



# City of Chicago



SO2022-1841

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/22/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-F at 500-520 N Desplaines St/509 N Union St - App No. 21049
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Final for Publication

#21049  
INTRO DATE  
JUNE 22, 2022

ORDINANCE

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 C1-5 Neighborhood Commercial District symbols and indications as shown on Map 1-F in the area bounded by:

West Ohio Street; North Des Plaines Street; West Grand Avenue; a line 130.38 feet west of and parallel to North Des Plaines Street; a line 85 feet north of and parallel to West Grand Avenue; the public alley west of and parallel to North Des Plaines Street; the public alley north of and parallel to West Grand Avenue; North Union Avenue; the public alley south of and parallel to West Ohio Street; and the public alley west of and parallel to North Des Plaines Street

to those of the DX-7 Downtown Mixed-Use District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

West Ohio Street; North Des Plaines Street; West Grand Avenue; a line 130.38 feet west of and parallel to North Des Plaines Street; a line 85 feet north of and parallel to West Grand Avenue; the public alley west of and parallel to North Des Plaines Street; the public alley north of and parallel to West Grand Avenue; North Union Avenue; the public alley south of and parallel to West Ohio Street; and the public alley west of and parallel to North Des Plaines Street

to those of 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 3.** This Ordinance shall be in force and effect from and after its passage and due publication.

Applicant: SA East Owner LLC  
Address: 500-520 N. Des Plaines Street / 509 N. Union Street Chicago, Illinois  
Introduced: May 23, 2022  
Plan Commission.

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

1. The area delineated herein as Residential-Business Planned Development Number \_\_\_\_ (Planned Development) consists of approximately 69,985 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). SA East Owner LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to an authorization from SA West Owner LLC who owns the remainder of the property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 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.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago

Prior to issuance of any Site Plan Approval as contemplated by Statement 15, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Any recommendations for mitigation to those impacts found in a traffic study may be required of the Applicant as a condition of Site Plan Approval. Accordingly, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The Applicant or its successors and assigns, agrees to fund the design and installation of the following publicly accessible improvements, all of which shall comply with all applicable codes for landscape, streetscape, and public way improvements; provided, however, that the Applicant may submit for, and CDOT may approve, deviations from the landscape ordinance to allow for an enhanced public realm consistent with the Design Guidelines

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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 & 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 21 Statements: a Bulk Regulations Table and the following “Plans”: PD Boundary and Property Lines Map, PD Sub Area Map, Existing Zoning Map, Existing Land Use Map, Site Plan, Public Realm Plan, Sub Area A Elevations (West, South, North, East), Sub Area A Signage Areas and Design Guidelines prepared by ODA/Eckenhoff Saunders and dated October 20, 2022, 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 \_\_\_\_:

Subarea A: Dwelling Units located on and above the ground floor (including Multi-unit Residential); Lodges, Private Clubs (with Site Plan Approval), Cultural Exhibits and Libraries; Day Care; Animal Services (Sales and Grooming, Veterinary, excluding kenneling and boarding); Artist Work or Sales Space; Business Support Services (except day labor employment agency); Eating and Drinking Establishments (all); Entertainment and Spectator Sports (all, except Wagering Facility); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Lodging; Medical Service; Office; Personal Service (all); Retail Sales; Indoor Participant Sports and Recreation; Co-located Wireless Communication Facilities; accessory parking; and accessory and incidental uses.

Subarea B: Dwelling Units located on and above the ground floor (including Multi-unit Residential and Townhouses); Lodges, Private Clubs, Cultural Exhibits and Libraries; Day Care; Animal Services (Sales and Grooming, Veterinary, excluding kenneling and boarding); Artist Work or Sales Space;

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Business Support Services (except day labor employment agency); Eating and Drinking Establishments (all); Entertainment and Spectator Sports (all, except Wagering Facility); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Lodging; Medical Service, Office, Personal Service (all), Retail Sales; Indoor Participant Sports and Recreation; Light Equipment Sales/Rental, Indoor; Urban Farm (Rooftop Operation); Co-Located Wireless Communication Facilities; accessory parking; non-accessory parking (existing or subject to Site Plan Approval) and accessory and incidental 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 the DPD. Signs on the building located in Subarea A shall be subject to review and approval by the DPD Historic Preservation Division. Off-Premise 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 permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 69,985 square feet of net site area and a base FAR of 7.0. The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 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 & 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% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by 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.

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11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, 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 title holders and any ground lessors.

In order to encourage architectural diversity and excellence in design, the Applicant will provide a detailed checklist to demonstrate and ensure that each site plan submittal substantially complies with the Design Guidelines as part of the Part II Review process. Revisions and modifications to any previously approved site plan, landscape plan or building elevations must be substantially consistent with the guidelines.

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. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subarea B of the Planned Development, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Each Site Plan Review request containing dwelling units shall adhere to the minimum requirements of 17-4-0410 On Site Open Space.

Each Site Plan Review request will include review by the Committee on Design (COD) with a presentation to COD. If at the time of the Site Plan Review request COD is not available, then DPD in consultation with the Applicant shall agree upon an appropriate Design Review Process to ensure the site plan submittal meets the approved Design Guidelines and architectural diversity standards and demonstrates excellence in design. Upon receiving Design Review recommendations, DPD will forward such comments to the Applicant. Upon receipt of the comments, the Applicant must provide a written response addressing each comment.

Once the Zoning Administrator has determined all comments have been addressed, the Site Plan Review submittal must be presented at a Chicago Plan Commission public hearing. The hearing for the Site Plan Review submittal conducted by the Plan Commission shall be as a courtesy presentation only. No binding vote, or recommendation provided by the Plan Commission is required for the Zoning Administrator to issue an approval for any Site Plan Review submittal. Review and approval by DPD

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and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to ensure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development.

No Part II approval for any portion of Subarea B shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Subarea B Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- proposed pathway for compliance with the Chicago Sustainable Development Policy;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

Each Site Plan Review request containing dwelling units shall provide calculations that the minimum requirements of section 17-4-0410 On Site Open Space are satisfied. Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

16 Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate Sub parcels within Subarea B of this Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of Sub parcels within Subarea B shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611;

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included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated Sub parcels. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights within Subarea B under the Planned Development from other designated or to be designated Sub parcels including, but not limited to, floor area and floor area ratio, building height, dwelling units and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.

17. Subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, shall design and construct the Proposed Public Realm improvements as depicted on the Proposed Public Realm Plan (hereinafter the "Public Realm"). Provided, however, that changes to the specific size, location and dimensions of the Public Realm are permitted if approved as part of Site Plan Review. The Applicant, its successors and assigns and, if different than the Applicant, the legal title holders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Public Realm for the purposes set forth herein, including ensuring that the Public Realm landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Public Realm facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Public Realm for public use.
18. 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 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

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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

19. The Applicant acknowledges and agrees that the rezoning of the Property from C1-5 Neighborhood Commercial District to the DX-7 Downtown Mixed-Use and then to this Planned Development ("PD") No. \_\_\_\_ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "downtown district" within the meaning of the ARO and permits the construction of 1,110 dwelling units. The Applicant intends to construct up to 1,110 units in a rental building (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 222 affordable units (20% of 1,110) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 222 affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 74 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 12 of the 74 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will constitute a

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lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 19, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

20. The Applicant acknowledges that Subarea A is improved with a building commonly known as 509 North Union Street and identified as potentially significant (color-coded orange) in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Section 17-8-0911 and 13-322-230, the Applicant acknowledges that PDs should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve the character-defining features of the building, as shown on the Elevations.
21. 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 DX-7 Downtown Mixed-Use District.

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## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_ BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	110,181
Area in Public Right of Way (sf):	40,196
Net Site Area (sf):	69,985
Subarea A:	24,011
Subarea B:	45,974
Maximum Floor Area Ratio:	11.5
Subarea A:	5.0
Subarea B:	15.3
Maximum Number of Dwelling Units:	
Subarea A:	0
Subarea B:	1,110
Maximum Number of Hotel Keys:	
Subarea A:	141
Subarea B:	Per site approval <sup>1</sup>
Minimum Off-Street Parking:	145
Subarea A:	0
Subarea B:	145
Maximum Height:	
Subarea A:	125'
Subarea B:	625'
Minimum Loading:	
Subarea A:	2 (10'x18')

<sup>1</sup> Any Hotel Keys included in Subarea B will decrease Dwelling Units from Subarea B in a 1-1 ratio.

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Subarea B	2 (10'x25')
Minimum Bicycle Parking:	
Residential:	
Subarea A	1 per 2 auto spaces
Subarea B	1 per 2 auto spaces
	Note: Per 17-10-0102-B-2 residential buildings must contain at least one bicycle parking space per dwelling unit
Non-Residential:	
Subarea A	1 per 10 auto spaces
Subarea B	1 per 10 auto spaces
	Note: Per 17-10-0102-B-2 non-residential buildings must contain at least one bicycle parking space for each automobile parking space that would otherwise be required under the applicable standards of Section 17-10-0200
Minimum Setbacks:	Per the attached site plans

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO or Pilsen/Little village Pilot Ordinances. More information is available online at www.cityofchicago.gov/ARO. Submit completed form to the Department of Housing (DOH) via e-mail at ARO@cityofchicago.org

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Date: 8/24/2022

DEVELOPMENT INFORMATION

Development Name: SA East Owner LLC

Development Address: 500-520 N Des Plaines St

Zoning Application Number, if applicable: #21049

Ward: 27

If you are working with a Planner at the City, what is his/her name? Fernando Espinoza

Type of City Involvement check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: SA East Owner LLC

Developer Contact: Riley McChesney

Developer Address: 917 W Washington Blvd Ste 308

Developer Email: development@shapack.com

Attorney Name: DLA Piper

Attorney Contact: Katie Jahnke Dale

Attorney Phone: (312) 368-2153

Attorney Email: katie.dale@us.dlapiper.com

TIMING

Estimated date marketing will begin: TBD

Estimated date of building permit\*: TBD

Estimated date ARO units will be complete: TBD

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Riley McChesney  
Developer or their agent

8/23/22  
Date

Ricardo Lopez  
Ricardo Lopez, DOH

9/22/2022  
Date

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ADDITIONAL REQUIREMENTS ORDINANCE

### ARO Web Form

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#### Applicant Contact Information

Name: Riley McChesney  
Email: rmcchesney@shapack.com

#### Development Information

##### Address

Submitted Date: 08/24/2022

Number From: 500                      Number To: 520                      Direction: N  
Street Name: Des Plaines                      Postal Code: 60654

##### Development Name

SA East Owner LLC

Are you rezoning to downtown?: Yes  
Is your project subject to the ARO Pilots?: 2021 ARO

##### Information

Ward: 27                      ARO Zone: Downtown

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##### Details

ARO Trigger: Zoning change and planned development  
Total Units: 1,110  
Development Type: Rent / For Sale  
Date Submitted: 08/24/2022

#### Requirements

First ARO Units: 222 (20% of 1,110 total units)

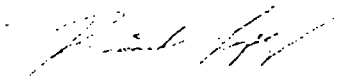
#### How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 222                      Off-Site: 0  
On-Site to CHA or Authorized agency: 0                      Off-Site to CHA or Authorized agency: 0  
Total Units: 222

**Affordable Income Mix:**

37 Units at 80% AMI, 37 Units at 70% AMI, 74 Units at 60% AMI, 37 Units at 50% AMI,  
37 Units at 40% AMI

THIS IS A PRELIMINARILY APPROVED AHP, WHICH WILL BE REVISED WHEN FURTHER  
PROJECT DETAILS ARE DETERMINED.



09/27/2022

Ricardo Lopez, ARO Project Manager, DOH

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Zoning Application number, if applicable: #21049  
 Address: 500-520 N Des Plaines Street

Is this a For Sale or Rental Project?  
 Anticipated average psf rent/price? \*  
 Rental & TBD Condo  
 \$4.00

Total Units in Project: 1,110  
 Total Affordable units: 222

All projects with proposed ARO units must complete this tab

	Market Rate Units	ARO On-site Units	ARO Off-Site Units
Parking	TBD	TBD, same as market units	
Laundry	TBD	TBD, same as market units	
Appliances			
Refrigerator age/EnergyStar/make/model/color	TBD	TBD, comparable to market units	
Dishwasher age/EnergyStar/make/model/color	TBD	TBD, comparable to market units	
Stove/Oven age/EnergyStar/make/model/color	TBD	TBD, comparable to market units	
Microwave age/EnergyStar/make/model/color	TBD	TBD, comparable to market units	
Bathroom(s) how many? Half bath? Full bath?	TBD	TBD, comparable to market units	
Kitchen countertops material	TBD	TBD, comparable to market units	
Flooring material	TBD	TBD, comparable to market units	
HVAC	TBD	TBD, comparable to market units	
Other	TBD	TBD, comparable to market units	

Unit Type	Market Rate		Summary		Affordable v. Market Square Footage*
	How Many?	% of Total Footage	How Many?	ARO % of Total Footage	
Studio	222	25%	56	25%	85%
One-bed	444	50%	111	50%	85%
Two-bed	178	20%	44	20%	85%
Three-bed	44	5%	11	5%	85%
Four-bed					

\*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)

\*\*the average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

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## Design Guidelines

### Introduction

#### Purpose

All developments within the planned development must substantially comply with the design standards and guidelines outlined in Section 17-8-0900 of the Zoning Ordinance. The guidelines listed below provide additional standards for buildings and the public realm, to complement the specific context of this/these planned development(s). These guidelines also provide a foundation for the review of individual projects to ensure each element within NOMA upholds the goals for the entire development, and with the design standards and guidelines outlined in the Chicago Zoning Ordinance.

The guidelines support the idea that each building should reflect its own position, program, and function within the development, but should also respect the patterns and relationships with adjacent buildings, open spaces, and the surrounding community.

#### Public Realm Guidelines

##### Public Realm and Open Space Framework

Incorporate open space that encourages public gathering spaces, seating elements and connection pathways, or "Mews", to create a network of secondary circulation offering a pedestrian experience unique to NOMA.

Applicant: SA East Owner LLC  
Address: 500-520 N. Desplaines St./ 509 N. Union  
Intro. Date: June 22, 2022  
CPC Date: October 20, 2022

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- a. A variety of open spaces shall be designed for use by the public with a variety of special qualities and functional programs.
- b. Where feasible, accommodate street art to create an identity and character unique to NOMA and provide implied wayfinding.
- c. Open space landscape design shall include a variety of different native and non-invasive trees, shrubs and perennials that provide seasonal interest.
- d. Open spaces should be designed with pedestrian priority and avoid parking and service entrances.
- e. Provide public and accessible design to connect open spaces to street network. Stair and ramp design shall avoid blank walls.

#### Hardscape Open Space

Incorporate a variety of hardscaped open spaces that are integrated throughout the development offering connective areas to the community consistent with and promoting the success of the Open Space Framework guidelines.

- a. Hardscape spaces should be visible, publicly accessible and promote interaction with both the streets and the programming of adjacent buildings.
- b. Hardscape spaces that offer potential for open space activation through programming, such as café areas and with the potential for seasonal programming such as farmers markets and community events.

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- c. Hardscape should be designed with a variety of spatial qualities, including open to the sky or covered at varying heights to promote opportunities for a variety of experiences and functions.
- d. Hardscape spaces that incorporate native plantings and permeable surfaces where possible for best practices of stormwater management.

#### **Street Design and Streetscapes**

- a. Intersection design shall prioritize pedestrian crossing and movement, particularly at secondary streets.
- b. Street-specific elements shall be reviewed by and approved by CDOT at each phase of development to ensure that they follow standards and reach the best use of the public way.
- c. Where feasible on site, consider permeable paving and other natural stormwater management strategies.
- d. Where feasible, street design will include landscape zone and parkway trees.

#### **The Mews**

- a. Where feasible and appropriate, secondary public pedestrian Mews are to be incorporated, creating a network of connectors between open spaces and other significant neighborhood elements.
- b. Mews are generally to be designed as open spaces that serve as connectors, expand the street experience, and enhance the public realm.

- c. Design should enhance, not detract from, the vibrancy and activity of city streets and the pedestrian experience.

#### **Ground Floor Guidelines**

##### **Street Level Activation**

- a. Reserve ground level of buildings for the most active and public functions.
- b. Programming of ground floor should consider and complement the character and qualities of adjacent open spaces and streets. The uses should enhance the public realm and the public realm help activate the uses.
- c. Visually connect the ground floor program with the adjacent public realm.
- d. Public entrances are to be visible from the street and easily accessible and evident in daytime and night.
- e. Where feasible, incorporate vision glass and well-lit spaces on the ground level.
- f. Incorporate high-quality building materials and pedestrian-scaled details at the ground level.
- g. Tenant signage for each building should be considered as part of the façade design to ensure consistency of placement, size, materials, and method of illumination.

##### **Service and Parking**

- a. Services areas to be located to not negatively impact important streets, building entrances, or the pedestrian experience.
- b. Access to loading and parking should not occur directly from city streets unless constrained by specific site conditions.

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- c. Curb cuts should not exceed 20' in width for service entrances unless constrained by specific site condition. Parking garage entrances should not exceed the minimum required.
- d. Vehicle drop-off zones are to be coordinated with primary building entrances.
- e. Parking at ground level should be avoided unless adequately lined on all street frontage with programable building area.

#### **Built Form Guidelines**

##### **Base Building / Podium**

- a. Buildings are to enhance the urban fabric and character of NOMA, inclusive of new developments and neighborhood character buildings.
- b. The podiums shall complement one another in both scale and materiality without duplication. The design should strike a balance between cohesion and variation of building expression across the entire site.
- c. Setbacks between podium and tower should vary in height across the site and consider immediate adjacency to neighborhood character buildings.
- d. Design podium rooftops as participatory spaces accommodating building amenities and landscaping.
- e. When parking is located within a building podium, incorporate screening materials consistent with the building façade materials.
- f. Where appropriate incorporate balconies, amenity space

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at building setbacks, roof top terrace, to maximize recreational space.

#### **Height and Massing**

- a. Stagger taller buildings to maximize views and sunlight exposure.
- b. Taller buildings should consider orientation and slenderness.
- c. Building massing shall achieve a varied and distinctive skyline.
- d. Building heights shall be complimentary to the scale of surrounding neighborhoods.
- e. All rooftop mechanical systems should be concealed from pedestrian view within and architectural enclosure consistent with the overall building.
- f. To preserve access to sunlight, building towers should prioritize separation between them.

#### **Material Guidelines for Buildings**

- a. Building façade designs shall complement one another in articulation and materiality. The design should strike a balance between cohesion and variation of building expression across the entire site.
- b. Building materials used on new buildings shall be informed by the building materials on other existing buildings in the surrounding neighborhood but not necessarily used in the same way.
- c. Promote the architectural and urban design, sustainability, longevity and creative expression with visionary design and high-quality materials.

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- d. Colors and finishes of the materials should reinforce the neighborhood character and identity.
- e. Buildings should not be clad in low-quality materials with low aesthetic value—such as EIFS, CMU, vinyl, or metal siding.

**Building Performance**

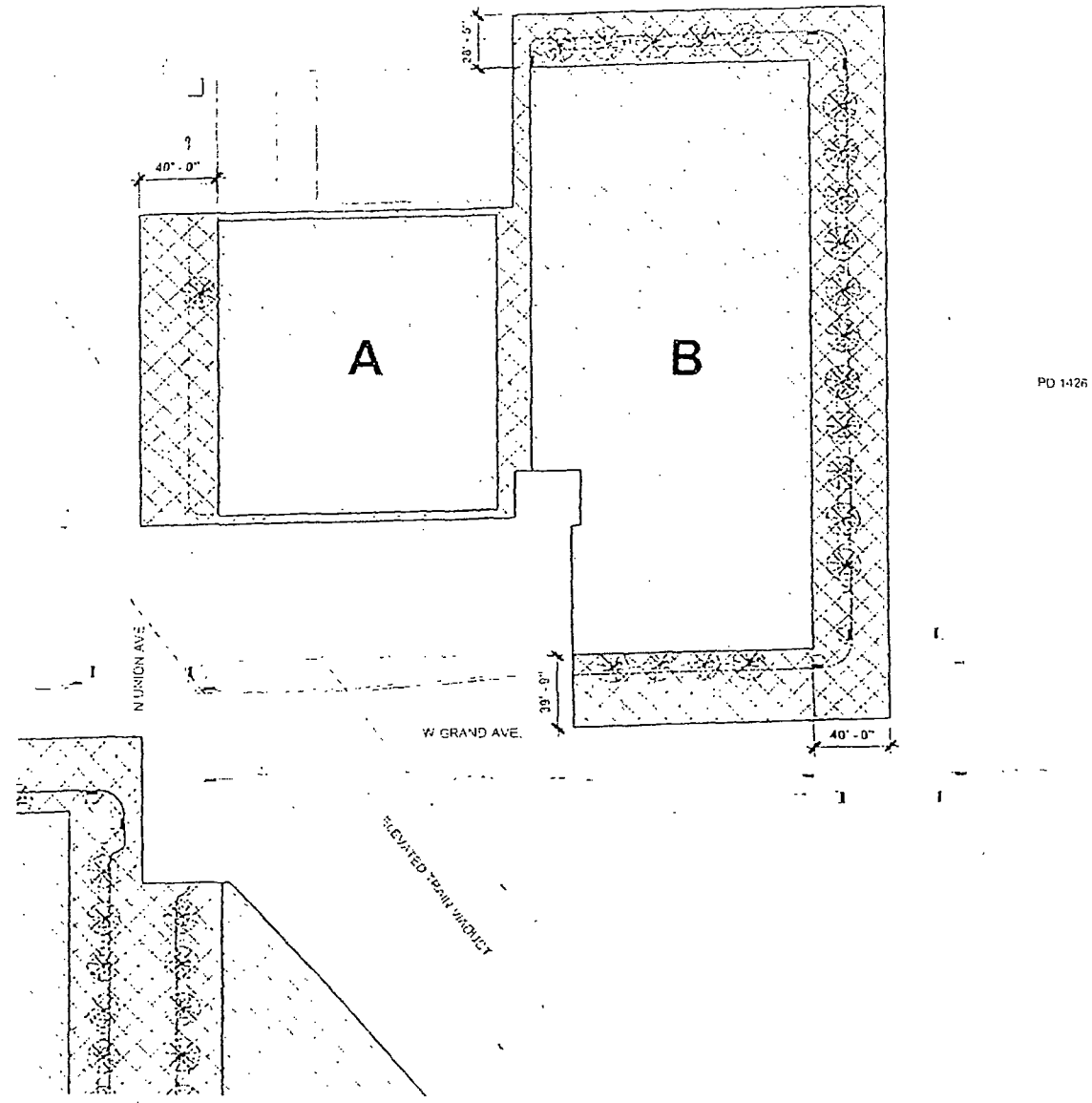
- a. Building enclosure should utilize environmentally responsible design by reducing heat loads and maximizing occupant comfort.
- b. Prioritize energy efficiency and human health.

- End -

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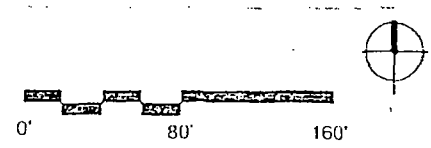
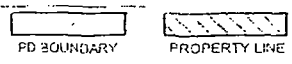
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## Boundary & Property Lines



PD 1426

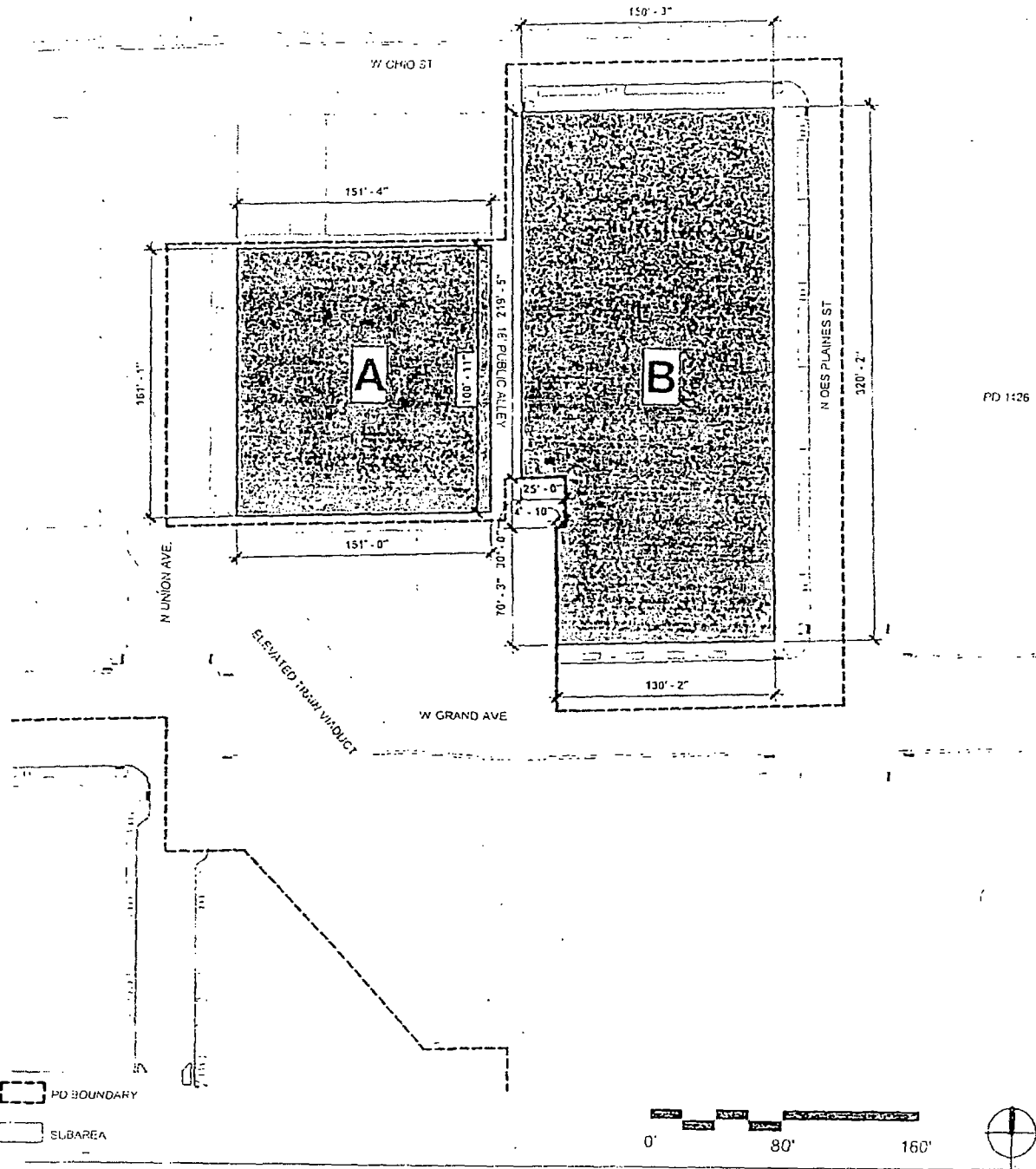
GROSS SITE AREA	110,181 SF
AREA OF PUBLIC RIGHTS OF WAY	40,196 SF
NET SITE AREA	69,985 SF



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## PD Sub Area Map



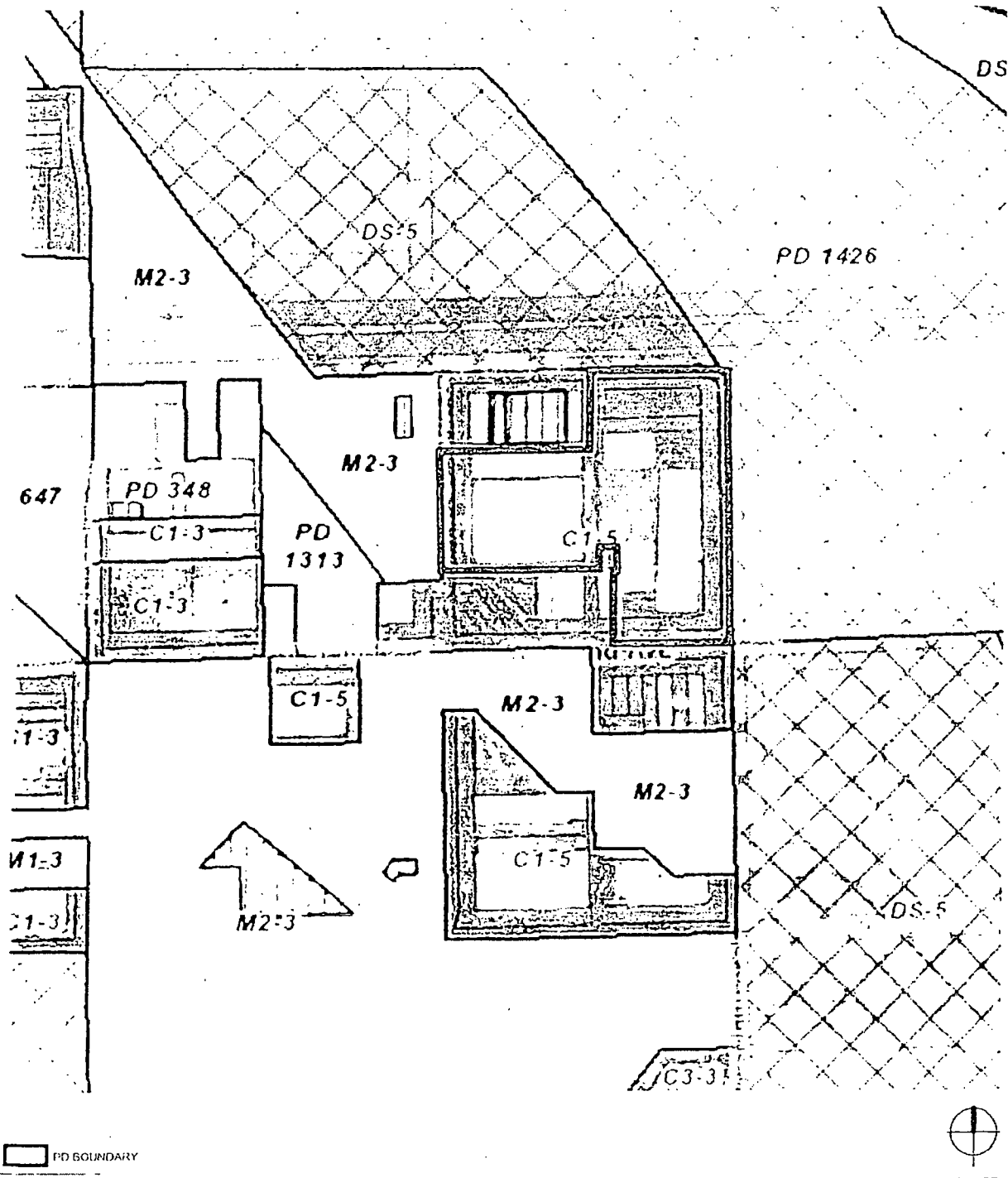
PD 1426

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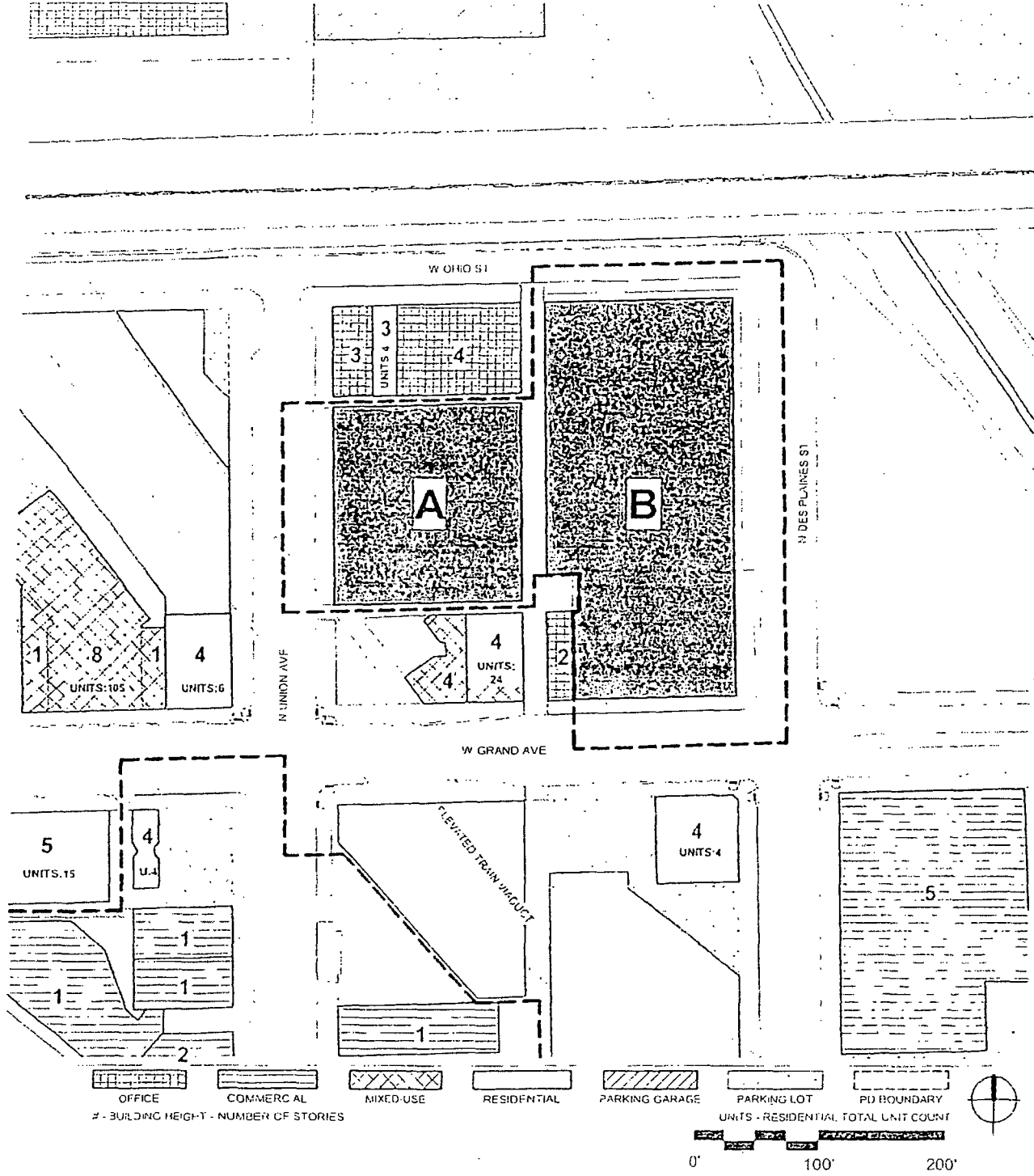
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## Existing Zoning Map



Applicant: SA East Owner LLC  
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# Existing Land Use



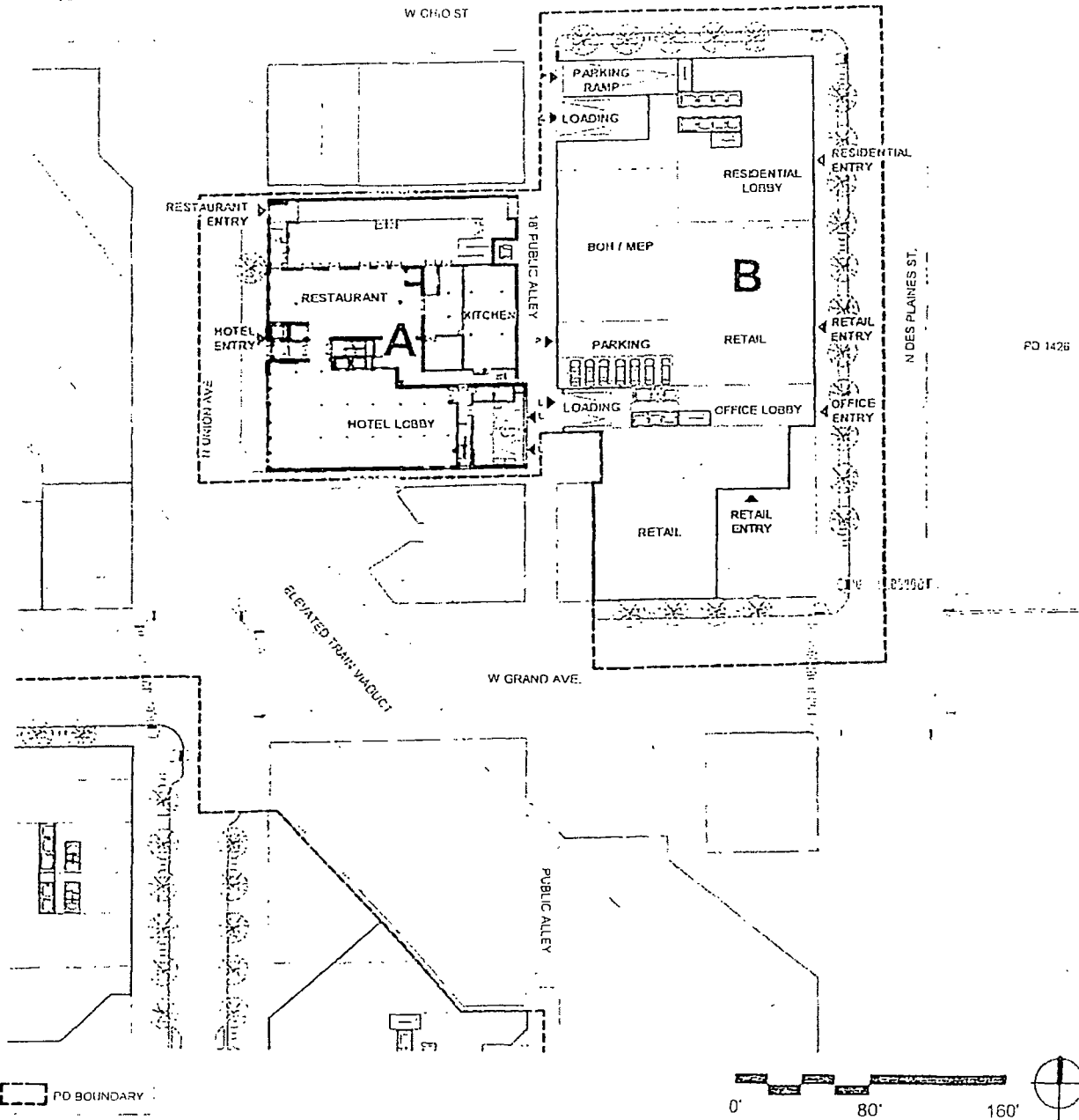
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## Site Plan



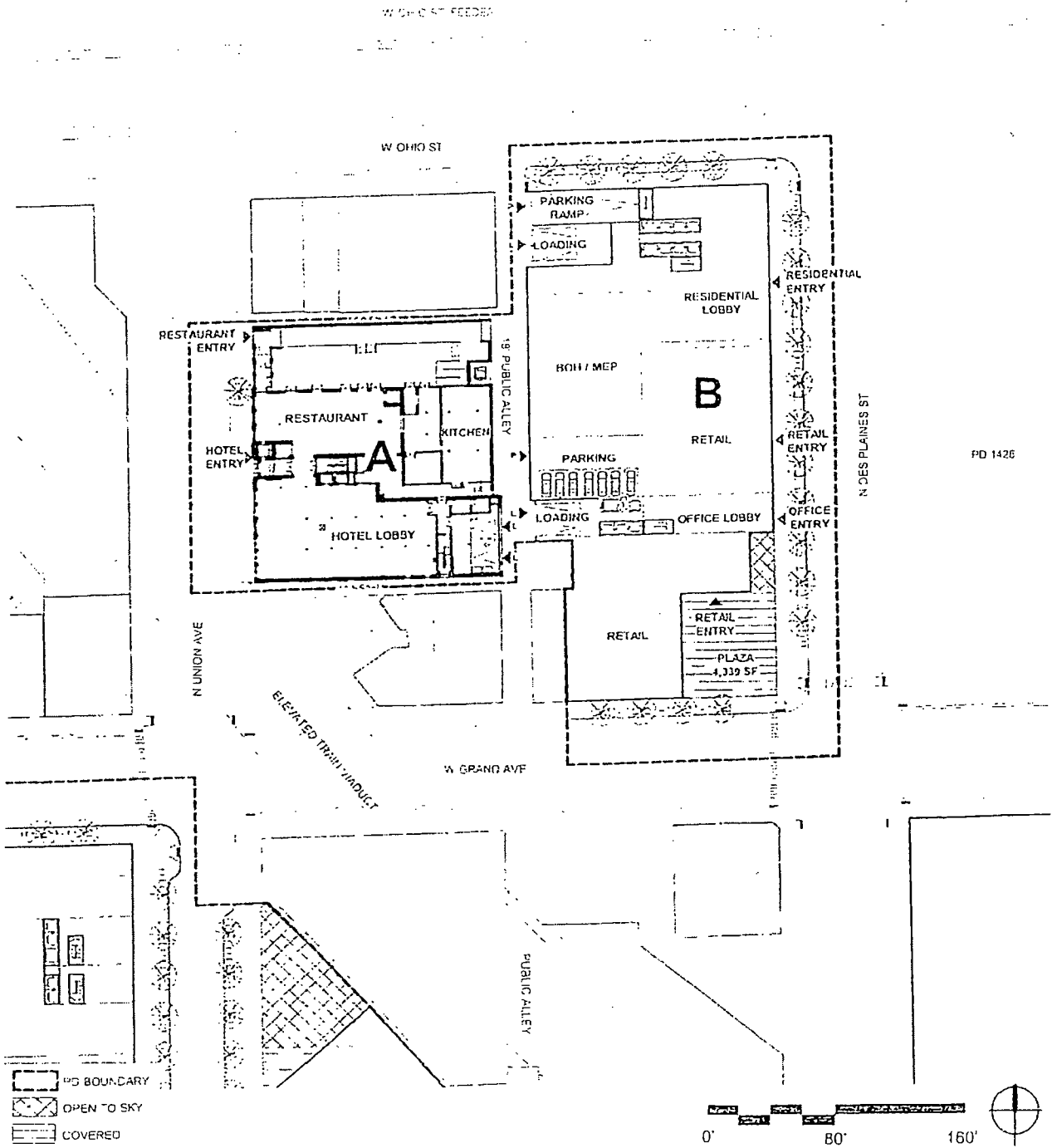
PD 1426

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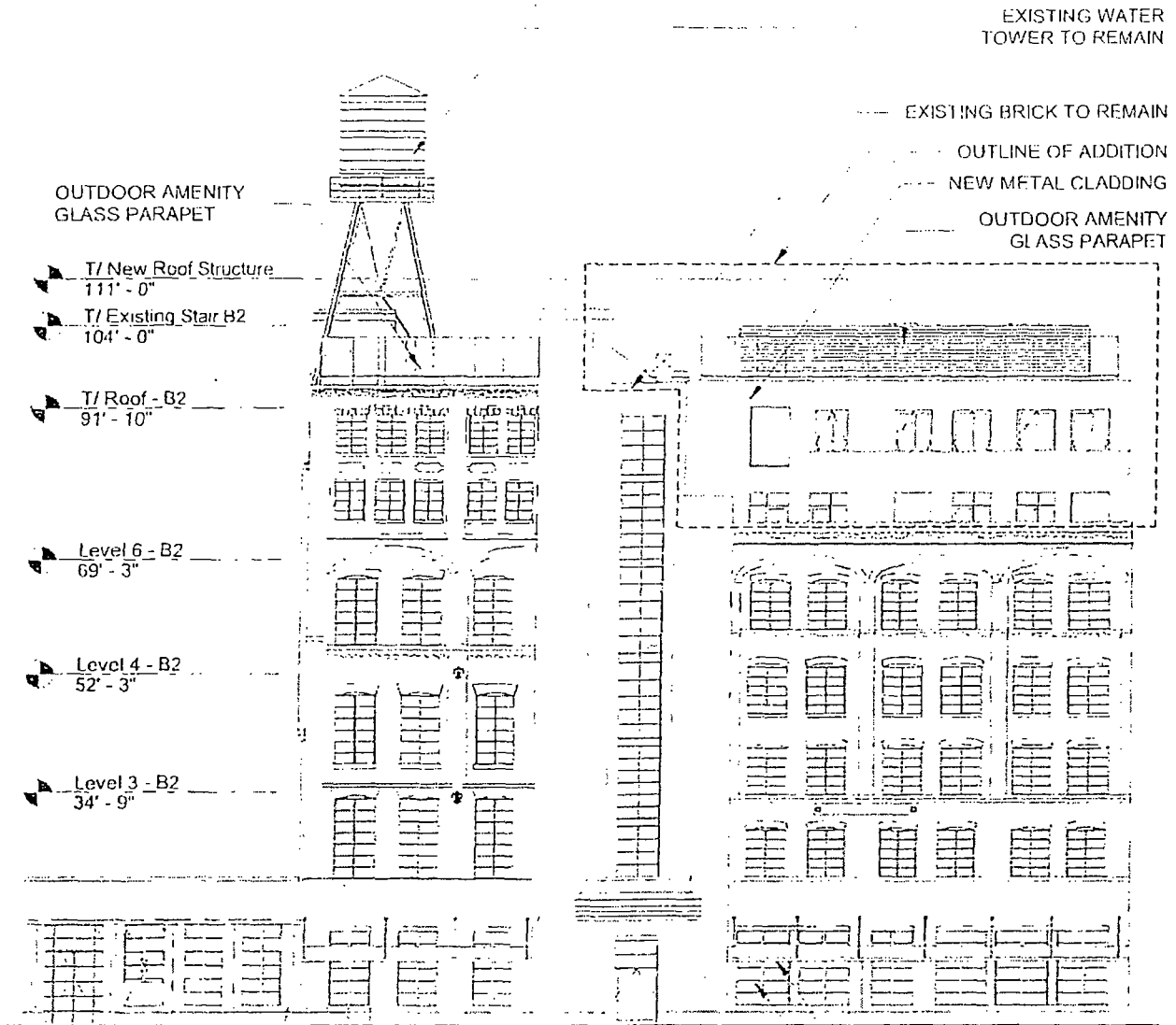
## Public Realm



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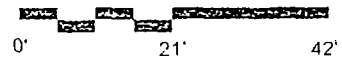
### Sub Area A - West Elevation



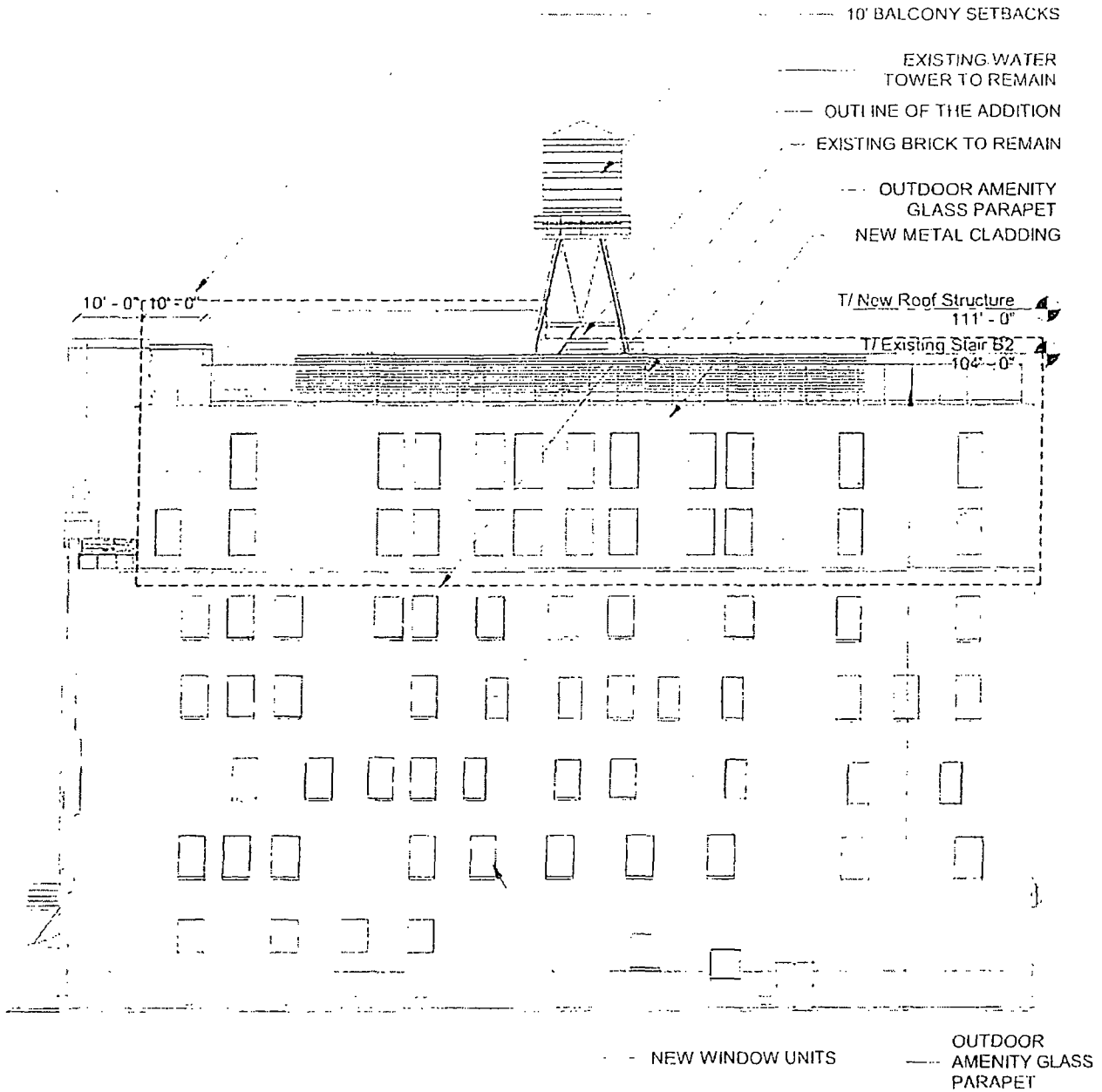
1 West Elevation - Sub Area A  
3/64" = 1'-0"

NEW CANOPIES

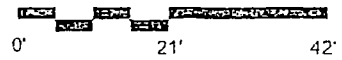
NEW WINDOW UNITS



# Sub Area A - South Elevation



1 South Elevation - Sub Area A  
 3/64" = 1'-0"



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# Sub Area A - North Elevation

EXISTING WATER TOWER TO REMAIN

EXISTING BRICK TO REMAIN

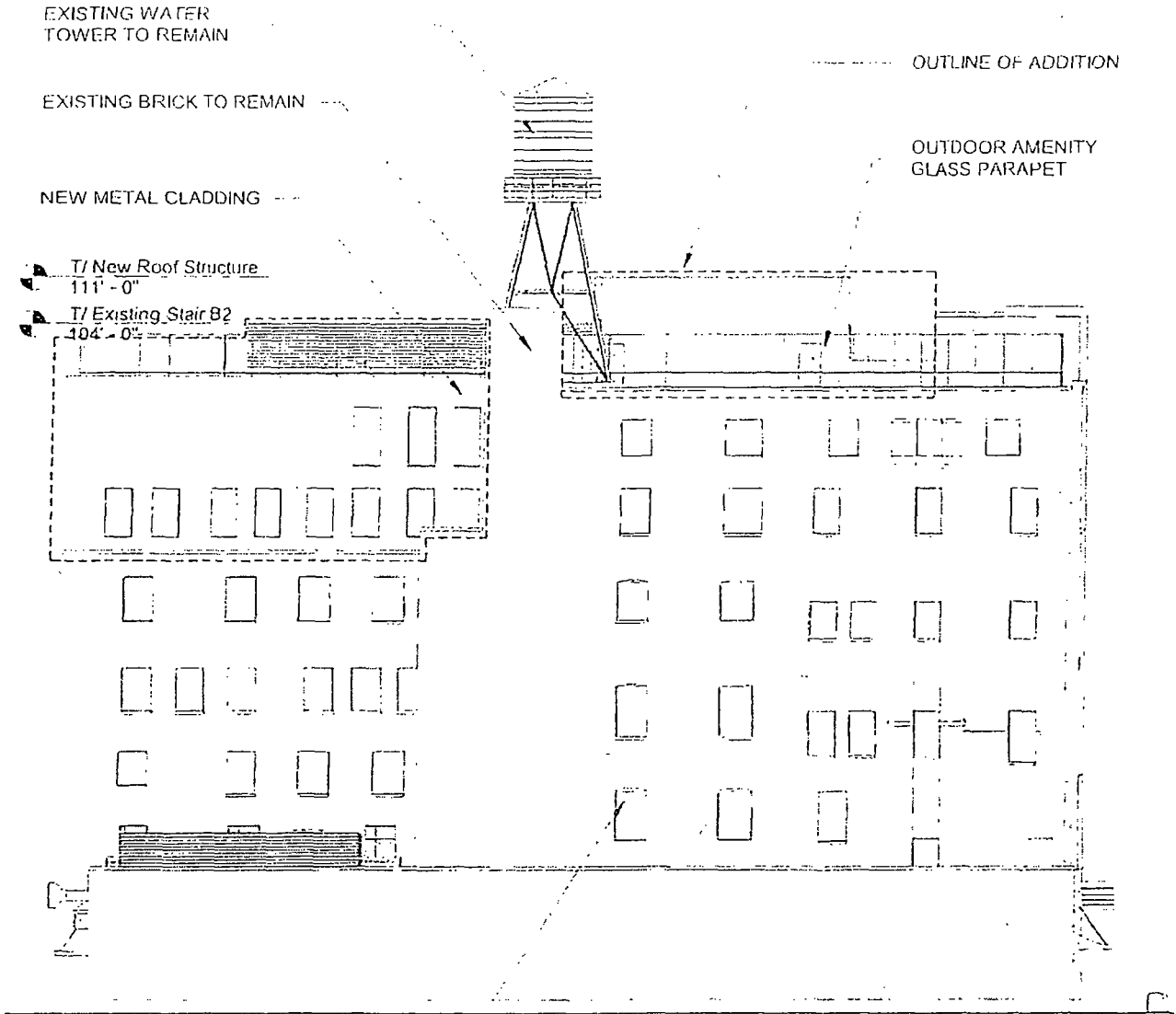
NEW METAL CLADDING

OUTLINE OF ADDITION

OUTDOOR AMENITY GLASS PARAPET

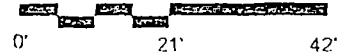
T/ New Roof Structure  
111' - 0"

T/ Existing Stair B2  
104' - 0"



NEW WINDOW UNITS

1 North Elevation - Sub Area A  
3/64" = 1'-0"



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# Sub Area A - East Elevation

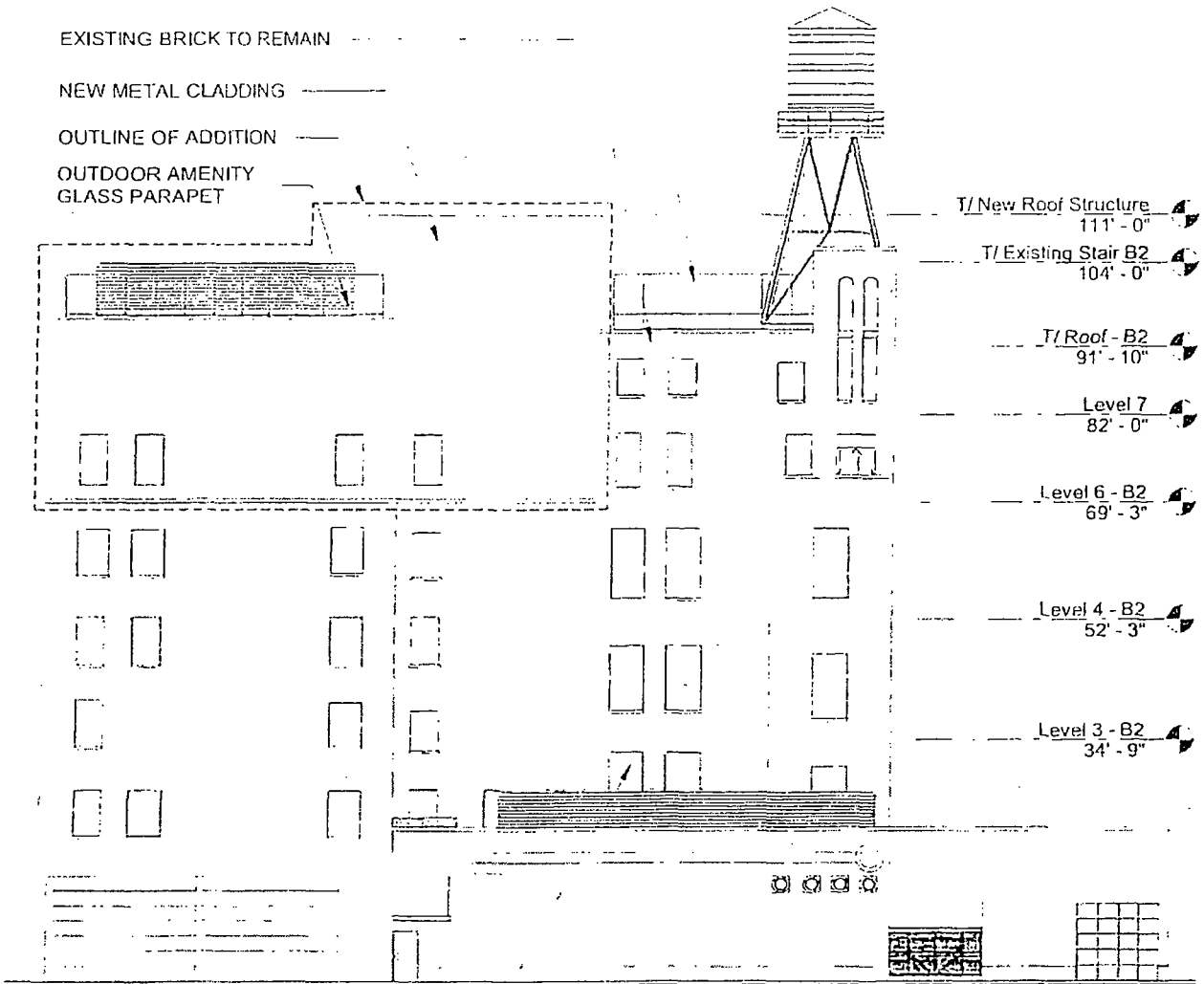
OUTDOOR AMENITY  
GLASS PARAPET

EXISTING BRICK TO REMAIN

NEW METAL CLADDING

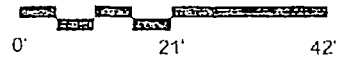
OUTLINE OF ADDITION

OUTDOOR AMENITY  
GLASS PARAPET



NEW WINDOW UNITS

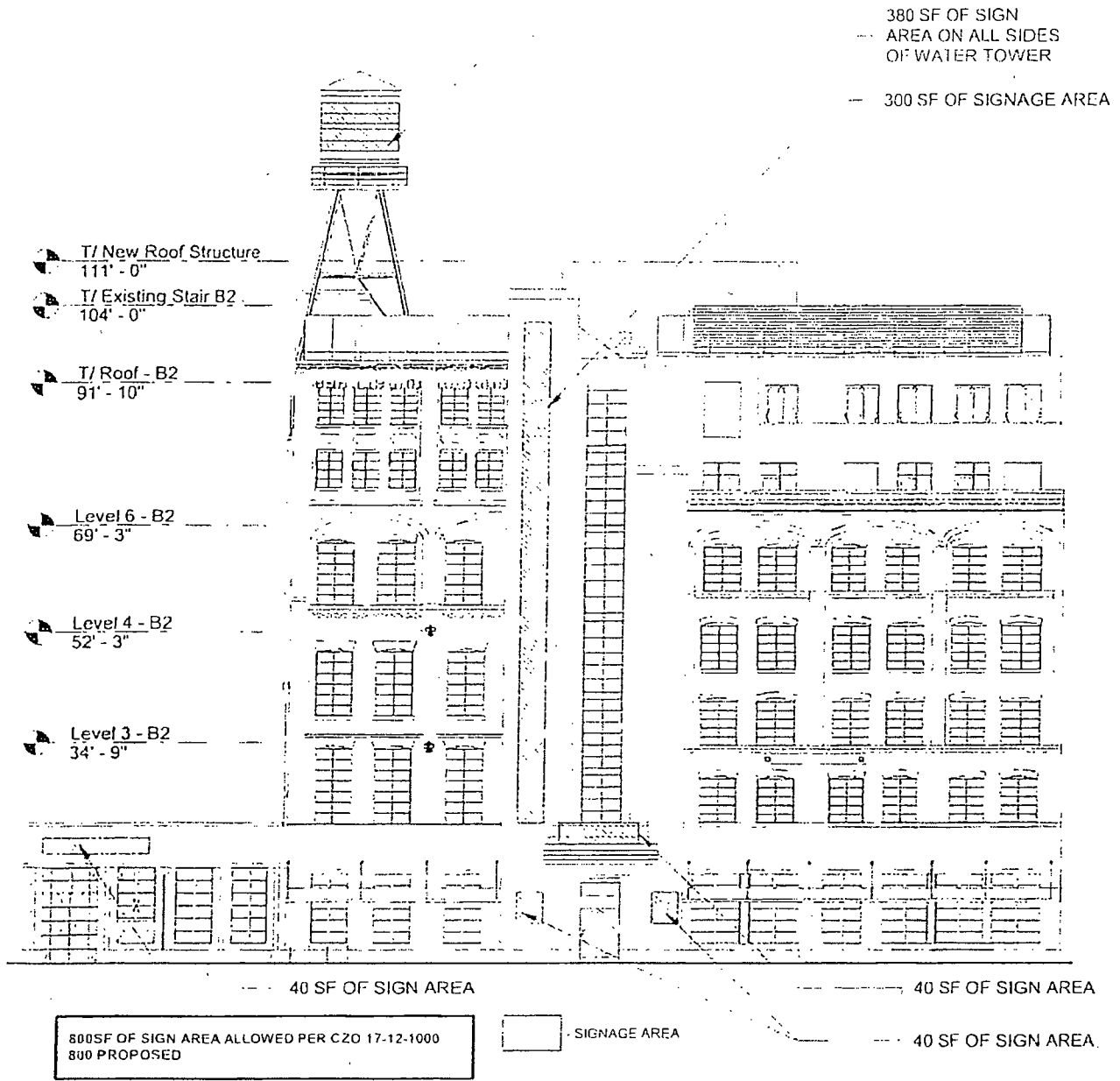
1 East Elevation - Sub Area A  
3/64" = 1'-0"



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# Sub Area A - Signage Areas



1 West Elevation - Sub Area A Signage Area  
3/64" = 1'-0"

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Tom Tunney  
Chairman, City Council Committee on Zoning

From: Maurice D. Cox  
Maurice D. Cox  
Chicago Plan Commission

Date: October 20, 2022

Re: Proposed Residential-Business Planned Development  
500-520 N. Des Plaines Street and 509 N. Union Avenue.

APD #21049

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On October 20, 2022, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by SA East Owner 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 @ [Fernando.espinoza@cityofchicago.org](mailto:Fernando.espinoza@cityofchicago.org).

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