



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2018-7773
Type: Ordinance
File created: 9/20/2018
Status: Passed
In control: City Council
Final action: 10/31/2018
Title: Zoning Reclassification Map No. 1-E at 505-515 N State St - App No. 19823
Sponsors: Misc. Transmittal
Indexes: Map No. 1-E
Attachments: 1. O2018-7773.pdf, 2. SO2018-7773.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	1	City Council	Referred	

Final for Publication

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

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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: Area in Public Way: Net Site Area:

Maximum Floor Area Ratio:

Base Floor Area Ratio:

Water Feature Bonus:

Arcade Bonus:

Underground Loading Dock Bonus:

Upper-level Setback Bonus (515 North State Street):

Upper-level Setback Bonus (505 0.10 North State Street):

Plaza Bonus: Total FAR. Permitted Uses:

1.69 15.49

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 145 Units:

Maximum Percentage of Site Coverage:

Minimum Number of Off-Street Parking Spaces:

Minimum Number of Bicycle Parking Spaces:

Minimum Off-Street Loading Berths:

Minimum Building Setbacks: Maximum Building Height: 515 North State Street: 505 North State Street:

In accordance with the Site Plan

113

50

In accordance with the Site Plan

430 feet 380 feet

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Existing Zoning Map.

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Subsided Property

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General Land-Use Map.

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Applicant: BCSP 51S North State Street LLC
Address: J05-5J5 North State Street
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Planned Development Boundary And
Property Line Map.

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GRAND AVENUE

EAST ILLINOIS

Subjad Property

- Plorvttd Development Boundary

- Prop«rfy Lirt«

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Site Plan.

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis

Chairman, City Council Committee on Zoning

Reifman

Plan Commission

From:

Date: October 18, 2018

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

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 ^N 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: tfa tkr-k-

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602