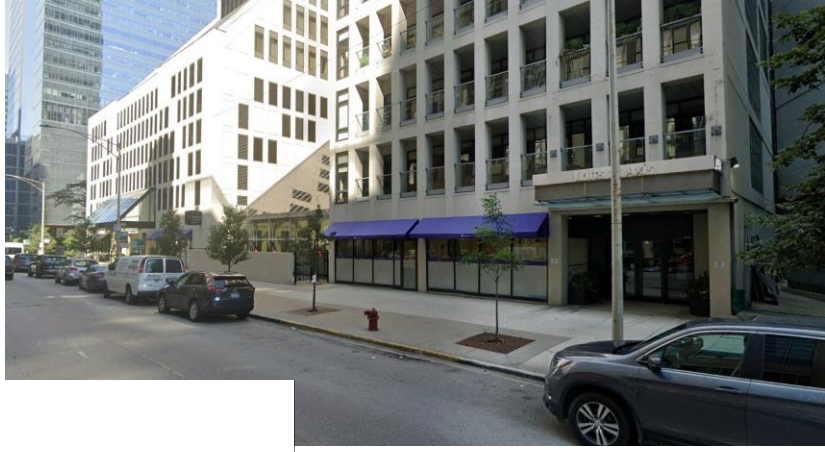
EXISTING STREET CONTEXT



INTERIOR VIEWS

Pedestrian Context

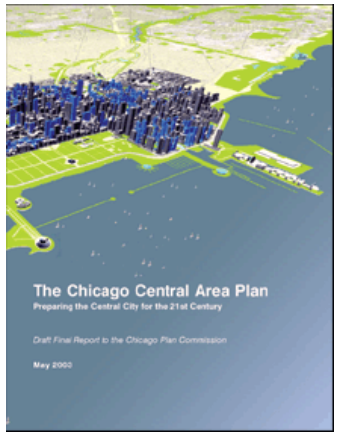
E Ontario St.

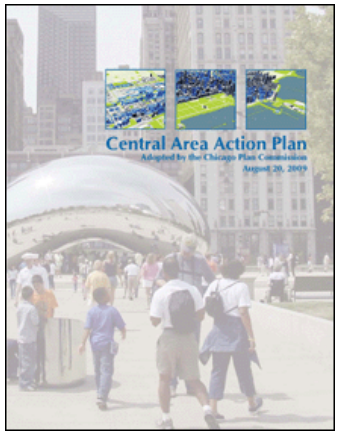


Pedestrian Context

E Ontario St.

Planning Context





Chicago Central Area Plan (2003)

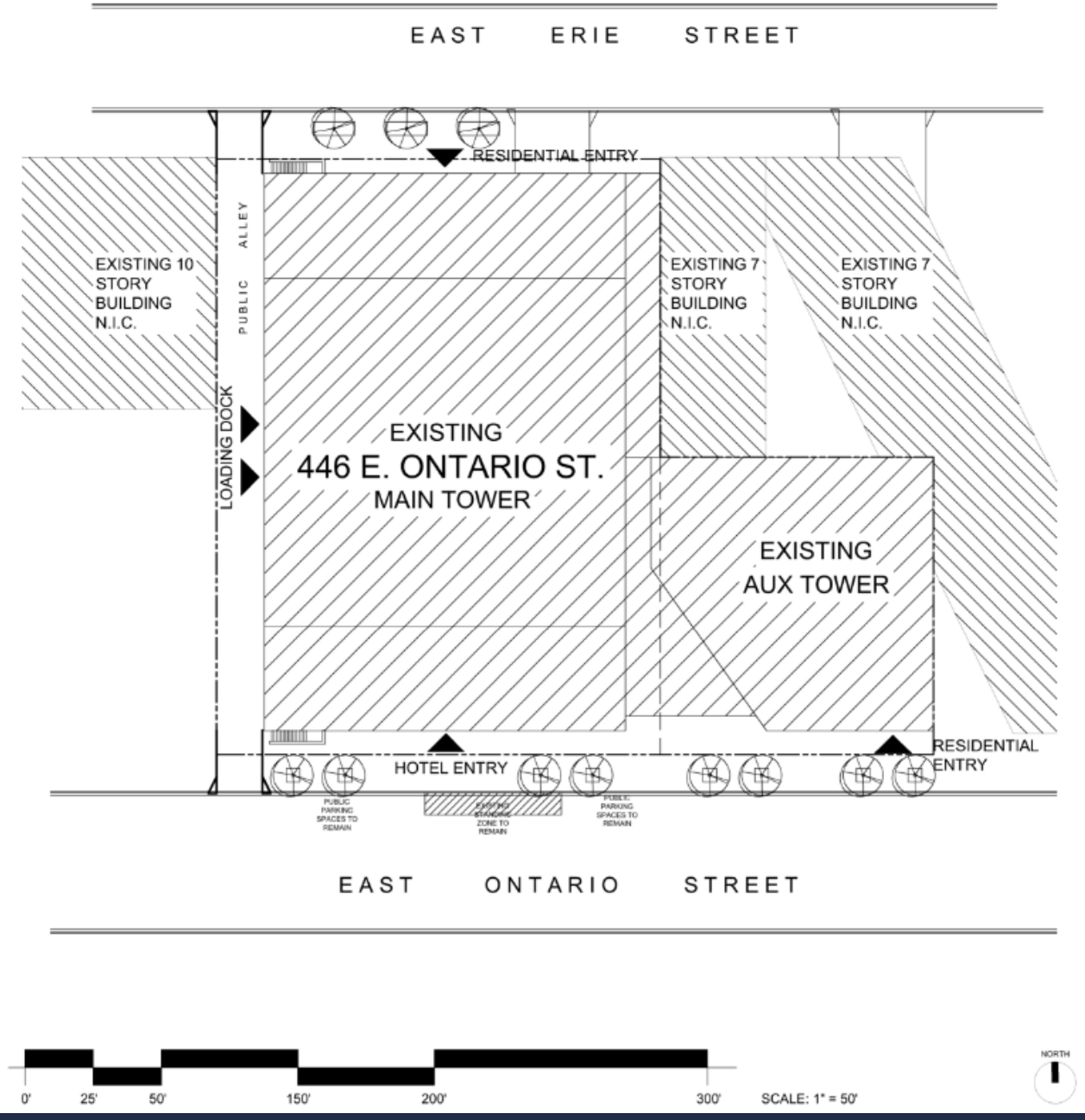
- Direct growth to create a dynamic Central Area with vibrant and diverse mixed-use districts
  - Support a diverse collection of livable neighborhoods and special places
- Strengthen connections to keep the Central Area easy to reach and get around
  - Improve the quality of the pedestrian environment

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

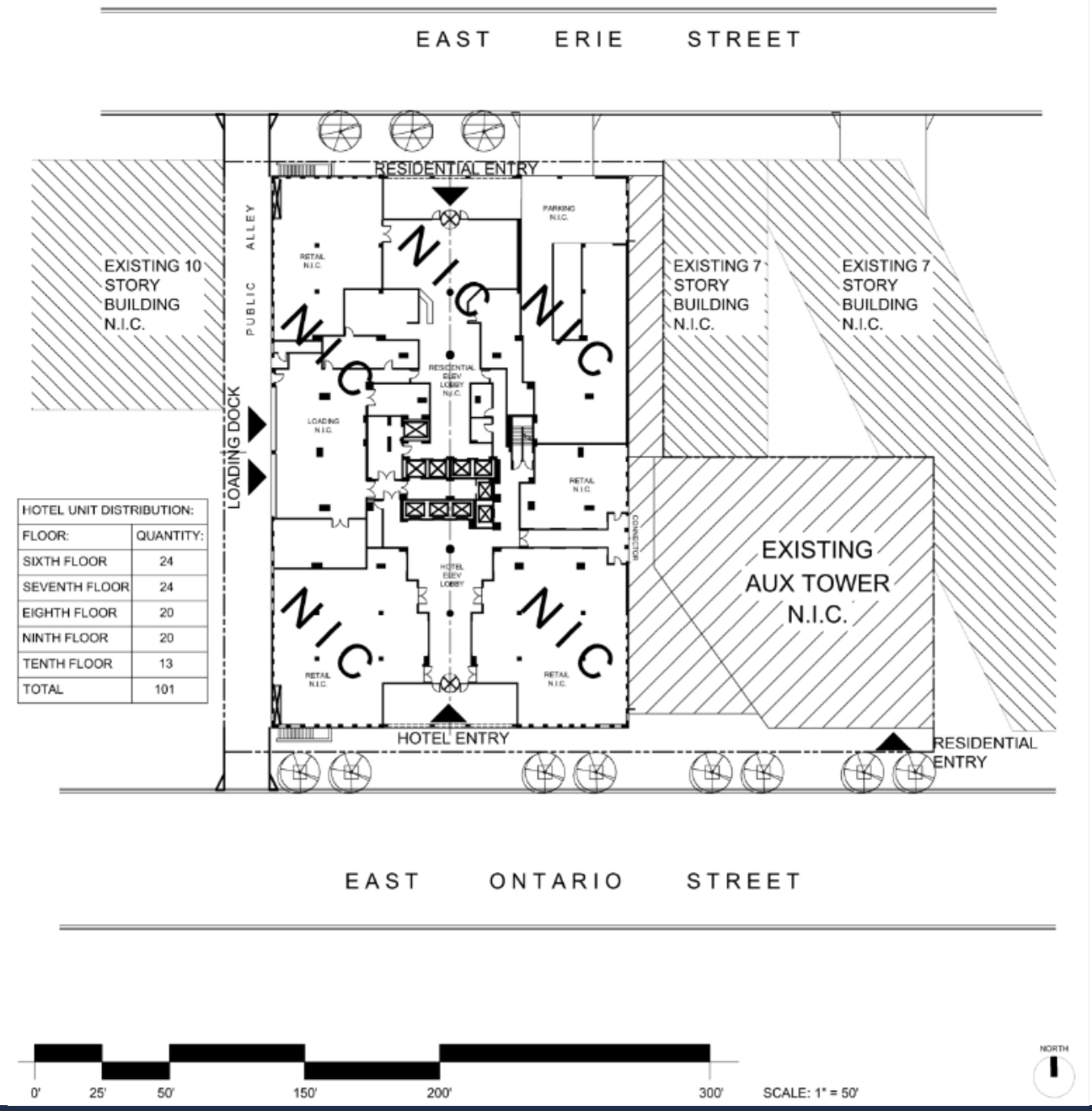
- Higher densities should be supported around existing and planned transit stations and along major street corridors
- The Near North will maintain a high quality of life for residents supported by enforcement of parking, zoning and noise regulations to mitigate the impacts of the vibrant entertainment 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
RESIDENTIAL ENTRY
PUBLIC ALLEY
EXISTING 10 STORY BUILDING N.I.C.
EXISTING 7 STORY BUILDING N.I.C.
EXISTING 7 STORY BUILDING N.I.C.
LOADING DOCK
EXISTING
446 E. ONTARIO ST.
MAIN TOWER
EXISTING
AUX TOWER
HOTEL ENTRY
RESIDENTIAL ENTRY
PUBLIC PARKING SPACES TO REMAIN
EXISTING STANDING ZONE TO REMAIN
PUBLIC PARKING SPACES TO REMAIN
EAST ONTARIO STREET
0'
25'
50'
150'
200'
300'
SCALE: 1" = 50'
NORTH

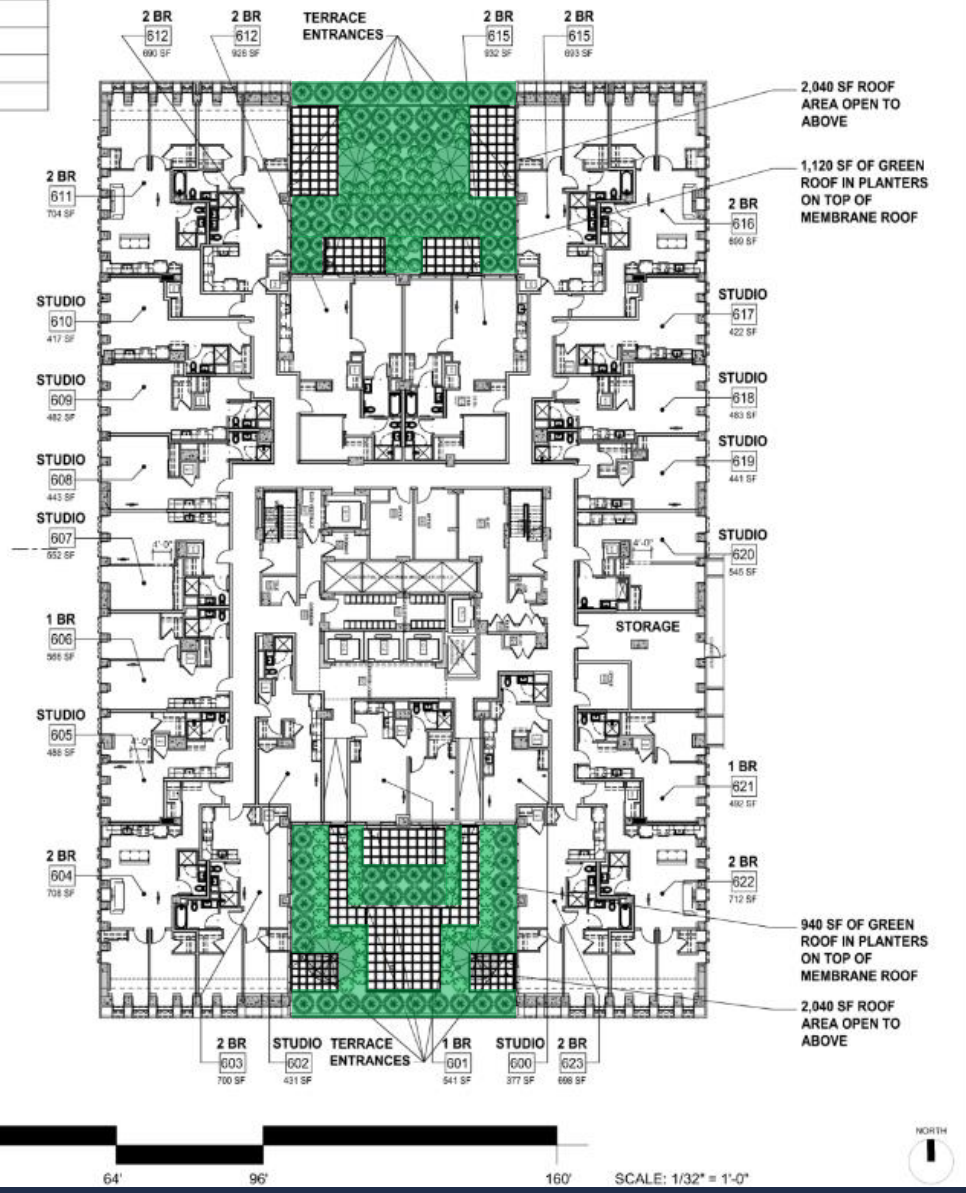
SITE PLAN



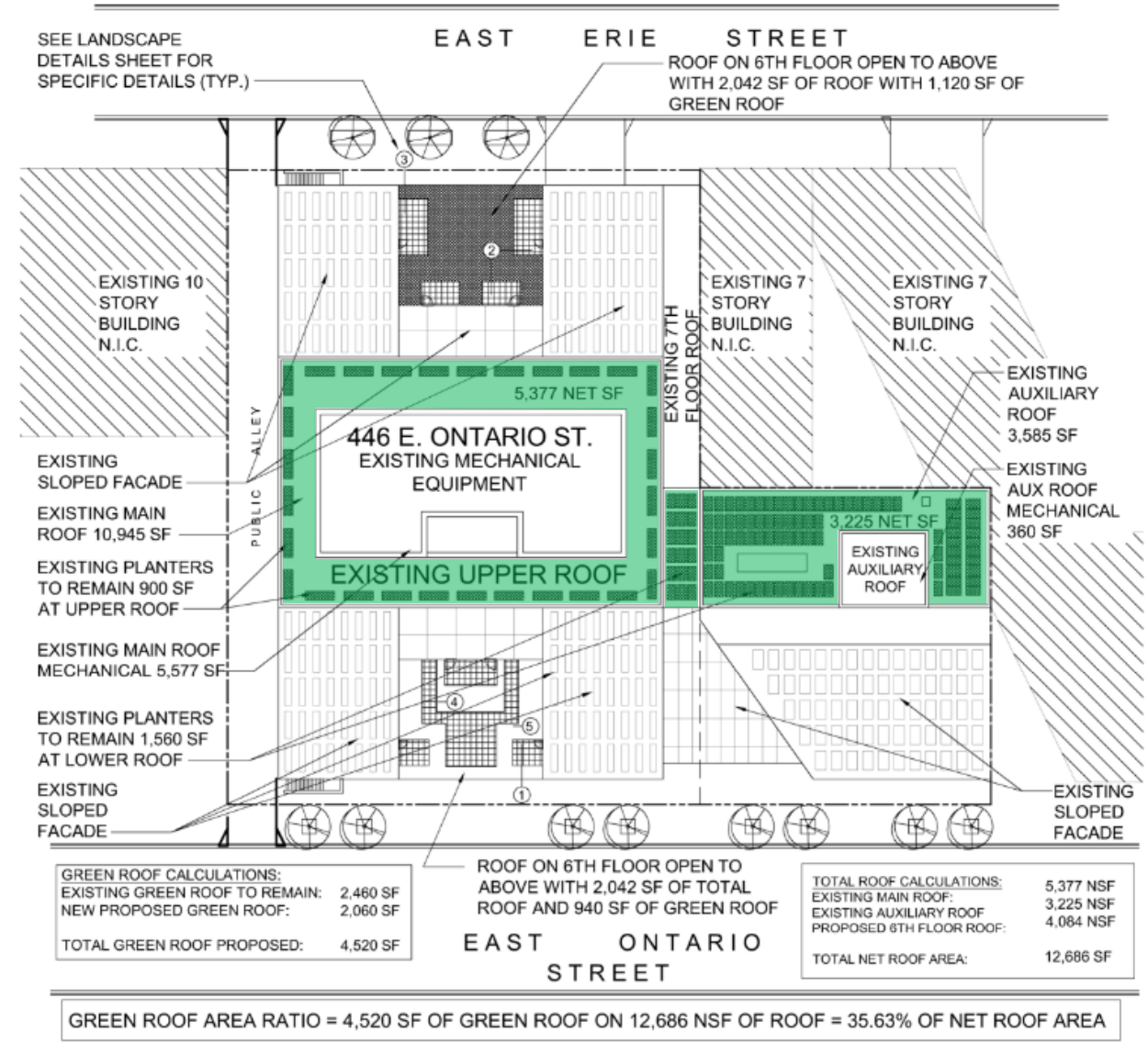
HOTEL UNIT DISTRIBUTION:	
FLOOR:	QUANTITY:
SIXTH FLOOR	24
SEVENTH FLOOR	24
EIGHTH FLOOR	20
NINTH FLOOR	20
TENTH FLOOR	13
TOTAL	101

GROUND FLOOR PLAN

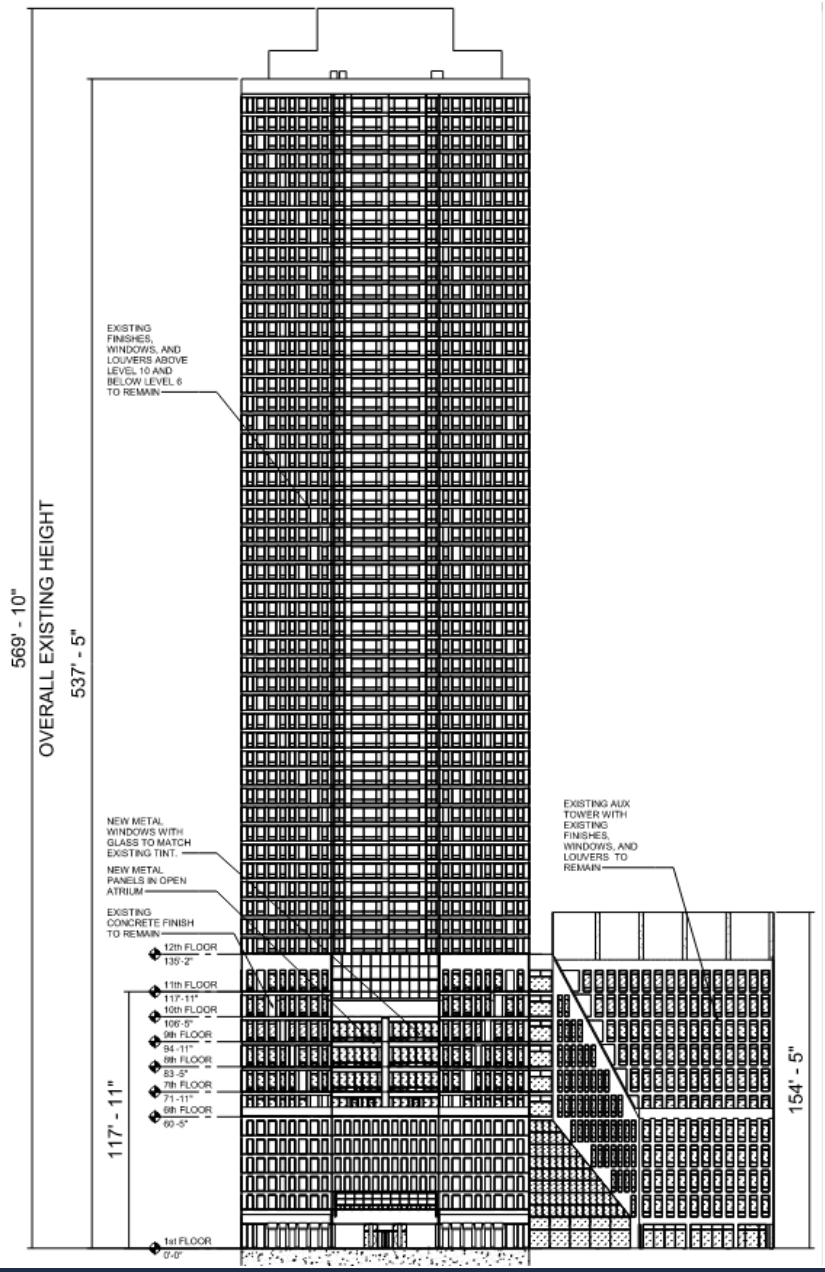
SIXTH FLOOR UNIT DISTRIBUTION:	
UNIT TYPE:	QUANTITY:
STUDIO	11
ONE BEDROOM	3
TWO BEDROOM	10
THREE BEDROOM	0
TOTAL	24



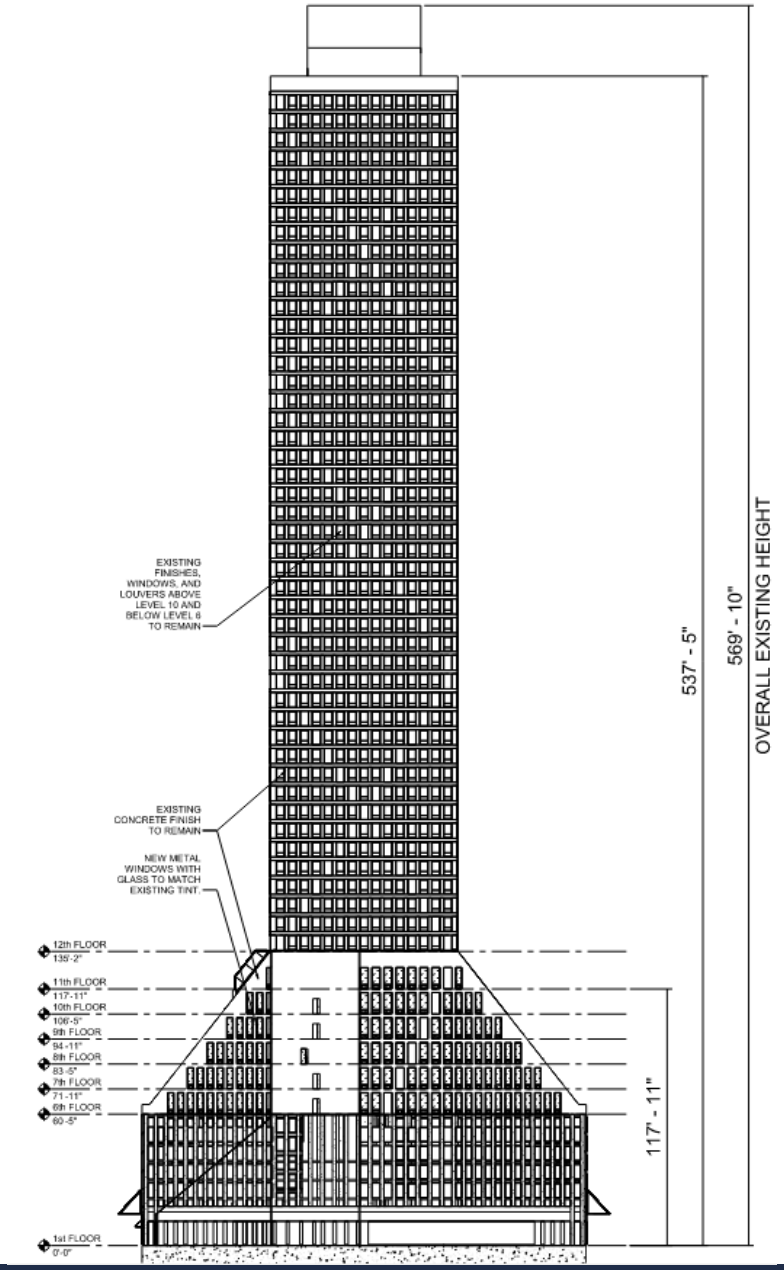
TYPICAL FLOOR PLANS


EAST ERIE STREET
SEE LANDSCAPE DETAILS SHEET FOR SPECIFIC DETAILS (TYP.)
ROOF ON 6TH FLOOR OPEN TO ABOVE WITH 2,042 SF OF ROOF WITH 1,120 SF OF GREEN ROOF
EXISTING 10 STORY BUILDING N.I.C.
EXISTING 7 STORY BUILDING N.I.C.
EXISTING 7 STORY BUILDING N.I.C.
EXISTING 7TH FLOOR ROOF
PUBLIC ALLEY
5,377 NET SF
446 E. ONTARIO ST.
EXISTING MECHANICAL EQUIPMENT
EXISTING UPPER ROOF
3,225 NET SF
EXISTING AUXILIARY ROOF
EXISTING AUXILIARY ROOF 3,585 SF
EXISTING AUX ROOF MECHANICAL 360 SF
EXISTING SLOPED FACADE
EXISTING MAIN ROOF 10,945 SF
EXISTING PLANTERS TO REMAIN 900 SF AT UPPER ROOF
EXISTING MAIN ROOF MECHANICAL 5,577 SF
EXISTING PLANTERS TO REMAIN 1,560 SF AT LOWER ROOF
EXISTING SLOPED FACADE
EXISTING SLOPED FACADE
ROOF ON 6TH FLOOR OPEN TO ABOVE WITH 2,042 SF OF TOTAL ROOF AND 940 SF OF GREEN ROOF
EAST ONTARIO STREET
GREEN ROOF CALCULATIONS:
EXISTING GREEN ROOF TO REMAIN: 2,460 SF
NEW PROPOSED GREEN ROOF: 2,060 SF
TOTAL GREEN ROOF PROPOSED: 4,520 SF
TOTAL ROOF CALCULATIONS:
EXISTING MAIN ROOF: 5,377 NSF
EXISTING AUXILIARY ROOF 3,225 NSF
PROPOSED 6TH FLOOR ROOF: 4,084 NSF
TOTAL NET ROOF AREA: 12,686 SF
GREEN ROOF AREA RATIO = 4,520 SF OF GREEN ROOF ON 12,686 NSF OF ROOF = 35.63% OF NET ROOF AREA
0' 25' 50' 150' 200' 300'
SCALE: 1" = 50'
NORTH

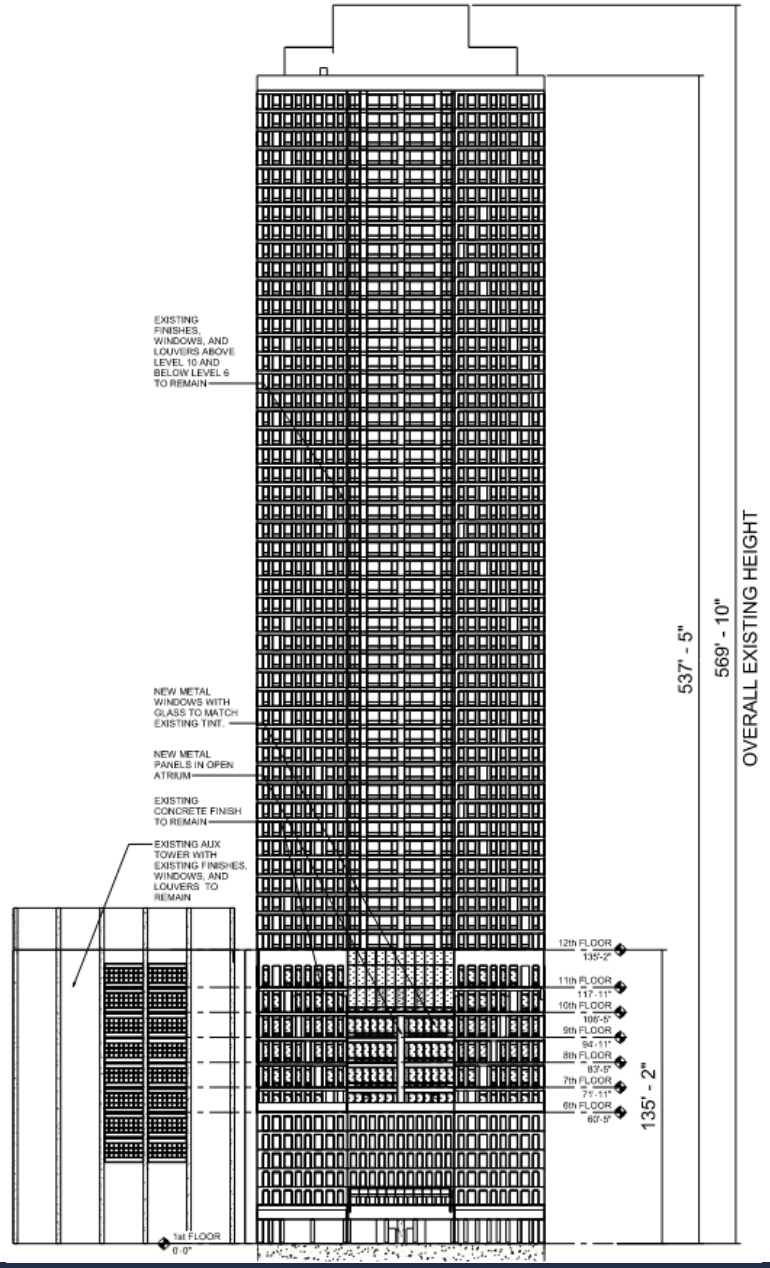
ROOF PLAN



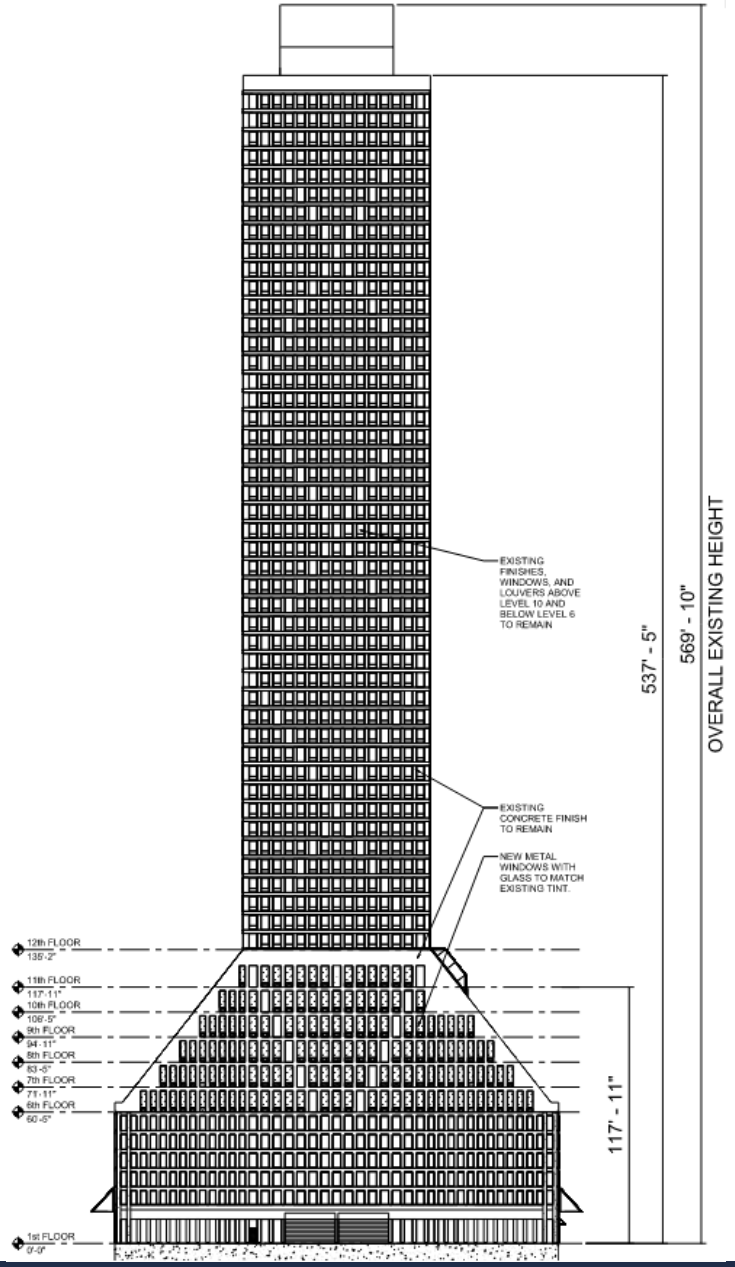
SOUTH BUILDING ELEVATION



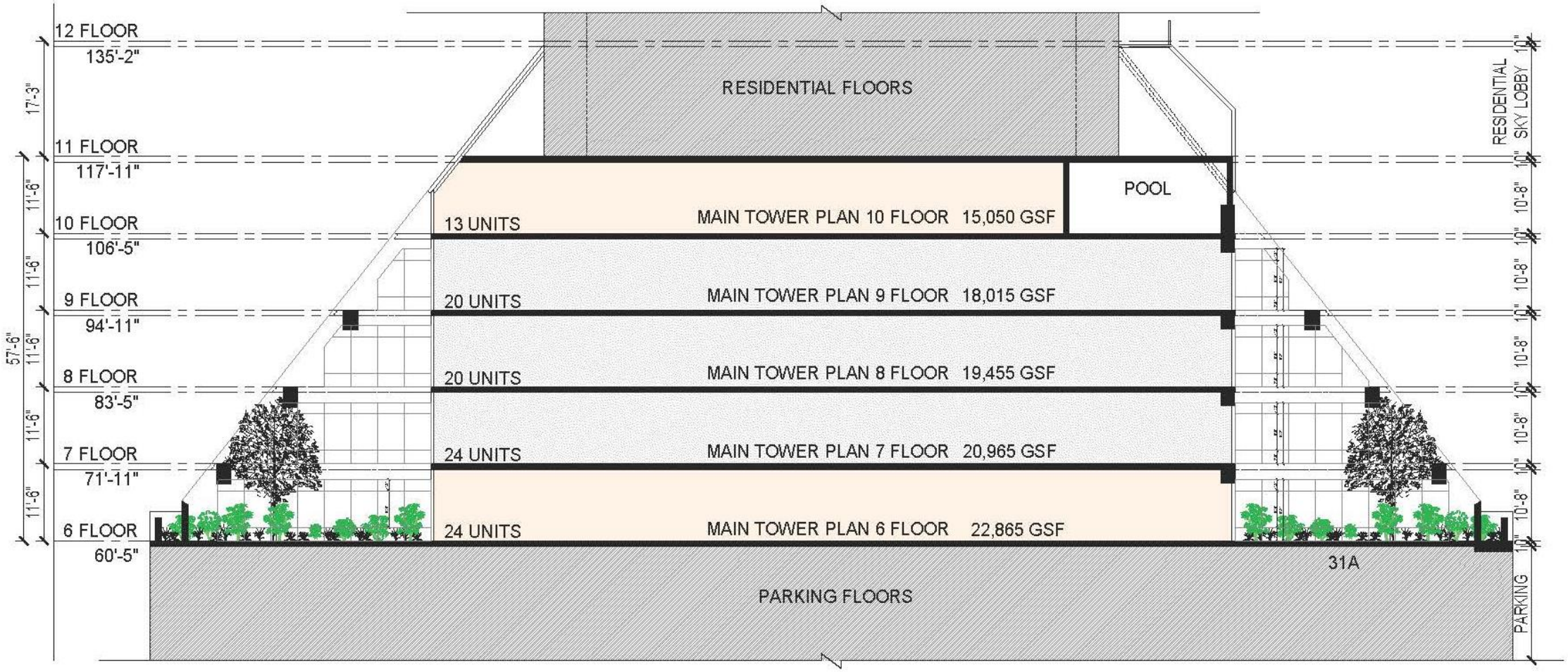
EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION

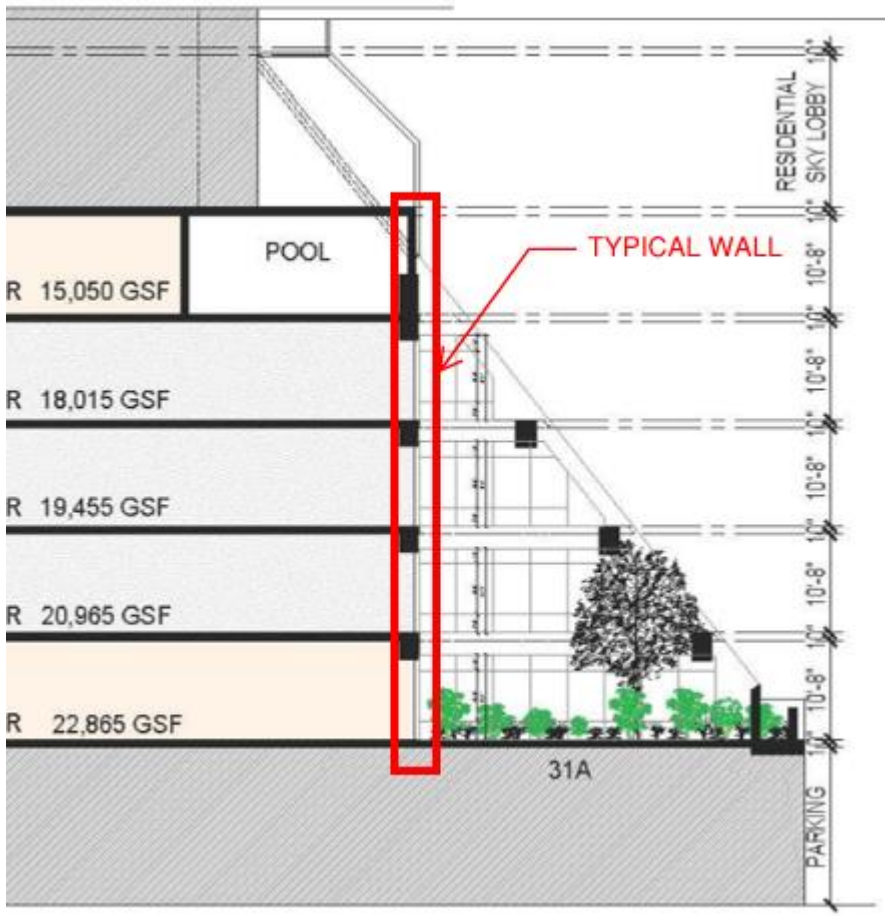


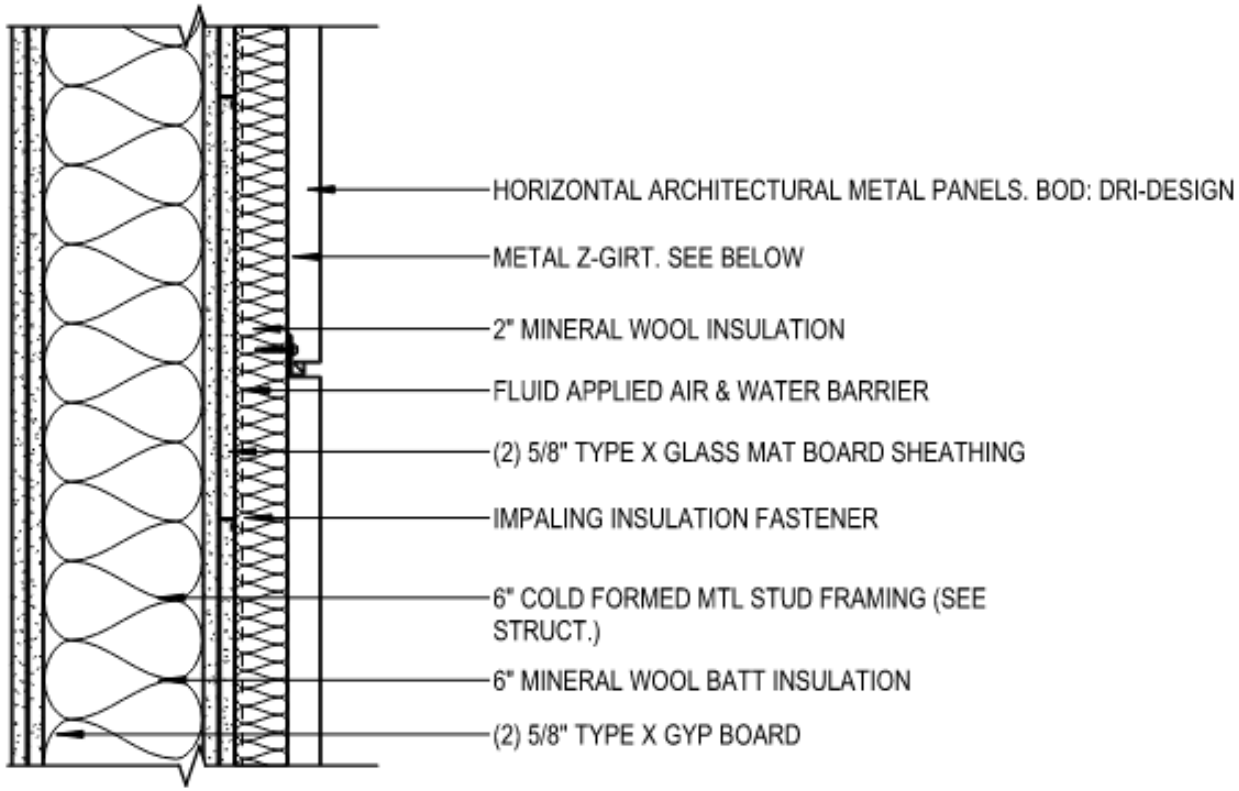
WEST BUILDING ELEVATION



BUILDING SECTION

BUILDING SECTIONS

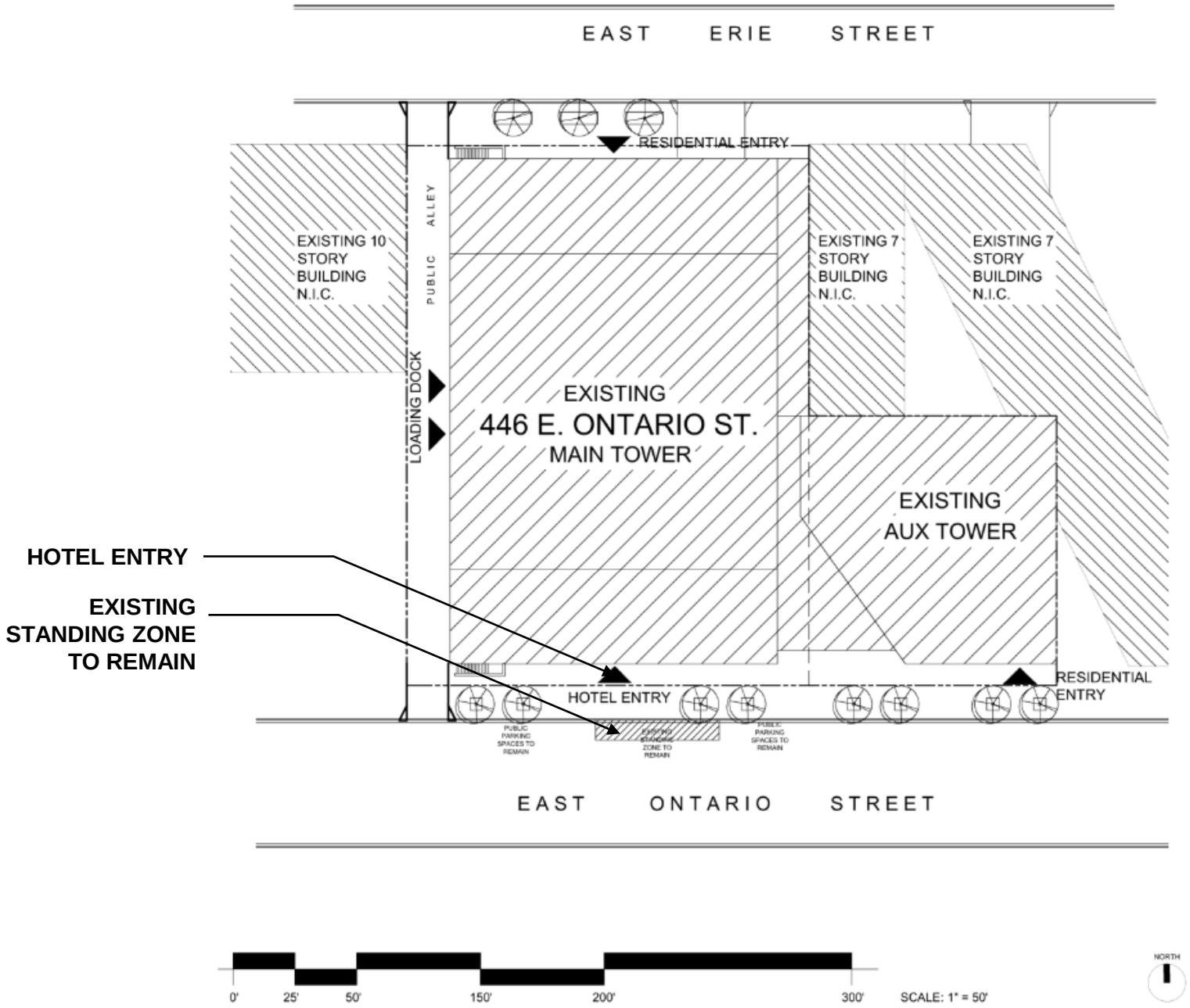




EXT. WALL - E4 - METAL PANEL + MTL STUD

MARK	FIRE RATING	STC	UL	Size	LOAD BRG	INSUL.	NOTES

FAÇADE SECTION



TRANSPORTATION, TRAFFIC, AND PARKING

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.

kimley-horn.com | 111 West Jackson Boulevard, Suite 1320, Chicago, IL 60604 | 312 726 9445

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.
2. **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.

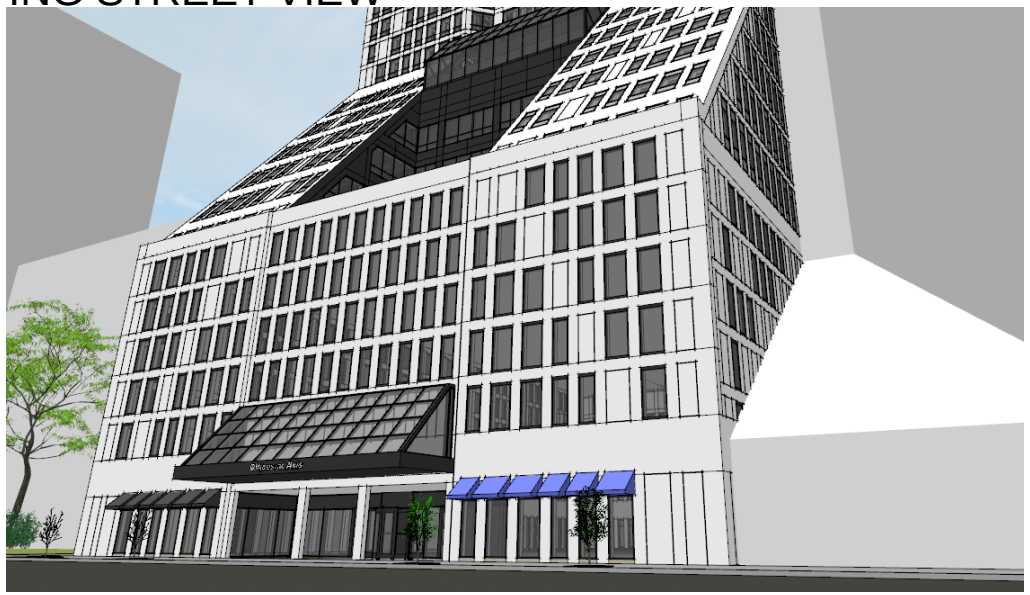
17-17-8-0905 Pedestrian Orientation

- 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

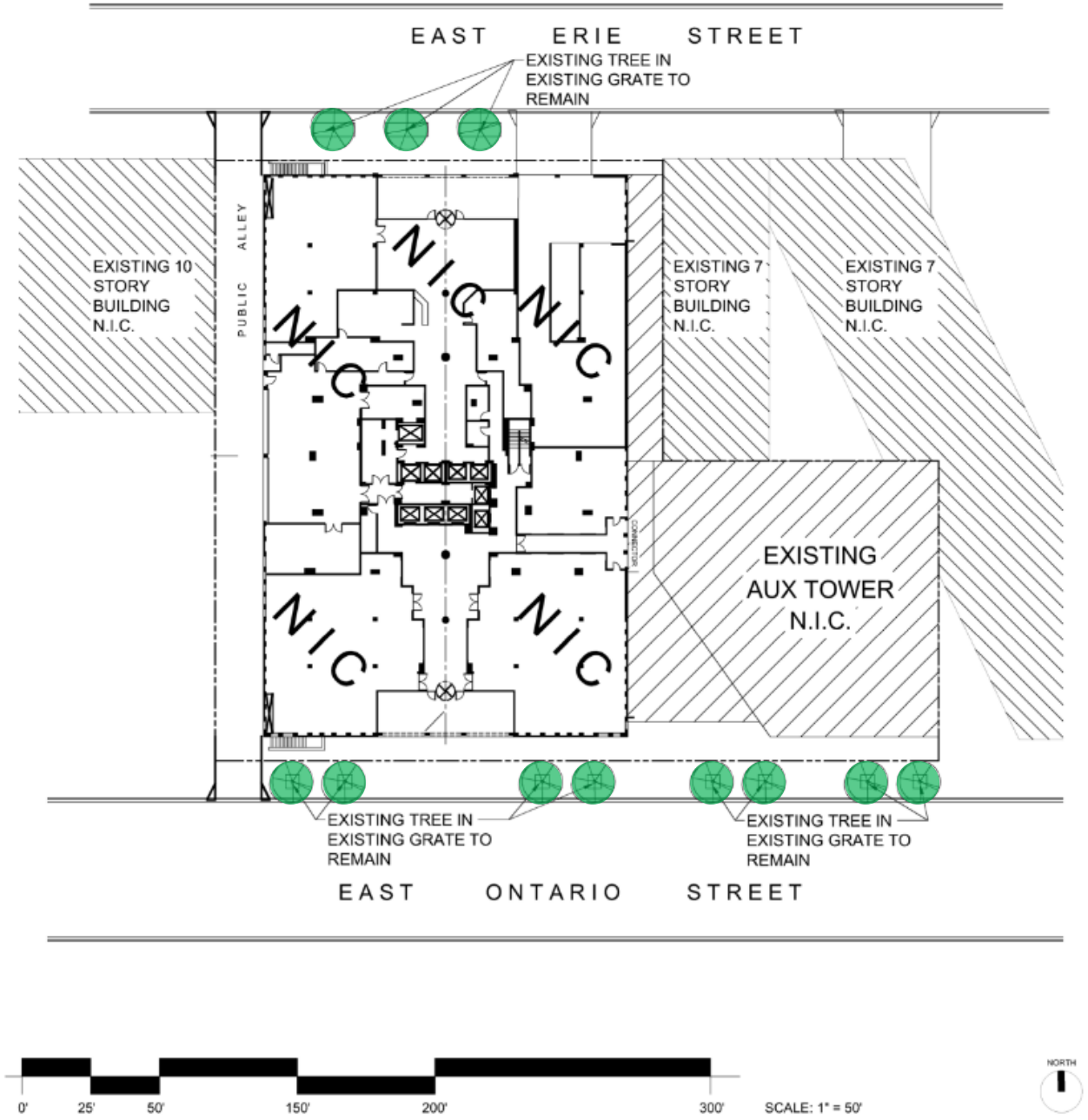
17-8-0906 Urban Design

- 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

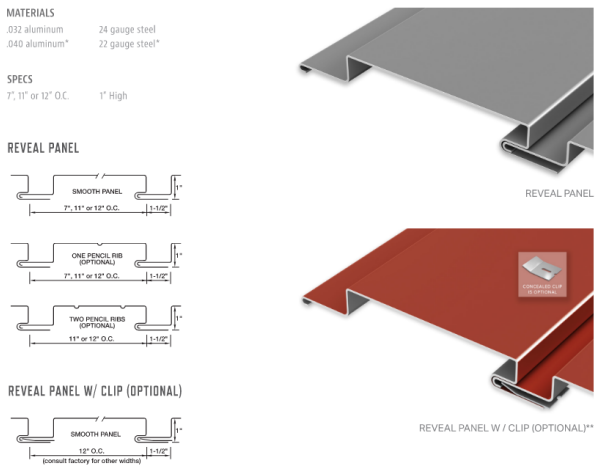


PROPOSED STREET VIEW



LANDSCAPE PLAN

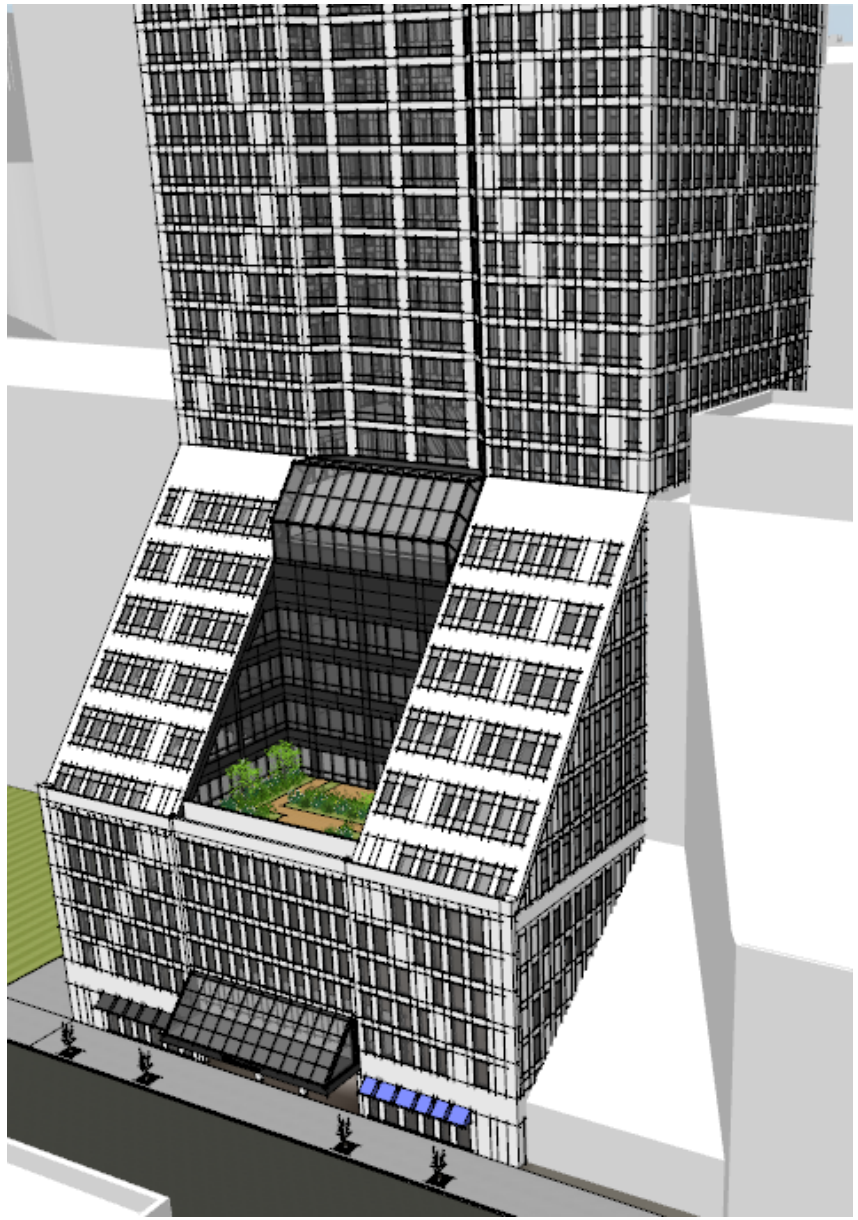
MATERIAL SAMPLE IMAGES



Pac Clad Metal Panels

Peerless G200 Windows

Existing South Aerial View



Proposed South Aerial View

BUILDING MATERIALS

Sustainable Features

Chicago Sustainable Development Policy 2017.01.12

DPD
CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																															
			Health	Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife	
						Choose one			Choose one		Choose one										Choose one		Choose one										Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction / Substantial Rehab / Moderate Rehab)	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																		
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																		
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	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	40	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	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	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	40	5	5	5	5	NA	5	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	40	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	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	**100 points required**
TIF Funded Development Projects (TIF) - New Construction*	**100 points required**
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	**100 points required**
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation 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 SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

SUSTAINABLE DEVELOPMENT POLICY

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**

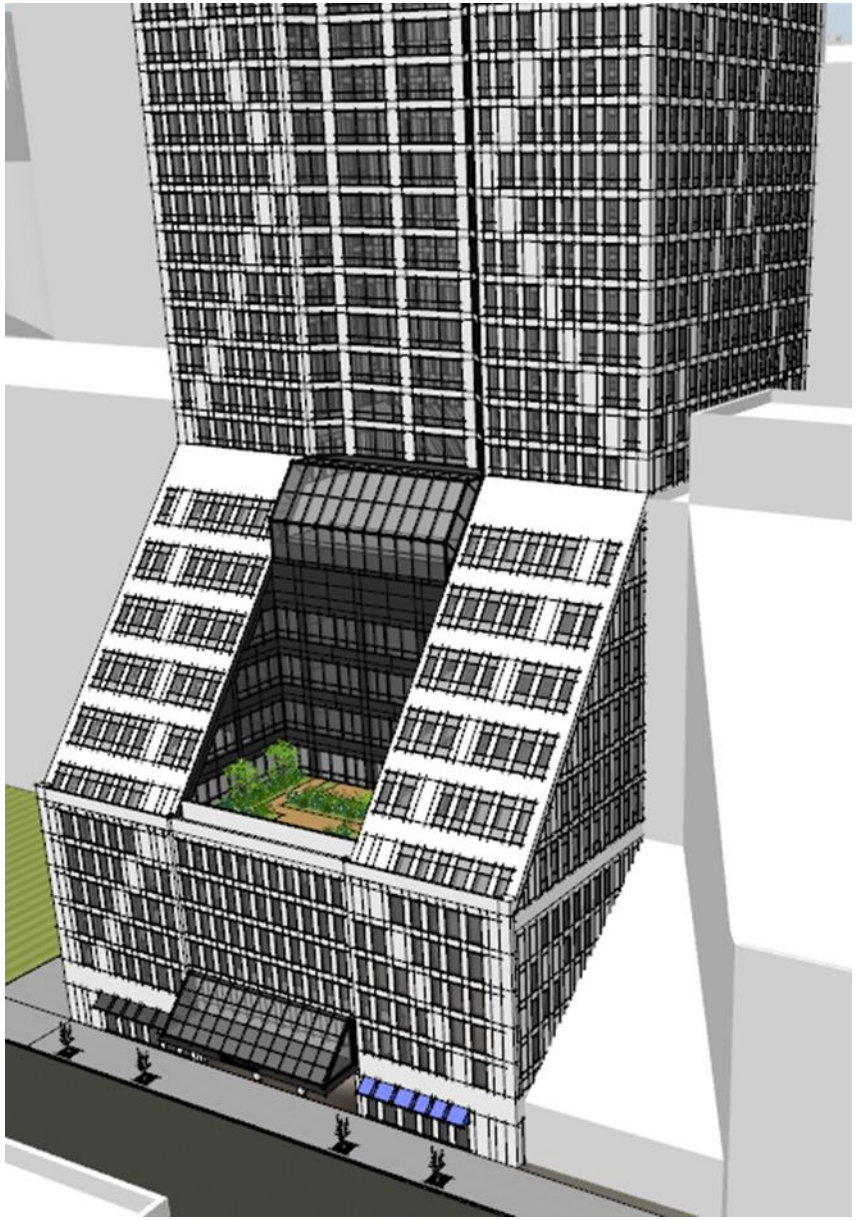
- **However, should 10 or more of the hotel rooms ever be converted to dwelling units the Applicant has agreed to provide 20% of the units as on-site Affordable Units in compliance with the ARO**

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**

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).