



# City of Chicago



SO2021-316

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 1/27/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 159-185 N Green St, 801-825 W Lake St and 162-184 N Halsted St - App No. 20593

**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 DS-3 Downtown Service District and Business Planned Development No. 1359, as amended, symbols and designations as shown on Map No. 1-G in the area bounded by

West Lake Street, North Halsted Street, a line 239.86 feet south of and parallel to West Lake Street, a line 120.01 west of and parallel to North Halsted Street, the public alley north of and parallel to West Randolph Street; and North Green Street,

to the designation of the DX-7 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all DX-7 Downtown Mixed-Use District symbols and designations as shown on Map No. 1-G in the area bounded by

West Lake Street, North Halsted Street, a line 239.86 feet south of and parallel to West Lake Street, a line 120.01 west of and parallel to North Halsted Street, the public alley north of and parallel to West Randolph Street; and North Green Street,

to the designation of a Business Planned Development No. 1359, 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.

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SECTION 3: This Ordinance shall be in force and effect from and after its passage and due publication.

Address. 159-185 N. Green St.; 801-825 W. Lake St.; and 162-184 N. Halsted St.

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*Business Planned Development No 1359, As Amended*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1359, as amended ("Planned Development") consists of approximately 57,085 (includes 3,768 square feet of right-of-way to be vacated) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). This amendment involves Sub-Area B of the Planned Development. SC Lake LLC is the "Applicant" for this amendment to the Planned Development as the owner of the new property being added to Sub-Area B and pursuant to authorization from the other owners of the other property located within the Planned Development.
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 titleholders 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 titleholder 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.

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

Applicant	SC Lake LLC
Address	159-185 N. Green, 801-825 W. Lake St, 162-184 N. Halsted St
Introduced	January 27, 2021
Plan Commission	May 20, 2021

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Sidewalks

ADA crosswalk ramps

Parkway and landscaping

The Perimeter Restoration 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 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 plan of development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Eckenhoff Saunders and dated May 20, 2021 for Sub-Area B (the "Sub-Area B Plans"): an Existing Zoning Map, an Existing Land-Use Map; ; a Subarea Map; a Planned Development Boundary and Property Line Map; Interim-Use Site Plan; Interim-Use Landscape Plan; Site Plan / First Floor Plan; a Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West); Section Plan. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

The Sub-Area A plan of development consists of the following exhibits that are a part of the approved 2018 Amendment to BPD 1359 and found at February 28, 2018 Journal of Proceedings of the City Council of the City of Chicago at pages 68406 – 68418 and pages 68418 – 68419 and incorporated herein by reference into this 2021 Amendment: a Site and Ground Level Plan; a Landscape Plan; a Green Roof Plan; Subarea A Building Elevations (North, South, East and West); Subarea A Facade Details (Masonry Base, Metal and Glass Curtain Walls) prepared by Gensler and dated February 15, 2018 (the "Plans").

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. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: retail sales, general; office; lodge or private club; school; co-located wireless communication facilities; day care; postal service; public safety services; animal services; artist work or sales space; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including tavern); entertainment and spectator sports (excluding inter-track wagering facility); financial services (excluding pawn shops and pay day loan stores); food and beverage retail sales (provided liquor sales shall only be an accessory use); medical service; personal service; repair or laundry service, consumer; children's play center; auto supply/accessory sales; car wash or cleaning service; motor vehicle repair shop (not including body work, painting or commercial vehicle repairs); indoor participant sports and recreation, and related, incidental and accessory uses and accessory parking.

Sub-Area B: retail sales, general; office; co-located wireless communication facilities; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, including tavern, outdoor patio and rooftop patio), including an outdoor patio for the existing restaurant as an interim use; entertainment and spectator sports

Applicant	SC Lake LLC
Address	159-185 N. Green 801-825 W. Lake St. 162-184 N. Halsted St
Introduced	January 27, 2021
Plan Commission	May 26, 2021
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(excluding inter-track wagering facility), financial services (excluding pawn shops and pay day loan stores), food and beverage retail sales (provided liquor sales shall only be an accessory use), indoor participant sports and recreation, and related, accessory, incidental and ancillary uses thereto.

6. On-premises 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-premises 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 Applicant acknowledges that Sub-Area B has received a bonus FAR of 4.5 with respect to the new property being added to Sub-Area B which has a net site area of 5,041 square feet for a total FAR Square Footage Bonus of 22,685 square feet, pursuant to Section 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, pursuant to Sections 17.41003-B and C, prior to the issuance of the first building permit for permanent use of any building within Sub-Area B, as opposed to a permit for the interim use, of 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 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent 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.
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 13-32-085, 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 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 titleholders and any ground lessors.

Applicant	SC Lake LLC
Address	159-185 N. Green, 801-825 W. Lake St, 162-184 N. Halsted St
Introduced	January 27, 2021
Plan Commission	May 20, 2021

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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 the permanent improvements of Sub-Area B 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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 foregoing, 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 of the Zoning Ordinance. Should the Sub-Area B Applicant not proceed with construction, as authorized by a building permit for either the interim or permanent uses of the Planned Development and thereafter diligently pursued to completion, and this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the Property to Business Planned Development Number 1359, as it existed prior to this amendment.

Applicant:	SC Lake LLC
Address:	159-185 N. Green, 801-825 W. Lake St, 162-184 N. Halsted St
Introduced:	January 27, 2021
Plan Commission:	May 10, 2021

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*Business Planned Development Number 1359. As Amended  
Bulk Regulations And Data Table.*

Gross Site Area (square feet):	96,286	
Area of Public Rights-of-Way (square feet):	34,160	
Net Site Area (square feet):	62,126	
Subarea A:	52,044	
Subarea B:	10,082	
Maximum Floor Area Ratio:	11.5	
Subarea A:	12.52	
Subarea B:	6.25	(63,013 sf)
Minimum Off-Street Parking Spaces:		
Subarea A:	120	
Subarea B:	0	
Minimum Bicycle Parking Spaces:		
Subarea A:	30	
Subarea B:	0	
Minimum Off-Street Loading Spaces:		
Subarea A:		2 (10 feet by 25 feet)
Subarea B:		0
Maximum Building Height:		
Subarea A:		275 feet, 0 inches
Subarea B:		109 feet, 0 inches



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Minimum Setbacks:

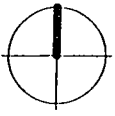
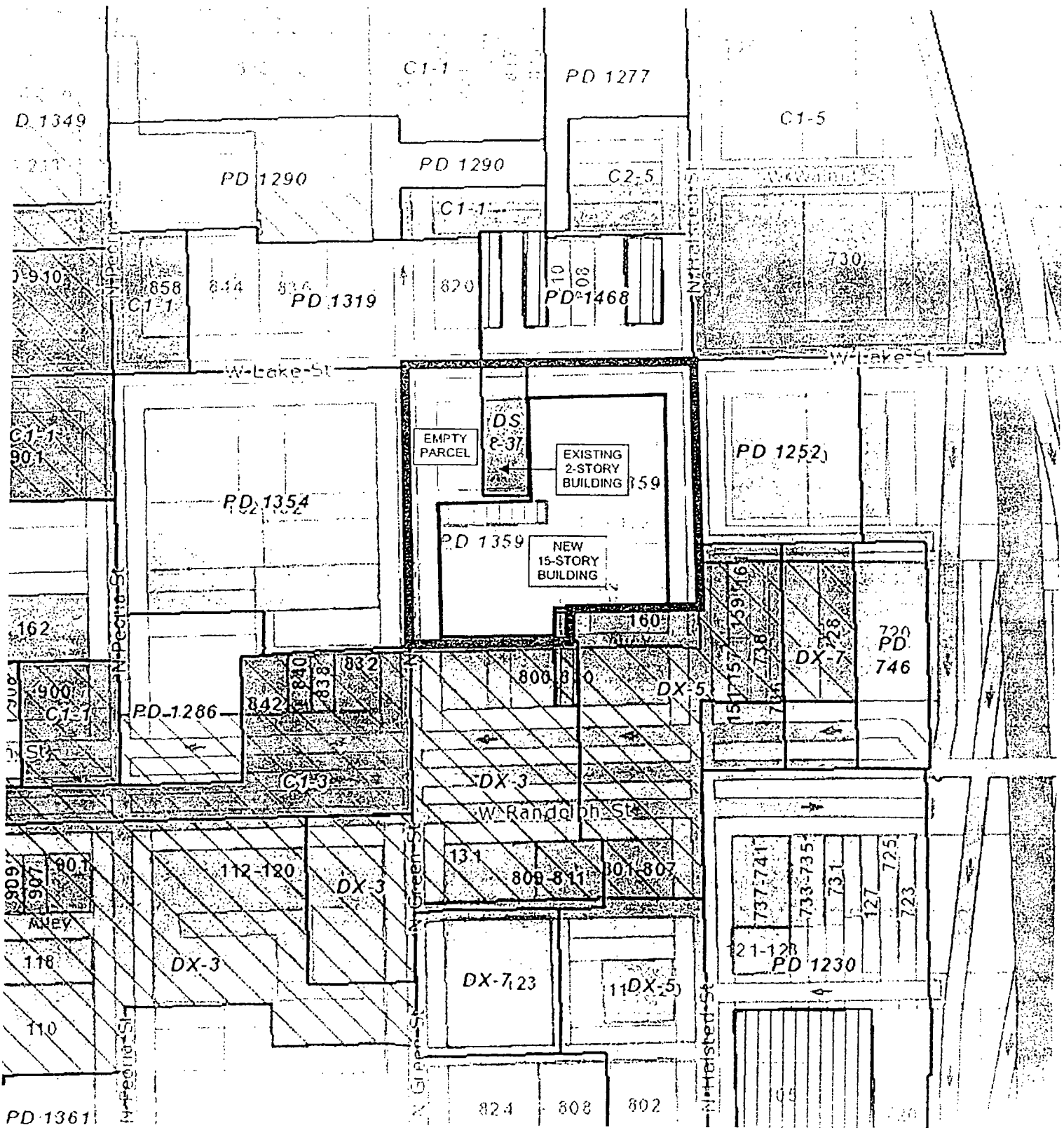
Per the attached site plan

Applicant  
Address  
Introduced  
Plan Commission  
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SC Lake LLC  
159-185 N. Green, 801-825 W. Lake St, 162-184 N. Halsted St  
January 27, 2021  
May 30, 2021

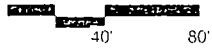
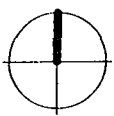
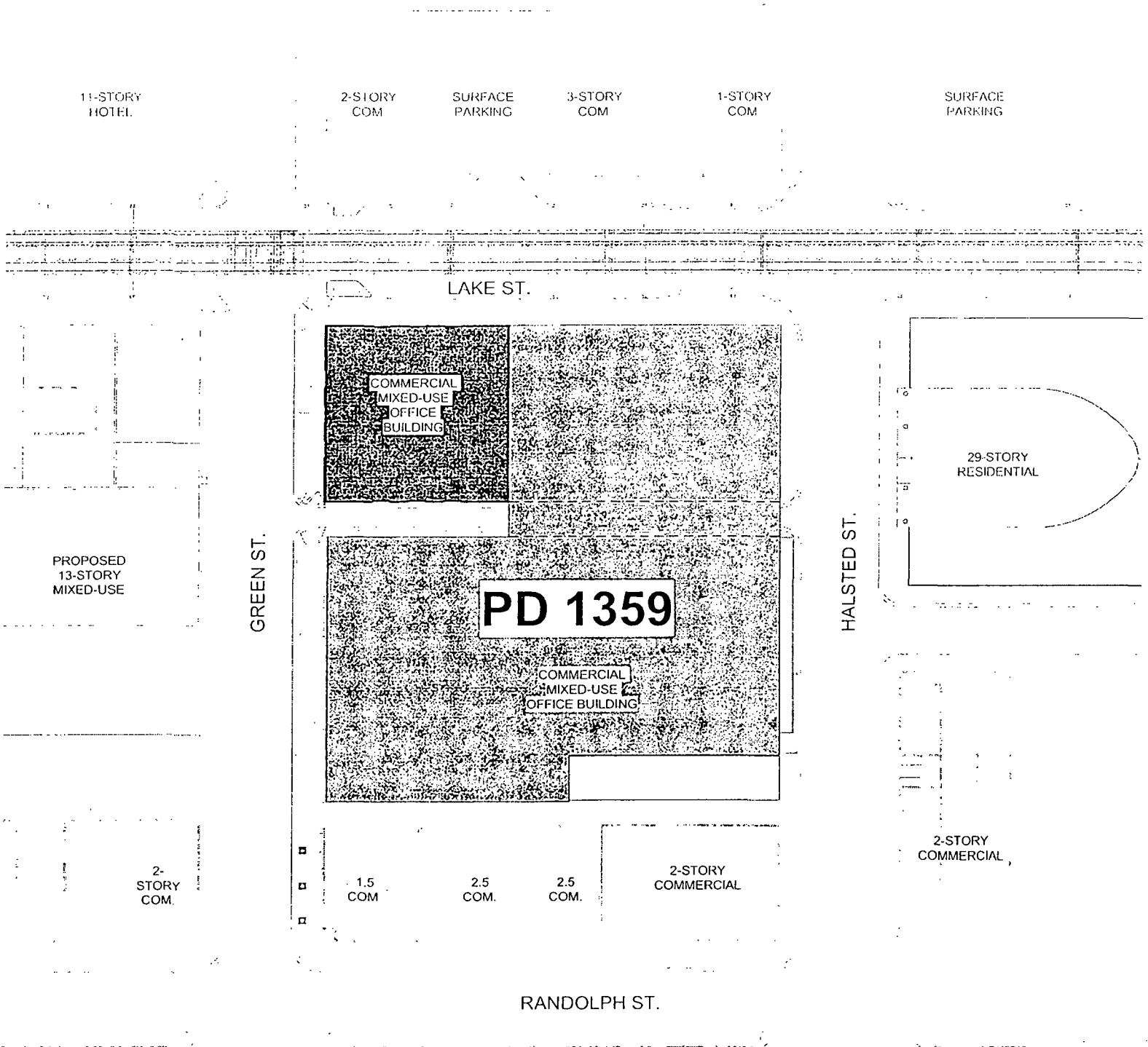
# Existing Zoning Map

PLANNING DEPARTMENT

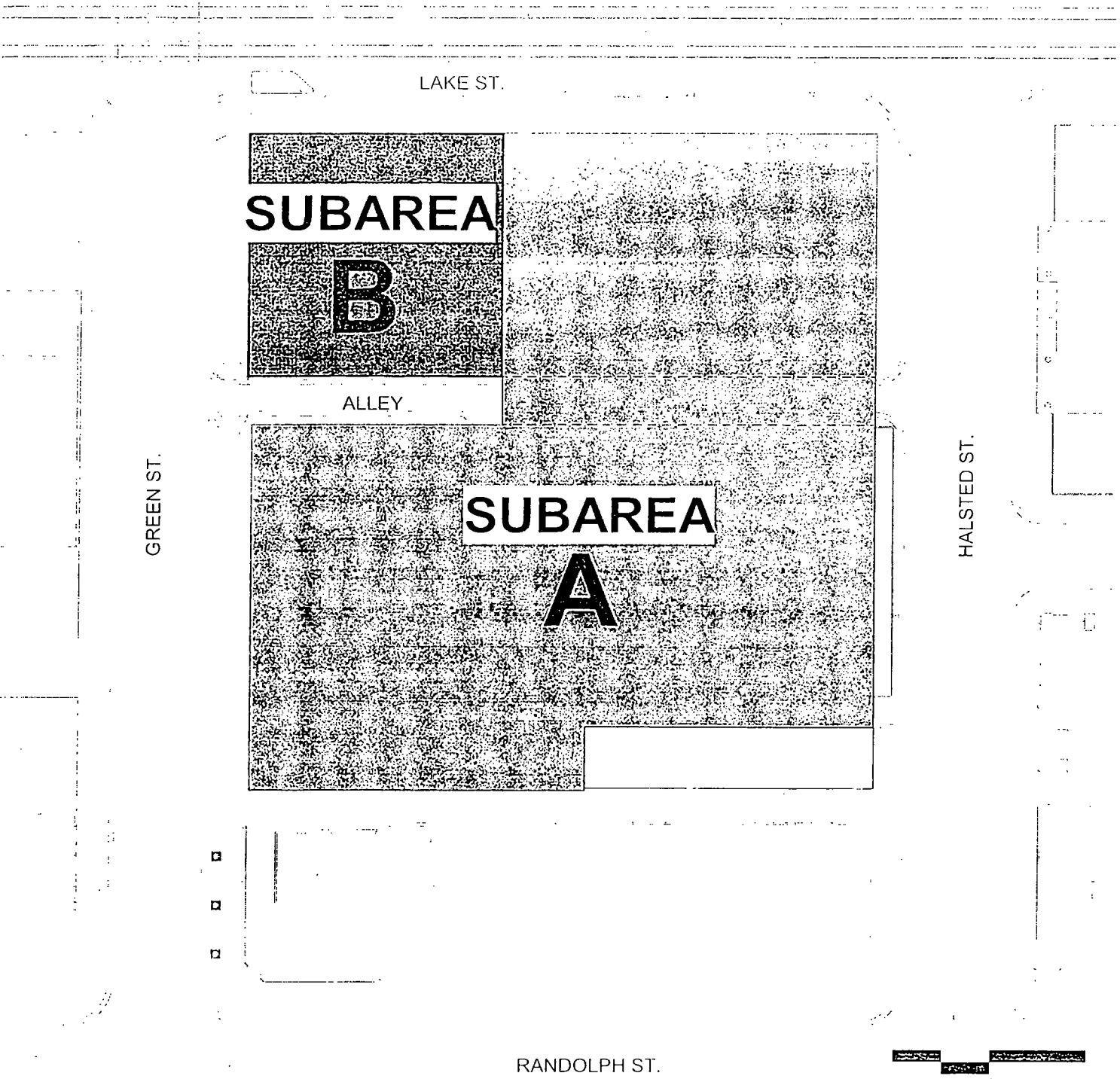


# Existing Land Use Map

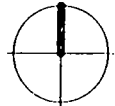
FINAL CITY ORDINANCE



# Sub Area Map

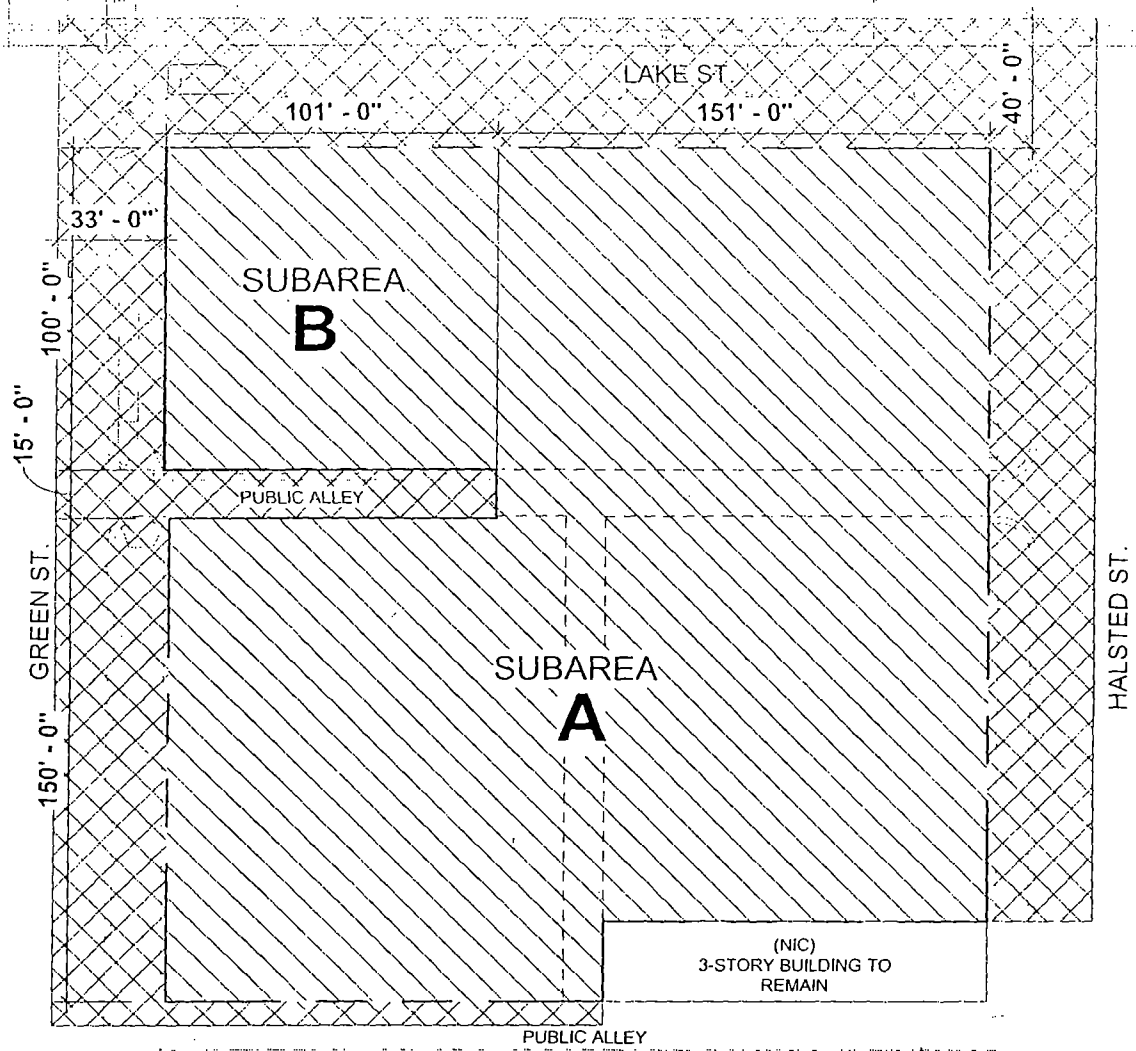


PD SUB AREA A	52,044 SF
PD SUB AREA B	10,082 SF
<b>TOTAL PD AREA</b>	<b>62,126 SF</b>



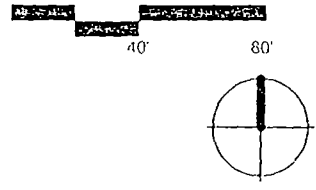
# PD Boundary & Property Line Map

PROJECT NO. 2021-001



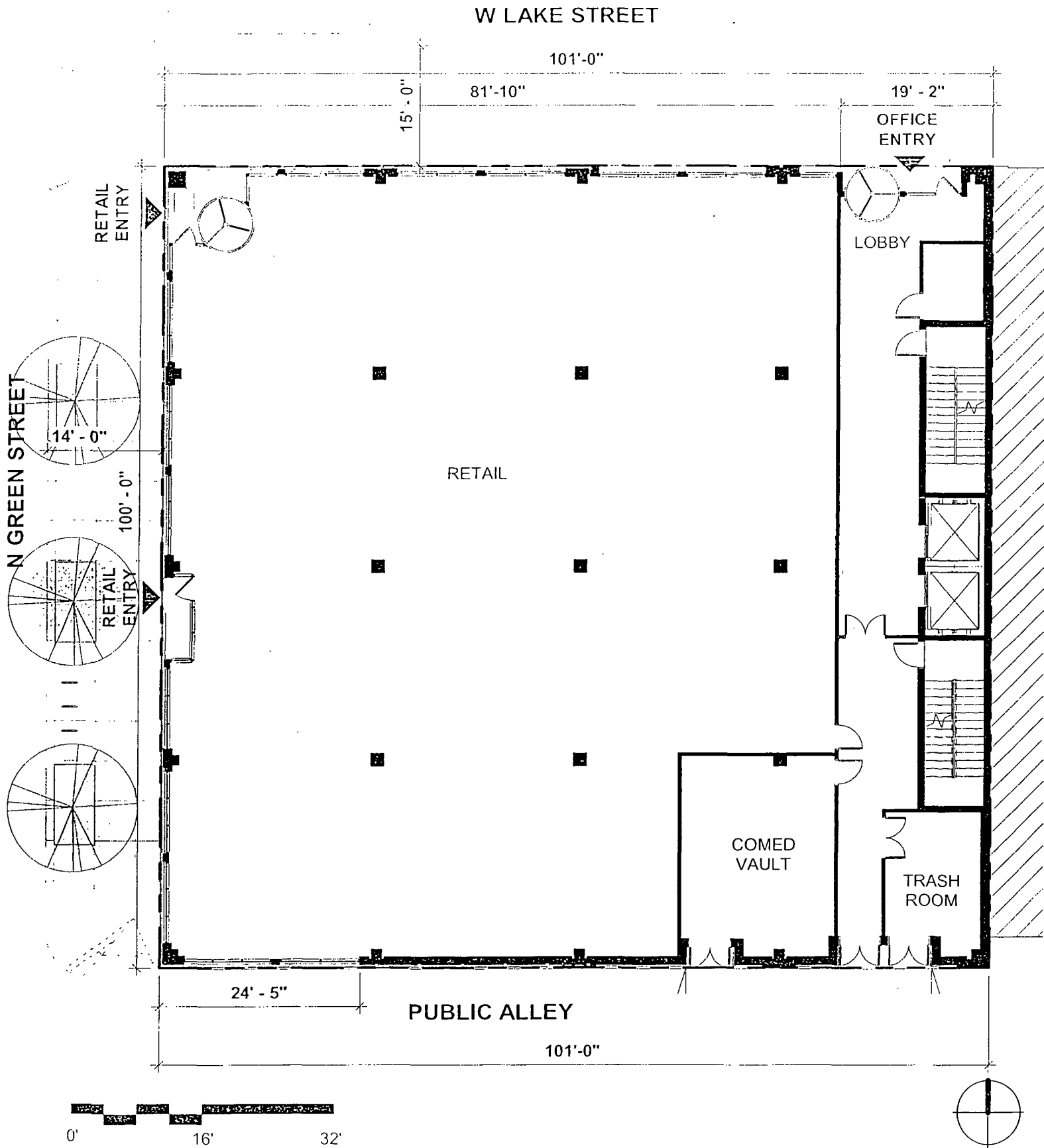
RANDOLPH ST.

GROSS SITE AREA	96,286 SF
AREA OF PUBIC RIGHTS OF WAY	-34,160 SF
NET SITE AREA	62,126 SF



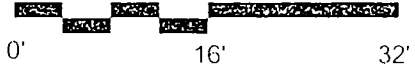
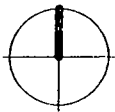
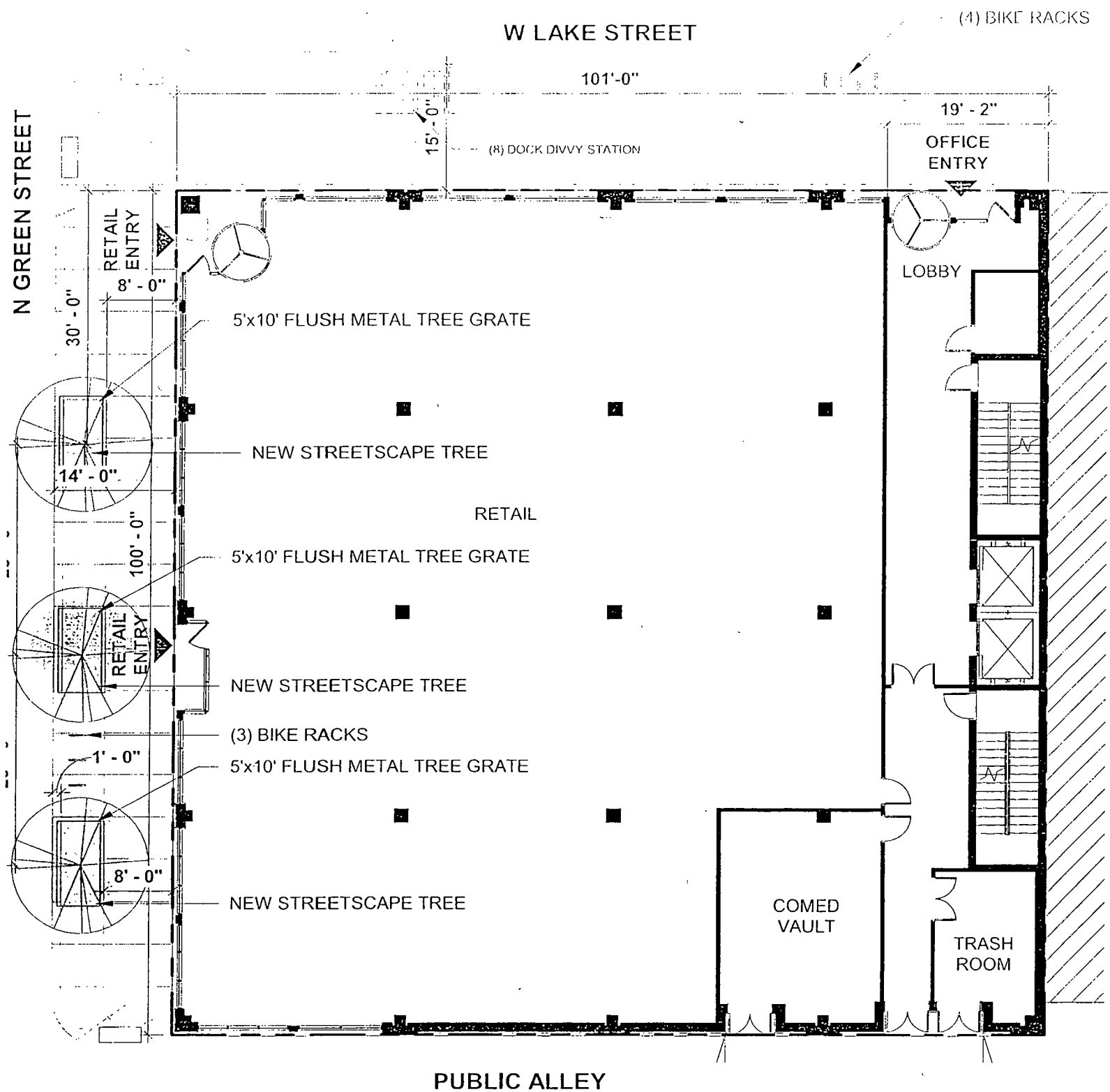
# Sub Area B Site Plan / First Floor Plan

FINAL FOR SUBMITTAL



# Sub-Area B Landscape Plan

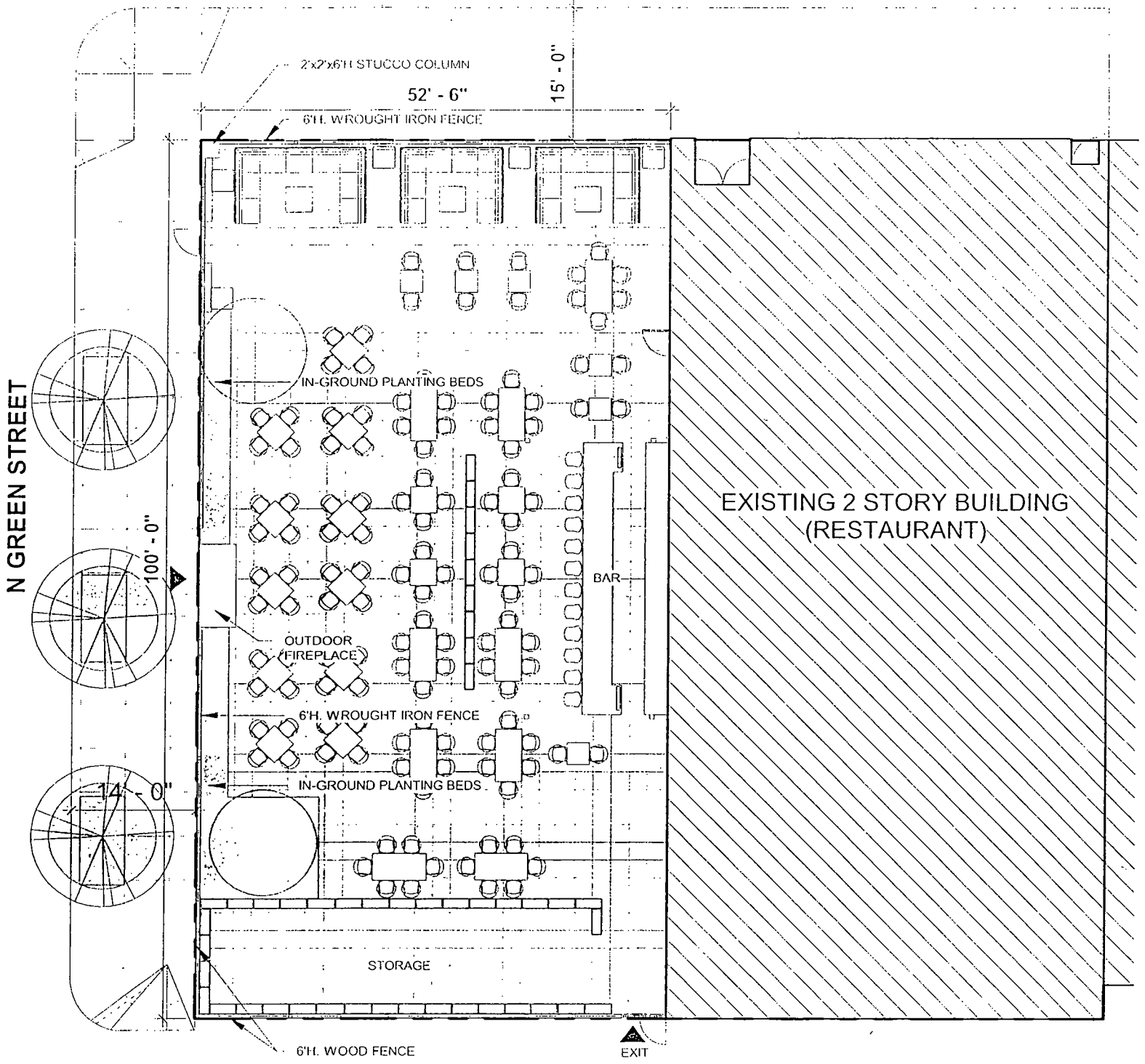
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# Sub-Area B Interim-Use Site Plan

FINAL FOR SUBMITTAL

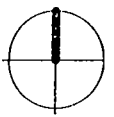
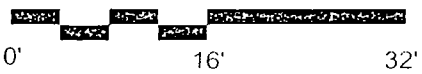
W LAKE STREET



N GREEN STREET

EXISTING 2 STORY BUILDING  
(RESTAURANT)

PUBLIC ALLEY

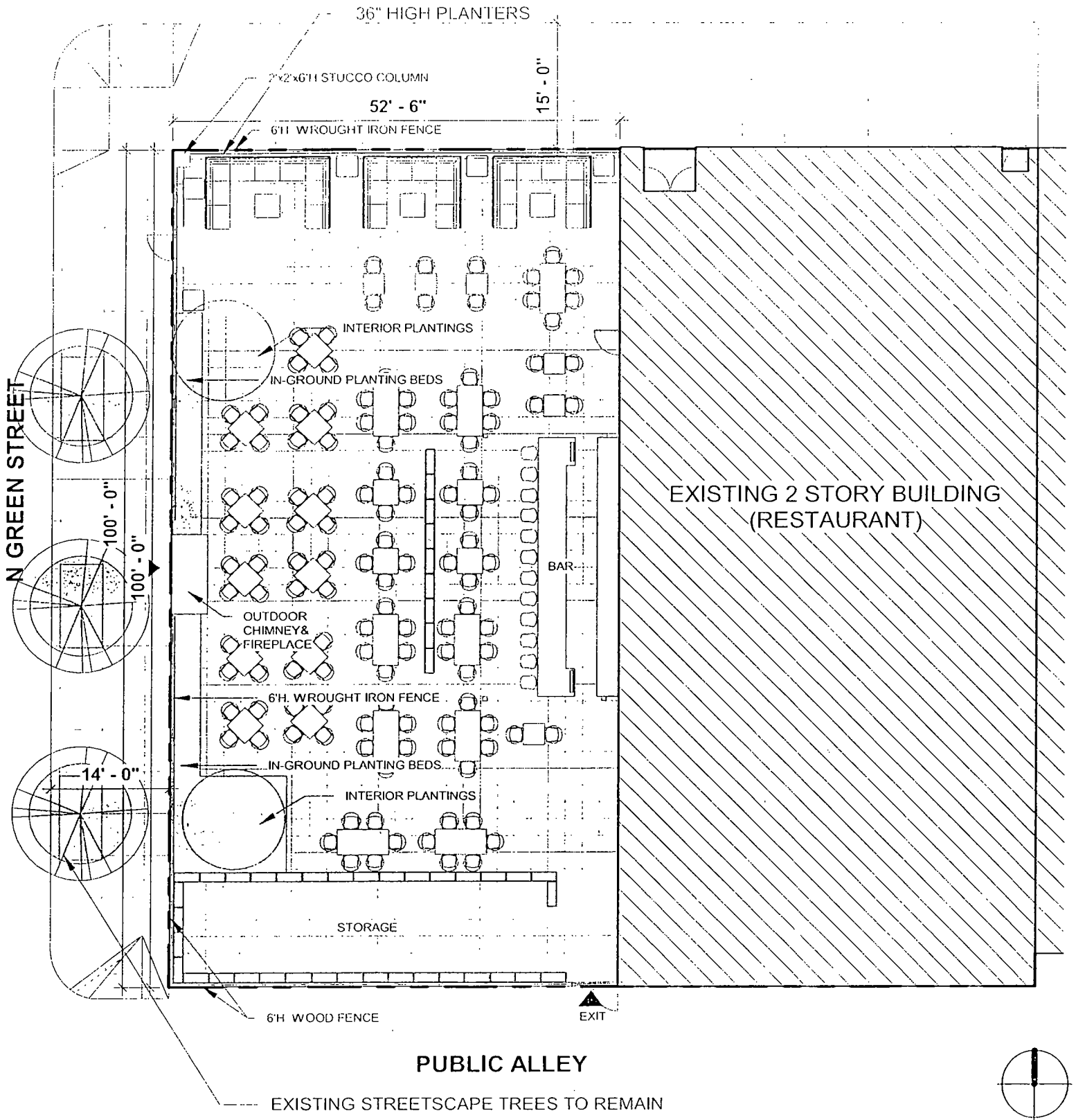




# Sub-Area B Interim-Use Landscape Plan

PHASE 1: PRELIMINARY

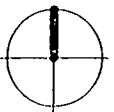
W LAKE STREET



EXISTING 2 STORY BUILDING (RESTAURANT)

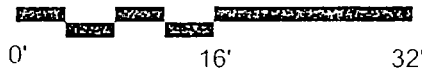
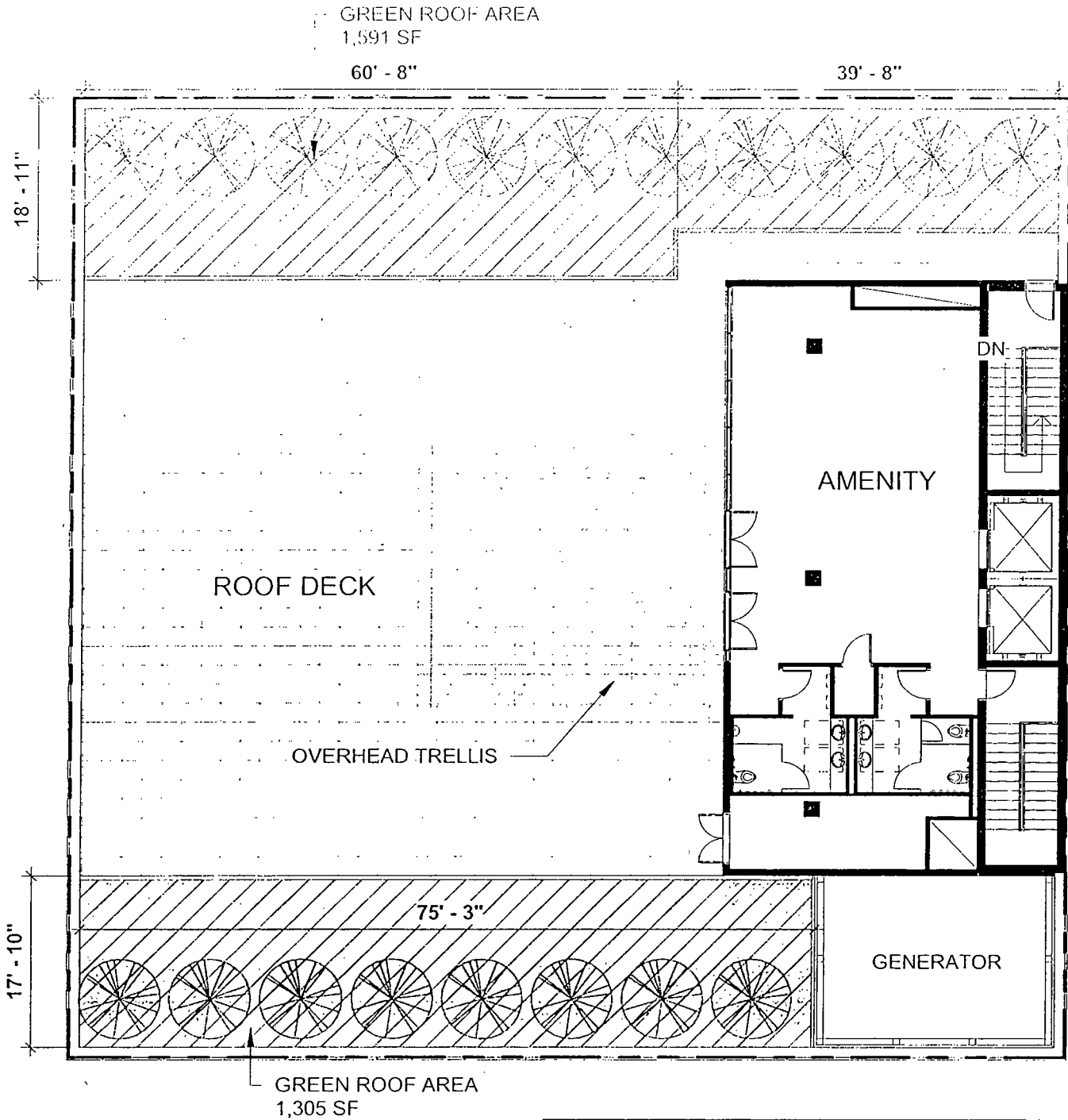
PUBLIC ALLEY

EXISTING STREETScape TREES TO REMAIN

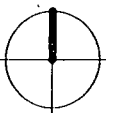


# Sub-Area B Green Roof Plan

FINAL FOR SUBMITTAL

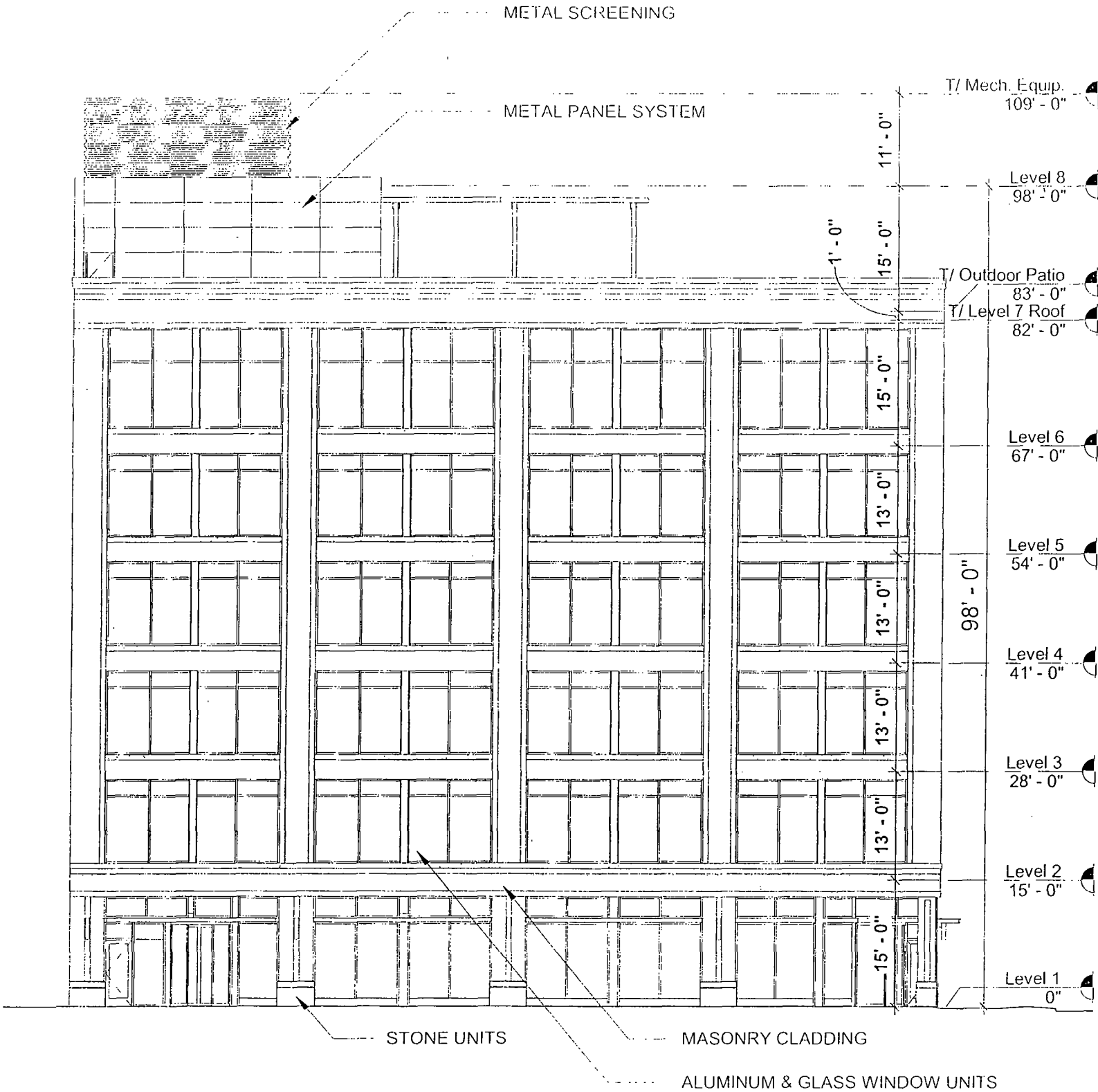


GROSS ROOF AREA:	10,082 SF
NET ROOF AREA:	7,100 SF
GREEN ROOF:	2,806 SF
HARDSCAPE AREA:	753 SF (10% MAX)
<b>TOTAL GREEN ROOF AREA:</b>	<b>3,559 SF</b>
3,559 >50% (7,100 SF/2=3,550)	



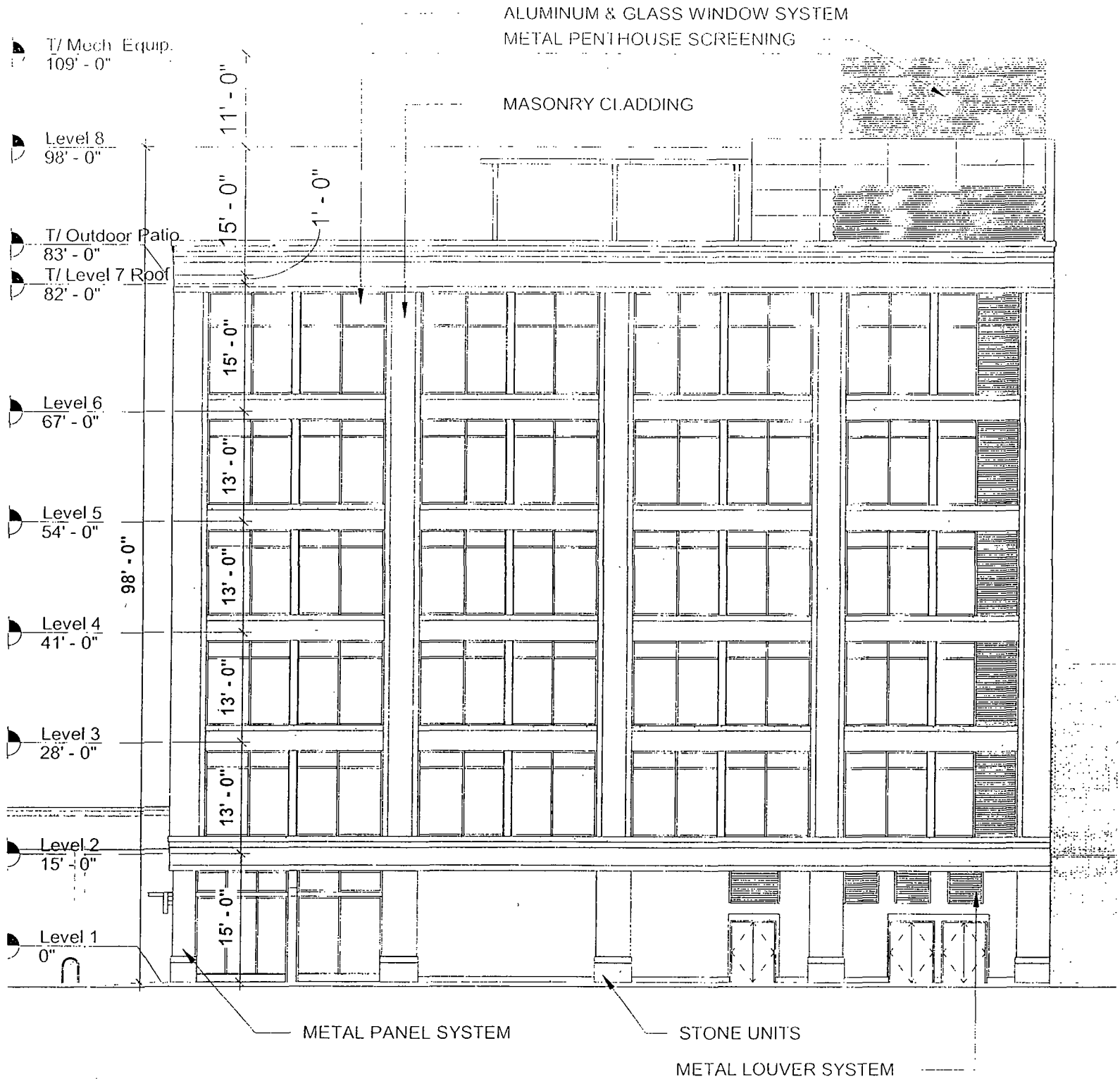
# Sub-Area B North Elevation

FINAL FOR SUBMITTAL



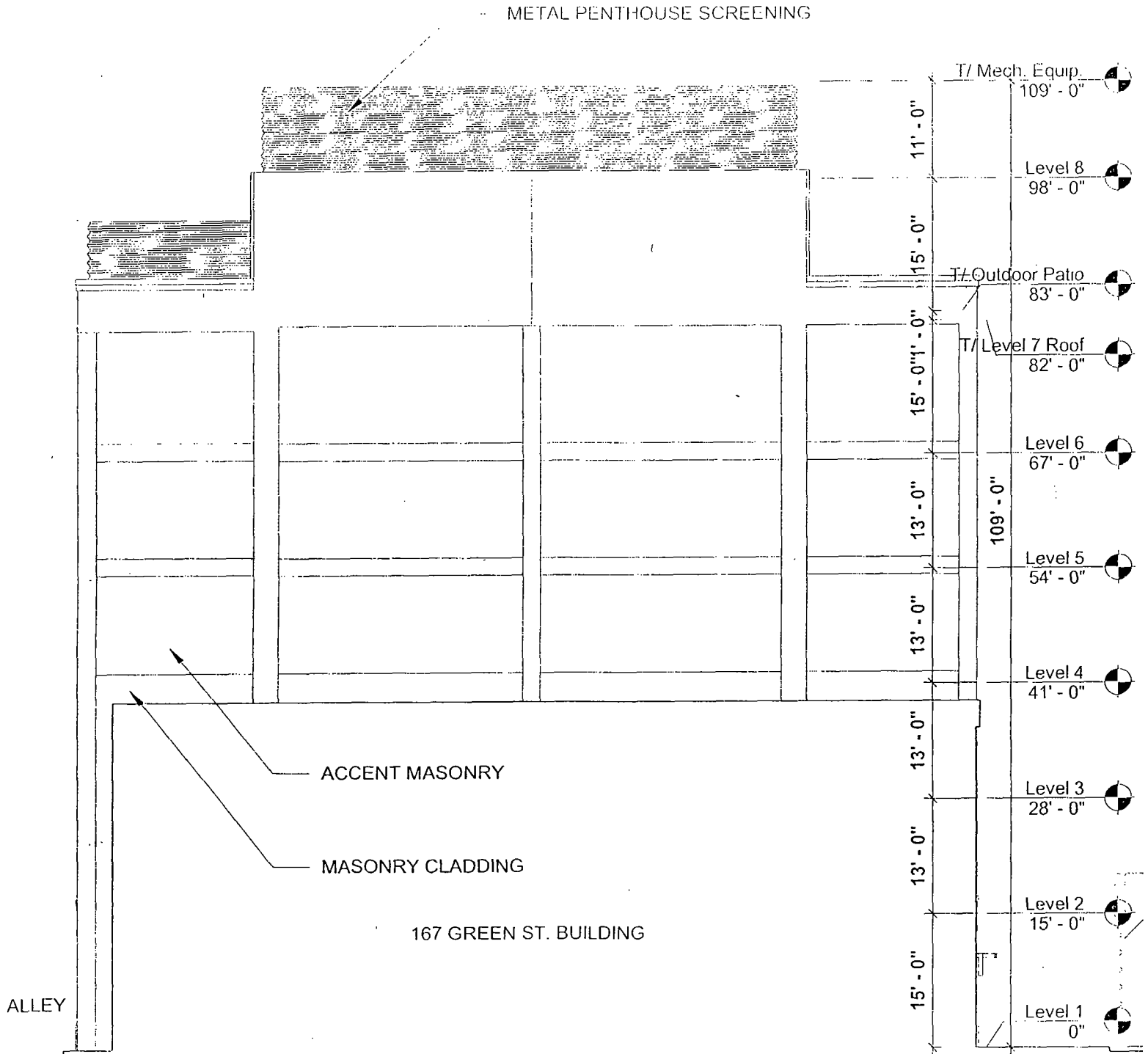
# Sub-Area B South Elevation

FINAL FOR SUBMITTAL



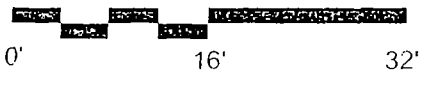
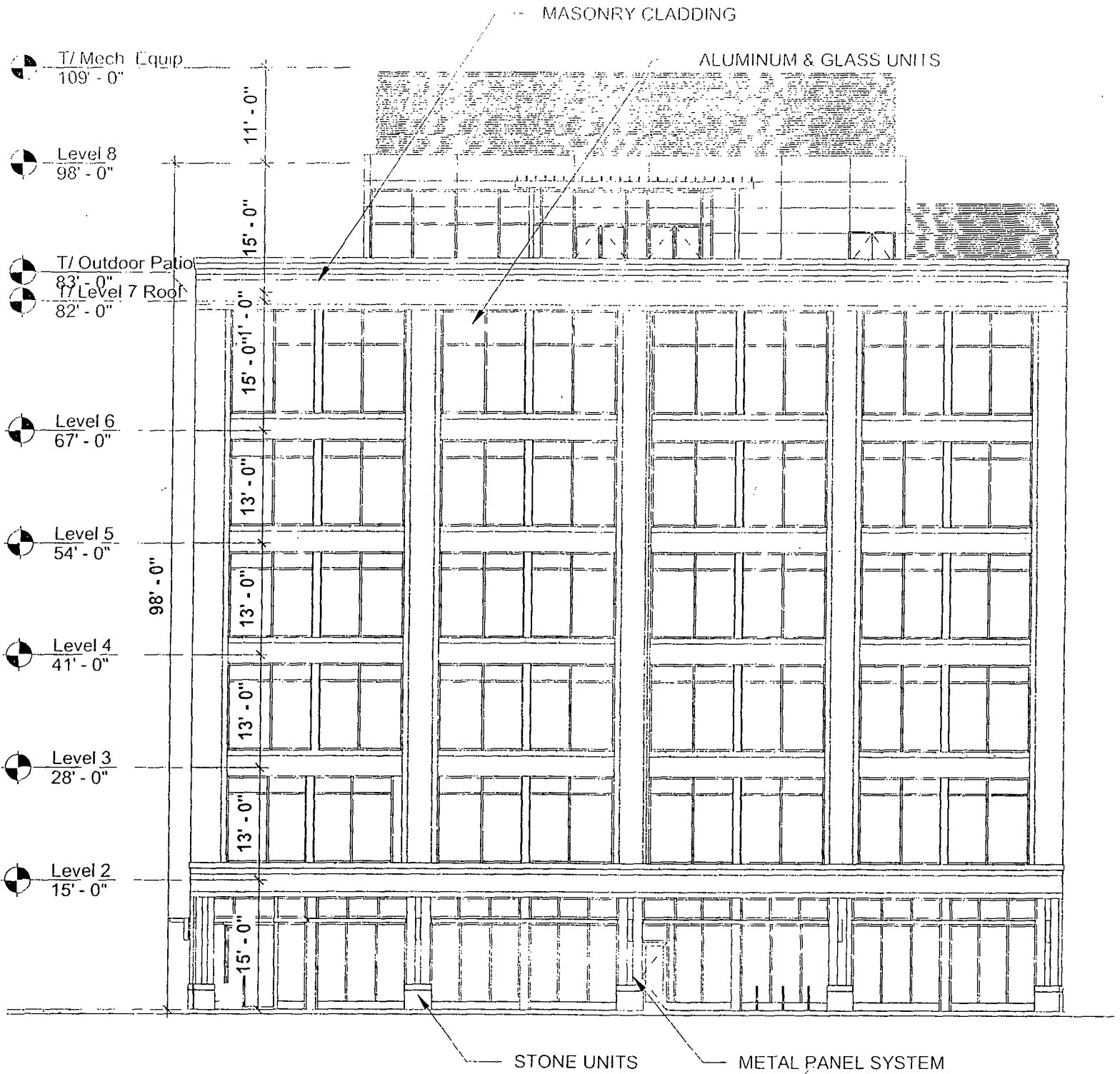
# Sub-Area B East Elevation

FINAL FOR SUBMITTAL



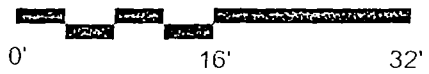
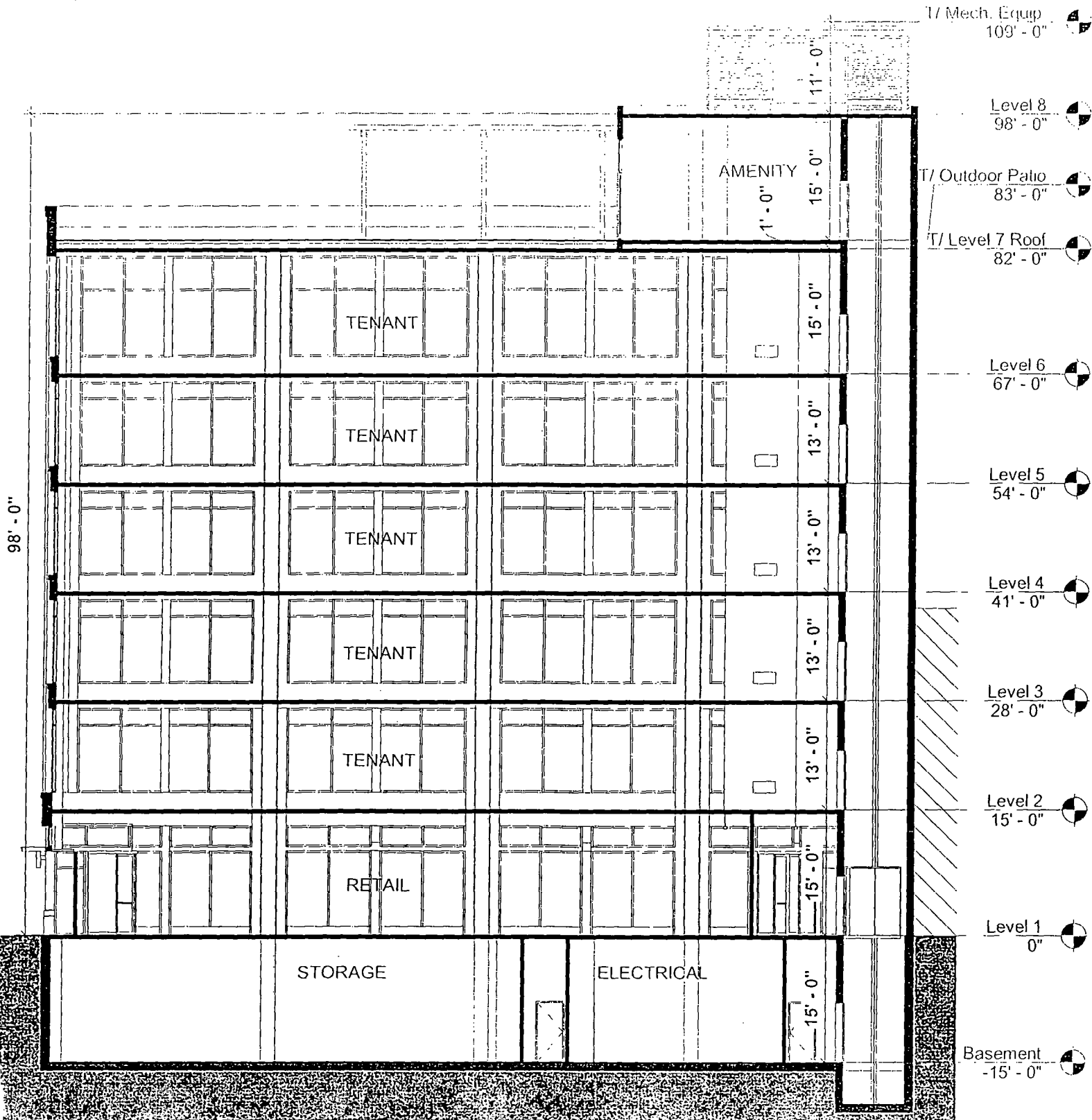
# Sub-Area B West Elevation

FINAL FOR SUBMISSION



# Sub-Area B Building Section

FINAL PLAN SUBMITTAL



HECKENHOFF SAUNDERS

APPLICANT SC LAKE LLC  
 ADDRESS 159-185 N Green St 801-825 W  
 Lake St 162-184 N Halsted St  
 INTRO DATE January 27, 2021

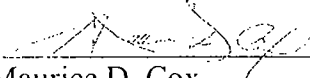


Application #20593

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: May 20, 2021

Re: Proposed Amendment to Business Planned Development #1359, 801-825 W, Lake St.  
(Application #20593)

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On May 20, 2021, the Chicago Plan Commission recommended approval of an amendment to Business Planned Development #1359 submitted by SC Lake LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits 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 me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)