

*Reclassification Of Area Shown On Map No. 2-H.*

(Application No. 22072)

(Common Address: 2101 -- 2159 W. Monroe St., 100 -- 118 S. Hoyne Ave. And  
101 -- 117 S. Leavitt St.)

[O2023-54]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RM5 Residential Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District symbols and indications as shown on Map Number 2-H in the area bounded by:

West Monroe Street; South Hoyne Avenue; a line 200.5 feet next south of and parallel to West Monroe Street; the alley next east of and parallel to South Leavitt Street; the alley next south of and parallel to West Monroe Street; and South Leavitt Street,

to those of an RM5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No.3-F.*

(As Amended)

(Application No. 22062)

(Common Address: 1200 -- 1212 N. State St.)

RBPS 1465,99

[SO2023-43]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development Number 1465 District symbols and indications as shown on Map Number 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; and the alley next west of and parallel to North State Parkway,

to those of Residential-Business Planned Development Number 1465 District, as amended, which is hereby established in the area above described, subject to such use and bulk

regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

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

*Plan Of Development Statements.*

1. The area delineated herein as Planned Development Number 1465, as amended ("Planned Development"), consists of approximately 19,004 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property") and is owned or controlled by the "Applicant", Lookout LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 ("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 and 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 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 Number 1465: dwelling units located above the ground floor; animal services including sales and grooming and veterinary, but excluding shelter/boarder kennel; artist work or sales space; business support services; eating and drinking

establishments including restaurant limited, restaurant general, tavern, and outdoor patio (if located at grade level); financial services; food and beverage retail sales; vacation rental; office; personal service; medical services; general retail sales; indoor participant sports and recreation; co-located wireless communication facilities and related, incidental and accessory uses and accessory parking.

6. On-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 DPD. 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 19,004 square feet and a 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 plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Public Health, under Section 11-4-765, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; North, South, East and West Elevations; and Top, Middle, Base and Shadow Box Details referred to in these Plan of Development Statements printed on pages 61413 through 61426 of this *Journal*.]

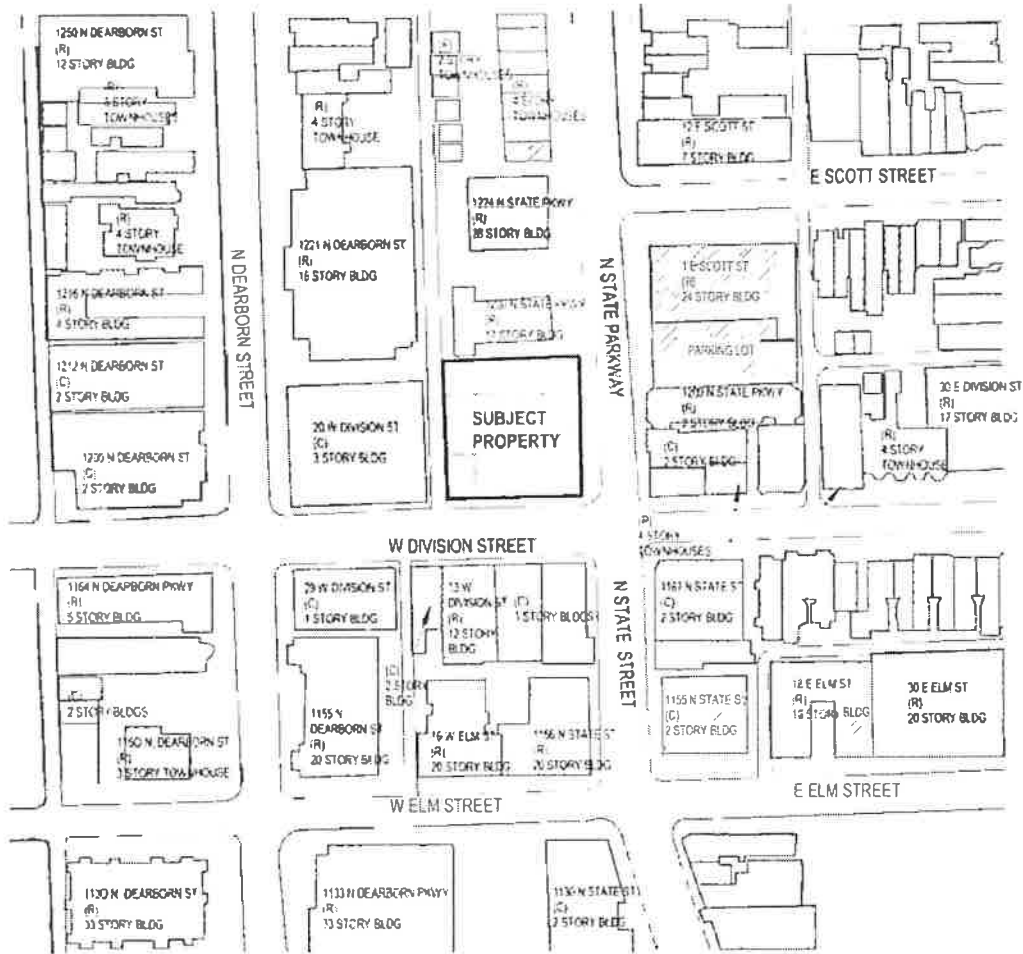
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

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

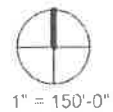
*Bulk Regulations And Data Table.*

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

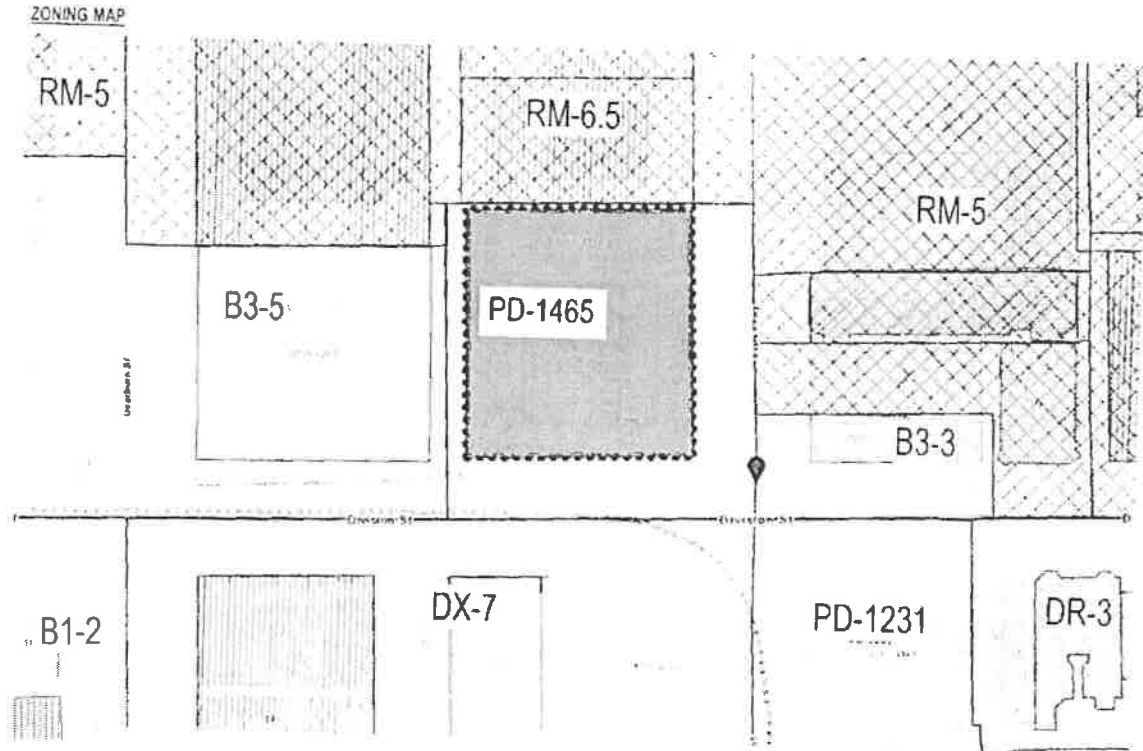
FINAL FOR PUBLICATION



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



FINAL FOR PUBLICATION

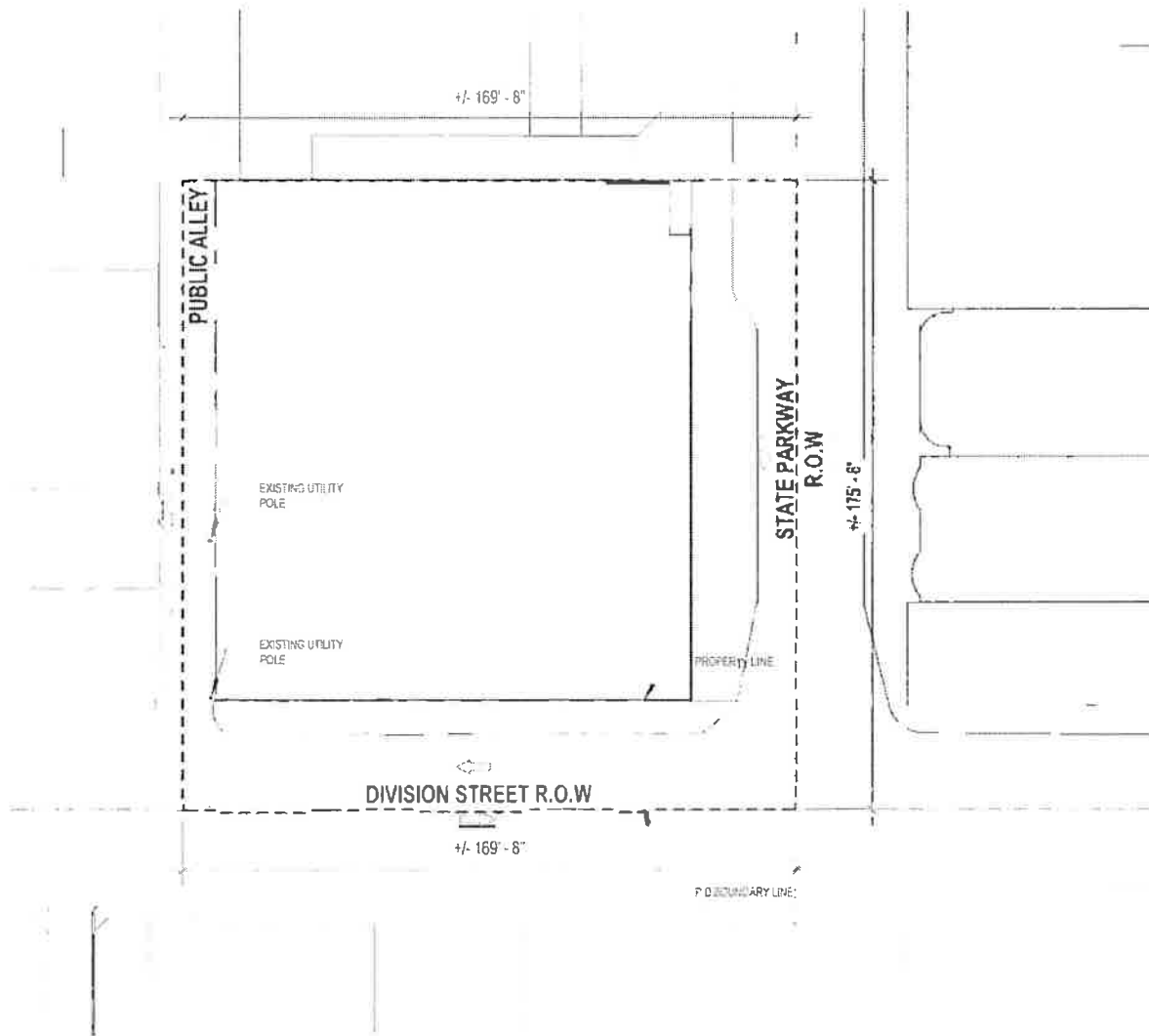


APPLICANT: LOOKOUT LLC  
 ADDRESS: 1200 NORTH STATE STREET  
 INTRO DATE: JAN 18, 2023  
 PLAN COMMISSION DATE: FEB 16, 2023





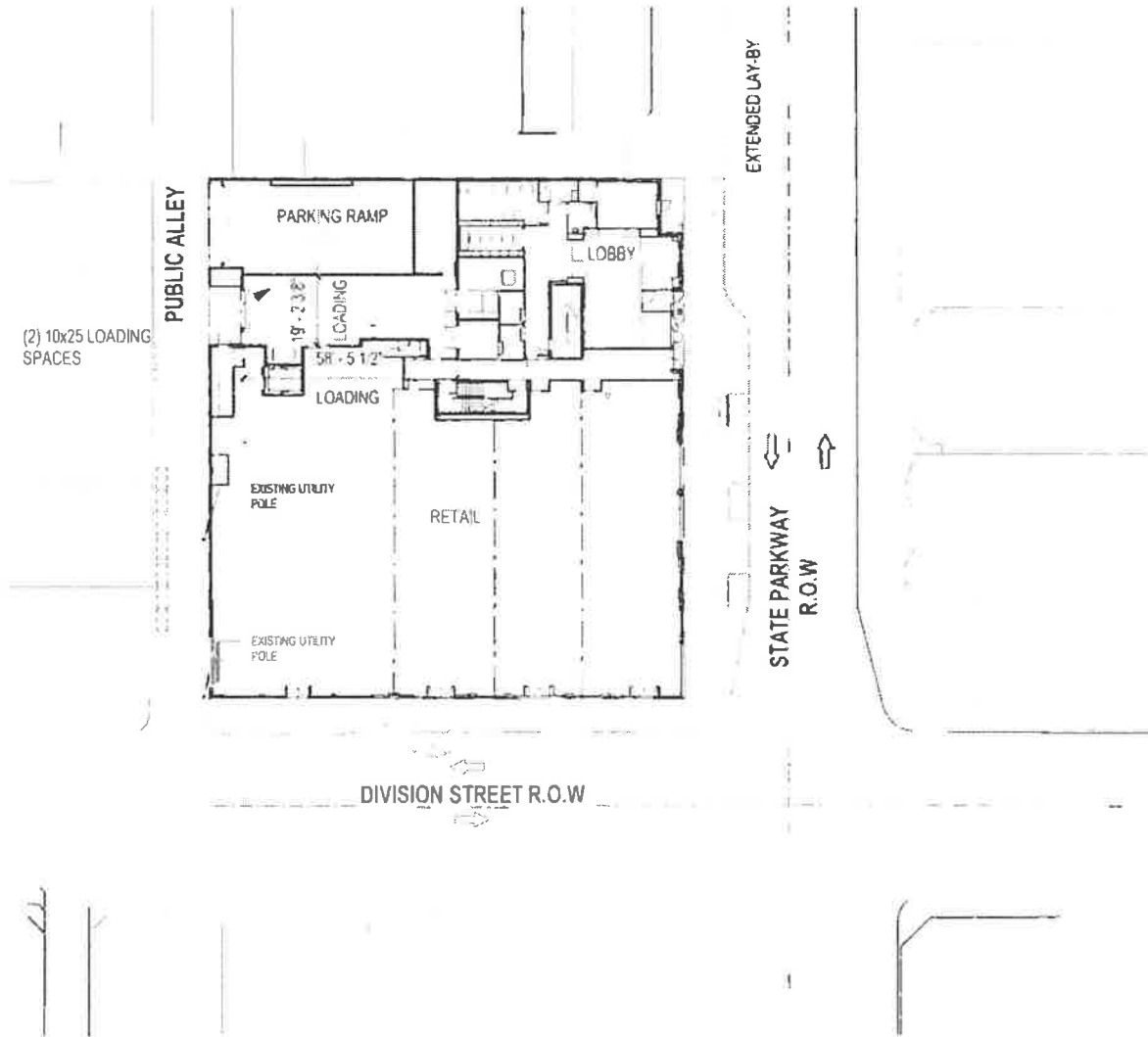
FINAL FOR  
PUBLICATION



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



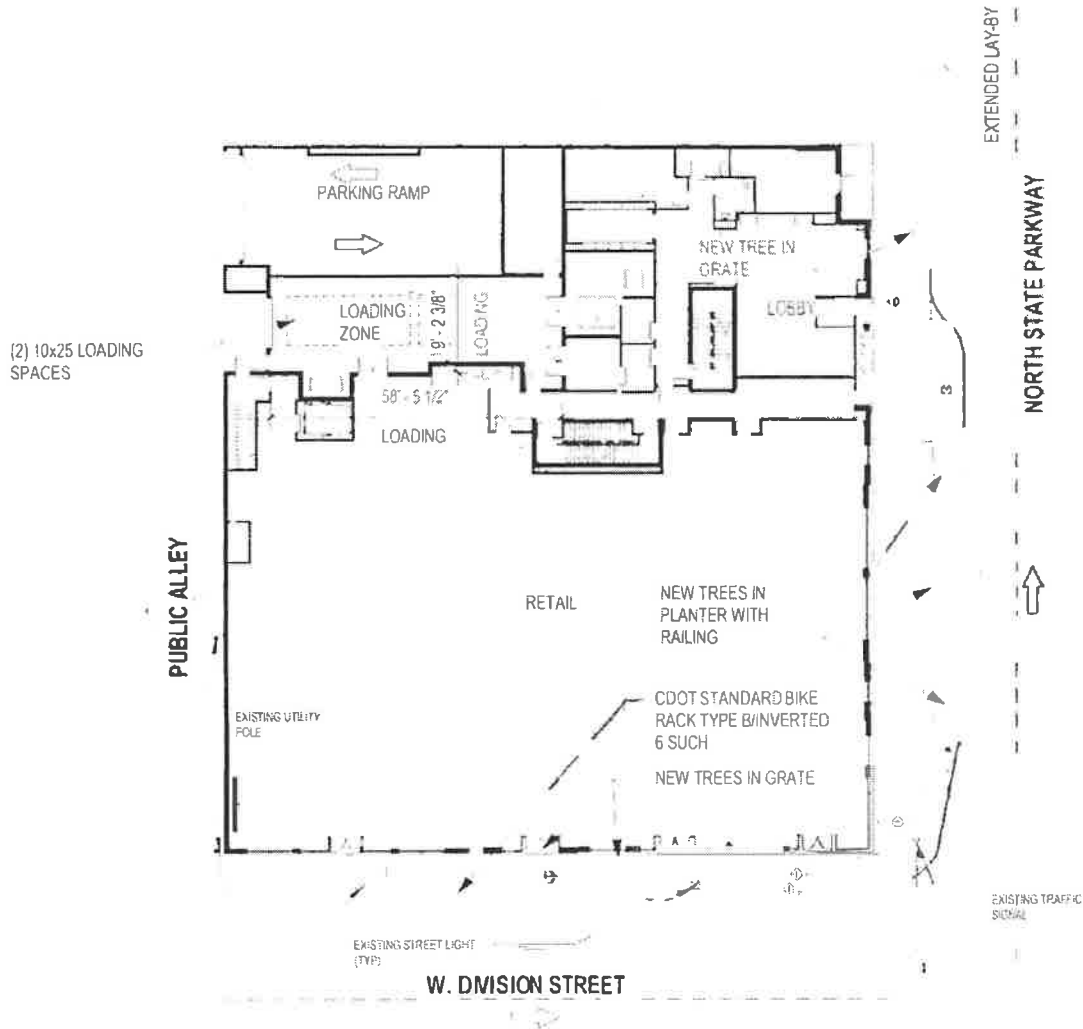
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PUBLICATION**



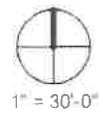
APPLICANT: LOOKOUT LLC  
 ADDRESS: 1200 NORTH STATE STREET  
 INTRO DATE: JAN 18, 2023  
 PLAN COMMISSION DATE, FEB 16, 2023



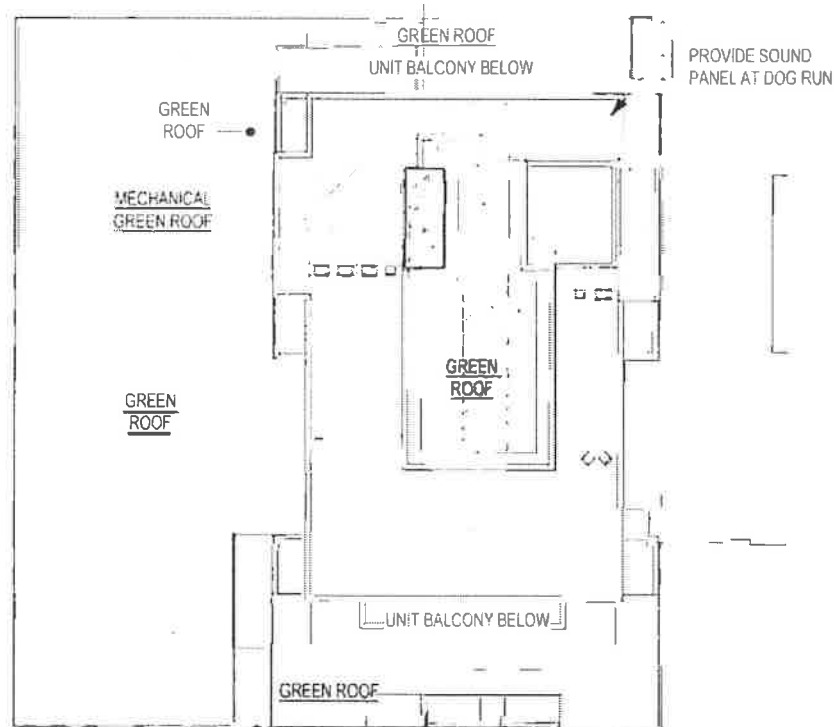
FINAL FOR PUBLICATION



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



**FINAL FOR PUBLICATION**



MECHANICAL EQUIPMENT

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

**GREEN ROOF AREA CALCULATIONS:**

LEVEL	GROSS ROOF AREA (SF)	NET ROOF AREA (SF)	GREEN ROOF AREA (SF)
LEVEL -03	8,601	8,133	4,670
LEVEL -10	1,349	1,349	658
LEVEL -11	200	200	20
LEVEL 12	1,441	4,037	977
UPPER PAVEN	2,273	1,959	1,350
TOTAL	17,064	15,728	7,675

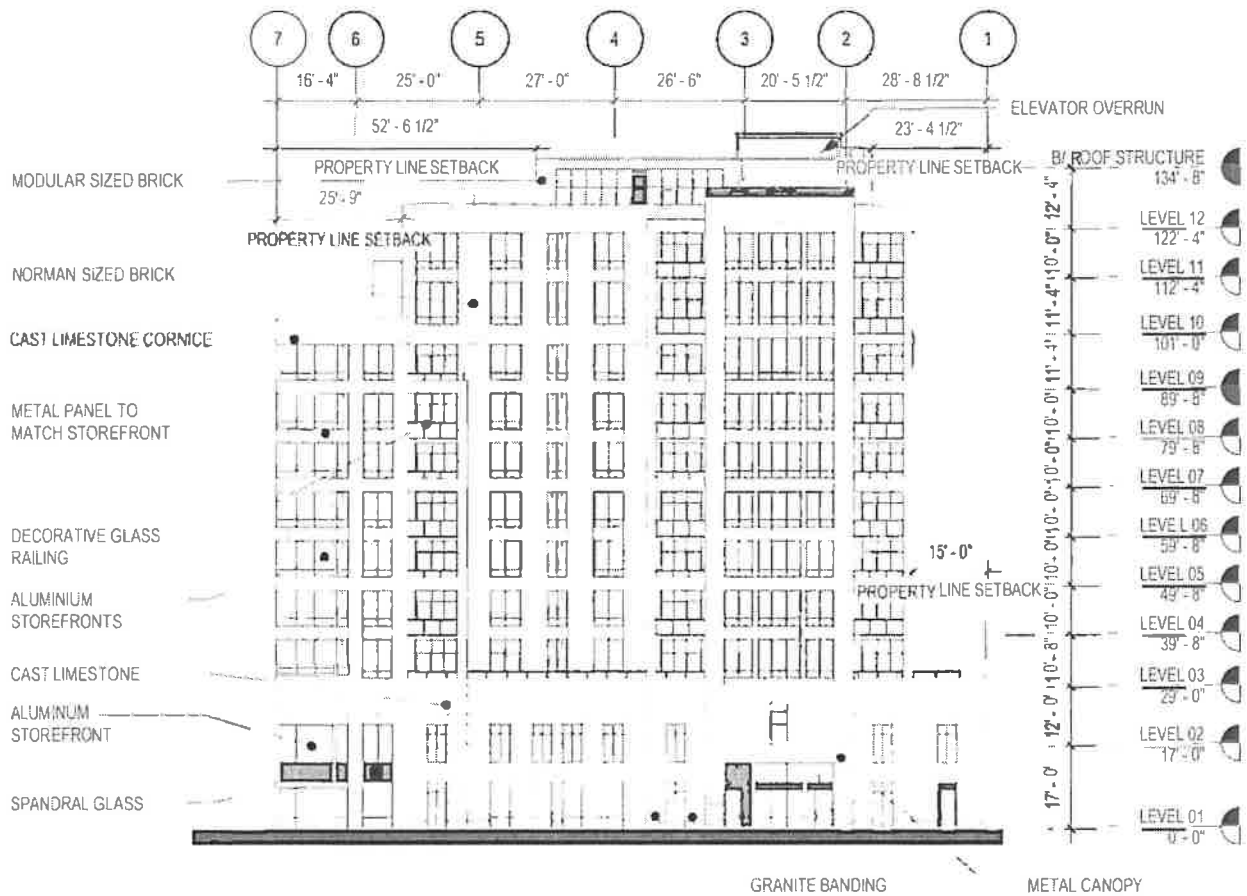
Total Green Roof Area 7,675 SF  
Total Net Roof Area 15,728 SF  
Green Roof Area Percentage 55%



1" = 30'-0"

APPLICANT: LOOKOUT LLC  
ADDRESS: 1206 NORTH STATE STREET  
INTRO DATE: JAN 18, 2023  
PLAN COMMISSION DATE: FEB 16, 2023

# FINAL FOR PUBLICATION



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

1" = 30'-0"

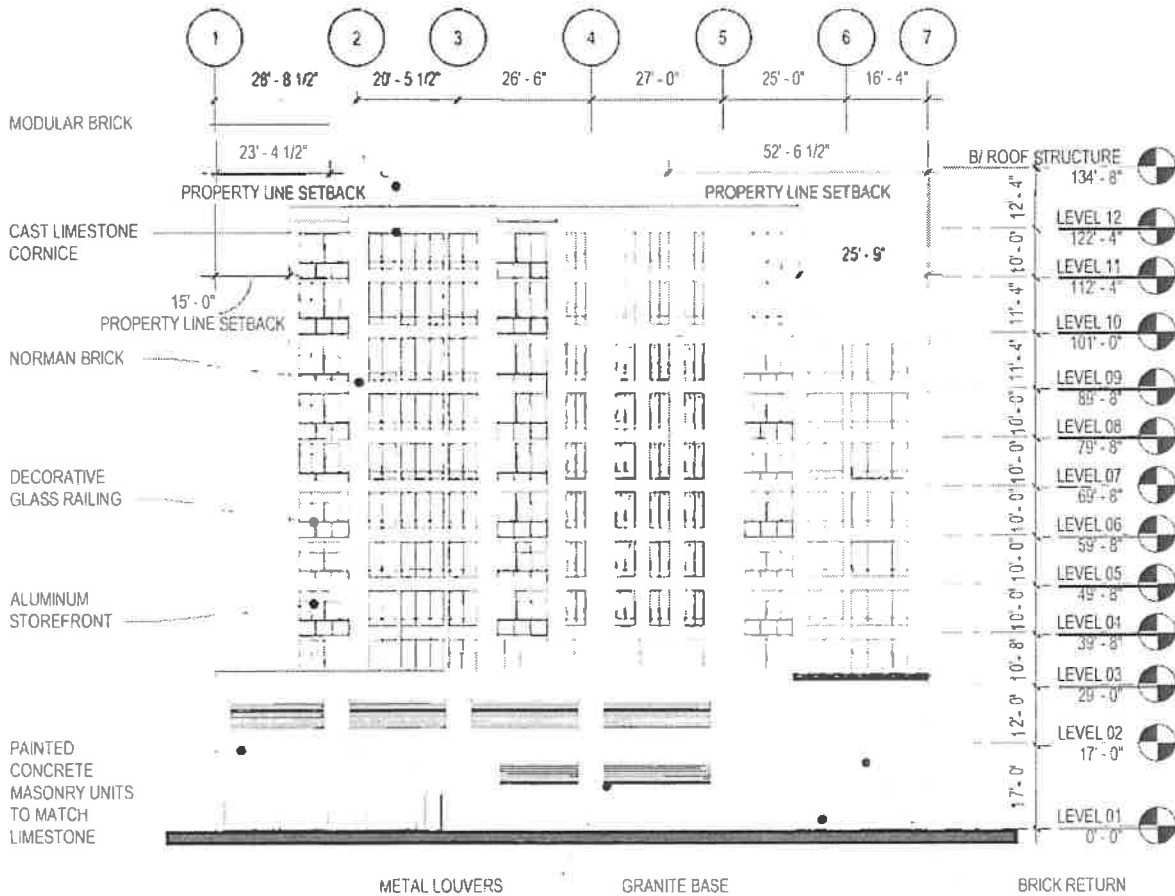
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APPLICANT: LOOKOUT LLC  
 ADDRESS: 1200 NORTH STATE STREET  
 INTRO DATE: JAN 18, 2023  
 PLAN COMMISSION DATE: FEB 16, 2023



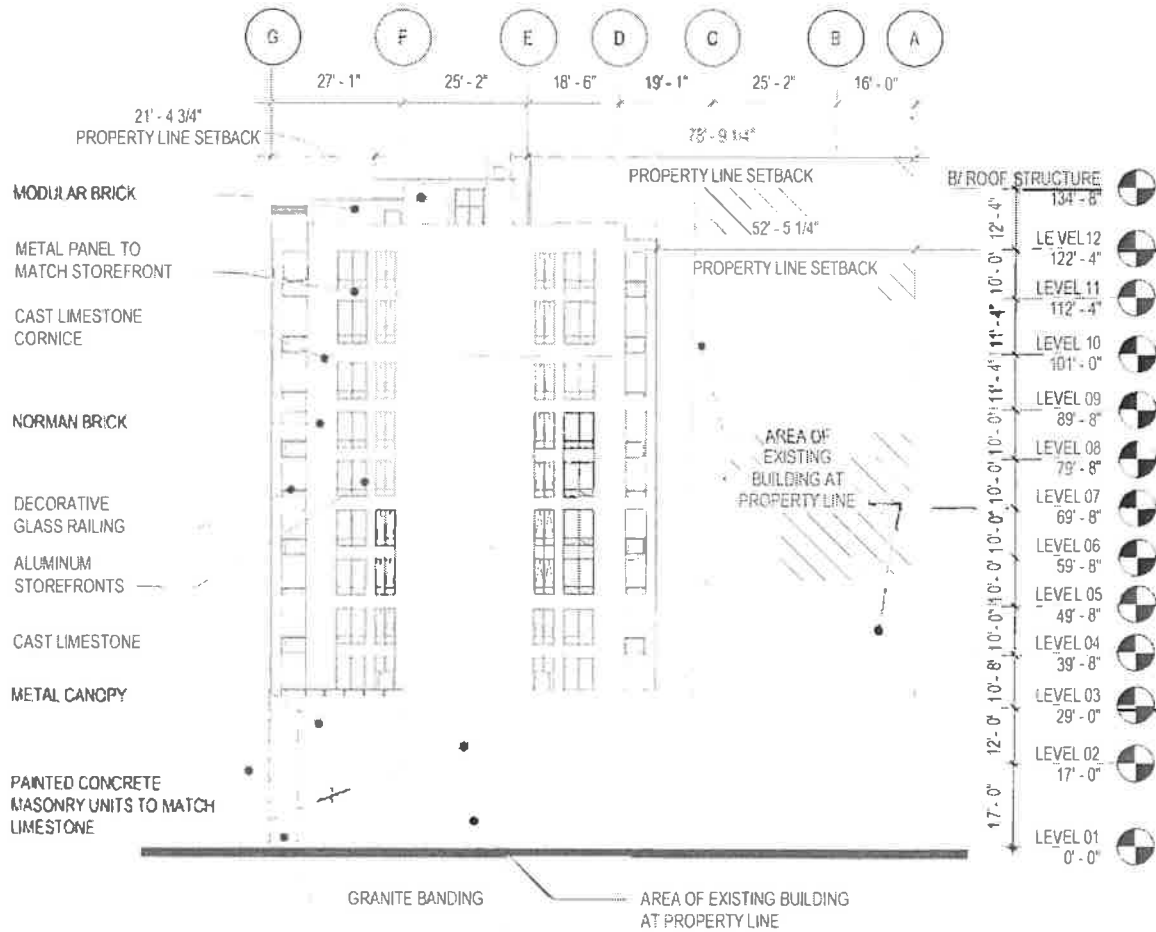
# FINAL FOR PUBLICATION



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

1" = 30'-0"

# FINAL FOR PUBLICATION

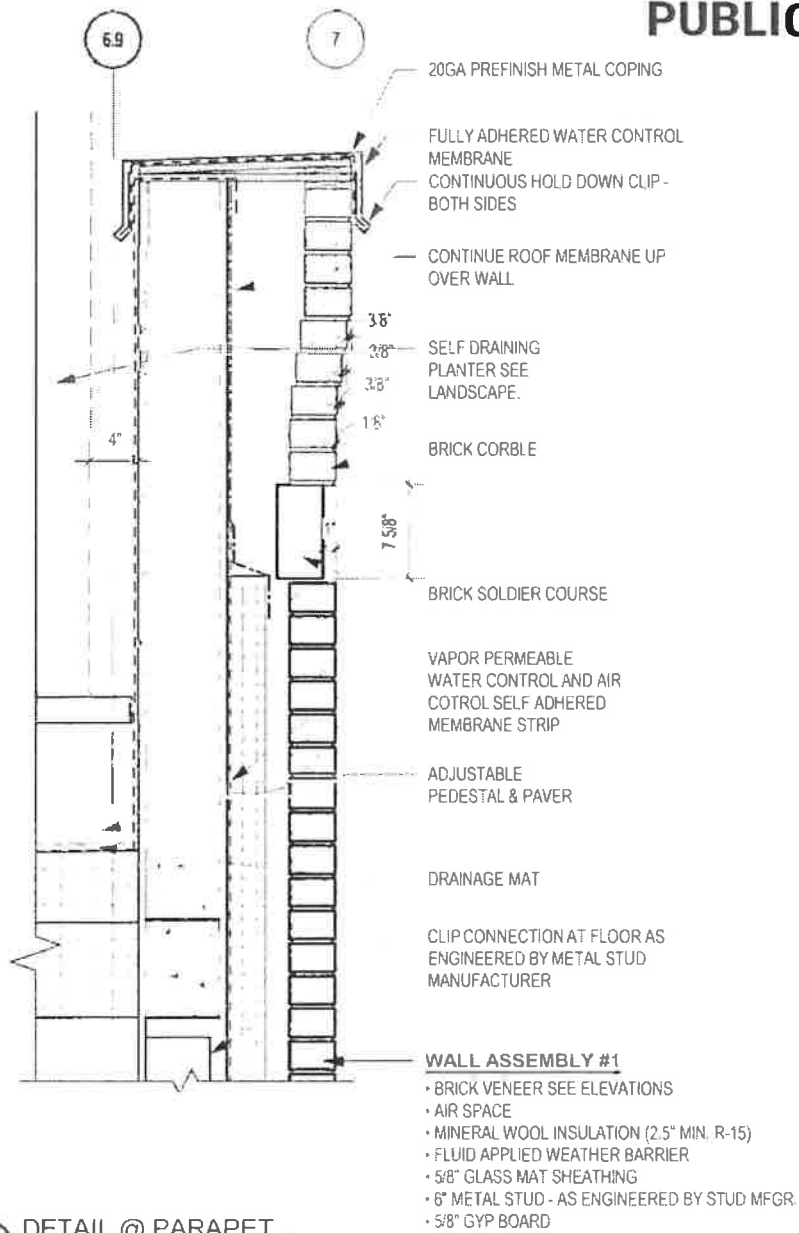


APPLICANT: LOOKOUT LLC  
 ADDRESS: 1200 NORTH STATE STREET  
 INTRO DATE: JAN 18, 2023  
 PLAN COMMISSION DATE FEB 16, 2023

1" = 30'-0"



# FINAL FOR PUBLICATION

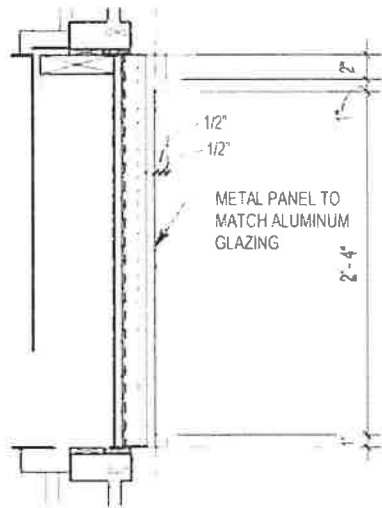


1 DETAIL @ PARAPET  
1" = 1'-0"

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

1" = 1'-0"

# FINAL FOR PUBLICATION

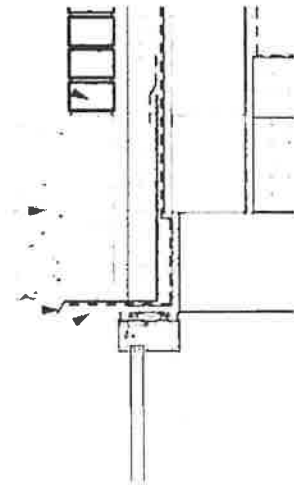


① DETAIL @ TYPICAL SPANDRAL  
1" = 1'-0"

CELL VENT WITH  
WEEPS

CAST LIMESTONE  
LINTEL

THROUGH WALL BASE  
FLASHING WITH SS DRIP AND  
END DAMS  
PAINTED STEEL LINTEL SEE  
STRUCTURAL

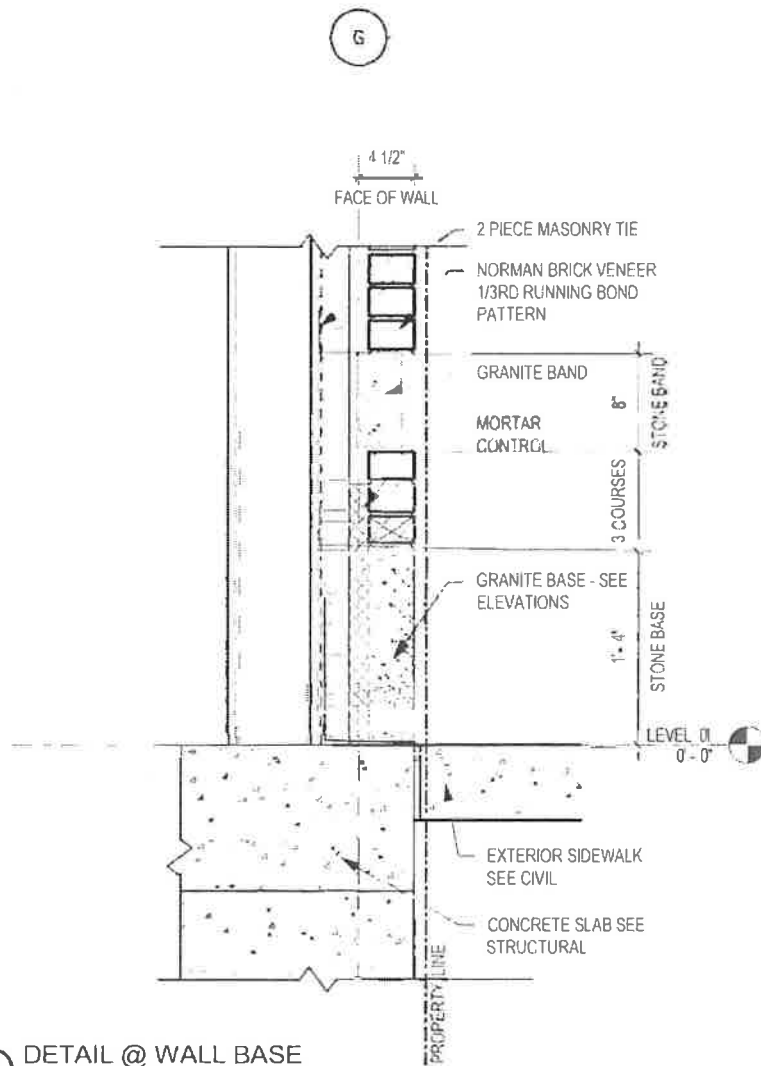


② DETAIL AT STONE BAND  
1" = 1'-0"

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

1" = 1'-0"

# FINAL FOR PUBLICATION

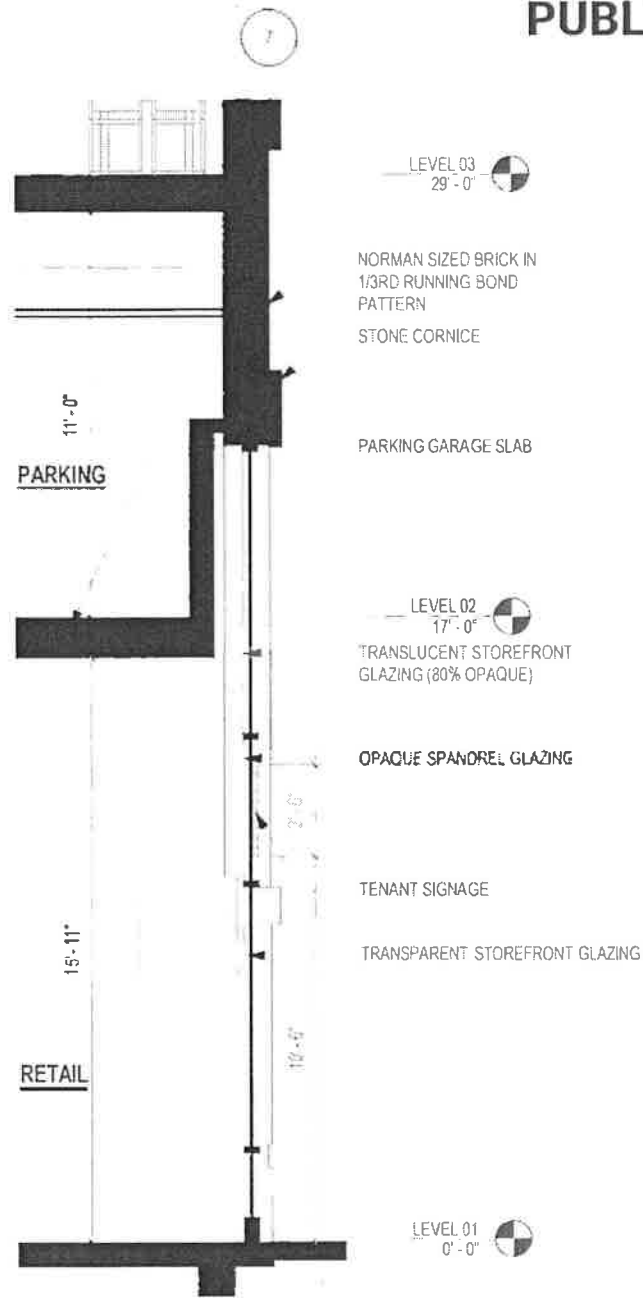


① **DETAIL @ WALL BASE**  
 1" = 1'-0"

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

1" = 1'-0"

# FINAL FOR PUBLICATION



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

① SECTION @ SHADOW BOX  
 1/4" = 1'-0"

1/4" = 1'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 17, 2022

Meg George  
Akerman LLP  
71 S. Wacker Dr., 47<sup>th</sup> Floor  
Chicago, IL 60606

**Re: PD 1465, 1200 N. State St.**

Dear Ms. George:

In response to your recent request, please be advised that the subject site is zoned Planned Development No. 1465 ("PD 1465"). Your client, Ever/Body, is requesting confirmation that its proposed use is a permitted retail use.

According to your request, Ever/Body is proposing to build out the first floor of the existing 9-story, mixed use building. Ever/Body offers non-invasive cosmetic dermatology/medical aesthetics services, including, but not limited to: injectable treatments; chemical peels; facials administered with laser-based devices, light based devices, energy-based devices, oxygenation devices, hydradermabrasion (including HydraFacial), ultrasound, microdermabrasion or microcurrent; body contouring and non-surgical fat reduction; laser hair removal; micro-needling and platelet-rich plasma treatments and, incidental thereto, the sale of cosmetics, skincare, beauty products and related merchandise. Ever/Body's daily staffing includes registered nurse practitioners and licensed aestheticians. Some days a physician will be present.

Pursuant to Statement No. 5 of PD 1465, the following uses are permitted in the PD: 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.

Pursuant to Section 17-17-0104-T of the Zoning Ordinance ("Ordinance"), medical service is defined as personal health services including prevention, diagnosis and treatment, rehabilitation services provided by physicians, dentists, nurses, and other health personnel and medical testing and analysis services. Typical uses include medical and dental offices, medical/dental laboratories, health maintenance organizations and government-operated health centers. Your request letter states that Ever/Body's services do not involve the therapy, prevention, diagnosis, or correctional personal treatment of pathological conditions. However, the medical service use definition is not limited to pathological conditions.

Based on the information submitted, it is our opinion that Ever/Body's services are not limited to personal care treatments typically found in day spas and personal service uses. Their services include personal health services, including diagnosis and treatment, performed by medical professionals, including physicians and nurses. Therefore, it is our opinion that the proposed use is a medical service use and pursuant to Statement No. 5 of PD 1465, it is not a permitted use at the subject site.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

C: PD main file



July 15, 2021

Richard F. Klawiter  
DLA Piper LLP  
203 N. LaSalle Street  
Suite 1900  
Chicago, IL 60601-1293

**Re: Minor Change to PD No. 1465  
1200-1204 N. State Street**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Planned Development No. 1465 ("PD 1465") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the PD.

Lookout LLC is the sole property owner of 1200-1204 N. State Street and is seeking a minor change for modifications to the bike racks, benches, and planters to accommodate an outdoor patio on State Street. As shown on the attached revised Landscape Plan and Plant List & Details, the bike racks and benches have been relocated and two larger planters have been replaced with three smaller planters. In addition, per the Chicago Department of Transportation's request, structural soil and tree grates have also been added on State Street and Division Street.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 1465, 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 "S. Valenziano", with a horizontal line extending to the right.

Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Ron Daye, Bill Higgins, Main file

**LANDSCAPE ORDINANCE ANALYSIS**

**PARKWAY PLANTING**

- NORTH STATE STREET**
- LENGTH (LINEAR FEET) 144'-5"
  - NUMBER OF TREES REQUIRED (1 PER 32 LF) 6
  - 0 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO OFFSETS, PROPOSED BUILDING ENTRANCE AND EXISTING LIGHT POLE.
- WEST DIVISION STREET**
- LENGTH (LINEAR FEET) 131'-7"
  - NUMBER OF TREES REQUIRED (1 PER 32 LF) 5
  - 3 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING LIGHT POLE AND OFFSETS.

**OWNER'S SWORN STATEMENT**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1210 NORTH STATE STREET, CHICAGO ILLINOIS 60610, HAS TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED AND REPLANTED AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY JUNE 15, 2020 OR DECEMBER 15, 2020.

BY (OWNER)

DATE

**LANDSCAPE ARCHITECT'S SWORN STATEMENT**

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1210 NORTH STATE STREET, CHICAGO ILLINOIS 60610, HAS TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, CRAIG A. SONCRANT, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2021.

CRAIG A. SONCRANT, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

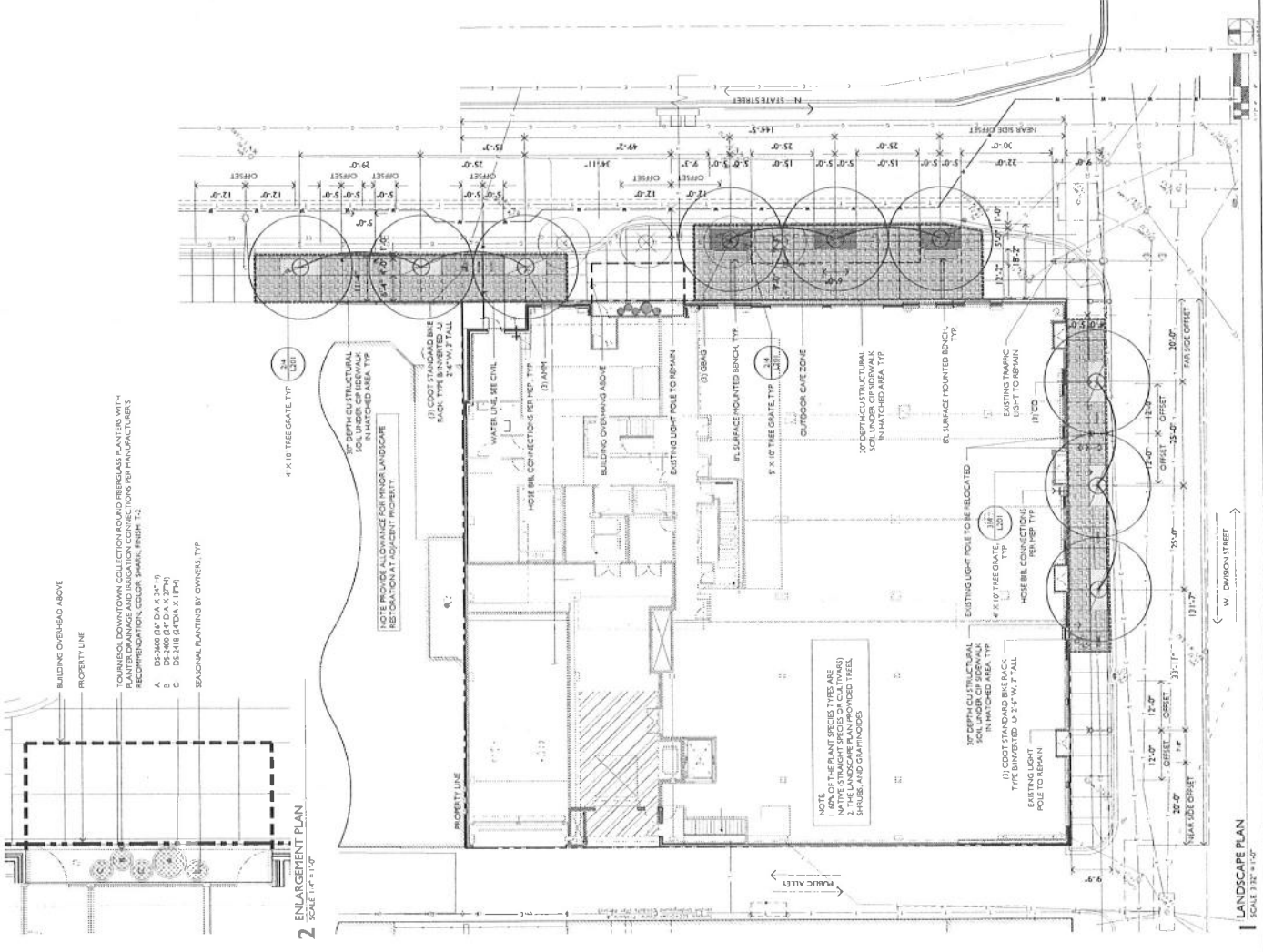
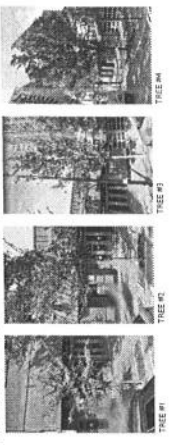
MAY 4, 2020

DATE

**EXISTING TREE KEY**

NO.	SIZE	SPECIES	CONDITION	REMARKS
1	3" CAL.	ELM	GOOD	TO BE RE-LOCATED
2	4" CAL.	ELM	GOOD	TO BE RE-LOCATED
3	4" CAL.	ELM	GOOD	TO BE RE-LOCATED
4	4" CAL.	PEAR	GOOD	TO BE RE-LOCATED

**EXISTING TREE IMAGES**



**2 ENLARGEMENT PLAN**  
SCALE: 1/4" = 1'-0"

**LANDSCAPE PLAN**  
SCALE: 3/32" = 1'-0"



NO.	DATE	DESCRIPTION
1	07/03/2019	SCHEMATIC DESIGN





20062

1/15/2020

REPORTS OF COMMITTEES

13535

*Reclassification Of Area Shown On Map No. 1-I.*

(Application No. 20281)

(Common Address: 341 -- 347 N. Kedzie Ave./3148 -- 3158 W. Carroll Ave.)

[O2019-9332]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 1-I in the area bounded by:

a line 102.00 feet north of West Carroll Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Carroll Avenue; and North Kedzie Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 3-F.*

(As Amended)

(Application No. 20062)

(Common Address: 1200 -- 1212 N. State St.)

BBPD 1465

[SO2019-4107]

*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 B3-5 Community Shopping District symbols and indications as shown on Map Number 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; and the alley next west of and parallel to North 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.

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

*Residential-Business Planned Development No. 1465.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1465 (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 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 ("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 and 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 Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Land Use-Map; an Existing Zoning Map; a P.D. Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West); and Details (Top, Middle, Base and Shadow Box) prepared by CRTKL and dated December 19, 2019, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development 1465: dwelling units located above the ground floor; animal services including sales and grooming and veterinary, but excluding shelter/boarding kennel; artist work or sales space; business support services; eating and drinking establishments including restaurant limited, restaurant general, tavern, and outdoor patio (if located at grade level); financial services; food and beverage retail sales; vacation rental; office; personal service; general retail sales; indoor participant sports and recreation; co-located wireless communication facilities 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 the DPD. 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 19,004 square feet and a FAR of 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 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 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 (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. 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.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; North, South, East and West Building Elevations; and Top, Middle, Base and Shadow Box Details referred to in these Plan of Development Statements printed on pages 13541 through 13554 of this *Journal*.]

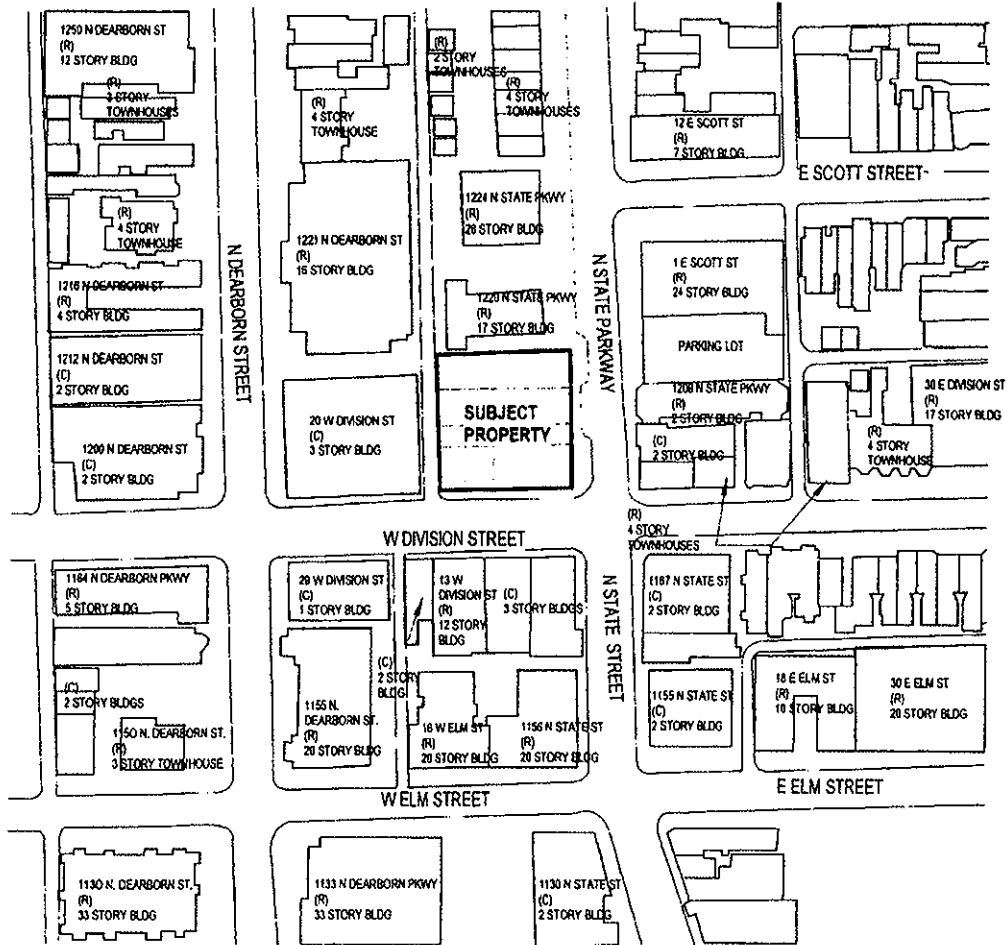
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1465.*

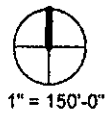
*Bulk Regulations And Data Table.*

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

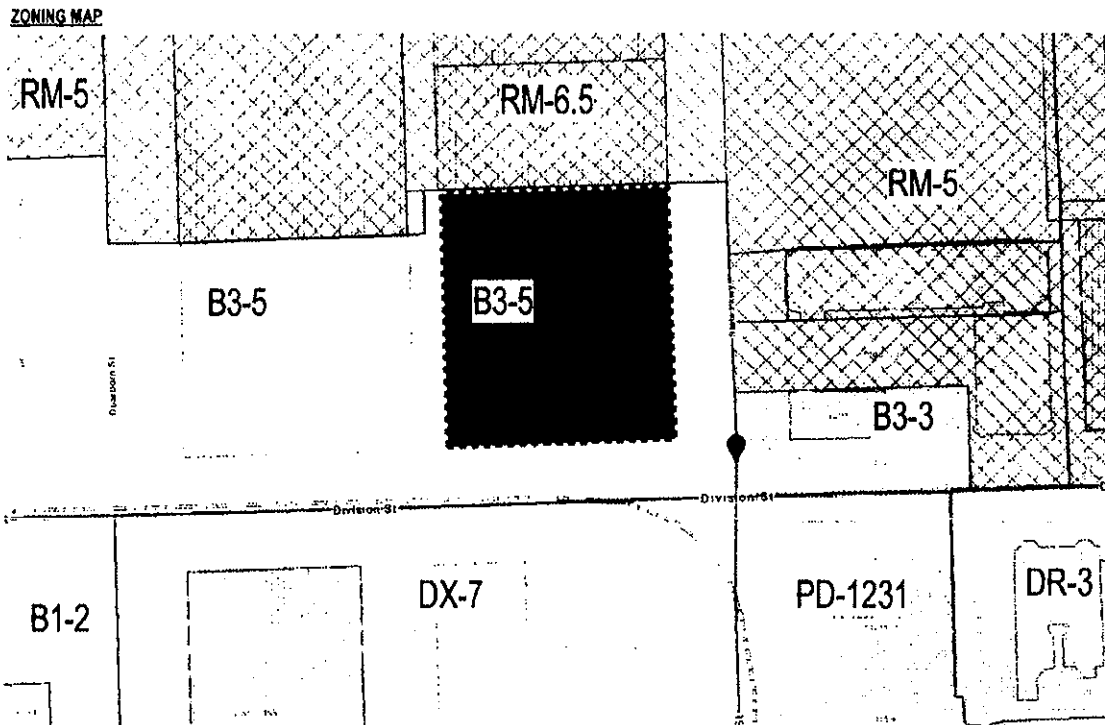
# Final for Publication



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



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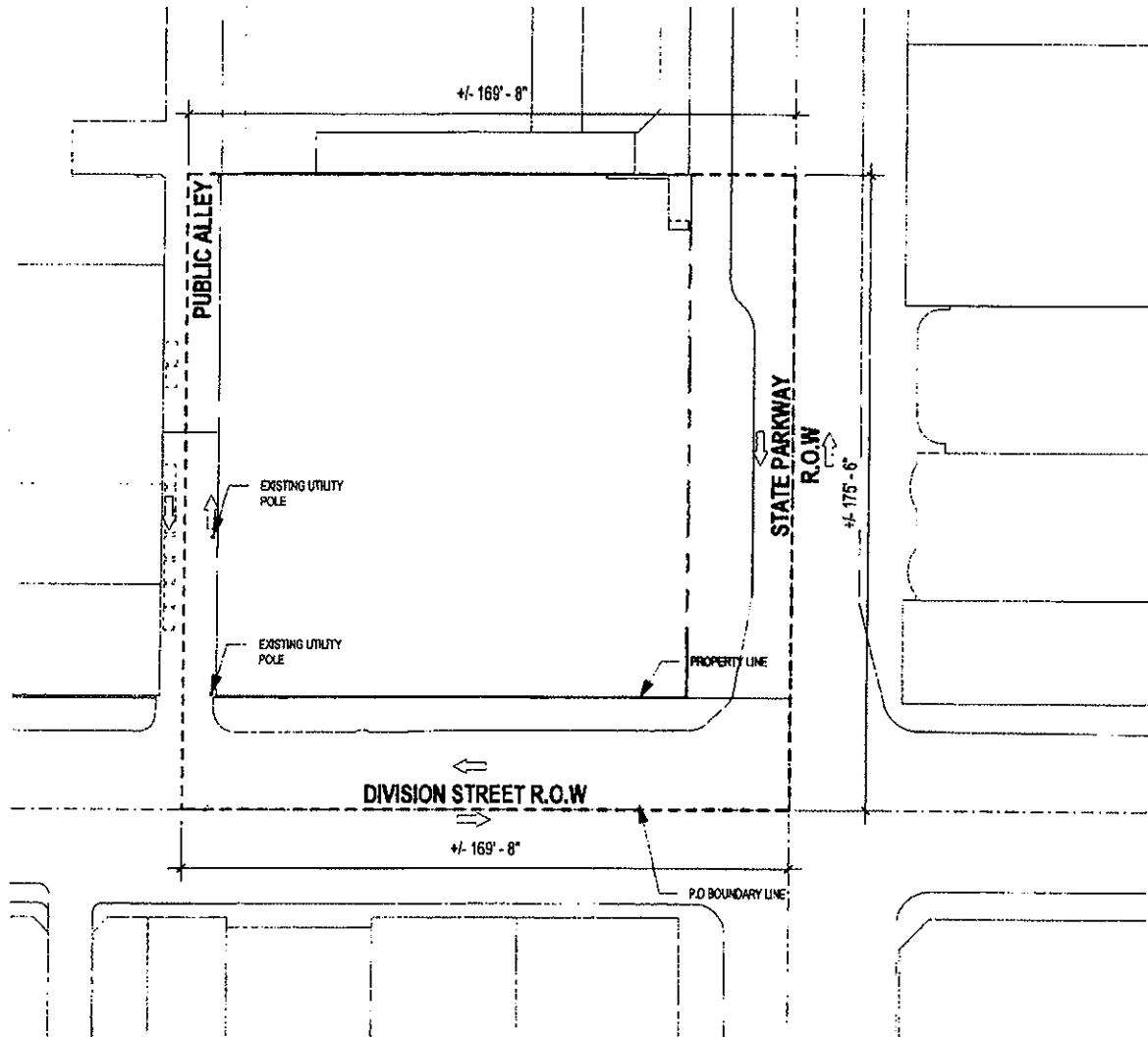


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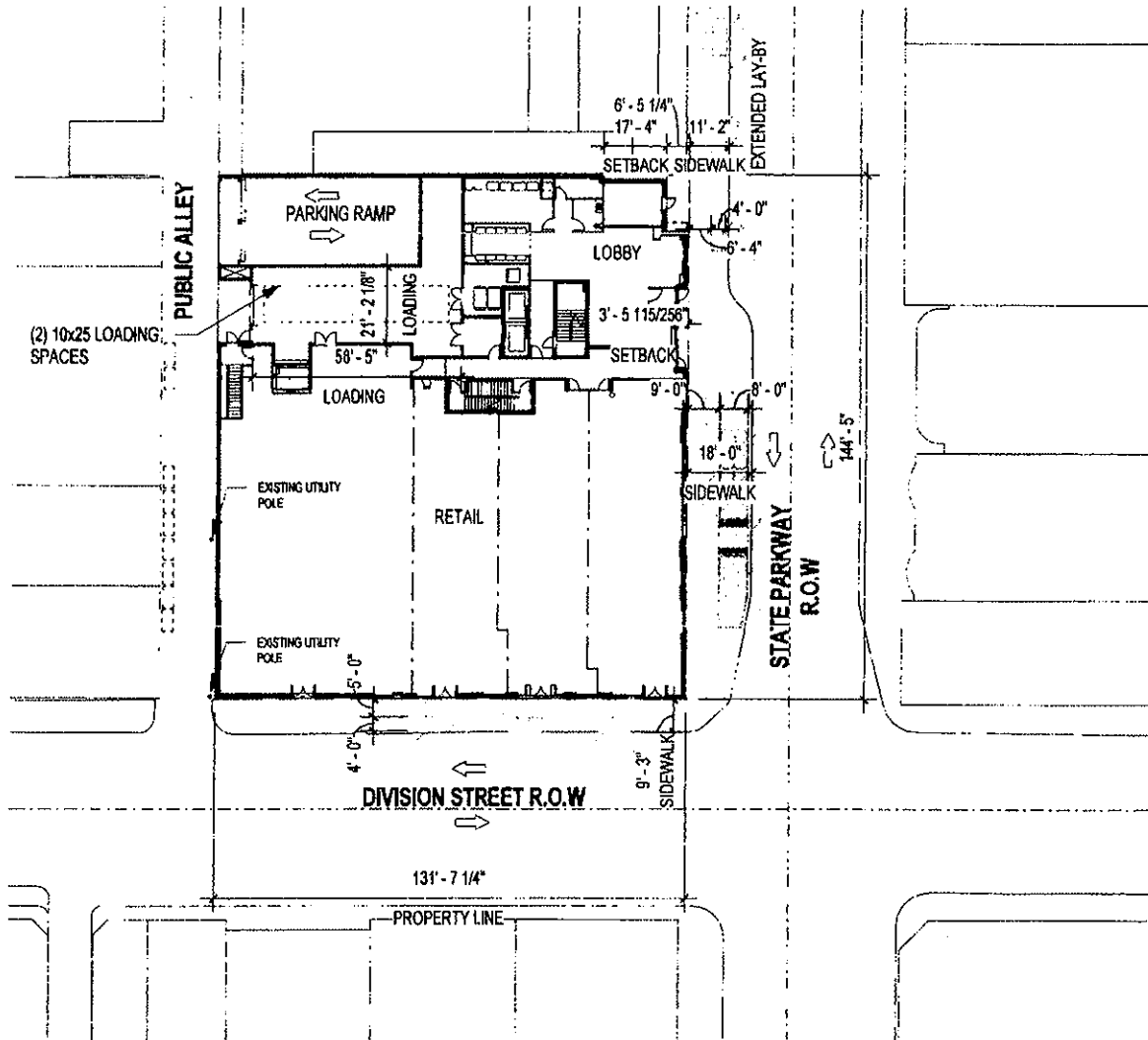
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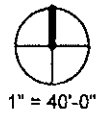
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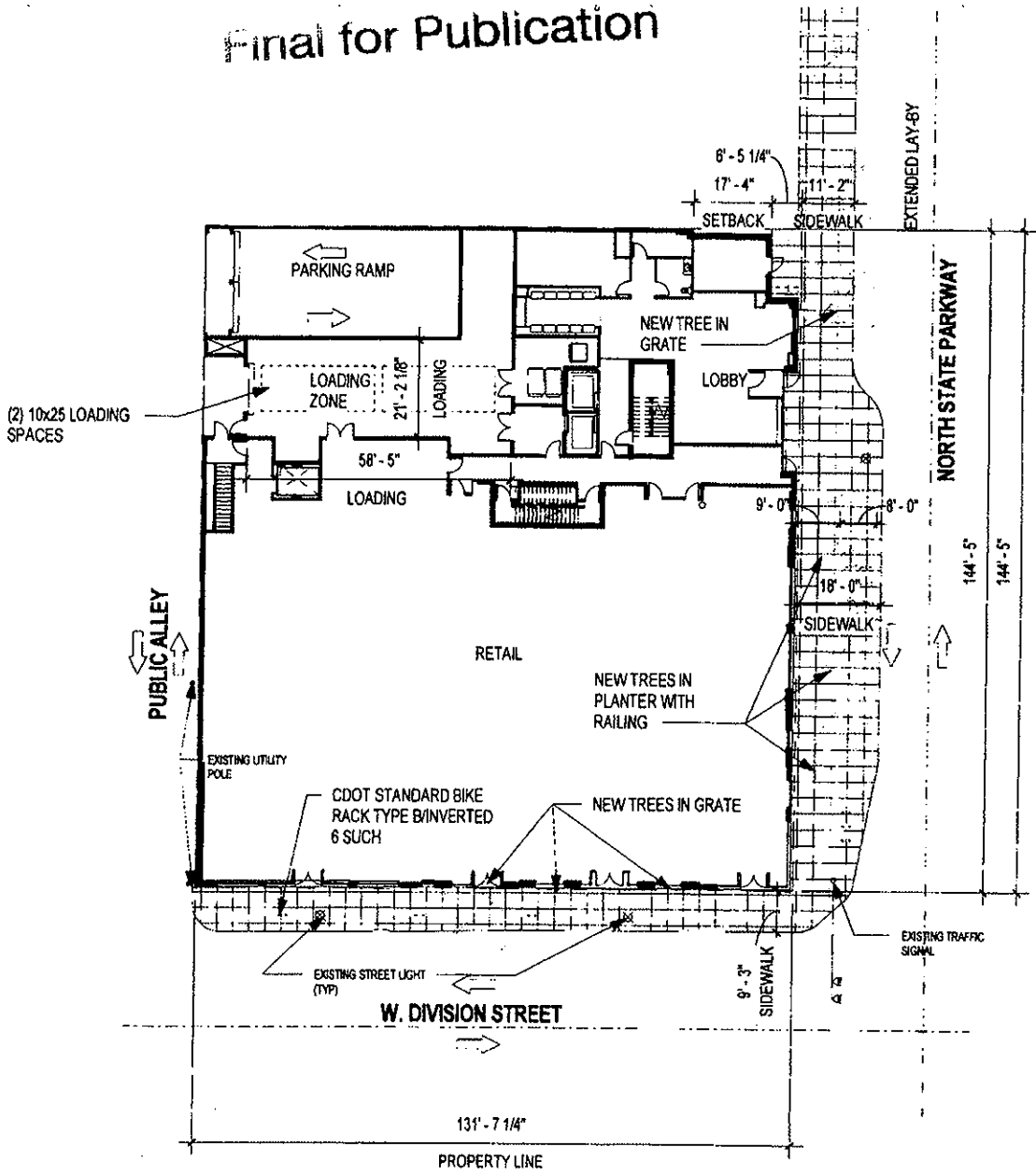
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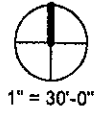
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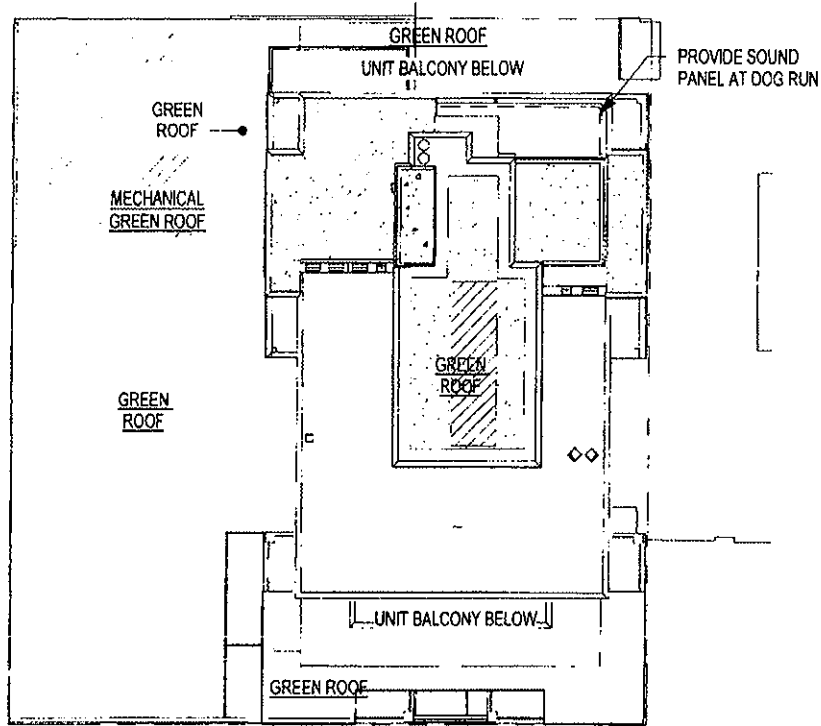
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/// - MECHANICAL EQUIPMENT

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

**GREEN ROOF AREA CALCULATIONS:**

LEVEL	OVERALL ROOF AREA (SF)	NET ROOF AREA (SF)	GREEN ROOF AREA (SF)
LEVEL-03	8,801	8,533	4,670
LEVEL-10	1,349	1,349	656
LEVEL-11	200	200	20
LEVEL-12	4,441	4,087	977
UPPER ROOF	2,273	1,969	1,350
<b>TOTAL:</b>	<b>17,064</b>	<b>15,728</b>	<b>7,875</b>

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

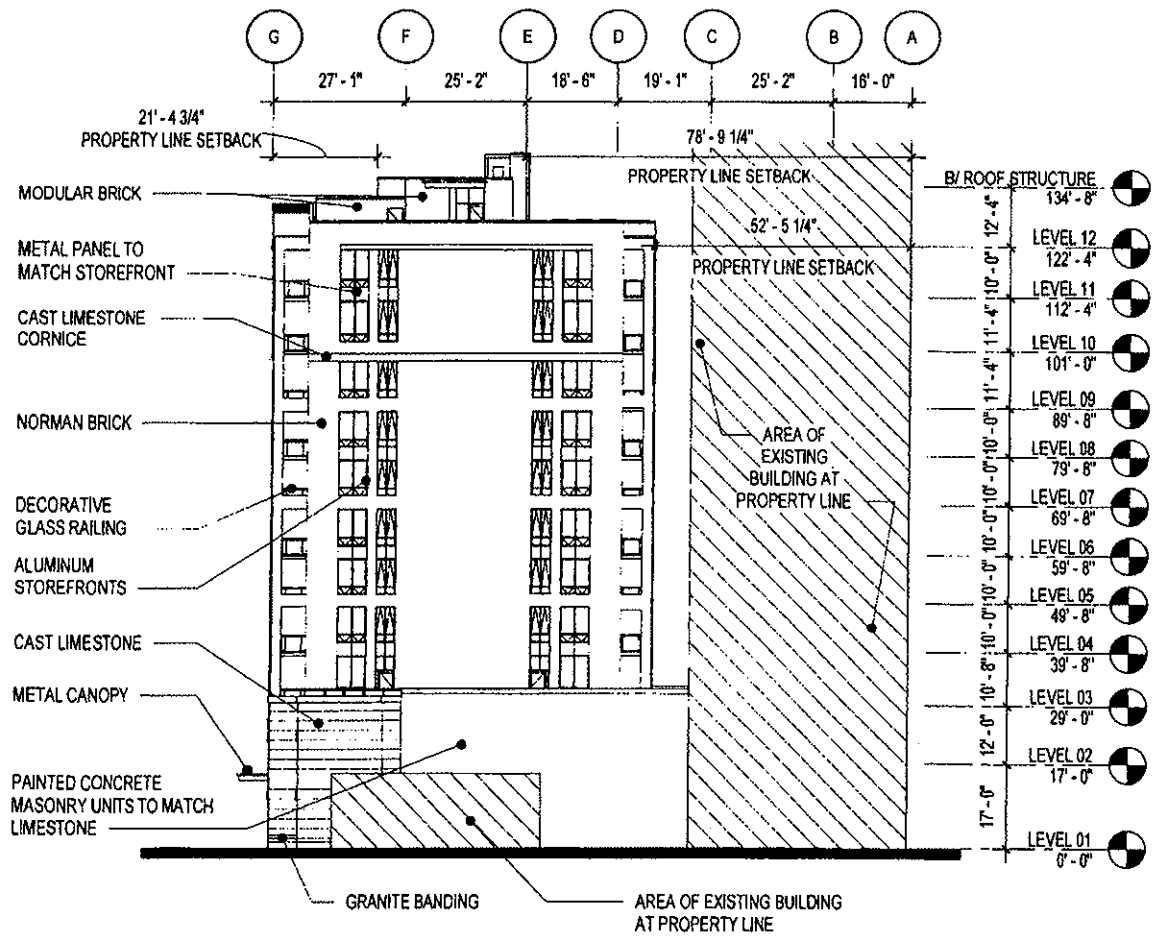
Green Roof Area Percentage: 50%



1" = 30'-0"

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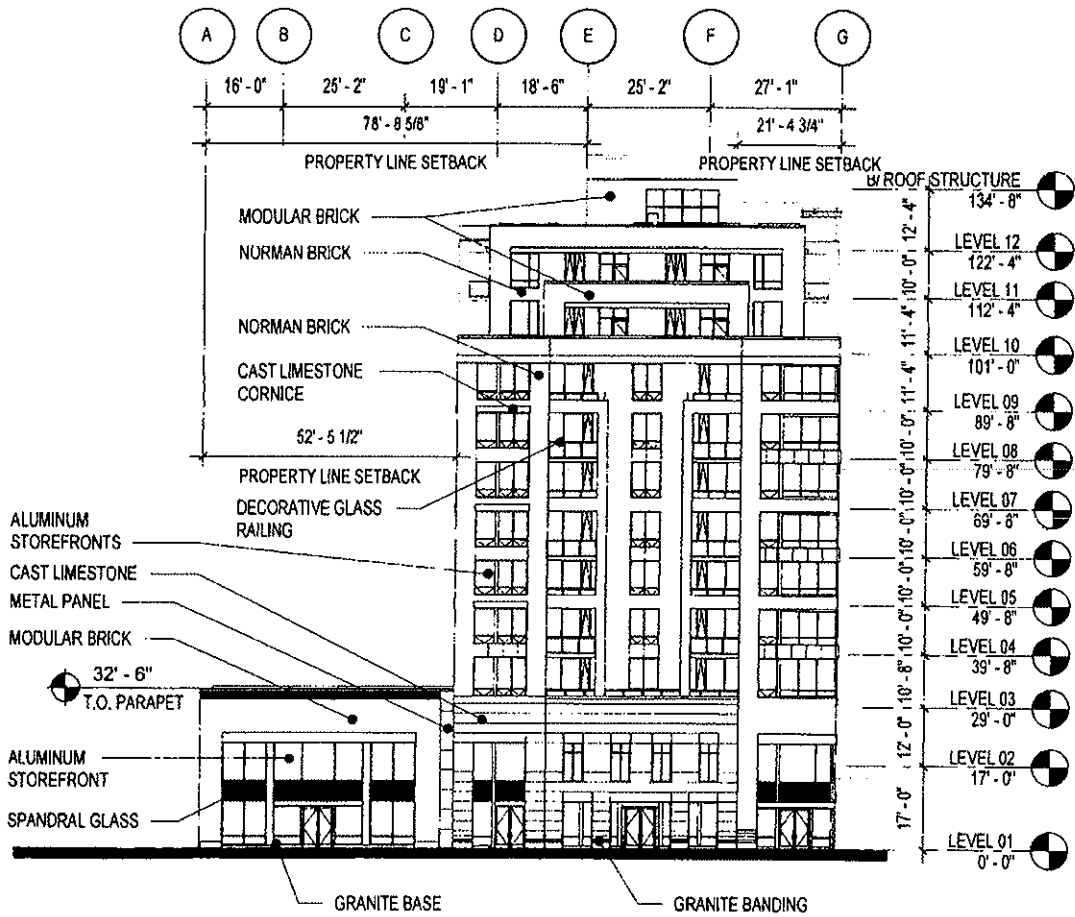
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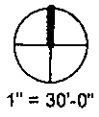
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1" = 30'-0"

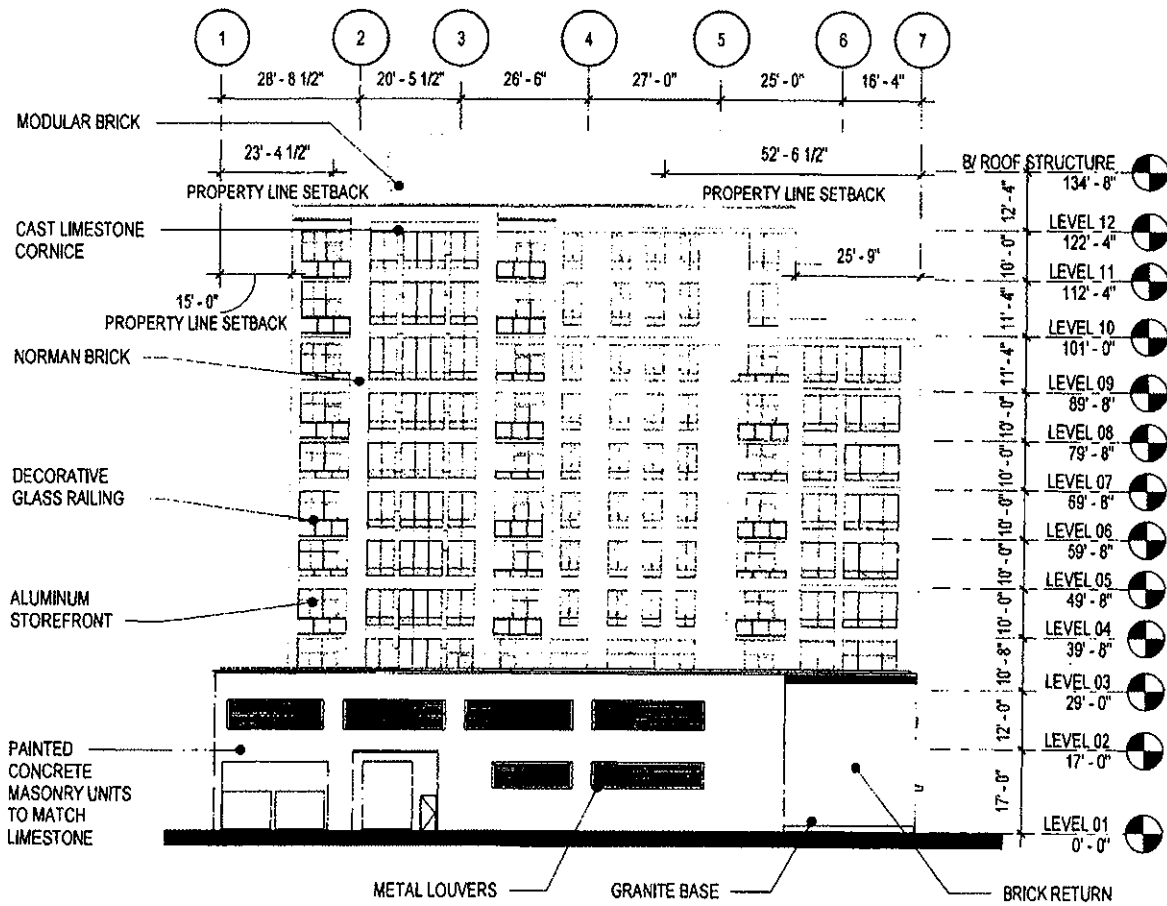
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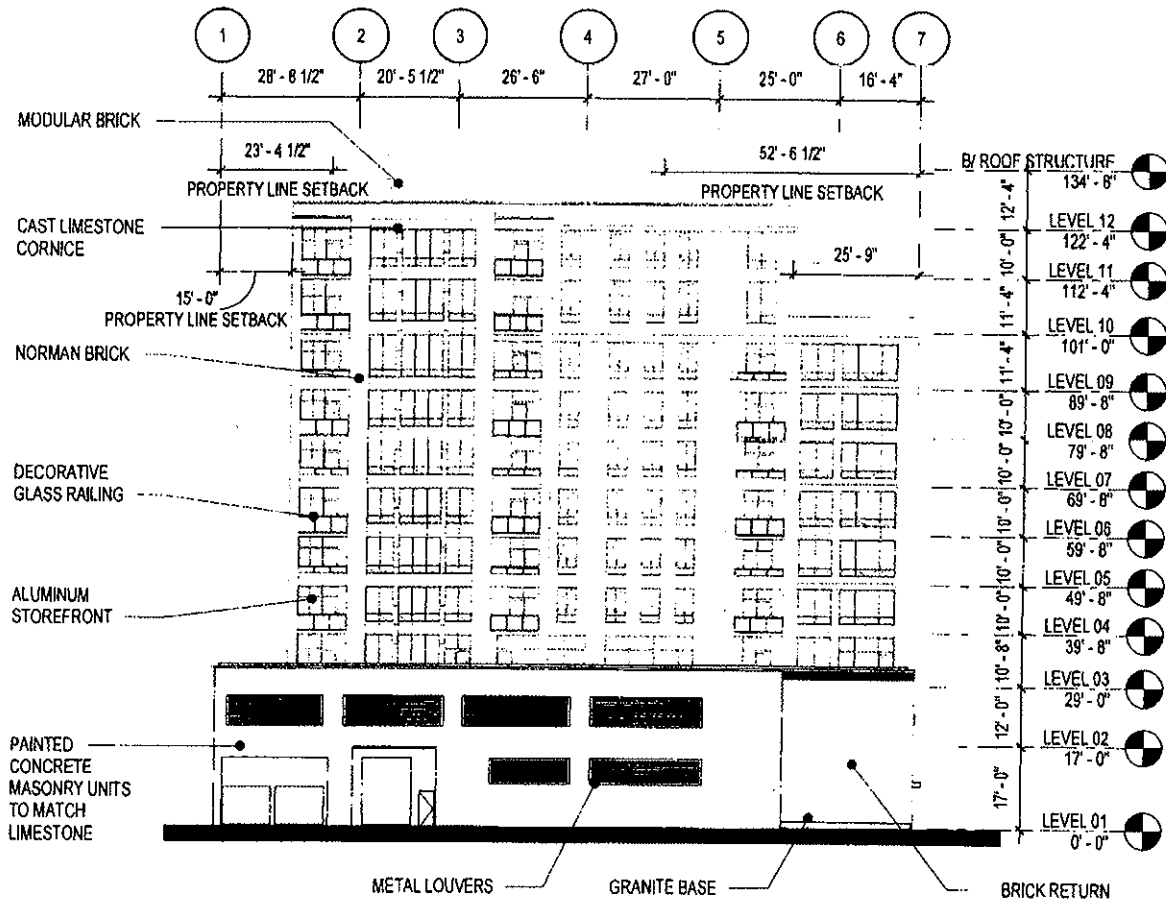
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1" = 30'-0"

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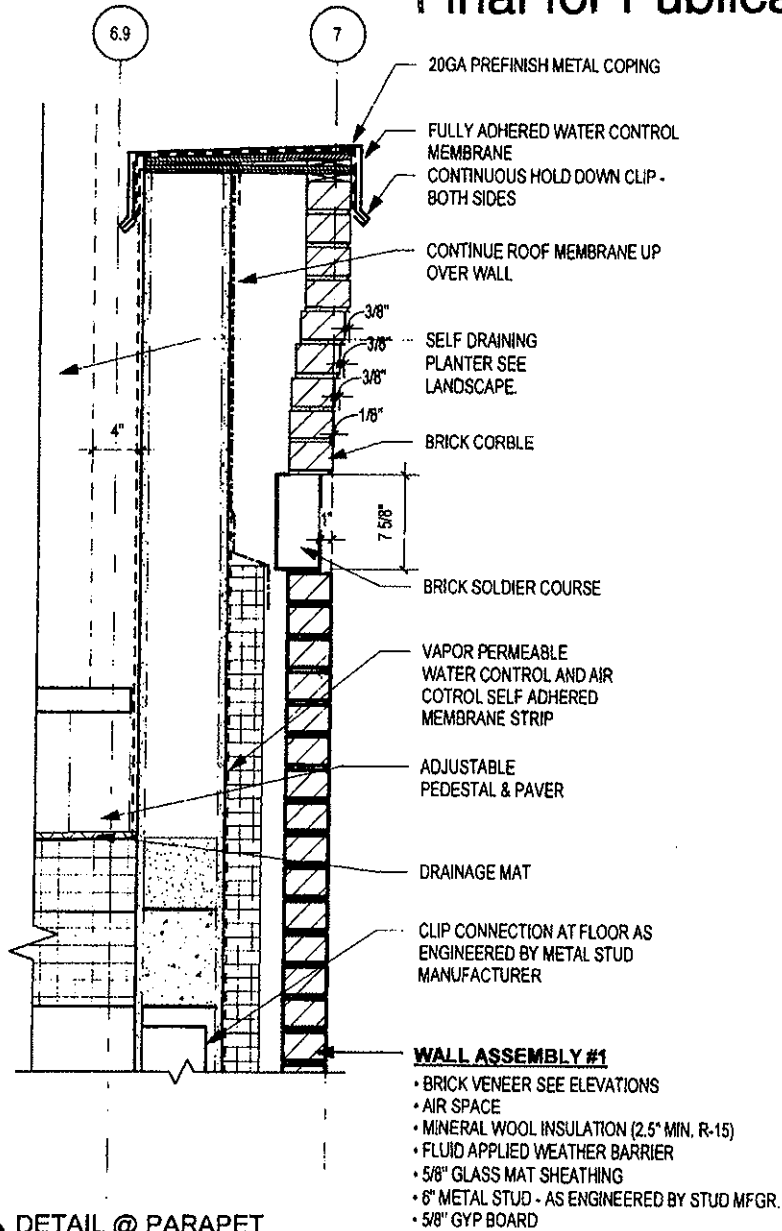


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1" = 30'-0"



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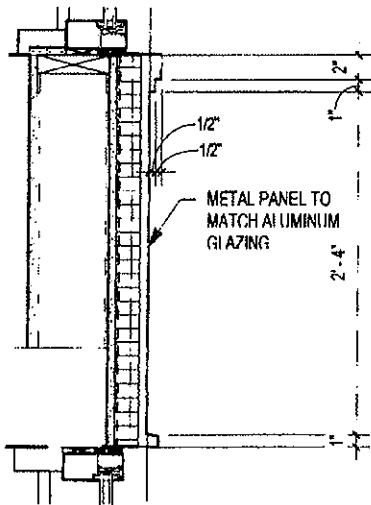


1 DETAIL @ PARAPET  
1" = 1'-0"

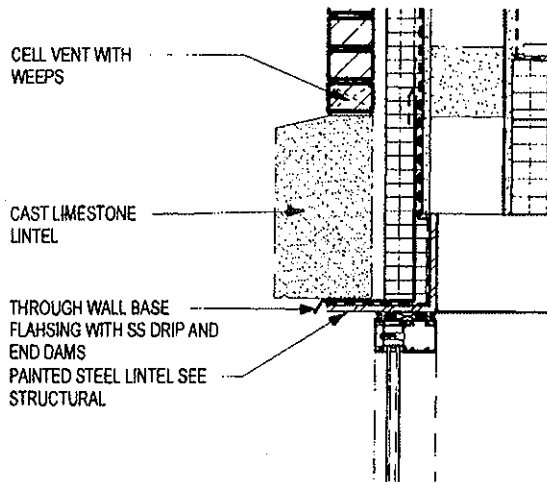
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1" = 1'-0"

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

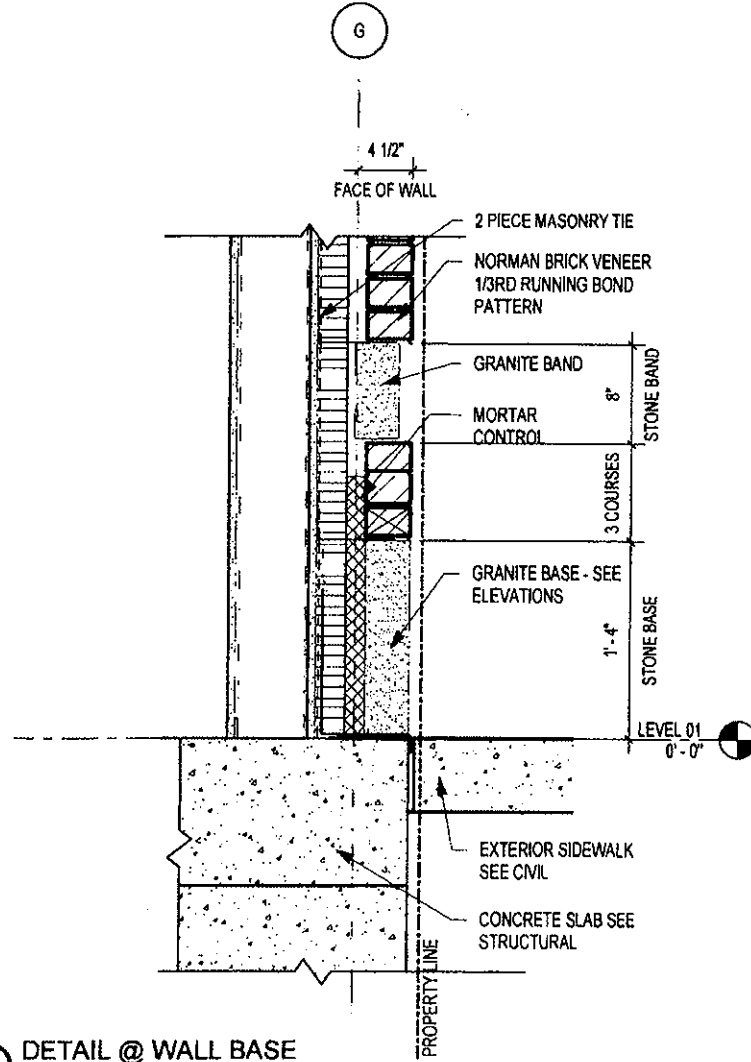


② **DETAIL AT STONE BAND**  
1" = 1'-0"

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1" = 1'-0"

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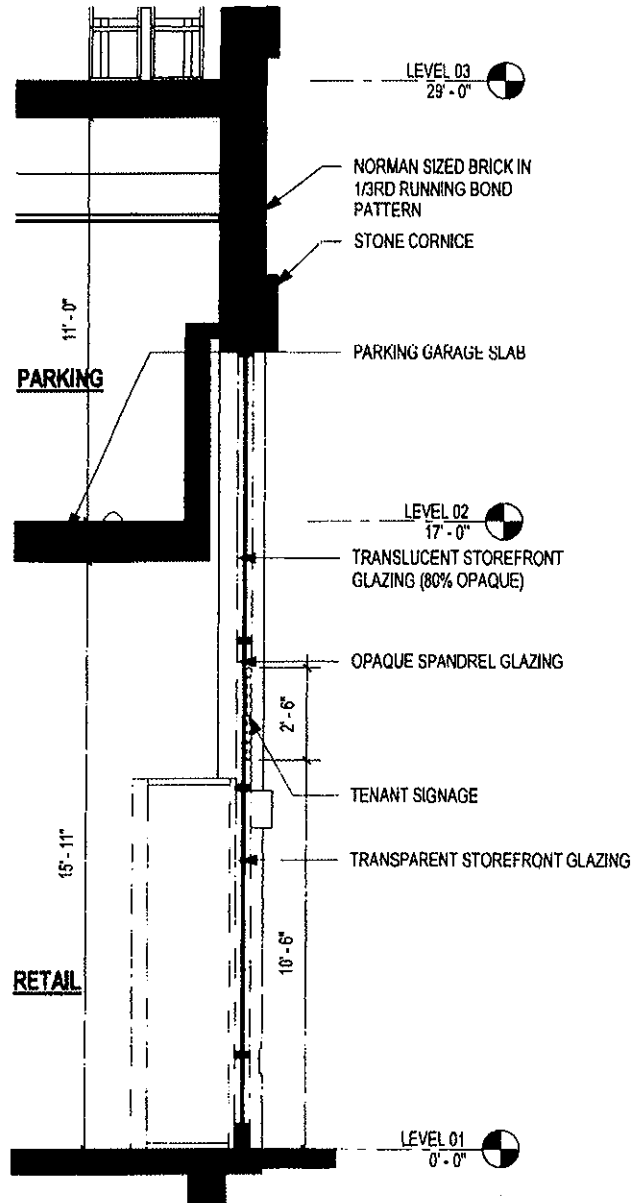
1 DETAIL @ WALL BASE  
1" = 1'-0"

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1" = 1'-0"

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① SECTION @ SHADOW BOX  
 1/4" = 1'-0"

1/4" = 1'-0"