PD 1609

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Reclassification Of Area Shown On Map No. 12-E. RBPD 1609
(As Amended)
(Application No. 22761)
(Common Address: 5301 -- 5325 S. State St.)

[SO2025-0017429]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 12-E in the area bounded by:

South State Street; East 53rd Street; a public alley next east of and parallel to South State Street; and a line 382.81 feet next south of and parallel to East 53rd Street,

to those of a B3-3 Community Shopping District, and then to Residential-Business Planned Development, which is hereby established in the area above described.

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

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1609.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1609 ("Planned Development") consists of approximately 61,639 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Center Court Development LLC and XS Tennis & Education Foundation.

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 titleholders 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 titleholder 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 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 Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

-- Full width of streets

-- Full width of alleys

-- Curb and gutter

-- Pavement markings

-- Sidewalks

-- ADA crosswalk ramps

-- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation 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 the Department of Transportation'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 the Department of Transportation.

4. This plan of development consists of these seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Land-Use Context Plan; a Property and P.D. Boundary Map; Site Plan; Landscape Plan; Floor Plans (Levels 2 -- 6); Roof Plan; and, Building Elevations (North, South, East and West of each building) prepared by SEEK Architecture Kimley-Horn and dated July 17, 2025, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 Planned Development: all permitted uses in the B3 Community Shopping District, including but not limited to multi-unit residential located above the ground floor, hotels, general merchandise and retail uses, food stores, general restaurants, offices, and indoor participant sport and recreational uses.

6. On-premises 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 Department of Planning and Development. Off-premises 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 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 61,639 square feet and a base FAR of 3.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. 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 the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, 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 titleholders 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. 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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 M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M1-2 Limited Manufacturing/Business Park District to the B3-3 Community Shopping District, and then to a Residential-Business Planned Development triggers the requirements of Section 2-44-085 of the Municipal Code (the "Affordable Housing Ordinance"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements (forty-seven (47) units offered at 60 percent AMI, three (3) units offered at 30 percent AMI, and one (1) market rate unit). As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D.

17. 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 B3-3 Community Shopping District.

[Existing Zoning Map; Land-Use Context Plan; Property and Boundary Map; Site Plan; Landscape Plan; Levels One, Two, Three, Four, Five and Six Floor Plans; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 32424 through 32436 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1609

Use And Bulk Regulations.

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Residential Business Planned Development No. 1609

USE AND BULK REGULATIONS

Gross Site Area:	91,903 square feet
Area of Public Rights-of-Way:	30,264 square feet
Net Site Area:	61,639 square feet
Maximum Allowed FAR:	3.0 (184,917 square feet)
Maximum Number of Principal Buildings:	2 buildings
Maximum Number of Dwelling Units:	Phase 1: 51 dwelling units Optional Phase 2: Future conversion of the 125 hotel keys to 65 dwelling units.
Maximum Number of Hotel Keys:	125 hotel keys
Maximum Allowed Building Height:	75 feet

Required Building Setbacks:

Multi-Family Building's Front Setback:	none
Multi-Family Building's Side Setbacks:	none
Multi-Family Building's Rear Setback:	51 feet-8 inches
Hotel Building's Front Setback:	none
Hotel Building's Side Setbacks:	none
Hotel Building's Rear Setback:	32 feet-9 inches

Minimum Off-Street Parking:	69 parking spaces
Minimum Number of Bicycle Parking Spaces:	56 bicycle parking spaces
Minimum Number of Loading Berths:	2 loading berths (one measuring 10 ft. by 25 ft., one measuring 10 ft. by 50 ft.)

EXISTING ZONING MAP

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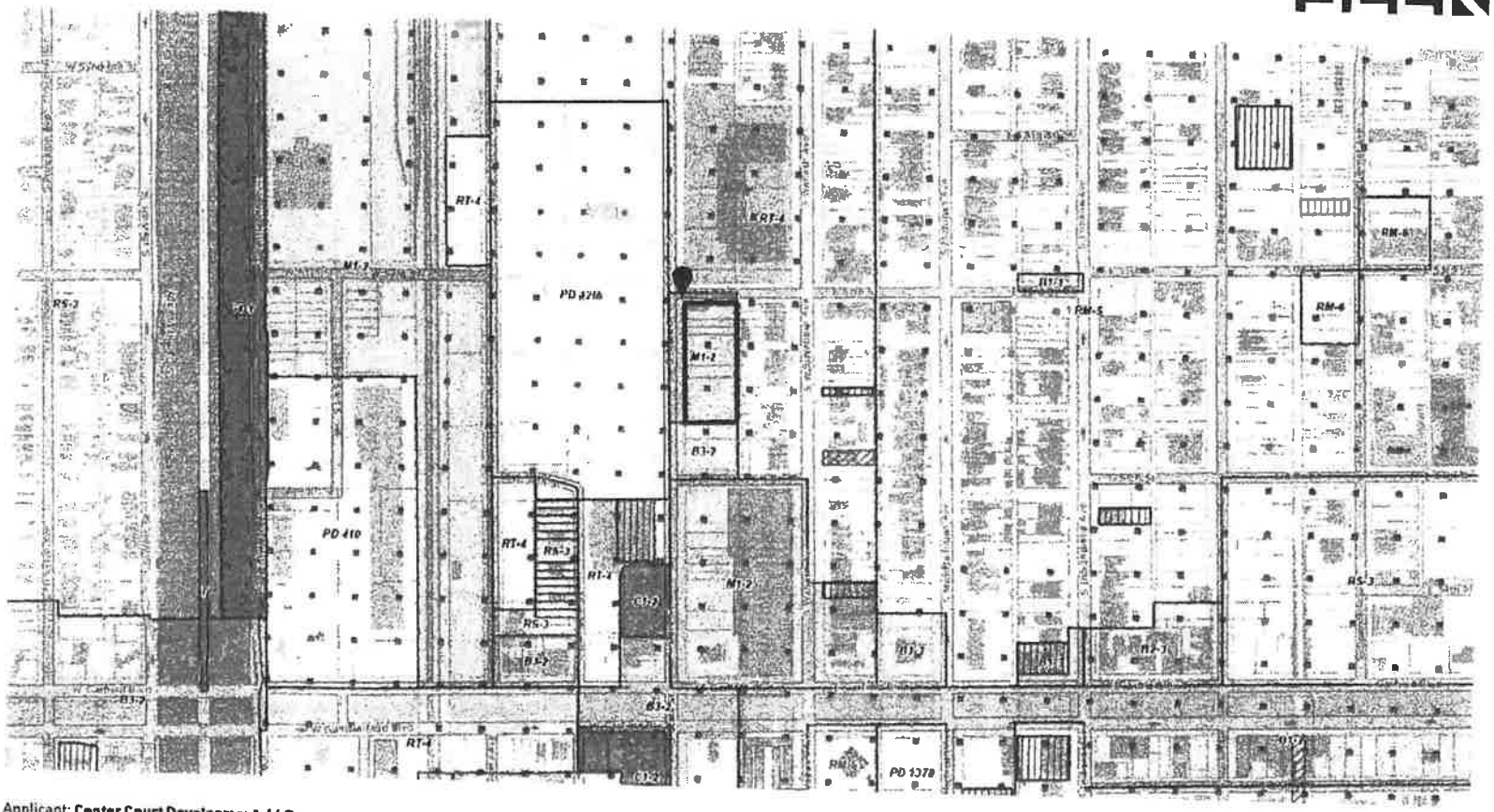

Applicant: **Center Court Development, LLC**
Address: **5301 South State Street**
Introduction Date: **05-21-2025**
CPC Date: **07-17-2025**

LAND USE CONTEXT PLAN

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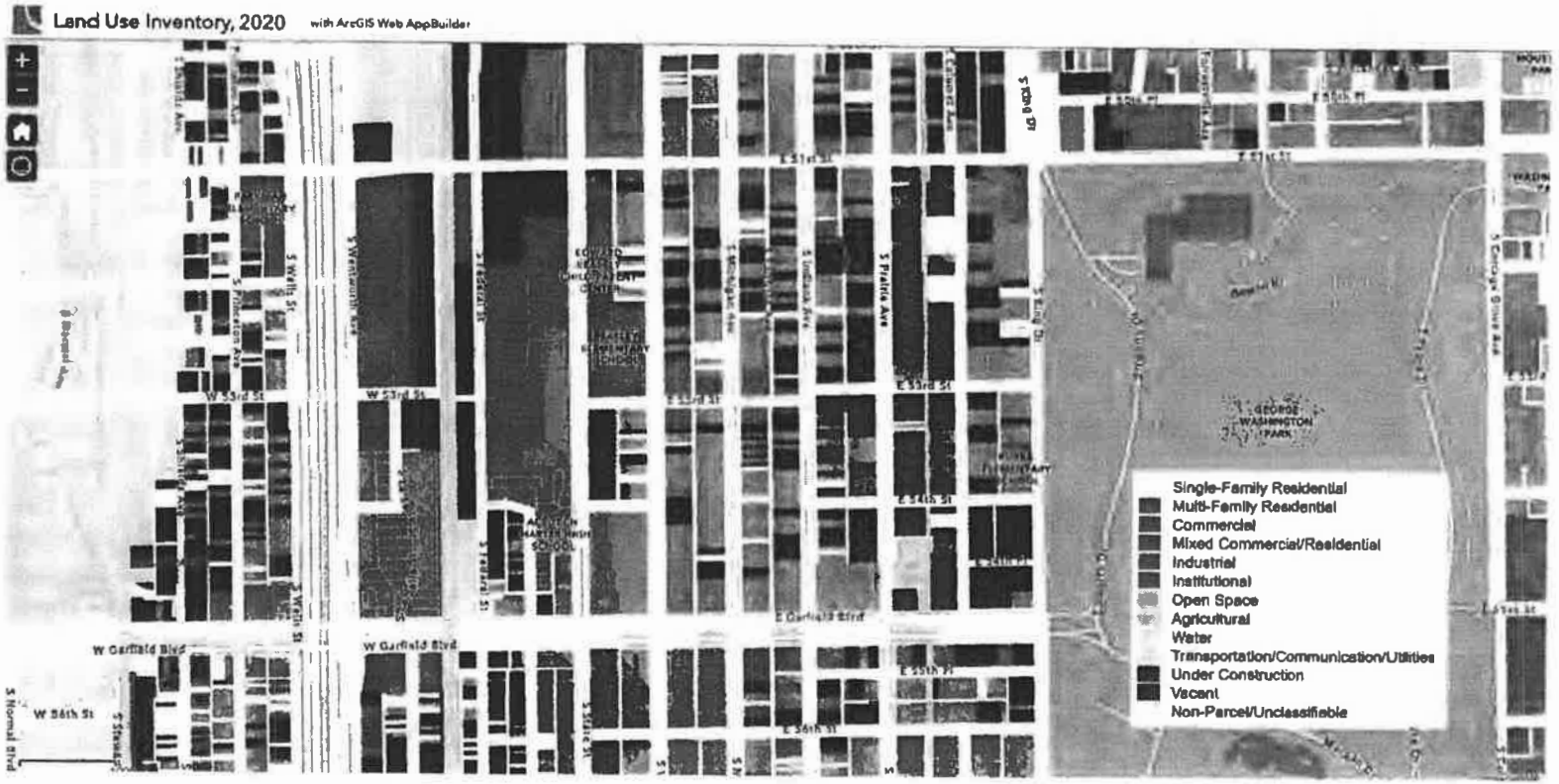

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PROPERTY AND PD BOUNDARY MAP

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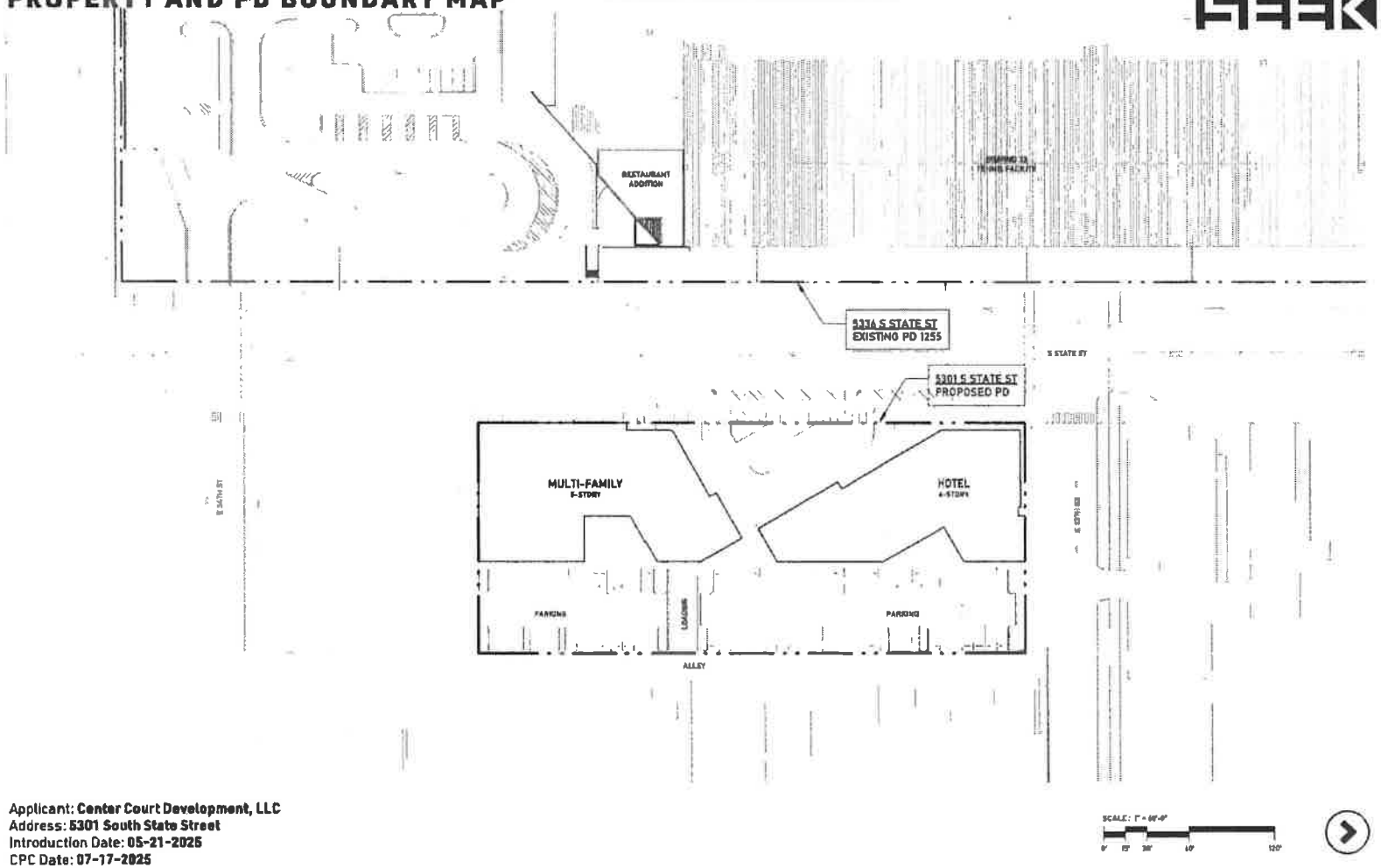

Applicant: **Center Court Development, LLC**
Address: **5301 South State Street**
Introduction Date: **05-21-2025**
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SITE PLAN

SCALE: 1/32" = 1'-0"

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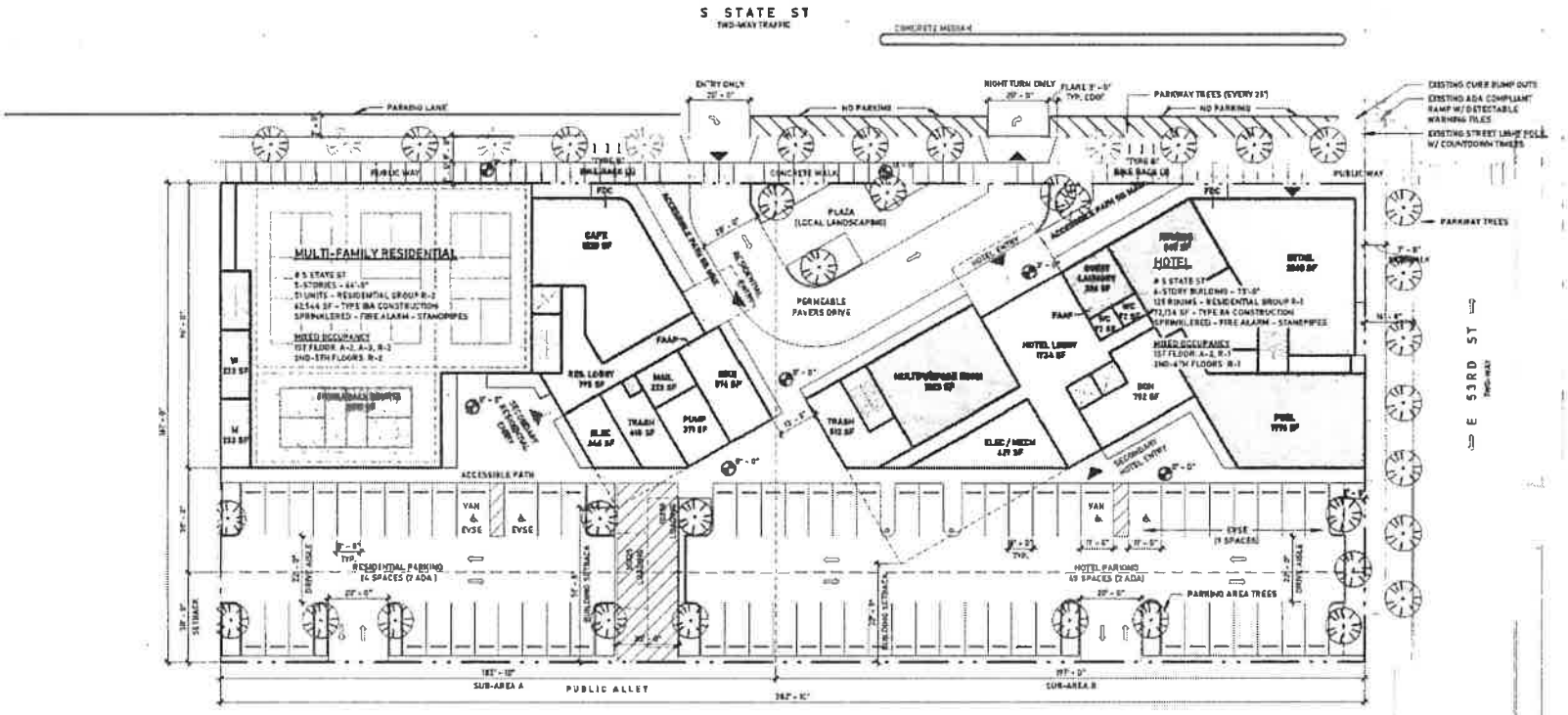

APPLICABLE ACCESSIBILITY CODES

- 2019 CHICAGO BUILDING CODE TITLE 14B (CBC REV APRIL 2022)
- 2018 ILLINOIS ACCESSIBILITY CODE (CC 41IAC-400)
- UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
- 2010 ADA STANDARDS

EVSE REQUIREMENTS SUMMARY

PER CHICAGO ZONING ORDINANCE SECTION 17-10-1011

	REQUIREMENT	PROVIDED
RESIDENTIAL BUILDING 100% TO BE EVSE-READY OR EVSE-INSTALLED	24	24
NON-RESIDENTIAL BUILDING 20% TO BE EVSE-READY OR EVSE-INSTALLED	9	9

SCALE: 1/32" = 1'-0"

Applicant: **Center Court Development, LLC**
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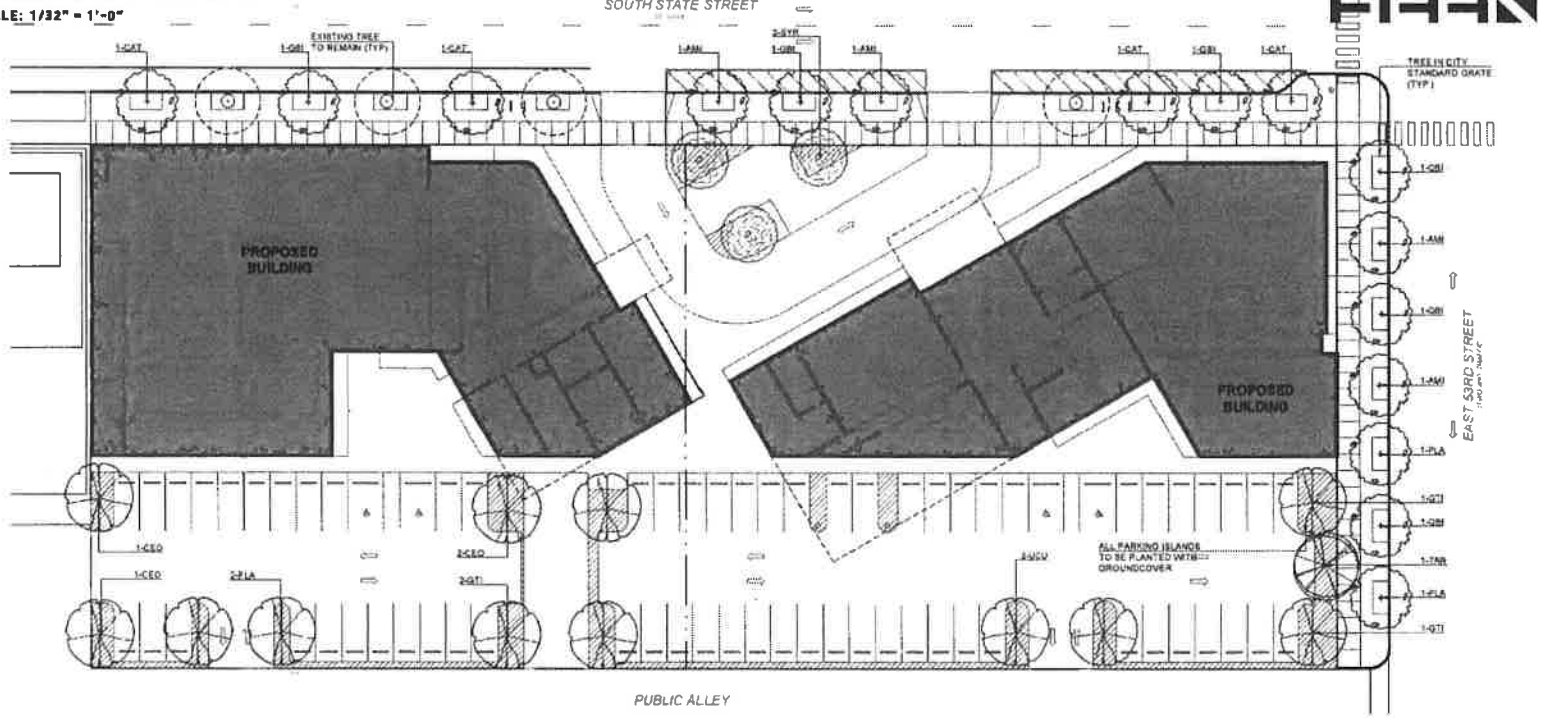
LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"



OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 30'-0"

Applicant: **Center Court Development, LLC**
Address: **5301 South State Street**
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Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Remarks	Notes
		Shade Trees				
ACA	4	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3" B&B	BETTER	COLUMNAR
ASM	4	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	3" B&B		
CEO	4	CELTIS OCCIDENTALIS	HACKBERRY	3" B&B	NATIVE	
GIN	3	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" B&B		MALE SPEC ONLY
GTI	4	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" B&B		
PLA	4	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" B&B		
QUB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	3" B&B	NATIVE	
TAR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" B&B	NATIVE	
UCU	3	ULMUS x 'MORTON'	ACCOLADE ELM	3" B&B		
		Ornamental Trees				
SYP	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" B&B		

LANDSCAPE REQUIREMENTS SUMMARY

VEHICULAR USE AREA	21,844 SF
REQUIRED GREEN SPACE (7.5%)	1,648 SF
PROPOSED GREEN SPACE	1,913 SF
PARKWAY LENGTH	844 LF
REQUIRED SHADE TREES (1 PER 40 LF)	22
EXISTING TREES TO REMAIN	4
PROPOSED SHADE TREES	18
TOTAL SHADE TREES	22
VEHICULAR USE AREA PERIMETER	36 LF
REQUIRED SHADE TREES (1 PER 35 LF)	1
EXISTING TREES TO REMAIN	0
PROPOSED SHADE TREES	1
TOTAL SHADE TREES	1
INTERIOR PLANTINGS	1,312 SF
REQUIRED SHADE TREES (1 PER 150 SF)	10
PROPOSED SHADE TREES	16
EXISTING TREES TO REMAIN	0
TOTAL INTERIOR TREES	16

LEVEL 2

SCALE: 1/32" = 1'-0"

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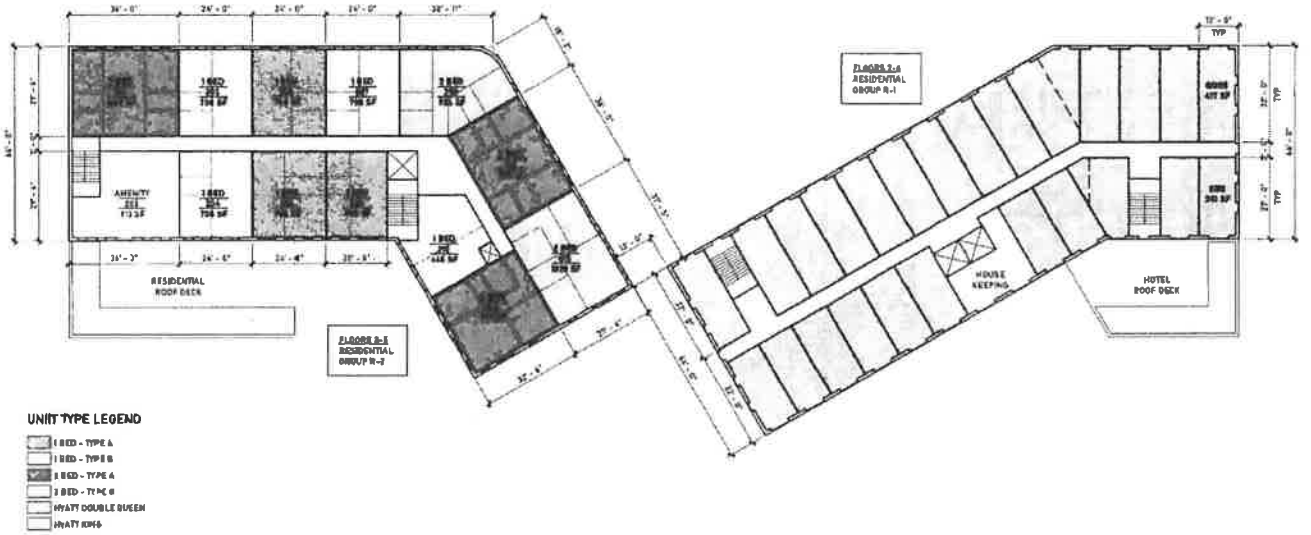

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LEVEL 3

SCALE: 1/32" = 1'-0"

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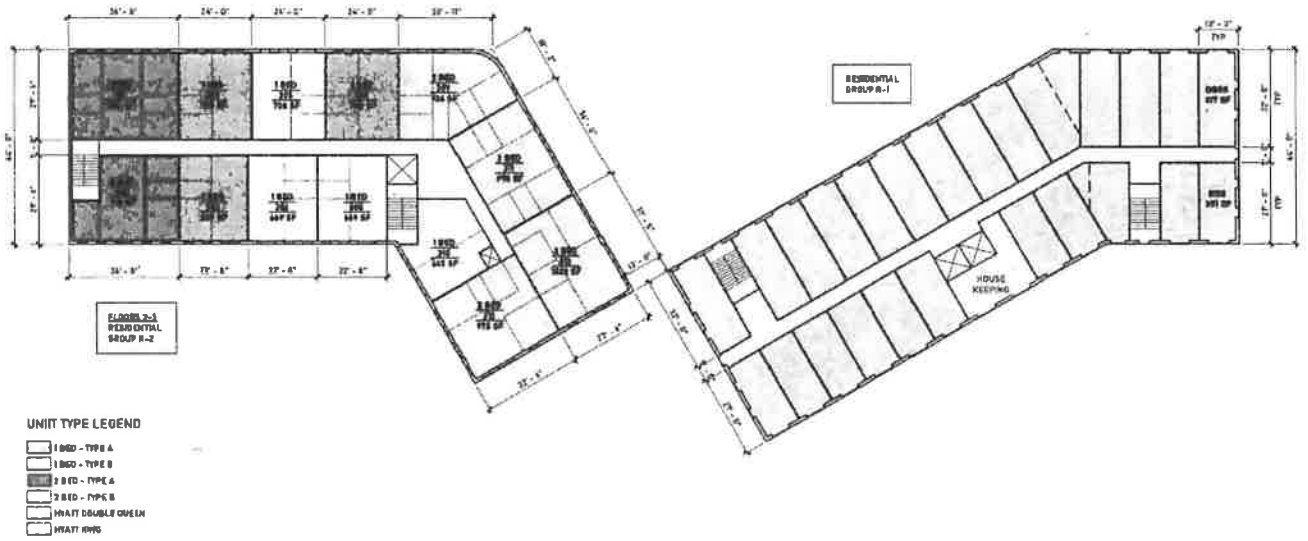

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LEVEL 4

SCALE: 1/32" = 1'-0"

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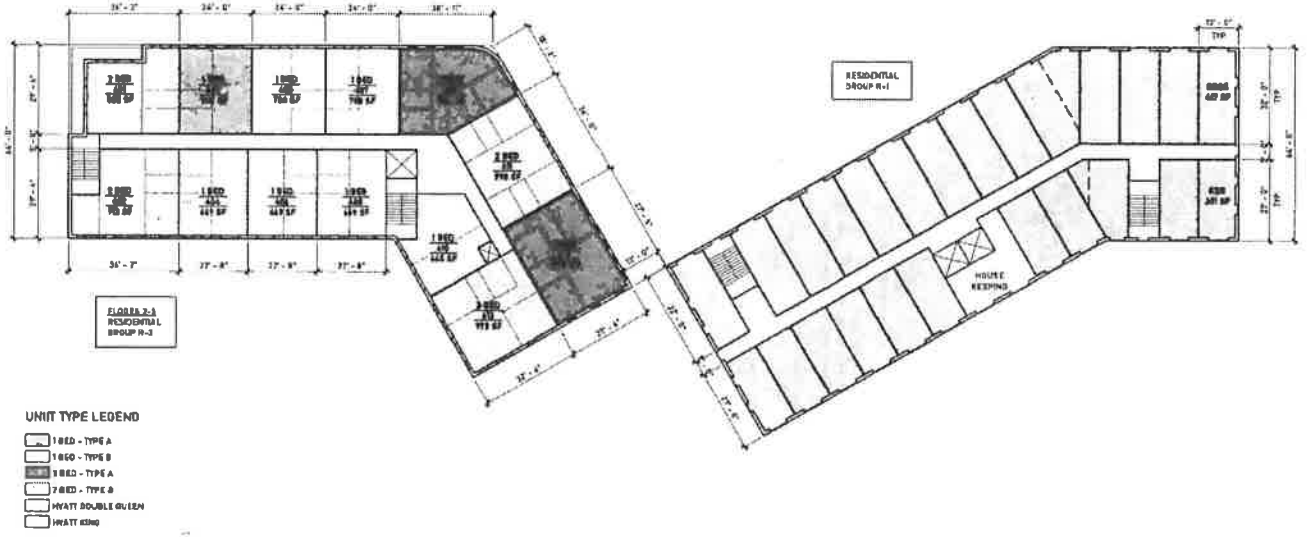

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LEVEL 5

SCALE: 1/32" = 1'-0"

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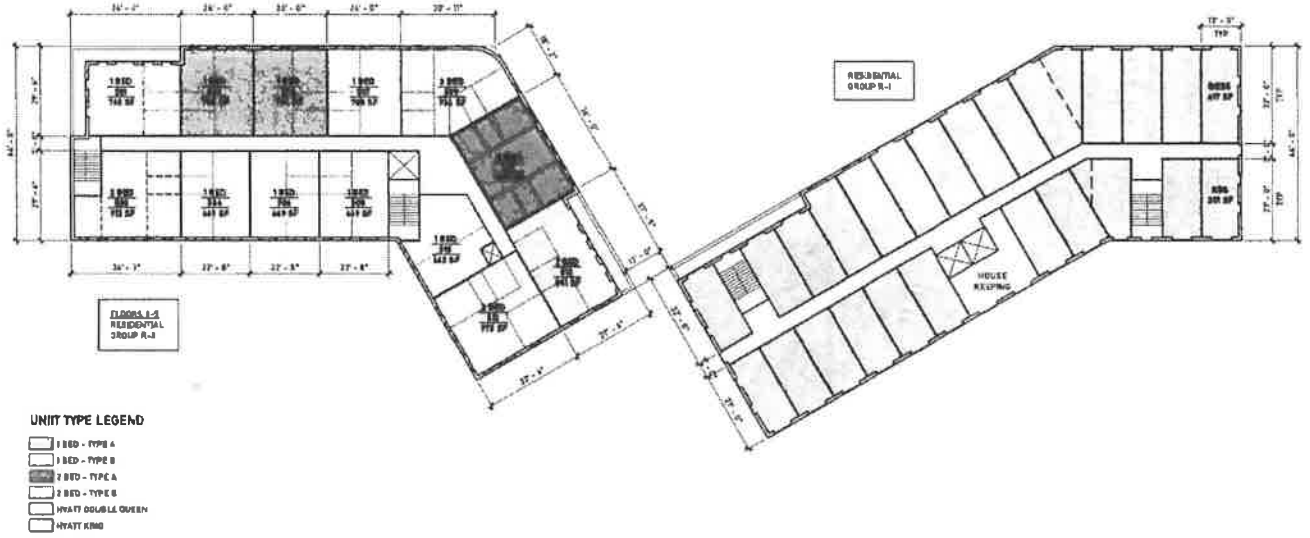

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LEVEL 6

SCALE: 1/32" = 1'-0"

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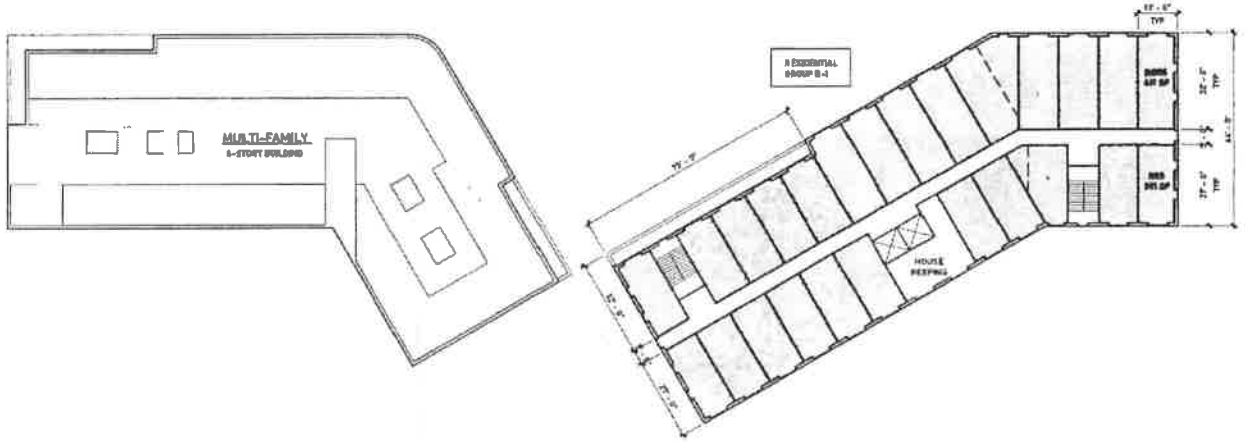

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ROOF PLAN

SCALE: 1/32" = 1'-0"

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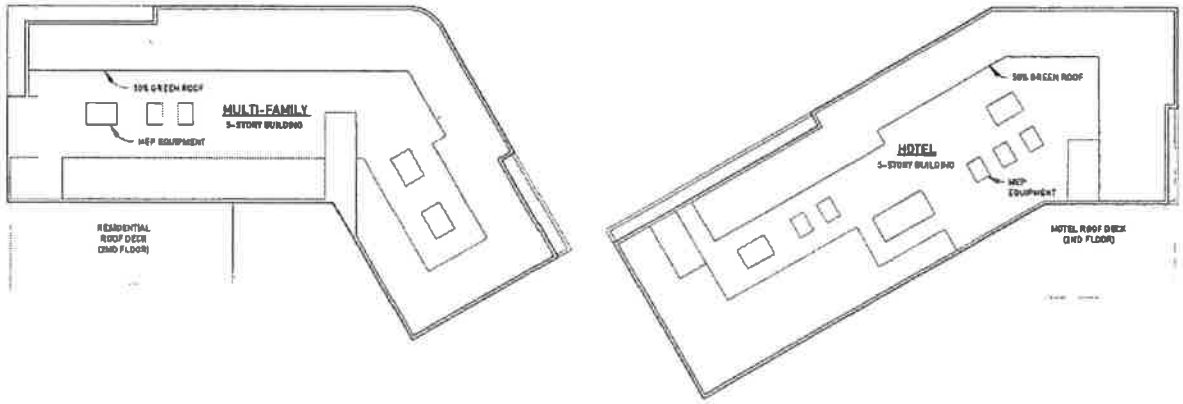

Applicant: **Center Court Development, LLC**
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BUILDING ELEVATIONS

SCALE: 1/32" = 1'-0"

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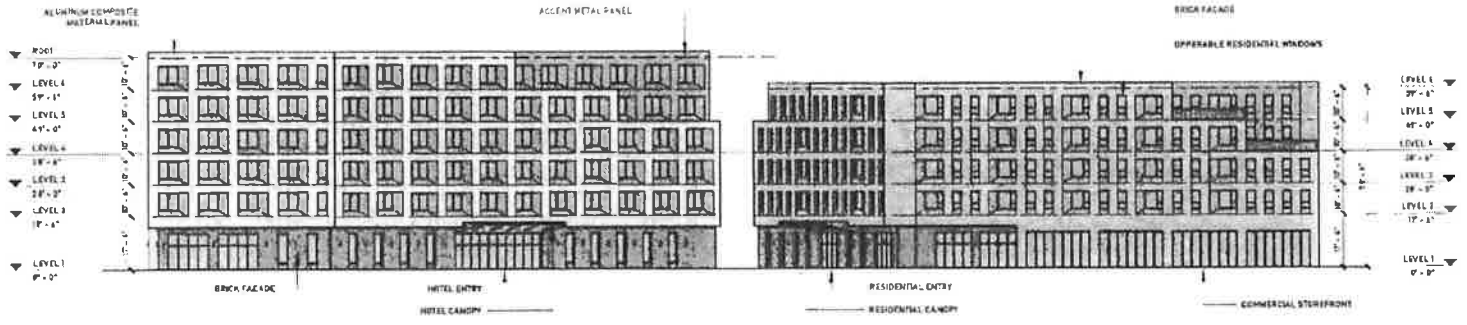
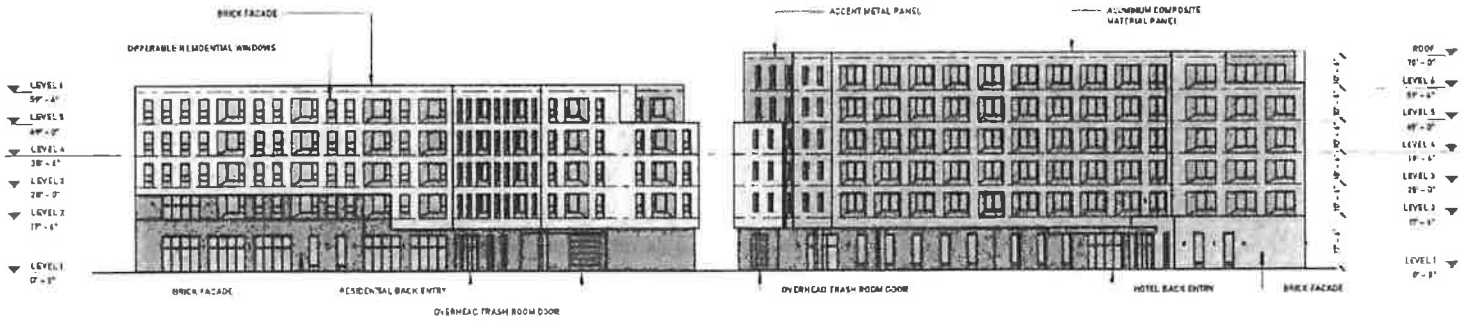


BUILDING ELEVATION - WEST



BUILDING ELEVATION - EAST

Applicant: **Center Court Development, LLC**
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BUILDING ELEVATIONS

SCALE: 1/32" = 1'-0"

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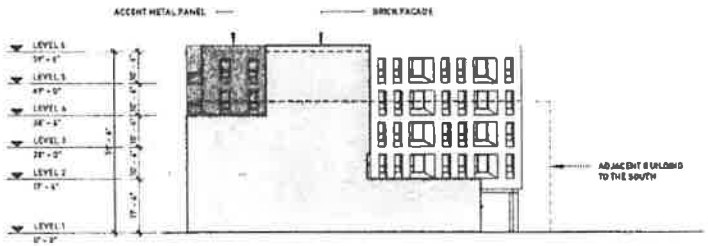
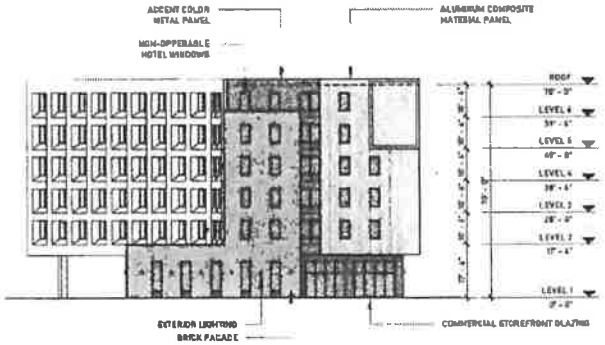


BUILDING ELEVATION - SOUTH



BUILDING ELEVATION - NORTH

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