

PD 1359

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20593

*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)*

(Application No. 20593)

(Common Address: 159 -- 185 N. Green St., 801 -- 825 W. Lake St.
And 162 -- 184 N. Halsted St.)

BPD 1359, 99

[SO2021-316]

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 Number 1359, as amended, symbols and designations as shown on Map Number 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 feet 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 Number 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 feet 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 Business Planned Development Number 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.

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

Plan of Development Statements referred to in this ordinance read as follows:

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 square feet (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 Subarea 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 Subarea 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
- 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 Subarea B (the "Subarea 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); and Section Plan. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

The Subarea 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 the Proceedings of the City Council of the City of Chicago* at pages 68406 -- 68418 and pages 68418 and 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 subareas, the following uses shall be permitted in this Planned Development:

Subarea 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.

Subarea 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 (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 Subarea B has received a bonus FAR of 4.5 with respect to the new property being added to Subarea 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 Subarea 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.
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 Subarea 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 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 of the Zoning Ordinance. Should the Subarea 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.

[Existing Zoning Map; Existing Land-Use Map; Subarea Map; P.D. Boundary and Property Line Map; Subarea B Site Plan/First Floor Plan; Subarea B Landscape Plan; Subarea B Interim-Use Site Plan; Subarea B Interim-Use Landscape Plan; Subarea B Green Roof Plan; Subarea B North, South, East and West Building Elevations; and Subarea B Building Section referred to in these Plan of Development Statements printed on pages 30944 through 30957 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

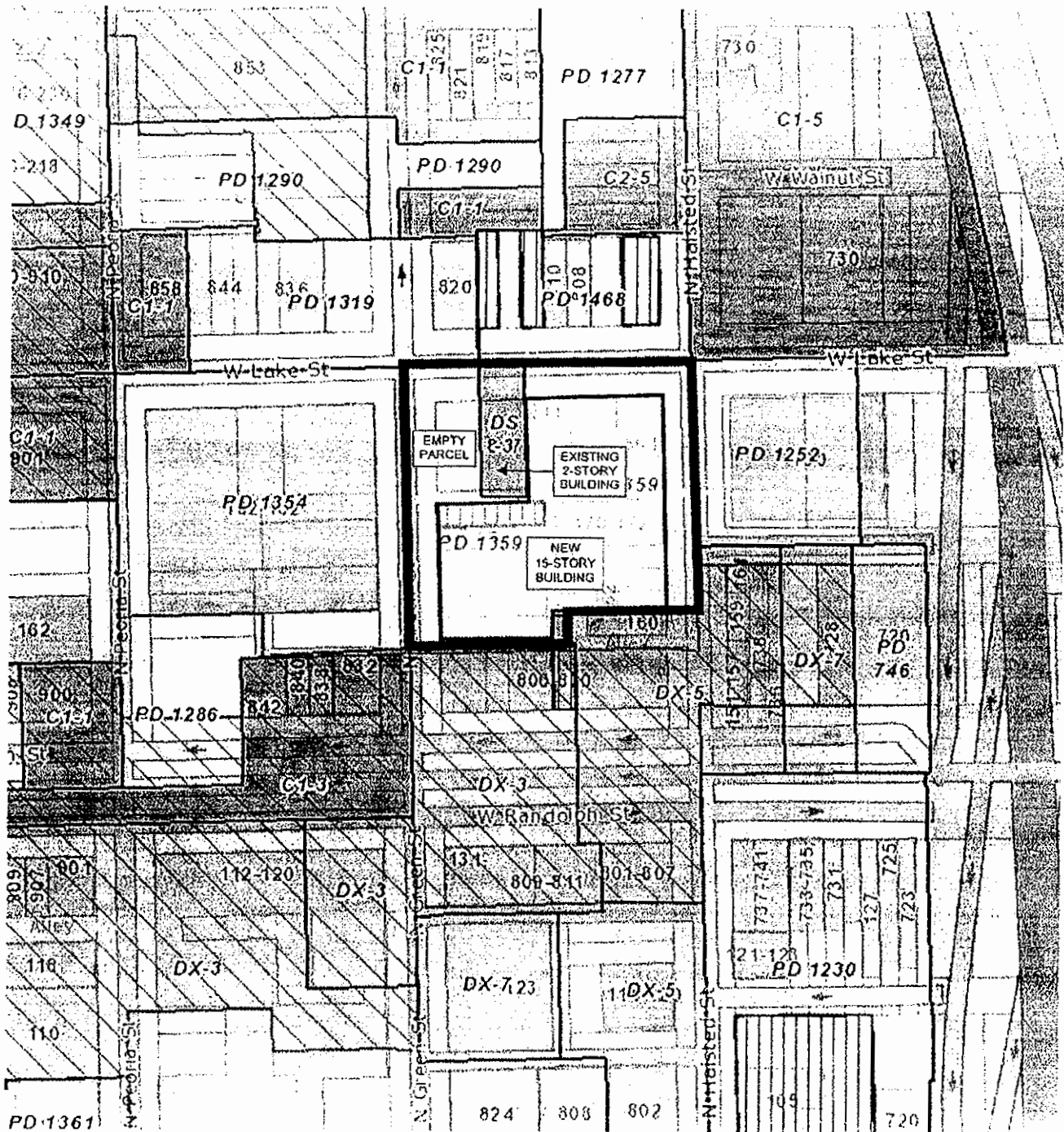
Business Planned Development No. 1359, As Amended.

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

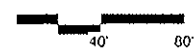
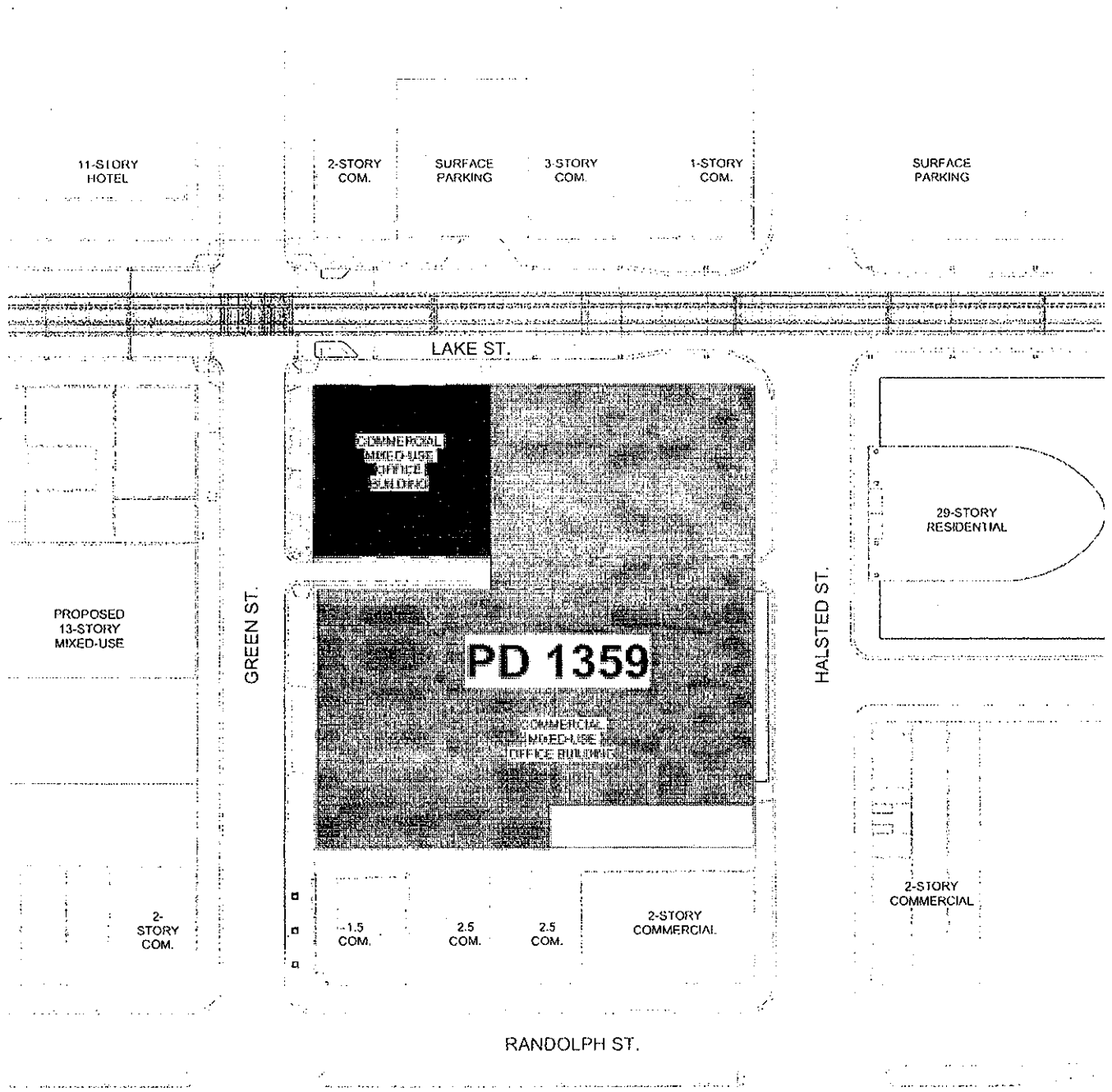
Maximum Floor Area Ratio:	11.5
Subarea A:	12.52
Subarea B:	6.25 (63,013 square feet)
Minimum Off-Street Parking Spaces:	
Subarea A:	120
Subarea B:	0
Minimum Bicycle Parking Spaces:	
Subarea A:	30
Subarea B:	0
Minimum Off-Street Loading Spaces:	
Subarea A:	2 (10 feet by 25 feet)
Subarea B:	0
Maximum Building Height:	
Subarea A:	275 feet, 0 inches
Subarea B:	109 feet, 0 inches
Minimum Setbacks:	Per the attached Site Plan

Existing Zoning Map



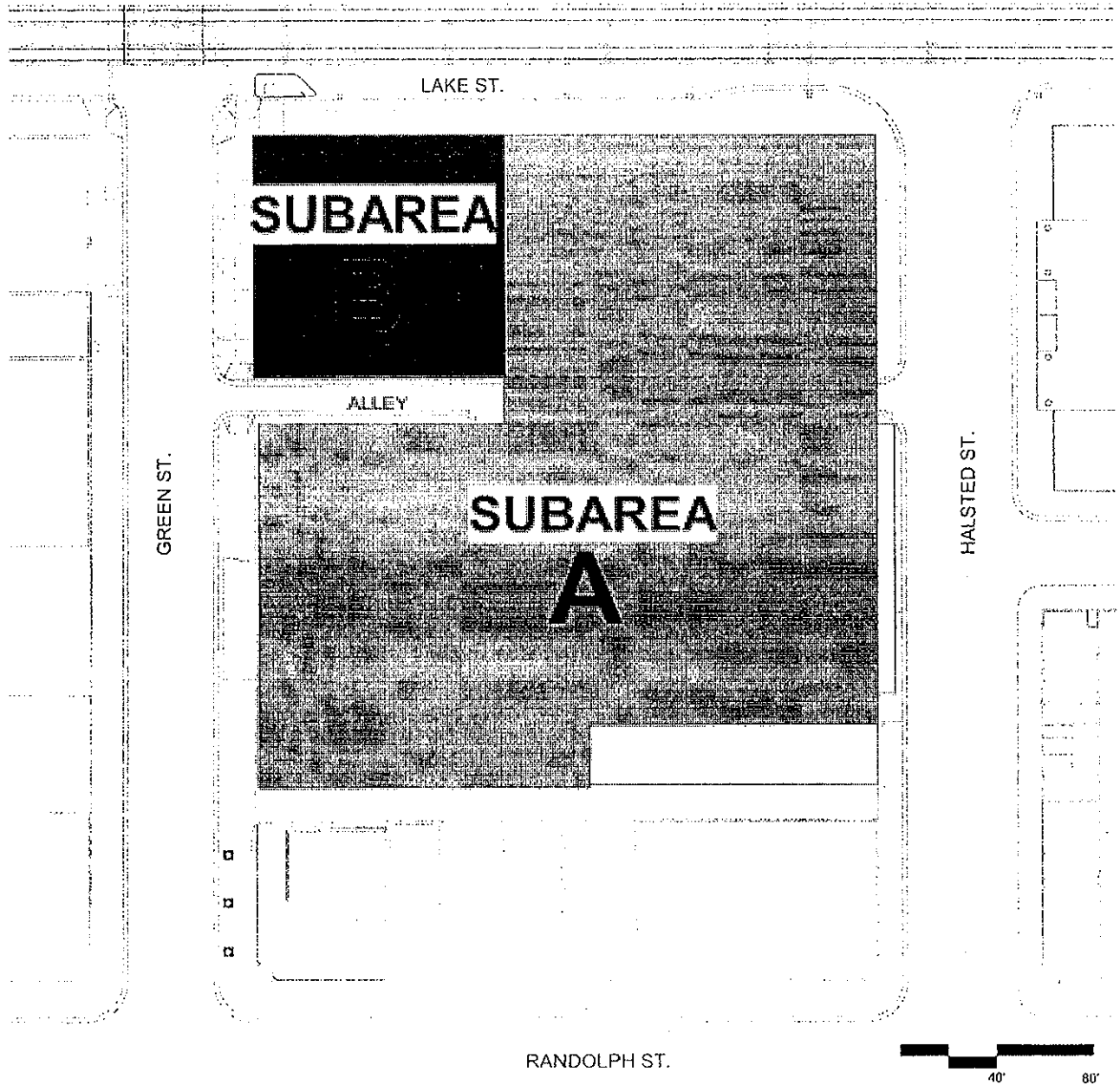
Existing Land Use Map

UNIVERSITY OF CHICAGO



Sub Area Map

FINAL FOR SUBMISSION

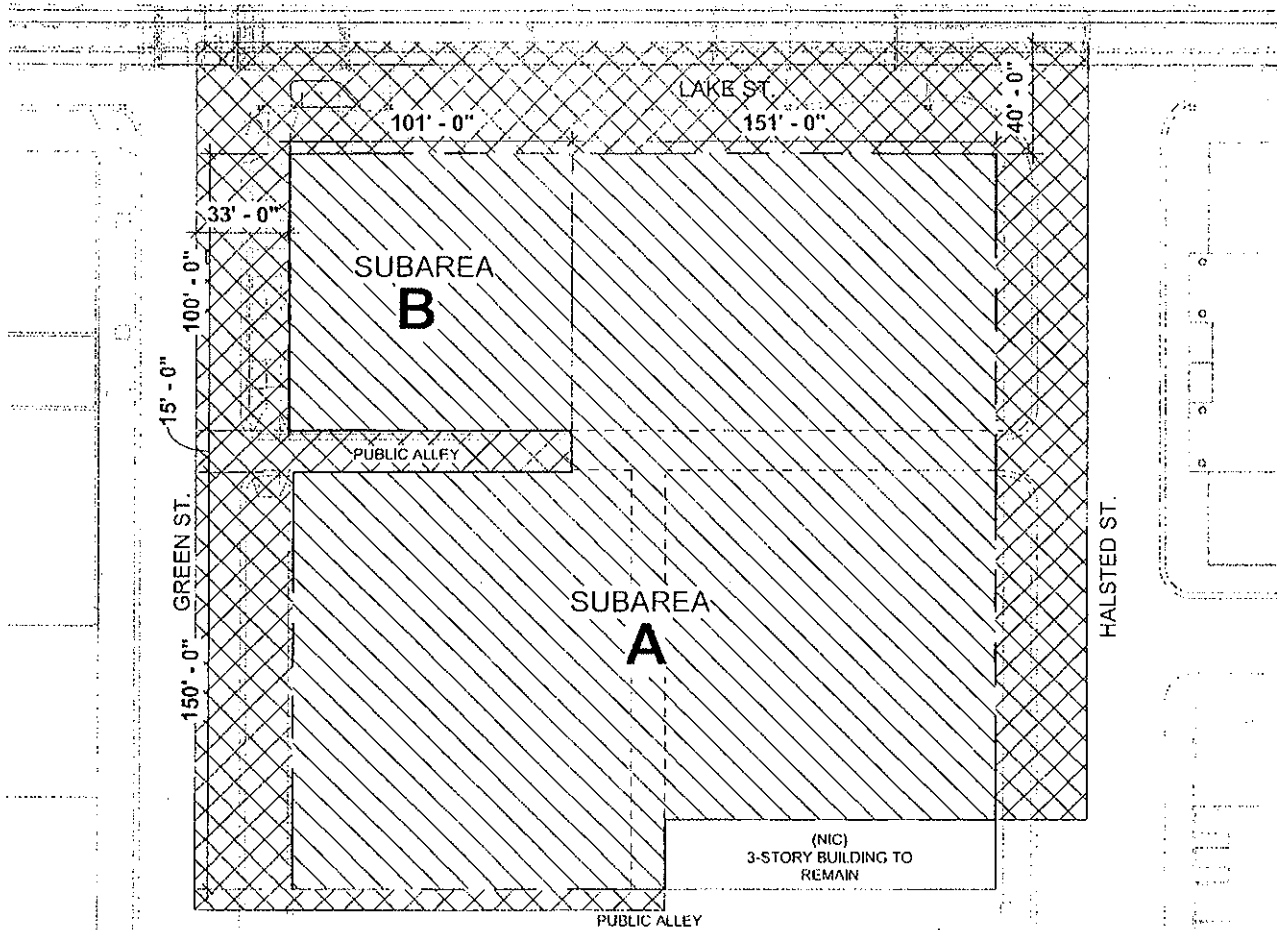


PD SUB AREA A	52,044 SF
PD SUB AREA B	10,082 SF
TOTAL PD AREA	62,126 SF



PD Boundary & Property Line Map

FINAL FOR SUBMITTAL

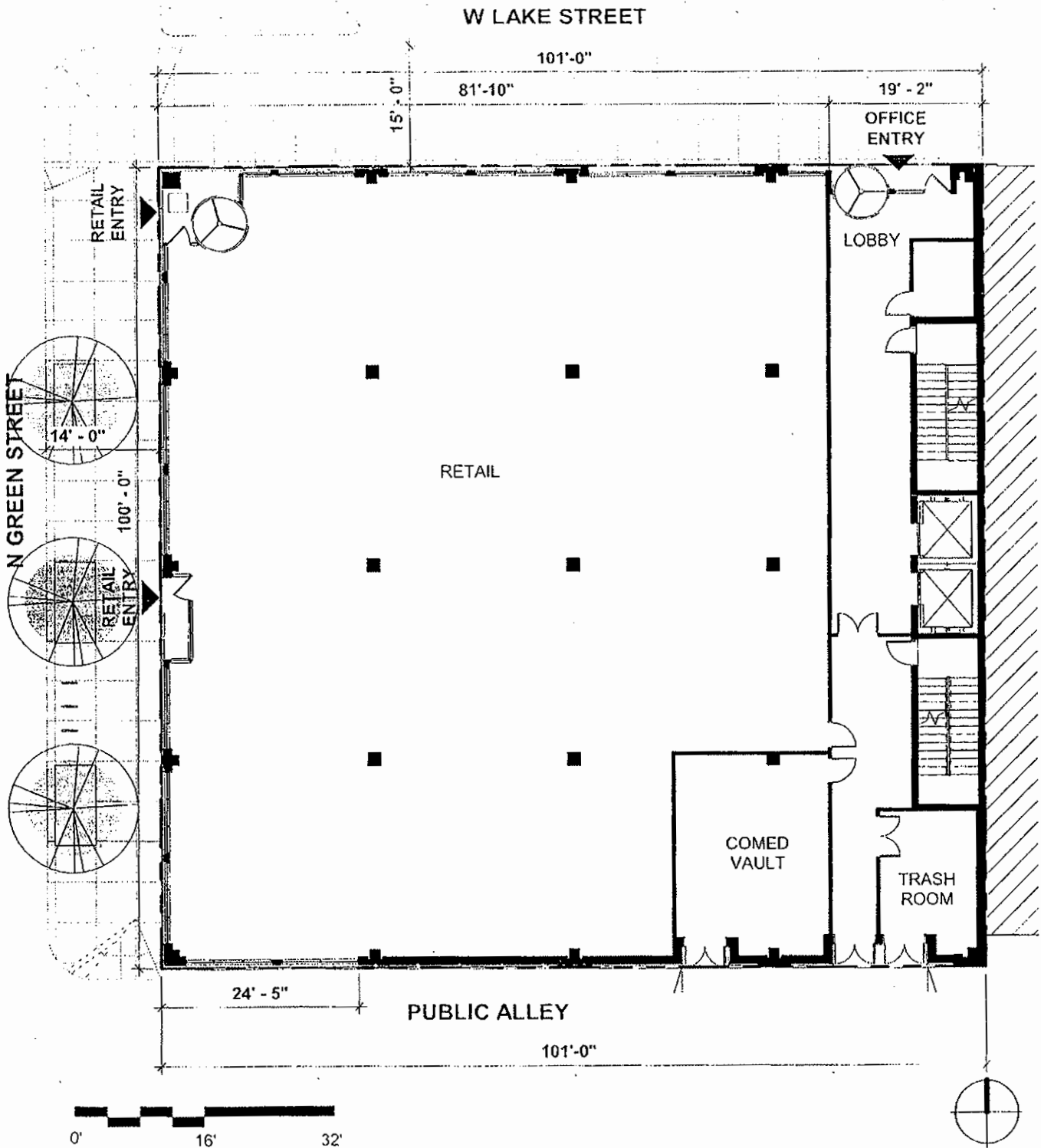


RANDOLPH ST.

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

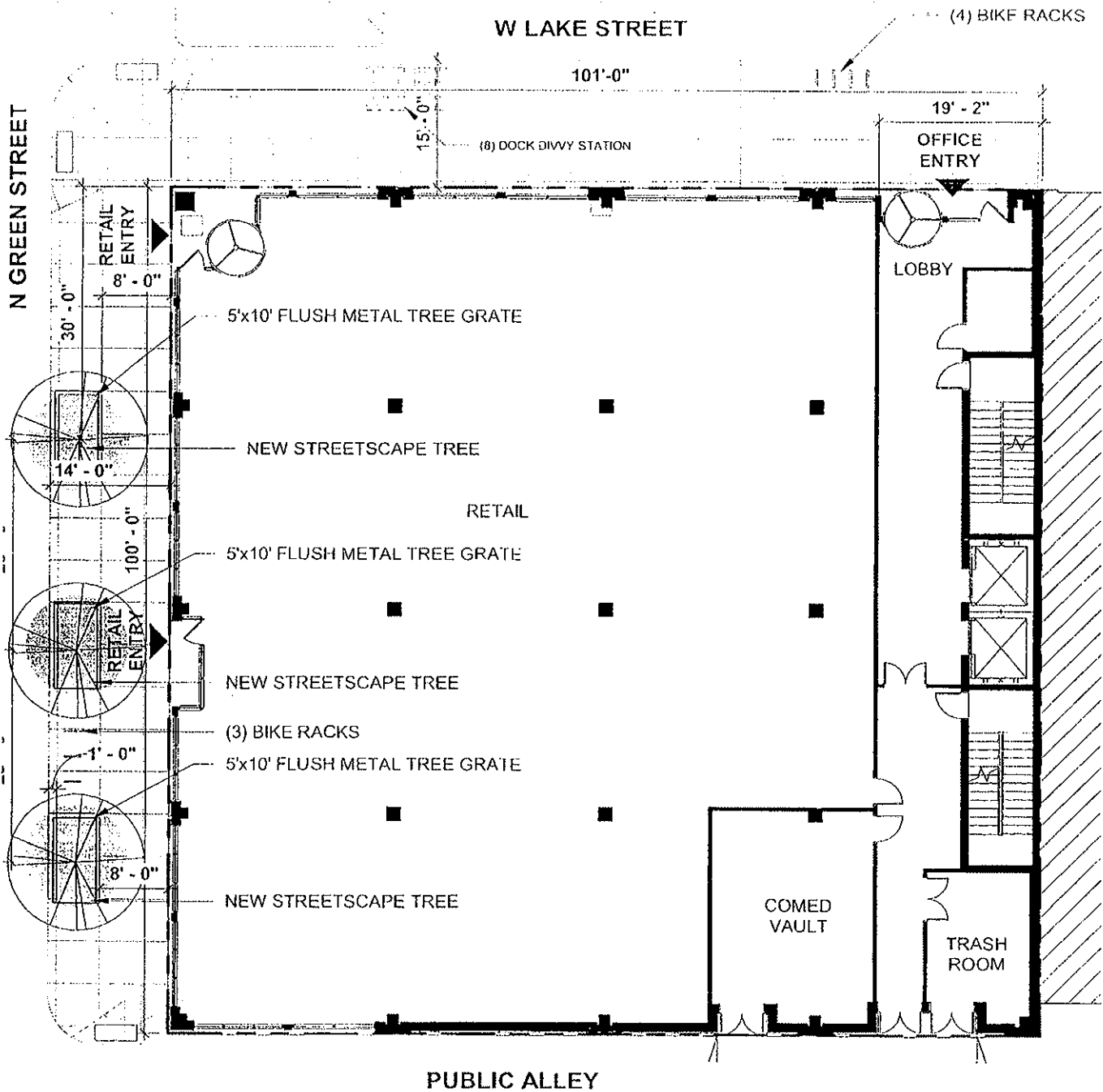


Sub Area B Site Plan / First Floor Plan



Sub-Area B Landscape Plan

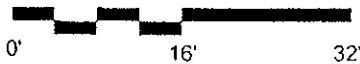
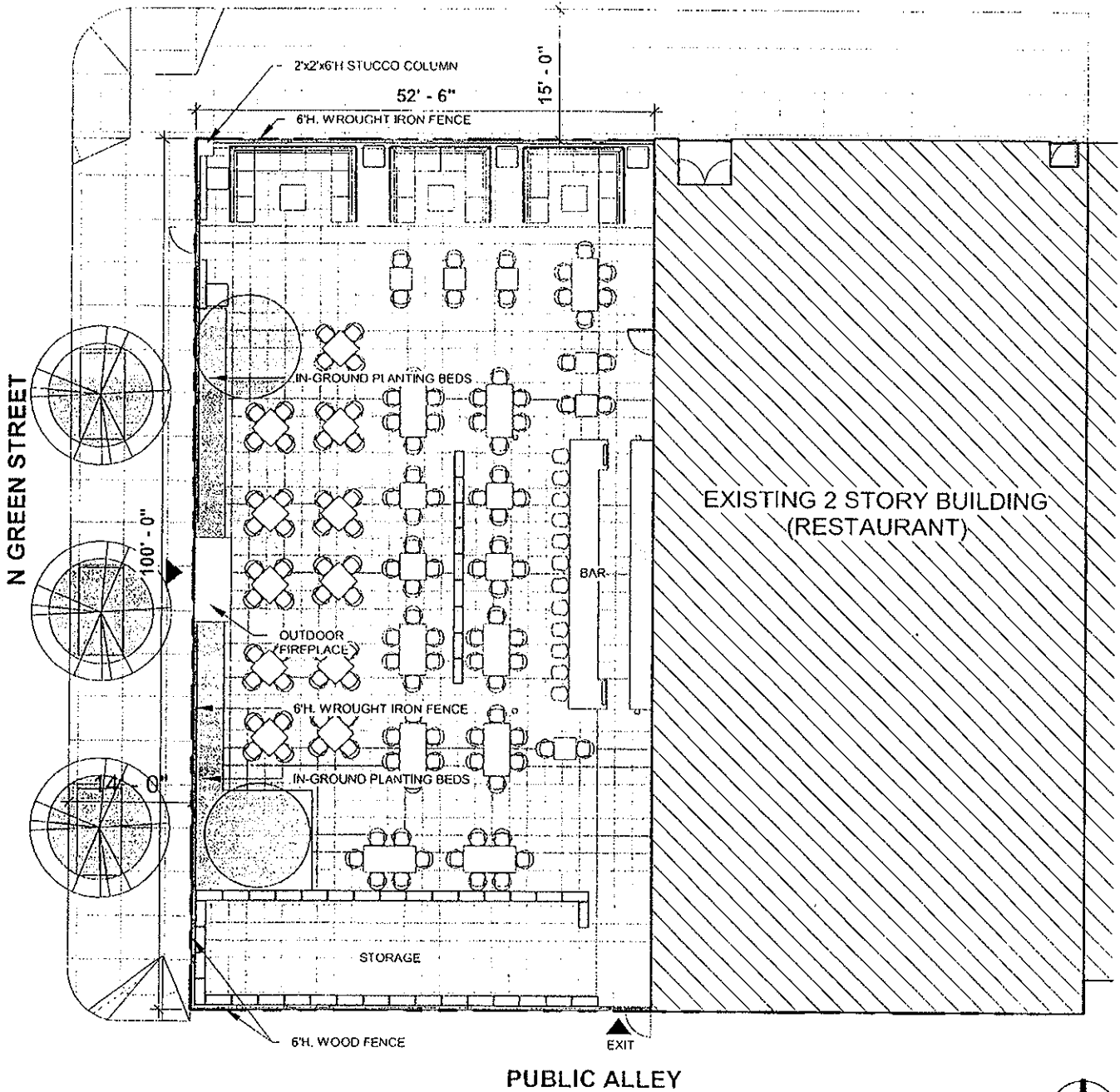
FINAL FOR SUBMITTAL



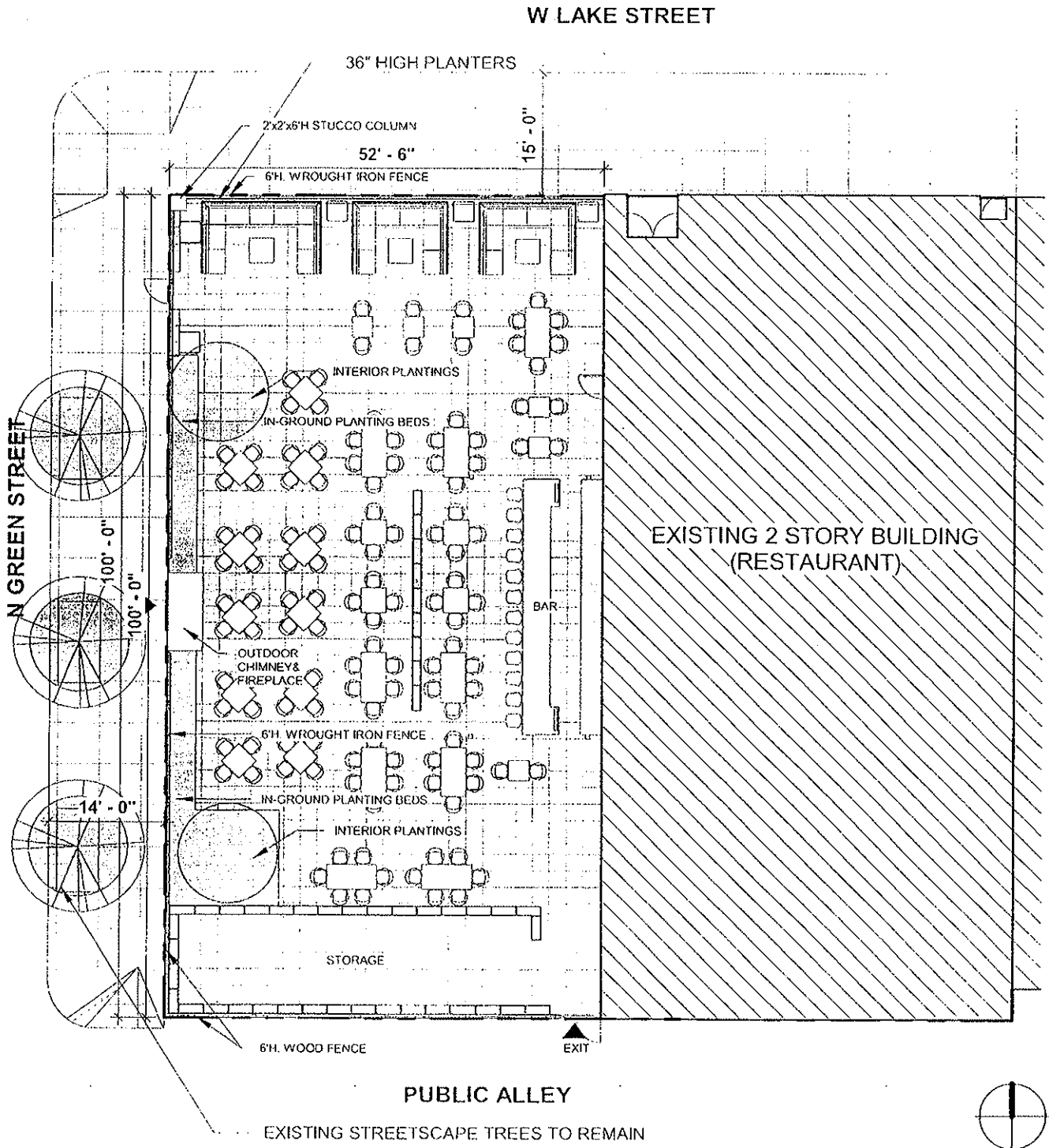
Sub-Area B Interim-Use Site Plan

TRIPLE CITY OPERATIONS

W LAKE STREET

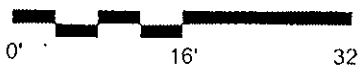
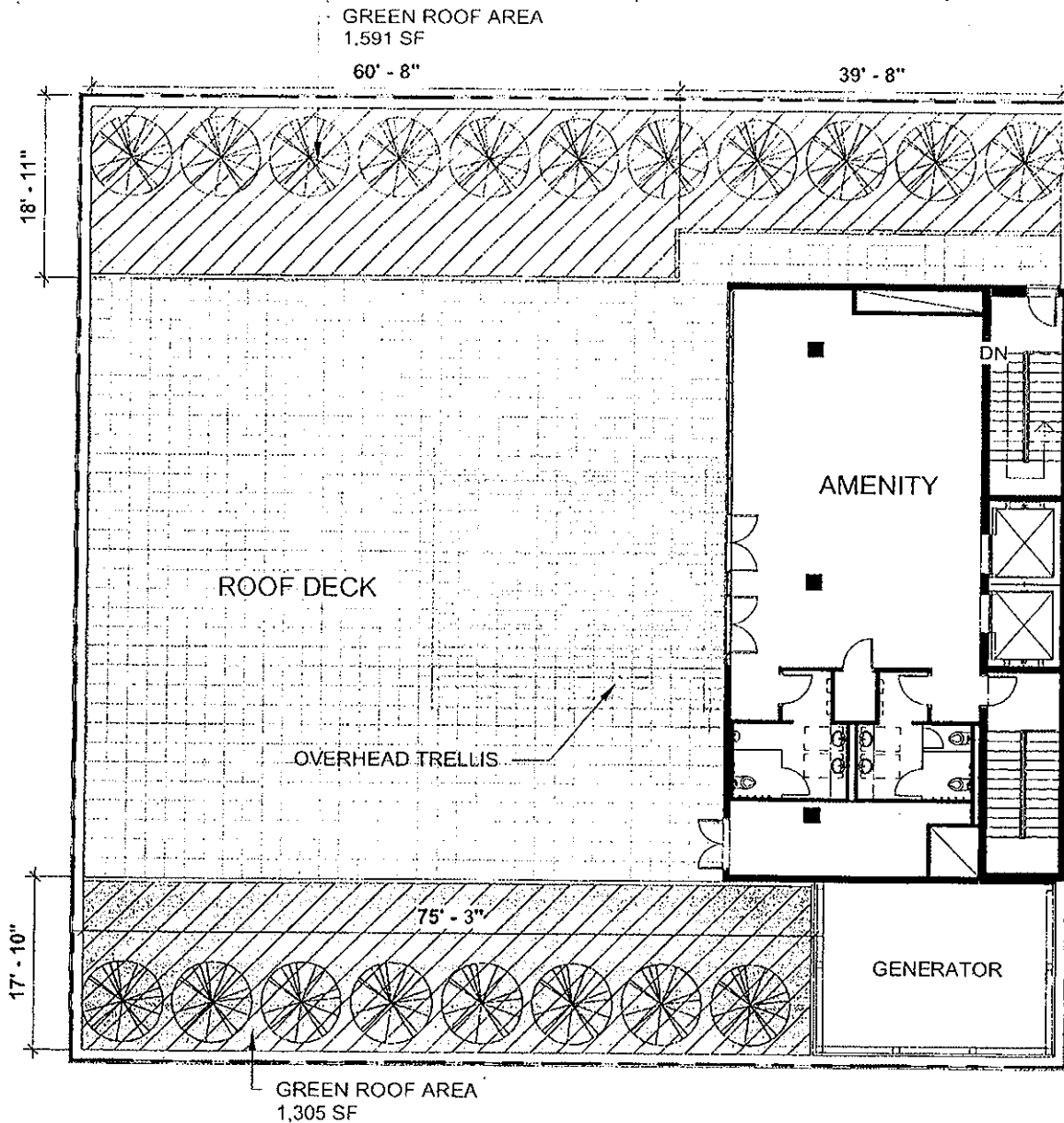


Sub-Area B Interim-Use Landscape Plan



Sub-Area B Green Roof Plan

FINAL FOR SUBMISSION

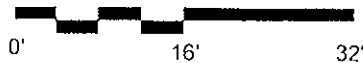
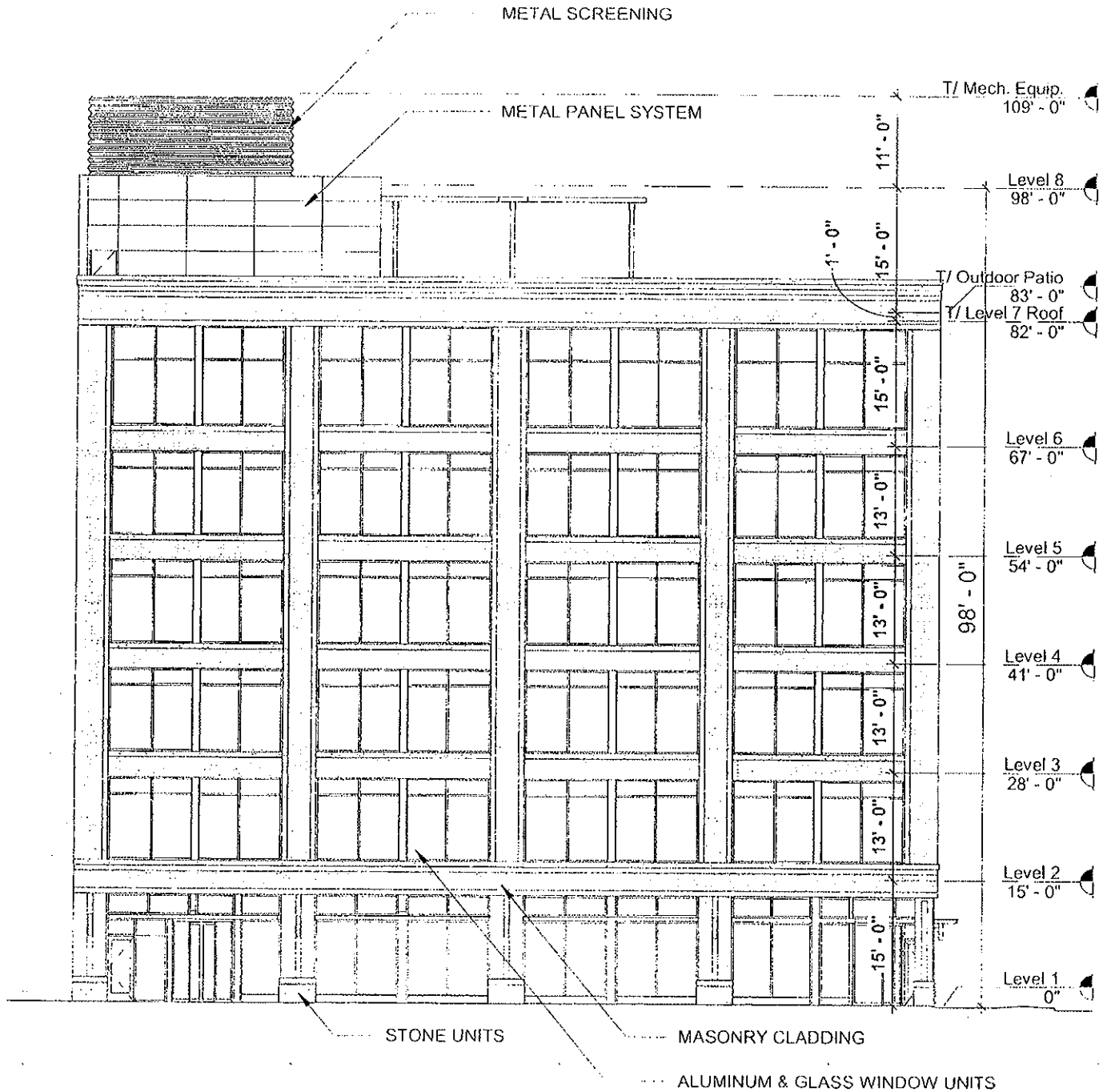


GROSS ROOF AREA:	10,082 SF
NET ROOF AREA:	7,100 SF
GREEN ROOF:	2,806 SF
HARDSCAPE AREA:	753 SF (10% MAX)
TOTAL GREEN ROOF AREA:	3,559 SF
	3,559 > 50% (7,100 SF/2=3,550)



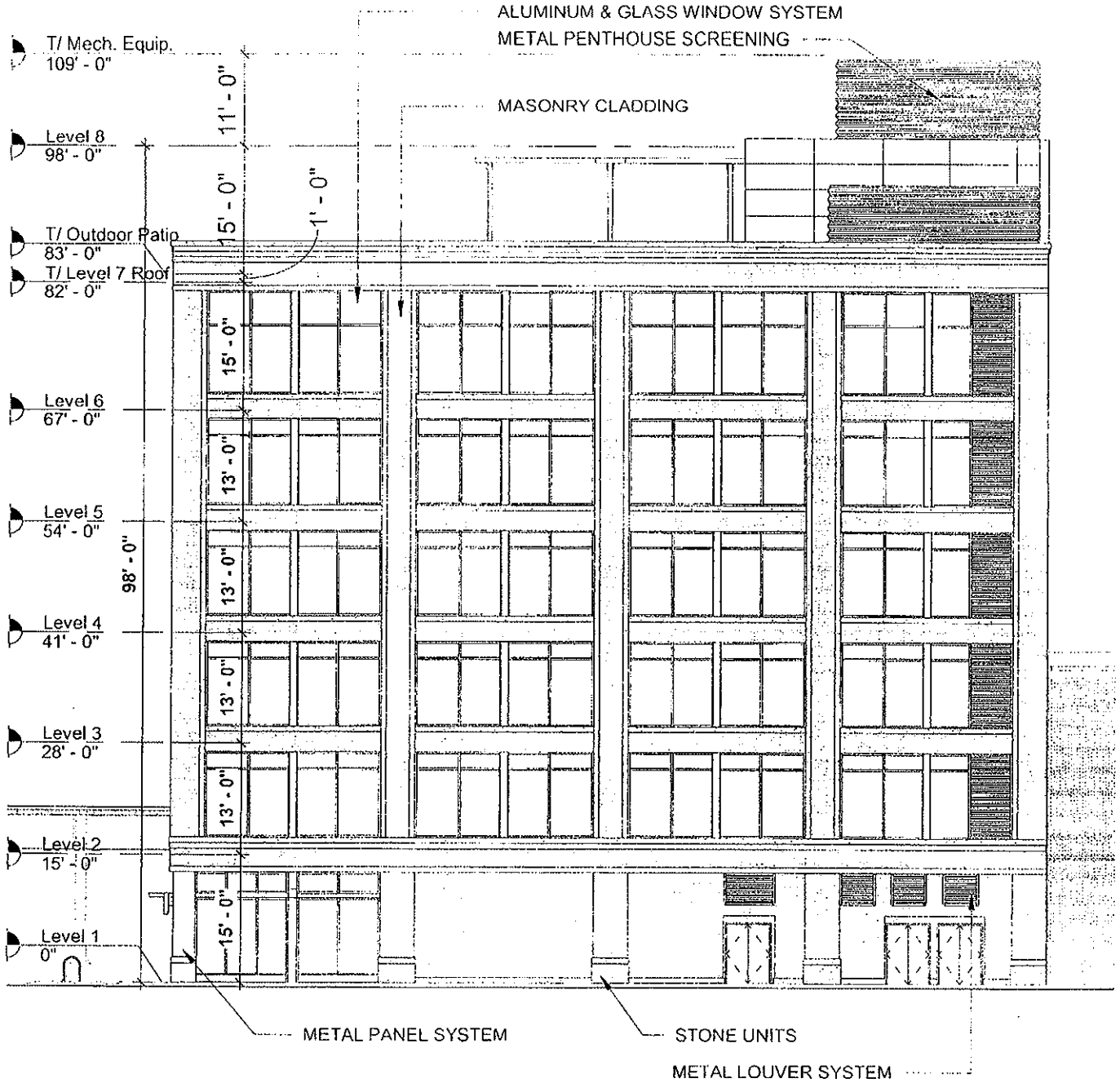
Sub-Area B North Elevation

FINISH OR ELEVATION



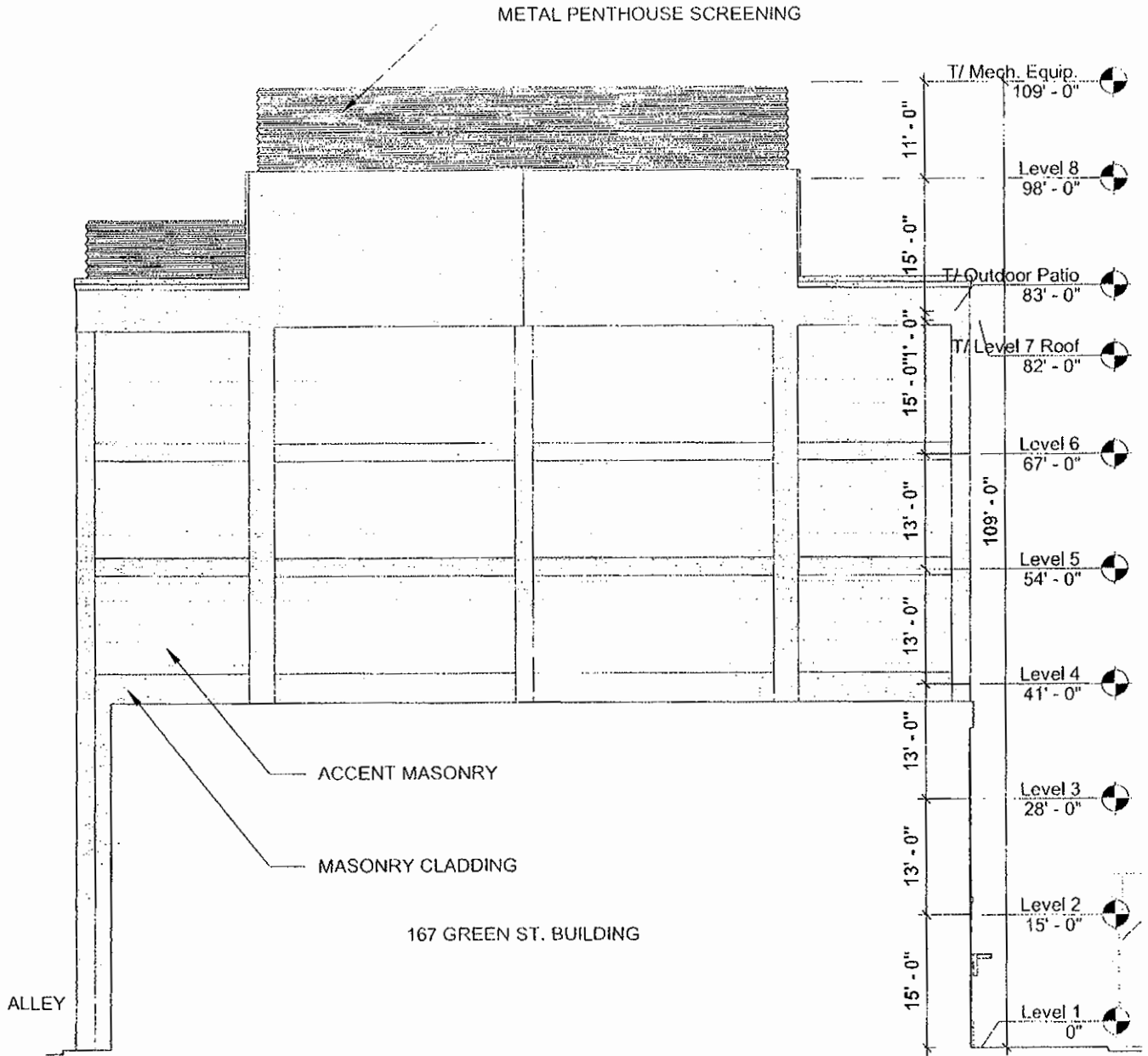
Sub-Area B South Elevation

FINAL FOR SUBMITTAL

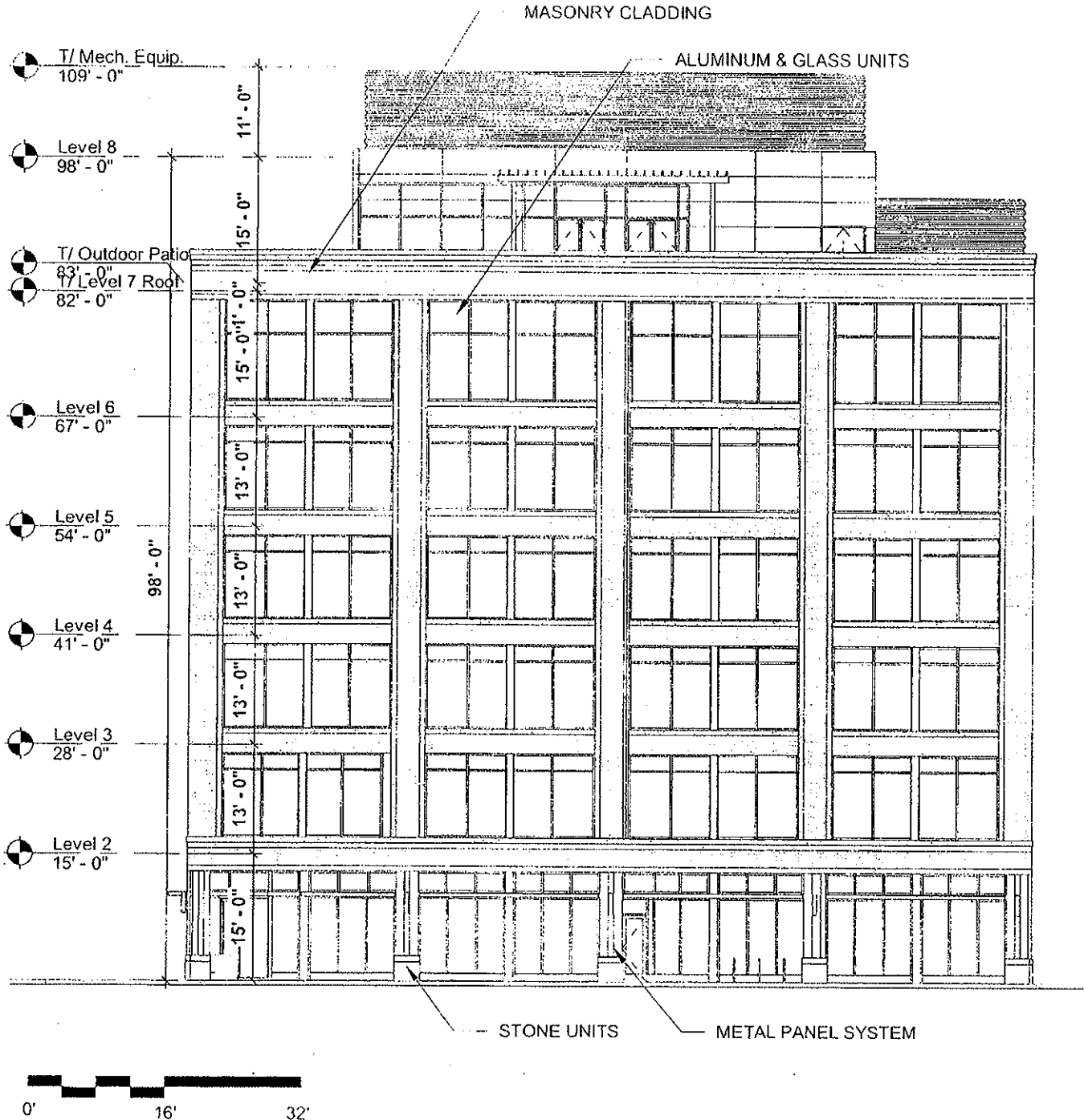


Sub-Area B East Elevation

FINAL FOR SUBMITTAL

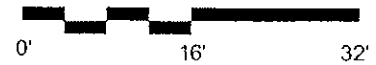
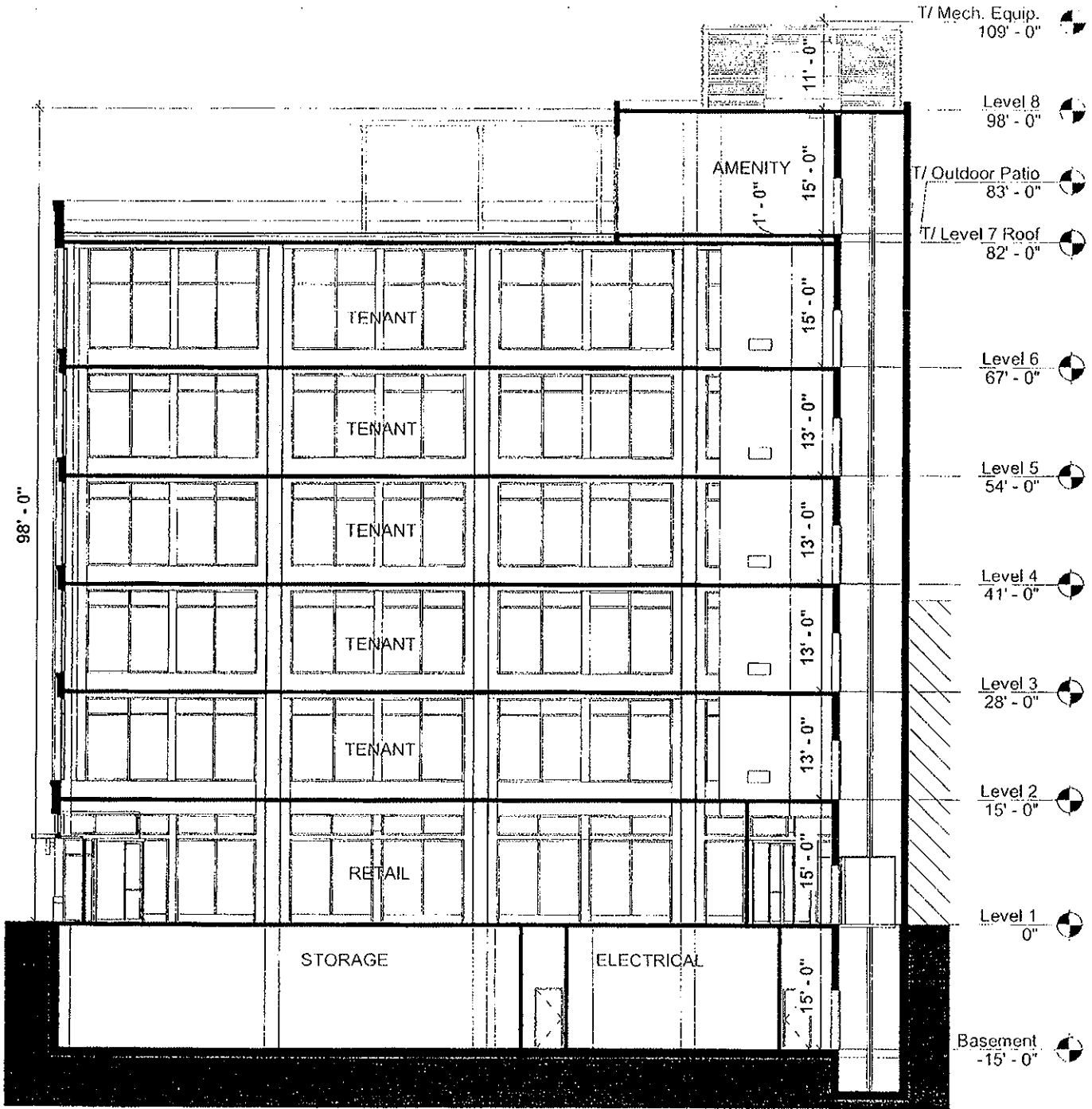


Sub-Area B West Elevation



Sub-Area B Building Section

FINAL FOR SUBMITTAL



19474

68398

JOURNAL--CITY COUNCIL--CHICAGO

2/28/2018

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G. BPD 1359,99
(As Amended)

(Application No. 19474)

(Common Address: 159 --185 N. Green St., 801 -- 813/821 -- 825 W. Lake St.
And 162 -- 184 N. Halsted St.)

[SO2017-8983]

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 C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed-Use District and Residential-Business Planned Development Number 1354 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; a line 50 feet east of and parallel to North Green Street; the public alley south of and parallel to West Lake Street; the public alley west of and parallel to North Halsted Street; a line 165 feet south of and parallel to West Lake Street; North Halsted Street; a line 240 feet south of and parallel to West Lake Street; the public alley west of and parallel to North Halsted Street; the public alley north of and parallel to West Randolph Street and North Green Street,

to those of a 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 and Business Planned Development Number 1359 symbols and indications as shown on Map Number 1-G in the area bounded by.

West Lake Street; a line 50 feet east of and parallel to North Green Street; the public alley south of and parallel to West Lake Street; a line 150 feet west of and parallel to North Halsted Street; West Lake Street; North Halsted Street; a line 240 feet south of and parallel to West Lake Street; the public alley west of and parallel to North Halsted Street; the public alley north of and parallel to West Randolph Street and North Green Street,

to those of Business Planned Development Number 1359, as amended.

SECTION 3. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development Statements attached to this ordinance read as follows:

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"). Spectre Partners LLC is the "Applicant" for this Planned Development pursuant to authorization from the Property owners.
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
- 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 Gensler and dated February 15, 2018 (the "Plans"): an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Subarea Map; a Planned Development Boundary and Property Line Map; 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); and Subarea B elevations (North and West). 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: 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.
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 the project has received a bonus FAR of 4.5, 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 17.4-1003-B and 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 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.

In this case, the Applicant will contribute one half (½) of the Local Impact portion of the bonus payment for construction of a field house located at Skinner Park and one half (½) of the Local Impact portion of the bonus payment for future lighting improvements of Lake Street to be coordinated with CDOT (the "Projects") The Projects are located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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.
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 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

* Editor's Note: Numbering sequence error; (i) missing in original document.

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 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.

[Existing Land-Use Map; Existing Zoning Map; Subarea Map; Boundary and Property Line Map; Site and Ground Level Plan; Landscape Plan; Green Roof Plan; Subarea A North, South, East and West Building Elevations; Subarea B Elevations; and Subarea A Façade Details Masonry Base and Metal and Glass Curtain Walls referred to in these Plan of Development Statements printed on pages 68406 through 68419 of this *Journal*.]

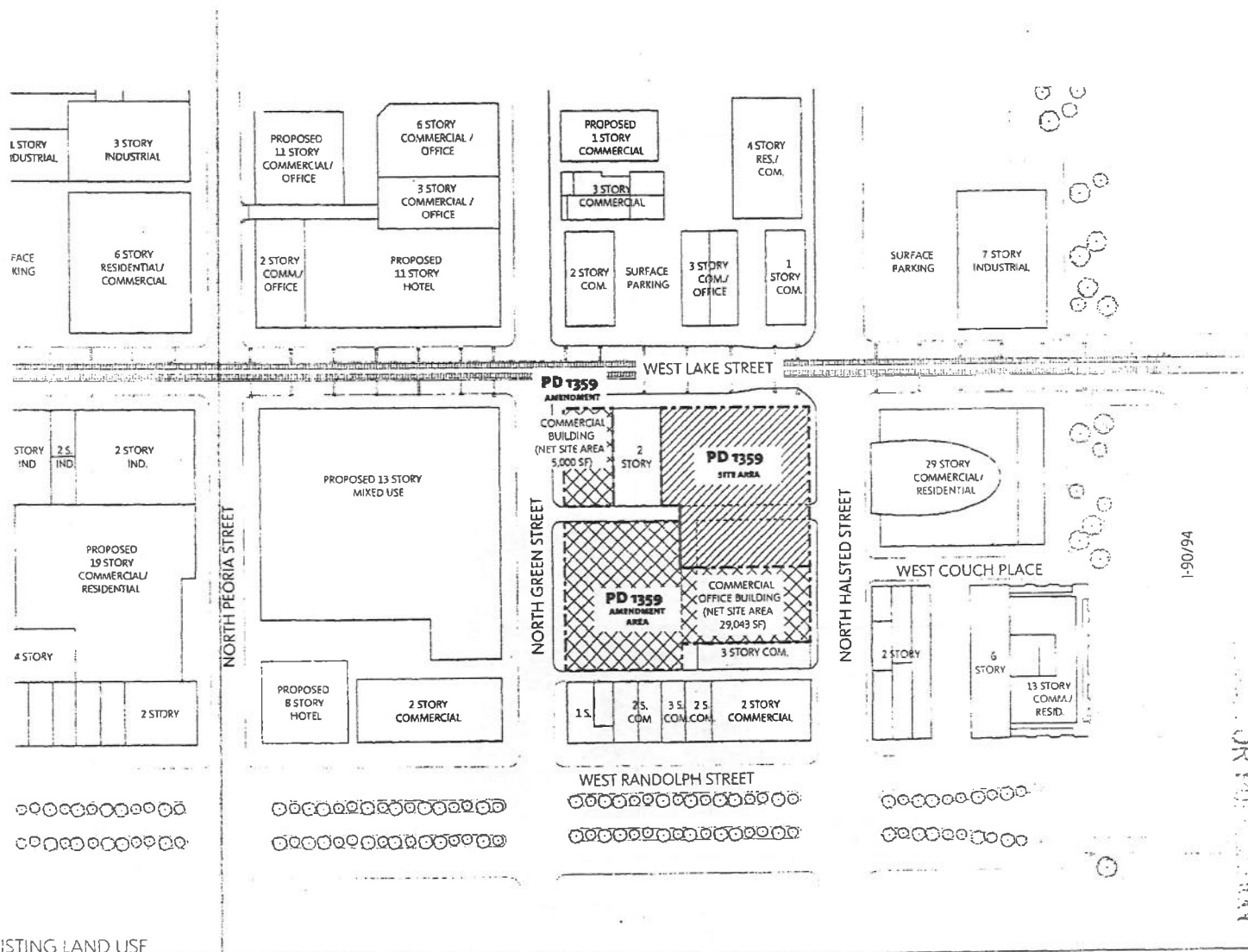
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Business Planned Development Number 1359, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	88,945
Area of Public Rights-of-Way (square feet):	31,860
Net Site Area (square feet):	57,085 (includes 3,768 square feet of right-of-way to be vacated)

Subarea A:	52,044
Subarea B:	5,041
Maximum Floor Area Ratio:	11.5
Subarea A:	12.52
Subarea B:	1.0
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:	45 feet, 0 inches
Minimum Setbacks:	Per the attached site plan



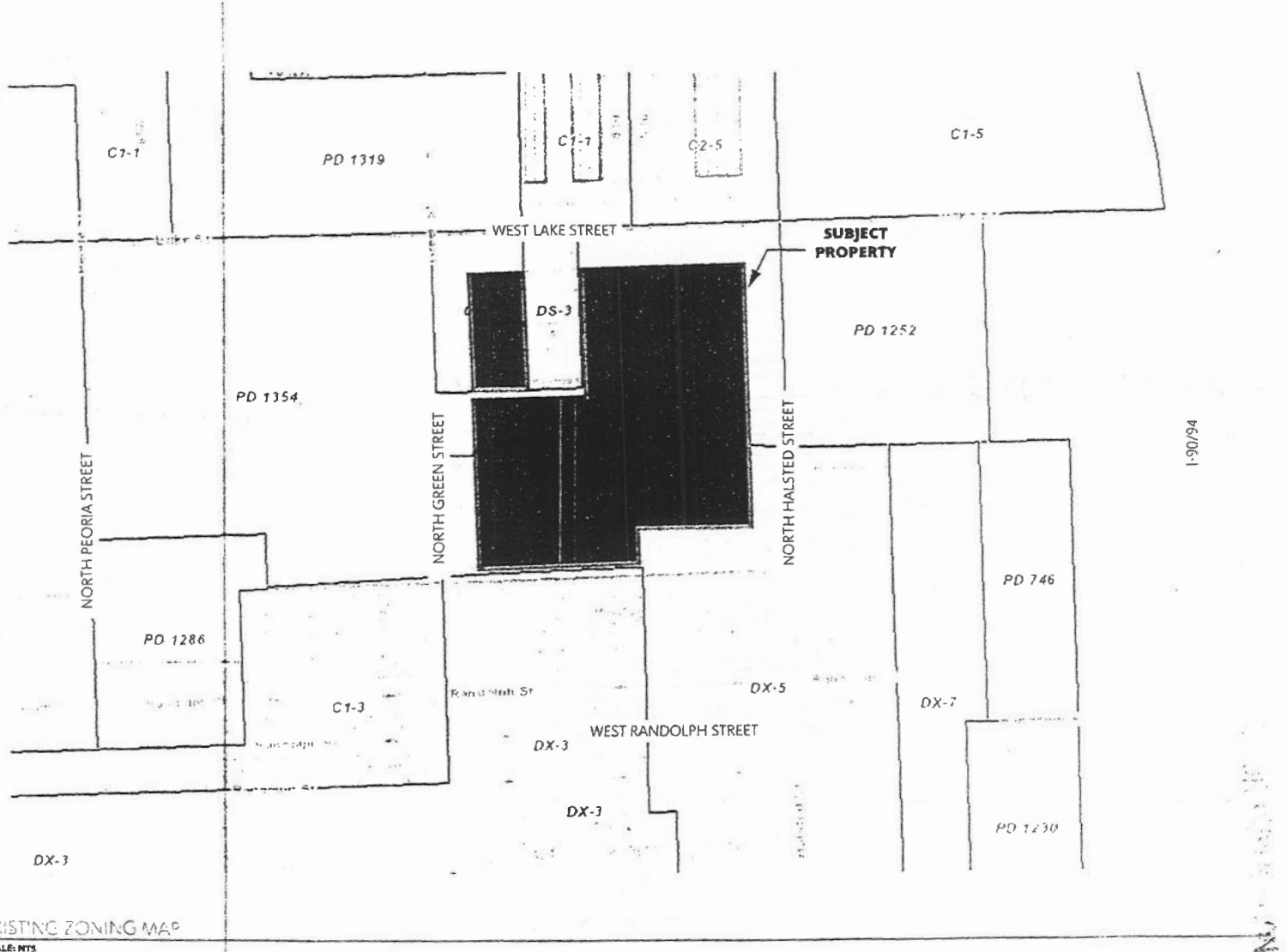
EXISTING LAND USE

SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-813/821-825 W. LAKE ST. 162-184 N. HALSTED ST. 159-185 N. GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK FOCUS Gensler

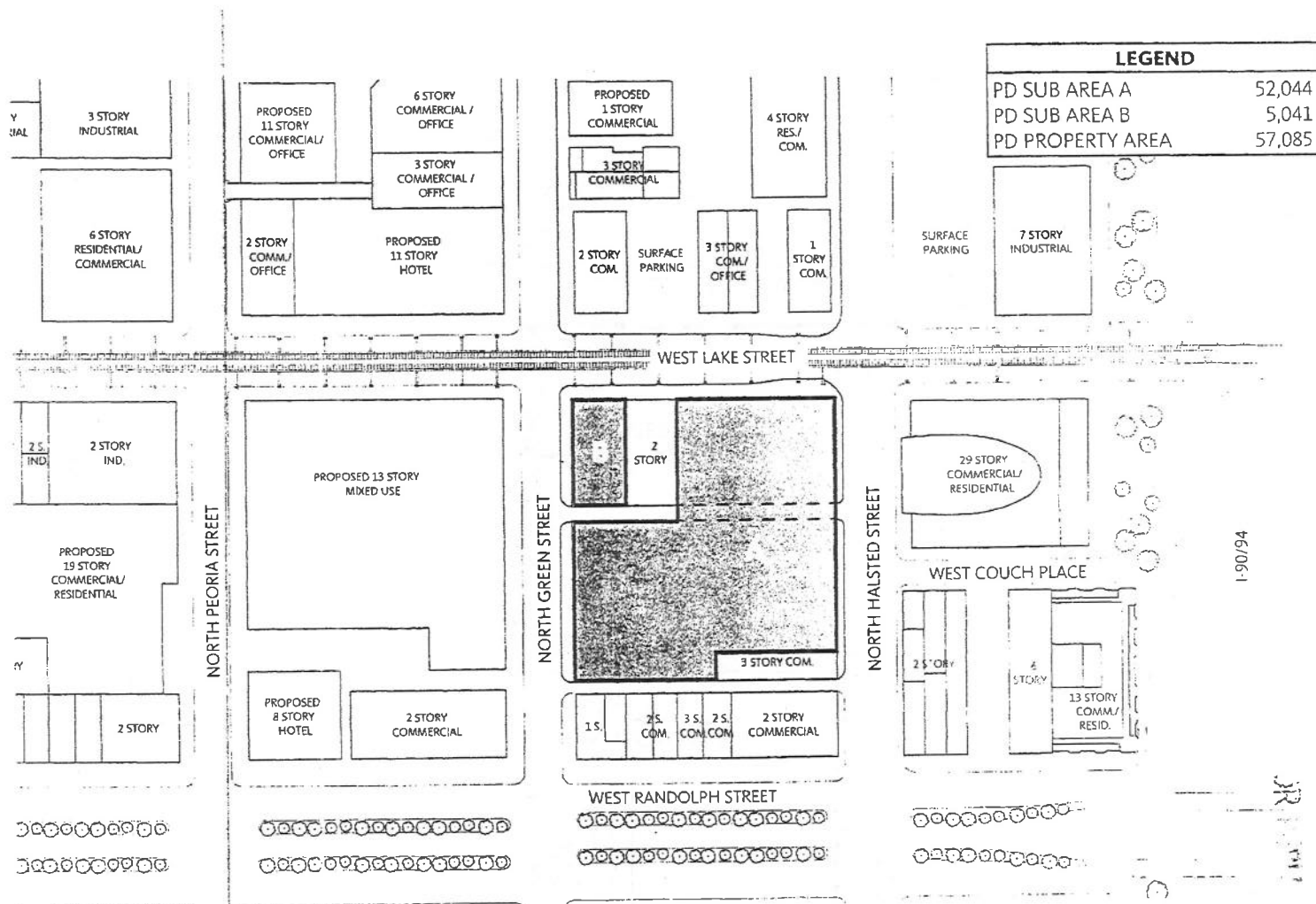
FOR PRELIMINARY



EXISTING ZONING MAP
SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-815/821-825 W. LAKE ST; 162-184 N. HALSTED ST; 159-185 N. GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK  FOCUS Gensler

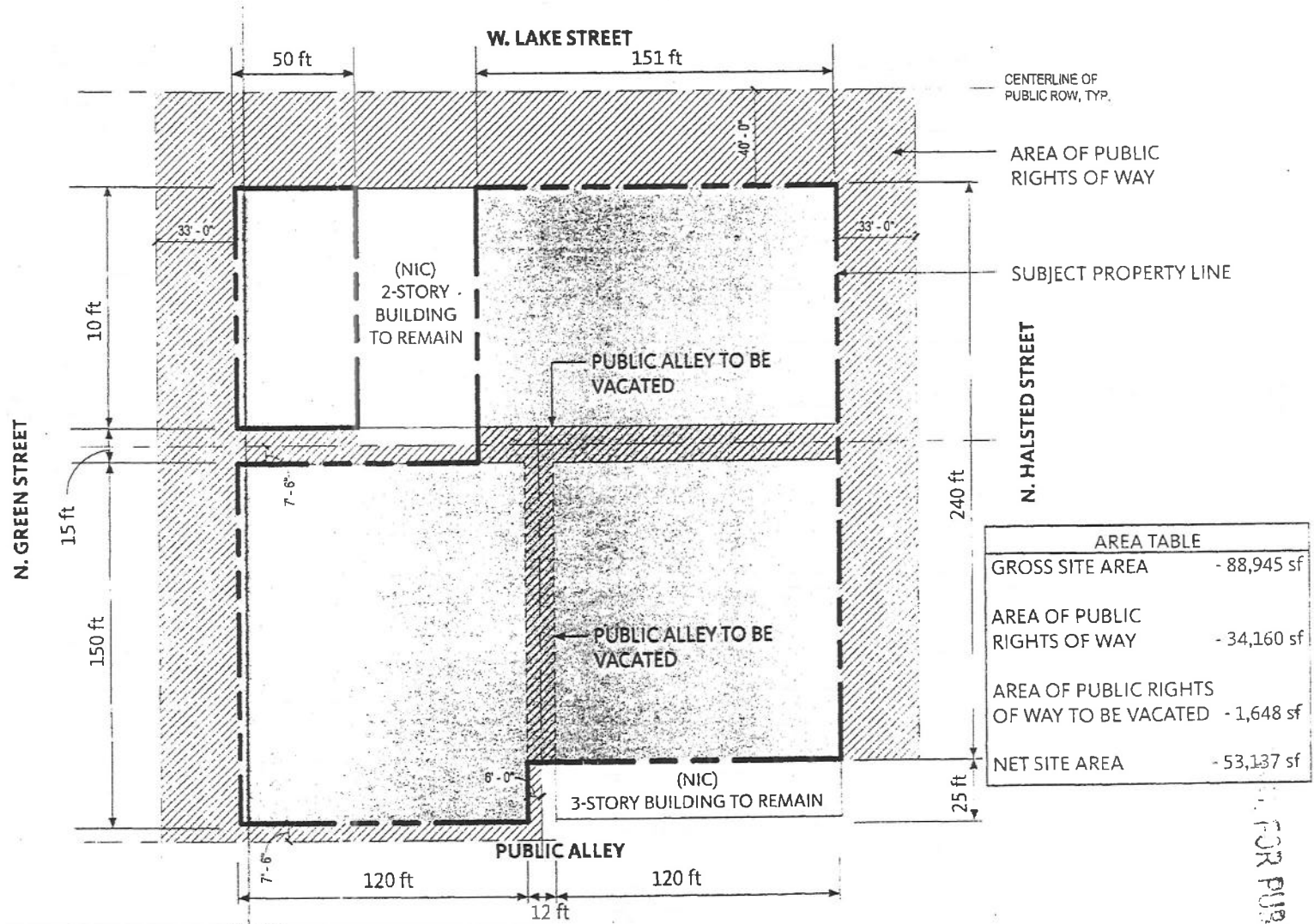


PLANNED DEVELOPMENT SUB AREA MAP

SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-813/821-825 W. LAKE ST 162-184 N. HALSTED ST; 159-185 N. GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK FOCUS Gensler



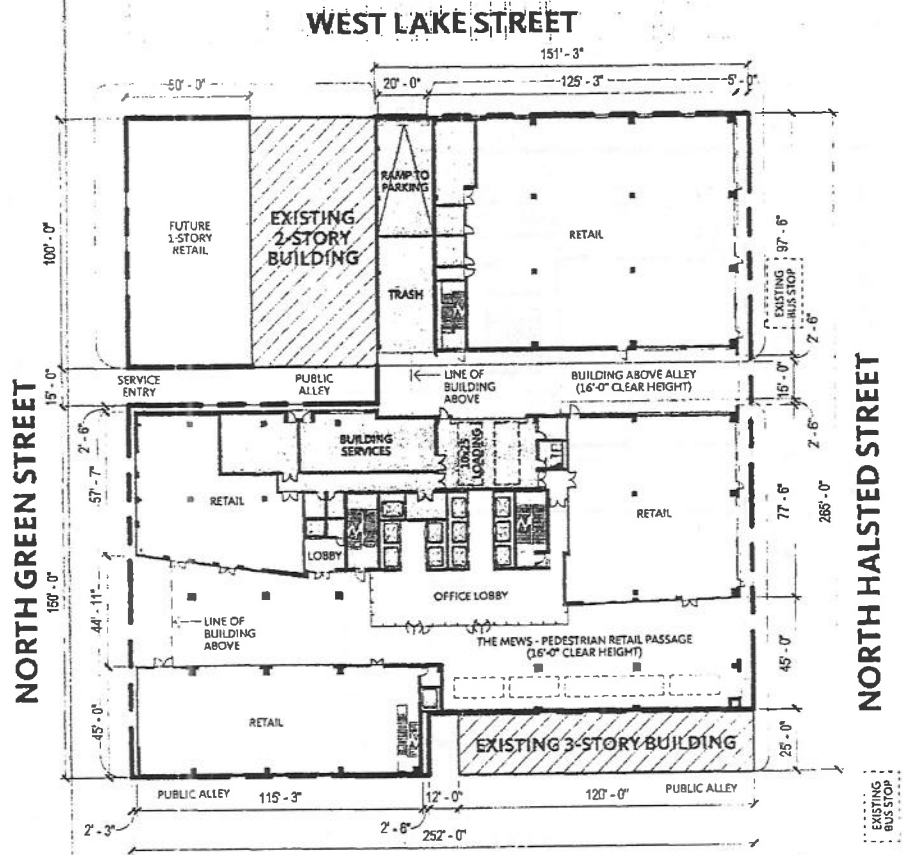
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE: NTS

APPLICANT: SPECTRE PARTNERS L.L.C.
ADDRESS: 801 813/821-825 W LAKE ST, 162-184 N. HALSTED ST, 159-185 N. GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK FOCUS Gensler

FOR PUBLICATION



* NOTE: PEDESTRIAN RETAIL PASSAGE WILL BE PROVIDED WITH DEPLOYABLE ACCESS CONTROL

SITE AND GROUND-LEVEL PLAN

SCALE: NTS

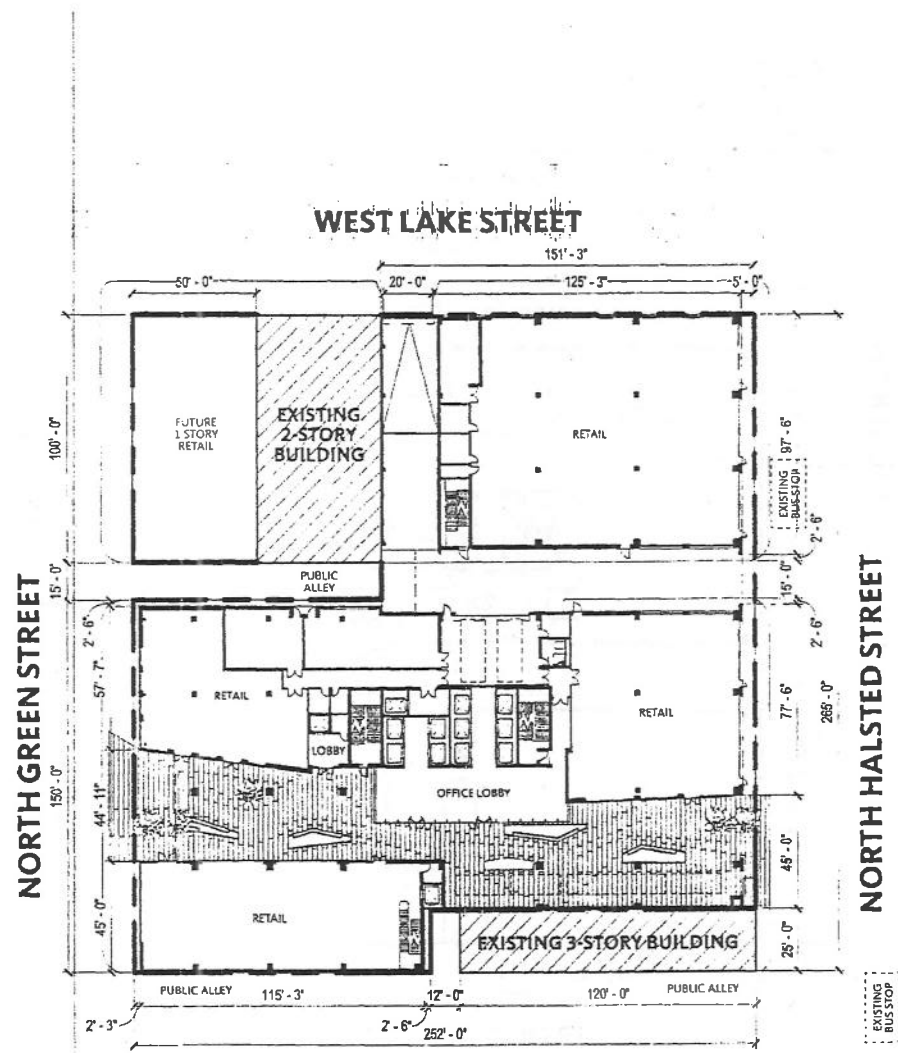
APPLICANT: SPECTRE PARTNERS L.C.

ADDRESS: 801-813/821-825 W. LAKE ST.; 162-184 N. HALSTED ST; 155-185 N. GREEN ST

INTRODUCTION DATE: December 13, 2017

PLAN COMMISSION DATE: February 15, 2018

SHAPACK FOCUS Gensler



 GROUND FLOOR
OPEN SPACE

LANDSCAPE PLAN
SCALE: NTS

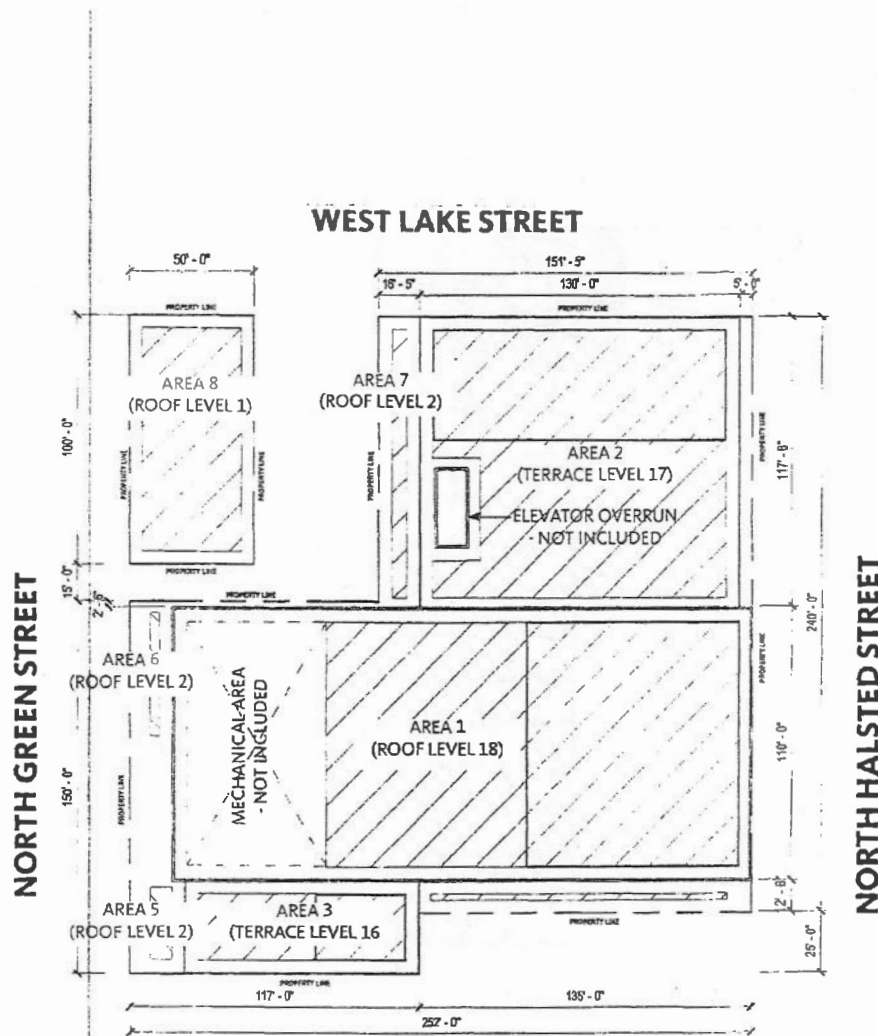
APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-813/821-825 W LAKE ST | 152-184 N HALSTED ST | 59-185 N GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK  FOCUS Gensler

GREEN ROOF CALCULATION

AREA	GROSS ROOF AREA	NET AVAILABLE ROOF AREA	% GREEN ROOF
AREA 1	25,840sf	16,471sf	63.74%
AREA 2	15,275sf	12,049sf	78.95%
AREA 3	3,567sf	2,054sf	57.61%
AREA 4	1,534sf	949sf	62.52%
AREA 5	778sf	254sf	32.65%
AREA 6	820sf	744sf	90.73%
AREA 7	1,880sf	689sf	36.65%
AREA 8	5,000sf	3,600sf	72.00%
TOTAL	52,702sf	35,759sf	67.87%

50% NET ROOF AREA IS REQUIRED FOR ALL GREEN ROOF



GREEN ROOF PLAN

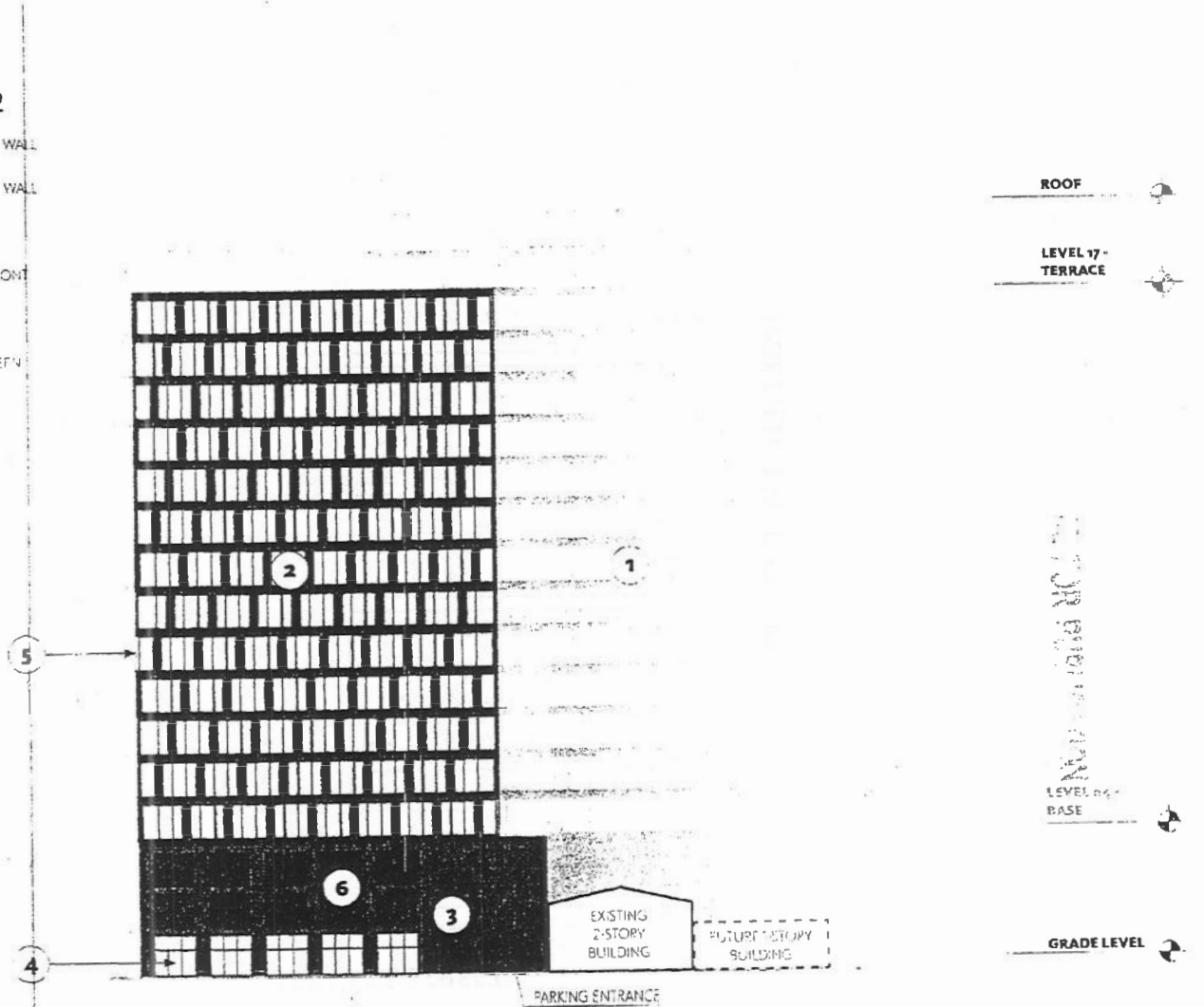
SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
 ADDRESS: 801-813/821-825 W. LAKE ST. 162-184 N. HALSTED ST; 159-185 N. GREEN ST
 INTRODUCTION DATE: December 13, 2017
 PLAN COMMISSION DATE: February 15, 2018

SHAPACK FOCUS Gensler

MATERIAL LEGEND

- 1 VERTICAL GLASS CURTAIN WALL
- 2 METAL SCREEN CURTAIN WALL
- 3 MASONRY BASE
- 4 VERTICAL GLASS STOREFRONT
- 5 METAL ACCENT
- 6 DECORATIVE METAL SCREEN



SUB-AREA A NORTH ELEVATION - LAKE STREET

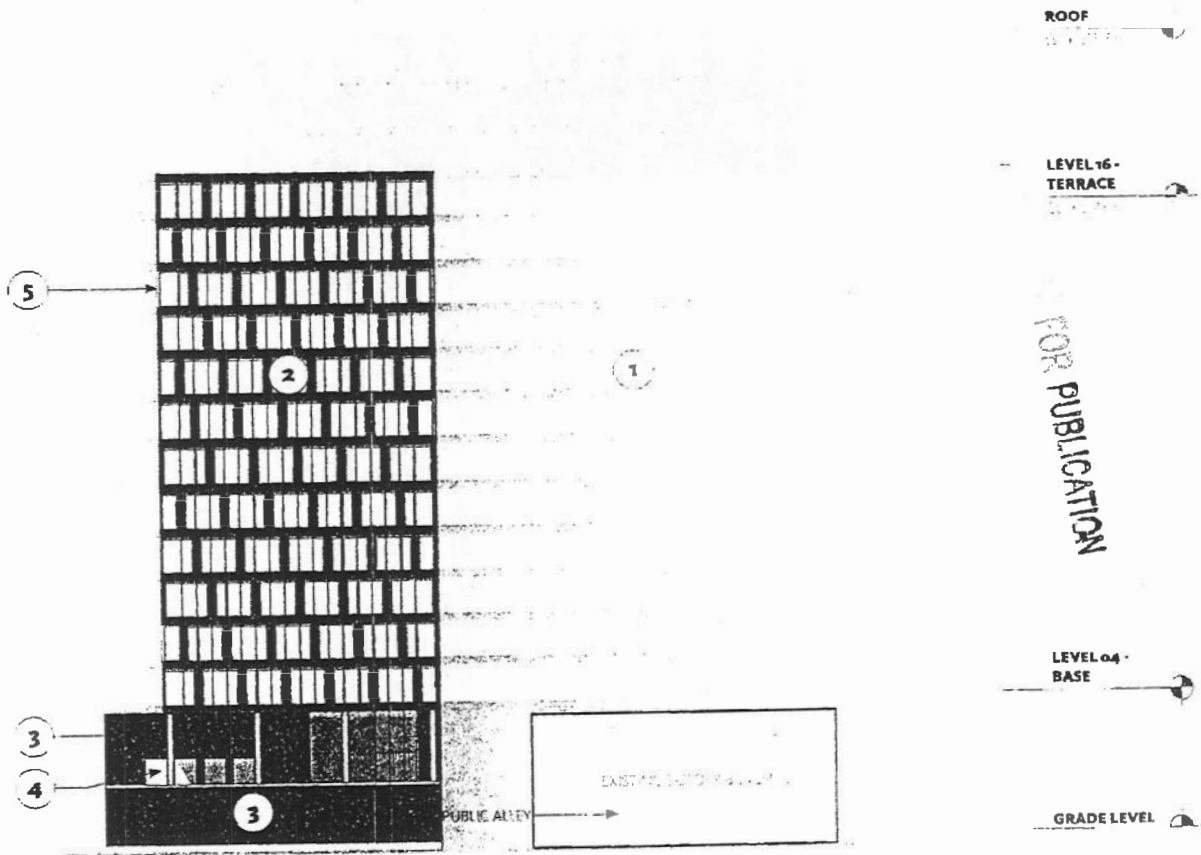
SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-813/821-825 W. LAKE ST. 162-184 N. HALSTED ST. 159-185 N. GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK FOCUS Gensler

MATERIAL LEGEND

- 1 METAL & GLASS CURTAIN WALL
- 2 METAL & GLASS CURTAIN WALL
- 3 MASONRY BASE
- 4 METAL & GLASS STOREFRONT
- 5 METAL ACCENT



SUB-AREA A SOUTH ELEVATION - PUBLIC ALLEY

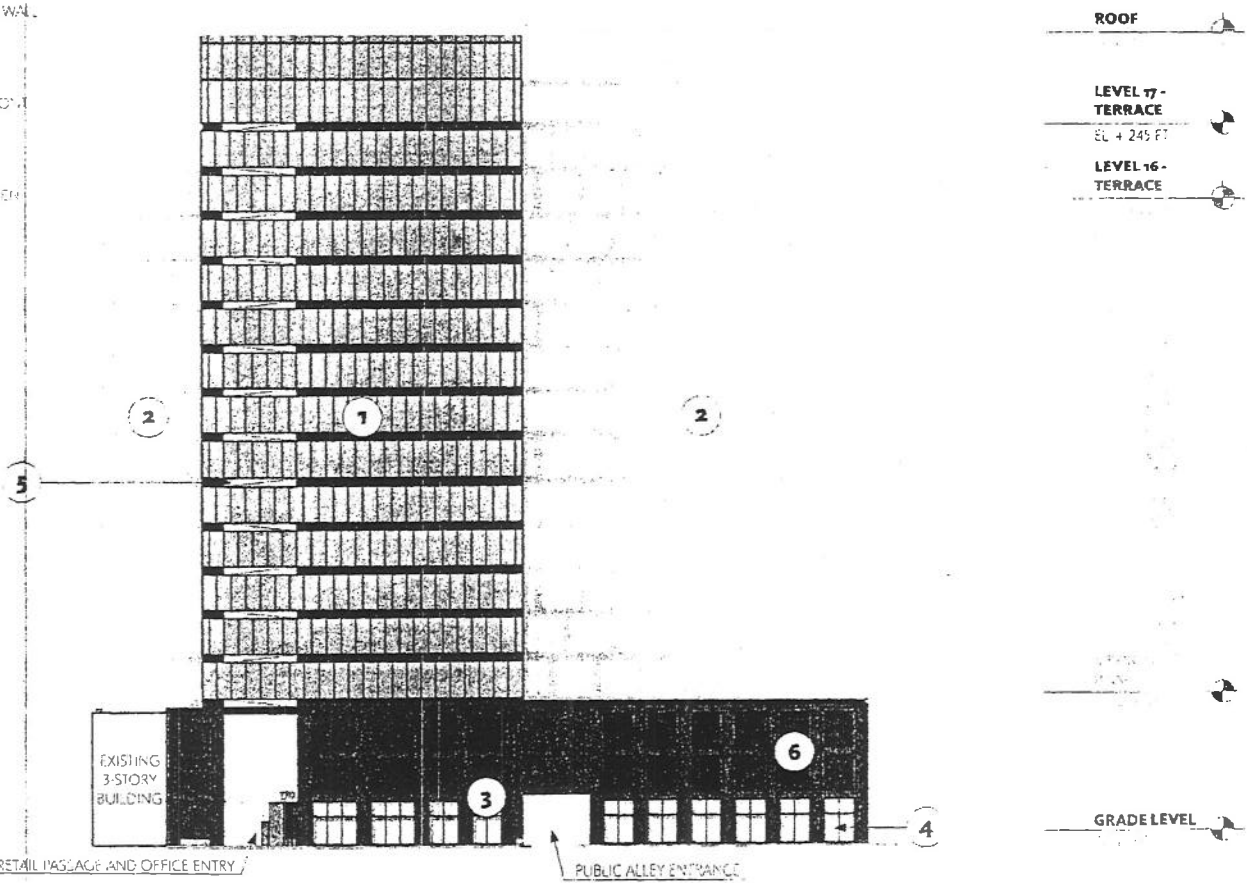
SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-813/821 325 W LAKF ST 62-184 N, HALSTED ST, 159-185 N, GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK  FOCUS Gensler

MATERIAL LEGEND

- 1 METAL & GLASS CURTAIN WALL
- 2 METAL & GLASS CURTAIN WALL
- 3 MASONRY BASE
- 4 METAL & GLASS STOREFRONT
- 5 METAL ASCENT
- 6 POLYMER PAINT METAL SCREEN



SUB-AREA A EAST ELEVATION - HALSTED STREET

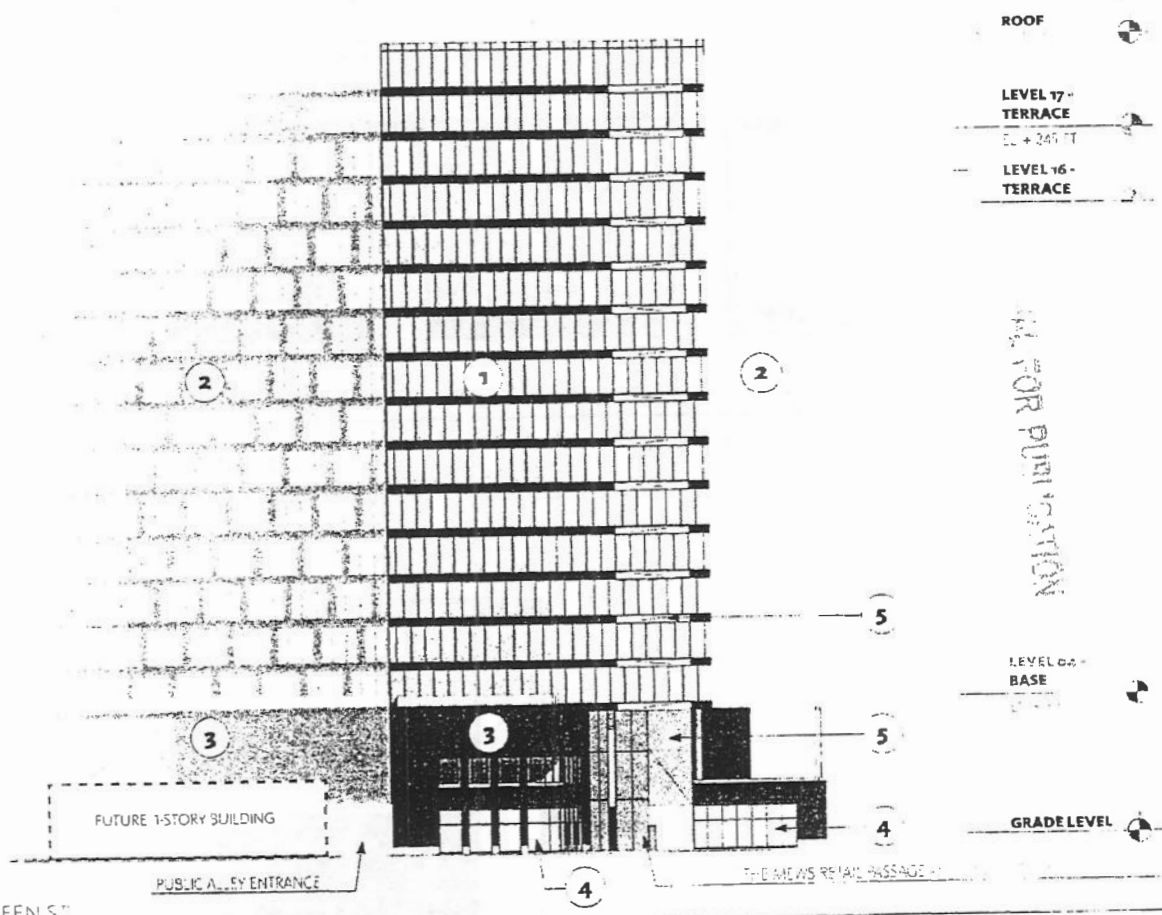
SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-813/821-825 W. LAKE ST. 162 784 N. HALSTED ST. 159-185 N. GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

SHAPACK FOCUS Gensler

MATERIAL LEGEND

- (1) METAL & GLASS CURTAIN WALL
- (2) METAL & GLASS CURTAIN WALL
- (3) MASONRY BASE
- (4) METAL & GLASS STOREFRONT
- (5) METAL ACCENT



SUB-AREA A WEST ELEVATION - GREEN ST

SCALE: NTS

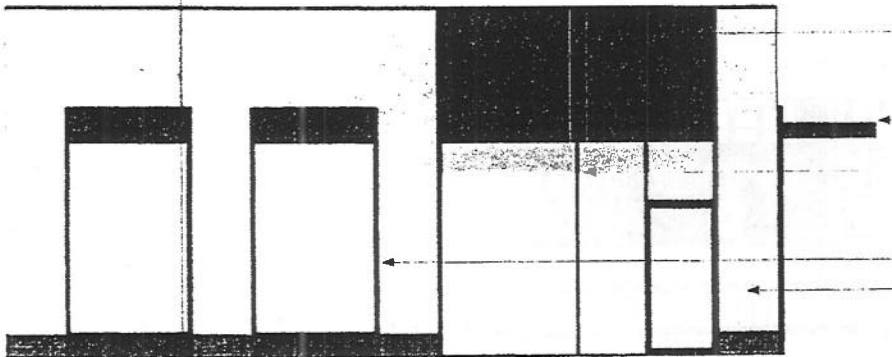
APPLICANT: SPECTRE PARTNERS LLC

ADDRESS: 801-813/821-825 W. LAKE ST; 162-184 N. HALSTED ST; 159-185 N. GREEN ST

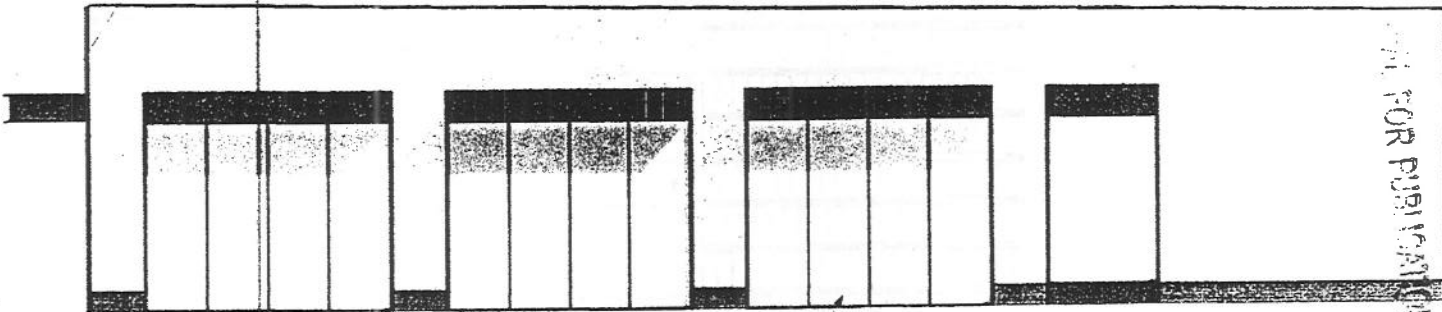
INTRODUCTION DATE: December 13, 2017

PLAN COMMISSION DATE: February 27, 2018

SHAPACK  FOCUS Gensler



NORTH ELEVATION



WEST ELEVATION

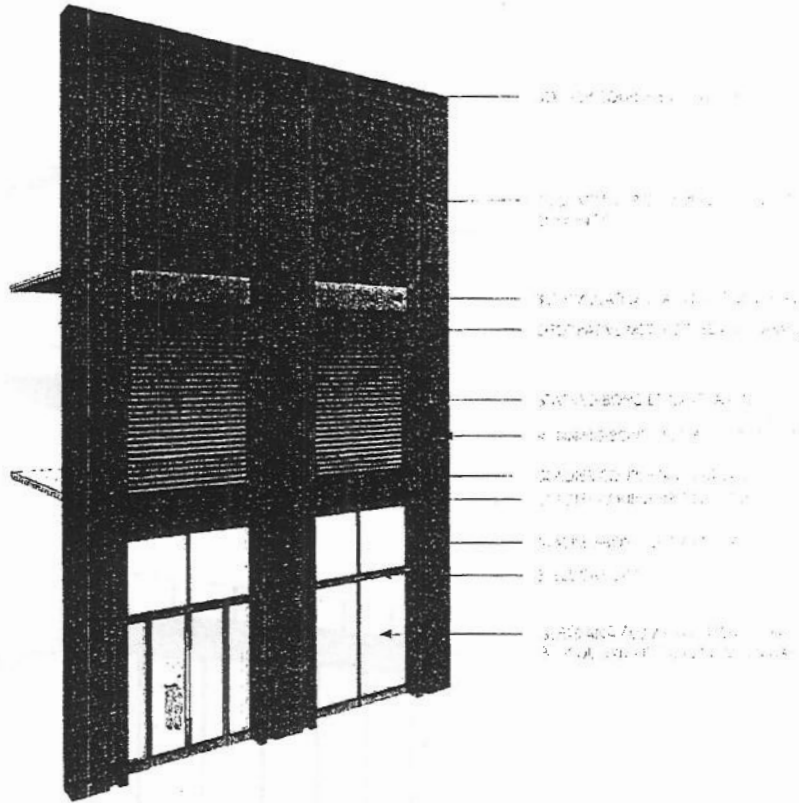
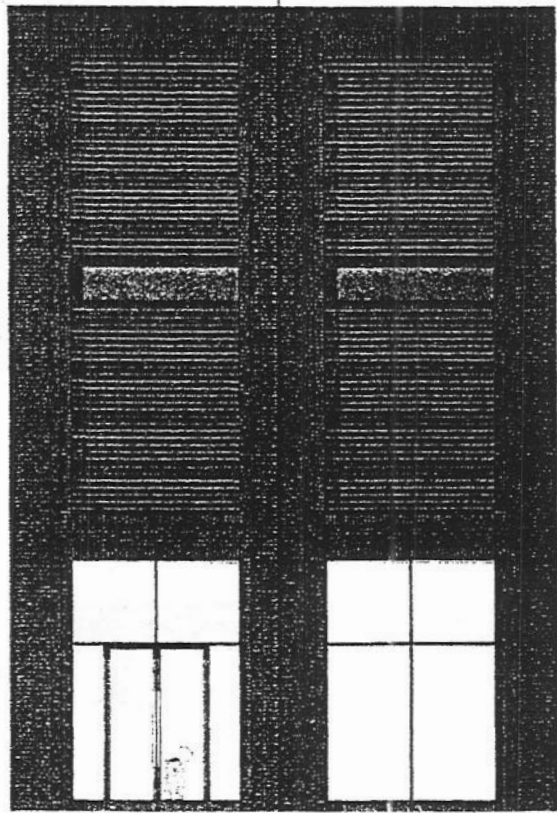
GLASS AND ALUMINUM
STOREFRONT SYSTEM
WITH ARTICULATED
VERTICAL MULLION CAPS

SUB-AREA B ELEVATIONS

SCALE: NTS

APPLICANT: SPECTRE PARTNERS LLC
ADDRESS: 801-813/821-825 W LAKE ST / 162-184 N HALSTED ST / 159-185 N GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 15, 2018

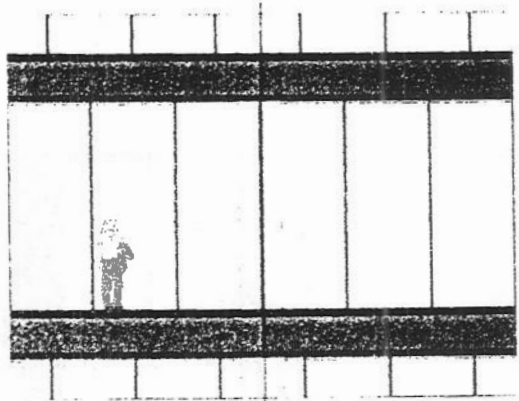
SHAPACK  FOCUS Gensler



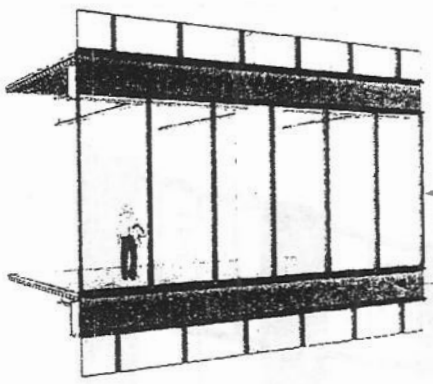
P1121

SUB-AREA A FACADE DETAILS - MASONRY BASE
SCALE: NTS

APPLICANT: SPECTRE PARTNERS, L.P.
ADDRESS: 801-813/821-825 W. LAKE ST. 162-184 N. -A: STED ST, 159-185 N. GREEN ST
INTRODUCTION DATE: December 13, 2017
PLAN COMMISSION DATE: February 12, 2018

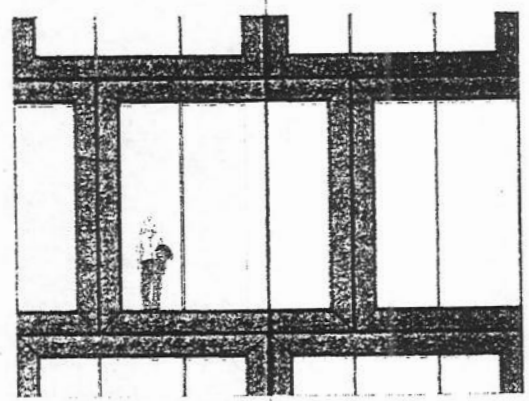


CURTAIN WALL #1

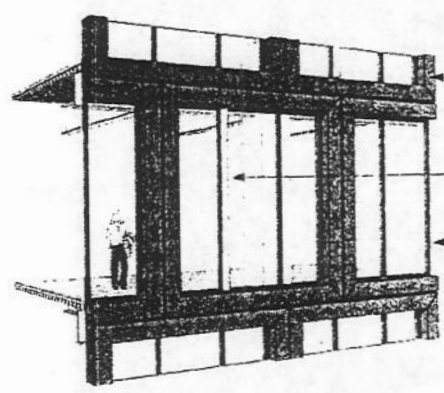


GLASS INSULATION SYSTEM WITH
VERTICAL GLASS PANELS

PERIMETER FINISHING SYSTEM



CURTAIN WALL #2



GLASS INSULATION SYSTEM WITH
WINDOW LATCHES AND VENTILATION
OPERATION

INTERNAL FINISHING SYSTEM AND
LOCATIONS

PERIMETER FINISHING SYSTEM
VERTICAL AND HORIZONTAL

SUB-AREA A FACADE DETAILS - METAL AND GLASS CURTAIN WALLS

SCALE: NTS

APPLICANT: SPECTRE PARTNERS L.C.
ADDRESS: 801-813/821-825 W. LAKE ST/162-184 N. HALSTED ST, 159-185 N. GREEN ST
INTRODUCTION DATE: December 3, 2017
PLAN COMMISSION DATE: February 15, 2018

1/25/2017

REPORTS OF COMMITTEES

42127

Reclassification Of Area Shown On Map No. 1-G.
 (As Amended)
 (Application No. 18913)
 (Common Address: 801 -- 813 W. Lake St.
 And 170 -- 184 N. Halsted St.)

BPD 1359

[SO2016-5588]

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 C3-1 Commercial, Manufacturing and Employment District and DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North Halsted Street; a line 165 feet next south of and parallel to West Lake Street; a line 120.20 feet next west of and parallel to North Halsted Street; the public alley next south of and parallel to West Lake Street; and a line 150 feet next west of and parallel to North Halsted Street,

to those of a 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 Number 1-G in the area bounded by:

West Lake Street; North Halsted Street; a line 165 feet next south of and parallel to West Lake Street; a line 120.20 feet next west of and parallel to North Halsted Street; the public alley next south of and parallel to West Lake Street; and a line 150 feet next west of and parallel to North Halsted Street,

to those of a Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development No. 1359.

Planned Development Statements.

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 22,965 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Partners and Bond LLC is the "Applicant" for this Planned Development pursuant to authorization from the Property owners.

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.

4. This plan of development consists of these 15 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated January 19, 2017 (the "Plans"): an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Roof Plan; and Building Elevations (North, South, East and West). 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: 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); and related, incidental and accessory uses and accessory parking.
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 the project has received a bonus FAR of 4.5, 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 17.4-1003-B and 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.

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In this case, the Applicant will contribute one half (½) of the Local Impact portion of the bonus payment for construction of a field house located at Skinner Park and one half (½) of the Local Impact portion of the bonus payment for construction of a public library (the "Projects"). The Projects are located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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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 titleholders 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.

1/25/2017

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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~~ reduces operating costs and conserves energy and natural resources. The Applicant shall achieve building certification and provide a 50 percent net green roof equivalent to an actual total of 8,686 square feet.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site and Landscape Plan; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 42132 through 42140 of this *Journal*.]

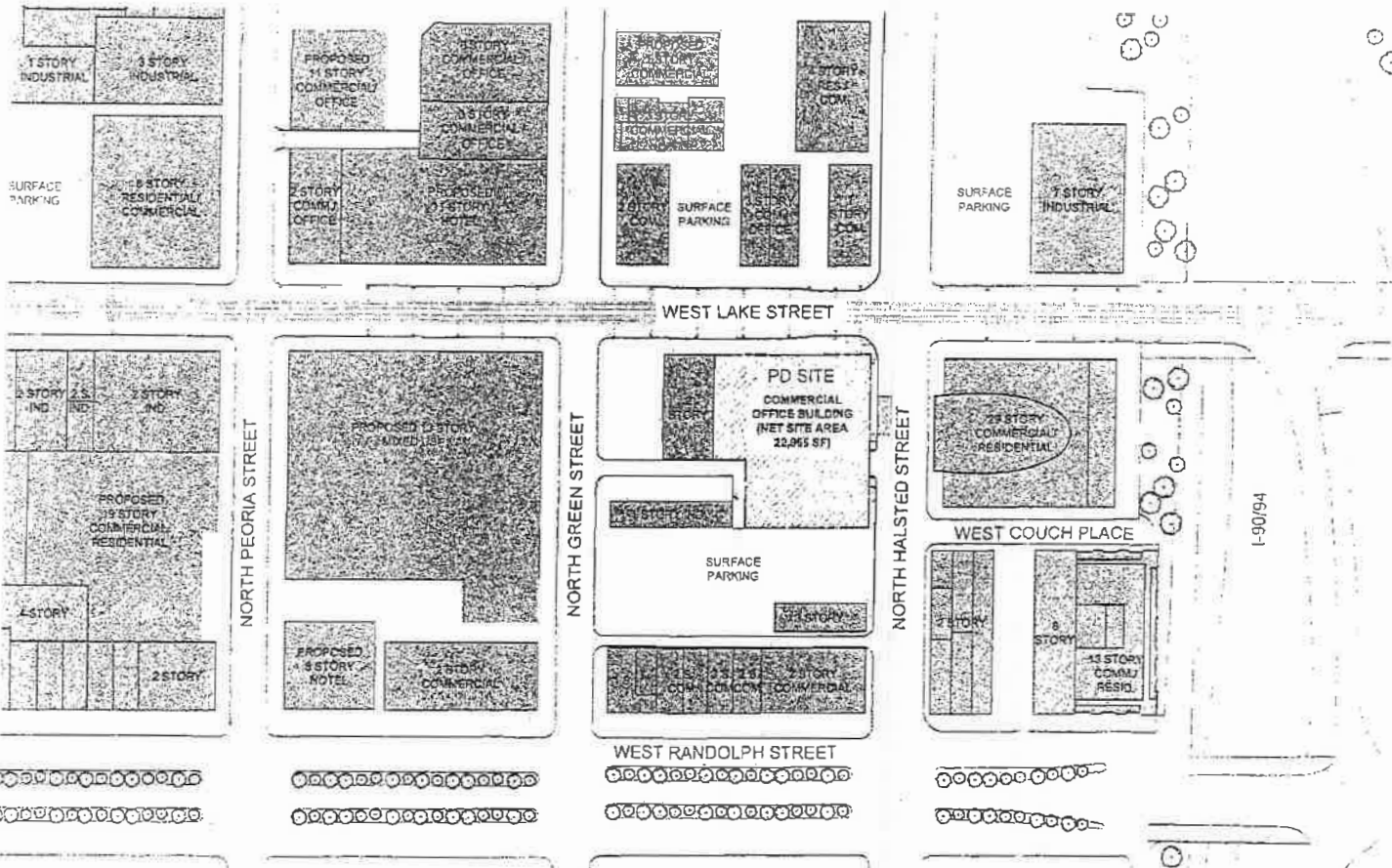
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1359.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	35,825
Area of Public Rights-of-Way (square feet):	12,860
Net Site Area (square feet):	22,965
Maximum Floor Area Ratio:	11.5
Minimum Off-Street Parking Spaces:	48
Minimum Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Maximum Building Height:	240 feet, 0 inches
Minimum Setbacks:	In substantial conformance with the plans

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EXISTING LAND-USE MAP

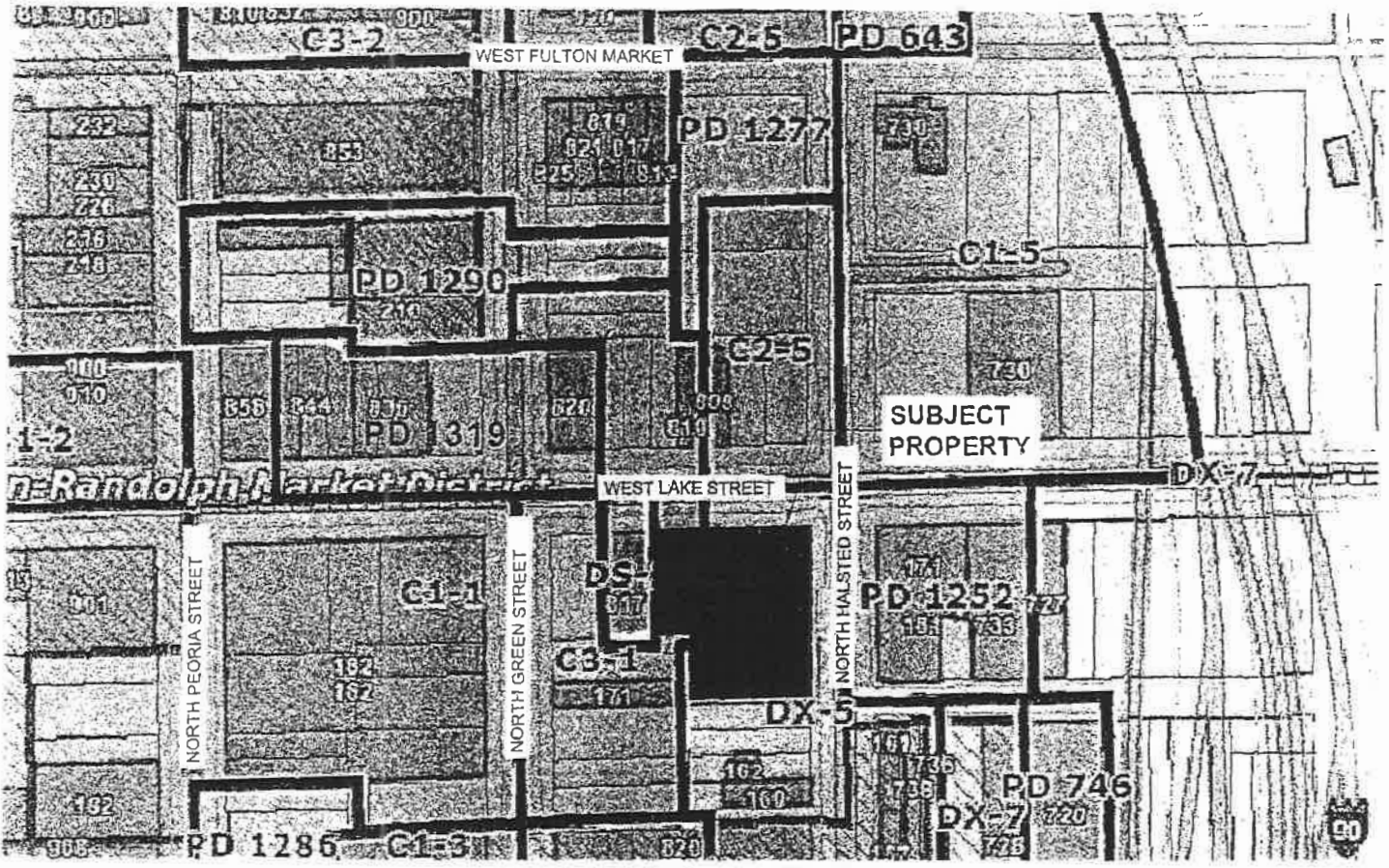
SCALE: NTS

APPLICANT: PARTNERS & BOND LLC
 ADDRESS: 801-813 W. LAKE ST.; 170-184 N. HALSTED ST.
 INTRODUCTION DATE: JULY 20, 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017



GIR/EA ARCHITECTS

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EXISTING ZONING MAP

SCALE: NTS

APPLICANT: PARTNERS & BOND LLC
 ADDRESS: 801-813 W. LAKE ST.; 170-184 N. HALSTED ST.
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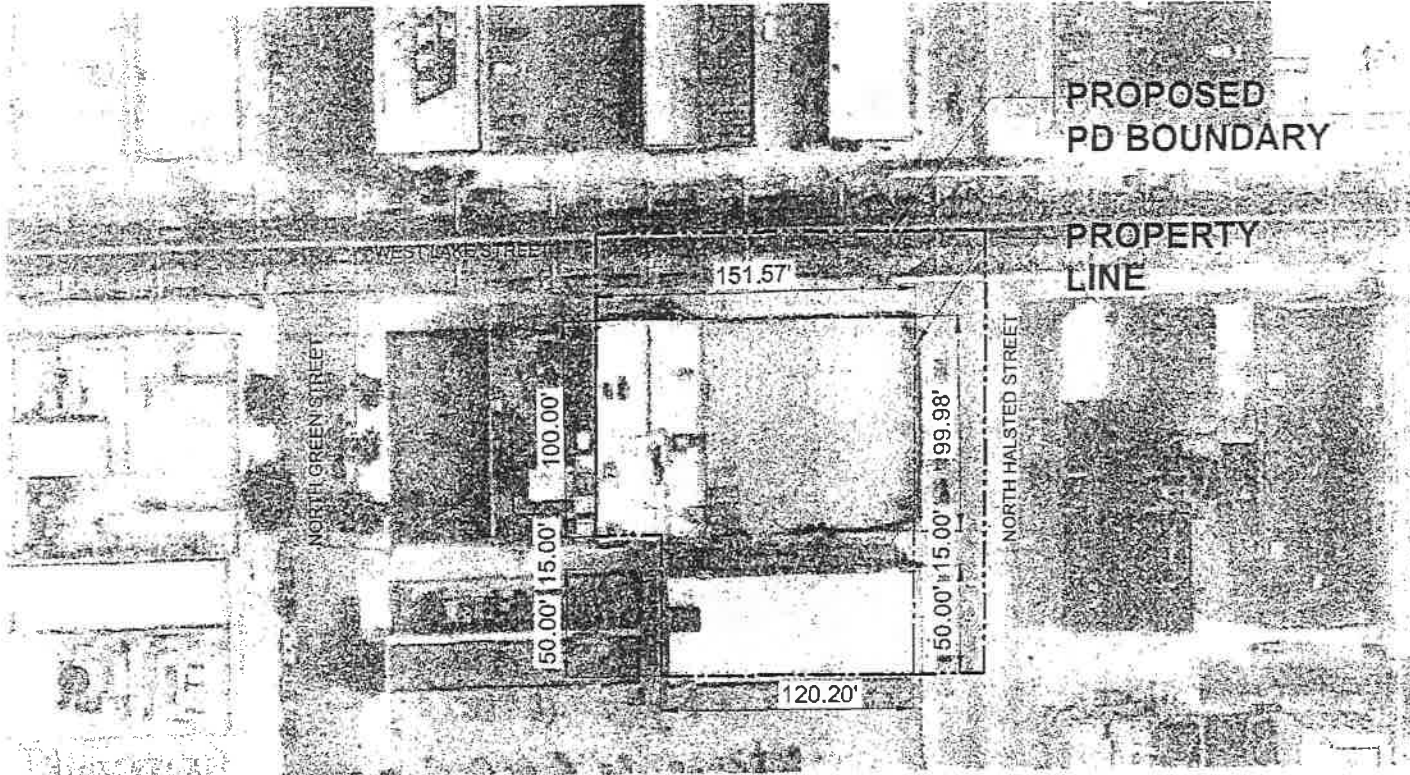




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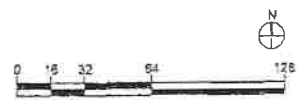
PROPOSED PD BOUNDARY

PROPERTY LINE

NET SITE AREA: 22,965 SF
 AREA IN RIGHT-OF-WAY: 12,860 SF
 GROSS SITE AREA: 35,825 SF

PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

SCALE: 1/4" = 1'-0"



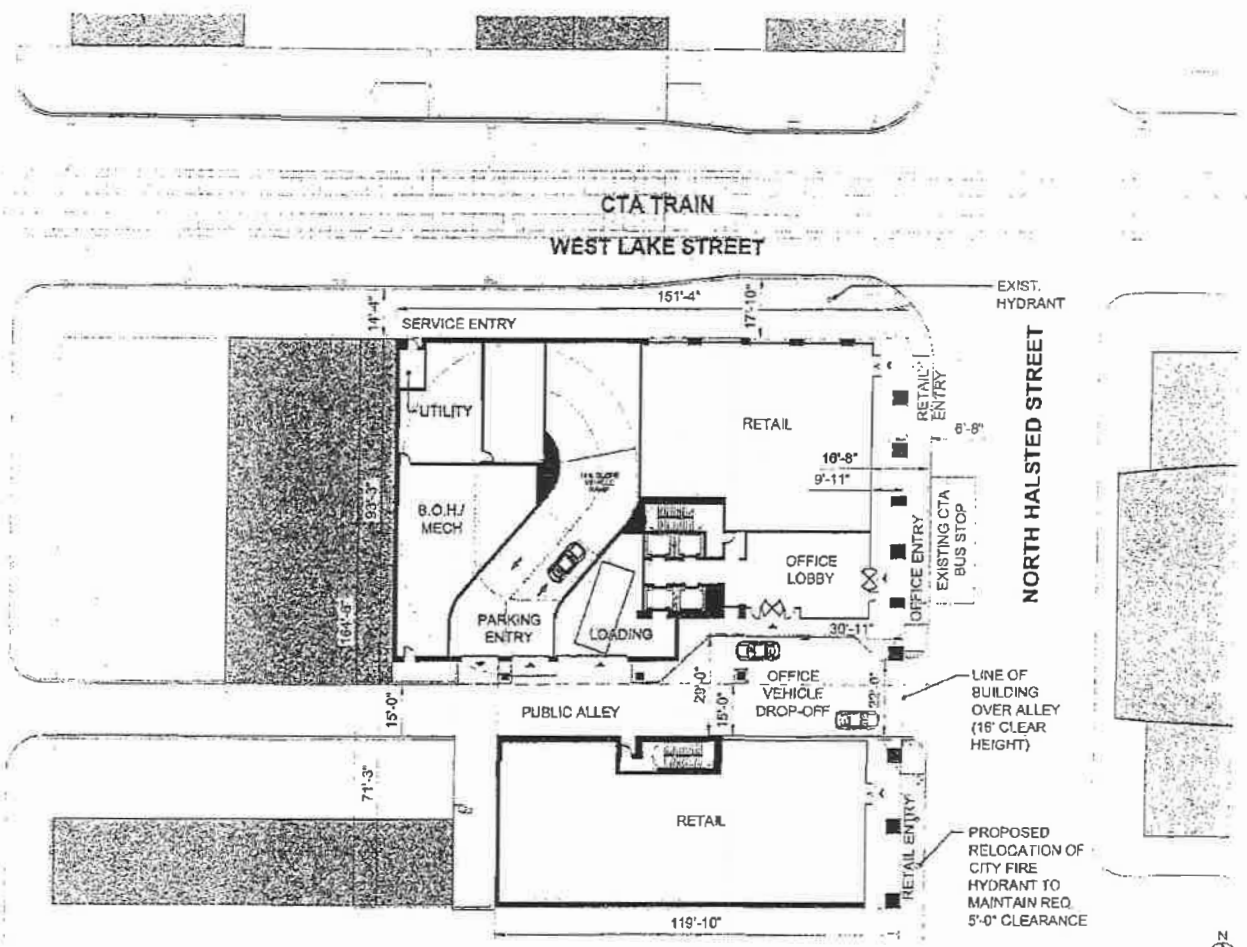
APPLICANT: PARTNERS & BOND LLC
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 INTRODUCTION DATE: JULY 20, 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017





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NORTH GREEN STREET



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REPORTS OF COMMITTEES

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SITE & LANDSCAPE PLAN

SCALE: 1" = 40'-0"

APPLICANT: PARTNERS & BOND LLC
 ADDRESS: 801-813 W. LAKE ST.; 170-184 N. HALSTED ST.
 INTRODUCTION DATE: JULY 20, 2016
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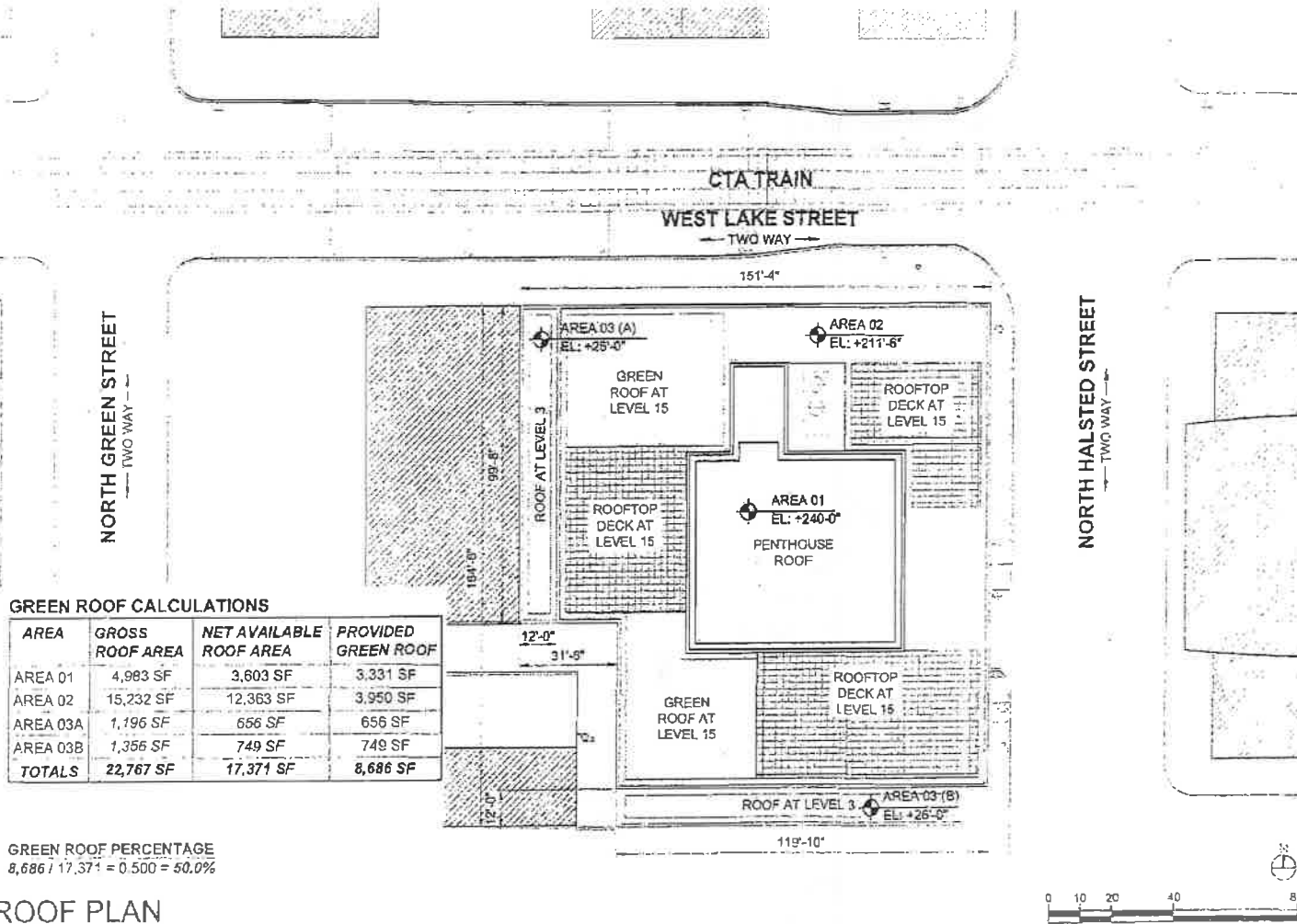


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ROOF PLAN

SCALE: 1" = 40'-0"

APPLICANT: PARTNERS & BOND LLC
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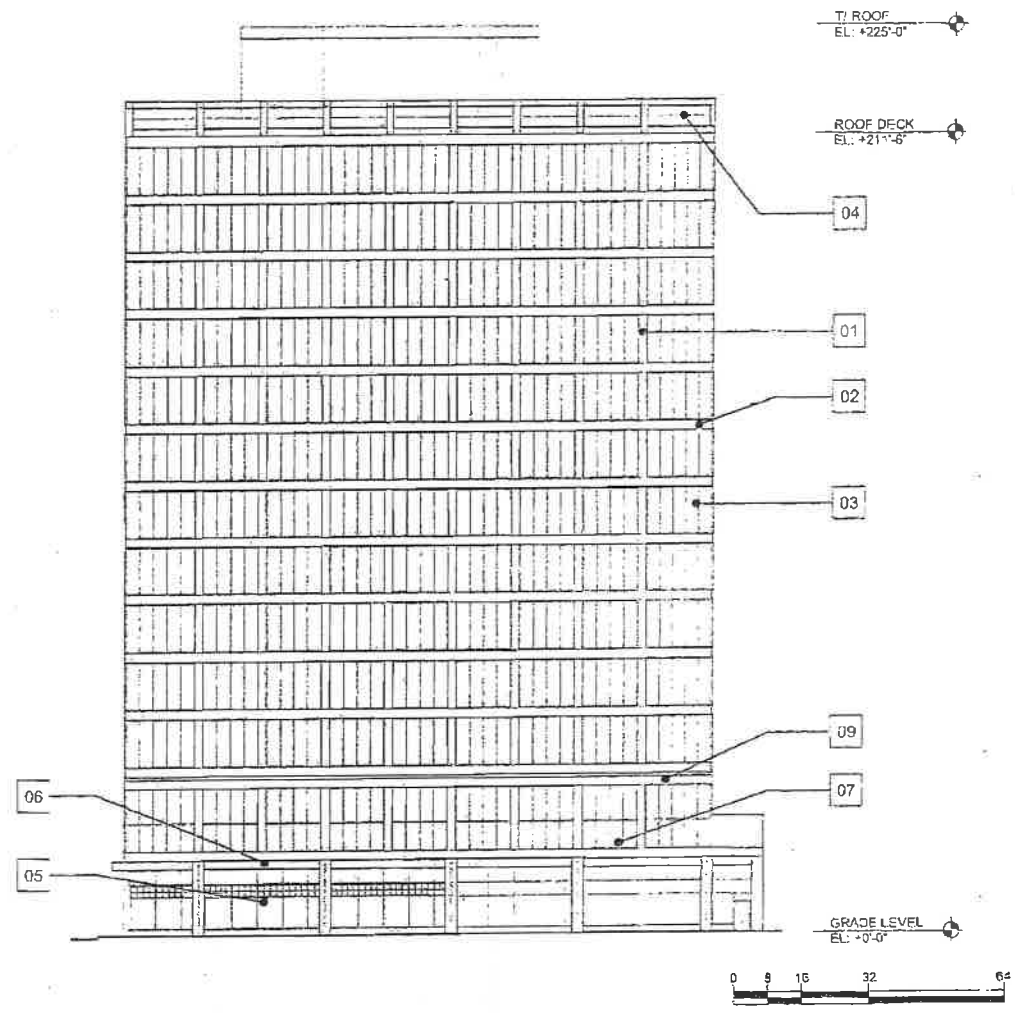
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MATERIAL LEGEND

- 01 COATED METAL COLUMN COVER
- 02 COATED METAL PANEL
- 03 METAL & GLASS WINDOW SYSTEM
- 04 GLASS RAILING
- 05 METAL & GLASS STOREFRONT SYSTEM
- 06 COATED METAL CANOPY
- 07 SPANDREL GLASS
- 08 COATED CAST-IN-PLACE CONCRETE
- 09 MASONRY BASE
- 10 WALL SURFACE WITH OPTIONAL PUBLIC ART



NORTH ELEVATION

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

APPLICANT: PARTNERS & BOND LLC
 ADDRESS: 801-813 W. LAKE ST.; 170-184 N. HALSTED ST.
 INTRODUCTION DATE: JULY 20, 2016
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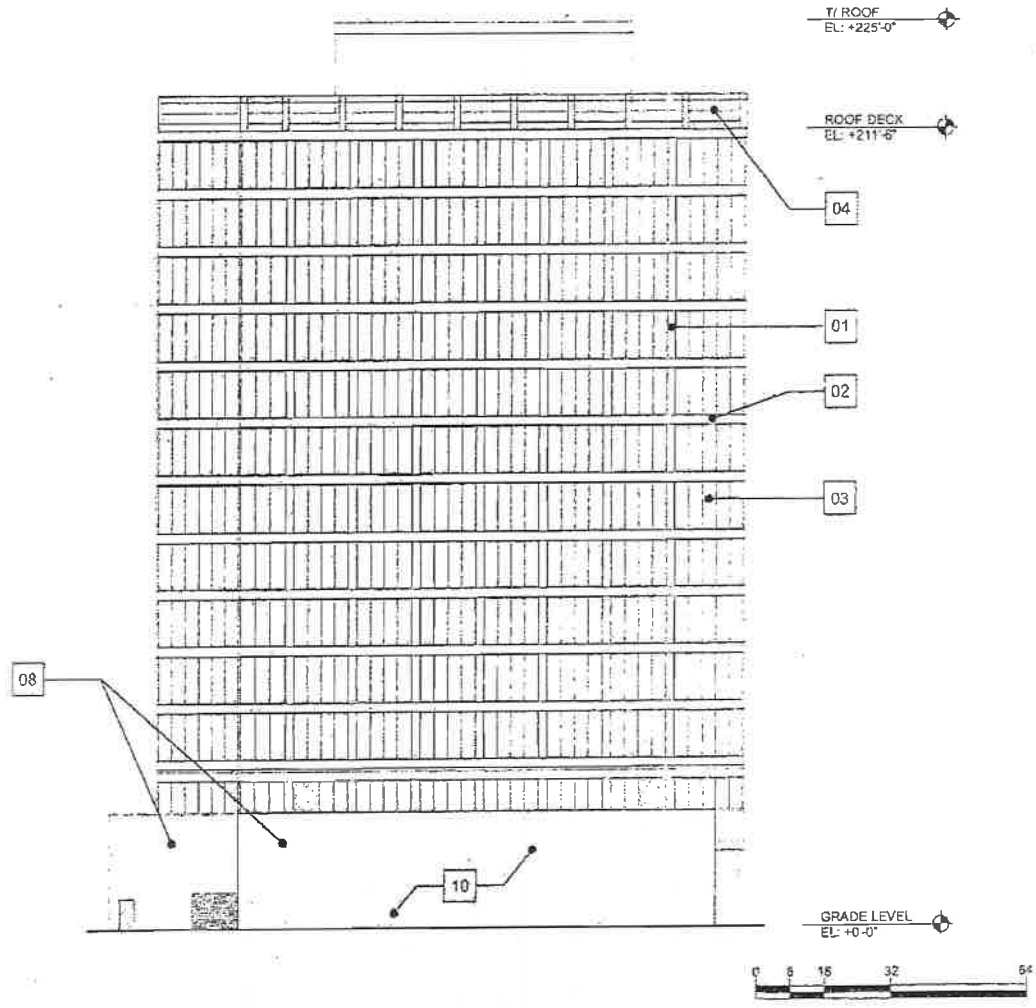




CONCRETE PANEL SYSTEM

MATERIAL LEGEND

- 01 COATED METAL COLUMN COVER
- 02 COATED METAL PANEL
- 03 METAL & GLASS WINDOW SYSTEM
- 04 GLASS RAILING
- 05 METAL & GLASS STOREFRONT SYSTEM
- 06 COATED METAL CANOPY
- 07 SPANDREL GLASS
- 08 COATED CAST-IN-PLACE CONCRETE
- 09 MASONRY BASE
- 10 WALL SURFACE WITH OPTIONAL PUBLIC ART



SOUTH ELEVATION

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

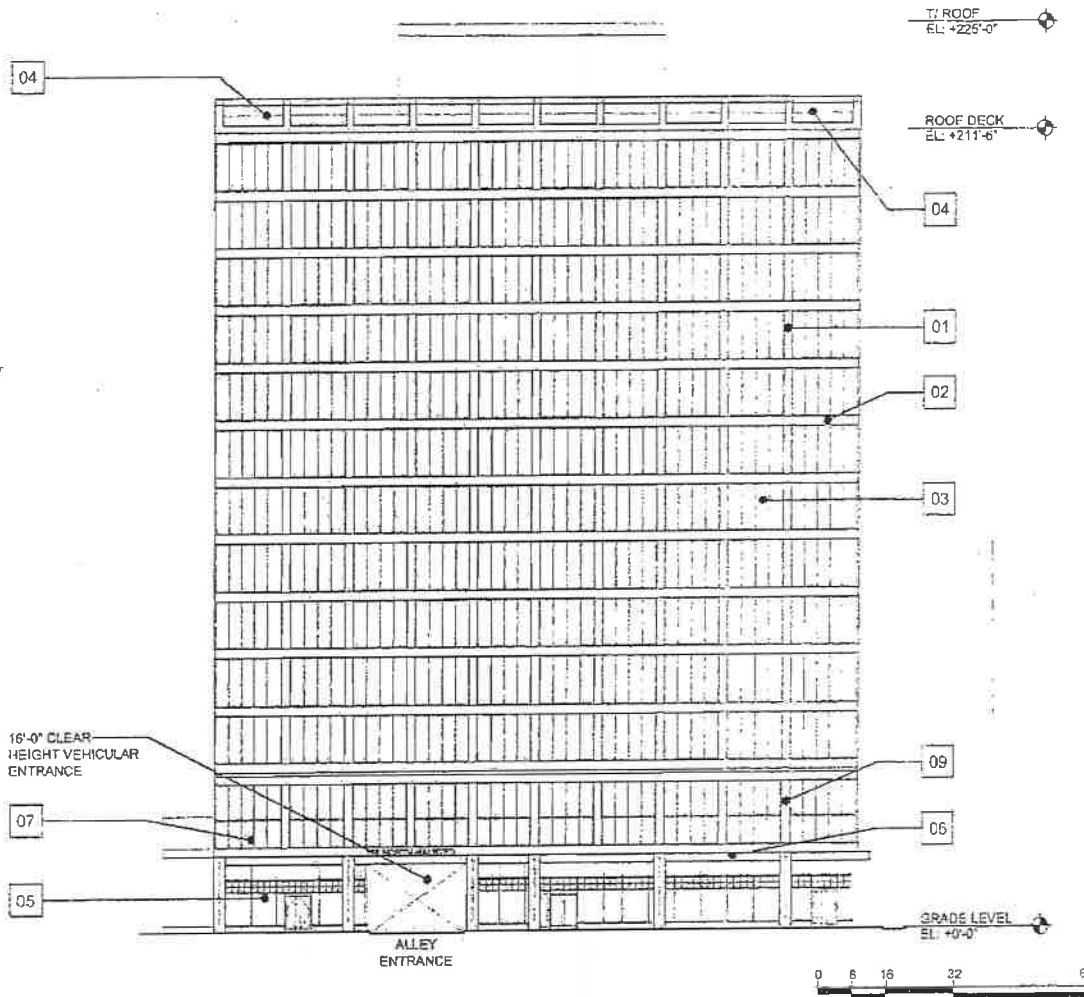
APPLICANT: PARTNERS & BOND LLC
 ADDRESS: 801-813 W. LAKE ST.; 170-184 N. HALSTED ST.
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DRAWING FOR PUBLIC REVIEW

MATERIAL LEGEND

- 01 COATED METAL COLUMN COVER
- 02 COATED METAL PANEL
- 03 METAL & GLASS WINDOW SYSTEM
- 04 GLASS HAILING
- 05 METAL & GLASS STOREFRONT SYSTEM
- 06 COATED METAL CANOPY
- 07 SPANDREL GLASS
- 08 COATED CAST-IN-PLACE CONCRETE
- 09 MASONRY BASE
- 10 WALL SURFACE WITH OPTIONAL PUBLIC ART



EAST ELEVATION

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

APPLICANT: PARTNERS & BOND LLC
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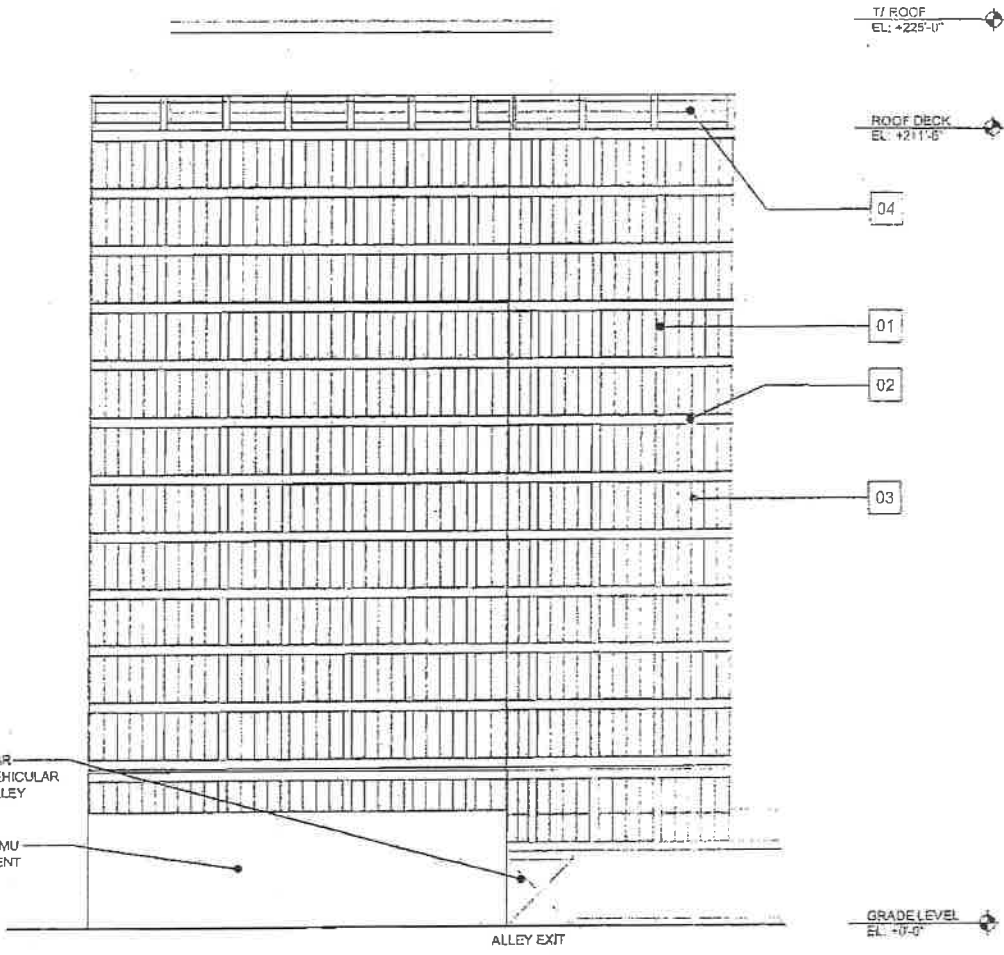
REPORTS OF COMMITTEES

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EXTERIOR WALL FINISH

MATERIAL LEGEND

- 01 COATED METAL COLUMN COVER
- 02 COATED METAL PANEL
- 03 METAL & GLASS WINDOW SYSTEM
- 04 GLASS RAILING
- 05 METAL & GLASS STOREFRONT SYSTEM
- 06 COATED METAL CANOPY
- 07 SPANDREL GLASS
- 08 COATED CAST-IN-PLACE CONCRETE
- 09 MASONRY BASE
- 10 WALL SURFACE WITH OPTIONAL PUBLIC ART



WEST ELEVATION

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

APPLICANT: PARTNERS & BOND LLC
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