



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**RAMOVA THEATER**

**3506–3520 S. HALSTED STREET (11<sup>th</sup> Ward)**

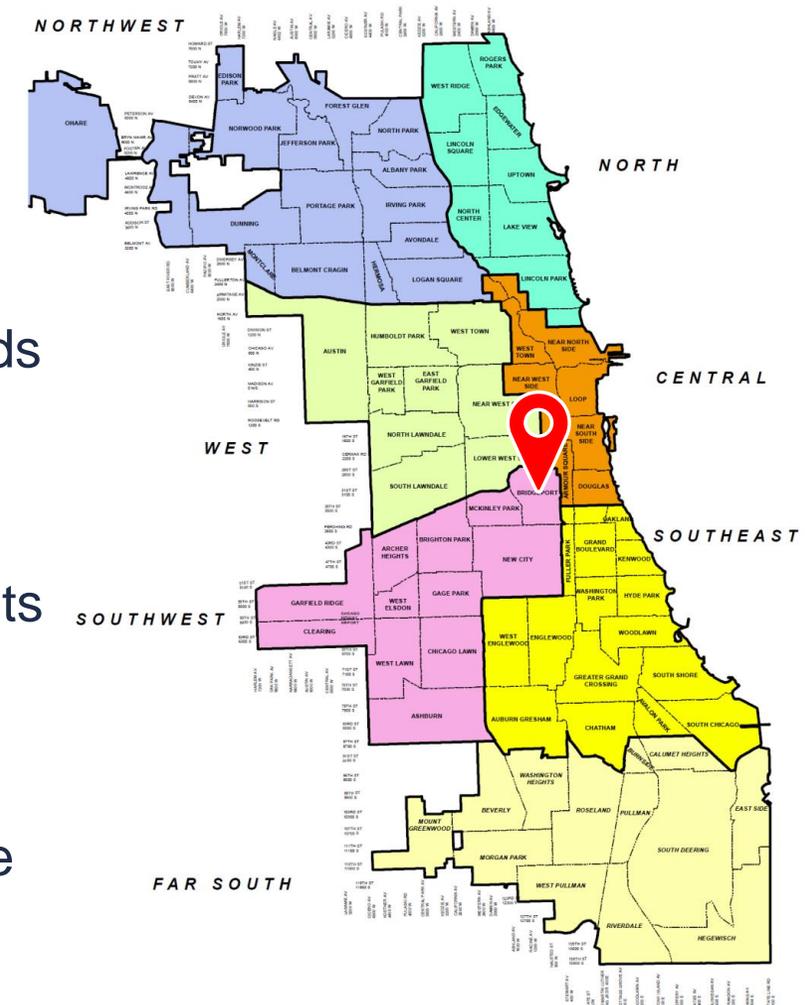
**OUR REVIVAL CHICAGO, LLC**

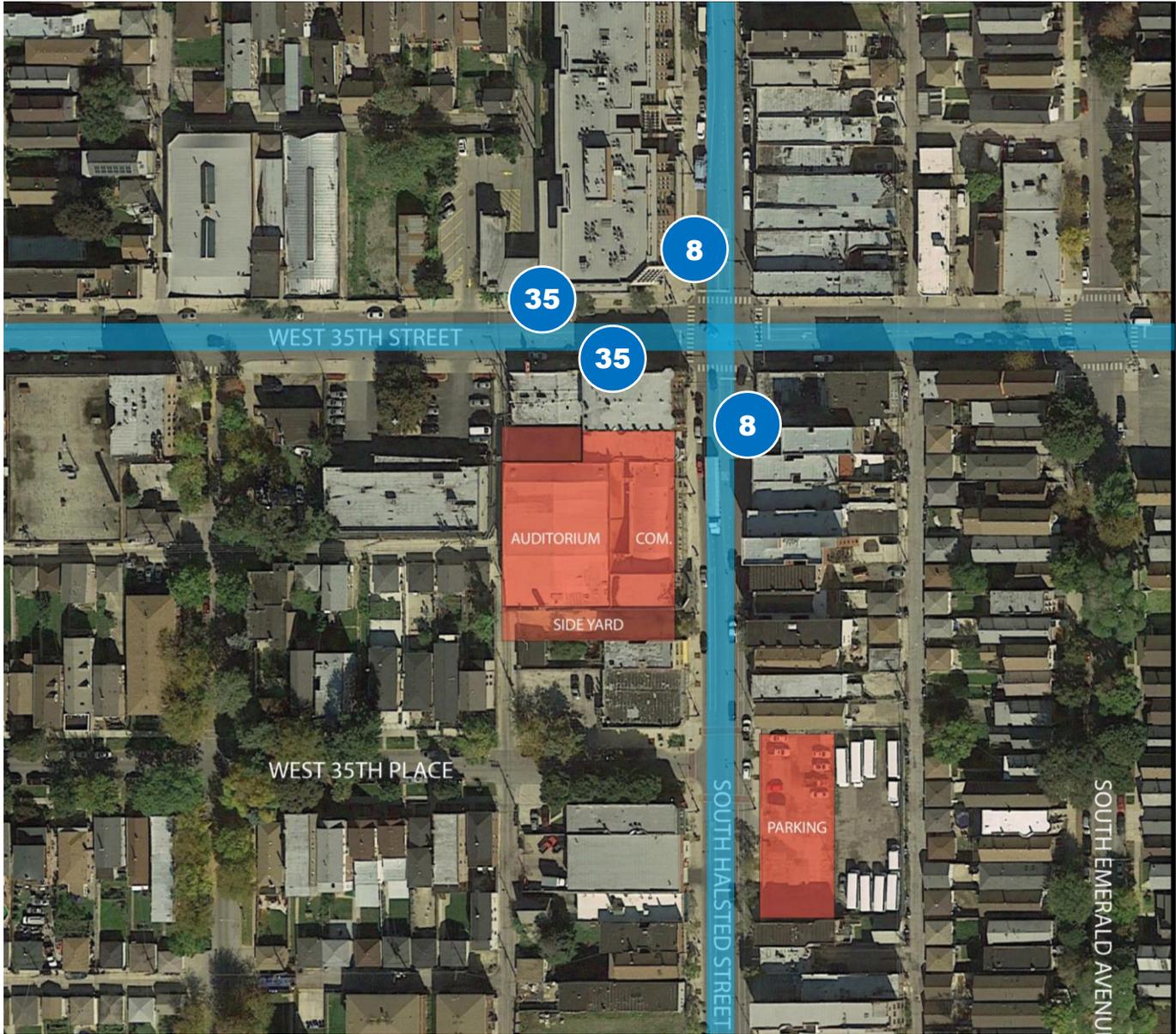
7/15/2021

# Bridgeport Snap Shot

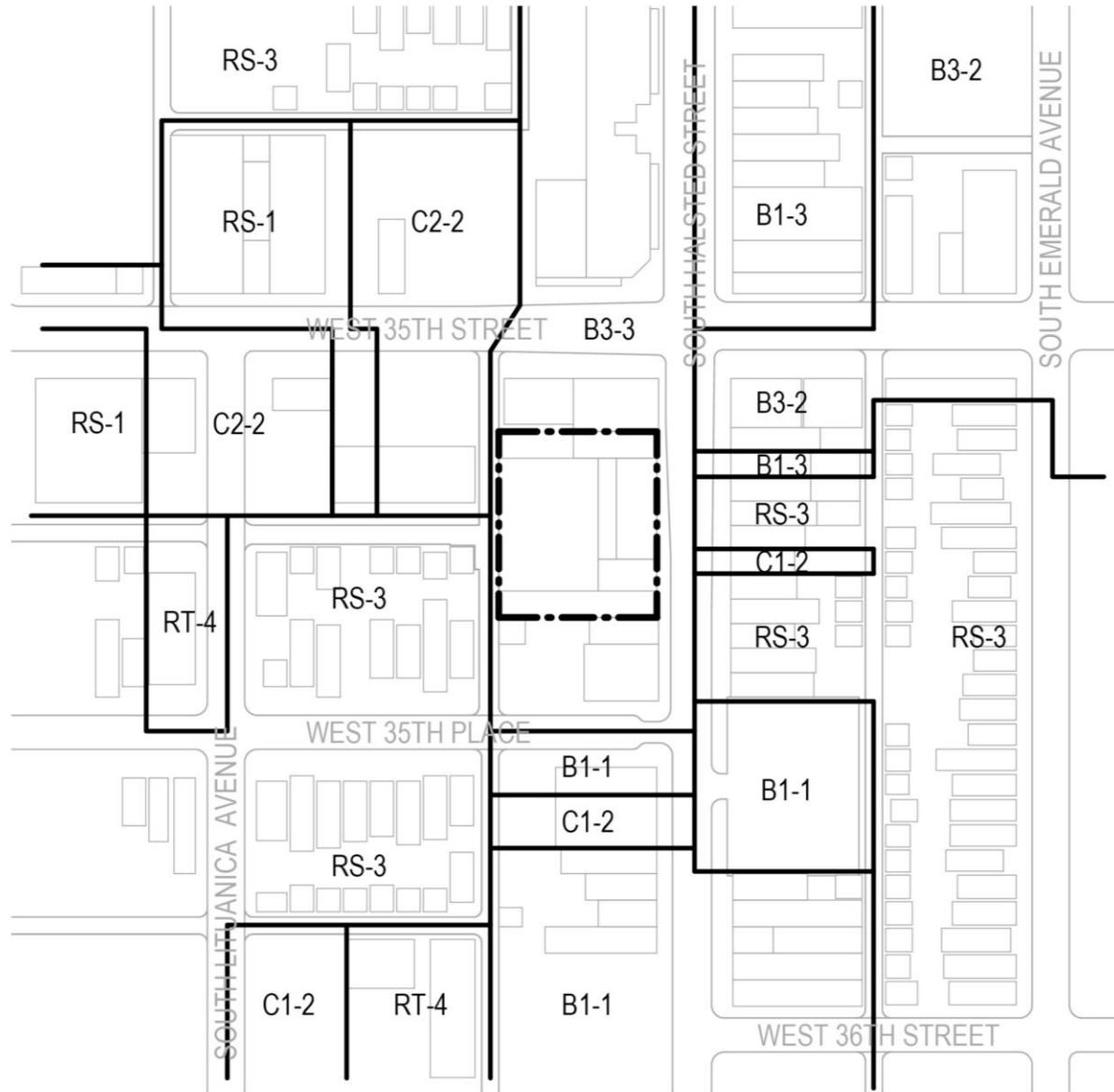
## COMMUNITY AREA INFORMATION:

- Population of about 34,000 people with about 13,000 households
- Median average income of \$50,000
- Racially diverse (39% Asian; 33% Asian; 23% Hispanic)
- Originally a fur trading outpost in the late 1700s
- Bridgeport was established in the early 1800s by Irish immigrants working on the Illinois and Michigan Canal and in the Chicago Stockyards
- The industrial roots have continued to grow over the last two centuries while a strong residential and limited commercial base have developed along side.





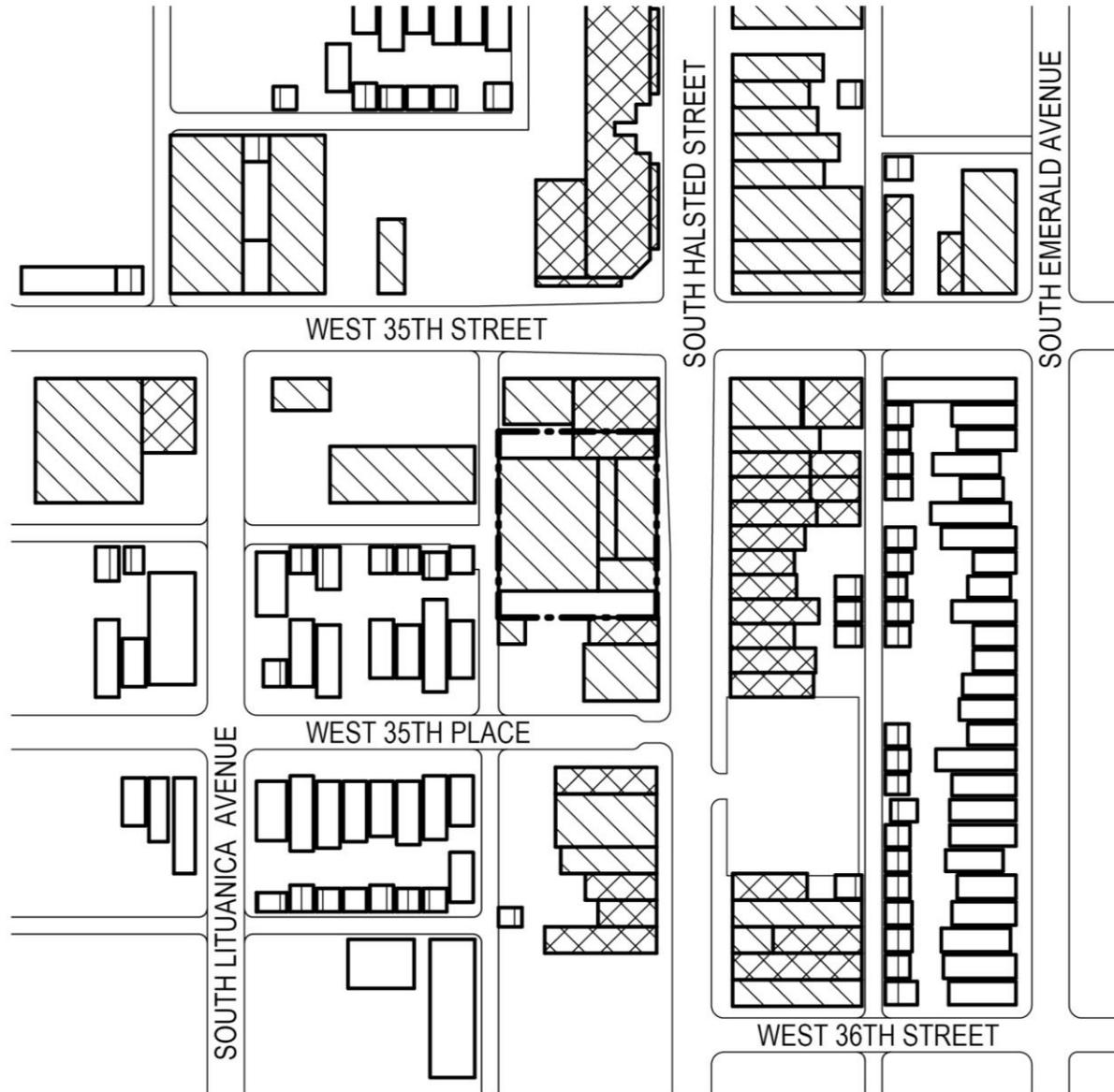
# SITE CONTEXT PLAN



--- SUBJECT PROPERTY



# EXISTING ZONING PLAN



-  SUBJECT PROPERTY
-  RESIDENTIAL
-  RESIDENTIAL GARAGE
-  RESIDENTIAL OVER COMMERCIAL
-  COMMERCIAL



# LAND USE CONTEXT PLAN



**STREET VIEW FROM SOUTH DIRECTION**

**Pedestrian Context:**

**Looking north on  
South Halsted Street**



**STREET VIEW FROM SOUTH DIRECTION**

**Pedestrian Context:**

**Looking south on  
South Halsted Street**



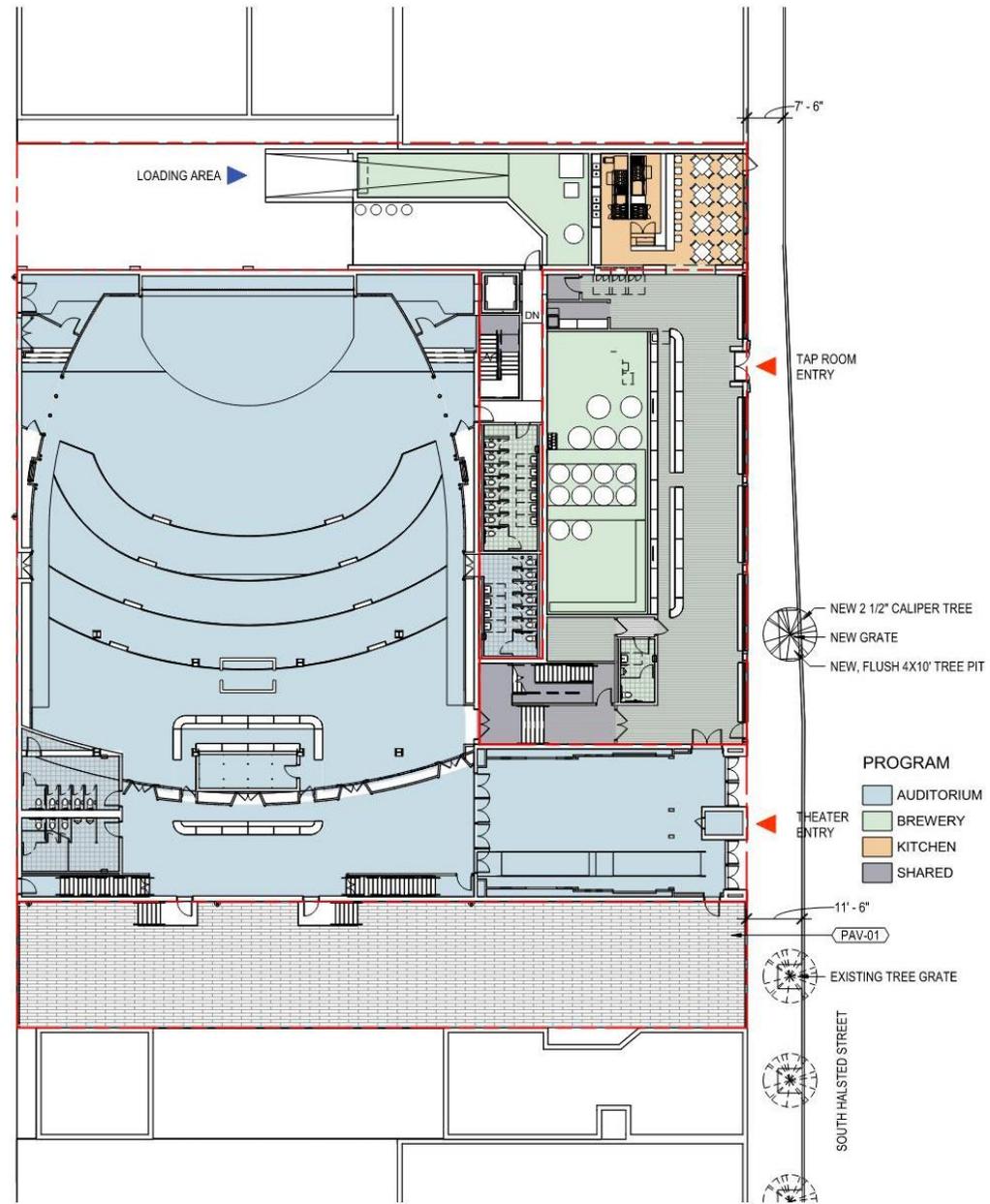
**STREET VIEW FROM NORTH DIRECTION**



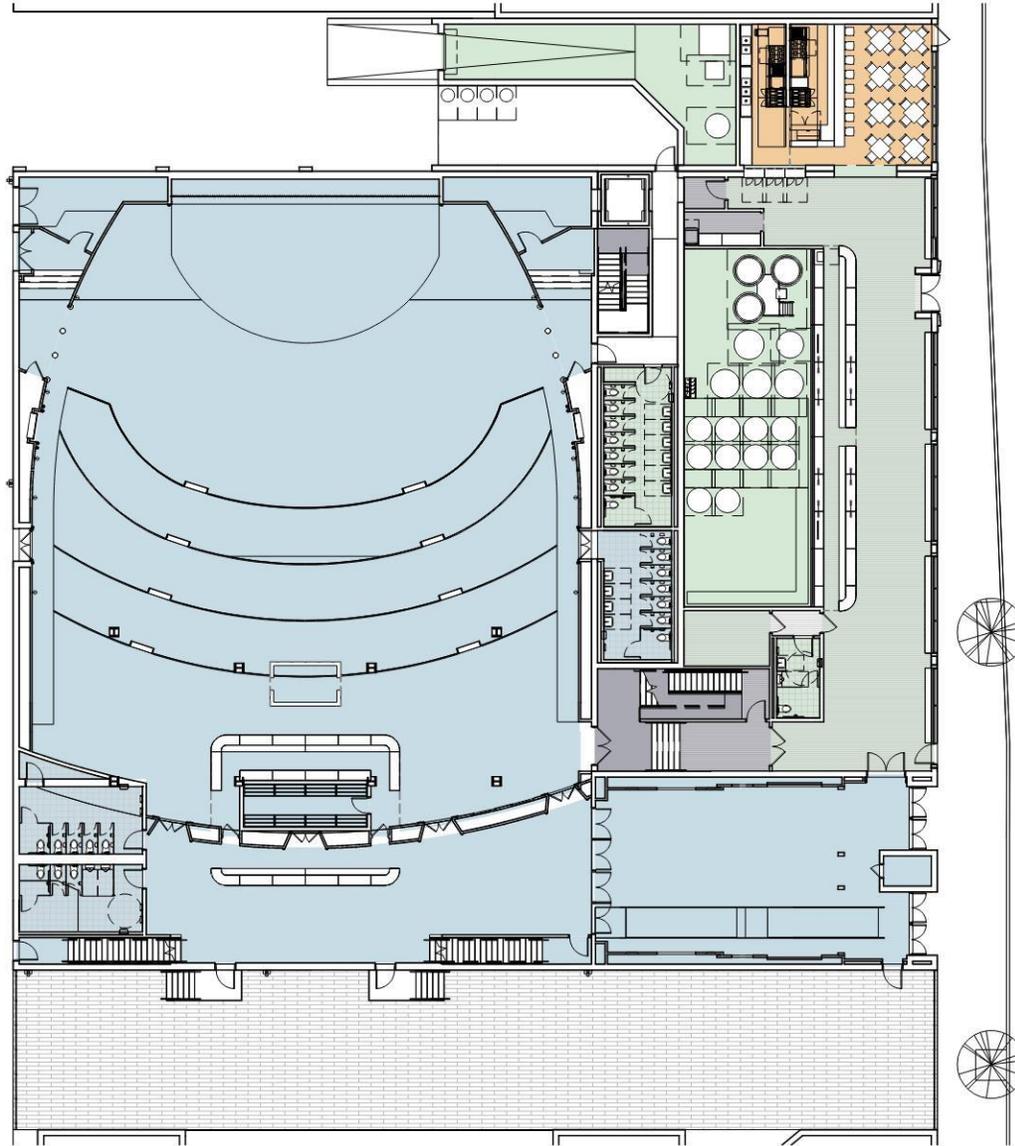
**STREET VIEW FROM NORTHEAST DIRECTION**

# COMMUNITY PROCESS

- Original Planned Development Application Date – December 3, 2019;  
Refiled Planned Development Application Date – May 26, 2021
- November 19, 2019 Community Meeting
  - Over 300 attendees
  - Near unanimous community support



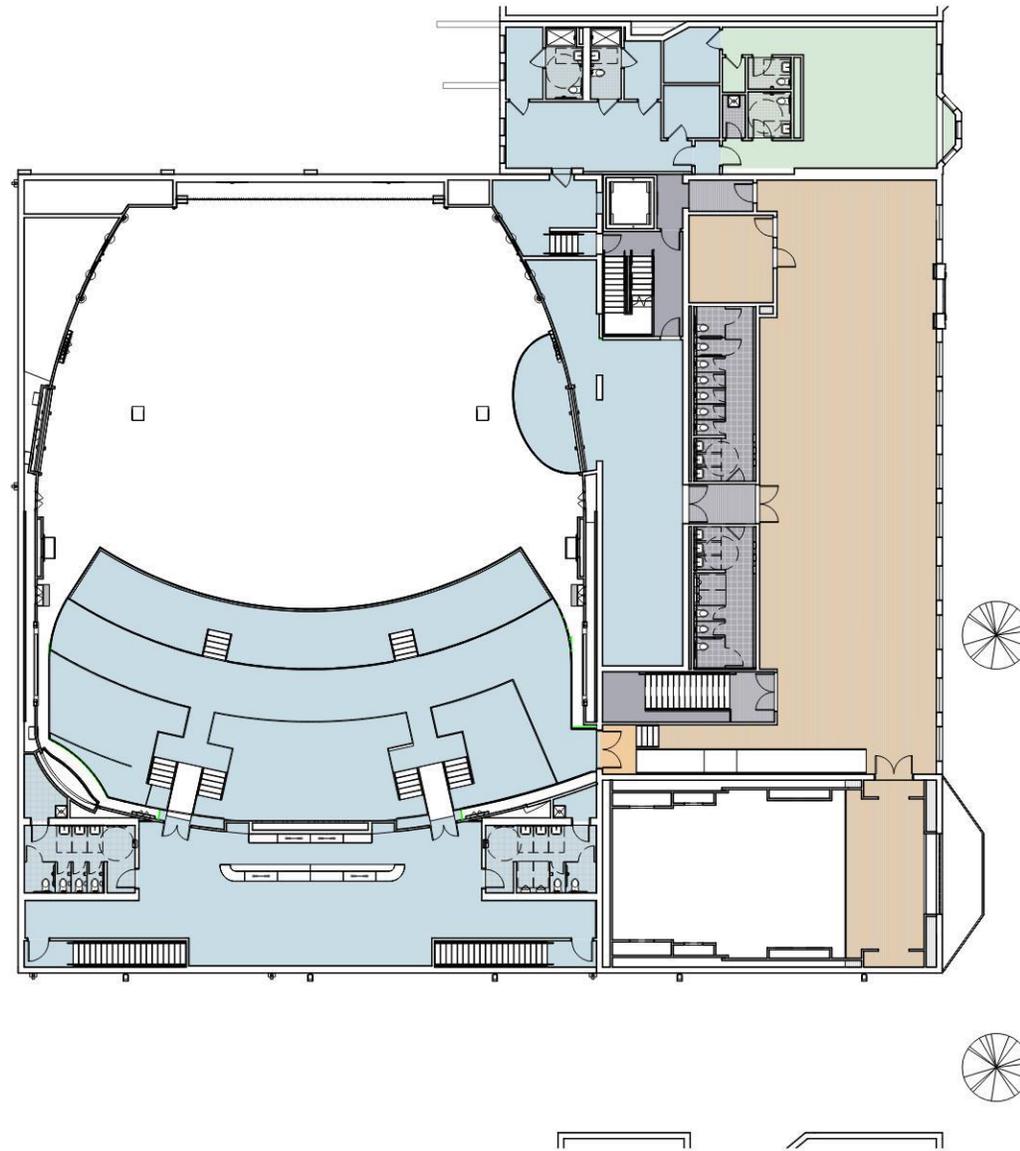
**SITE + GROUND FLOOR PLAN**



PROGRAM

- AUDITORIUM
- BREWERY
- KITCHEN
- SHARED

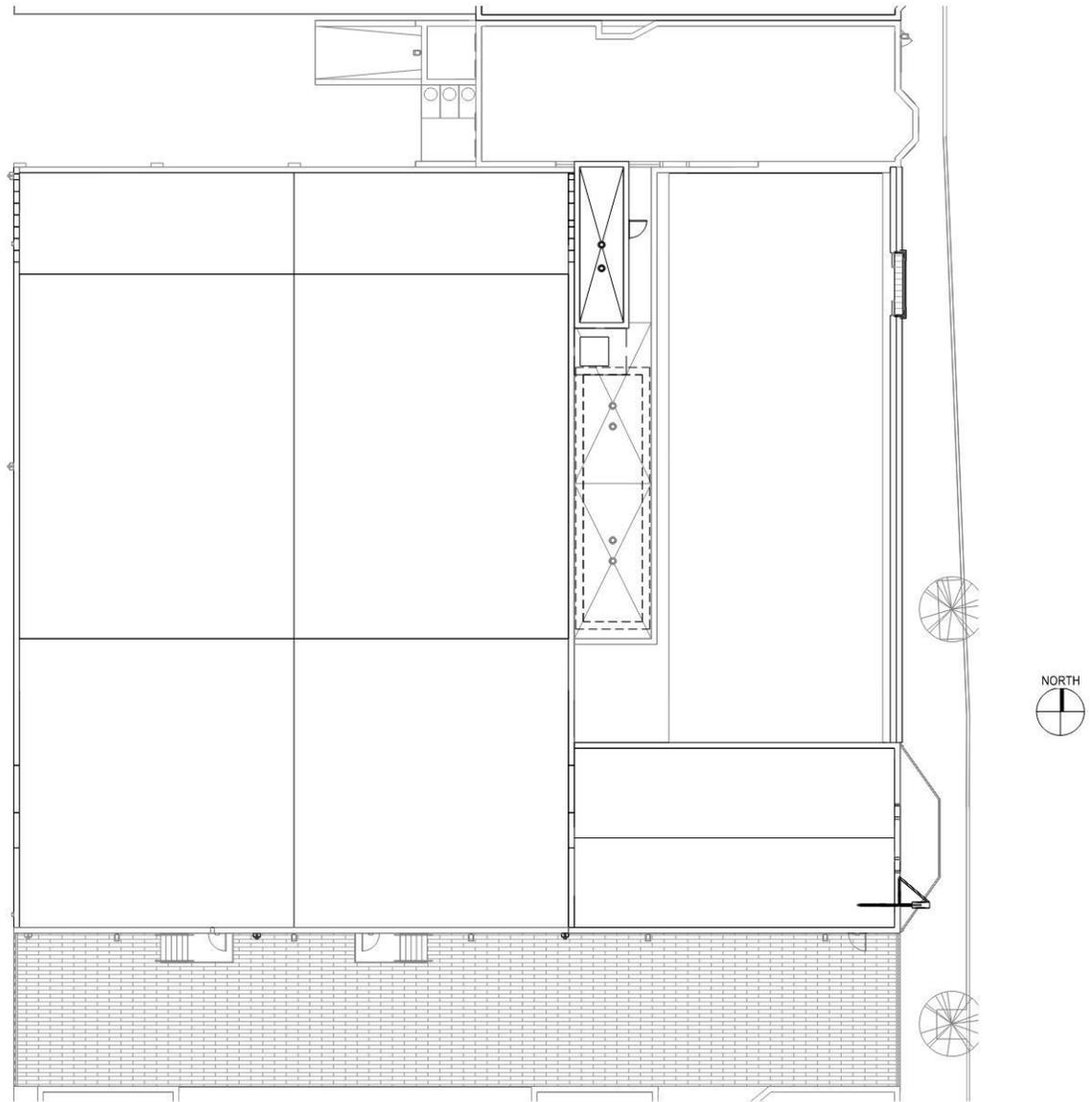
# GROUND FLOOR PLAN



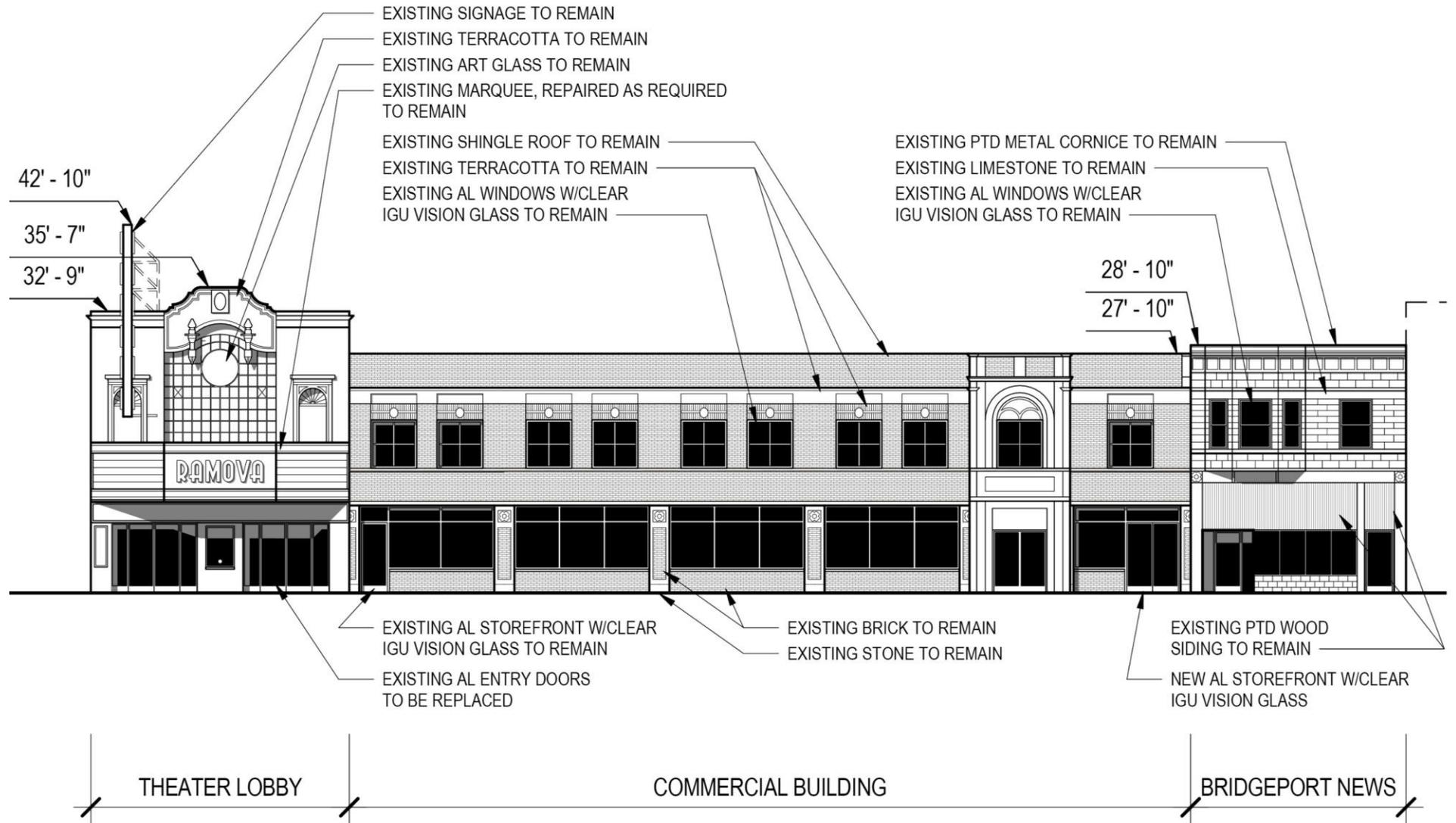
PROGRAM

- AUDITORIUM
- BREWERY
- KITCHEN
- SHARED

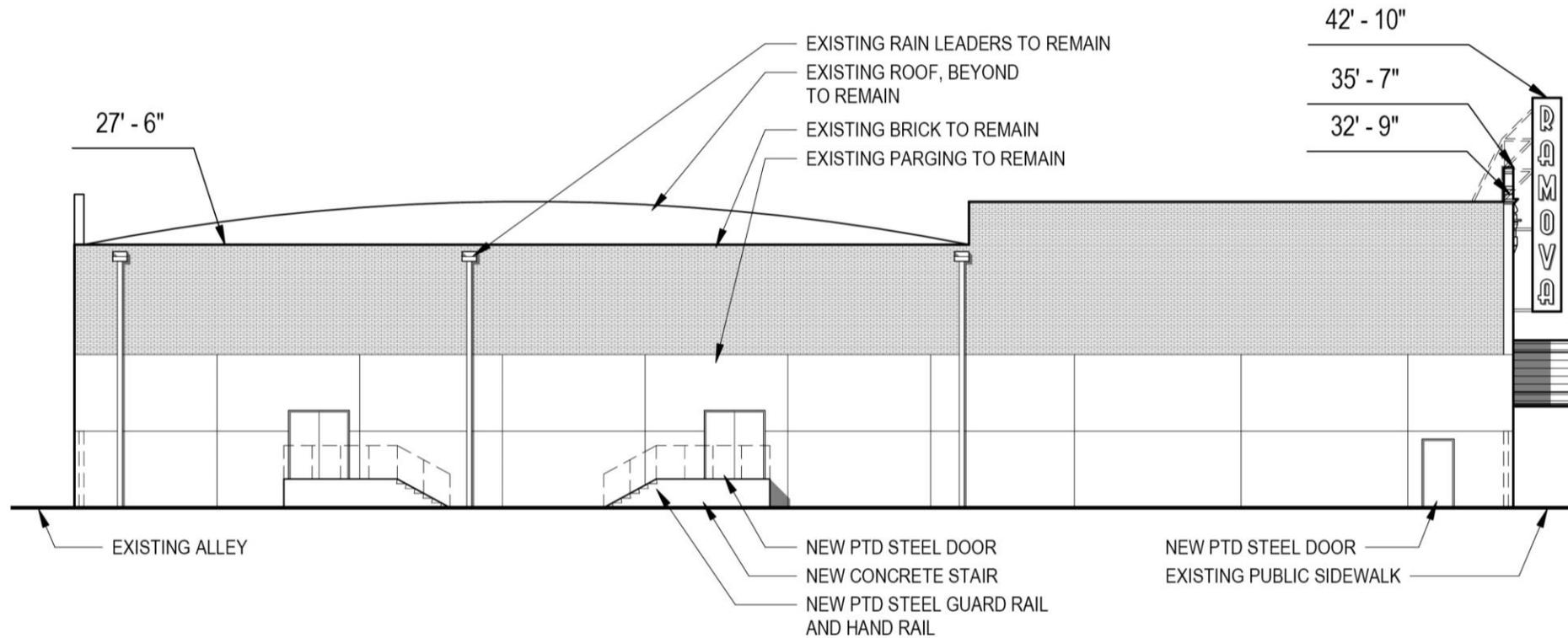
LEVEL 2 FLOOR PLAN



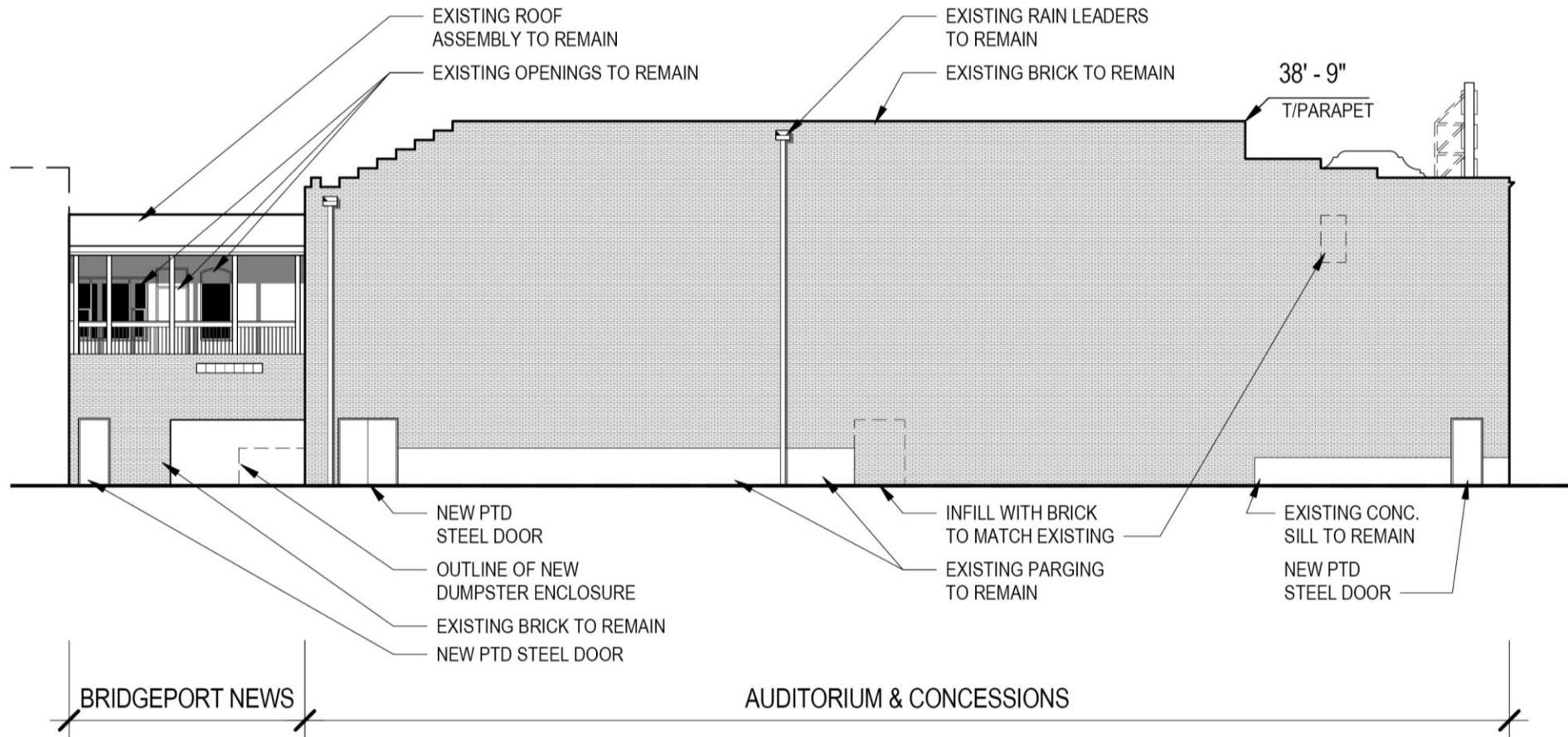
ROOF PLAN



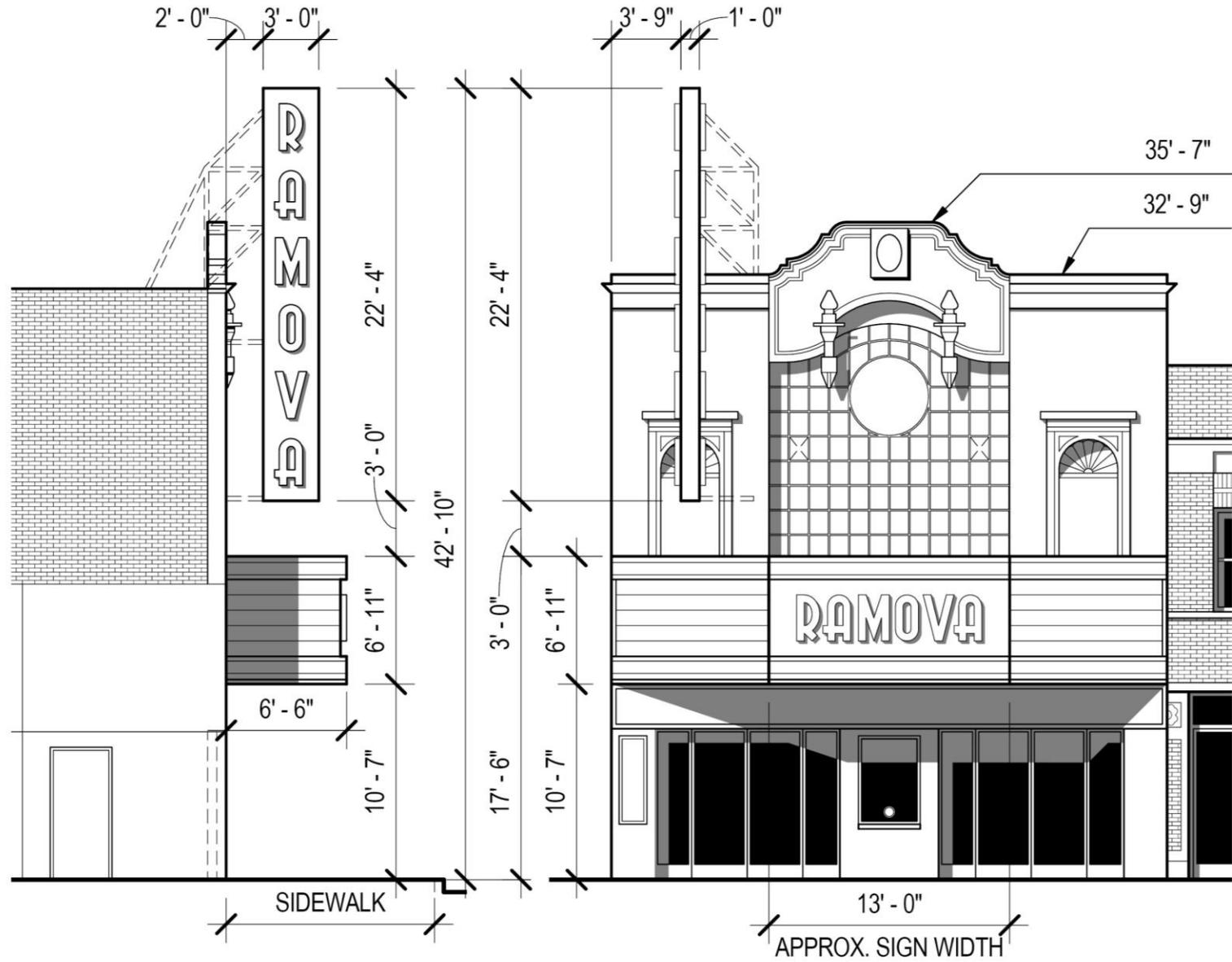
# BUILDING ELEVATION (EAST)



**BUILDING ELEVATION (SOUTH)**

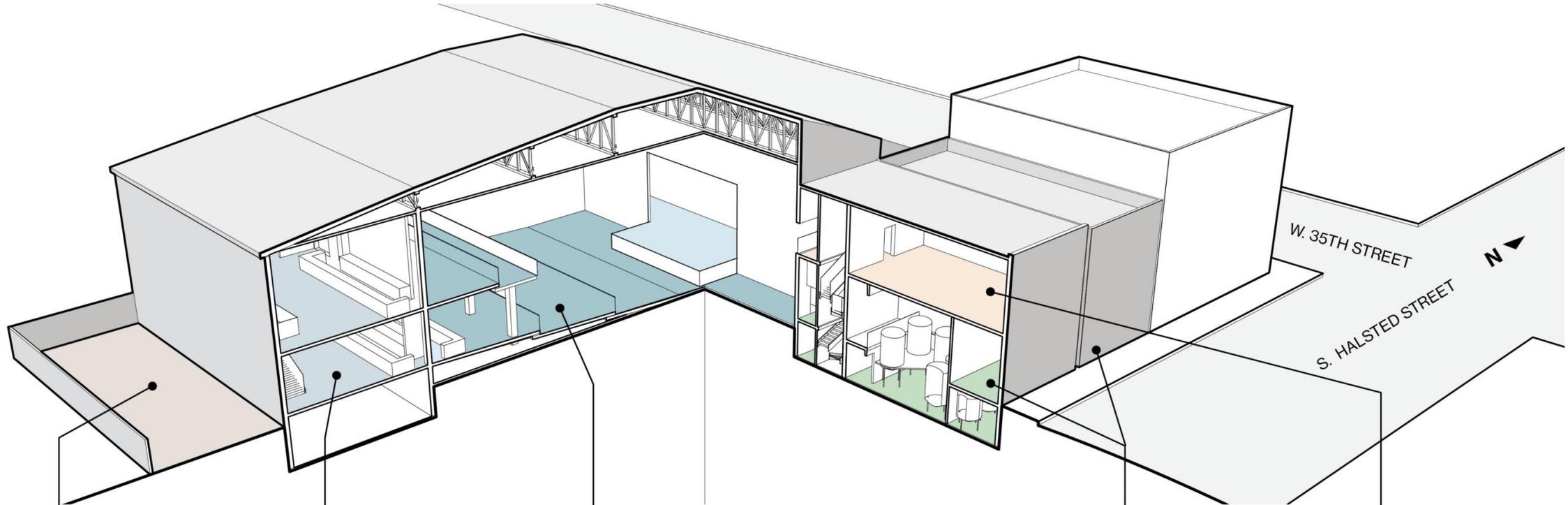


**BUILDING ELEVATION (WEST)**



**BUILDING ELEVATION (WEST)**

# Program Arrangement Building Section



YARD



CONCESSIONS



AUDITORIUM



LOBBY



TAP ROOM /GRILL



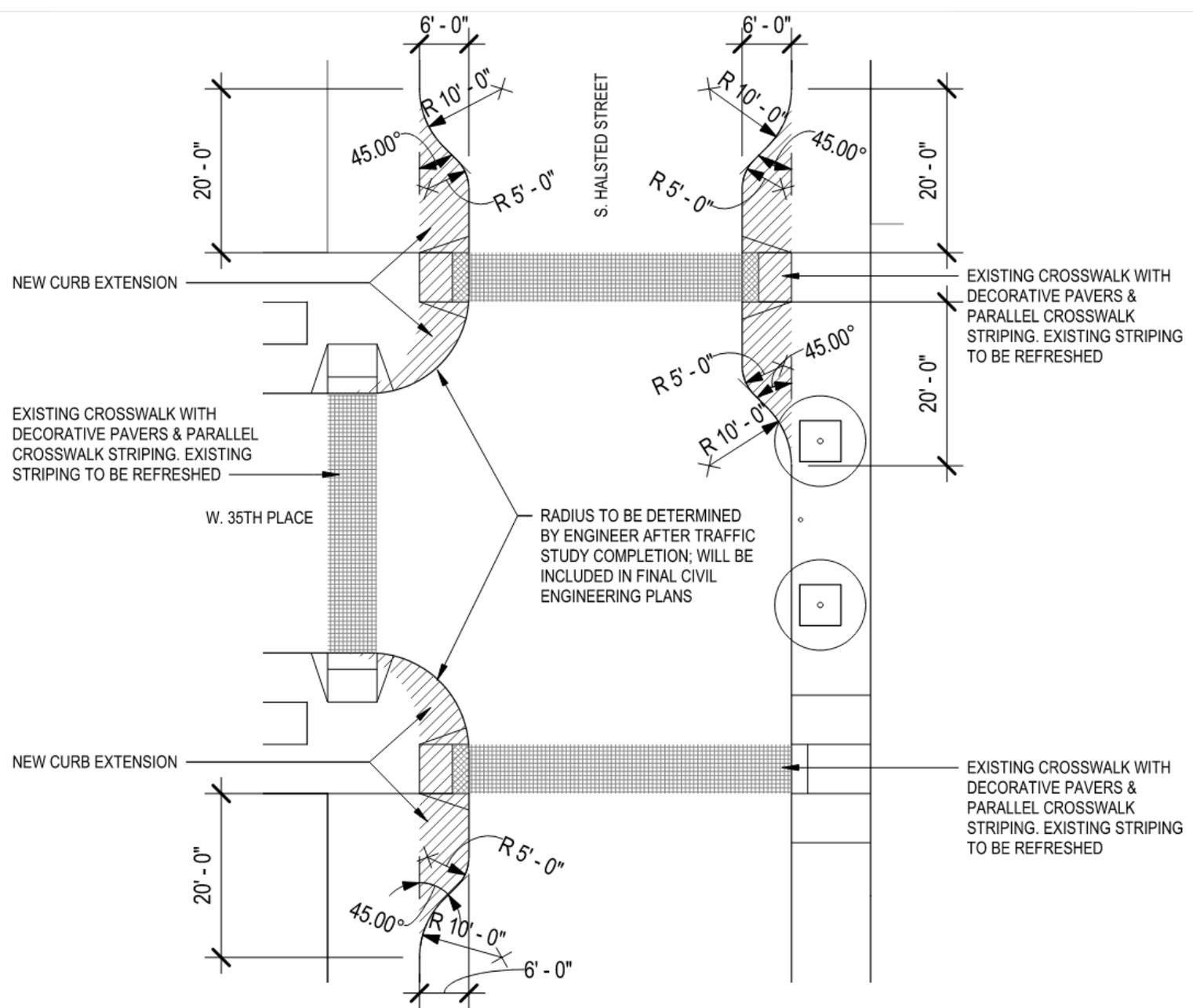
KITCHEN

## Pedestrian Context:

**17-8-0904.2** - Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles

**17-8-0904.3** - Ensure accessibility for persons with disabilities

**17-8-0904.4** - Minimize conflict with existing traffic patterns in the vicinity



## Pedestrian Orientation:

**1: 17-8-0905A.2** - Providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest

**2: 17-8-0905A.3** - Avoiding blank walls, especially near sidewalks

**3: 17-8-0905A.4** - Emphasizing building entries through architecture and design.

**4: 17-8-0905B.5** - For grade-level retail, a minimum of 60% of the street-facing building façade between 2 feet and 8 feet in height should be comprised of clear, non-reflective windows

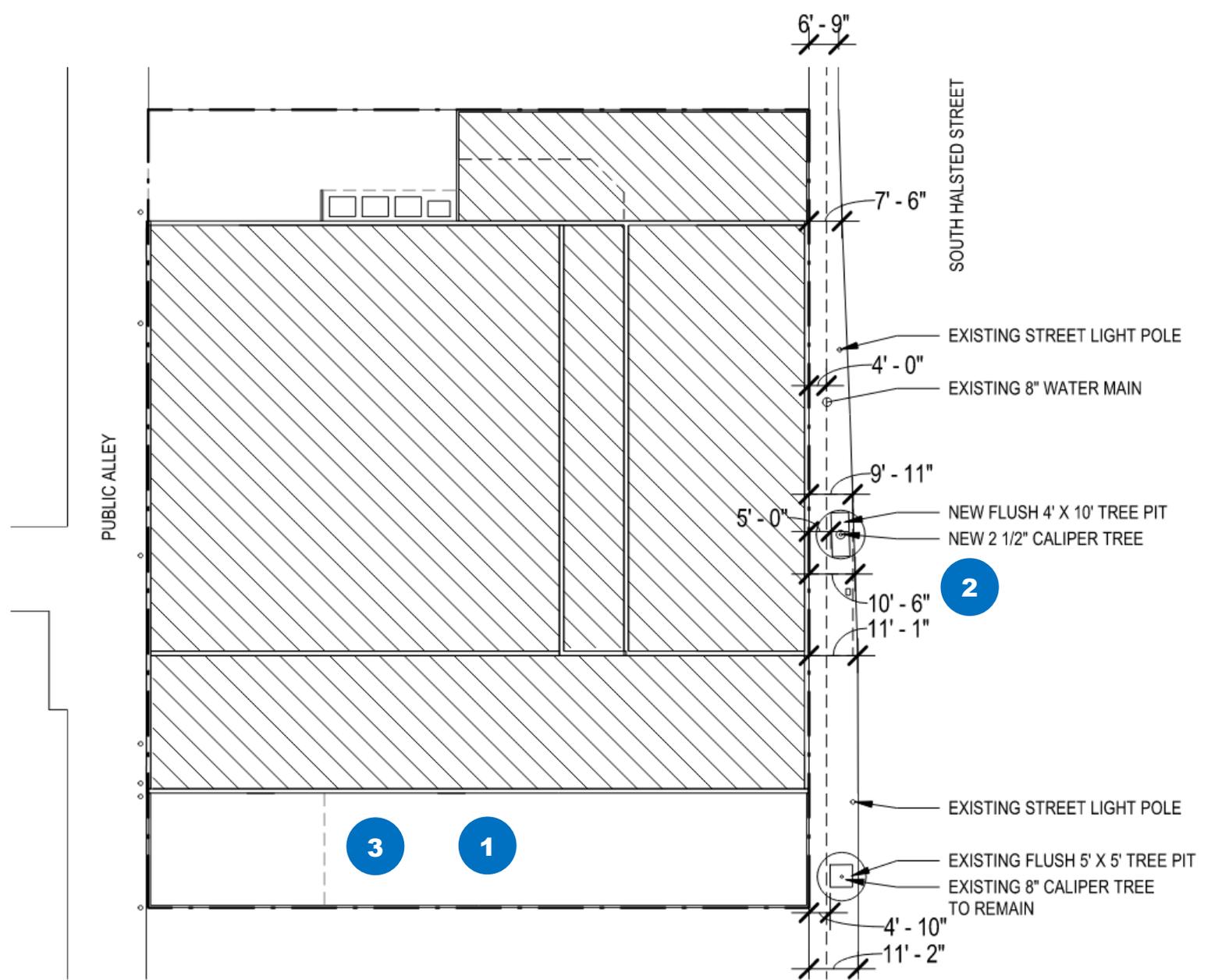


# Open Space & Landscaping:

**1: 17-8-0909A.1** - Where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas

**2: 17-8-0909A.2** - Where appropriate, provide substantial landscaping of the open areas on the building and the site

**3: 17-8-0909B.1** Open spaces should be located to ensure maximum exposure to sunlight



Compliance Options		Points Required	Sustainable Strategies Menu																																
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy								Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife		
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification			40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	10	5	10
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	10	5	10	
Options With Certification			40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	10	5	10	
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

\*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

50 points required for PD & TIF projects considered to be "Substantial Renovation Projects"

**80 Points possible; 50 Points as target**

- A catalyst for the rejuvenation of the Bridgeport neighborhood with a truly transformative mixed-use development
- Restoration of the vacant and abandoned Ramova Theater
- \$28 million investment in the community
- Minimum of \$3.9 million MBE participation and almost \$1 million WBE participation
- Up to 80 permanent FTEs and 110 temporary construction jobs
- Strengthens City tax base through new real estate, food and beverage, liquor, amusement and sales taxes.

# ★ DPD Recommendations

The proposal:

- Is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- Is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A); and,
- Gives priority to the adaptive reuse of historic buildings which have been designated as a “Chicago Landmark” or color-coded orange in the Chicago Historic Resources Survey (17-8-0911).





COMING SOON  
OUR REVIVAL

RAMOVA

3524