



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2019-4107
Type: Ordinance **Status:** Passed
File created: 6/12/2019 **In control:** City Council
Final action: 1/15/2020
Title: Zoning Reclassification Map No. 3-F at 1200-1212 N State St - App No. 20062
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2019-4107.pdf, 2. SO2019-4107.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed as Substitute	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/12/2019	1	City Council	Referred	

Final for Publication

ORDINANCE

BE FT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping 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, 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

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number , (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

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

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Plan Commission	December 19, 2019

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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 :
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; 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.
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

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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, 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 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

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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 Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the B3-5 Community Shopping

District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
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:	134'8"
Minimum Setbacks:	In accordance with plans

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APPLICANT: LOOKOUT LLC ADDRESS: 1200 NORTH STATE STREET INTRO DATE: JUN 12, 2019 PLAN COMMISSION DATE: DEC. 19, 2019

Newcastle existing land use map wnt*™^

ZONING MAP

APPLICANT: LOOKOUT LLC ADDRESS: 1200 NORTH STATE STREET INTRO DATE: JUN 12, 2019 PLAN COMMISSION DATE: DEC. 19, 2019;

EXISTING ZONING MAP

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+/-169'-8"

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ICQ 1=5 , 0_

< 0'_1

EXISTING UTILITY POLE



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V. r

M¹

;v'!:v.r\ /

EXISTING UTILITY POLE

+/-169'-8"

P.D BOUNDARY LINE

V

APPLICANT: LOOKOUT LLC ADDRESS 1200 NORTH STATE STREET INTRO DATE' JUN 12, 2019 PLAN COMMISSION DATE'
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Newcastle ^{P-D} boundary & property¹ LINE MAP

APPLICANT. LOOKOUT LLC ADDRESS: 1200 NORTH STATE STREET INTRO DATE. JUN 12. 2019 PLAN COMMISSION DATE:
DEC. 19. 2019!

Newcastle

I V I I E

NORMAN SIZED BRICK
METAL PANEL TO MATCH STOREFRONT
DECORATIVE GLASS RAILING

ALUMINIUM STOREFRONTS

MODULAR SIZED BRICK
CAST LIMESTONE

ALUMINUM STOREFRONT
SPANDRAL GLASS

ROOF STRUCTURE 134'-8"

LEVEL 12
122'-4"

LEVEL 11 112' - 4"
LEVEL 10 101'-0" Vj

LEVEL 09 89'-

107 0

fl fl

J.EVEL 79'-8'

LEVEL 69

J.EVEL 06 59'-8'

_LEVE_L05 49'-8"

LEVEL 04 39"

.03 0

LEVEL 29"

LEVEL 02 17'-0"

LEVEL 0'-

fl

01 0

FT]

METAL CANOPY

APPLICANT. LOOKOUT
LLC ADDRESS. 1200
NORTH STATE STREET
INTRO DATE. JUN 12,
2019 PLAN
COMMISSION DATE
DEC. 19, 2019

EAST ELEVATION

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APPLICANT LOOKOUT LLC ADDRESS: 1200 NORTH STATE STREET INTRO DATE: JUN 12, 2019 PLAN COMMISSION DATE'
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Newcastle

south elevation

1212n_st_ate TM * TM ay

|||||
NORMAN BRICK
DECORATIVE GLASS RAILING
ALUMINUM STOREFRONT

MODULAR BRICK

-51/2" 26'-6" 27'-0" 25'-0"

BRICK RETURN

APPLICANT. LOOKOUT LLC ADDRESS 1200 NORTH STATE STREET INTRO DATE JUN 12, 2019 PLAN COMMISSION DATE'
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WEST ELEVATION

AREA OF EXISTING BUILDING AT PROPERTY LINE

APPLICANT: LOOKOUT LLC ADDRESS: 1200 NORTH STATE STREET INTRO DATE: JUN 12, 2019 PLAN COMMISSION DATE: DEC. 19, 2019

NORTH ELEVATION ^2 n. state parkway

©DETAIL @ PARAPET 1" = 1'_0"

APPLICANT: LOOKOUT LLC ADDRESS: 1200 NORTH STATE STREET INTRO DATE: JUN 12, 2019 PLAN COMMISSION DATE: DEC. 19, 2019

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FULLY ADHERED WATER CONTROL MEMBRANE
CONTINUOUS HOLD DOWN CLIP -BOTH SIDES

CONTINUE ROOF MEMBRANE UP OVER WALL
SELF DRAINING PLANTER SEE LANDSCAPE.

BRICK CORBLE
BRICK SOLDIER COURSE
VAPOR PERMEABLE WATER CONTROL AND AIR COTROL SELF ADHERED MEMBRANE STRIP

ADJUSTABLE PEDESTAL & PAVER
DRAINAGE MAT

CLIP CONNECTION AT FLOOR AS ENGINEERED BY METAL STUD MANUFACTURER
20GA PREFINISH METAL COPING

WALL ASSEMBLY #1

- BRICK VENEER SEE ELEVATIONS
- AIR SPACE
- MINERAL WOOL INSULATION (2.5" MIN. R-15)
- FLUID APPLIED WEATHER BARRIER •5/8" GLASS MAT SHEATHING
- 6" METAL STUD - AS ENGINEERED BY STUD MFGR.
- 5/8" GYP BOARD

Newcastle

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CELL VENT WITH WEEPS
THROUGH WALL BASE FLASING WITH SS DRIP AND END DAMS
PAINTED STEEL LINTEL SEE STRUCTURAL

CAST LIMESTONE LINTEL

17\ DblAILcj
W[^]r'' = r-0'

DETAIL a TYPICAL SPANDRAL

APPLICANT. LOOKOUT LLC
ADDRESS. 1200 NORTH STATE
STREET INTRO DATE. JUN 12,
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MIDDLE DETAILS

1212N_STATEPARKWAY

1 4 1/2",
-jf -y-
FACEOFWALL
11

2 PIECE MASONRY TIE

NORMAN BRICK VENEER 1/3RD RUNNING BOND PATTERN

I APPLICANT LOOKOUT LLC
j ADDRESS' 1200 NORTH STATE STREET
! INTRO DATE" JUN 12, 2019
| PLAN COMMISSION DATE' DEC. 19, 2019

BASE DETAIL

Newcastle shadow box detail ««««. state «iwy**