



# City of Chicago



SO2019-5570

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 800 W Lake St - App No. 20112
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## ORDINANCE

### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the C1-1 Neighborhood Commercial District and C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

North Halsted Street; West Lake Street; a line 200.73 feet west of and parallel to North Halsted Street; a line 105.21 feet north of and parallel to West Lake Street; a line 125.87 feet west of and parallel to North Halsted Street; and the alley north of and parallel to West Lake Street

to those of a the DX-7 Downtown Mixed-Use District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 1-G in the area bounded by:

North Halsted Street; West Lake Street; a line 200.73 feet west of and parallel to North Halsted Street; a line 105.21 feet north of and parallel to West Lake Street; a line 125.87 feet west of and parallel to North Halsted Street; and the alley north of and parallel to West Lake Street

to those 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 3.** This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 800 W Lake, Chicago, IL

EAST\167937148.2

**BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 19,863 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). North Park Ventures, LLC is the “Applicant” for this Planned Development pursuant to authorization from the owner.
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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation (“CDOT”) 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 Plans (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the City’s 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 CDOT’s Division of Infrastructure Management:

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

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Introduced: July 24, 2019  
Plan Commission: January 23, 2020

- Parkway & landscaping

The Perimeter Restoration Agreement must be must be executed prior to any CDOT 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 CDOT 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 CDOT 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 CDOT.

4. This Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated December 19, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a PD Boundary & Property Line Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East, West), a Podium-Façade Design Detail; a Tower-Façade Design Detail and a Roof Terrace-Façade Design Detail. 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 thereof, 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 in the area delineated herein as a Business Planned Development: Hotel; Office; Colleges and Universities; Cultural Exhibits and Libraries; Lodge or Private Club; Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Financial Services (all, except Payday/Title Secured Loan Stores and Pawn Shops); Food and Beverage Retail Sales; Liquor Store; Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (maximum 10,000 square feet); Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities; and incidental and accessory uses and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise 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 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 19,863 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment,

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pursuant to Sections 17-4-1003-B & 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% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% 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 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. 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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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 DPD. 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 13-32-125 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 title holders 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

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review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

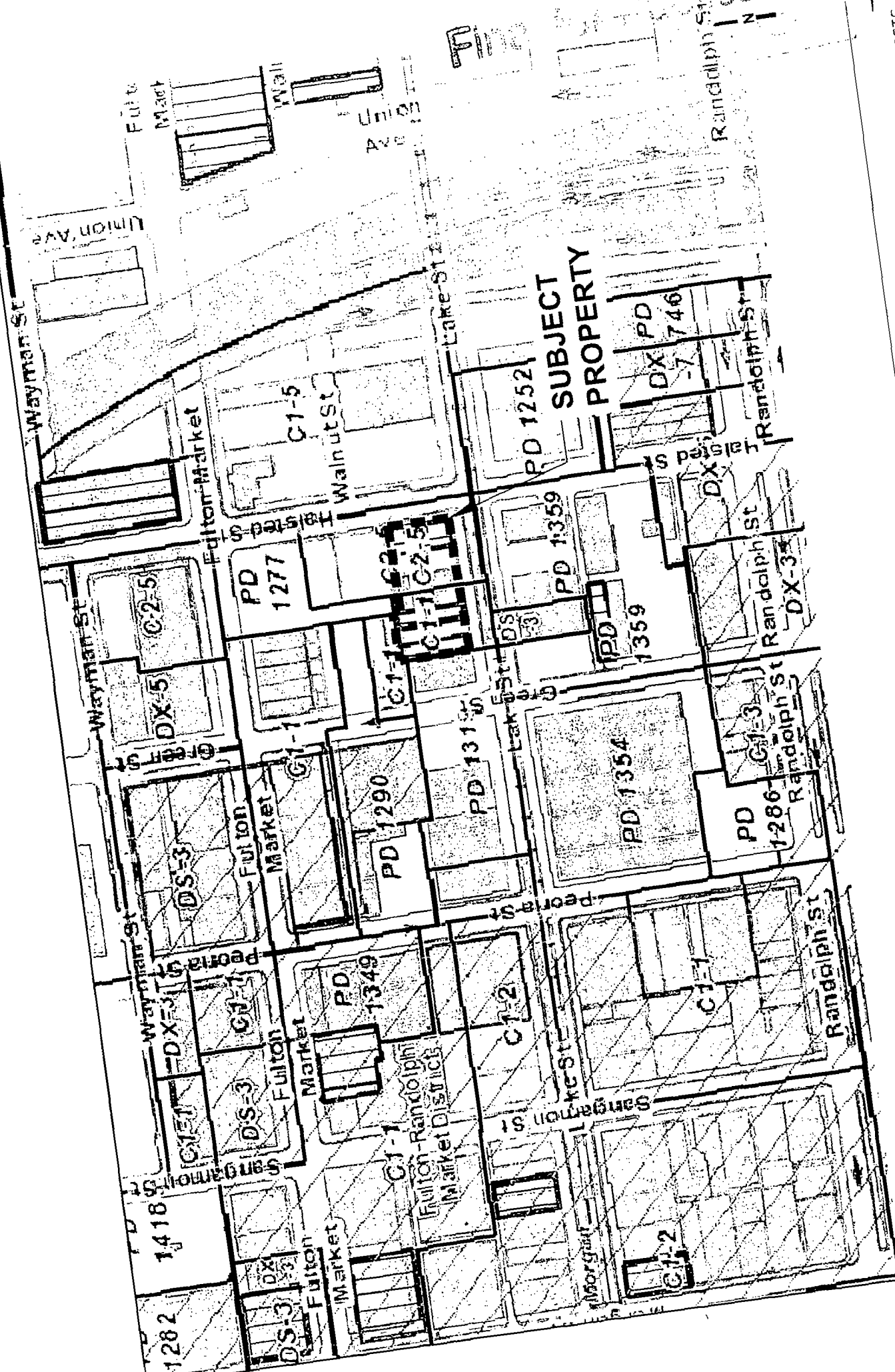
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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 forgoing, 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 Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to DX-7 Downtown Mixed-Use District.

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**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	33,719
Area of Public Rights-of-Way (sf):	13,854
Net Site Area (sf):	19,865
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	0
Maximum Hotel Keys:	476
Minimum Off-Street Parking Spaces:	0
Minimum Off-Street Loading Spaces:	2 (10'x25')
Maximum Building Height:	265'
Minimum Setbacks:	In conformance with the Plans

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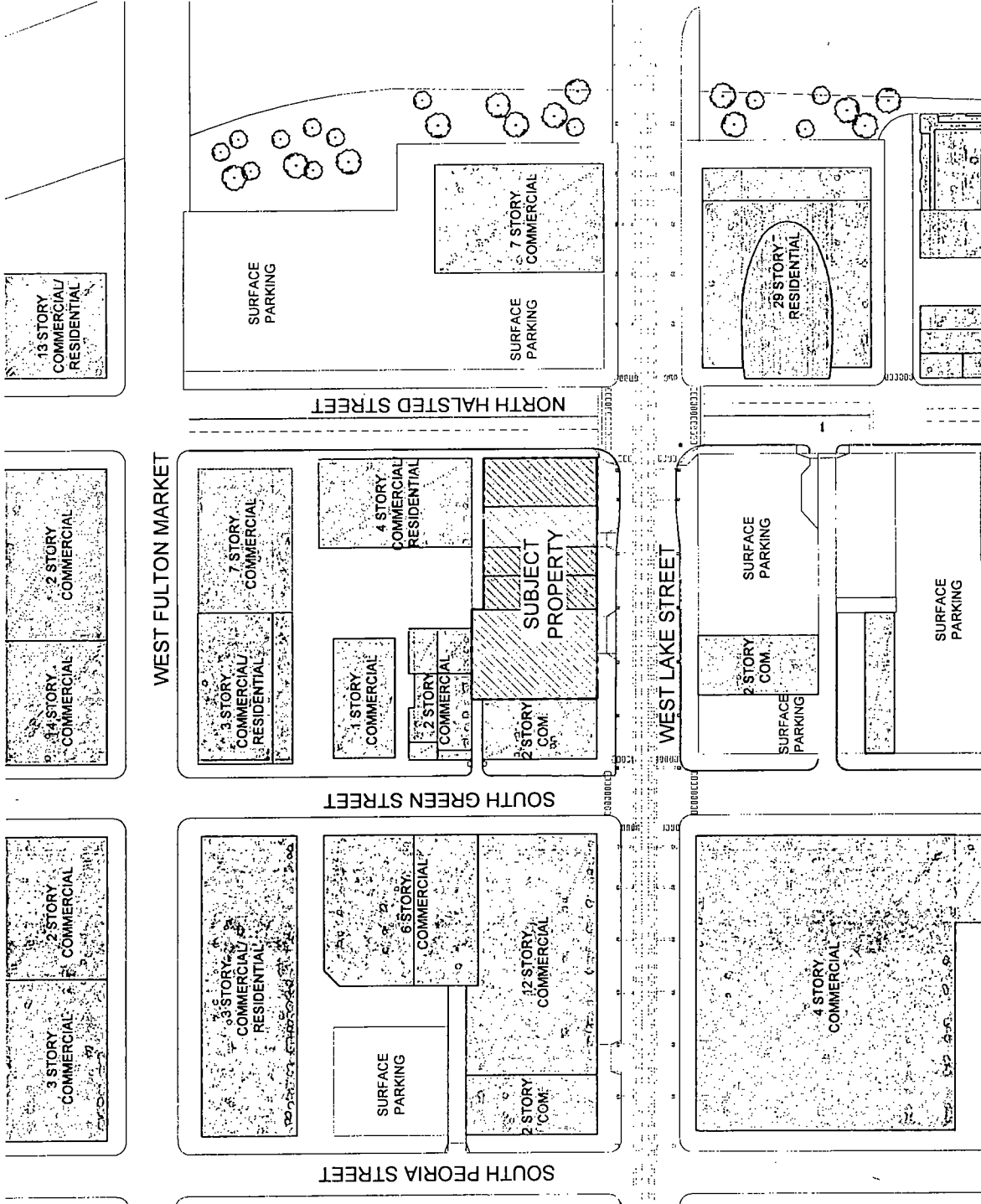
GR|E|C ARCHITECTS

# EXISTING ZONING MAP

SCALE: NTS

APPLICANT: NORTH PARK VENTURES  
 ADDRESS: 800 WEST LAKE STREET  
 INTRODUCTION DATE: JULY 24, 2019  
 DATE: JANUARY 23, 2020

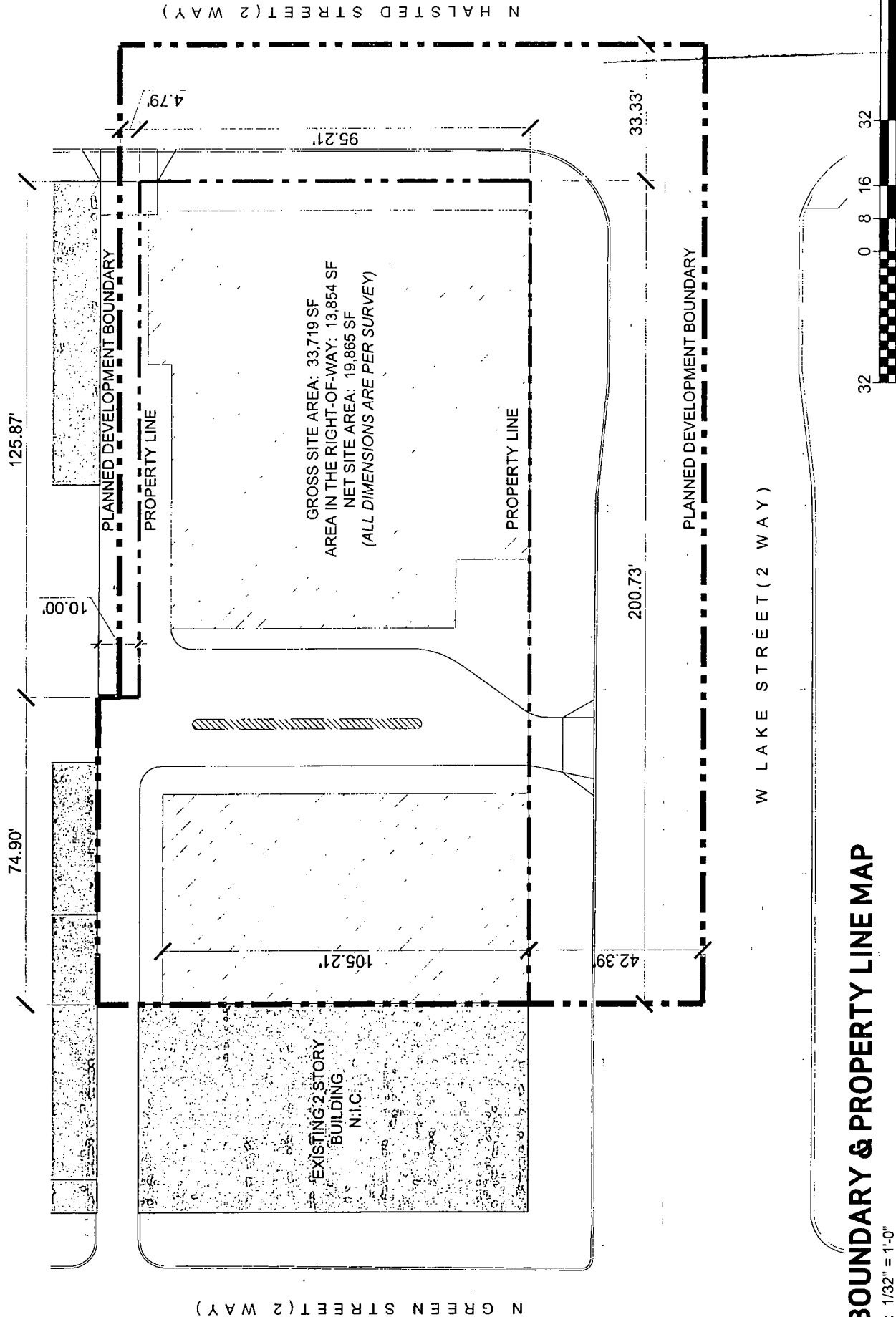




# EXISTING LAND-USE MAP

SCALE 1/128" = 1'-0"

APPLICANT NORTH PARK VENTURES  
ADDRESS: 800 WEST LAKE STREET  
INTRODUCTION DATE: JULY 24, 2019  
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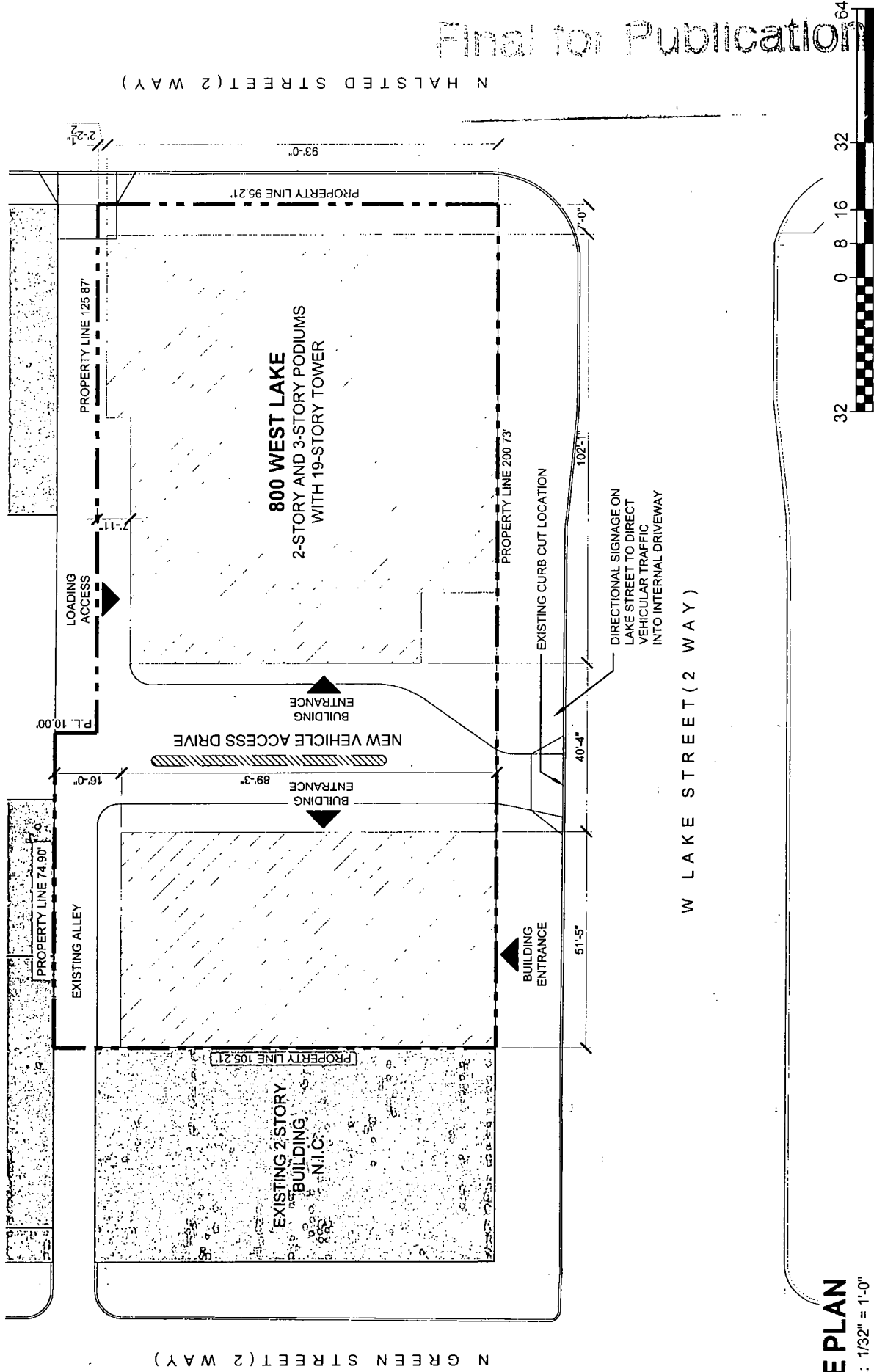


# PD BOUNDARY & PROPERTY LINE MAP

SCALE: 1/32" = 1'-0"

APPLICANT: NORTH PARK VENTURES  
 ADDRESS: 800 WEST LAKE STREET  
 INTRODUCTION DATE: JULY 24, 2019  
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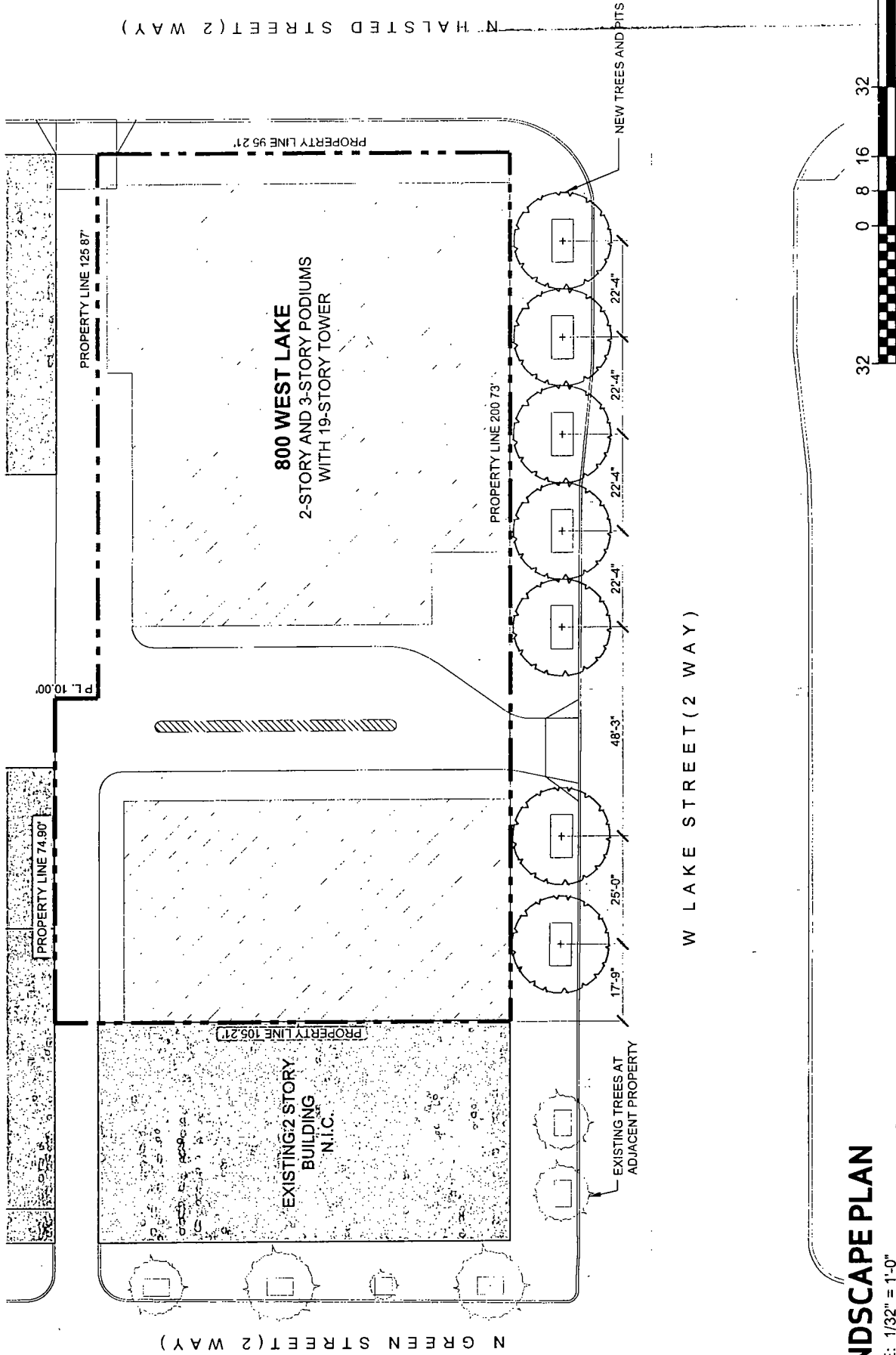
GIRIE|ARCHITECTS



**SITE PLAN**  
SCALE: 1/32" = 1'-0"



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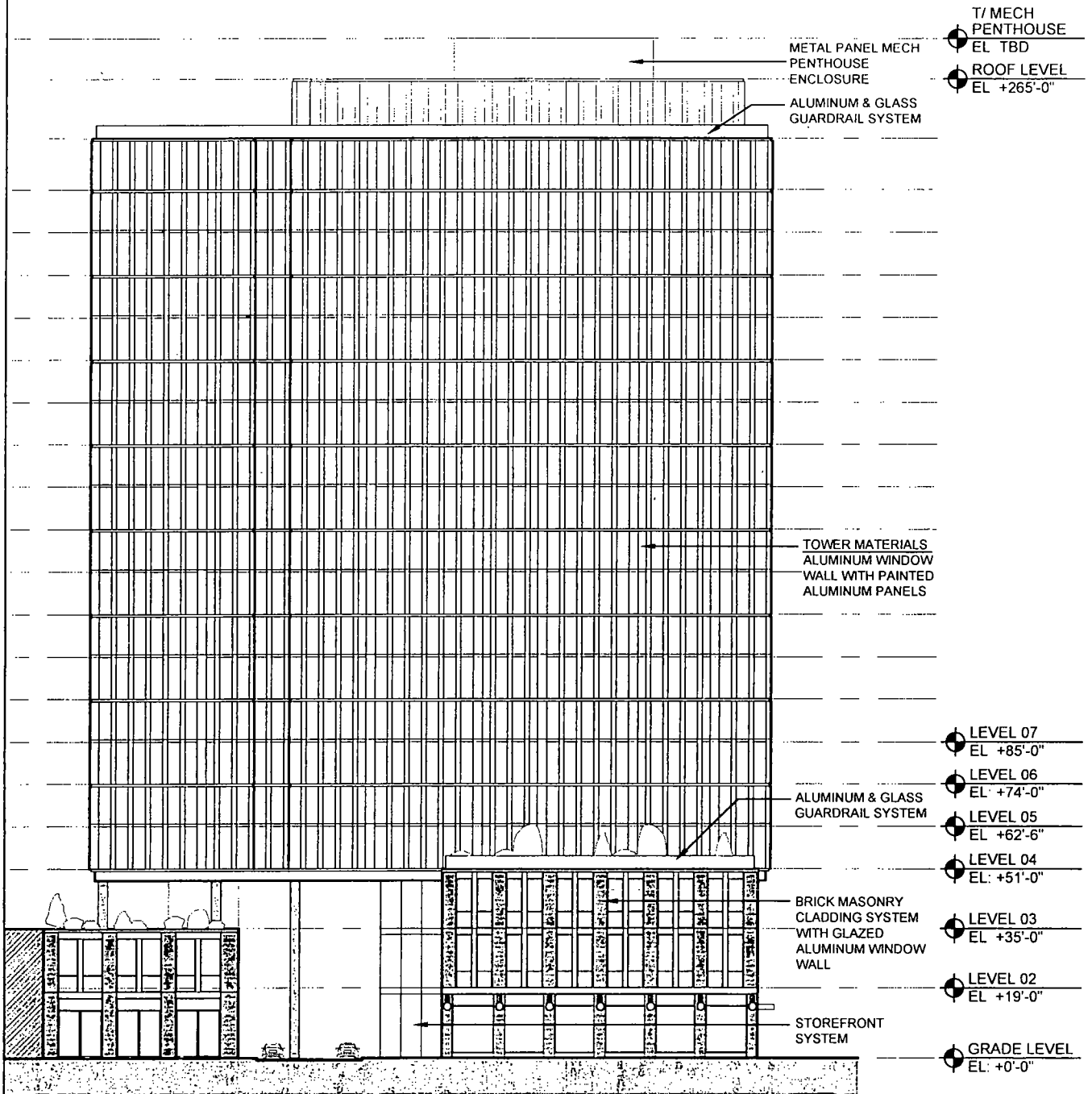


# LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"

APPLICANT: NORTH PARK VENTURES  
 ADDRESS: 800 WEST LAKE STREET  
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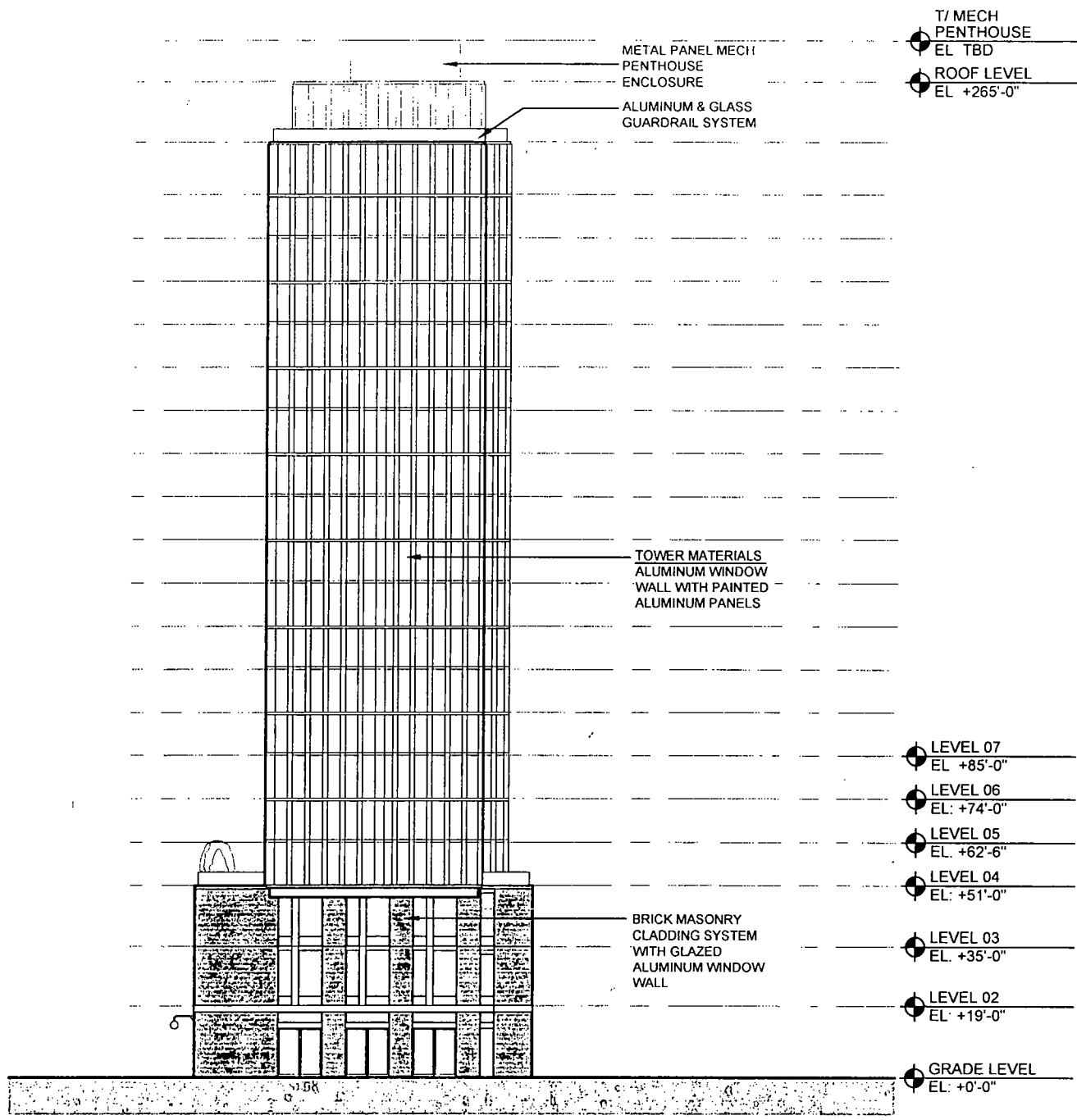
APPLICANT: NORTH PARK VENTURES  
ADDRESS: 800 WEST LAKE STREET  
INTRODUCTION DATE: JULY 24, 2019  
PLAN COMMISSION DATE: JANUARY 23, 2020



# SOUTH ELEVATION

SCALE: 1"=40'

APPLICANT: NORTH PARK VENTURES  
ADDRESS: 800 WEST LAKE STREET  
INTRODUCTION DATE: JULY 24, 2019  
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# EAST ELEVATION

SCALE: 1"=40'

APPLICANT: NORTH PARK VENTURES  
ADDRESS: 800 WEST LAKE STREET  
INTRODUCTION DATE: JULY 24, 2019  
PLAN COMMISSION DATE: JANUARY 23, 2020

- T/MECH PENTHOUSE  
EL. TBD
- ROOF LEVEL  
EL. +265'-0"

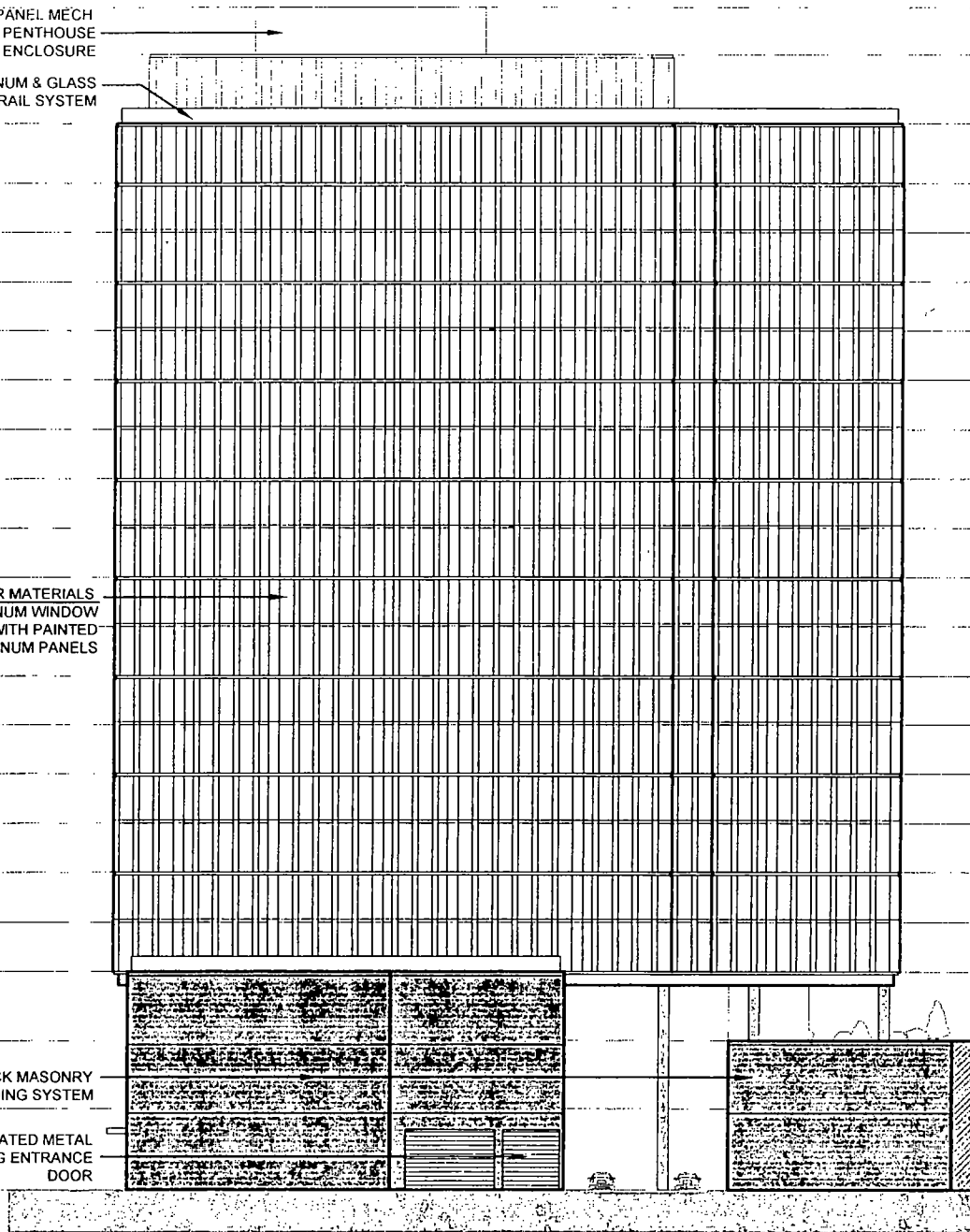
METAL PANEL MECH PENTHOUSE ENCLOSURE  
ALUMINUM & GLASS GUARDRAIL SYSTEM

TOWER MATERIALS  
ALUMINUM WINDOW WALL WITH PAINTED ALUMINUM PANELS

- LEVEL 07  
EL. +85'-0"
- LEVEL 06  
EL. +74'-0"
- LEVEL 05  
EL. +62'-6"
- LEVEL 04  
EL. +51'-0"
- LEVEL 03  
EL. +35'-0"
- LEVEL 02  
EL. +19'-0"
- GRADE LEVEL  
EL. +0'-0"

BRICK MASONRY CLADDING SYSTEM

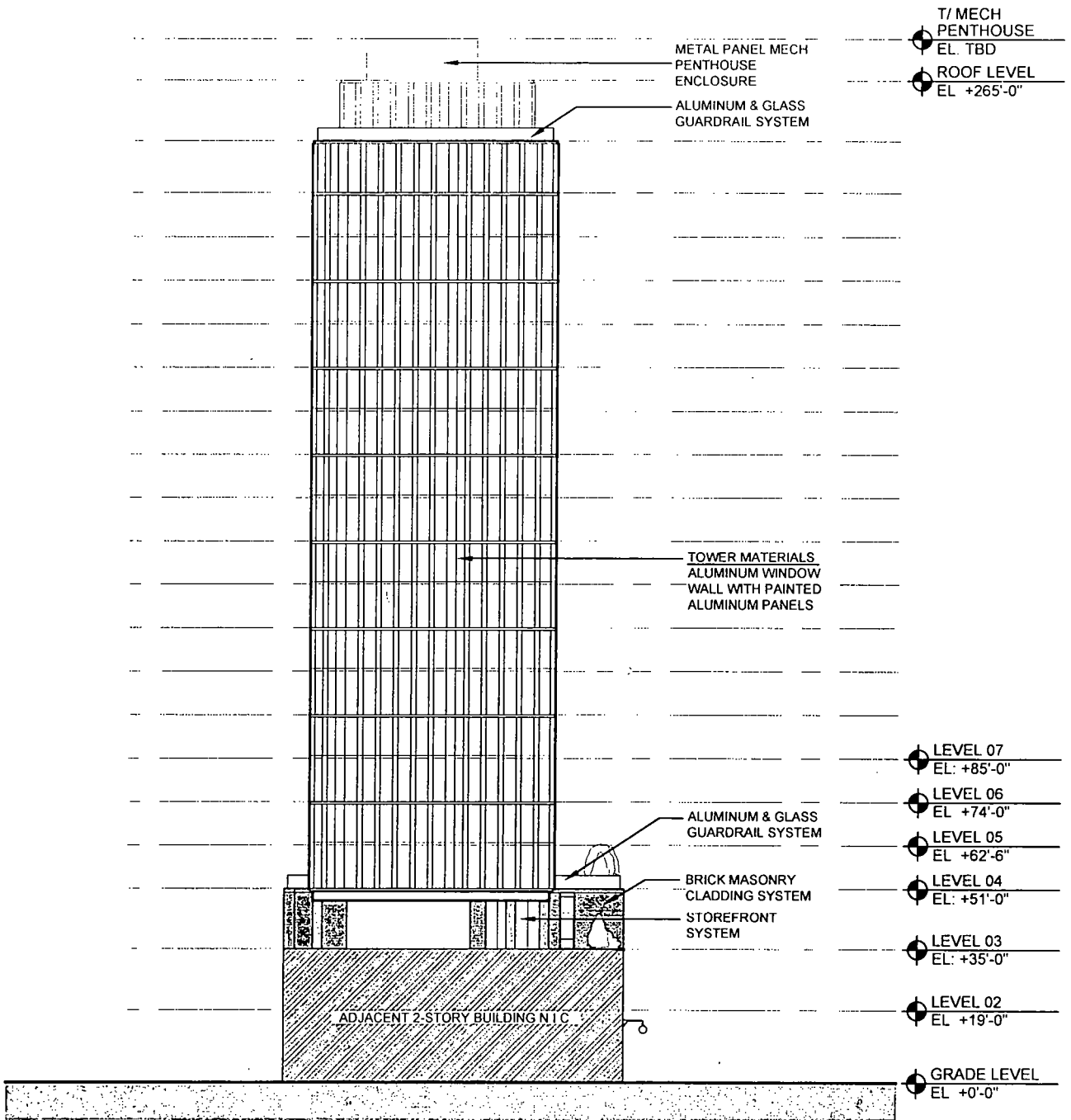
COATED METAL LOADING ENTRANCE DOOR



# NORTH ELEVATION

SCALE: 1"=40'

APPLICANT: NORTH PARK VENTURES  
 ADDRESS: 800 WEST LAKE STREET  
 INTRODUCTION DATE: JULY 24, 2019  
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WEST ELEVATION

SCALE: 1"=40'





COATED ALUMINUM SLAB  
EDGE COVER

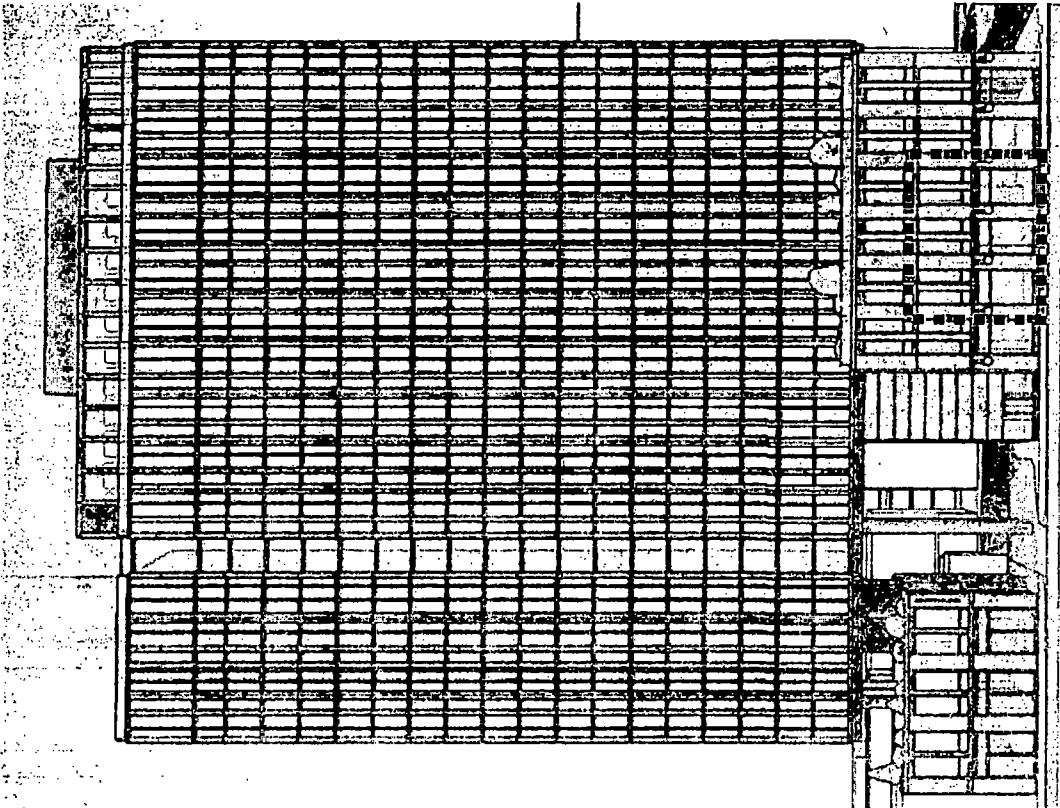
PAINTED ALUMINUM WINDOWS

BRICK MASONRY

ALUMINUM OR STEEL RETURN AT  
GROUND FLOOR STOREFRONT

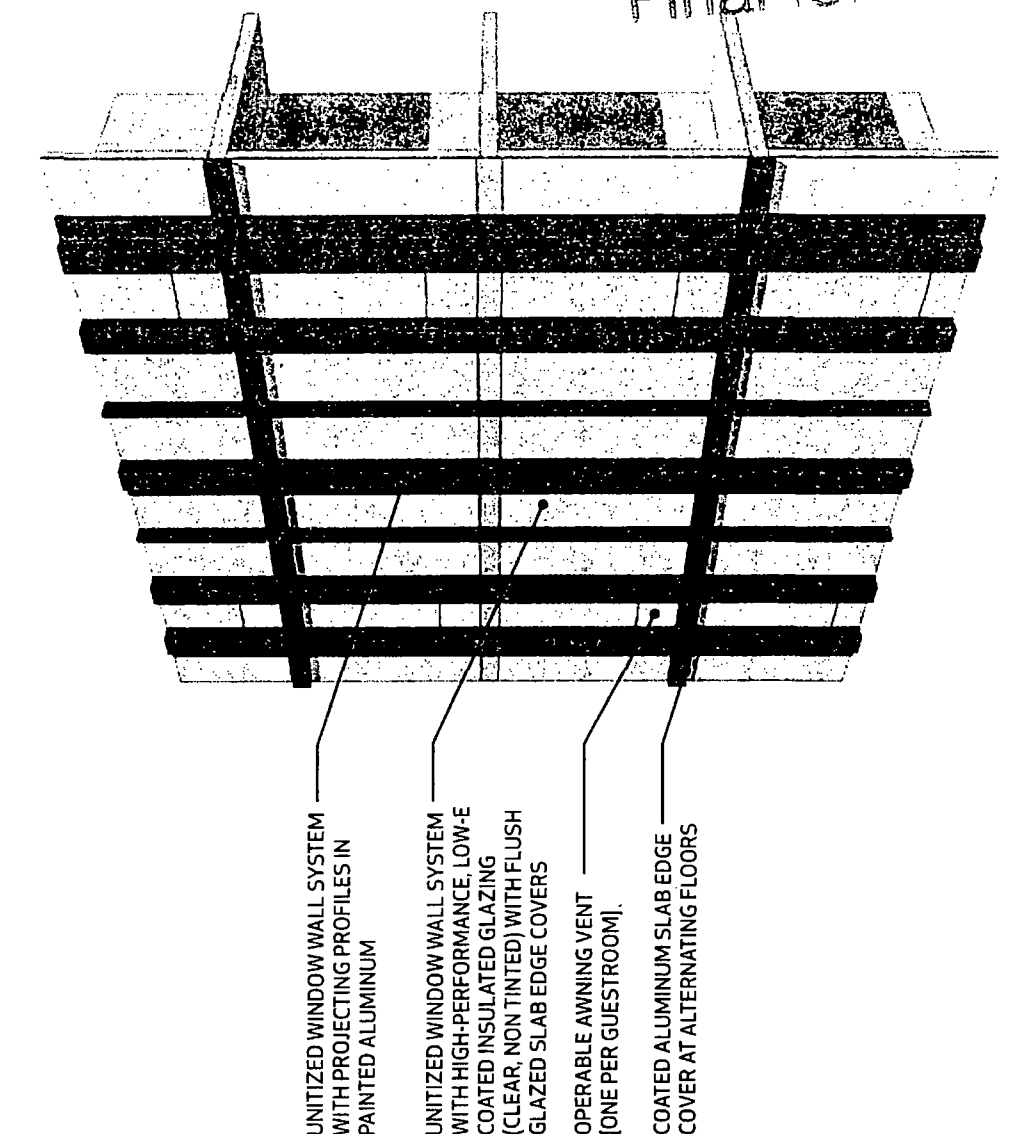
ALUMINUM OR STEEL  
GROUND FLOOR STOREFRONT

BUILD-IN WOOD AND PAINTED  
ALUMINUM BENCHES

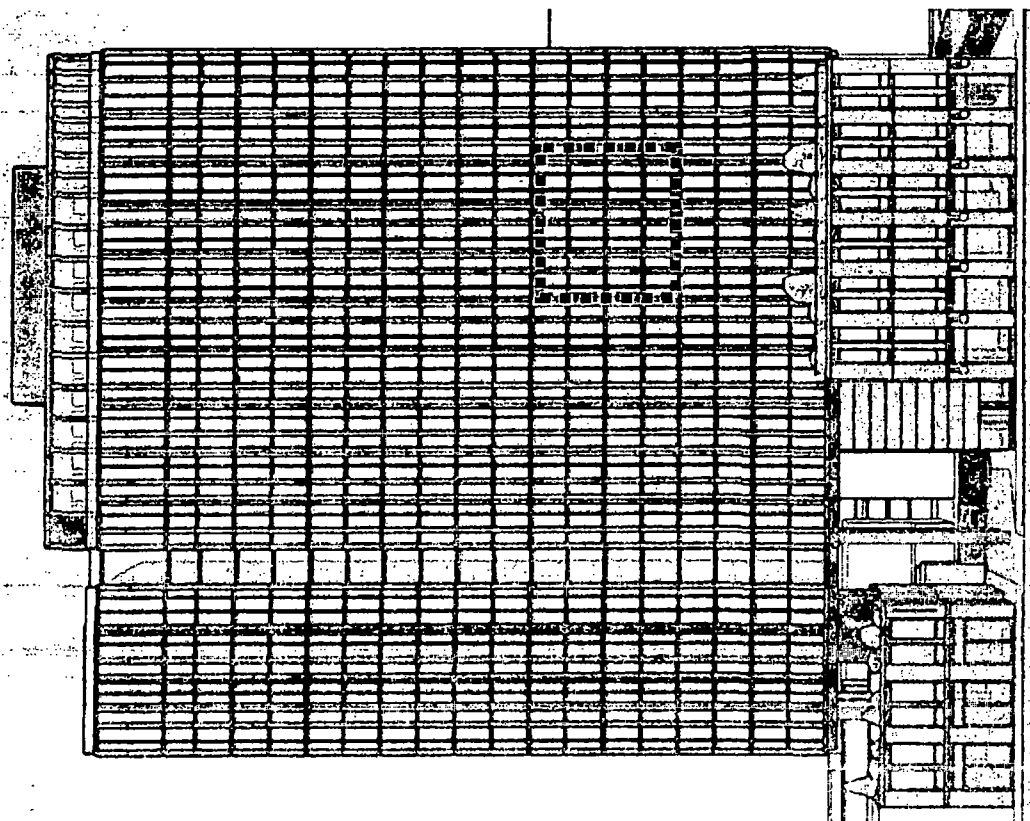


**PODIUM - FACADE DESIGN**

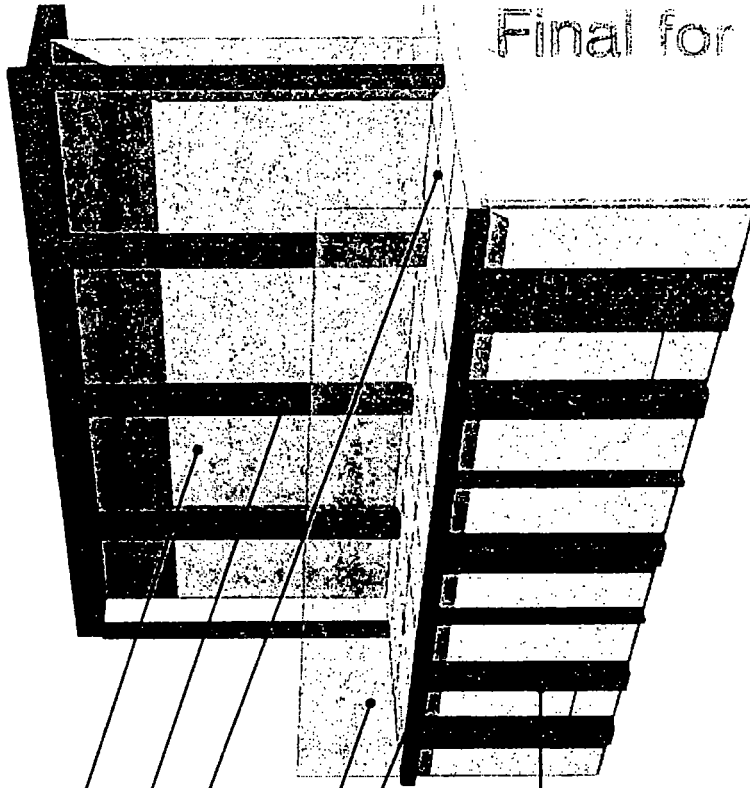
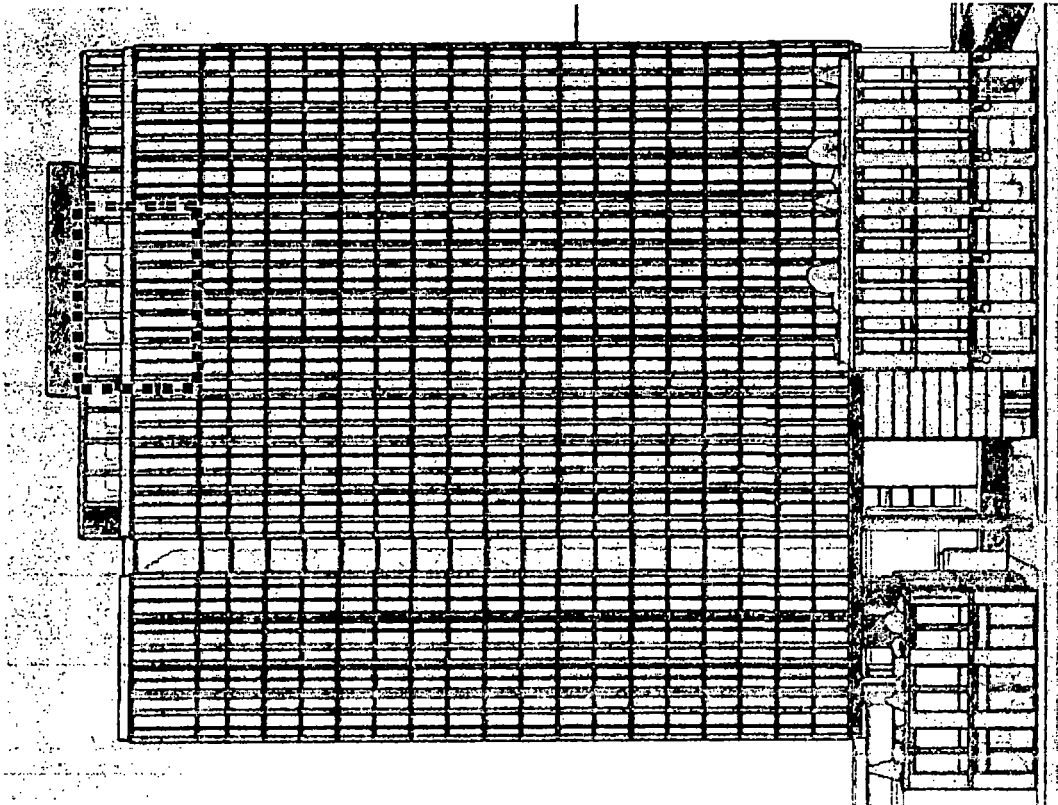
APPLICANT: NORTH PARK VENTURES  
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TOWER - FACADE DESIGN



APPLICANT: NORTH PARK VENTURES  
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PAINTED ALUMINUM AND GLASS STOREFRONT SYSTEM

PAINTED ALUMINUM POSTS

ROOF TERRACE PAVING

GLASS AND METAL WINDSCREEN

COATED ALUMINUM SLAB EDGE

SEE PREVIOUS PAGE FOR TOWER FACADE DESIGN

ROOF TERRACE - FACADE DESIGN