

PD 1468

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 4, 2026

Carol D. Stubblefield
Neal & Leroy
20 S. Clark St.
Chicago, IL 60603

Re: **One-year sunset extension for PD 1468, 800 W. Lake Street**

Dear Ms. Stubblefield:

Please be advised that your request for a one-year extension to the six-year construction period for Business Planned Development No. 1468 ("PD 1468") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Zoning Ordinance and Statement No. 16 of the Planned Development. You are seeking this extension on behalf of North Park Ventures LLC, the applicant for the Planned Development.

PD 1468 was approved by the City Council on February 19, 2020. Pursuant to Statement No. 16 and Section 17-13-0612 of the Zoning Ordinance, unless substantial construction has commenced within 6 years following adoption of the PD, and unless completion is thereafter diligently pursued, then the PD shall expire, and a zoning map amendment rezoning the property shall be initiated. Pursuant to Section 17-13-0612-B, the 6-year period may be extended by up to 1 additional year if, before expiration, the Zoning Administrator receives a written request from the applicant stating the reasons for the proposed extension, and the Zoning Administrator determines that good cause for an extension is shown.

According to your request letter, the COVID pandemic put a significant burden on the applicant's ability to initiate construction within the timeframe proposed. They have continued to work on options to develop the site, including possibly changing the use from hotel to residential use. They are seeking additional time to preserve the proposed hotel use while still exploring a residential development.

Based on the foregoing, and pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1468, we hereby approve a 1-year sunset extension from February 19, 2026, to February 19, 2027.

Sincerely,

Noah Szafraniec
Assistant Commissioner

NS:tm

C: Noah Szafraniec, Mike Marmo, Main file

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 1-G.

(As Amended)
(Application No. 20112)
(Common Address: 800 W. Lake St.)

BPD 1468

[SO2019-5570]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, February 19, 2020.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on February 13, 2020, the following items were passed by a majority of the members present:

Page 1 contains a Mayoral amendment of Municipal Code Titles 4, 10, 11, 14A, 14B, 14F, 14N, 14R, 14X, 15 and 17 regarding amendments to the Chicago Construction Code.

Pages 1 through 11 contain various map amendments in the 1st, 4th, 8th, 11th, 12th, 19th, 25th, 26th, 27th, 28th, 29th, 32nd, 33rd, 35th, 36th, 39th, 40th, 42nd, 43rd, 44th, 45th, 46th and 47th Wards.

Page 11 also contains various large signs over 100 square feet in area and 24 feet above grade in the 3rd, 19th, 27th, 32nd, 41st and the 44th Wards.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,
Chairman.

On motion of Alderman Tunney, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 49.

Nays -- None.

Alderman Thompson moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting on this item pursuant to Rule 14 of the City Council's Rules of Order and Procedure. Within the preceding 12 months, Alderman Burke practiced law with other attorneys in a law firm. Other attorneys in the firm provided legal advice to a potential party to this development within the preceding 12 months relating to this property.

The following is said ordinance as passed:

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 C1-1 Neighborhood Commercial District and C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Halsted Street; West Lake Street; a line 200.73 feet west of and parallel to North Halsted Street; a line 105.21 feet north of and parallel to West Lake Street; a line 125.87 feet west of and parallel to North Halsted Street; and the alley north of and parallel to West Lake 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:

North Halsted Street; West Lake Street; a line 200.73 feet west of and parallel to North Halsted Street; a line 105.21 feet north of and parallel to West Lake Street; a line 125.87 feet west of and parallel to North Halsted Street; and the alley north of and parallel to West Lake 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 read as follows:

Business Planned Development No. 1468.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1468 ("Planned Development") consists of approximately 19,863 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). North Park Ventures LLC is the "Applicant" for this Planned Development pursuant to authorization from the owner.
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 (defined below).

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 Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated December 19, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East and West); a Podium-Facade Design Detail; a Tower-Facade Design Detail and a Roof Terrace-Facade Design Detail. 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: hotel; office; colleges and universities; cultural exhibits and libraries; lodge or private club; artist work or sales space; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, including taverns); 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 (maximum 10,000 square feet); 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 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 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 19,863 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 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.

The plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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 13-32-125 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.
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 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.

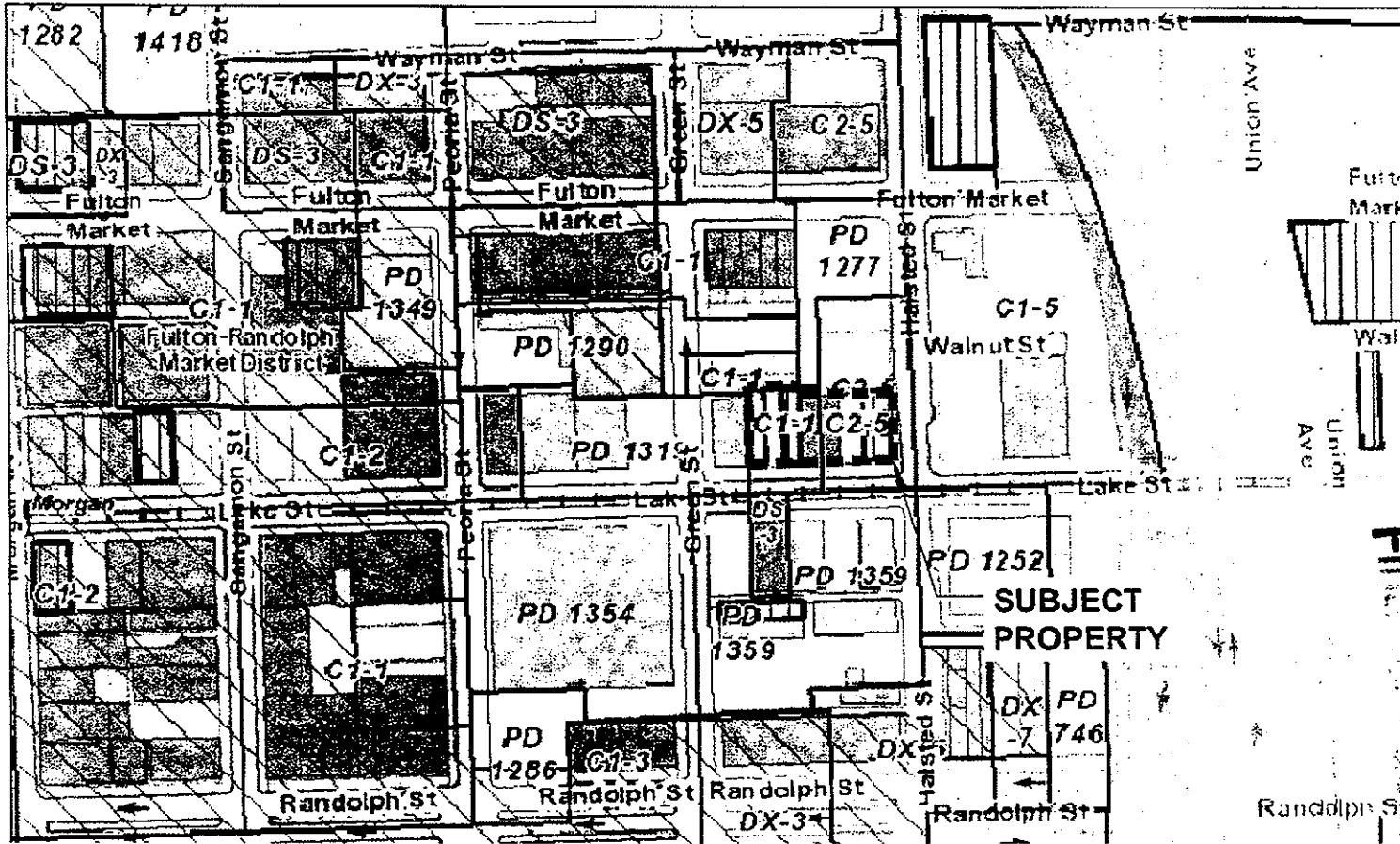
[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations; and Podium, Tower and Roof Terrace -- Facade Designs referred to in these Plan of Development Statements printed on pages 14602 through 14613 of this *Journal*.]

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

Business Planned Development No. 1468.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	33,719
Area of Public Rights-of-Way (square feet):	13,854
Net Site Area (square feet):	19,865
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	0
Maximum Hotel Keys:	476
Minimum Off-Street Parking Spaces:	0
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	265 feet
Minimum Setbacks:	In conformance with the Plans

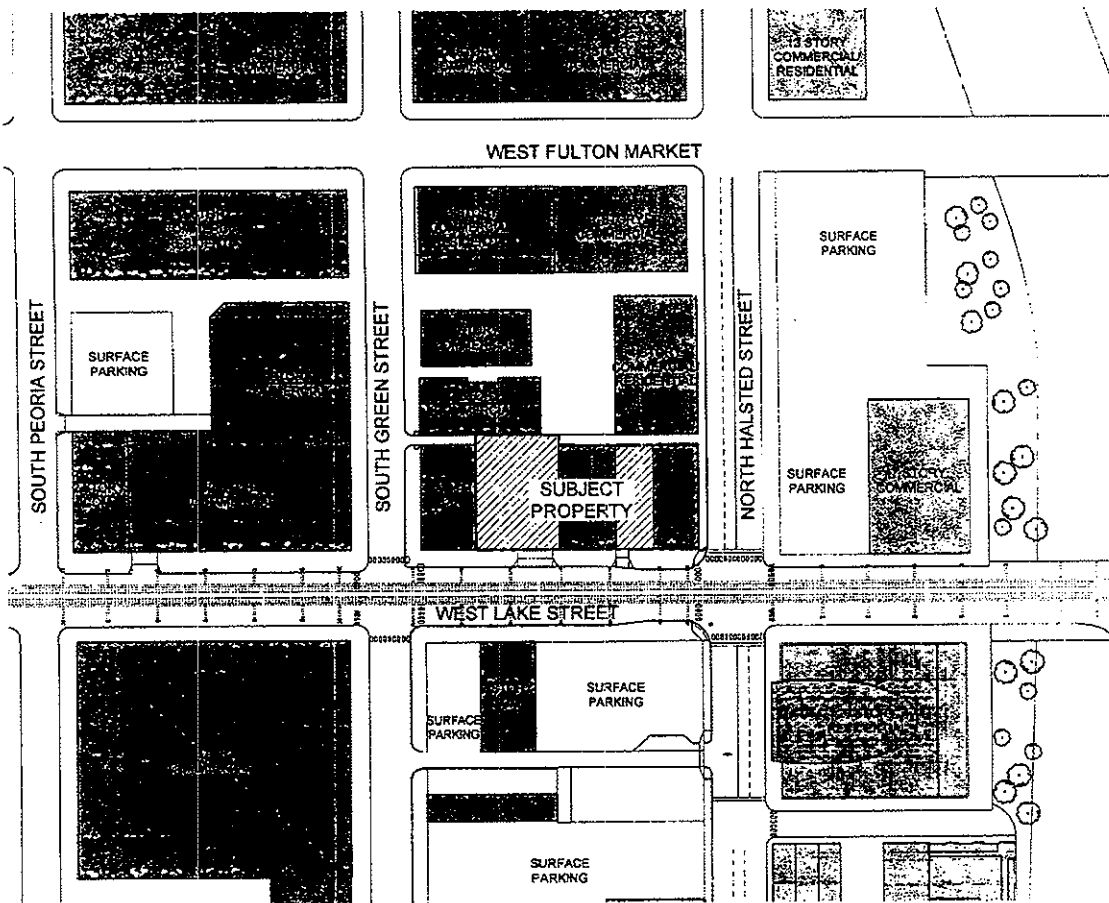


EXISTING ZONING MAP
SCALE: NTS

APPLICANT: NORTH PARK VENTURES
 ADDRESS: 800 WEST LAKE STREET
 INTRODUCTION DATE: JULY 24, 2019
 PLAN COMMISSION DATE: JANUARY 22, 2020

G|R|E|C ARCHITECTS

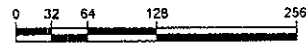
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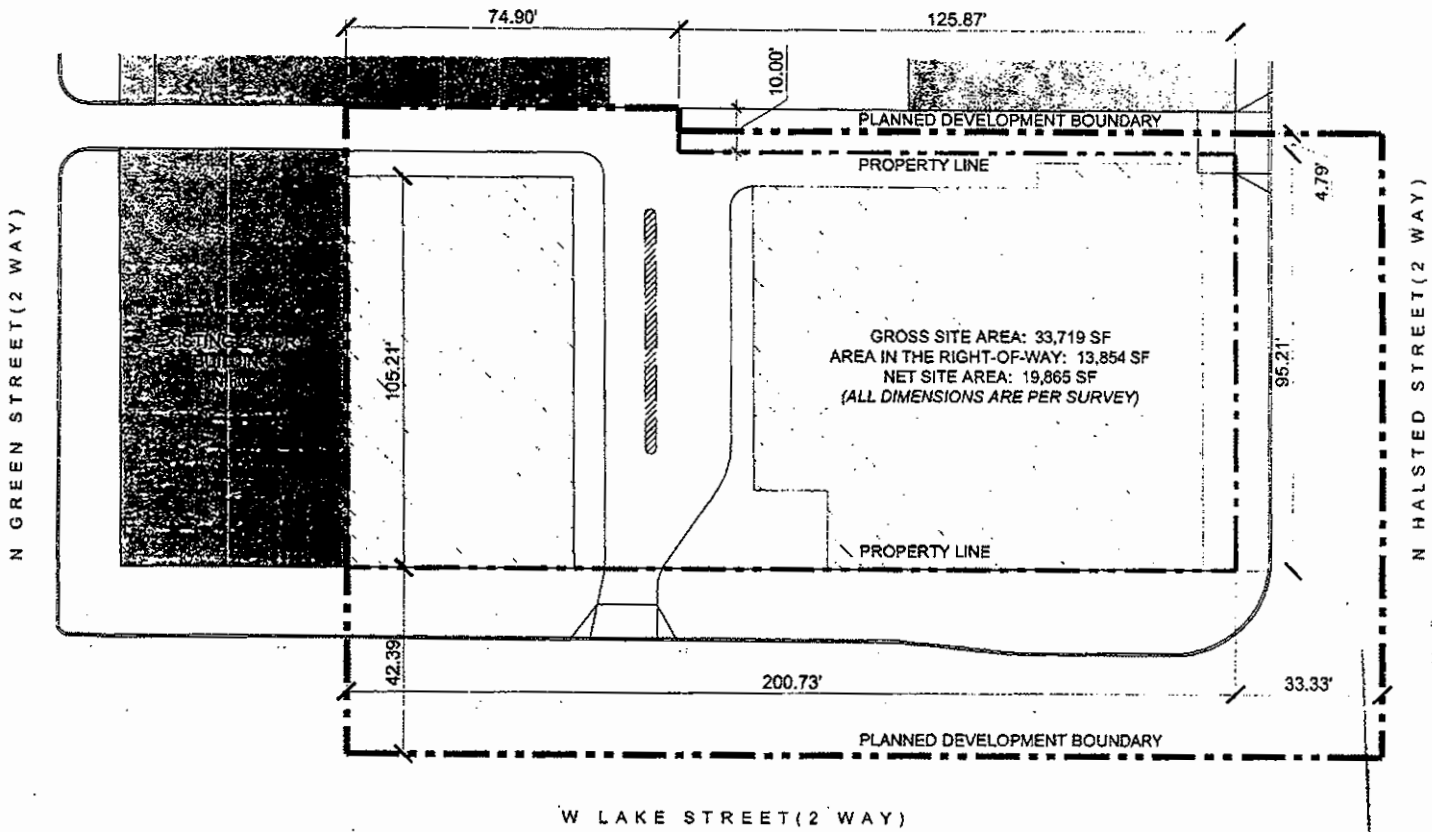
EXISTING LAND-USE MAP

SCALE: 1/128" = 1'-0"



APPLICANT: NORTH PARK VENTURES
 ADDRESS: 800 WEST LAKE STREET
 INTRODUCTION DATE: JULY 24, 2019
 PLAN COMMISSION DATE: JANUARY 22, 2020

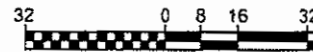
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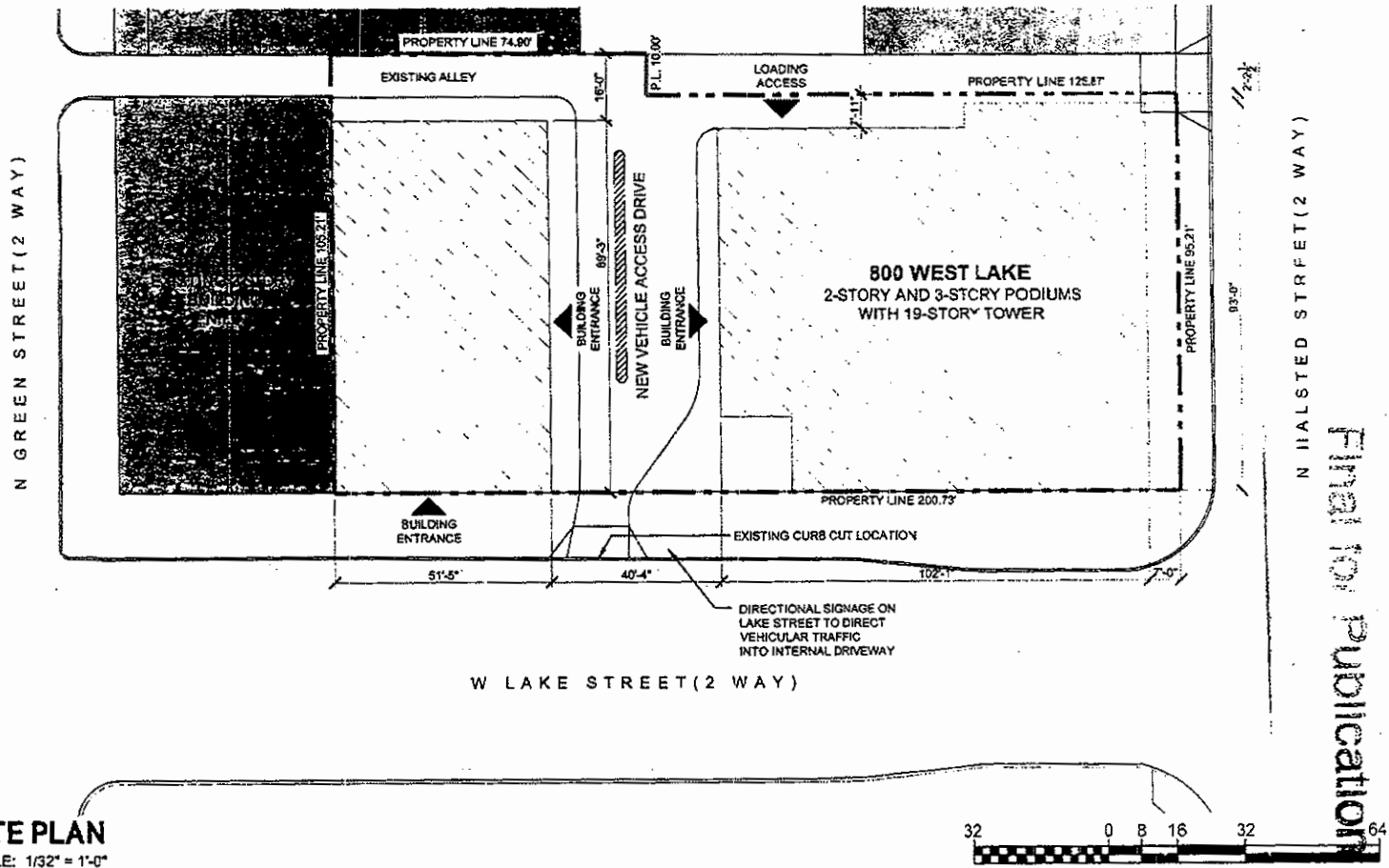
PD BOUNDARY & PROPERTY LINE MAP

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



APPLICANT: NORTH PARK VENTURES
 ADDRESS: 800 WEST LAKE STREET
 INTRODUCTION DATE: JULY 24, 2019

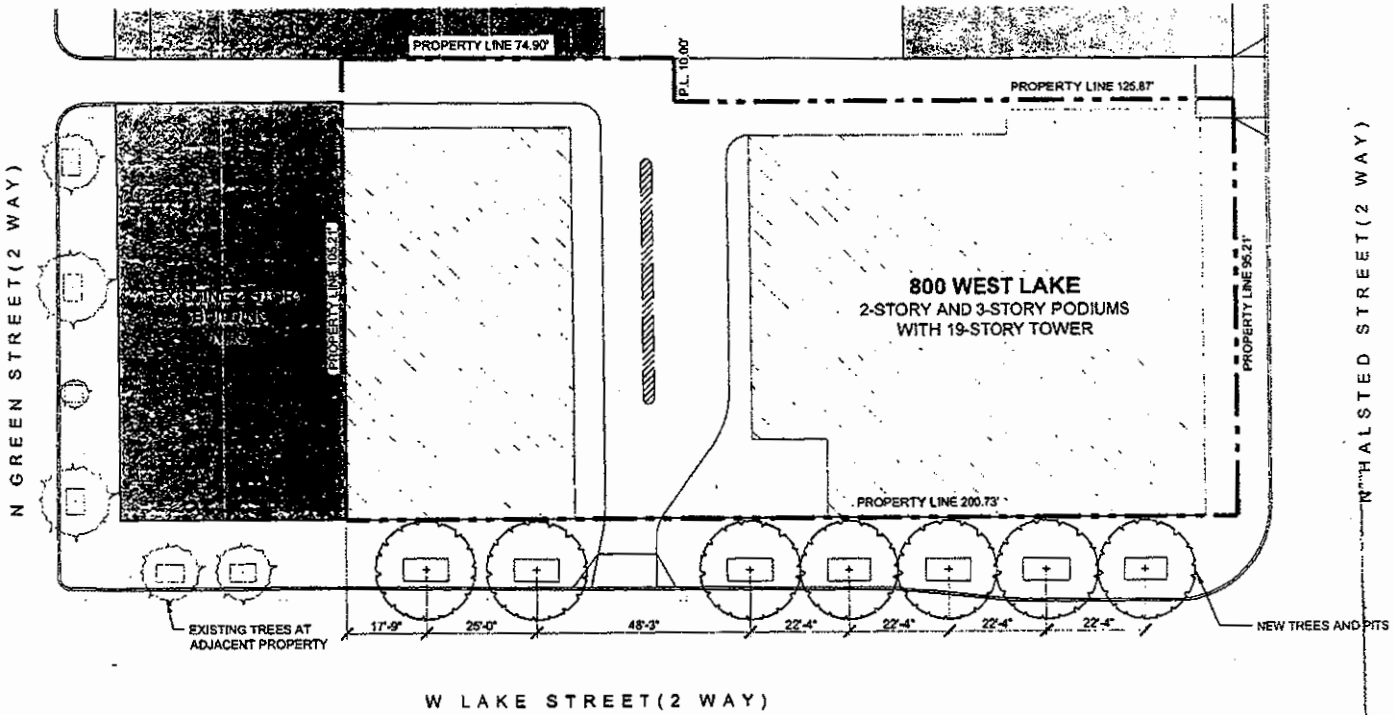
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SITE PLAN
 SCALE: 1/32" = 1'-0"

APPLICANT: NORTH-PARK VENTURES
 ADDRESS: 800 WEST LAKE STREET
 INTRODUCTION DATE: JULY 24, 2019

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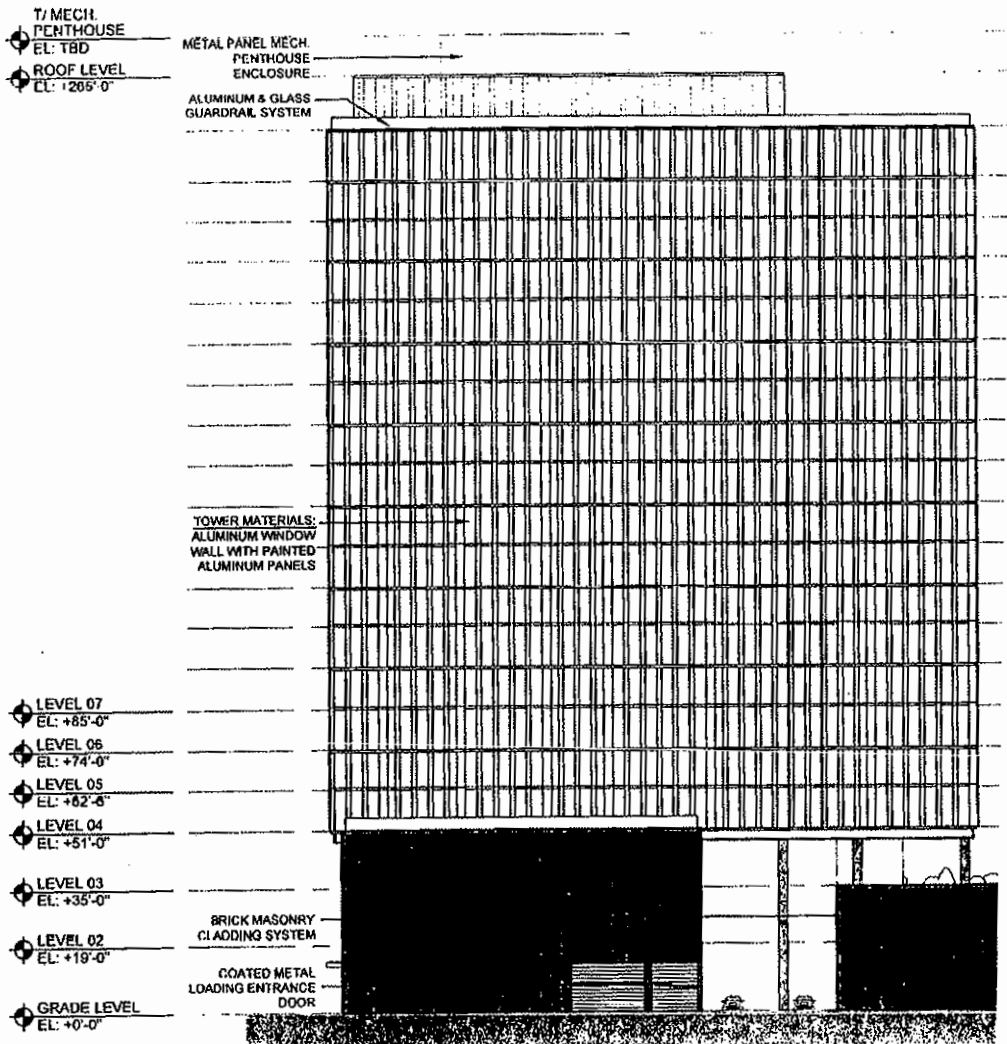
LANDSCAPE PLAN
SCALE: 1/32" = 1'-0"

APPLICANT: NORTH PARK VENTURES
ADDRESS: 800 WEST LAKE STREET
INTRODUCTION DATE: JULY 24, 2019

GRIEIC ARCHITECTS

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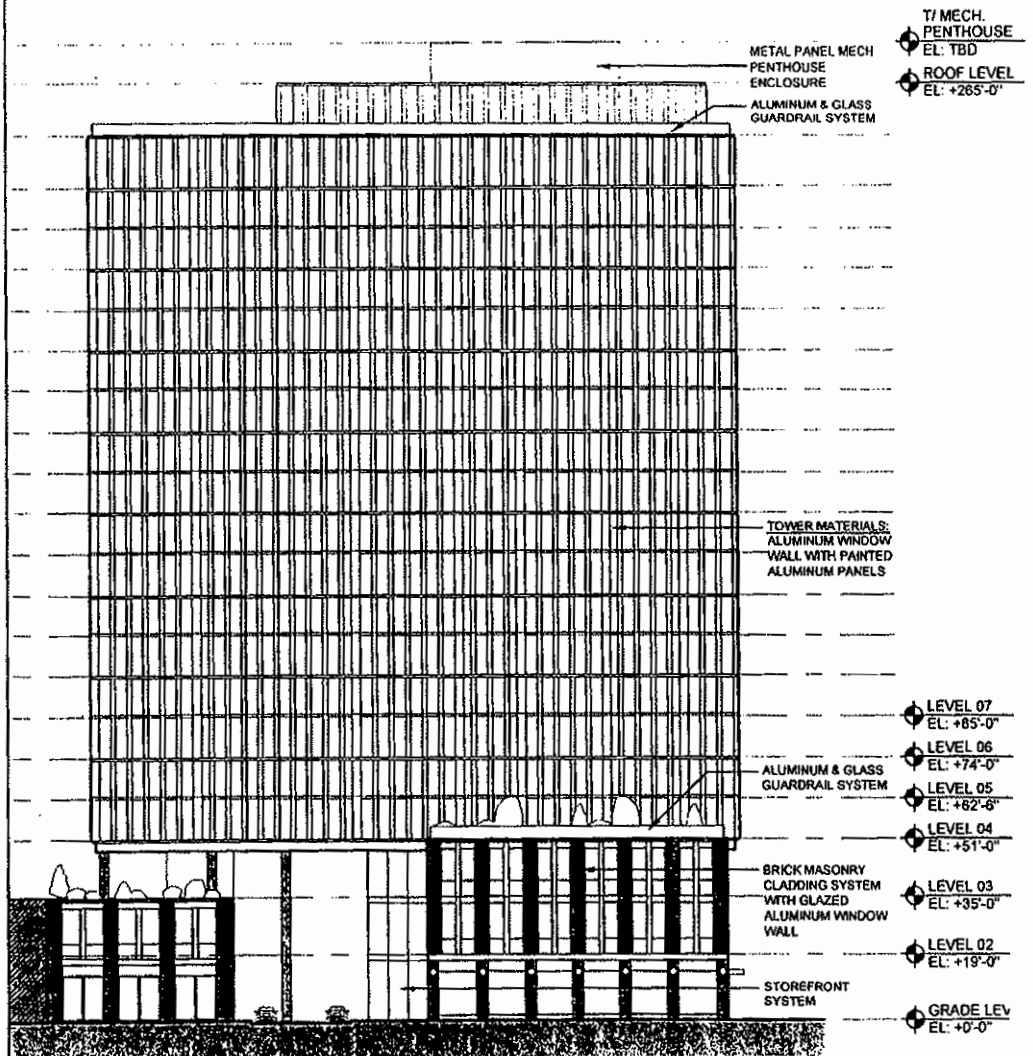


GIRIIC ARCHITECTS

NORTH ELEVATION
SCALE: 1"=40'

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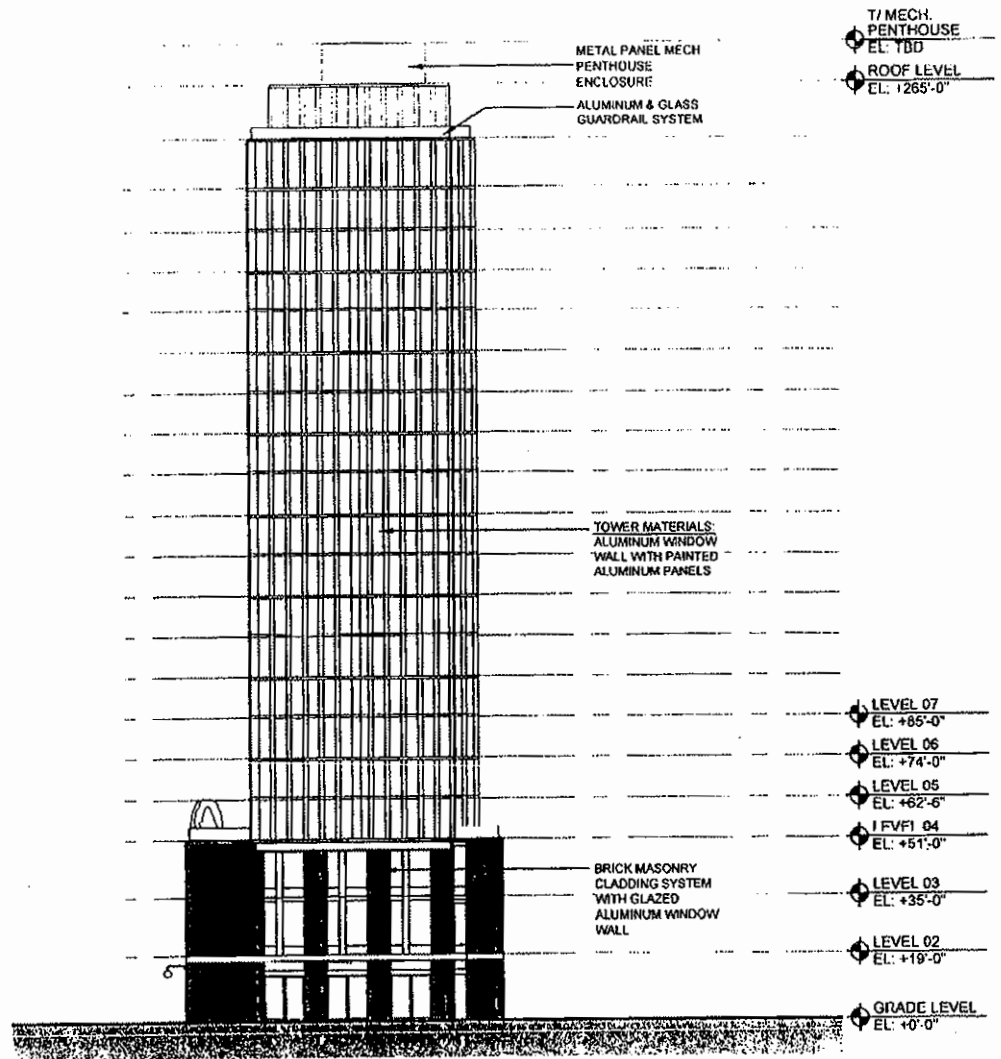


GRIEIG ARCHITECTS

SOUTH ELEVATION
SCALE: 1"=40'

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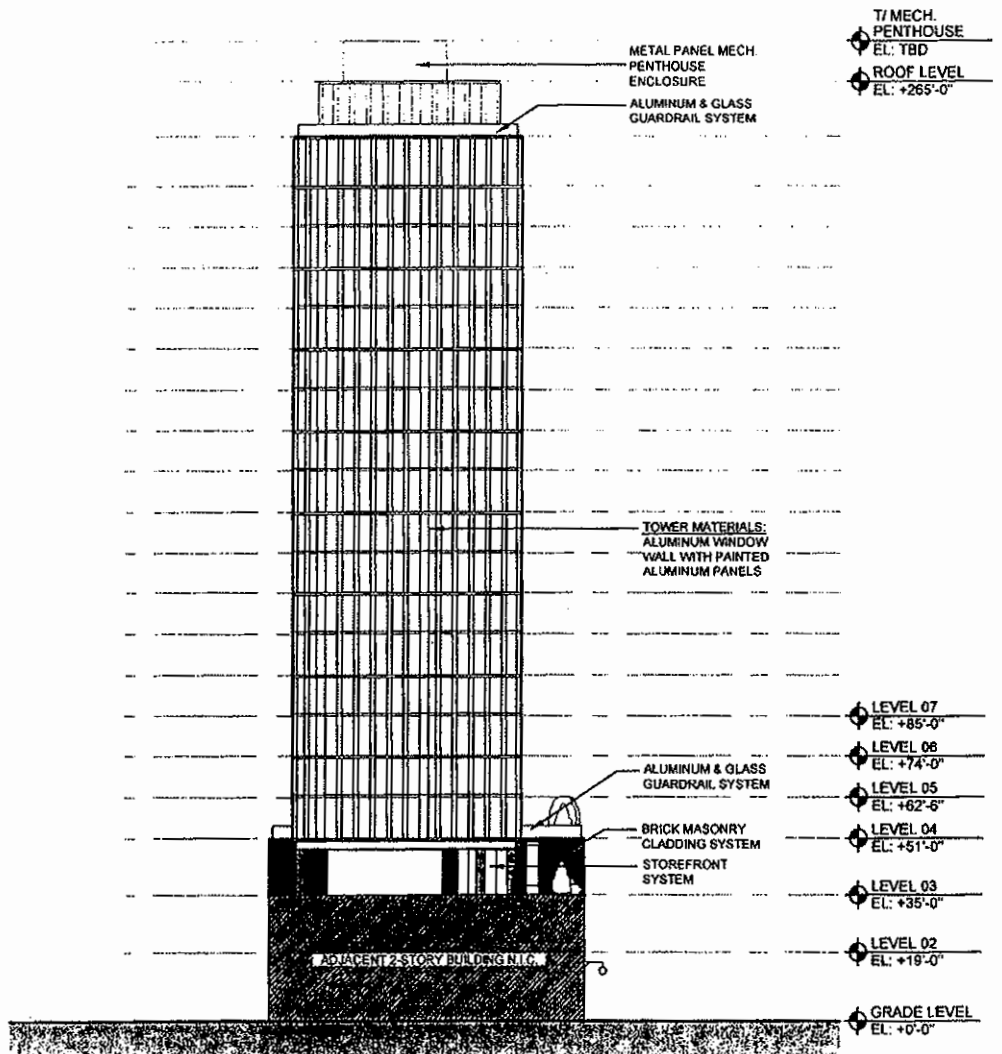
GIRI/C ARCHITECTS

EAST ELEVATION

SCALE: 1"=40'

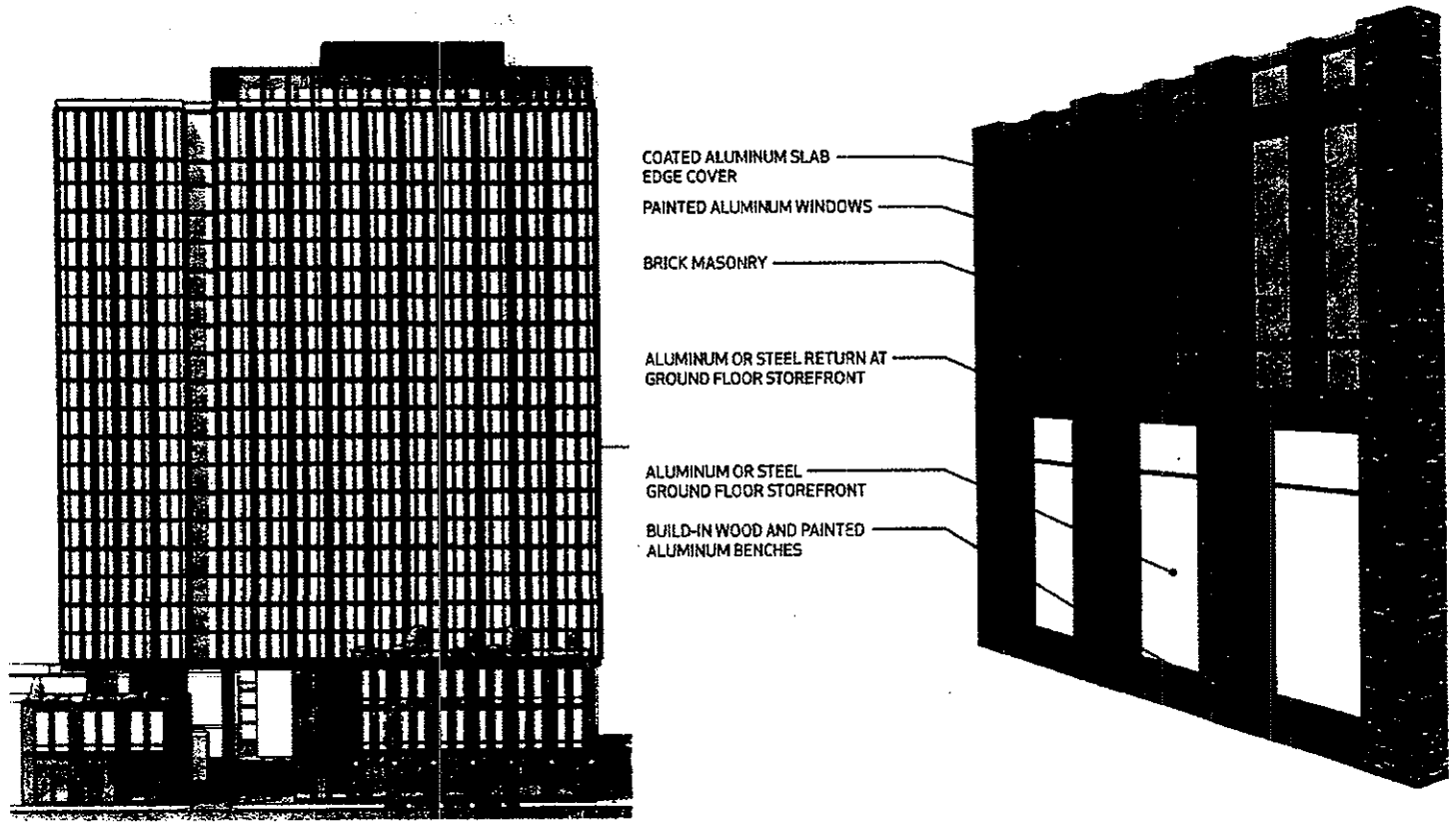
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GRIEIC ARCHITECTS

WEST ELEVATION
SCALE: 1"=40'

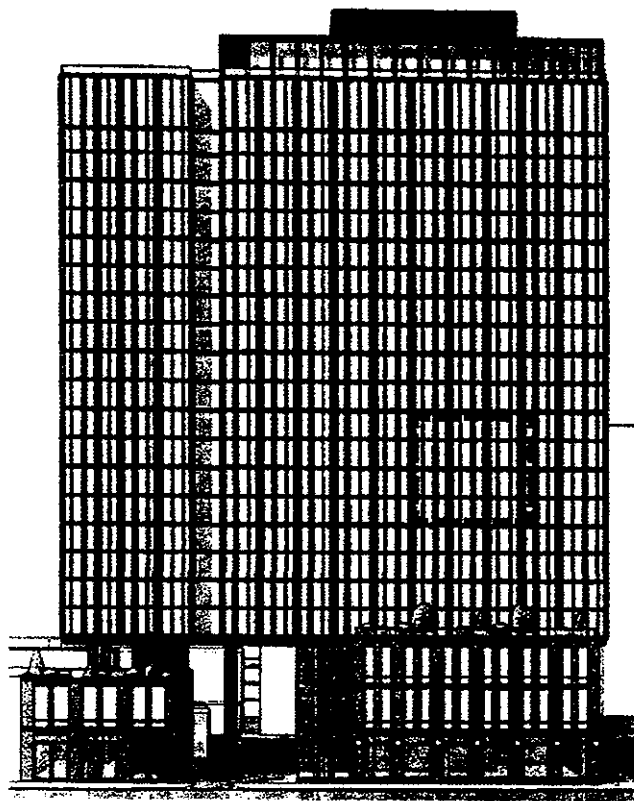


PODIUM - FACADE DESIGN

APPLICANT: NORTH PARK VENTURES
 ADDRESS: 800 WEST LAKE STREET
 INTRODUCTION DATE: JULY 24, 2019

GIRIEC ARCHITECTS

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UNITIZED WINDOW WALL SYSTEM
WITH PROJECTING PROFILES IN
PAINTED ALUMINUM

UNITIZED WINDOW WALL SYSTEM
WITH HIGH-PERFORMANCE, LOW-E
COATED INSULATED GLAZING
(CLEAR, NON TINTED) WITH FLUSH
GLAZED SLAB EDGE COVERS

OPERABLE AWNING VENT
(ONE PER GUESTROOM)

COATED ALUMINUM SLAB EDGE
COVER AT ALTERNATING FLOORS

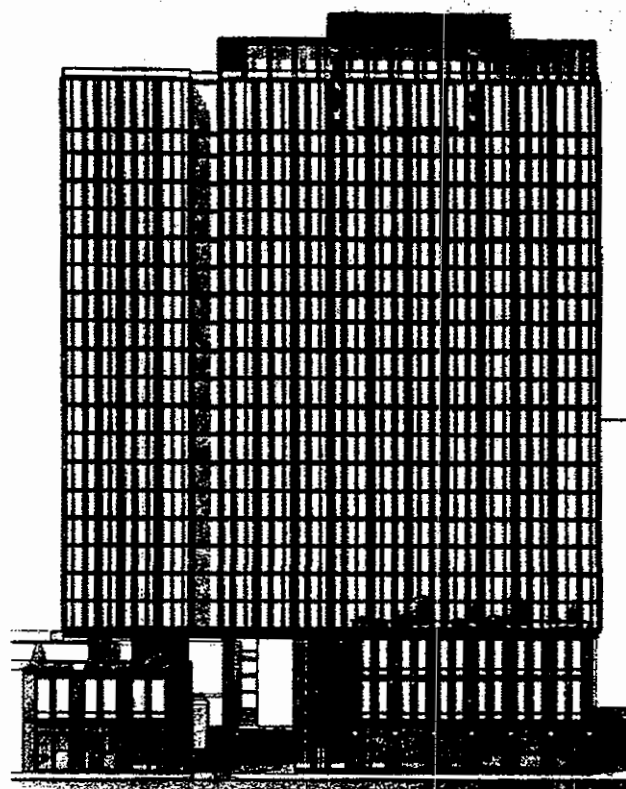


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TOWER - FACADE DESIGN

APPLICANT: NORTH PARK VENTURES
ADDRESS: 800 WEST LAKE STREET
INTRODUCTION DATE: JULY 24, 2019
PLAN COMMISSION DATE: JANUARY 22, 2020

GIR|E|C ARCHITECTS



PAINTED ALUMINUM AND GLASS STOREFRONT SYSTEM

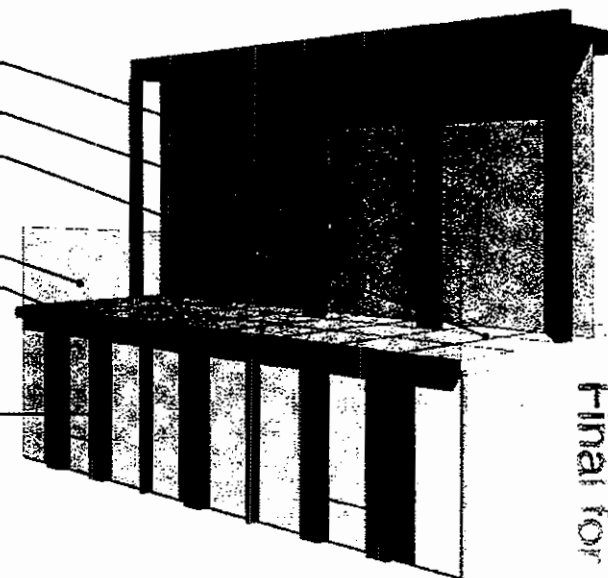
PAINTED ALUMINUM POSTS

ROOF TERRACE PAVING

GLASS AND METAL WINDSCREEN

COATED ALUMINUM SLAB EDGE

SEE PREVIOUS PAGE FOR TOWER FACADE DESIGN



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ROOF TERRACE - FACADE DESIGN

APPLICANT: NORTH PARK VENTURES
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GRIE ARCHITECTS