

FINAL FOR PUBLICATION

**ORDINANCE**

***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 of the C1-1 Neighborhood Commercial District and the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

North Carpenter Street; a line approximately 100.60 feet north of and parallel to West Lake Street; a line approximately 100.35 feet east of and parallel to North Carpenter Street; and West Lake Street.

to those of the 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 1-G in the area bounded by

North Carpenter Street; a line approximately 100.60 feet north of and parallel to West Lake Street; a line approximately 100.35 feet east of and parallel to North Carpenter Street; and West Lake Street.

to those of Business Planned Development.

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

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## BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_, (the “Planned Development” or “PD”) consists of an approximately 10,105 square feet lot depicted on the attached Planned Development Boundary and Property Line Map (the “Property”) and is owned by the Applicant, 718, LLC and West Lake Chicago Investors LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the “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.

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 CDOT’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The 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 CDOT’s Construction

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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 these 17 Statements, a Bulk Regulations and Data Table, and the following exhibits and plans attached hereto prepared by M Moser Architects PLLC (the "Plans"): an Existing Zoning Map; a Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Ground Floor Plan; a Landscape Plan; Building Elevations (North, South, East and West); Podium Façade; Lobby/Podium Walltype; Hotel Façade Walltype; and Roof/MEP Walltype, all 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 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/motel, general and limited restaurant, tavern, outdoor patio, small and medium venues, food and beverage retail sales, liquor sales, medical service, office, personal service, participant sports and recreation, incidental and accessory uses,
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise 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 purposes 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 10,105 square feet and a base FAR of 7.0 and 4.5 with Neighborhood Opportunity Bonus (NOB) totaling 11.5.
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 to be undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Further, the Applicant shall be permitted to construct a surface non-accessory parking lot on the Property prior to commencement of construction of the project shown in the Plans.

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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 of the Zoning Ordinance. 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 title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy, including window planter boxes and the irrigation system, and must provide documentation verifying compliance. The Applicant has additionally committed to designing the building to include a photovoltaic (P.V.) system and/or solar panels, geothermal systems (subject to feasibility soil studies) and a high efficiency envelope. Any deviation from this commitment may be modified pursuant to the minor change provisions of Section 17-13-0611.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations

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and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator of DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Mixed-Use District.

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## Business Planned Development No. \_\_\_\_\_ Bulk Regulations and Data Table

|                                    |              |
|------------------------------------|--------------|
| Gross Site Area (sf):              | 17,448 SF    |
| Area of Public Rights-of-Way (sf): | 7,343 SF     |
| Net Site Area (sf):                | 10,105 SF    |
| Maximum Floor Area Ratio:          | 11.5         |
| Maximum Number of Hotel Keys:      | 143          |
| Minimum Parking Spaces:            | 0            |
| Minimum Bicycle Parking:           | 20           |
| Minimum Loading Berths:            | 1, 10' x 25' |
| Maximum Building Height:           | 219'-6"      |
| Minimum Setbacks:                  | Per Plans    |

Applicant: 718, LLC and West Lake Chicago Investors LLC  
Address: 1016-1020 West Lake Street, Chicago, IL  
Introduced: November 1, 2023  
Plan Commission: January 18, 2024

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-  COMMERCIAL
-  DOWNTOWN MIXED
-  DOWNTOWN SERVICE
-  PLANNED DEVELOPMENT

## EXISTING LAND USE



|                      |   |
|----------------------|---|
| Applicant            | West Lake Chicago Investors LLC           |
| Address              | 1016-20 W. Lake Street, Chicago, IL 60607 |
| Date of Introduction | November 1, 2023                          |
| Plan Commission      | January 18, 2024                          |

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EXISTING ZONING MAP



Applicant West Lake Chicago Investors LLC  
 Address 1016-20 W. Lake Street, Chicago, IL 60607  
 Date of Introduction November 1, 2023  
 Plan Commission January 18, 2024



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..... PROPERTY LINE  
 — PD BOUNDARY LINE

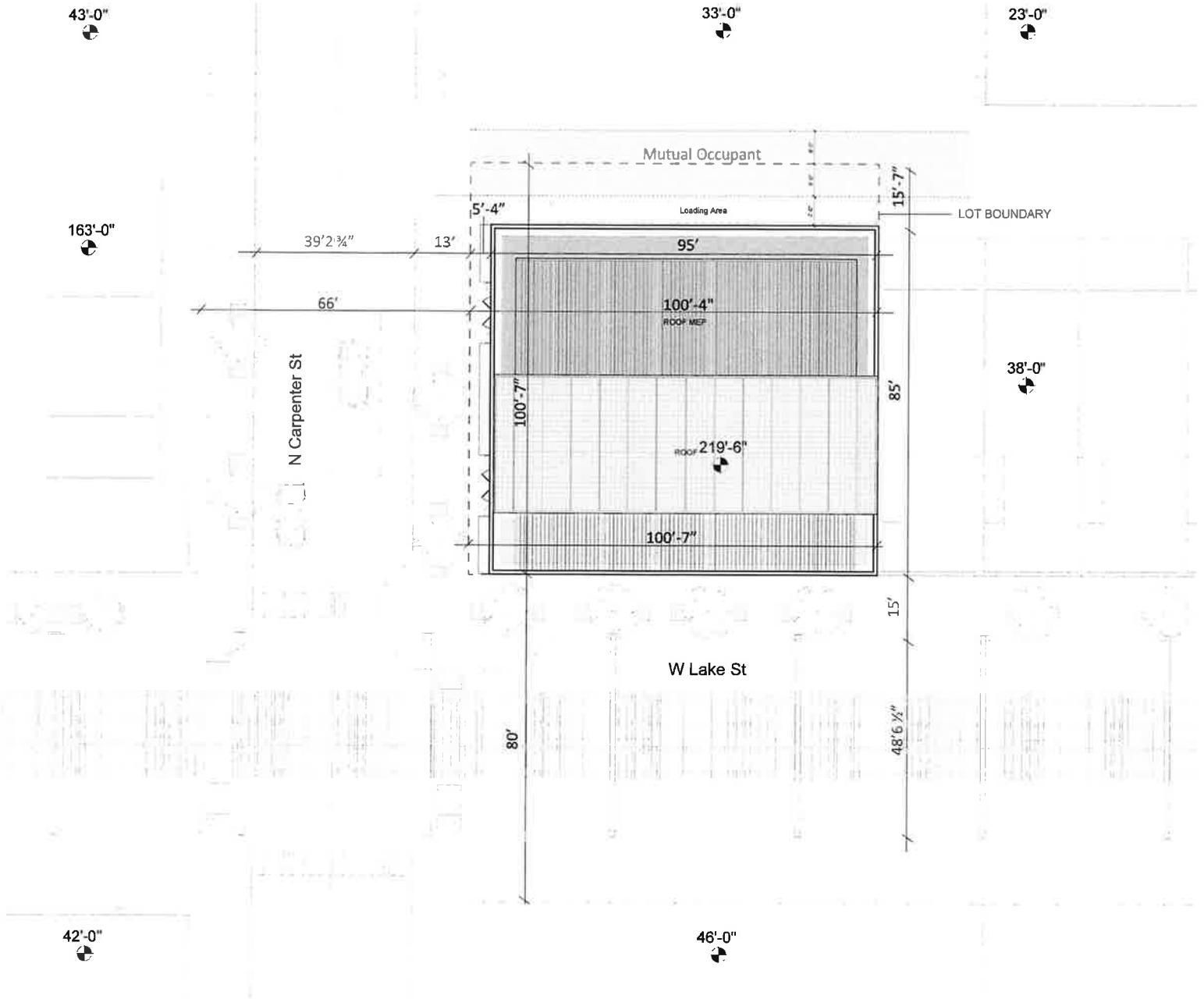
|                              |           |
|------------------------------|-----------|
| AREA OF PUBLIC RIGHTS-OF-WAY | 8,663 SF  |
| GROSS SITE AREA              | 18,768 SF |
| NET SITE AREA                | 10,105 SF |

## PD BOUNDARY AND PROPERTY LINE



|                      |   |
|----------------------|---|
| Applicant            | West Lake Chicago Investors LLC           |
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| Plan Commission      | January 18, 2024                          |

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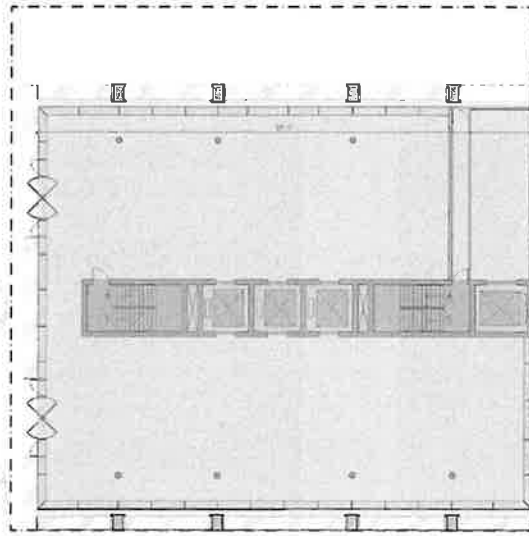


## SITE PLAN



Applicant West Lake Chicago Investors LLC  
Address 1016-20 W. Lake Street, Chicago, IL 60607  
Date of Introduction November 1, 2023  
Plan Commission January 18, 2024

N Carpenter St

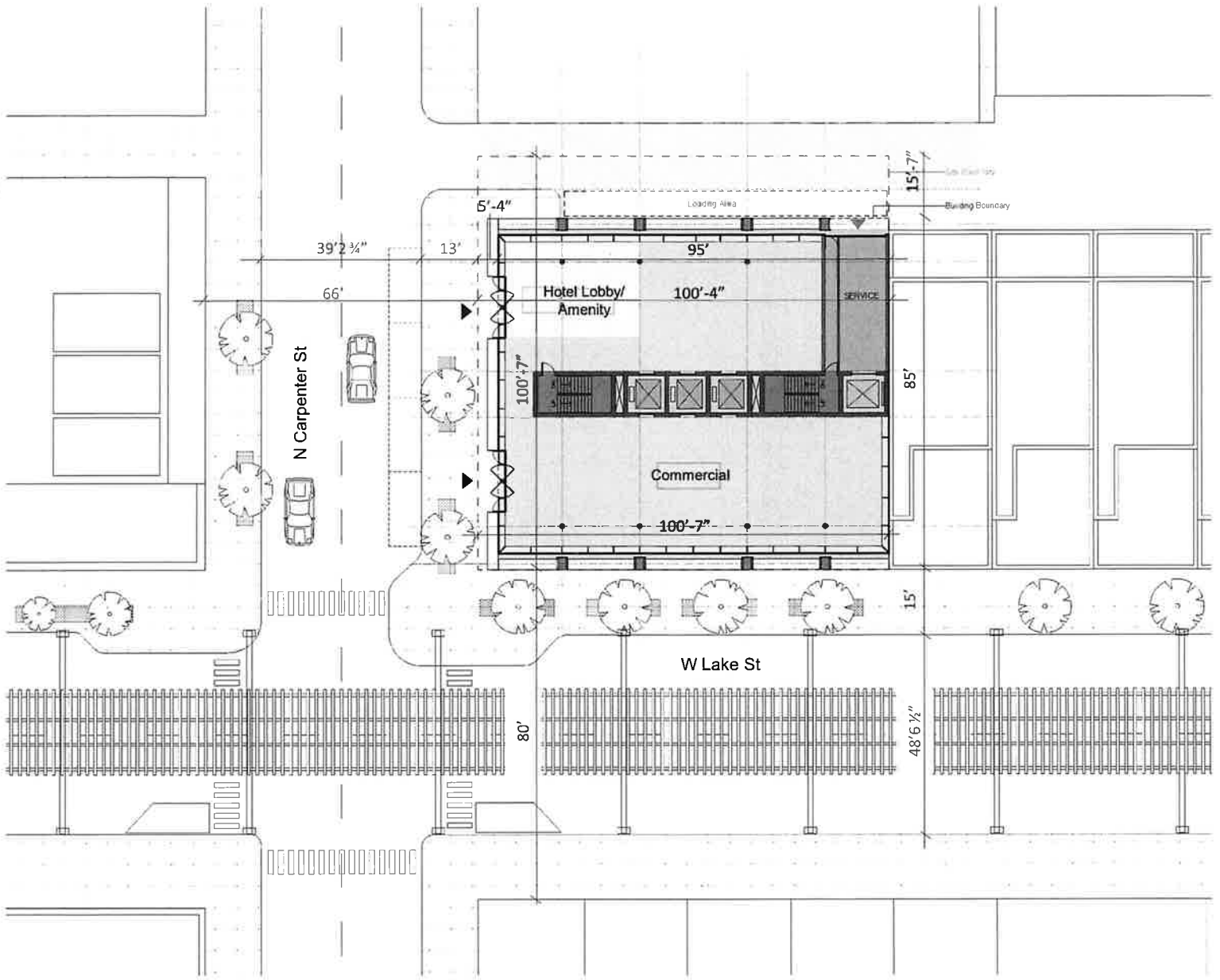


W Lake St

LANDSCAPE PLAN



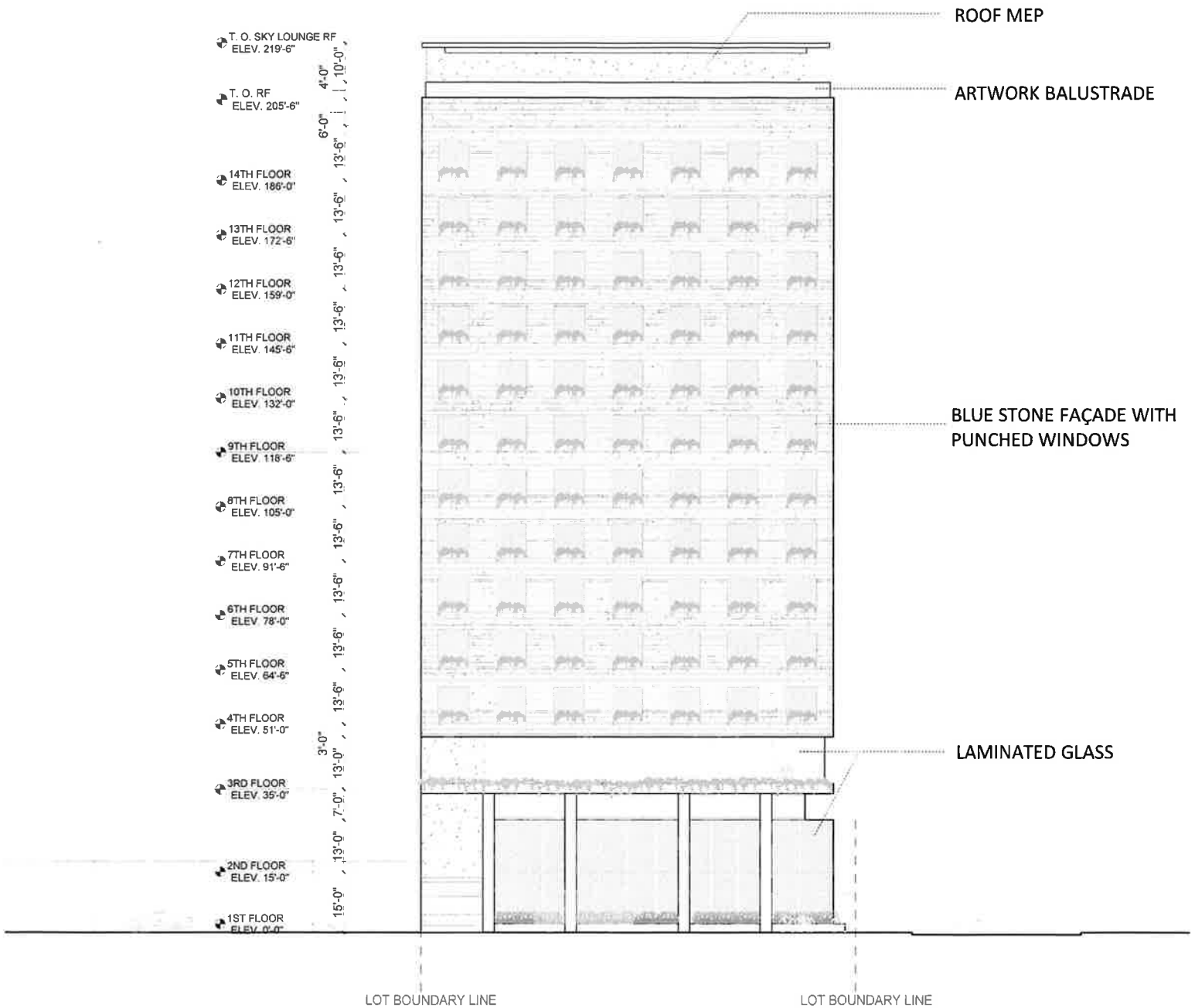
Applicant West Lake Chicago Investors LLC  
Address 1016-20 W. Lake Street, Chicago, IL 60607  
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GROUND FLOOR PLAN

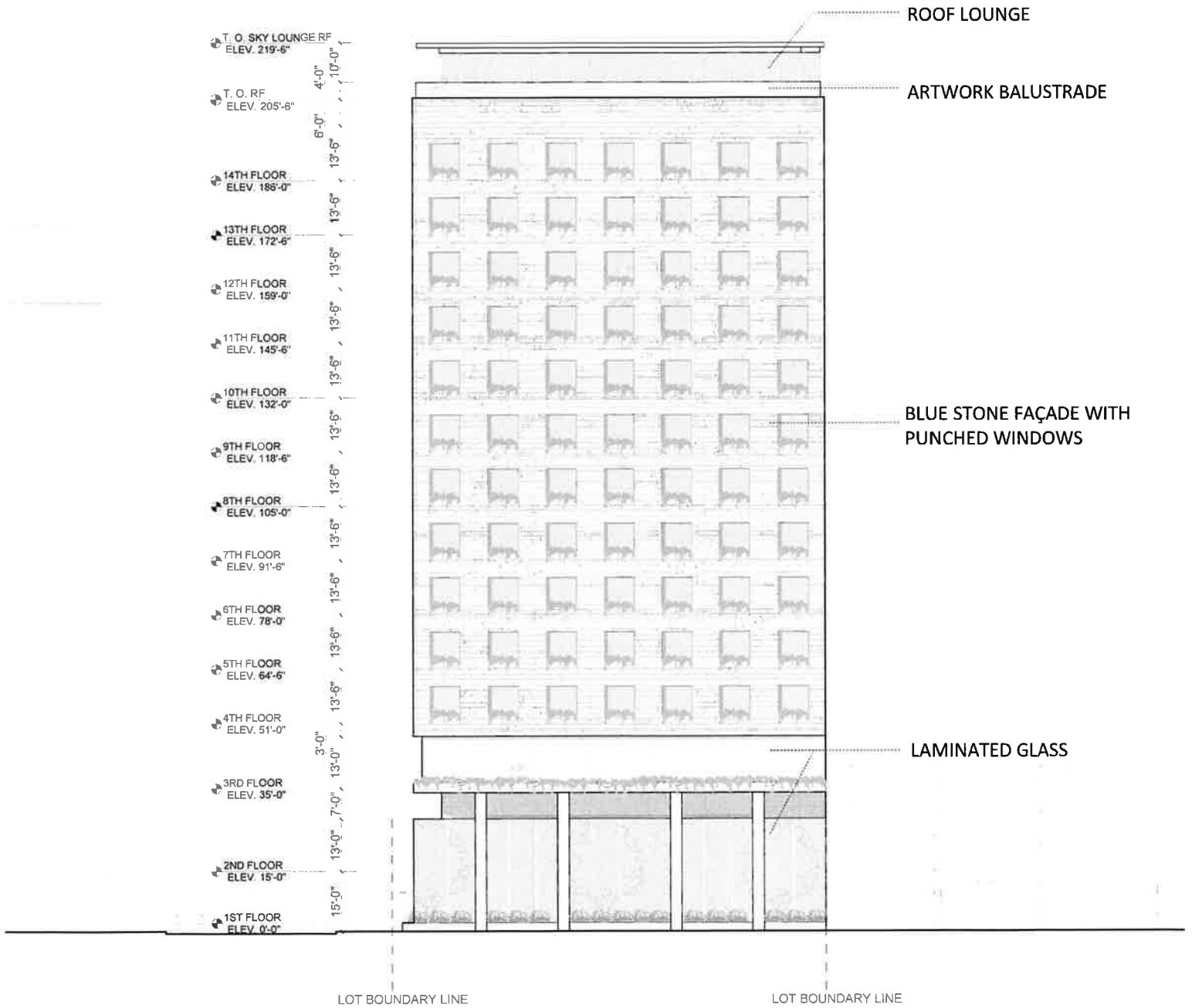


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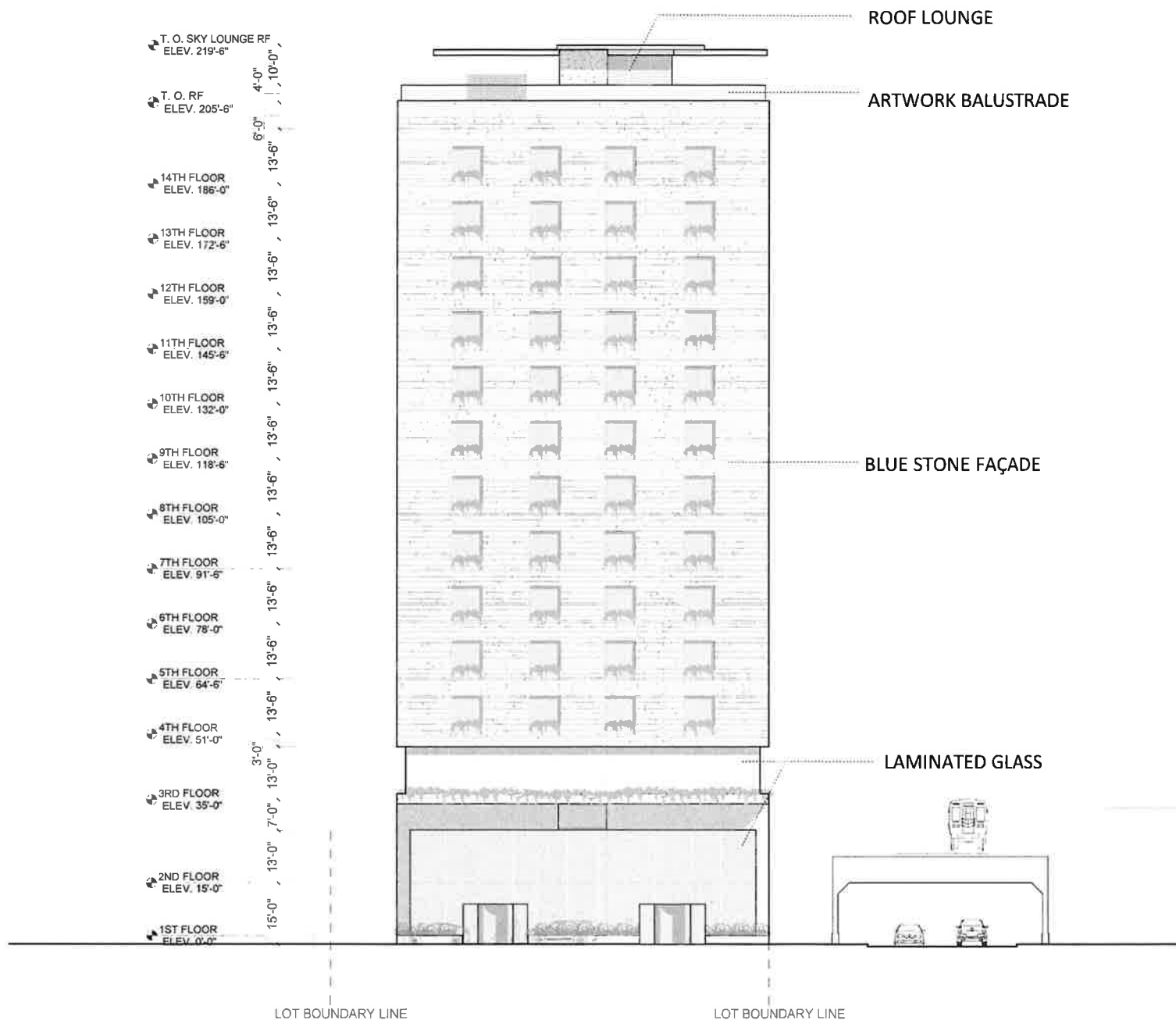
NORTH ELEVATION

|                      |   |
|----------------------|---|
| Applicant            | West Lake Chicago Investors LLC           |
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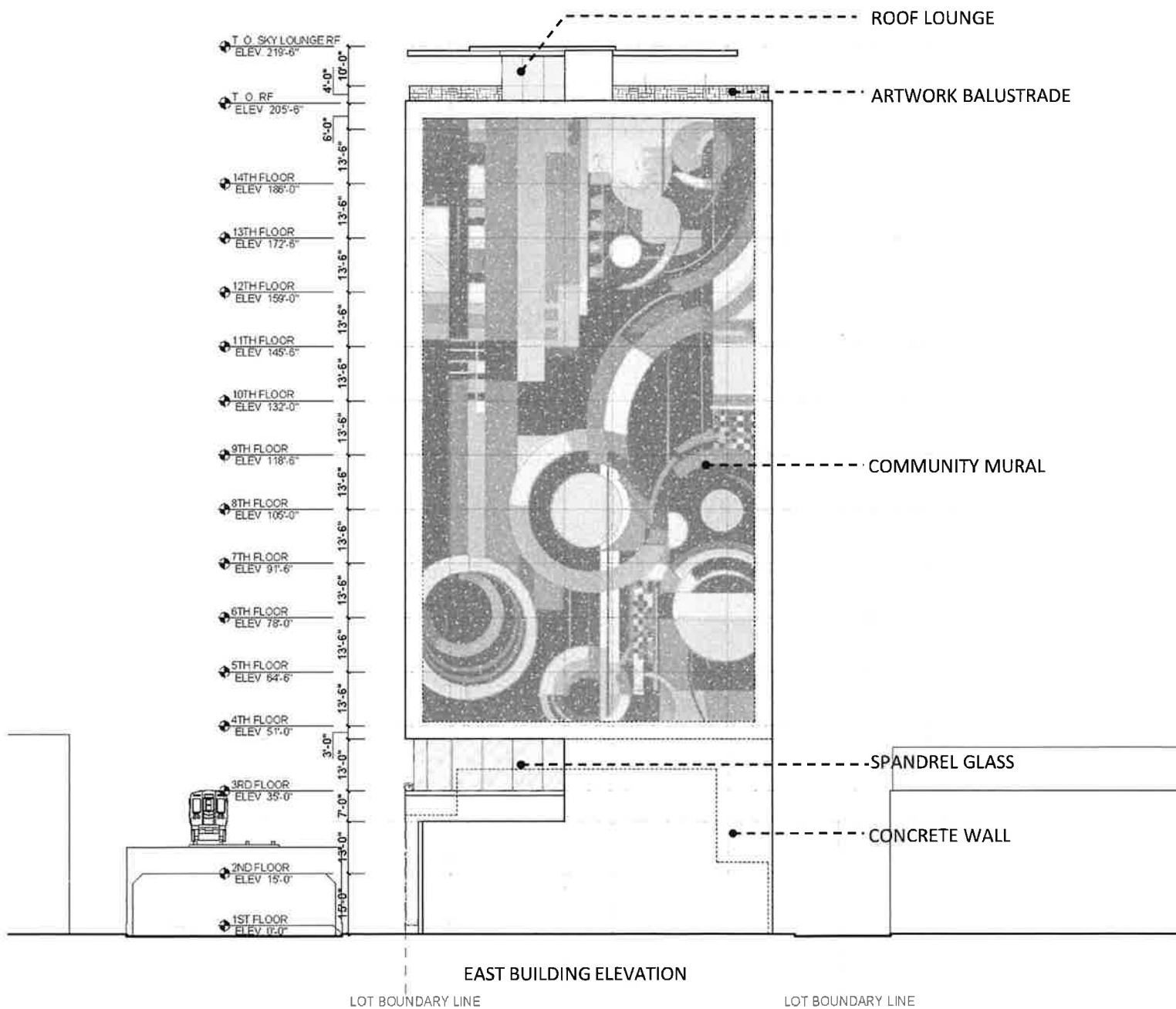
SOUTH ELEVATION

Applicant West Lake Chicago Investors LLC  
 Address 1016-20 W. Lake Street, Chicago, IL 60607  
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WEST ELEVATION

|                      |   |
|----------------------|---|
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EAST ELEVATION

|                      |   |
|----------------------|---|
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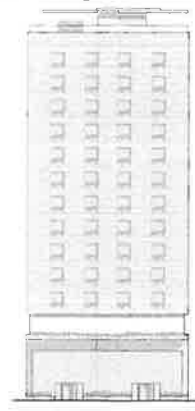
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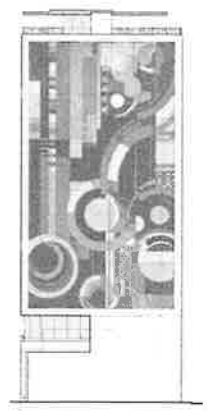
NORTH



SOUTH



WEST



EAST



BLUESTONE  
CLADDING

ELECTROCHROMIC GLAZING

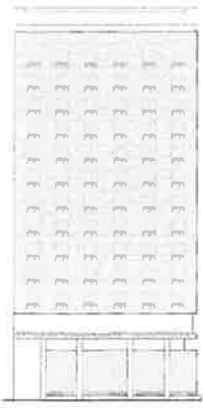
BRONZE/COPPER  
ALUMINUM CLADDING

LAMINATED CLEAR  
GLASS W/ GLASS MULLIONS

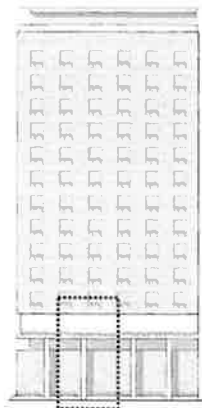
## PODIUM FACADE

Applicant West Lake Chicago Investors LLC  
Address 1016-20 W. Lake Street, Chicago, IL 60607  
Date of Introduction November 1, 2023  
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NORTH



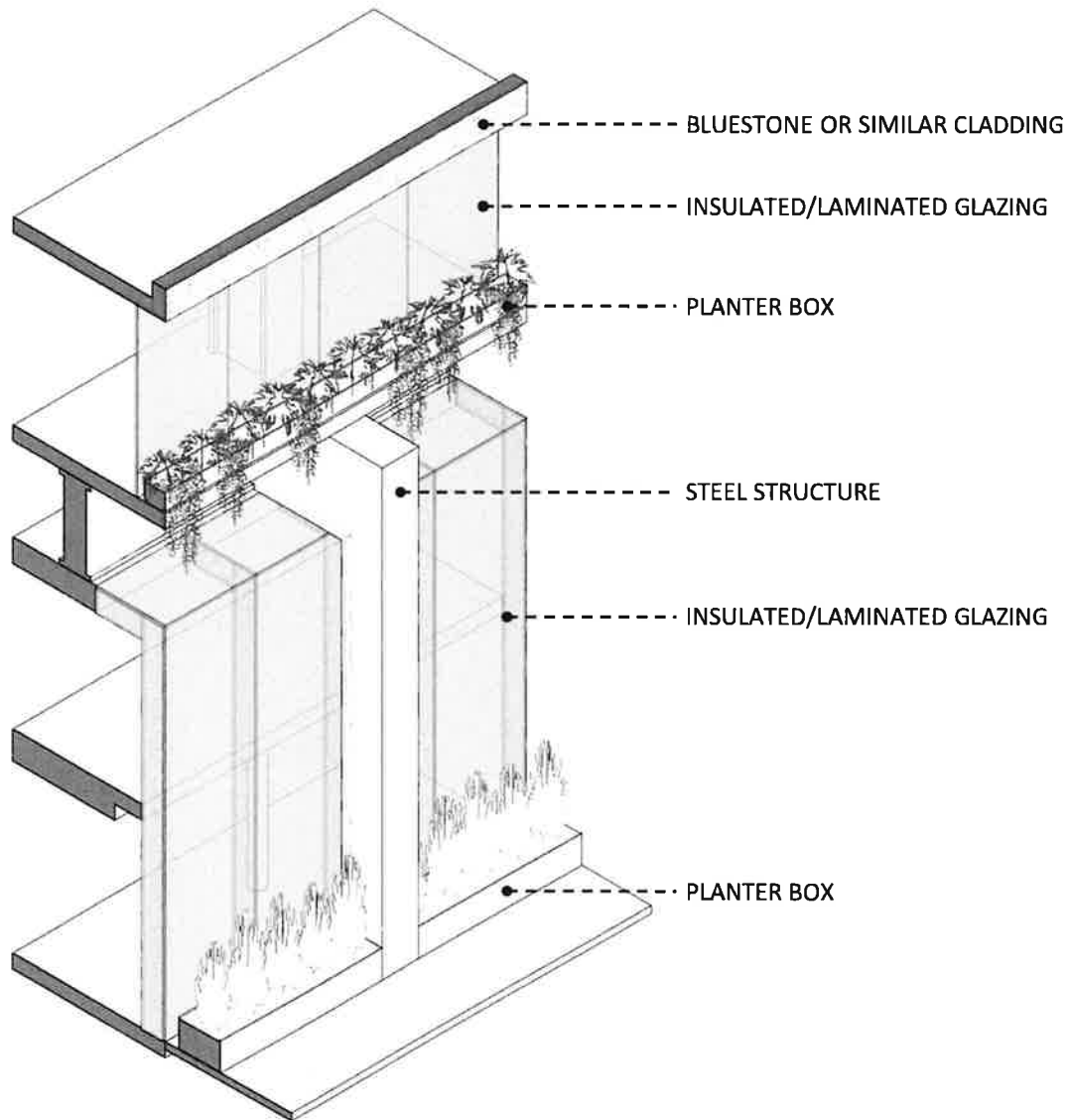
SOUTH



WEST



EAST



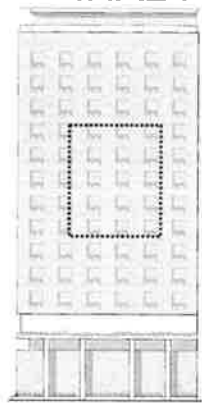
LOBBY/PODIUM WALLTYPE

Applicant West Lake Chicago Investors LLC  
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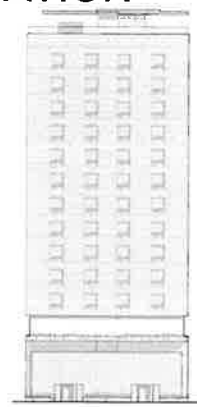
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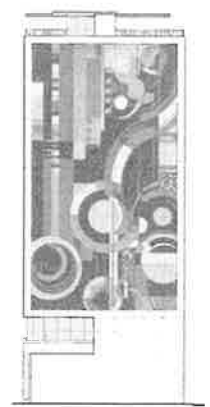
NORTH



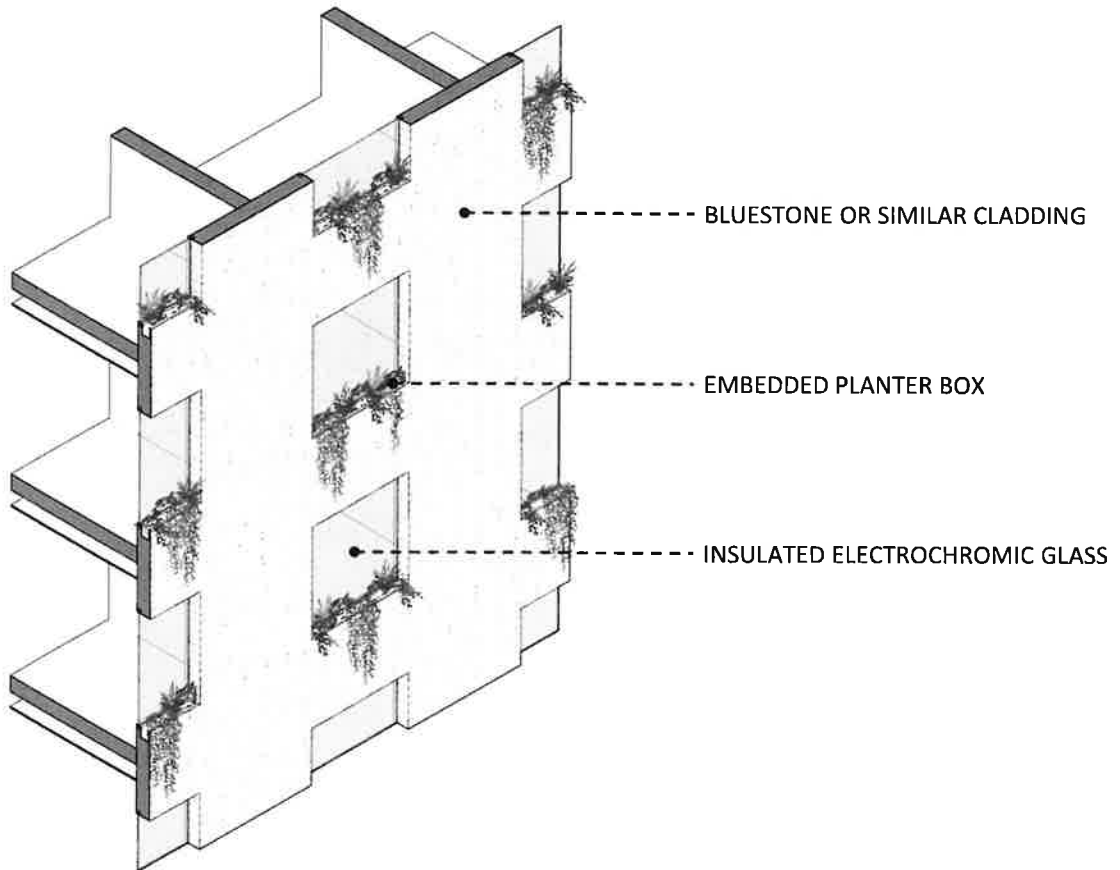
SOUTH



WEST



EAST



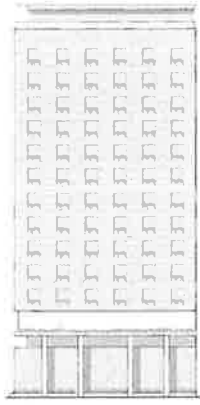
## HOTEL FAÇADE WALLTYPE

|                      |   |
|----------------------|---|
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NORTH



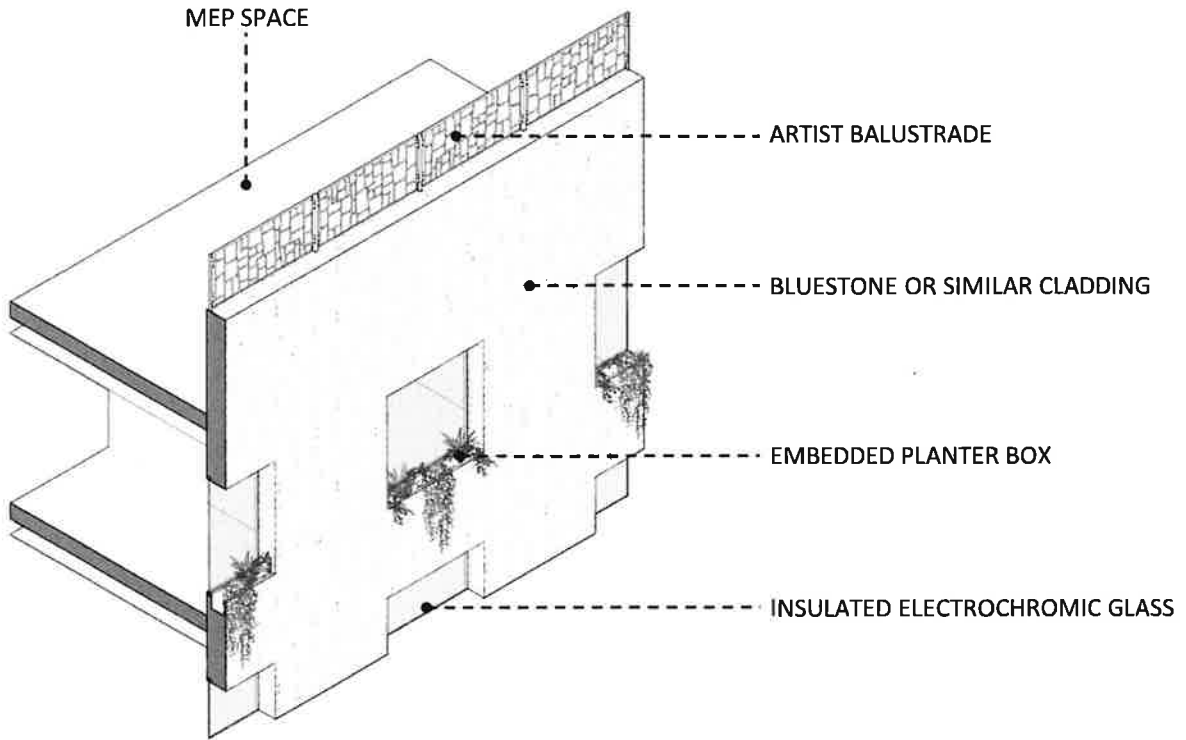
SOUTH



WEST



EAST



ROOF/MEP WALLTYPE

Applicant West Lake Chicago Investors LLC  
Address 1016-20 W. Lake Street, Chicago, IL 60607  
Date of Introduction November 1, 2023  
Plan Commission January 18, 2024



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

**(Application 22284)**

To: Alderman Bennett Lawson  
Vice-Chairman,  
City Council Committee on Zoning

From:   
Ciere Boatright  
Chicago Plan Commission

Date: January 18, 2024

Re: Business Planned Development 1016-20 W. Lake Street

On Thursday, January 18, 2024, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by 718, LLC and West Lake Chicago Investors LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Fernando Espinoza at 312-744-0755 or via email @ [james.gwinner@cityofchicago.org](mailto:james.gwinner@cityofchicago.org).

Cc: PD Master File (Original PD, copy of memo)