



City of Chicago



SO2023-43

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/18/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1200-1212 N State St - App No. 22062
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 Residential-Business Planned Development 1465 District symbols and indications as shown on Map 3-F in the area bounded by:

a line 144.41 feet north of and parallel to West Division Street; North State Parkway; West Division Street; the alley next west of and parallel to State Parkway

to those of a Residential-Business Planned Development 1465 District, as amended, 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.

Address: 1200-1212 N State, Chicago, Illinois

EAST198566186 4

*Residential-Business Planned Development No. 1465,
As Amended.*

Plan of Development Statements.

1. The area delineated herein as Planned Development Number 1465, as amended (Planned Development), consists of approximately 19,004 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property") and is owned or controlled by the "Applicant," Lookout 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 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 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 ("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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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
- Parkway & landscaping

Applicant	Lookout LLC
Address	1200-1212 N State, Chicago, Illinois
Introduced	January 18, 2023
Plan Commission	February 16, 2023

The Agreement 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 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 CDOT'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 CDOT.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Land Use Map; an Existing Zoning Map; a P.D. Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Details (Top, Middle, Base and Shadow Box); prepared by CRTKL and dated December 19, 2019 submitted herein. 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 1465: Dwelling Units located above the ground floor; Animal Services including sales and grooming and veterinary, but excluding shelter/boarding kennel; Artist Work or Sales Space; Business Support Services; Eating and Drinking Establishments including restaurant limited, restaurant general, tavern, and outdoor patio (if located at grade level); Financial Services; Food and Beverage Retail Sales; Vacation Rental; Office; Personal Service; Medical Services; General Retail Sales; Indoor Participant Sports and Recreation; Co-located Wireless Communication Facilities and related, 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 the DPD. Off-Premise 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 19,004 square feet and an FAR 5.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.

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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 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 Commissioner of the Public Health, under Section 11-4-765, 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 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 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

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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.

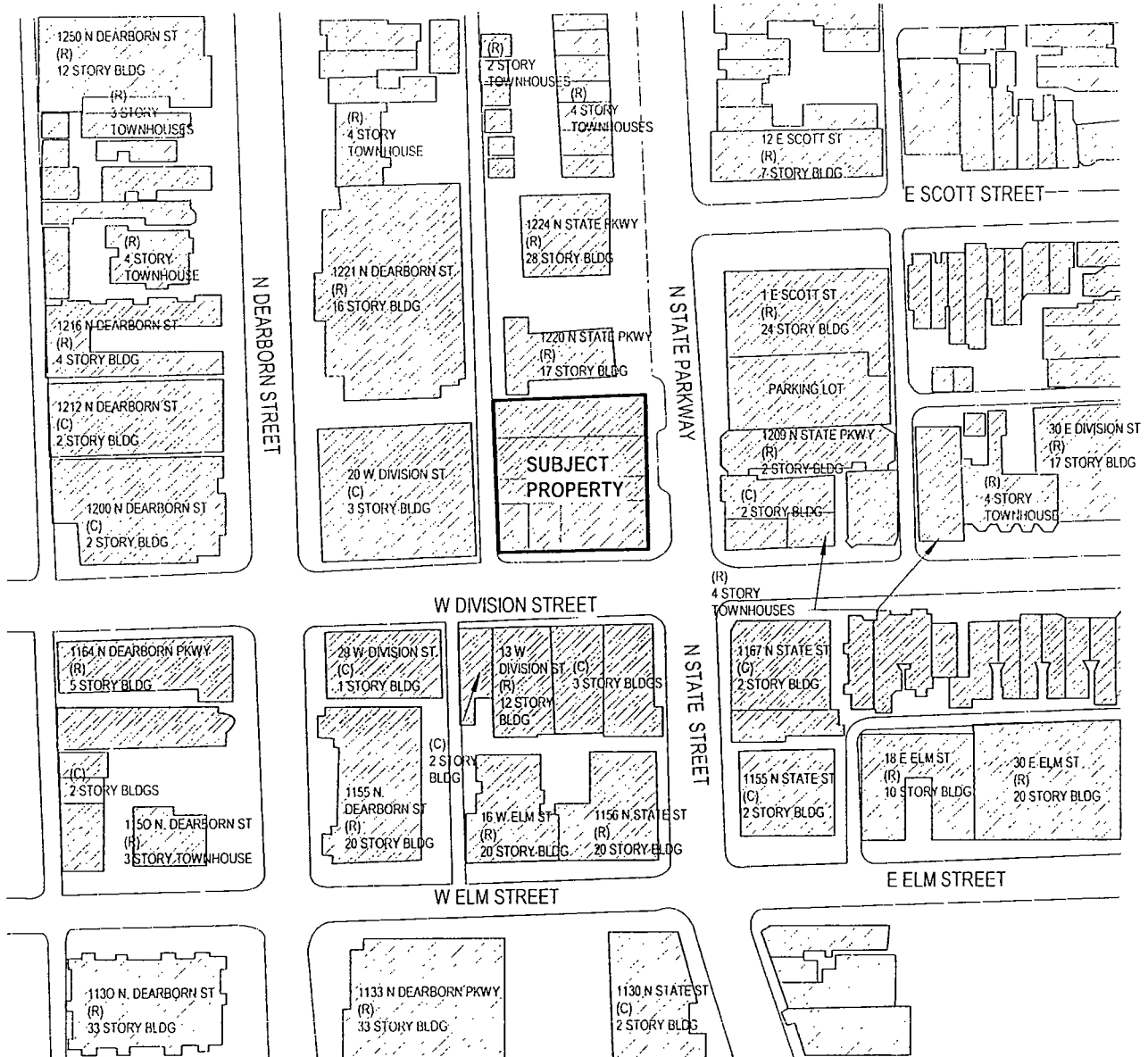
16. The improvements contemplated by this Planned Development have been commenced and completed within the time periods required pursuant to Section 17-13-0612.

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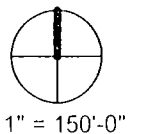
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1465, AS AMENDED
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	29,533
Area of Public Rights-of-Way (sf):	10,529
Net Site Area (sf):	19,004
Maximum Floor Area Ratio:	5.0
Maximum Permitted Dwelling Units:	91
Minimum Off-Street Parking Spaces:	33
Minimum Loading Spaces:	2
Minimum Bicycle Parking Spaces:	91
Maximum Building Height:	134 feet, 8 inches
Minimum Setbacks:	In accordance with plans

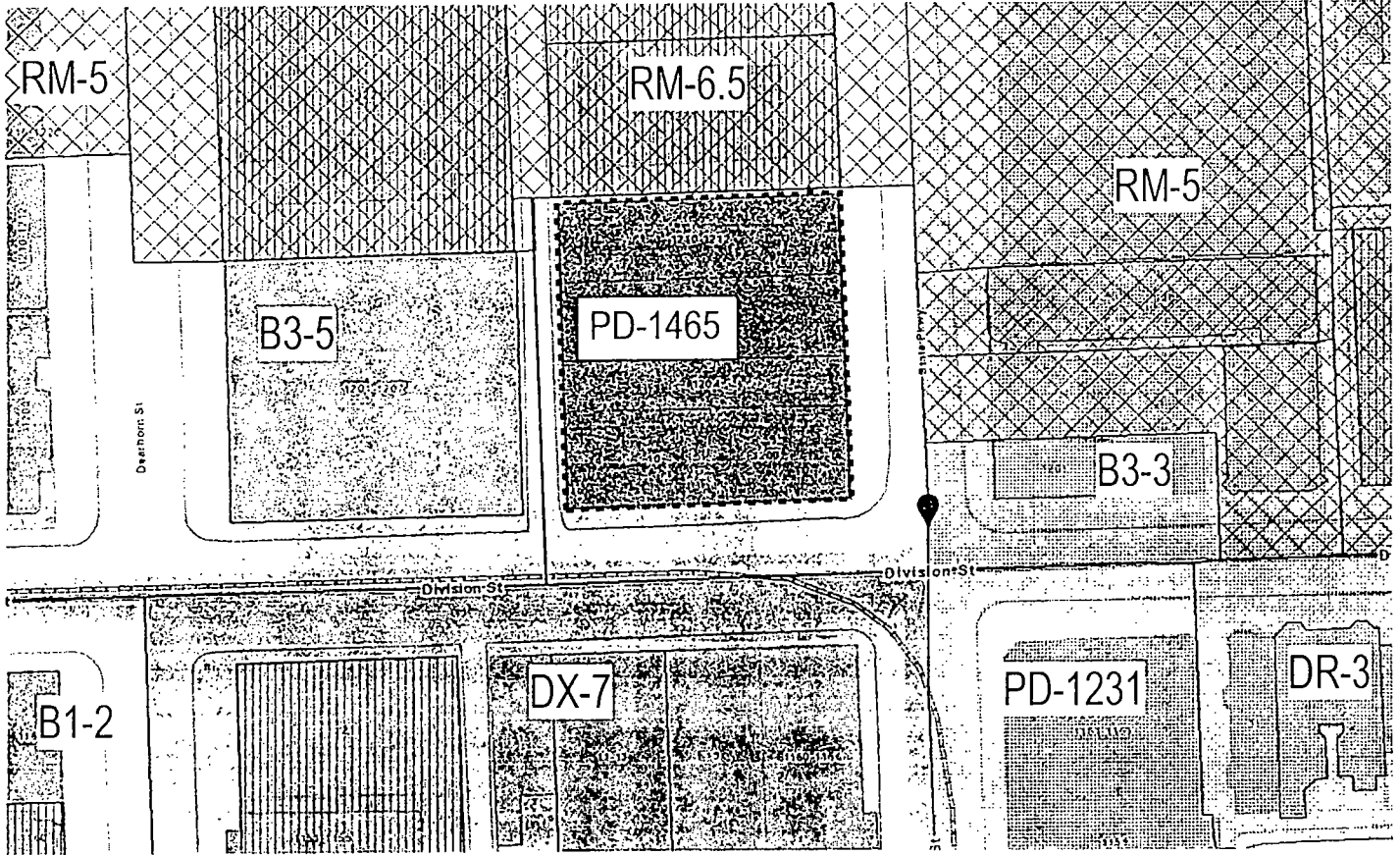
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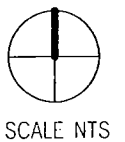
APPLICANT LOOKOUT LLC
 ADDRESS 1200 NORTH STATE STREET
 INTRO DATE JAN 18, 2023
 PLAN COMMISSION DATE FEB 16, 2023

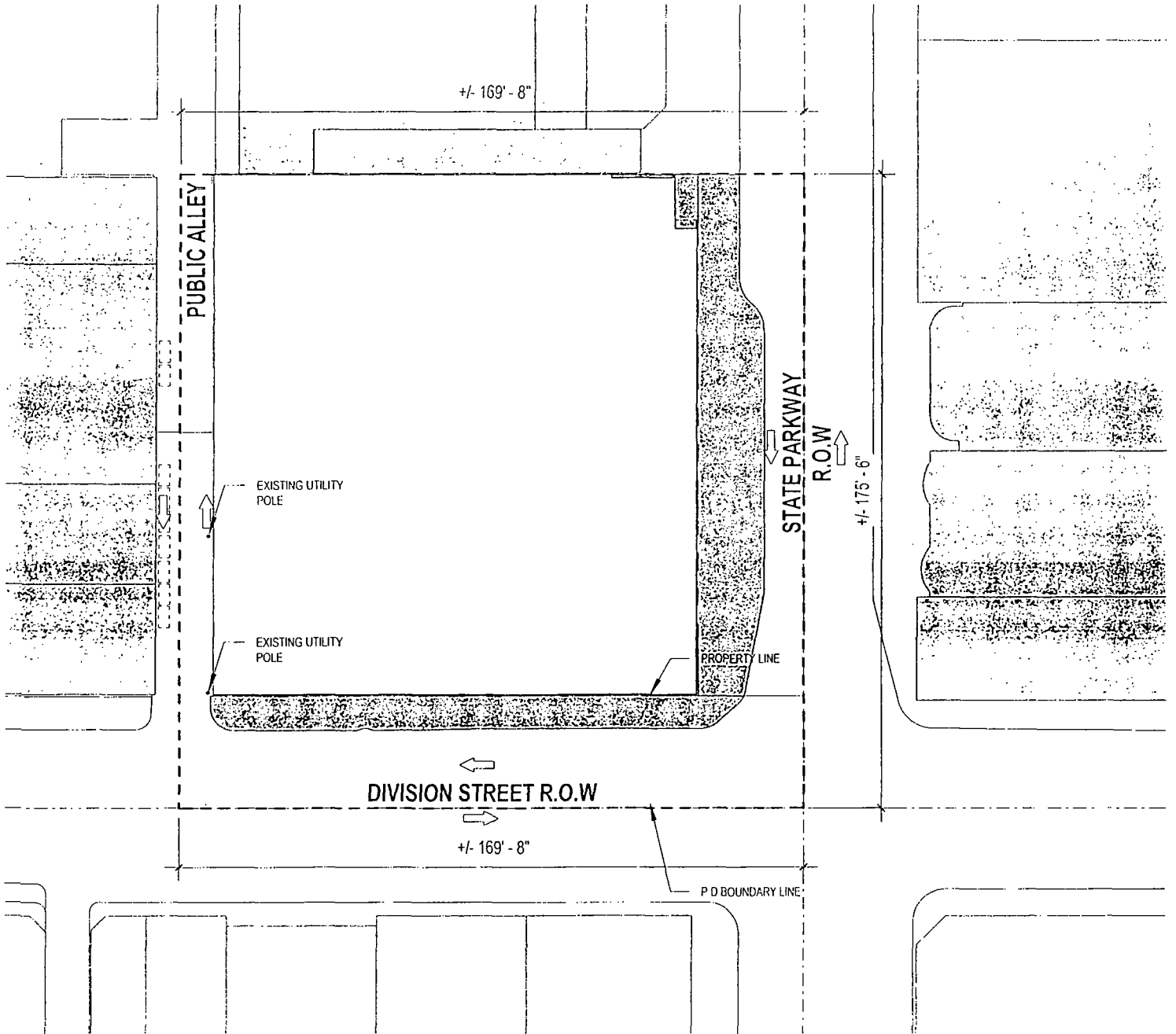


ZONING MAP

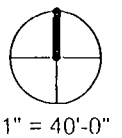


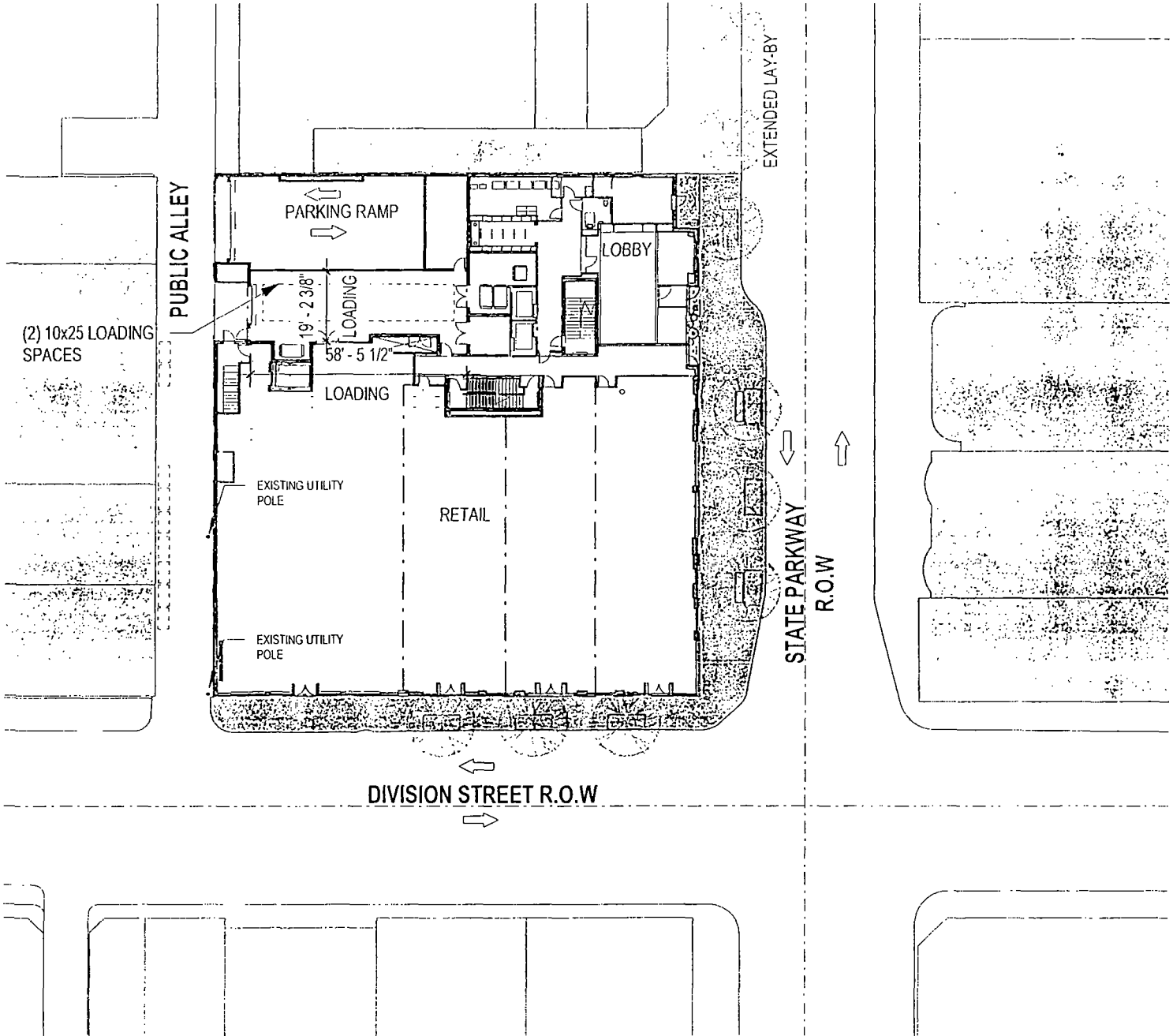
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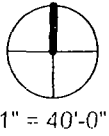


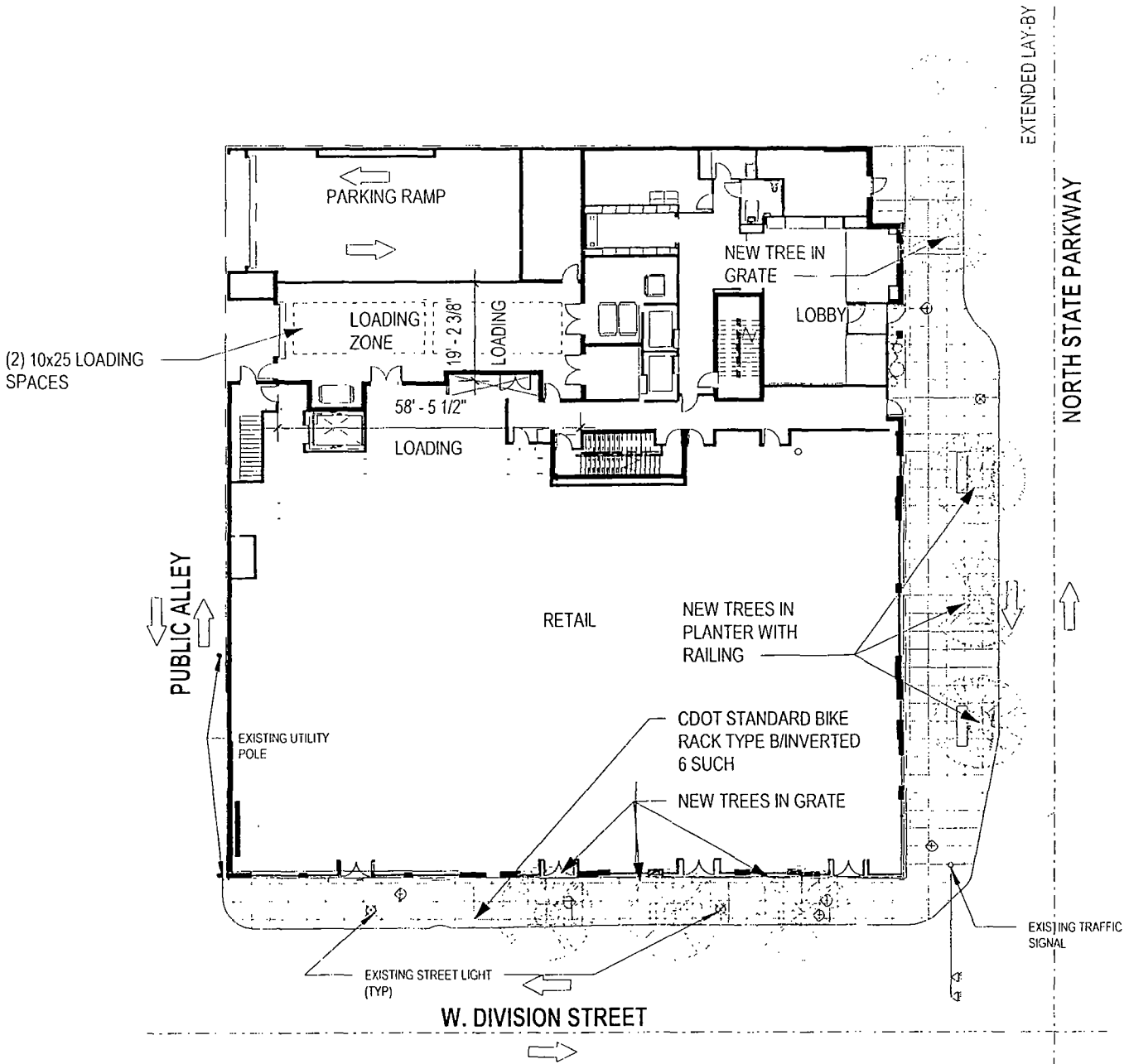
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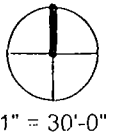


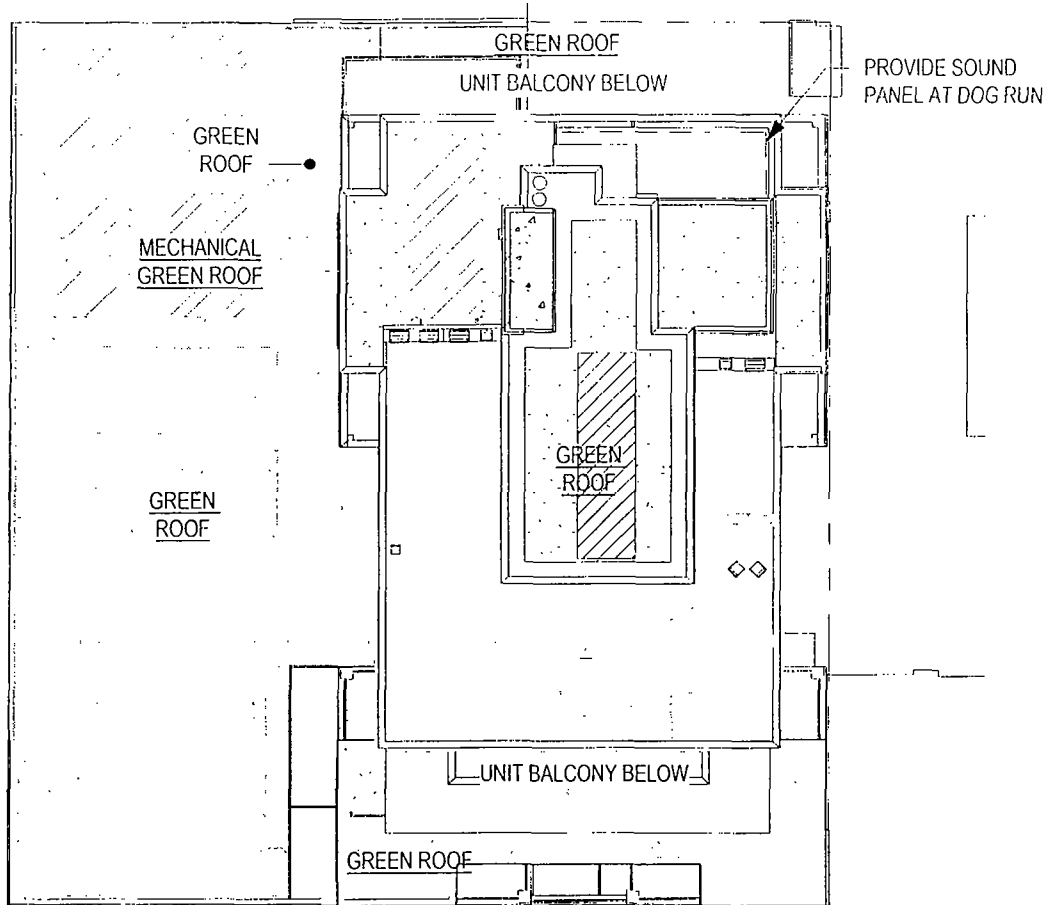
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 - MECHANICAL EQUIPMENT

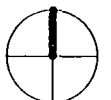
NOTE
ALL OUTDOOR AMENITY AREAS
(3RD AND 12TH FLOOR) TO HAVE
LOW GLARE LIGHTING

GREEN ROOF AREA CALCULATIONS:

LEVEL	OVERALL ROOF AREA (SF)	NET ROOF AREA (SF)	GREEN ROOF AREA (SF)
LEVEL-03	8,801	8,133	4,670
LEVEL-10	1,349	1,349	858
LEVEL-11	200	200	20
LEVEL-12	4,441	4,087	977
UPPER ROOF	2,273	1,959	1,350
TOTAL	17,064	15,728	7,875

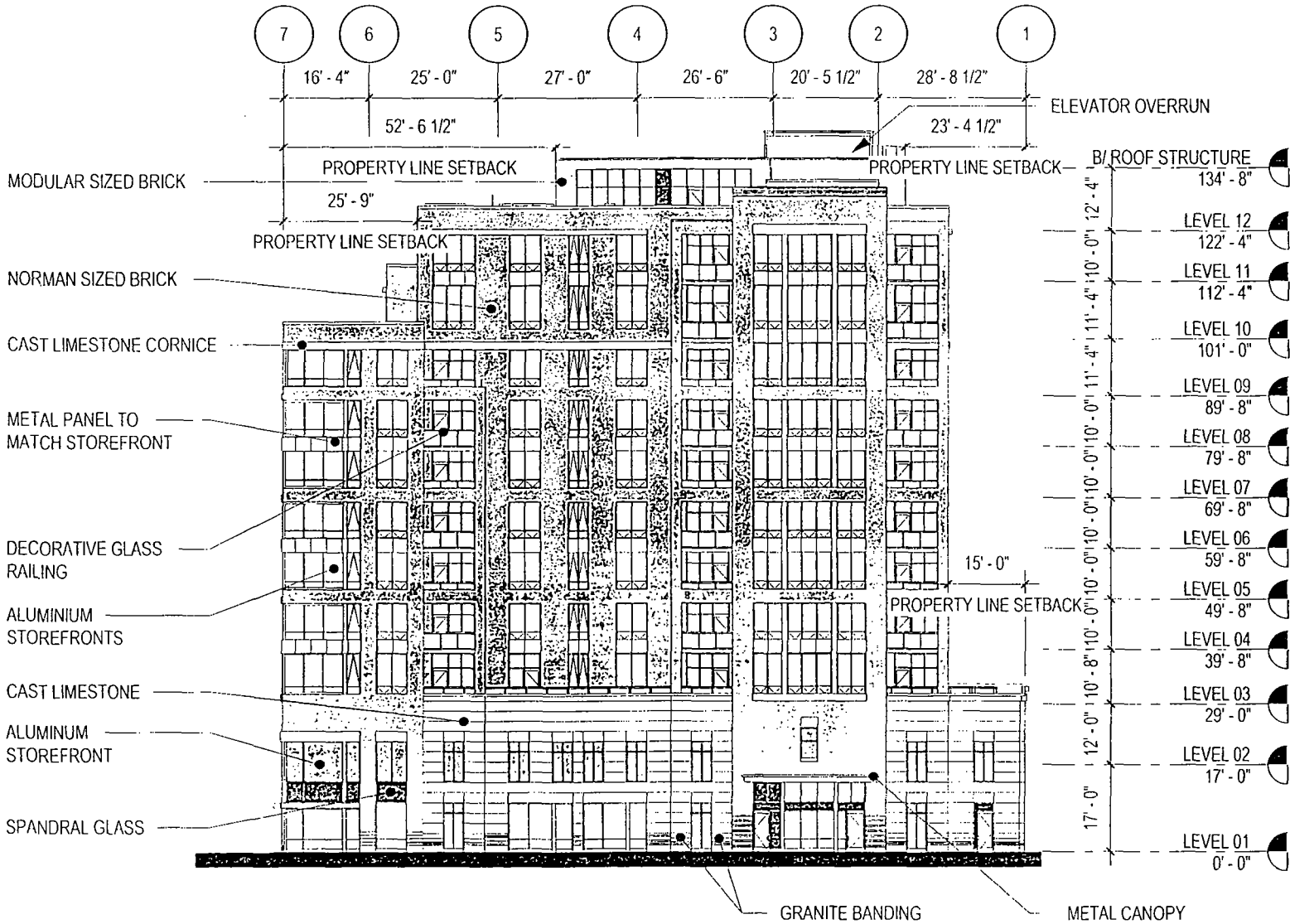
Total Green Roof Area 7,875 SF
Total Net Roof Area 15,728 SF

Green Roof Area Percentage 50%



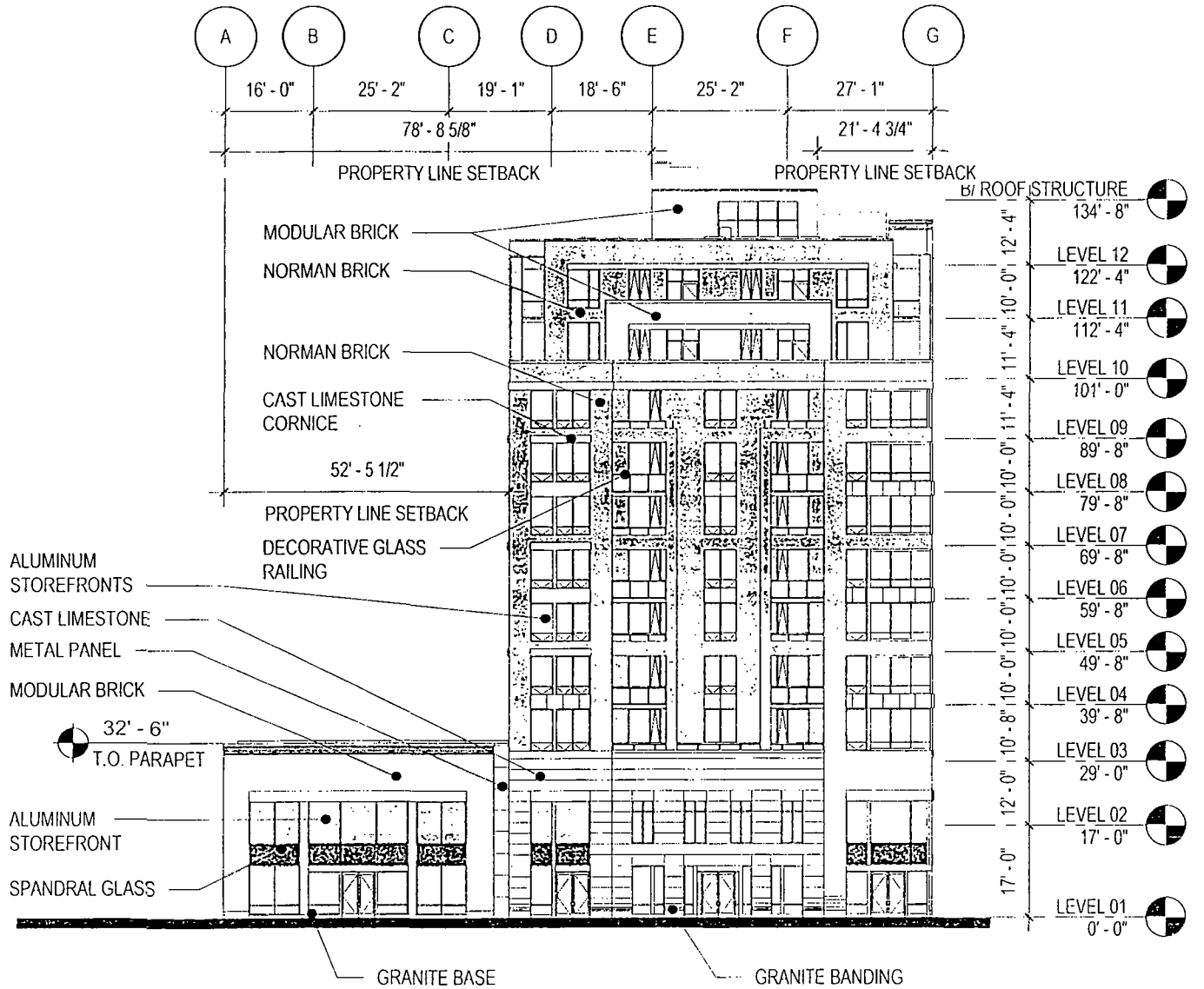
1" = 30'-0"

APPLICANT LOOKOUT LLC
ADDRESS 1200 NORTH STATE STREET
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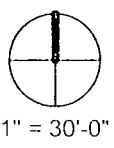


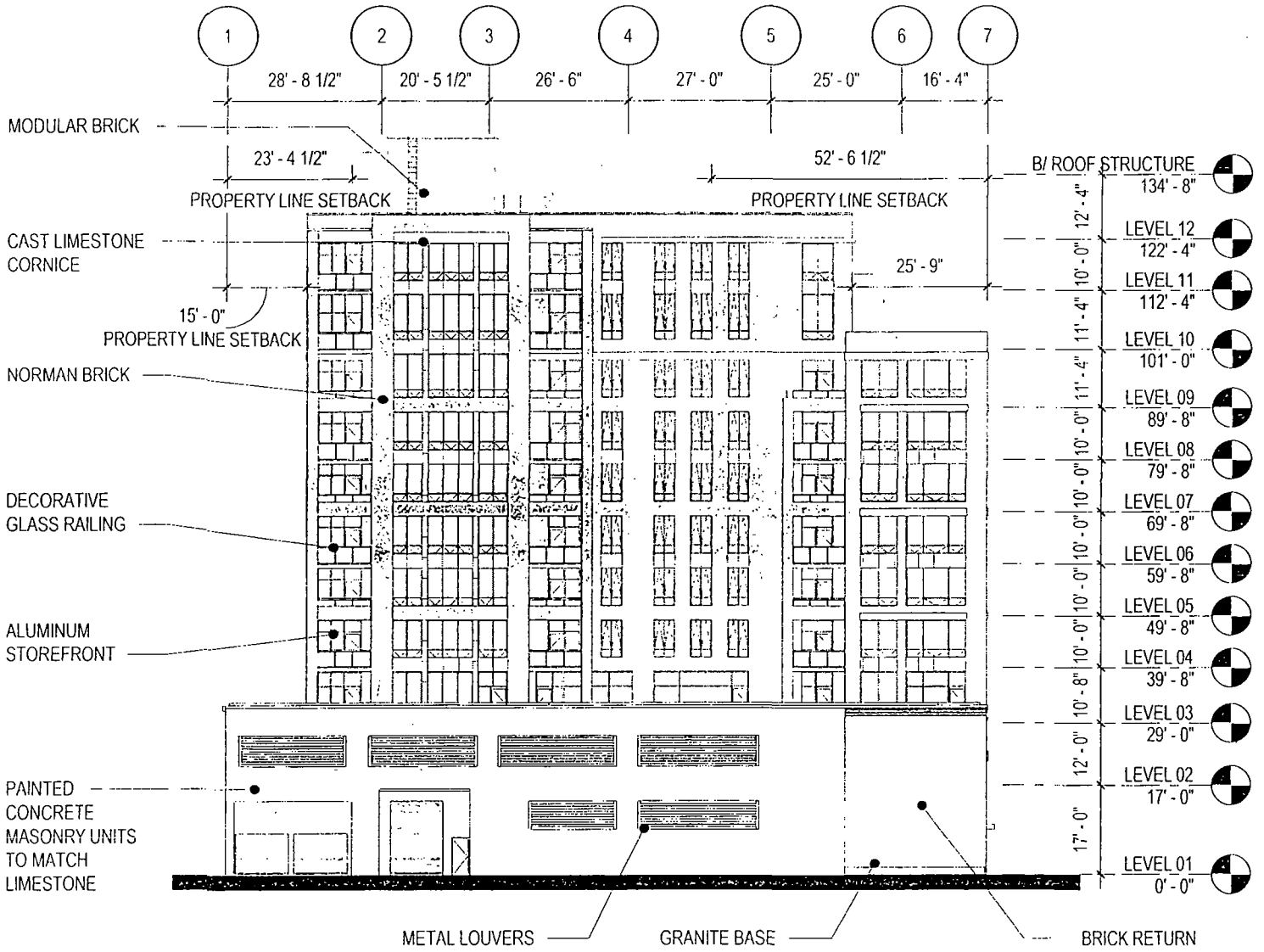
APPLICANT LOOKOUT LLC
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1" = 30'-0"

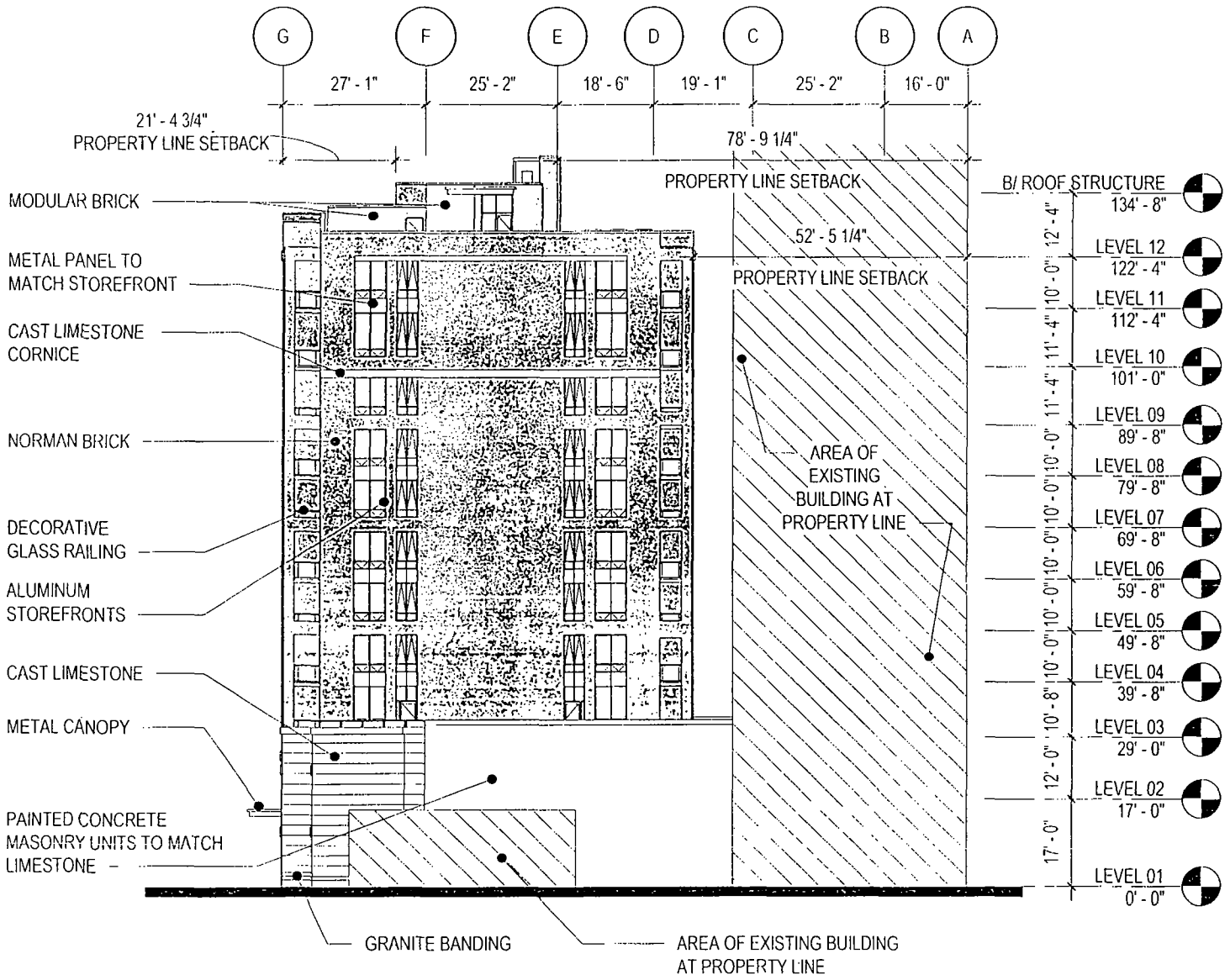


APPLICANT: LOOKOUT LLC
 ADDRESS: 1200 NORTH STATE STREET
 INTRO DATE: JAN 18, 2023
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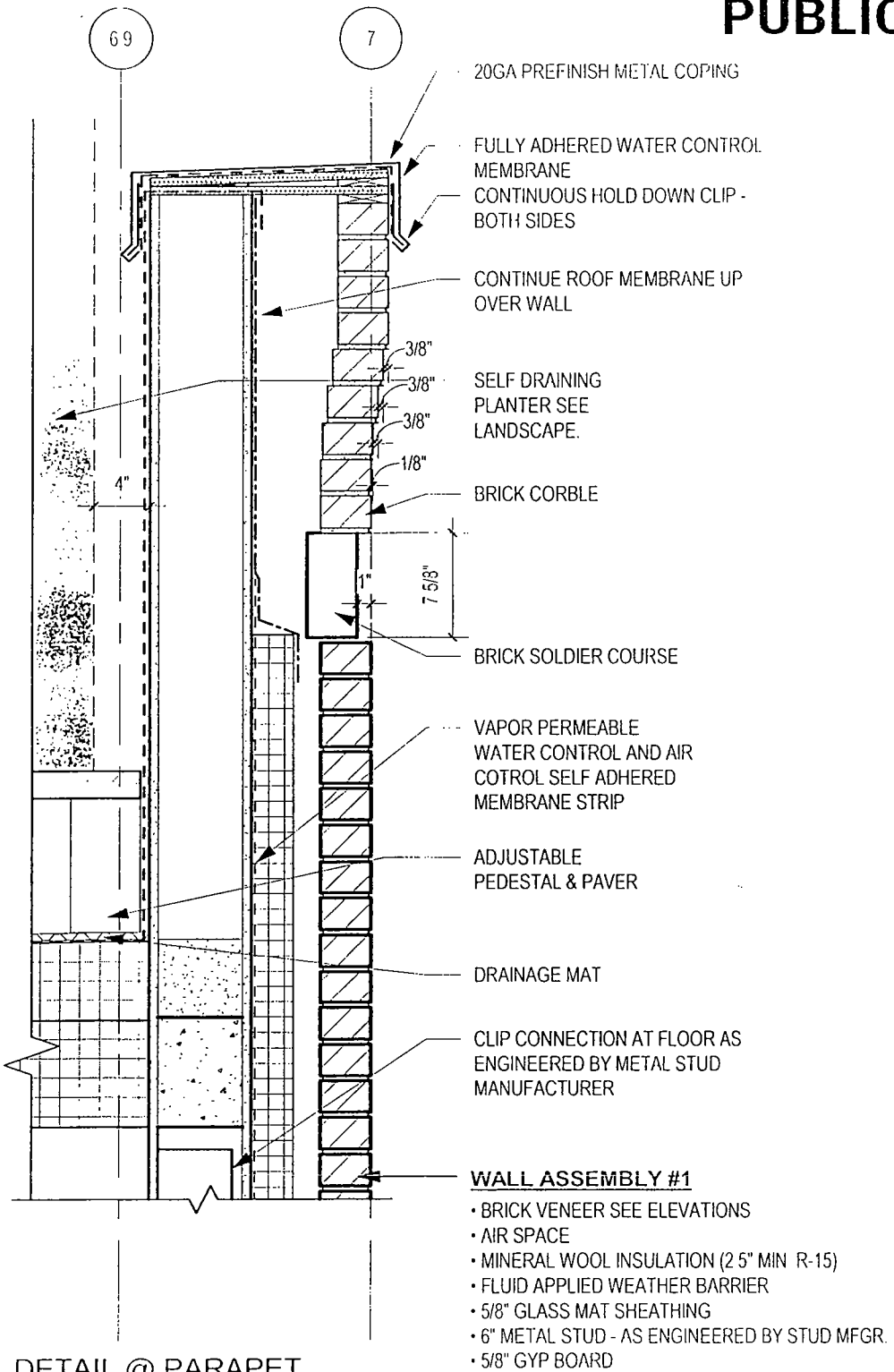
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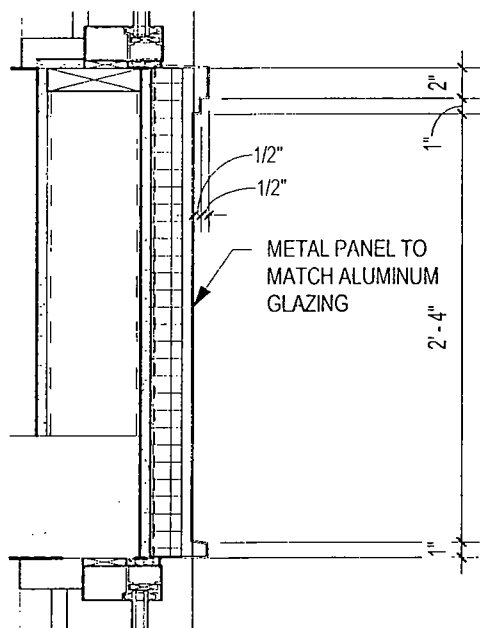
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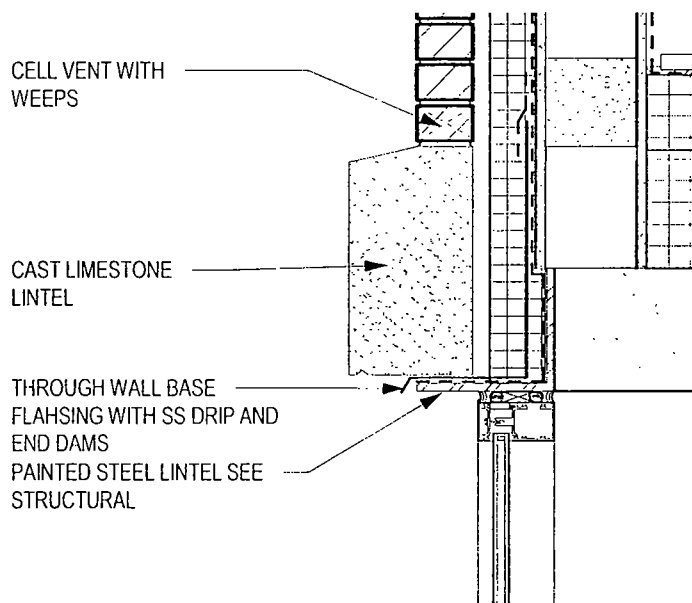
① **DETAIL @ PARAPET**
1" = 1'-0"

APPLICANT LOOKOUT LLC
 ADDRESS 1200 NORTH STATE STREET
 INTRO DATE JAN 18, 2023
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1" = 1'-0"



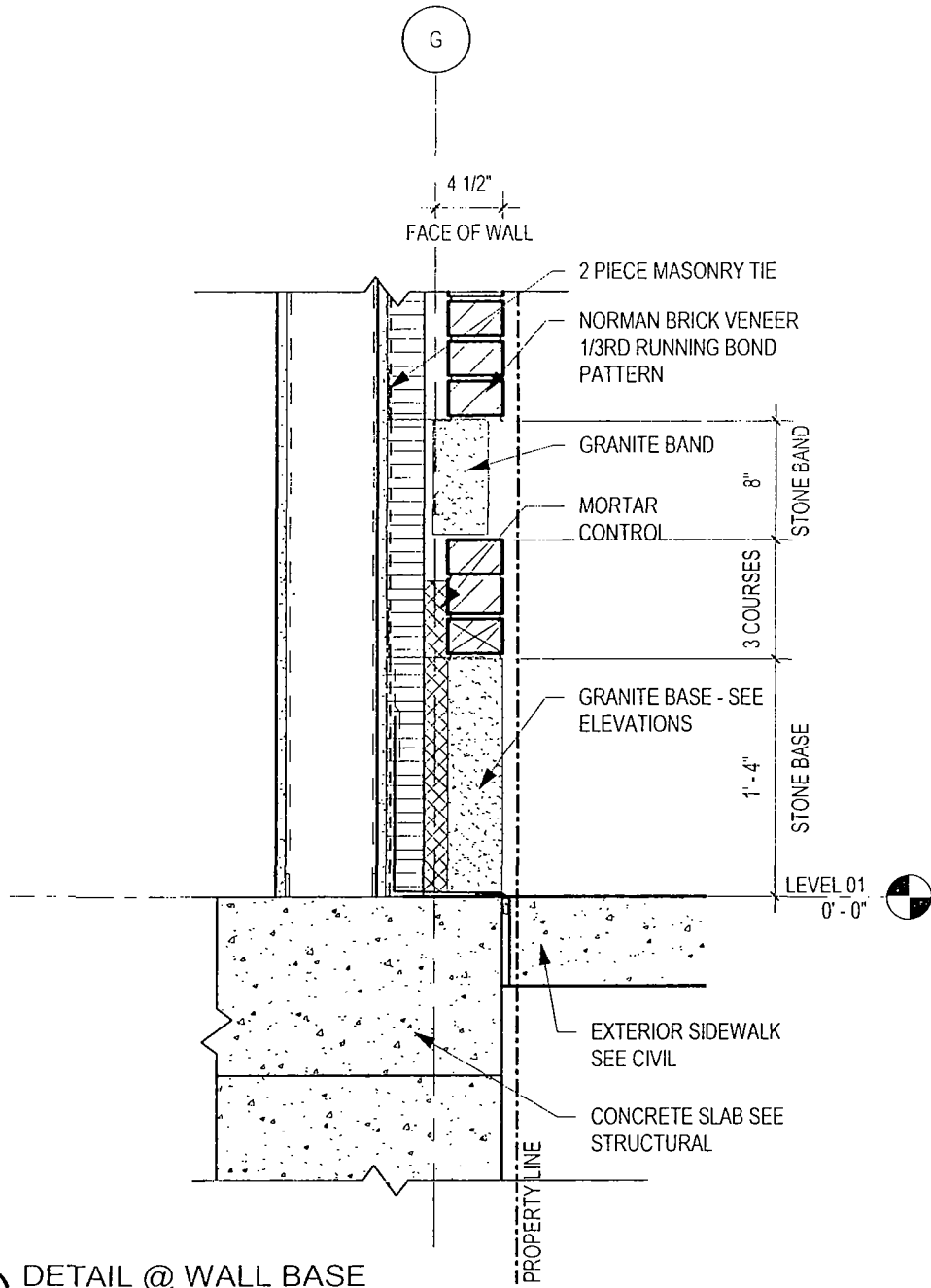
① **DETAIL @ TYPICAL SPANDRAL**
1" = 1'-0"



② **DETAIL AT STONE BAND**
1" = 1'-0"

APPLICANT LOOKOUT I.L.C.
ADDRESS 1200 NORTH STATE STREET
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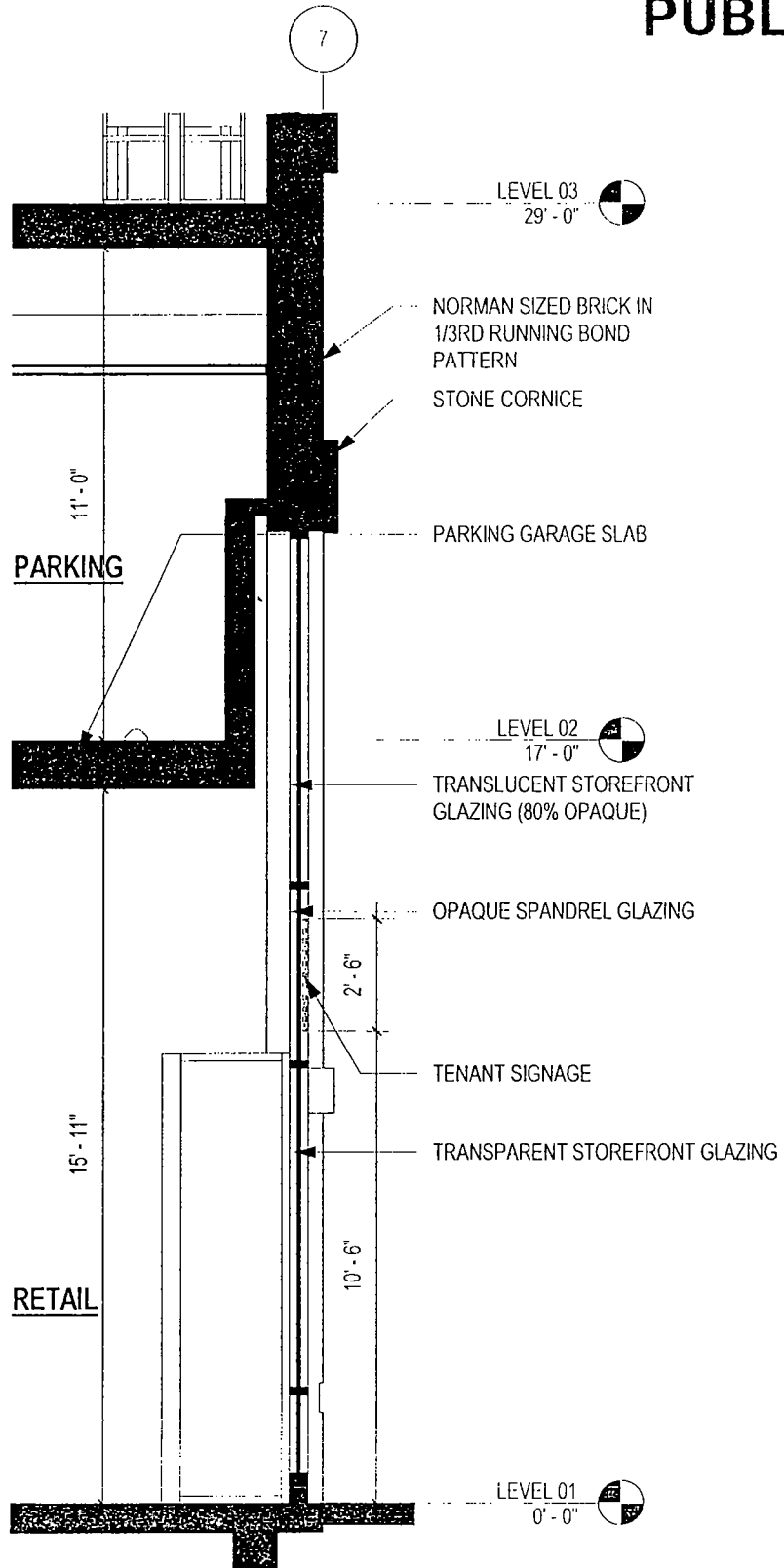
1" = 1'-0"



① DETAIL @ WALL BASE
1" = 1'-0"

APPLICANT LOOKOUT LLC
 ADDRESS 1200 NORTH STATE STREET
 INTRO DATE JAN 18, 2023
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1" = 1'-0"



APPLICANT: LOOKOUT LLC
 ADDRESS: 1200 NORTH STATE STREET
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① SECTION @ SHADOW BOX
 1/4" = 1'-0"

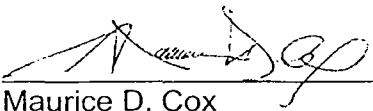
1/4" = 1'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: February 16, 2023

Re: Proposed Amendment to Residential-Business Planned Development for the property generally located at 1210 North State Street

On February 16, 2023, the Chicago Plan Commission recommended approval of the proposed amendment to the planned development submitted by, Lookout LLC. A copy of the proposed amendment to the planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Joshua Son at 312-744-2780.

Cc: Noah Szafranec
PD Master File (Original PD, copy of memo)