

# PD 1445

## Table of Contents

<b>11/18/2021 Minor Change</b> .....	<b>2</b>
Exhibits .....	3
<b>06/12/2019 PD Adoption</b> .....	<b>4</b>
Ordinance .....	4
Statements .....	4
Bulk Table .....	9
Exhibits .....	10



November 18, 2021

Katherine C. Jahnke Dale  
DLA Piper LLP  
444 W. Lake Street  
Suite 900  
Chicago, IL 60606

**Re: Minor Change to PD 1445  
800 W. Fulton Market**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1445 ("PD 1445") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of the PD.

Thor 816 W Fulton Owner LLC, the sole owner of all the property within PD 1445 is seeking a minor change to reduce the minimum required by one space, from 32 to 31 spaces. They are proposing to add an elevator control room and tenant storage room on the lower level, as shown on the attached floor plan, and this results in the elimination of one parking space.

Because the subject property is located in a transit served location, the Department of Planning and Development has determined that allowing a reduction in the minimum number of vehicular off-street parking spaces from 32 to 31 will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1445, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

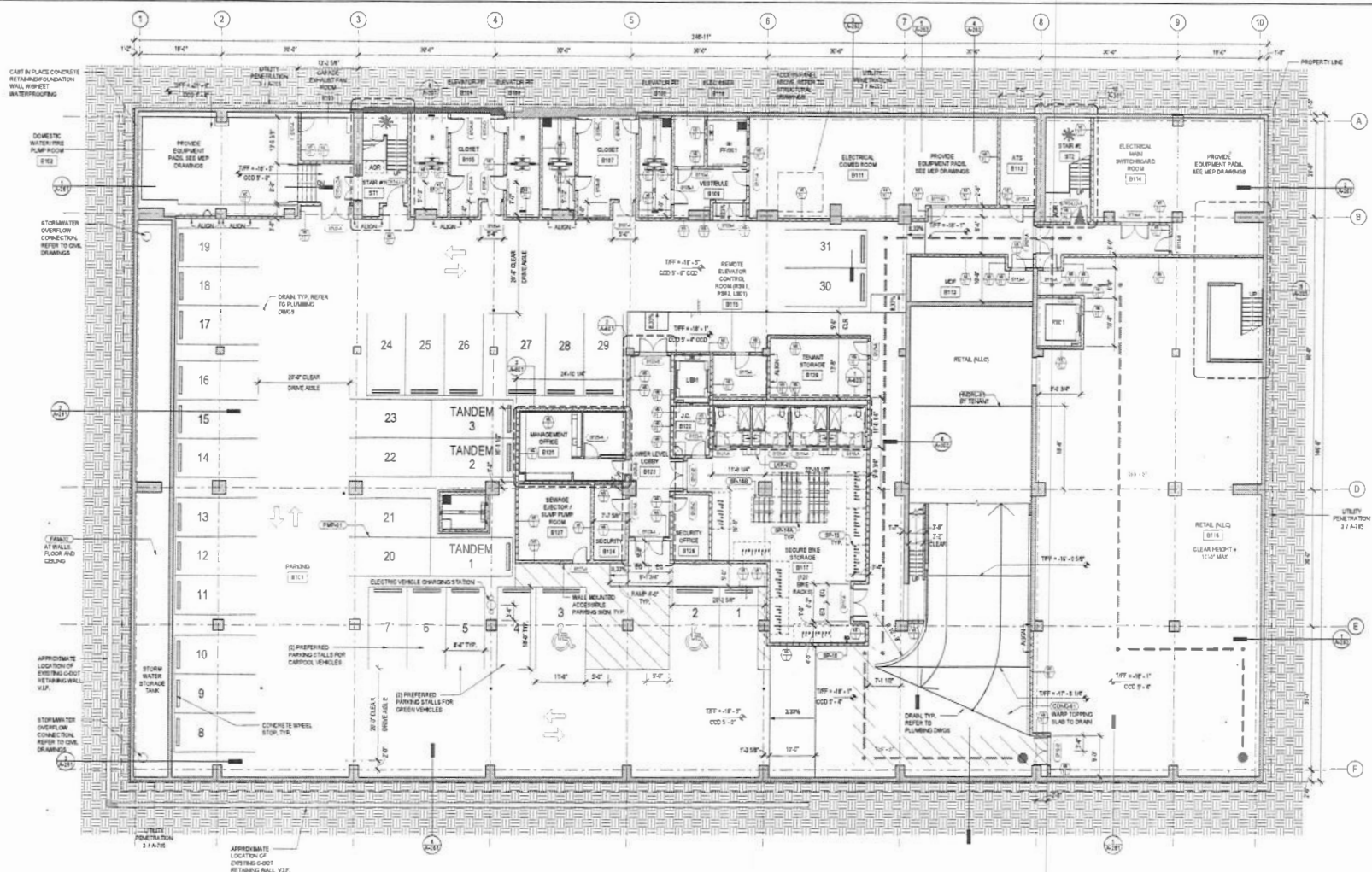
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "SAC", with a long horizontal line extending to the right.

Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



**1 LOWER LEVEL 2 PLAN**  
SCALE: 1/8" = 1'-0"

LL2 - OCCUPANCY AND BERGES CALC PER CBC (15.6 AND TABLE 15.6-2.3)					
NAME	AREA USE CLASSIFICATION	OCCUPANCY FACTOR (SP/SP504)	AREA	OCCUPANTS	
LL2	Office	0.8	1,080.00 SF	202	
	Parking/Storage	100	26,977.15 SF	100	
			28,057.15 SF	202	

LOWER LEVEL 2 - EGRESS CAPACITY & TYPICALS					
STAIR ID	STAIR WIDTH (1/2 PER UNIT) FOR (E)(A)	WIDTH (1/2 PER UNIT) FOR (E)(A)	CAPACITY PER UNIT OF EXIT WIDTH (PER CBC (15.6-2.5)(A) 50% CAPACITY INCREASE PER CBC (15.6-2.5)(B))	OCCUPANT LOAD SERVED	
STAIR 1-LL2	4'-0"	33	66	100	
STAIR 2-LL2	4'-0"	33	66	100	
GRAND TOTAL				200	

LOWER LEVEL 2 - EGRESS CAPACITY DOOR CALCS					
DOOR ID	DOOR WIDTH	WIDTH (1/2 PER UNIT) FOR (E)(A)	CAPACITY PER UNIT OF EXIT WIDTH (PER CBC (15.6-2.5)(A) 50% CAPACITY INCREASE PER CBC (15.6-2.5)(B))	OCCUPANT LOAD SERVED	
DR1-LL2	7'-0"	2	66	100	
DR2-LL2	7'-0"	2	66	100	
GRAND TOTAL				200	

PROJECT ADDRESS  
311 NORTH GREEN STREET  
CHICAGO, ILLINOIS 60607

PROJECT NAME  
800 WEST FULTON MARKET  
PROJECT

OWNER  
**THOR EQUITIES**  
Thor Equities, LLC  
25 West 39th Street, 3rd Fl  
New York, New York 10018

ARCHITECT/STRUCTURAL ENGINEER  
**SOM**  
Skidmore, Owings & Merrill LLP  
120 South Avenue, Suite 1000  
Chicago, Illinois 60604

CONSULTANT

- GENERAL NOTES
- FOR TYPICAL EXTERIOR WALL DIMENSIONS, REFER TO ARCH 210-100.
  - FOR EXTERIOR WALL MATERIALS AND FINISHES REFER TO EXTERIOR WALL.
  - FOR TYPICAL CORE DIMENSIONS AND WALL FINISHES REFER TO CORE.
  - REFER TO LANDSCAPE DRAWINGS FOR TERRACE FINISHES AND ACCESS INFORMATION.
  - ROOF SPOT ELEVATIONS ARE PROVIDED TO TOP OF THE ROOF SYSTEM TOP OF INSULATION.
  - SPICE PER DIMENSIONS ARE NEARBY, REFER TO DETAILS FOR ACTUAL DIMENSIONS.
  - REFER TO ARCH 210-100 FOR BALANCED INTERIOR PLANS AND DETAILS.
  - FOR ALTERNATE ALUM REFER TO SPECIFICATION SECTION 05100.
- NOT IN SCOPE: PERMITTED UNDER SEPARATE PERMIT



SEAL AND SIGNATURE

NO.	DATE	ISSUE DESCRIPTION
26	2017.11.10	ISSUED FOR REV. FOUNDATION PERMIT
27	2017.11.10	ISSUED FOR REV. FOUNDATION PERMIT
28	2017.11.10	ISSUED FOR REV. FOUNDATION PERMIT
29	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
30	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
31	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
32	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
33	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
34	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
35	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
36	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
37	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
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42	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
43	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
44	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
45	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
46	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
47	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
48	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
49	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT
50	2018.01.17	ISSUED FOR REV. FOUNDATION PERMIT

LOWER LEVEL 2 PLAN

PROJ. NO. 17-003  
SHEET NO. 11  
DATE 11/10/17  
SCALE AS SHOWN

**A-101**

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

BPD1445

(Application No. 19871)

(Common Address: 800 -- 824 W. Fulton Market/300 -- 314 N. Halsted St./  
801 -- 825 W. Wyman St./301 -- 315 N. Green St.)

[SO2018-8012]

*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 DX-5 Downtown Mixed-Use District and C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; North Green Street; West Wayman Street; and 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 Fulton Market; North Green Street; West Wayman Street; and North Halsted Street,

to those of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Business Planned Development No. 1445.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1445 ("Planned Development") consists of approximately 37,947 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Thor 816-820 West Fulton LLC is the owner of a portion of the Property and the ("Applicant") for this Planned Development pursuant to authorization from the owners of the remainder of the Property.

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 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 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 Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the 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 the Department of Transportation'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 Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation'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 the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a P.D. Property Line and Boundary Map; a Site/Landscape Plan; a Roof Plan; Building Elevations (North, South, East and West), and Facade Details (Podium, Tower, Roof and North) prepared by SOM and dated April 18, 2019 and 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 business planned development: office; colleges and universities; cultural exhibits and libraries; day care; lodge or private club; animal services (excluding shelter/boarding kennel); 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 taverns); entertainment and spectator sports (excluding inter-track wagering facilities); financial services (all, except payday/title secured loan stores and pawn shops); food and beverage retail sales; liquor store; medical service; personal service; general retail sales; participant sports and recreation (indoor and children's play center only); artisan manufacturing, production and industrial services; co-located wireless communication facilities; and 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 the Department of Planning and Development. Off-premises 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 37,947 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to 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.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. 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 plan review and approval will be by the Department of Planning and Development. 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 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 ("MWBEs") 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 MWBE 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 MWBE Participation Proposal. The MWBE Participation Proposal must identify the applicant's goals for participation of certified MWBE 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 MWBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform MWBEs 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 MWBE 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 MWBE 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 MWBE 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 MWBEs 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 MWBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site/Landscape Plan; Roof Plan; East, North, West and South Building Elevations; Podium Facade Details; Tower Facade Details; Roof Facade Details; and North Facade Details referred to in these Plan of Development Statements printed on pages 1814 through 1826 of this *Journal*.]

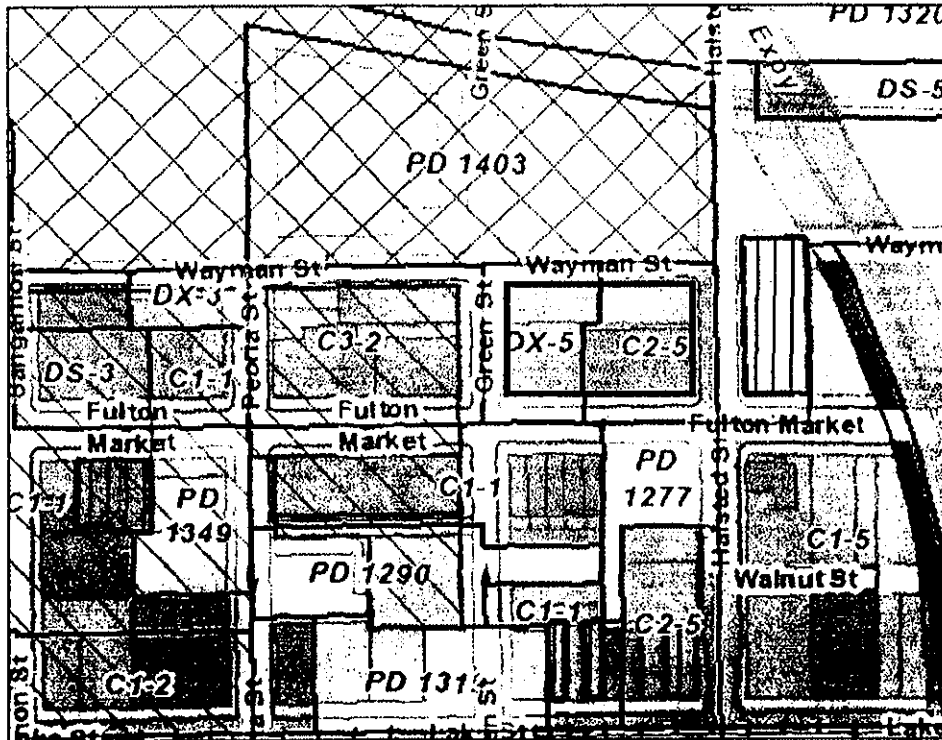
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development No. 1445.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	70,468
Area of Public Rights-of-Way (square feet):	32,521
Net Site Area (square feet):	37,947
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	0
Minimum Off-Street Parking Spaces:	32
Maximum Building Height:	300 feet
Minimum Setbacks:	In compliance with Plans

# Final for Publication



PROPERTY LINE

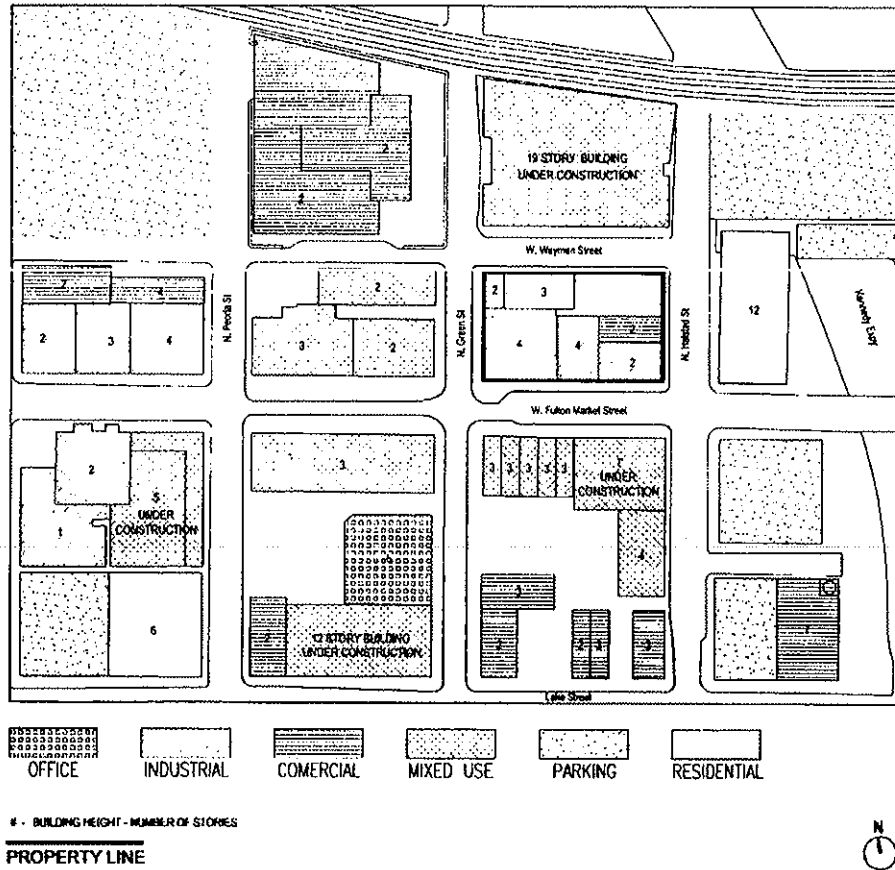


Applicant: Thor 816-820 West Fulton LLC  
 Address: 800 West Fulton, Chicago, Illinois  
 Introduction Date: October 31, 2018  
 Plan Commission April 18, 2019

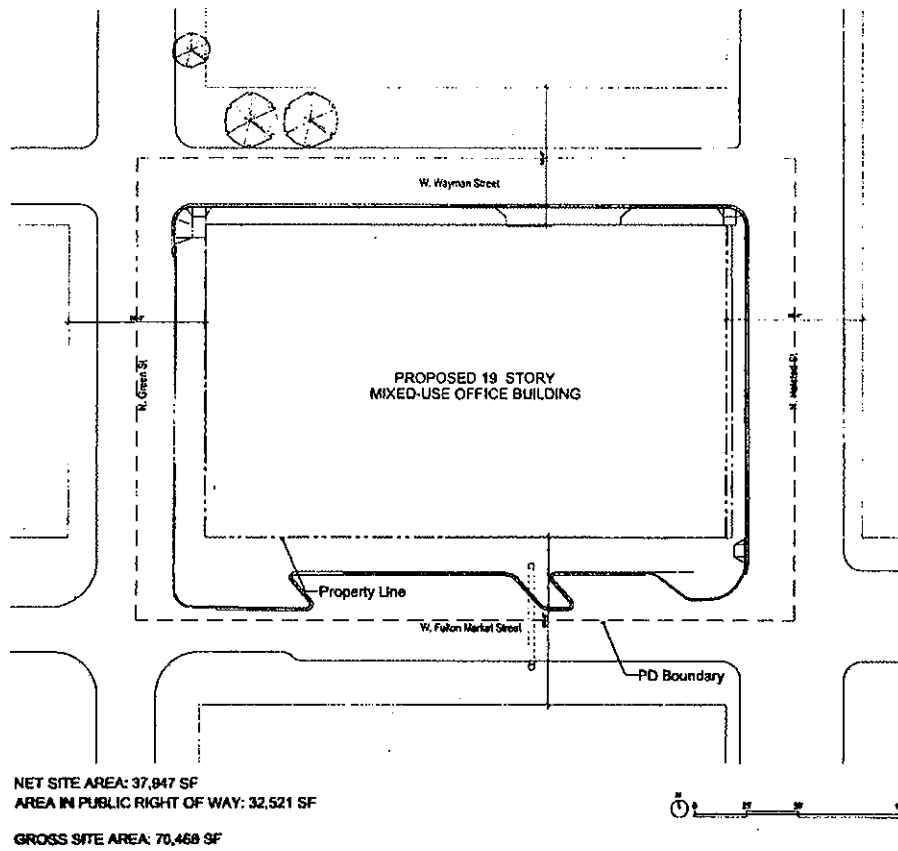
EXHIBIT 1  
 Existing Zoning Map

SOM

# Final for Publication



# Final for Publication

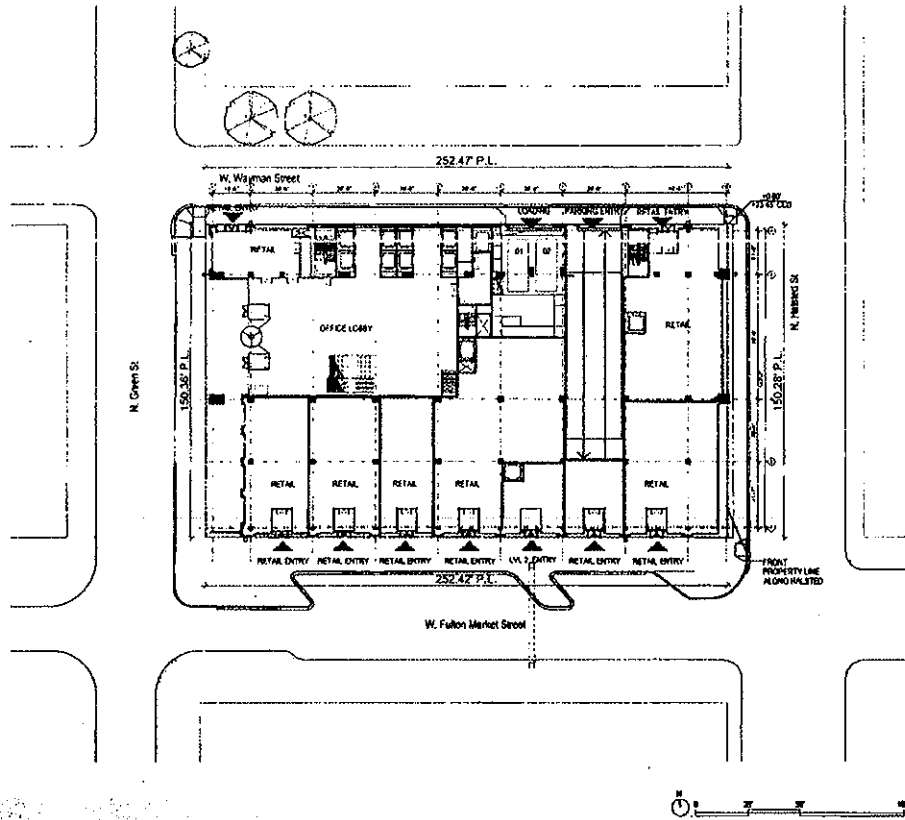


Applicant: Thor 816-820 West Fulton LLC  
Address: 800 West Fulton Chicago, Illinois  
Introduction Date: October 31, 2018  
Plan Commission: April 18, 2019

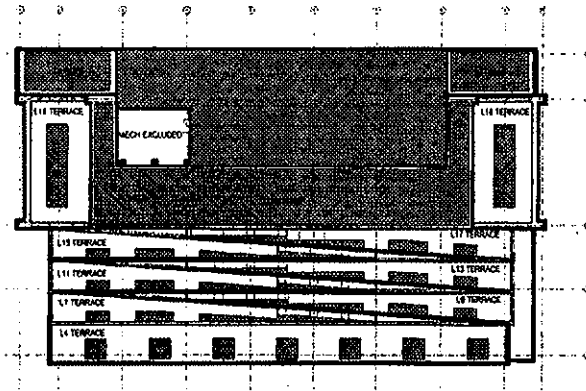
EXHIBIT 3  
PD Property line and Boundary Map

SOM

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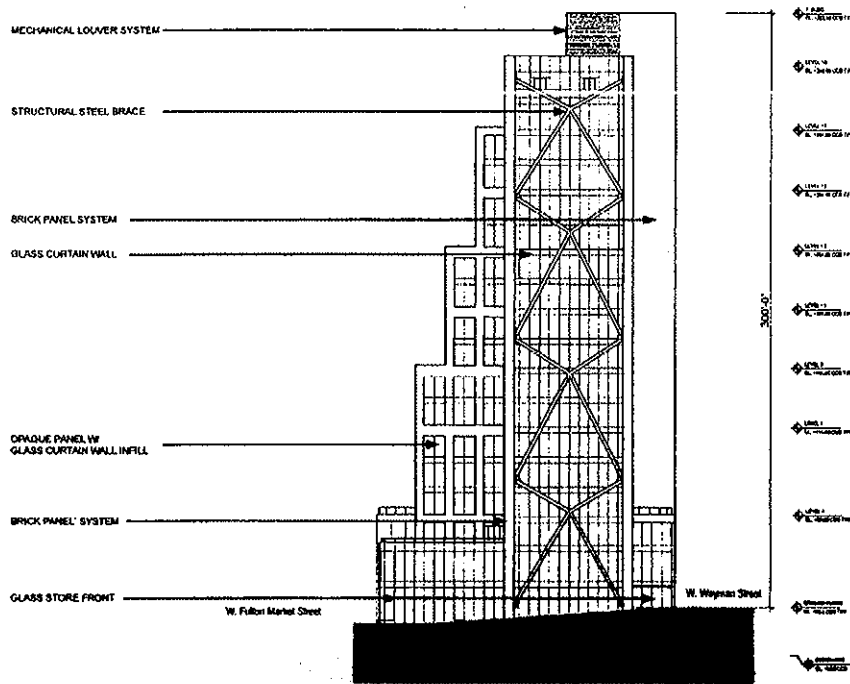
# Final for Publication



TOTAL NON MECHANICAL ROOF AREA: 34,693 SF  
TOTAL GREEN ROOF AREA: 17,320 SF  
GREEN AREA > 50% OF NON-MECHANICAL ROOF AREA



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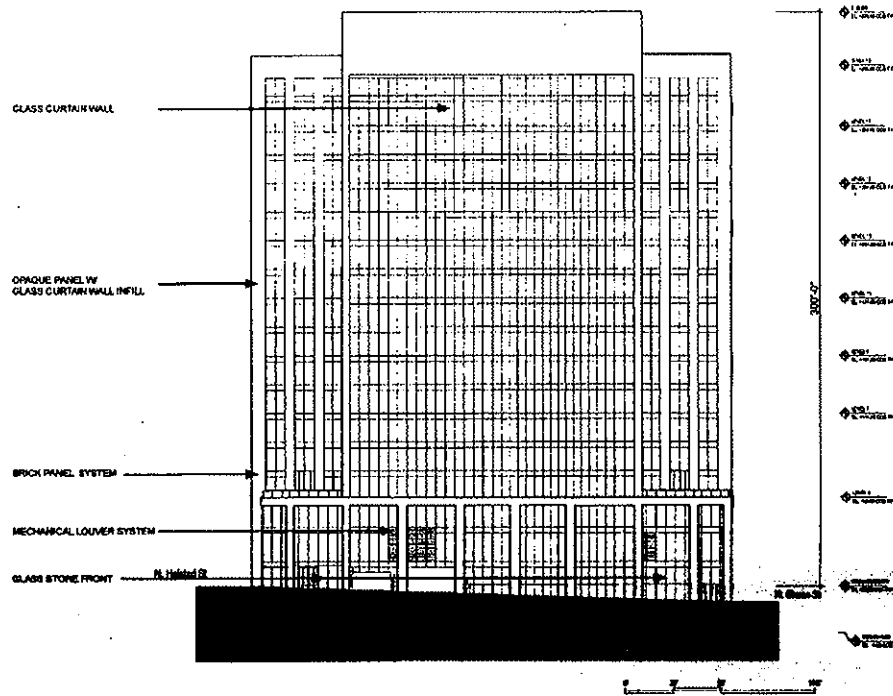


Applicant: Thor 816-820 West Fulton LLC  
Address: 800 West Fulton, Chicago, Illinois  
Introduction Date: October 31, 2018  
Plan Commission April 18, 2018

## EXHIBIT 6 East Elevation

SOM

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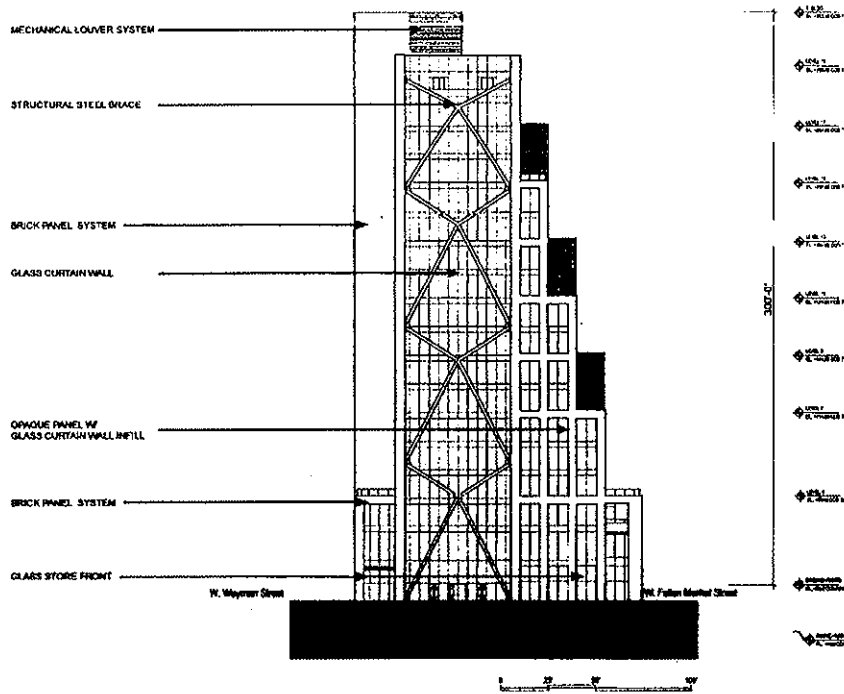


Applicant: Thor 816-820 West Fulton LLC  
Address: 600 West Fulton, Chicago, Illinois  
Introduction Date: October 31, 2018  
Plan Commission April 18, 2018

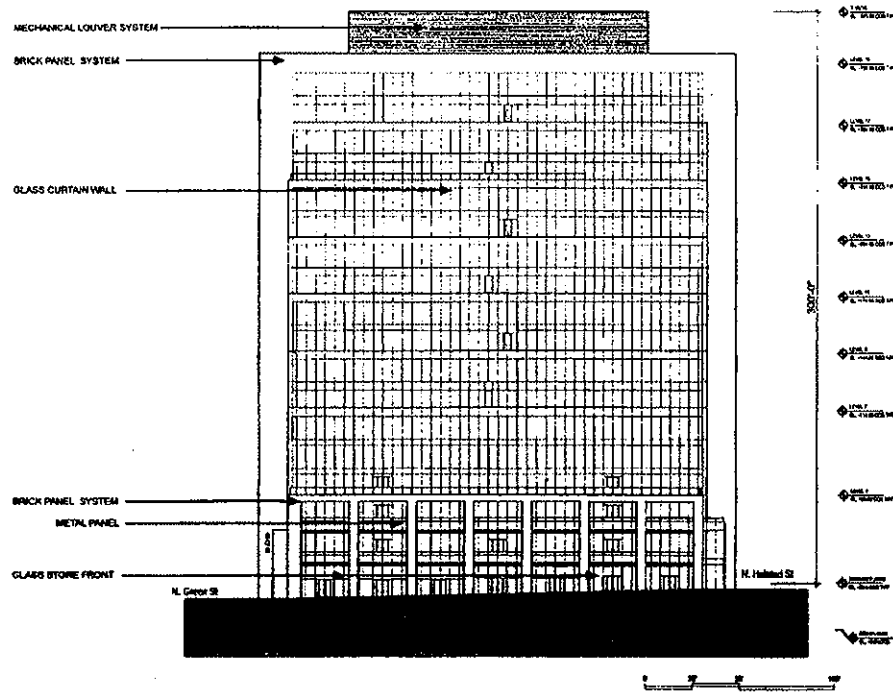
EXHIBIT 7  
North Elevation

SOM

Final for Publication



# Final for Publication

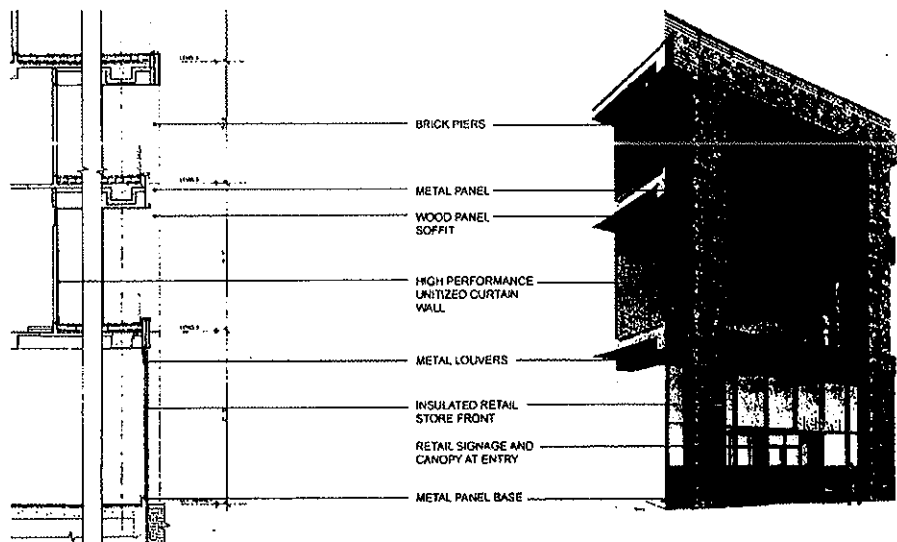


Applicant: Thor 616-820 West Fulton LLC  
Address: 800 West Fulton, Chicago, Illinois  
Introduction Date: October 31, 2018  
Plan Commission: April 18, 2019

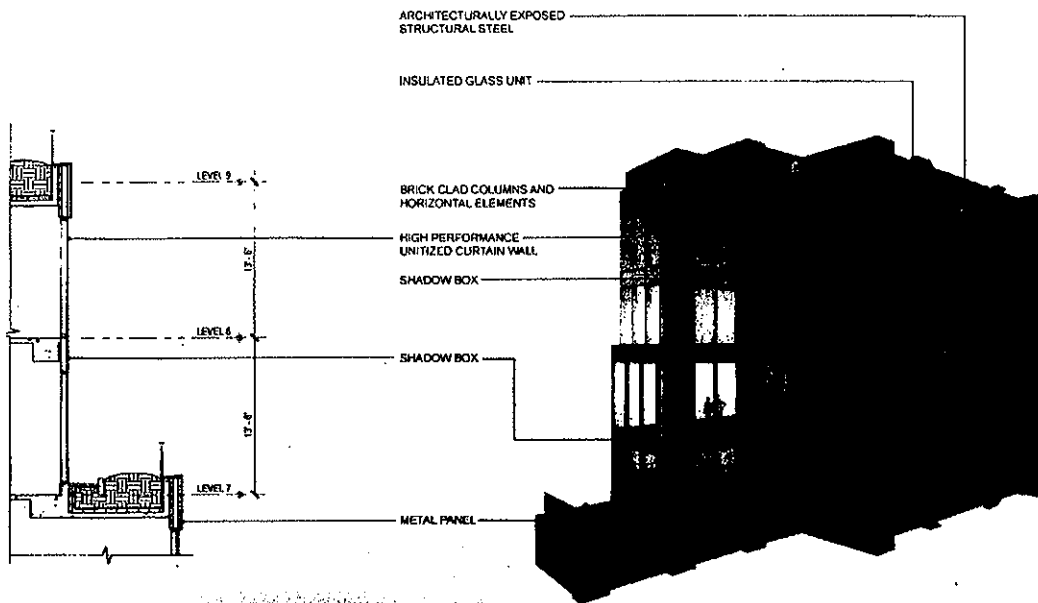
**EXHIBIT 9**  
**South Elevation**

SOM

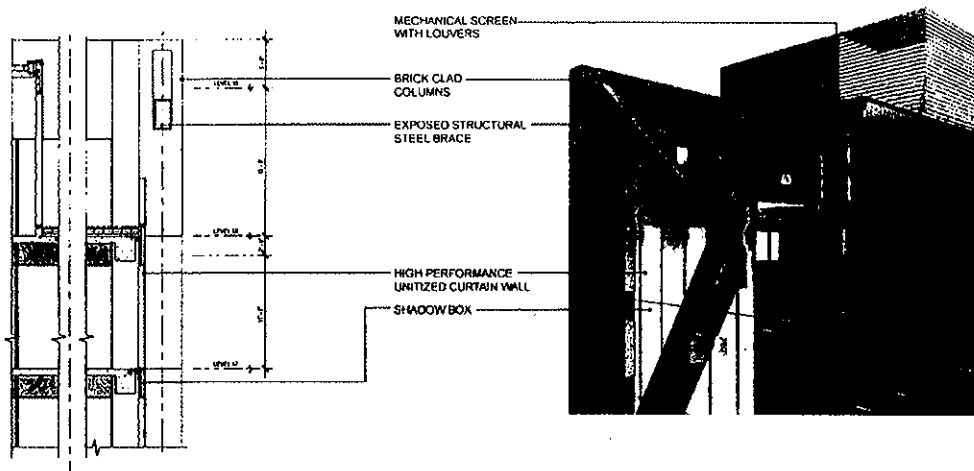
# Final for Publication



# Final for Publication



# Final for Publication



Final for Publication

