



City of Chicago



SO2021-2086

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 5/26/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 179-B at 1431-1525 E 77th St, 7700-7716 and 7734-7744 S Blackstone Ave, 7731-7741 S South Chicago Ave, 7701-7745 S Blackstone Ave, 7700-7778 S Harper Ave, 7707-7741 S Harper Ave and 7706-7740 S Stony Island Ave - App No. 20725

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#20725
INTRO DATE
May 26, 2021

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 the C2-2 Motor Vehicle-Related Commercial District, M1-2 Limited Manufacturing/Business Park District; and RS-3 Residential Single-Unit District indications shown on Map Number 179B in the area bounded by:

East 77th Street; South Harper Avenue; a line 61.1 feet south of and parallel with the south line of East 77th Street; South Stony Island Avenue; a line 411.1 feet south of and parallel with the south line of East 77th Street; South Harper Avenue; South Chicago Avenue; a line 105.5 feet northwest of and parallel with the northwest line of South Blackstone Avenue; the alley next northeast of and parallel with South Chicago Avenue; South Blackstone Avenue; a line 163.35 feet south of and parallel with the south line of East 77th Street; and the alley next northeast of and parallel with South Chicago Avenue;

to those of the C2-2 Motor Vehicle-Related Commercial District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all the C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 179B in the area bounded by:

East 77th Street; South Harper Avenue; a line 61.1 feet south of and parallel with the south line of East 77th Street; South Stony Island Avenue; a line 411.1 feet south of and parallel with the south line of East 77th Street; South Harper Avenue; South Chicago Avenue; a line 105.5 feet northwest of and parallel with the northwest line of South Blackstone Avenue; the alley next northeast of and parallel with South Chicago Avenue; South Blackstone Avenue; a line 163.35 feet south of and parallel with the south line of East 77th Street; and the alley next northeast of and parallel with South Chicago Avenue;

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

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

Address: 1431-1525 E. 77th Street; 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue; 7701-7745 S. Blackstone Avenue; 7700-7778 S. Harper Avenue; 7707-7741 S. Harper Avenue; 7706-7740 S. Stony Island Avenue

#20725
INIRO DATE
MAY 26, 2021

FINAL FOR PUBLICATION

ADDRESS: 1431-1525 E. 77th Street;
7700-7716 and 7734-7744 S. Blackstone Avenue;
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FINAL FOR PUBLICATION

BUSINESS PLANNED DEVELOPMENT NO. ____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number ____, (Planned Development) consists of approximately 323,092 square feet of net site area together with certain portions of adjacent rights-of-way, which are depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Regal Mile Ventures LLC is the "Applicant" for this Planned Development with the authorization of the Property owners.
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.

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

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Introduced: May 26, 2021
Plan Commission: July 15, 2021

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD 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 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 18 Statements, a Bulk Regulations Table, and the following Exhibits (collectively, the "Plans"):

Exhibit 1	Existing Zoning Map
Exhibit 2	Existing Land-Use Map
Exhibit 3	Planned Development Boundary & Property Line Map
Exhibit 4	Site/Landscape Plan
Exhibit 5	Illustrative Floor Plan & Setbacks
Exhibit 6	Elevation – S. Chicago Avenue
Exhibit 7	Elevation – E. 77 th Street
Exhibit 8	Elevation – S. Stony Island Avenue
Exhibit 9	S. Harper Avenue
Exhibit 10	S. Blackstone Avenue
Exhibit 10	Streetscape Plan 1
Exhibit 11	Streetscape Plan 2
Exhibit 12	Streetscape Plan 3
Exhibit 13	Landscape Details

prepared by Bauer Latoza Studio and dated May 26, 2021, submitted herein. Full-sized copies of the Site/Landscape Plan and Building Elevations are on file with DPD. 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 ____:

The following uses are permitted in the area delineated herein as a Planned Development: Communication Service Establishments, such as a media production studio, including uses established in accordance with Section 17-9-0200, which may include, without limitation, Cultural Exhibits and Libraries, Day Care, Animal Services, Artist Work or Sales Space, Eating and Drinking Establishments (including limited and general restaurant, tavern, and outdoor rooftop and at-grade patio). Entertainment and Spectator Sports (including Indoor Special Event [including incidental liquor sales]), small venue [1-149 occupancy], medium venue [150-999 occupancy], and Banquet or Meeting Halls, Industrial Private Event Venue (including incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including Liquor Store (package goods) and Liquor Sales (as accessory use), Medical Service, Office, Electronic Data Storage Center, Personal Service (including hair salon, nail salon, or barbershop, and massage establishment), Repair or Laundry Service, Consumer (including

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dry cleaning drop-off or pick-up and coin-operated laundromat, and on-premise laundry service and dry-cleaning plant), Storage Warehouse, General Retail Sales, Participant Sports and Recreation (including outdoor and indoor facilities, amusement arcades, entertainment cabaret, and children's play center), Vehicle Sales and Service (all types), Business Live/Work Unit, Artisan, Limited, and General Manufacturing, Production and Industrial Services, outdoor storage of materials, and outdoor work areas; Utilities and Services, Minor and Major; Co-located wireless communication facilities; and accessory and incidental uses.

Temporary uses and additional uses that are consistent with the character of the uses permitted above, as determined and approved by the Zoning Administrator in accordance with Statement 12, shall be allowed.

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, other than signs promoting products produced within, or by the businesses located within, the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 323,092 square feet.
9. Pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD and paid by the Applicant as follows: The review fee is \$0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review is due at the time of permit review. The Plan Commission review fee is due at the time of filing the planned development application and is based on the total buildable floor area proposed to be developed, as identified in the planned development's Bulk Regulations and Data Table. If the planned Development includes phases or sub areas which are subject to future review by the Department or the Chicago Plan Commission prior to the issuance of permits for that phase or sub area, the Plan Commission review fee for such phases or sub areas is due when the relevant phase or sub area submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.

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. Except as depicted on the Plans, 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.
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. With the exception of the project depicted in the Plans referenced in, and attached to, this Plan of Development, for which site plan approval is hereby granted, prior to Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for such substantial changes for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant.
 Except with respect to the project depicted in the Plans, no Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved 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 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 Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

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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 subareas within the 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 subareas 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; 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 subarea. 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 under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, signage, building height, and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Exhibits 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. 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 Administrator. DPD will report the data it collects regarding projected and actual employment of

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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.

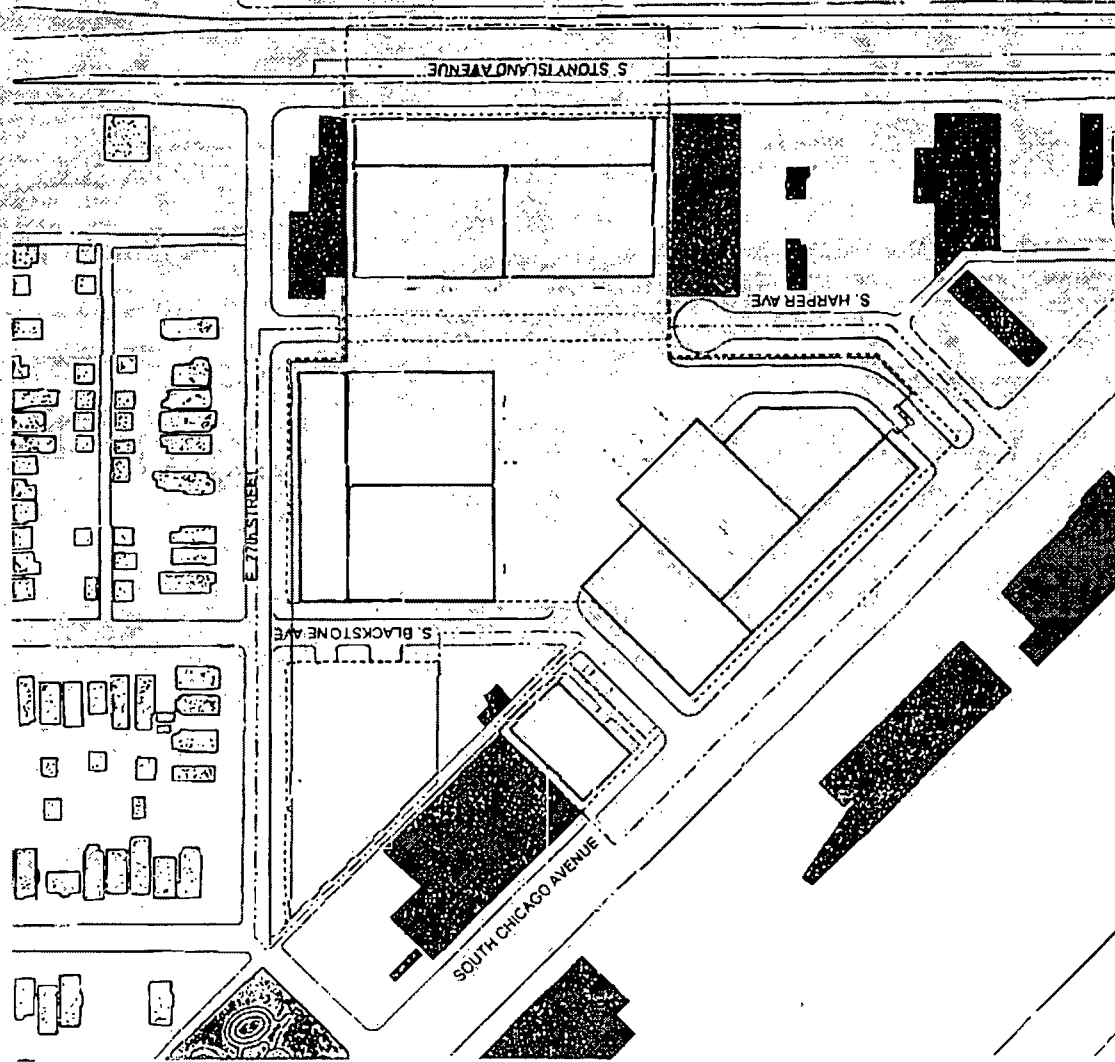
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to C2-2 Motor Vehicle-Related Commercial District.

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BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

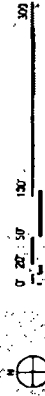
Gross Site Area (sf):	451,900
Area of Public Rights-of-Way (sf):	128,808
Net Site Area (sf):	323,092
Maximum Floor Area Ratio:	2.2
Maximum Dwelling Units:	0
Minimum Off-Street Parking Spaces:	95
Minimum Off-Street Loading Spaces:	1 10'x25'
Maximum Building Height:	52' (top of parapet) 62' (top of mechanical penthouse)
Minimum Setbacks:	Per site plans

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PLAN KEY

- PLANNED DEVELOPMENT BOUNDARY
- RESIDENTIAL
- PARKS AND OPEN SPACE
- MANUFACTURING
- COMMERCIAL

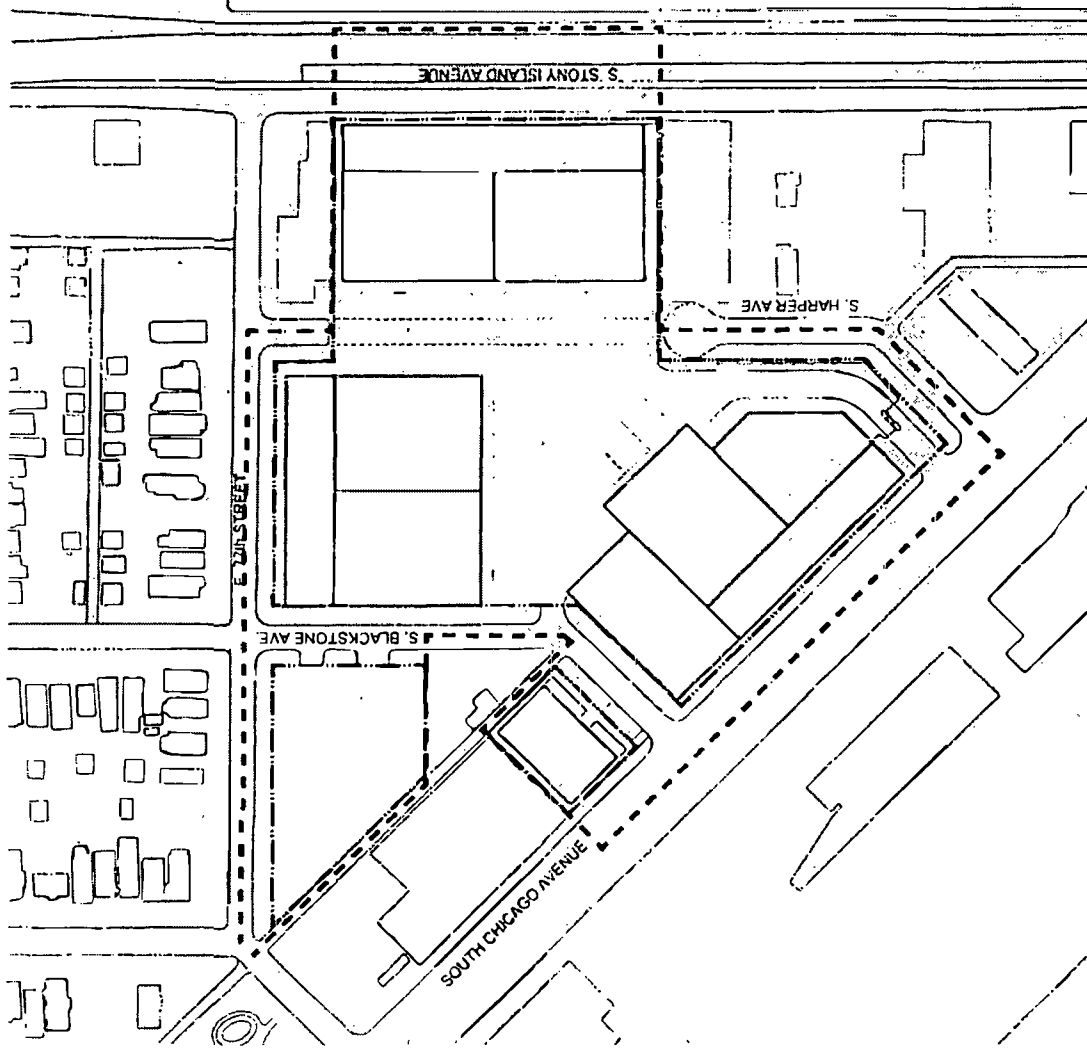


Existing Land Use Plan

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PLAN KEY
- - - PLANNED DEVELOPMENT BOUNDARY
——— PROPERTY LINE



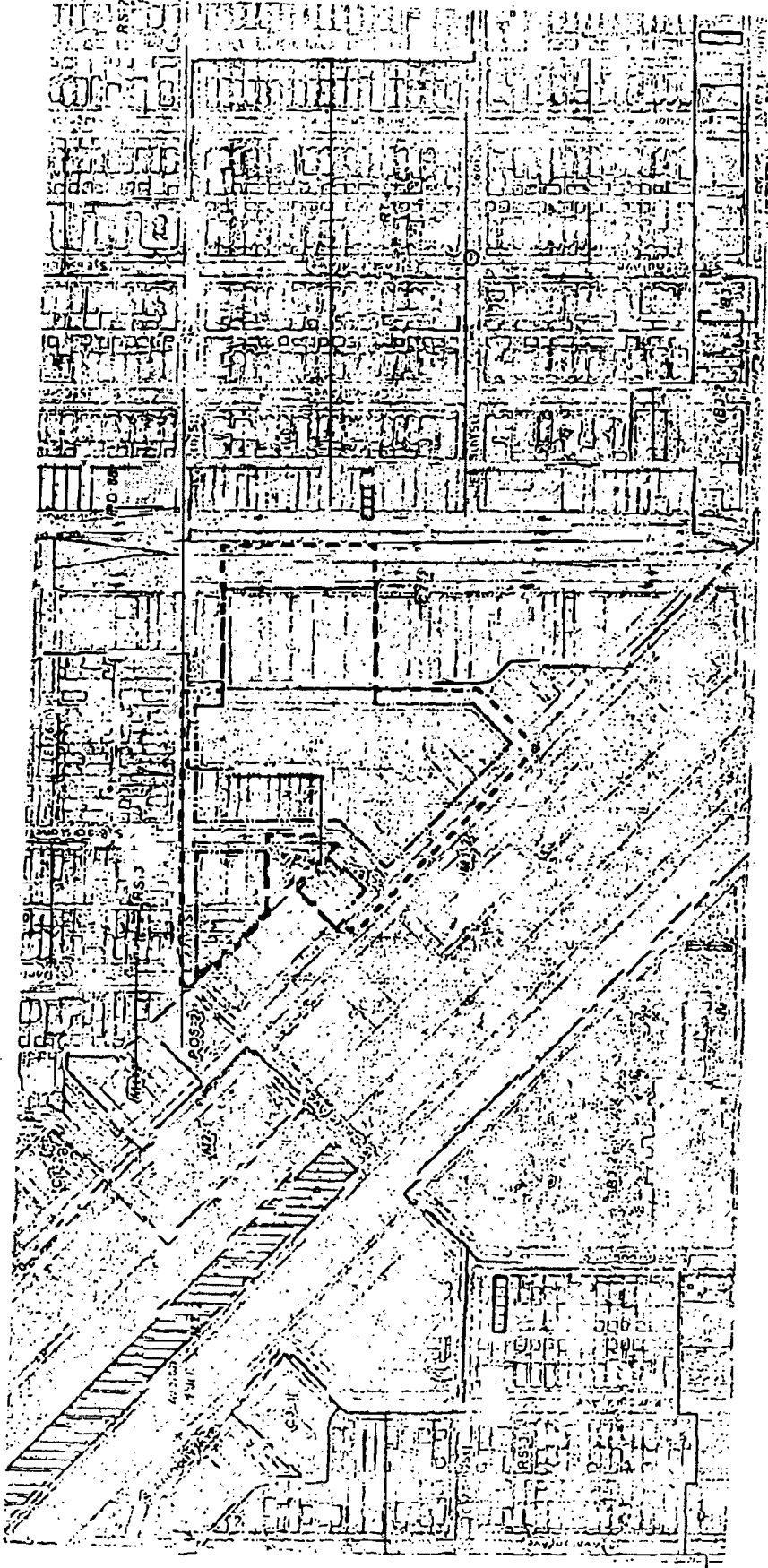
Planned Development Boundary & Property Line Map

Applicant: Regal Mile Ventures LLC

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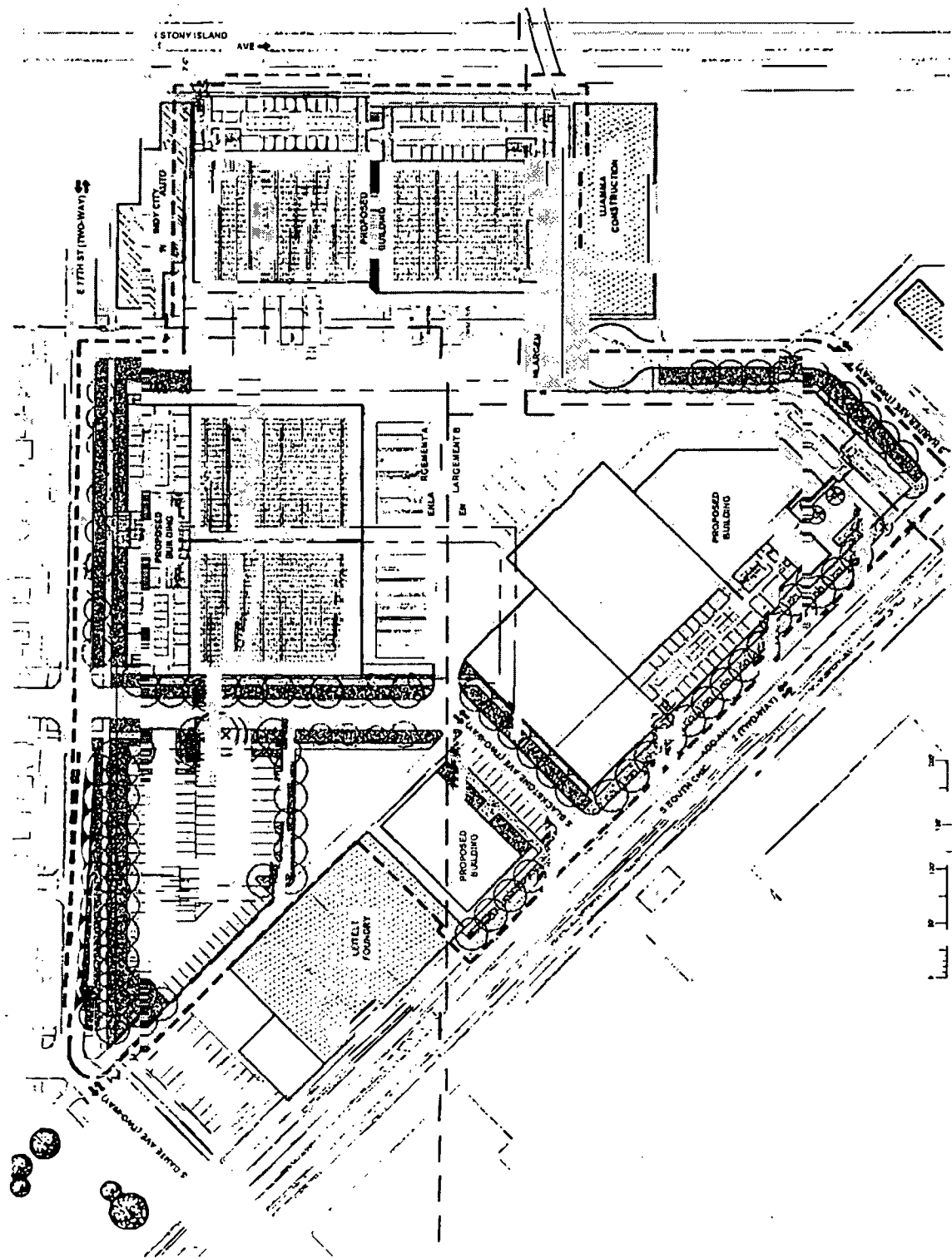
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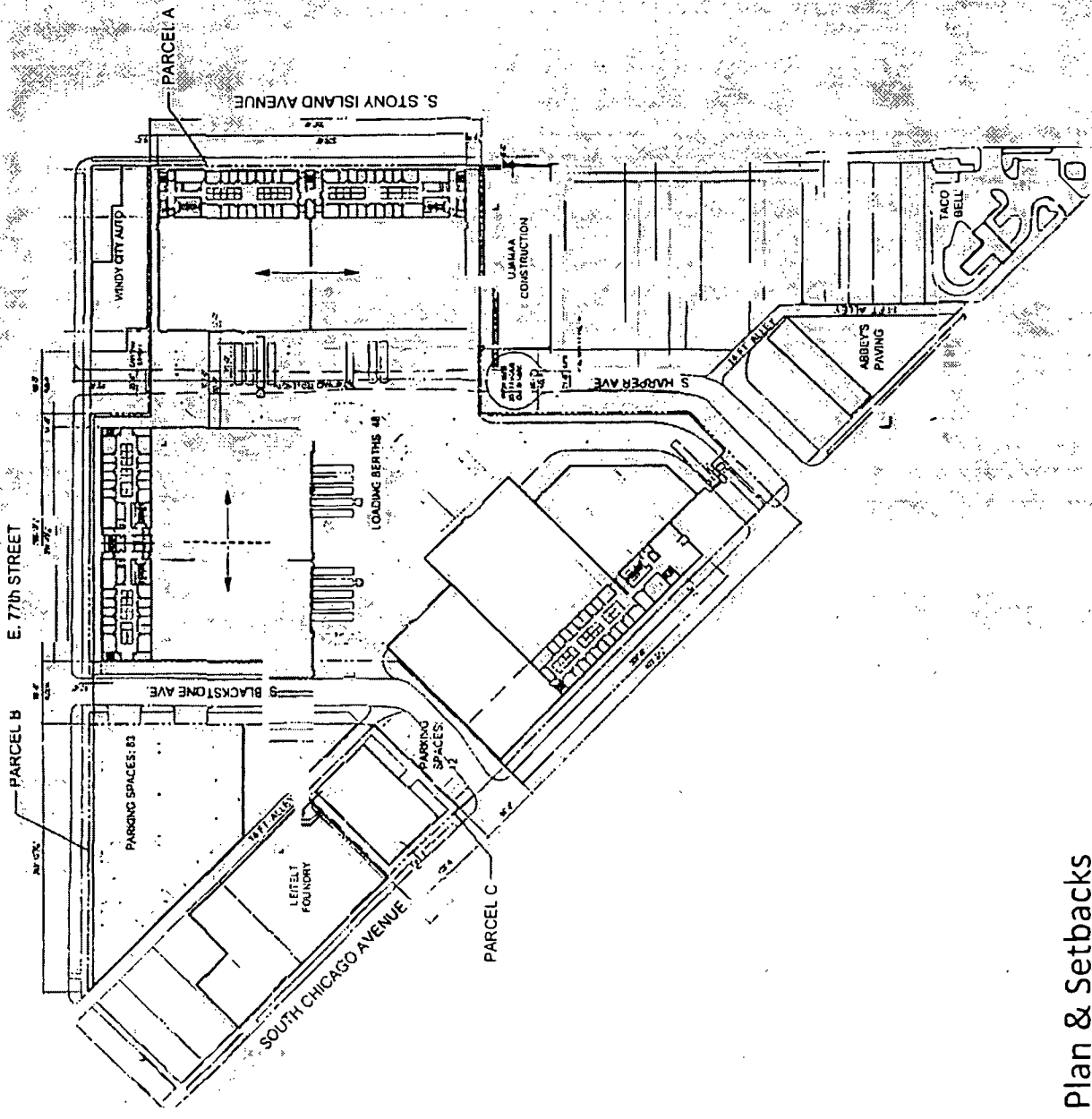
Existing Zoning Map

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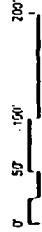


Site / Landscape Plan

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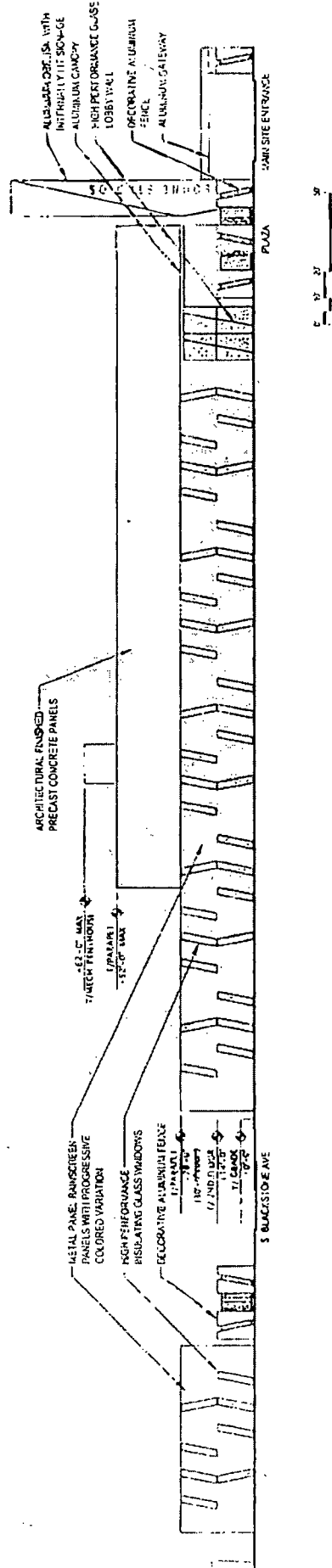
PARCEL A = 276,519 SF
 PARCEL B = 33,364 SF
 PARCEL C = 13,209 SF
 TOTAL SITE AREA = 323,092 SF



Floor Plan & Setbacks

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Elevation - S. Chicago Avenue

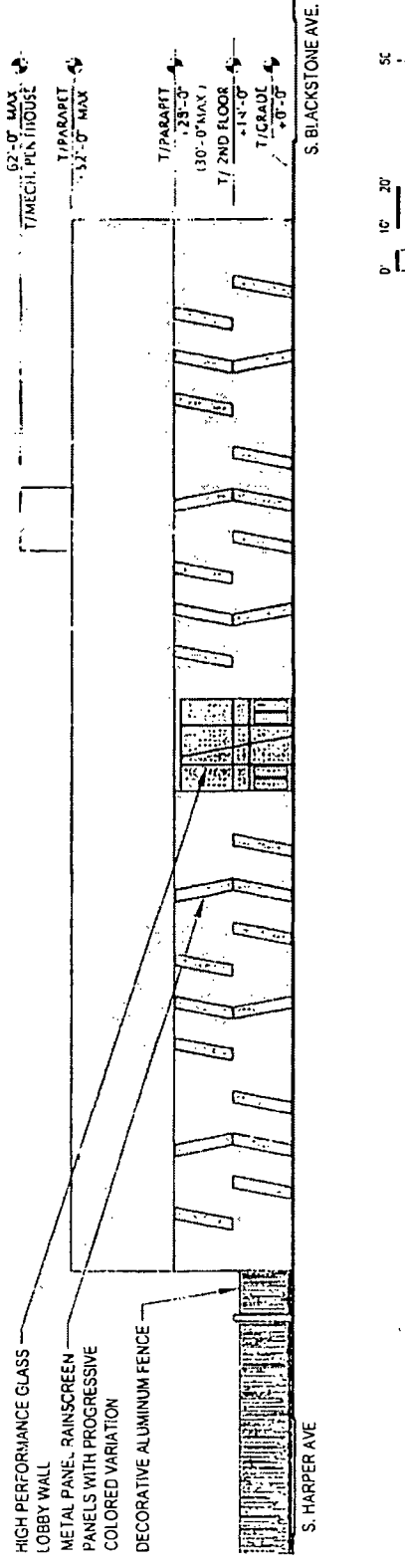
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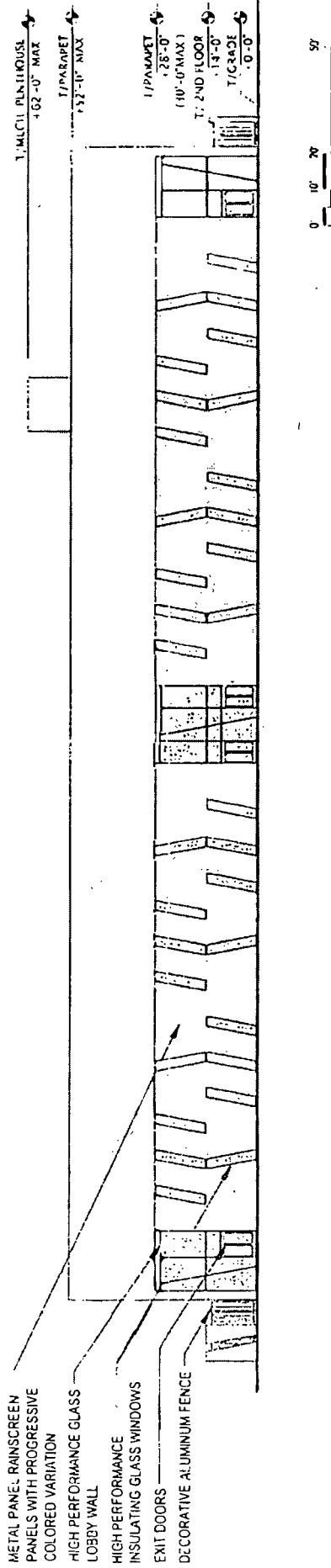
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Elevation - E. 77th Street

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Elevation - S. Stony Island Avenue

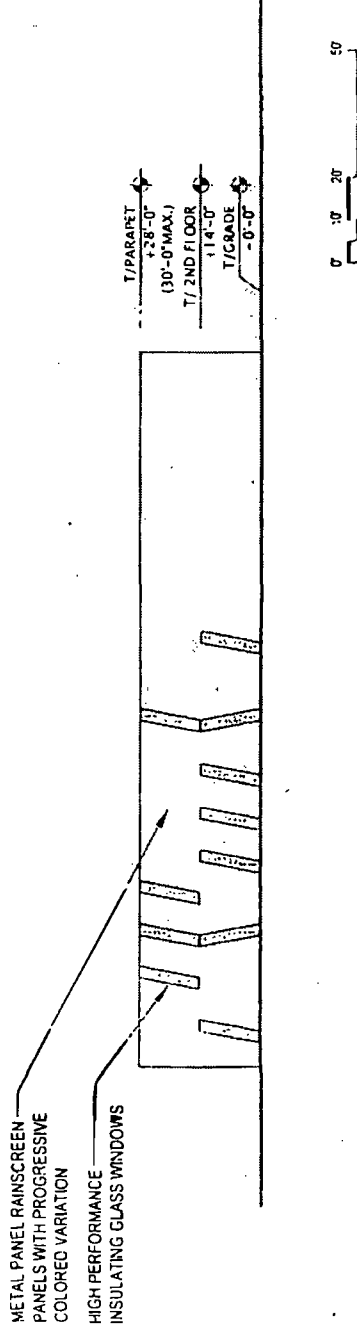
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Elevation - S. Harper Avenue

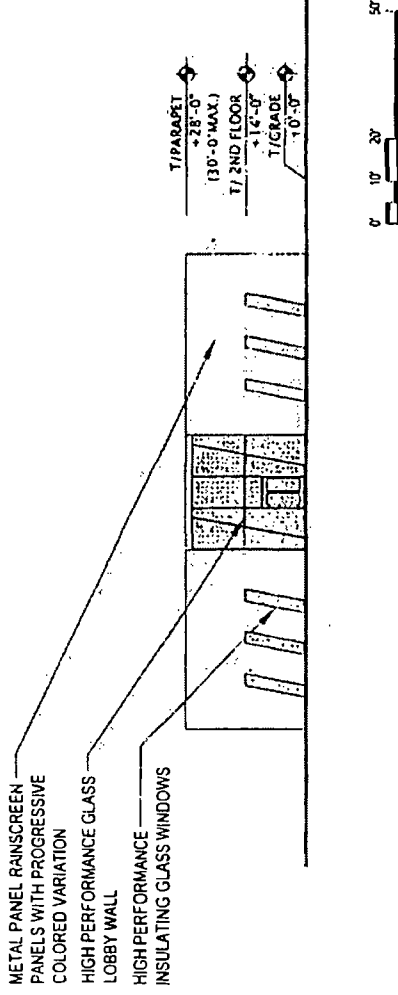
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Elevation - S. Blackstone Ave.

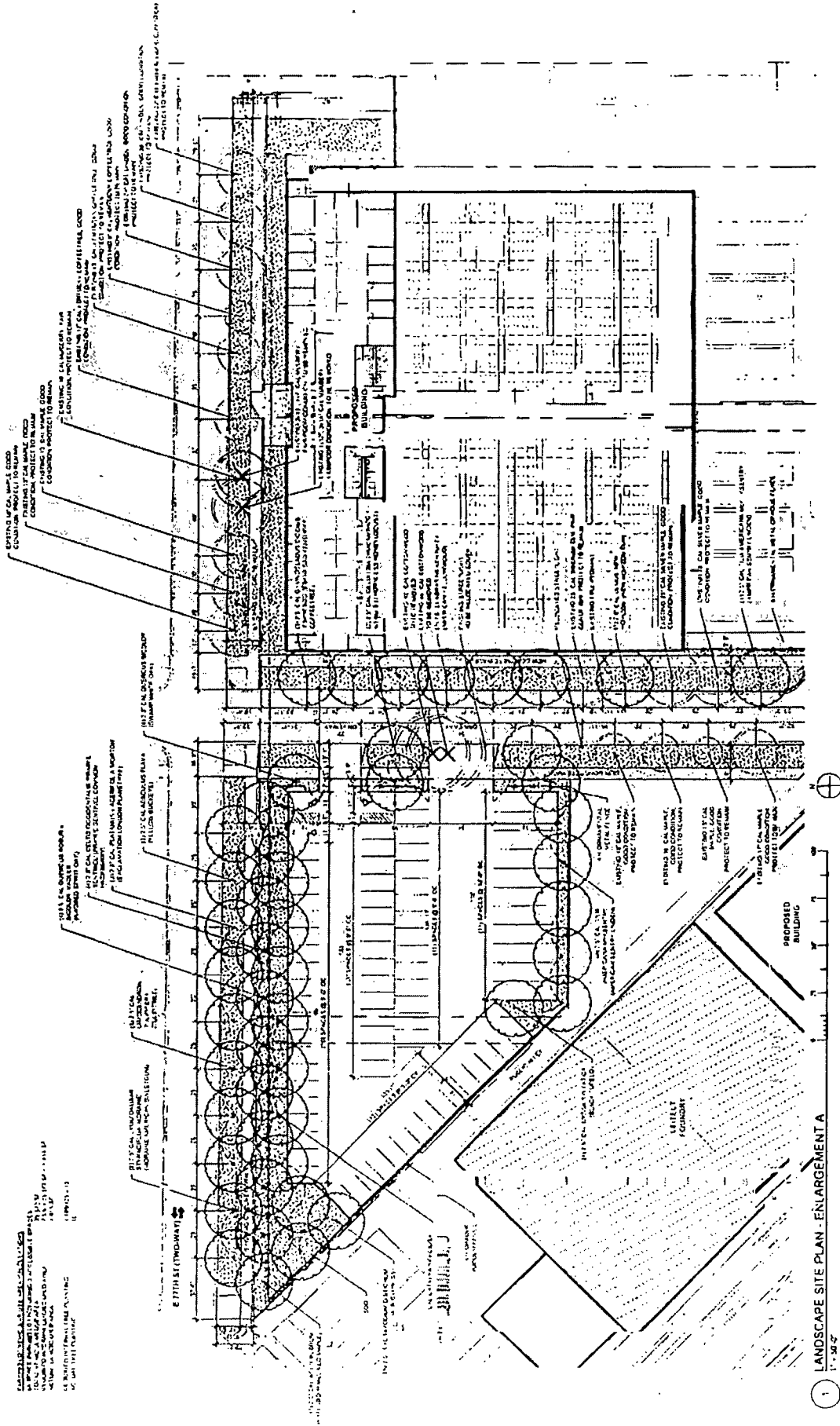
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Plan Commission: TBD

FINAL FOR PUBLICATION

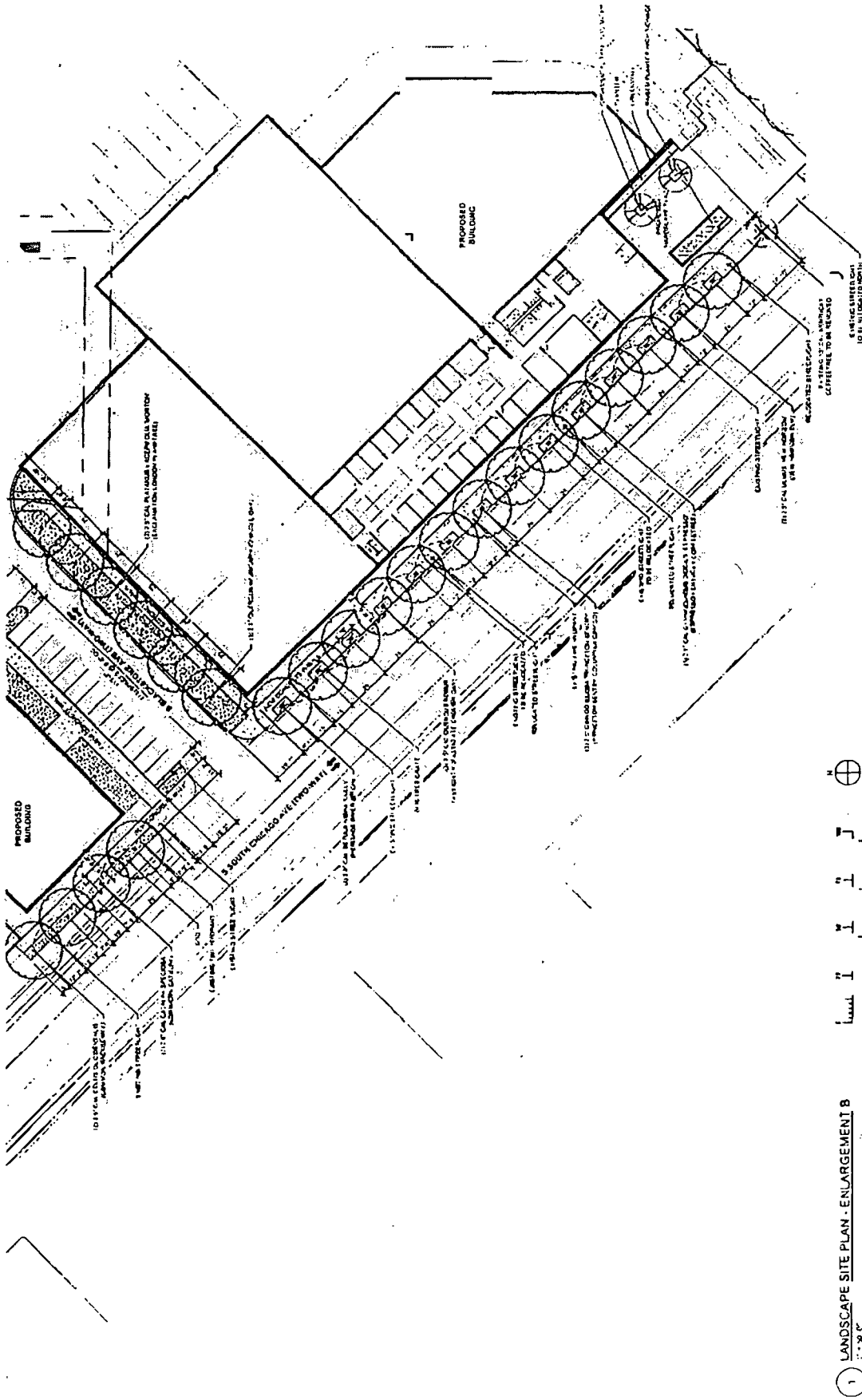


1 LANDSCAPE SITE PLAN - ENLARGEMENT A
1" = 30'

Streetscape Plan 1

Applicant: Regal Mile Ventures LLC
Address: 1431-1525 E. 77th Street; 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue;
7701-7745 S. Blackstone Avenue; 7700-7778 S. Harper Avenue; 7707-7741 S. Harper Avenue; 7706-7740 S. Stony Island Avenue
Introduced: May 26, 2021
Plan Commission: TBD

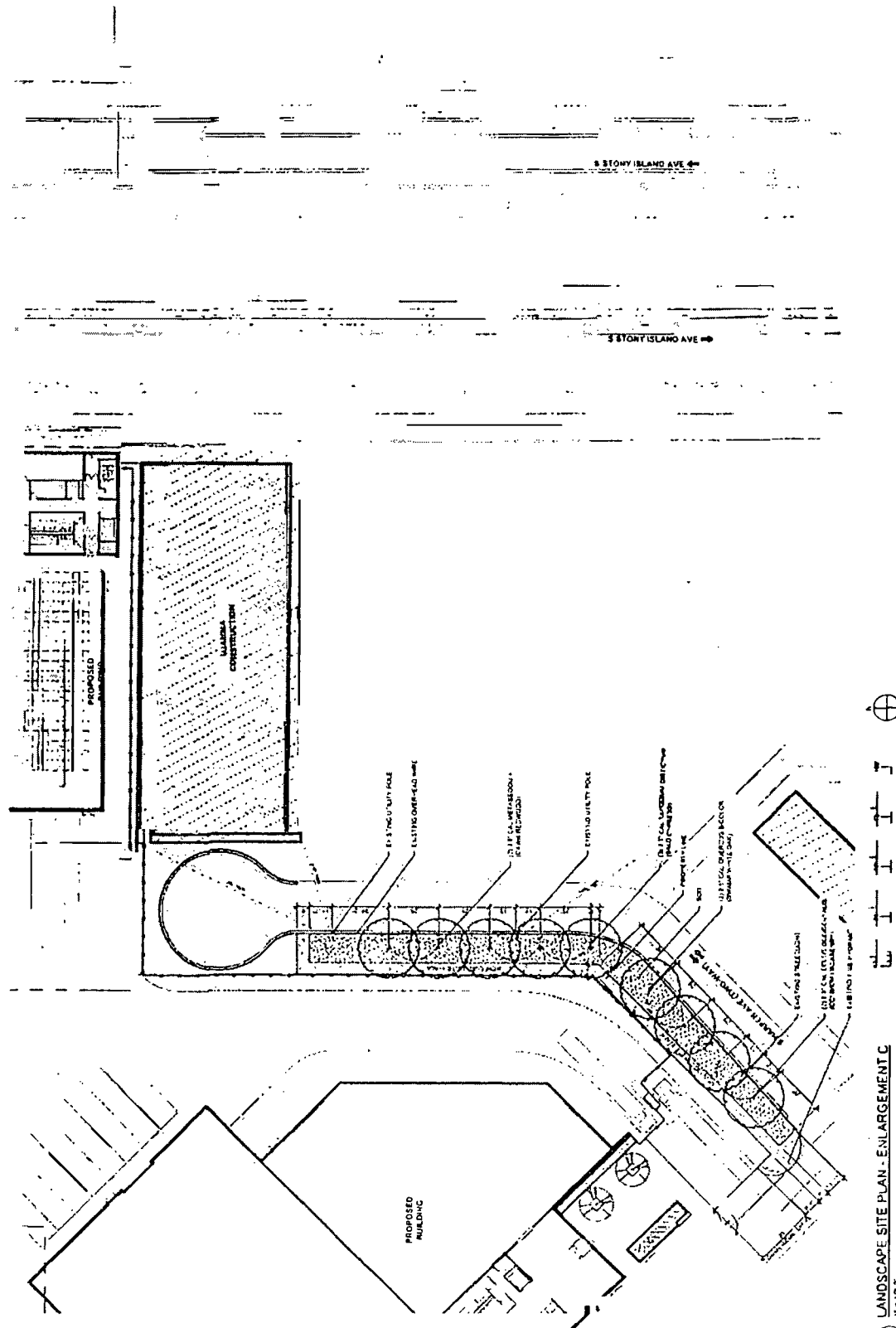
FINAL FOR PUBLICATION



1 LANDSCAPE SITE PLAN - ENLARGEMENT B
1" = 30'

Streetscape Plan 2

Applicant: Regal Mile Ventures LLC
 Address: 1431-1525 E. 77th Street; 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue;
 7701-7745 S. Blackstone Avenue; 7700-7778 S. Harper Avenue; 7707-7741 S. Harper Avenue; 7706-7740 S. Stony Island Avenue
 Introduced: May 26, 2021
 Plan Commission: TBD



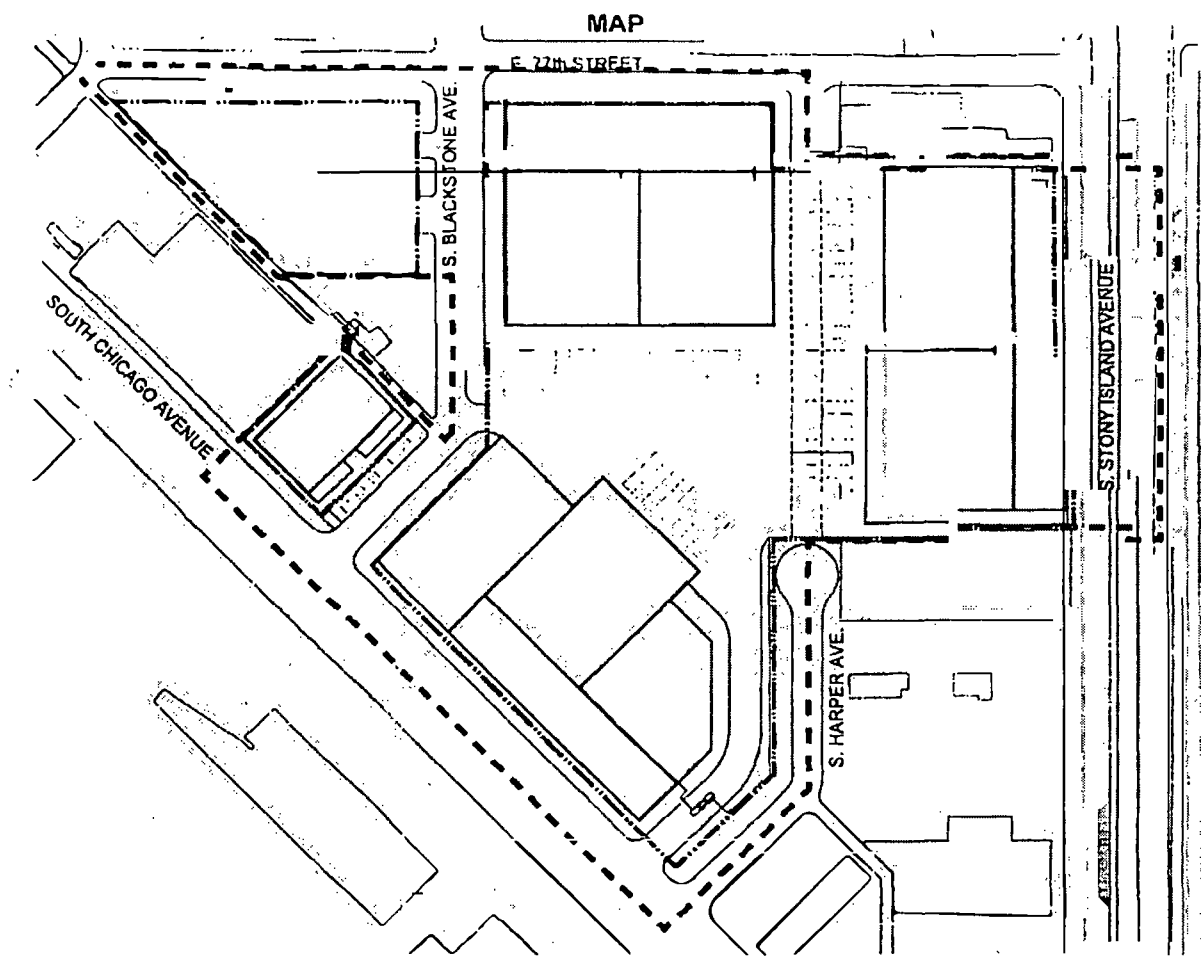
1 LANDSCAPE SITE PLAN - ENLARGEMENT C
1" = 32'

Streetscape Plan 3

Applicant: Regal Mile Ventures LLC
Address: 1431-1525 E. 77th Street; 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue;
7701-7745 S. Blackstone Avenue; 7700-7778 S. Harper Avenue; 7707-7741 S. Harper Avenue; 7706-7740 S. Stony Island Avenue

Introduced: May 26, 2021

Plan Commission: TBD



PLAN KEY
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 ———— PROPERTY LINE

PINS

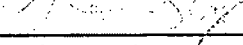
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| 20-26-421-002 | 20-26-422-002 | 20-26-422-014 |
| 20-26-421-003 | 20-26-422-003 | 20-26-422-023 |
| 20-26-421-004 | 20-26-422-004 | 20-26-422-024 |
| 20-26-421-005 | 20-26-422-005 | 20-26-422-025 |
| 20-26-421-006 | 20-26-422-006 | 20-26-422-026 |
| 20-26-421-007 | 20-26-422-007 | 20-26-423-002 |
| 20-26-421-017 | 20-26-422-008 | 20-26-423-003 |
| 20-26-421-018 | 20-26-422-009 | 20-26-423-004 |
| 20-26-421-019 | 20-26-422-010 | 20-26-423-005 |
| 20-26-421-020 | 20-26-422-011 | 20-26-423-006 |
| | 20-26-422-012 | 20-26-423-007 |



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: July 15, 2021

Re: **Proposed Planned Development (1431-1525 E. 77th Street; 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue; 7701-7745 S. Blackstone Avenue; 7700-7778 S. Harper Avenue; 7707-7741 S. Harper)**

On July 15, 2021, the Chicago Plan Commission recommended approval of a proposed Planned Development, submitted by Regal Mile Ventures LLC. The Applicant is proposing to rezone the site from a zoning designation of M1-2(Limited Manufacturing/Business Park District), RS-3 (Residential Single-Unit District), and C2-2 (Motor Vehicle-Related Commercial District) and first, to C2-2 Motor Vehicle-Related Commercial District, then to a Business Planned Development.

The applicant requests a rezoning of the subject property to Business Planned Development in order to allow the construction and operation of a more than 200,000 square foot state-of-the-art film studio and supporting offices, which would include communication service establishment, office, parking, accessory uses and other permitted uses in the C2-2 District and incidental uses. The proposed FAR of the project would be approximately 0.70, with an overall maximum FAR allowed in the PD of 2.2.

A copy of the proposed ordinance, planned development statements, and bulk table 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 Lisa Washington at Lisa.Washington@cityofchicago.org.

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