



# City of Chicago



SO2018-7773

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-E at 505-515 N State St - App No. 19823
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## 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 Business Planned Development Number 790, as amended, symbols and indications shown on Map Number 1-E in the area bounded by:

North State Street; East Grand Avenue; North Wabash Avenue; and East Illinois Street,

to those of Business Planned Development Number 790, as amended, 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 to no others.

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

**ADDRESS:** 505-515 North State Street

## BUSINESS PLANNED DEVELOPMENT NUMBER 790,

AS AMENDED.

### PLAN OF DEVELOPMENT STATEMENTS.

1. The area delineated herein as a Business Planned Development ("Planned Development") consists of property commonly known as 505 North State Street (the "505 Property") and 515 North State Street (the "515 Property") (collectively the "Property"). The Property consists of approximately sixty-five thousand eight hundred forty (65,840) square feet (one and fifty-one hundredths (1.51) acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The 505 Property is owned by Royal Tallahassee III 2 (DE) L.L.C. (the "Applicant"). The 515 Property is owned by 515 North State Street Chicago, LP.
2. 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 easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, and if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among Property owners, the board of directors of any property owners association, or covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; a Public Amenities Plan, a Ground Floor Landscape Plan, an Enlarged Landscape Plan, and a Plant List and Details Plan prepared by Wolff Landscape Architecture dated November 11, 2016; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Green Roof Plan; a L.E.E.D. Project Checklist; a South Elevation; a North Elevation; and a West/East Elevation prepared by GREC Architects dated November 16, 2007. Full

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size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. Within the area delineated herein as Business Planned Development Number 790, as amended, the following uses shall be permitted: residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, medical service, and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted in the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of any building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply. The maximum F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of twelve and zero-tenths (12.0) and additional F.A.R. for a series of proposed public amenities not to exceed a total of fifteen and five-tenths (15.5) F.A.R. The proposed public amenity values were based on the design provided in the attached exhibits and on the zoning bonus system provided in Section 17-4-1000 of the Chicago Zoning Ordinance. The values are zero and eleven-hundredths (0.11) F.A.R. for water feature, one and eleven-hundredths (1.11) F.A.R. for arcade, zero and nineteen-hundredths (0.19) F.A.R. for underground loading docks, zero and twenty-nine hundredths (0.29) F.A.R. for upper level setbacks on 515 North State Street, zero and ten-hundredths (0.10) F.A.R. for upper level setbacks on 505 North State Street and one and sixty-nine hundredths (1.69) F.A.R. for plaza.

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10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in the Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance. The building at 503 North State Street shall be set back from the Property line along East Illinois Street, as depicted on the Site Plan, to provide an expanded pedestrian path and parkway trees along the street. The setback varies in width along Illinois Street to create a constant sidewalk width of ten (10) feet, zero (0) inches along the length of the building. This pedestrian setback shall remain free and clear of obstruction and it shall be open to the public at all times after completion of construction for purposes of pedestrian access.
11. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and/or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design and construct a building in an energy efficient manner and consistent with the L.E.E.D. Green Building Rating System for New Construction Project Checklist, published by the United States Green Building Council and shall achieve a minimum of twenty-six (26) project points from the L.E.E.D. Project Checklist, notwithstanding the Energy & Atmosphere prerequisites. The Applicant shall also use PPG Solarban 60 Vision Glass on the building. Copies of these standards may be obtained from the Department of Planning and Development. Additionally, Applicant shall provide a green roof identified on the Landscape Plan. The green roof shall be fifty percent (50%) of the net roof area (eight thousand thirty-eight (8,038) square feet). Additionally, Applicant shall provide a dog run as part of the project.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of

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Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. Unless substantial construction on the new improvements described and illustrated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the DX-12 Downtown Mixed-Use District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines the good cause for such an extension is shown.

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BUSINESS PLANNED DEVELOPMENT NUMBER 790, AS AMENDED.

## BULK REGULATIONS AND DATA TABLE

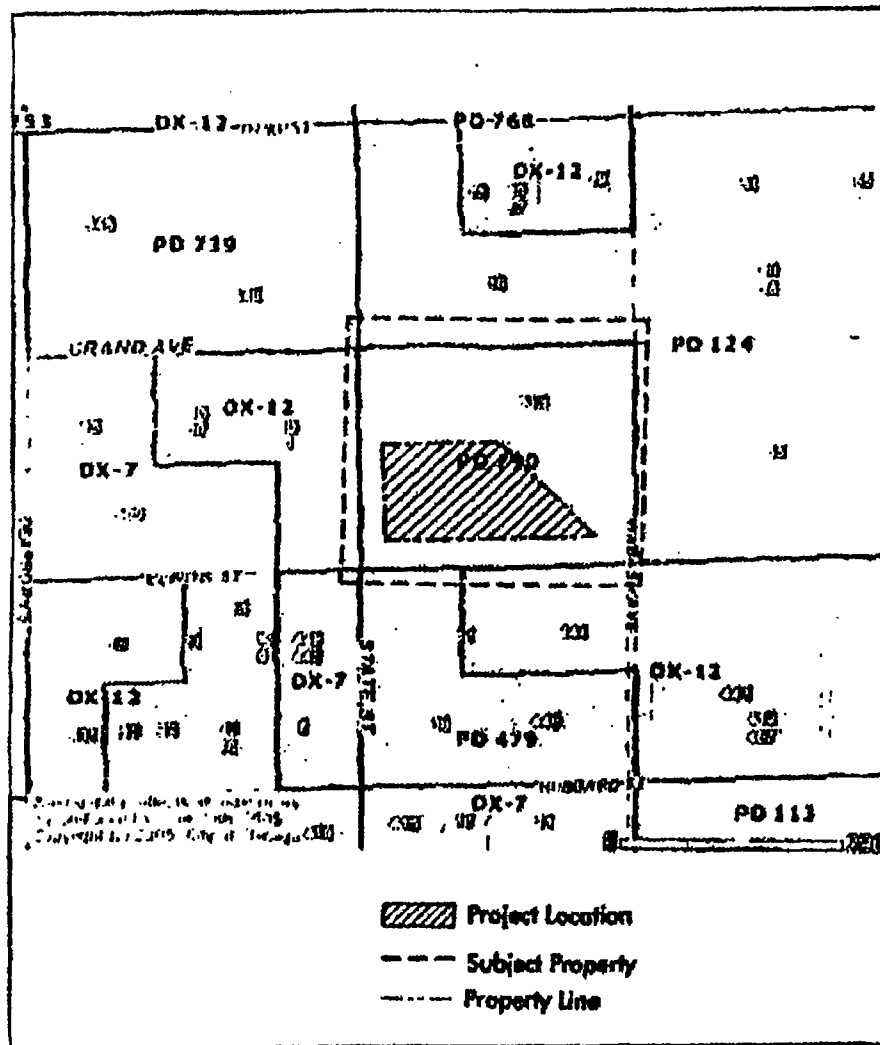
Gross Site Area:	102,542 square feet (2.35 acres)
Area in Public Way:	36,702 square feet (0.84 acre)
Net Site Area:	65,840 square feet (1.51 acres)
Maximum Floor Area Ratio:	
Base Floor Area Ratio:	12.00
Water Feature Bonus:	0.11
Arcade Bonus:	1.11
Underground Loading Dock Bonus:	0.19
Upper-level Setback Bonus (515 North State Street):	0.29
Upper-level Setback Bonus (505 North State Street):	0.10
<u>Plaza Bonus:</u>	<u>1.69</u>
Total FAR.	15.49
Permitted Uses:	Residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, medical service, and accessory parking
Maximum Number of Residential Units:	145
Maximum Percentage of Site Coverage:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	113
Minimum Number of Bicycle Parking Spaces:	50
Minimum Off-Street Loading Berths:	7
Minimum Building Setbacks:	In accordance with the Site Plan
Maximum Building Height:	
515 North State Street:	430 feet
505 North State Street:	380 feet

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Existing Zoning Map.

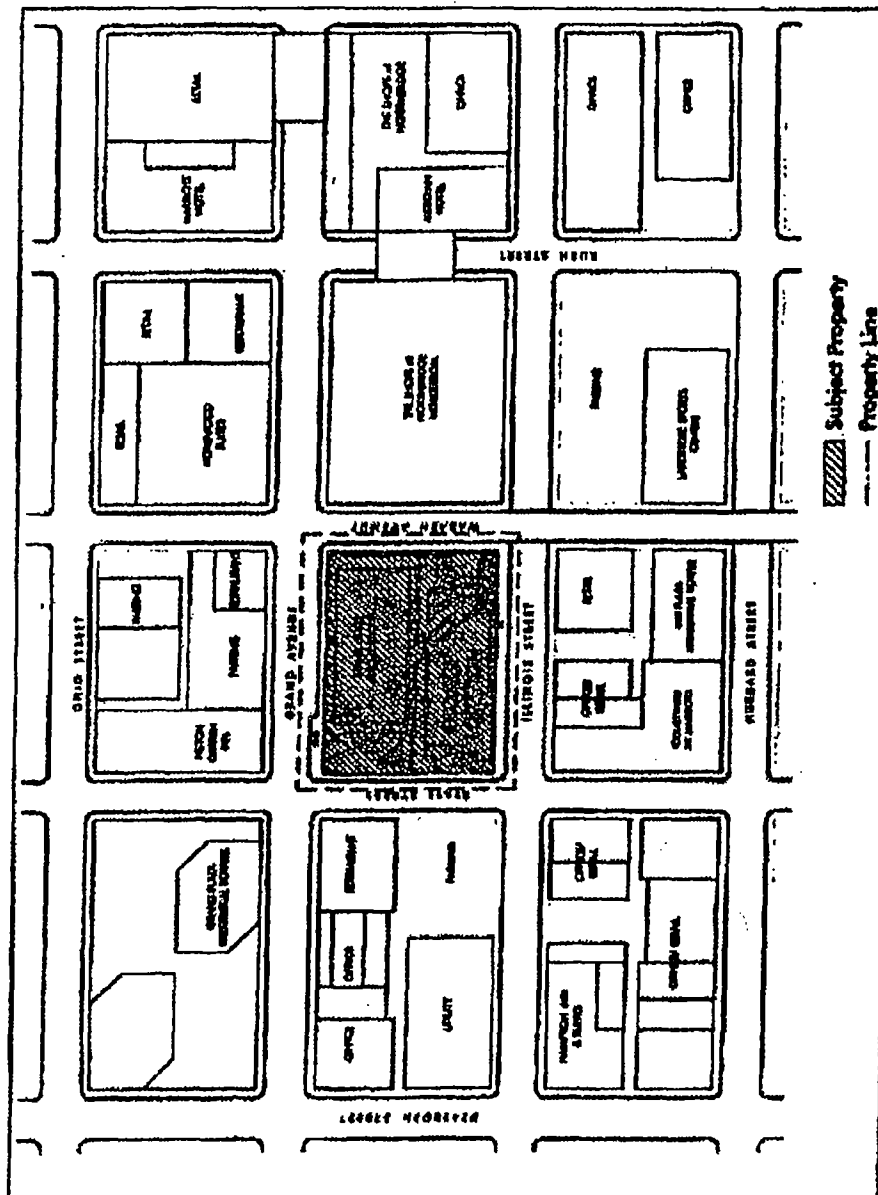


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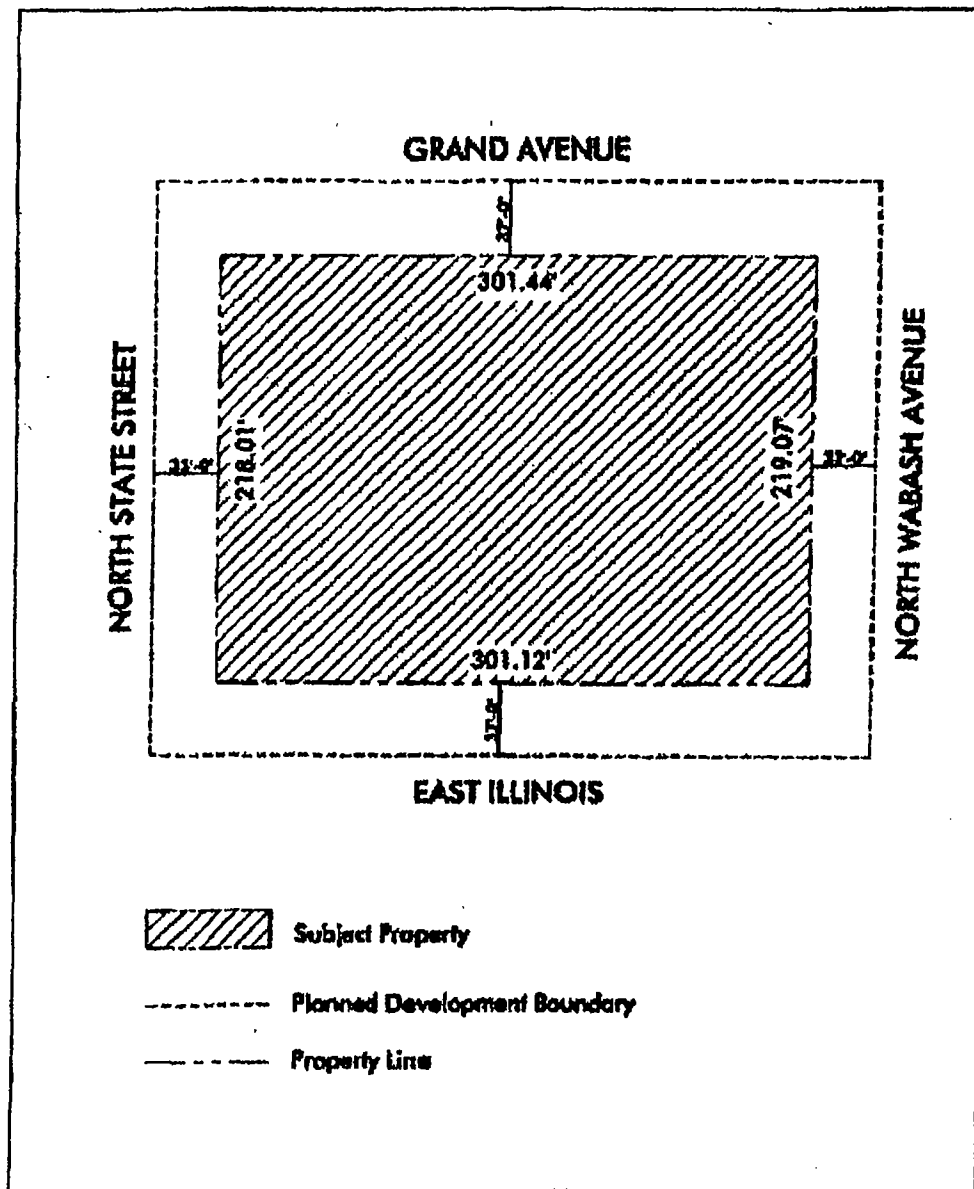
General Land-Use Map.



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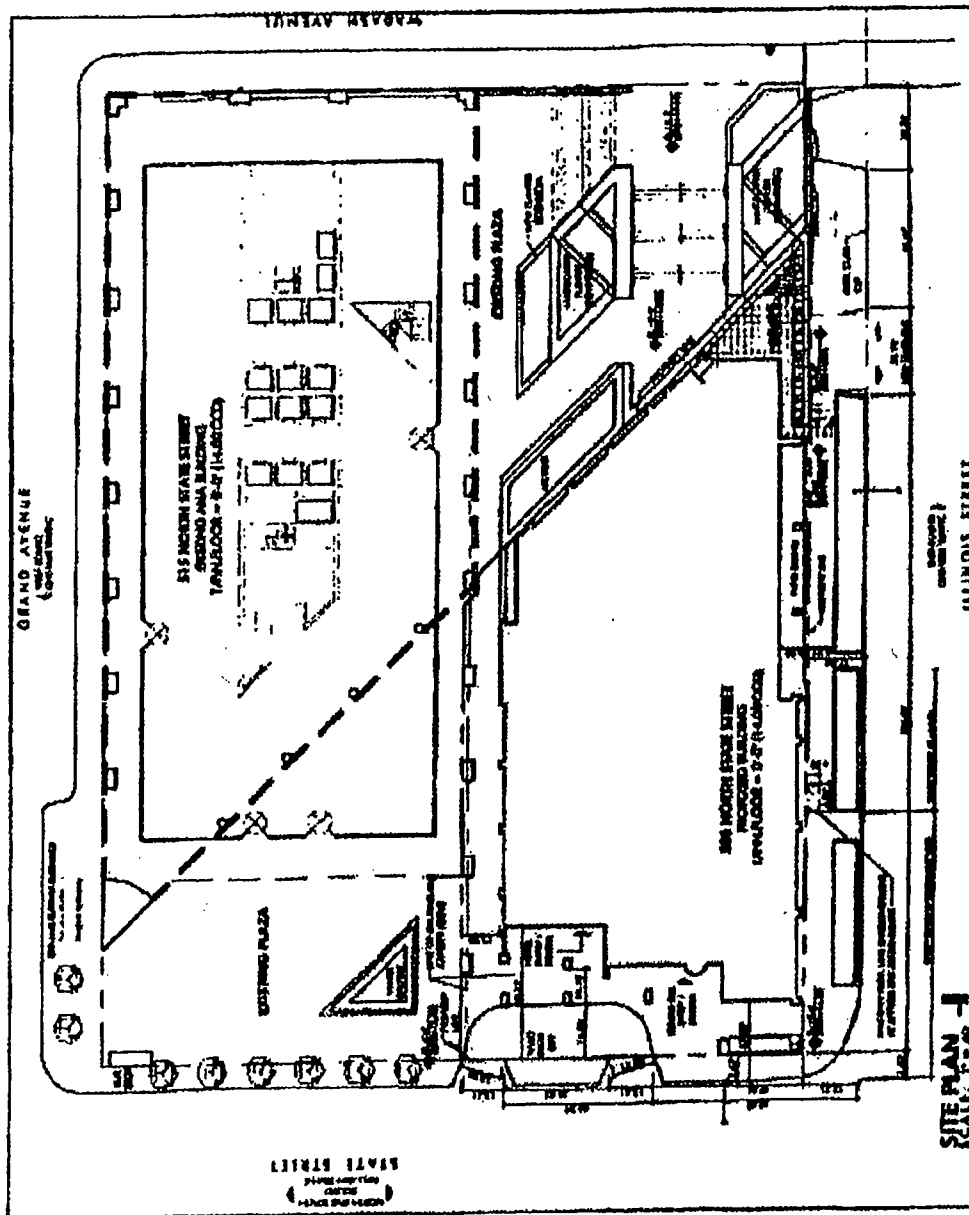
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## Planned Development Boundary And Property Line Map.



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Site Plan.



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**Key Words:**

BASE LAB	12.00
ARCAGE	8.11
PLAZA	6.97
WATER PLANT	6.11
ENTRANCES ABOVE GROUND	8.70
UNDERGROUND LOADINGS	0.77
TOTAL PROPOSED	55.66

15  
 ARCADE  
 TOTAL AREA 400 SF  
 TOTAL BOULEVARD 113

WOLAH AVENUE PLAZA SPACE  
TOTAL AREA 2,205 SF  
TOTAL BORDERS FALL 109

STREET	STREET TYPE	STREET LENGTH	STREET WIDTH	STREET AREA	STREET PERIMETER	STREET VOLUME	STREET TYPE	STREET LENGTH	STREET WIDTH	STREET AREA	STREET PERIMETER	STREET VOLUME
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5th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
6th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
7th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
8th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
9th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
10th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
11th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
12th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
13th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
14th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
15th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
16th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
17th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
18th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
19th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
20th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
21st St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
22nd St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
23rd St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
24th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
25th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
26th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
27th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
28th St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	16.00
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32nd St	ST	1.00	16.00	16.00	3.14	16.00	ST	1.00	16.00	16.00	3.14	

515 NORTH  
STATE STREET  
PLAZA

[illegible]

COLONIAL  
ALL  
1

**PUBLIC AMENITIES  
PLAN  
P.D. 790 AS AMENDED**

09/11/2016

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515 NORTH  
STATE STREET  
PLAZA

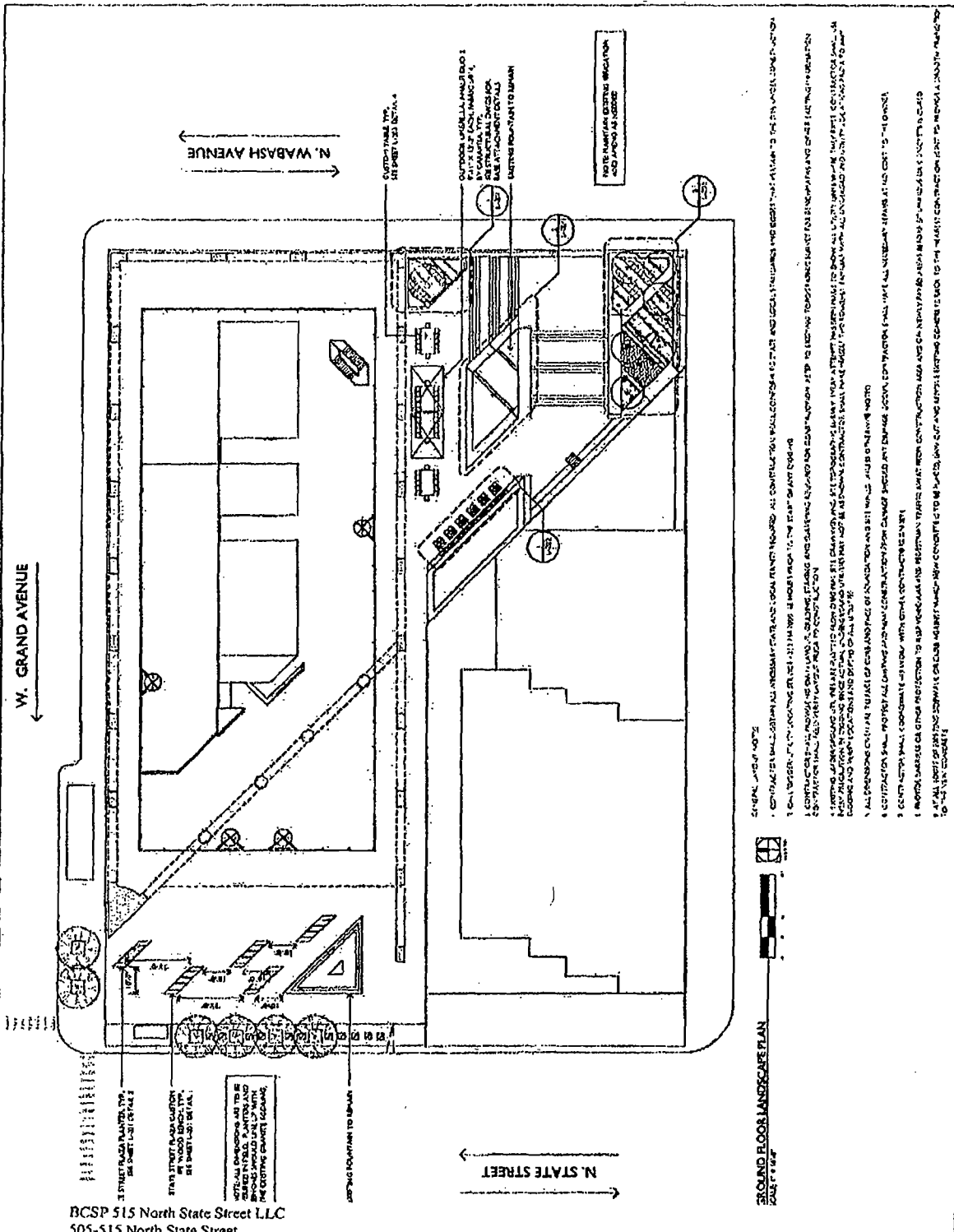
MISSOURI STATE STREET  
CHICAGO, ILLINOIS

Model	1000
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Size	1000
Weight	1000
Material	1000
Price	1000
Manufacturer	1000
Country of Origin	1000
Warranty	1000
Service	1000
Accessories	1000
Features	1000
Performance	1000
Reliability	1000
Energy Efficiency	1000
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Health and Safety	1000
Customer Satisfaction	1000
Overall Rating	1000

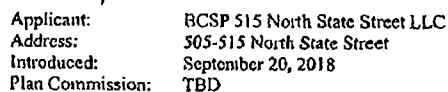
GROUND FLOOR  
LANDSCAPE PLAN

101-7

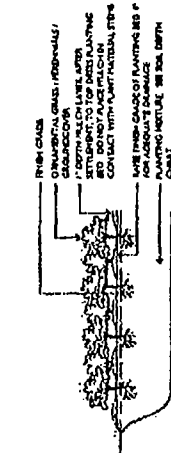
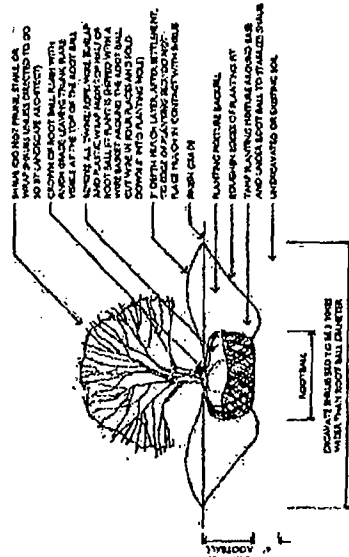
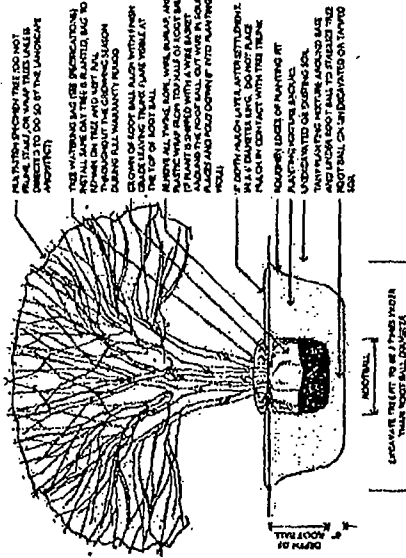
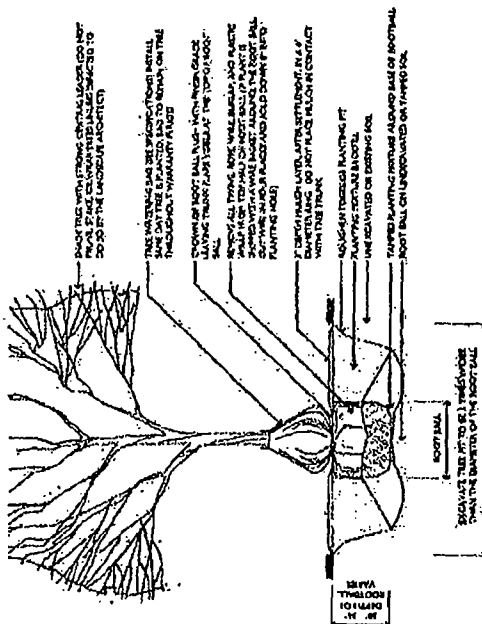
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PLANT LIST	CODE	BOTANICAL NAME	COMMON NAME	QTY	CALL HT	SPEED	ROOT	REMARKS
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72	72	Angiosperms	Angiosperms	72	72	72	72	72
73	73	Angiosperms	Angiosperms	73	73	73	73	73
74	74	Angiosperms	Angiosperms	74	74	74	74	74
75	75	Angiosperms	Angiosperms	75	75	75	75	75
76	76	Angiosperms	Angiosperms	76	76	76	76	76
77	77	Angiosperms	Angiosperms	77	77	77	77	77
78	78	Angiosperms	Angiosperms	78	78	78	78	78
79	79	Angiosperms	Angiosperms	79	79	79	79	79
80	80	Angiosperms	Angiosperms	80	80	80	80	80
81	81	Angiosperms	Angiosperms	81	81	81	81	81
82	82	Angiosperms	Angiosperms	82	82	82	82	82
83	83	Angiosperms	Angiosperms	83	83	83	83	83
84	84	Angiosperms	Angiosperms	84	84	84	84	84
85	85	Angiosperms	Angiosperms	85	85	85	85	85
86	86	Angiosperms	Angiosperms	86	86	86	86	86
87	87	Angiosperms	Angiosperms	87	87	87	87	87
88	88	Angiosperms	Angiosperms	88	88	88	88	88
89	89	Angiosperms	Angiosperms	89	89	89	89	89
90	90	Angiosperms	Angiosperms	90	90	90	90	90
91	91	Angiosperms	Angiosperms	91	91	91	91	91
92	92	Angiosperms	Angiosperms	92	92	92	92	92
93	93	Angiosperms	Angiosperms	93	93	93	93	93
94	94	Angiosperms	Angiosperms	94	94	94	94	94
95	95	Angiosperms	Angiosperms	95	95	95	95	95
96	96	Angiosperms	Angiosperms	96	96	96	96	96
97	97	Angiosperms	Angiosperms	97	97	97	97	97
98	98	Angiosperms	Angiosperms	98	98	98	98	98
99	99	Angiosperms	Angiosperms	99	99	99	99	99
100	100	Angiosperms	Angiosperms	100	100	100	100	100

[illegible]

## MULTI-STEM DICHOUS TREE PLANTING DETAIL

**4** ORNAMENTAL GRASS PERENNIAL AND  
GROUND COVER INSTALLATION DETAIL  
NOT TO SCALE


**SHRUB INSTALLATION DETAIL**  
**NOT TO SCALE**



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David L. Reifman  
Chicago Plan Commission

Date: October 18, 2018

Re: Proposed Amendment to Planned Development #790 for the property generally located at  
505-515 N. State Street

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On October 18, 2018, the Chicago Plan Commission recommended approval of the proposed text amendment to planned development #790 submitted by BCSP 515 N State LLC. A copy of the proposed planned development is 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 and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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

*To: City Clerk  
by: H. Sperry*