



# City of Chicago



SO2013-7556

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/16/2013
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17858 at 6315-6323 S Cottage Grove Ave and 6314 S Maryland Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE

ORDINANCE

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

**SECTION 1.** Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the B3-3, Community Shopping District symbols and indications as shown on Map No. 16-D in the area bounded by:

South Cottage Grove Avenue; the alley next south of and parallel to East 63rd Street; South Maryland Avenue; a line 240.97 feet south of the south line of East 63<sup>rd</sup> Street; the alley next west of and parallel to South Maryland Avenue; and a line 265.96 feet south of the south line of East 63<sup>rd</sup> Street;

to the designation of a Residential Business Planned Development \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

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

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT No. \_\_\_\_\_**

**PLAN OF DEVELOPMENT**

**STATEMENTS**

1. The area delineated herein as Residential Business Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 28,100 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the the City of Chicago. Historic Strand, LP, an Illinois limited partnership, is the Applicant (the “Applicant”).
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 of the Zoning Ordinance.
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, and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Applicant:	Historic Strand, LP
Address:	6315-23 S. Cottage Grove Avenue and 6314 S. Maryland Avenue
Introduced Date:	October 16, 2013
Plan Commission Date:	February 20, 2014

4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Plant Palette and Landscape Ordinance Analysis; and Building Elevations (North, South, East and West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Housing and Economic 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Multi-Unit Residential; all permitted uses in the B3-3 Community Shopping District Public and Civic Use Group, Commercial Use Group (except Urban Farm, Entertainment and Spectator Sports, Lodging, Non-accessory Parking, Residential Storage Warehouse, and Vehicle Sales and Service), and Wireless Communication Facilities - Co-located; accessory and related uses; and accessory parking.
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 the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes 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 28,100 square feet (0.645087 acres).
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, 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 improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, the Landscape Plan, and the Building Elevations. The Site

Applicant: Historic Strand. LP  
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and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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.

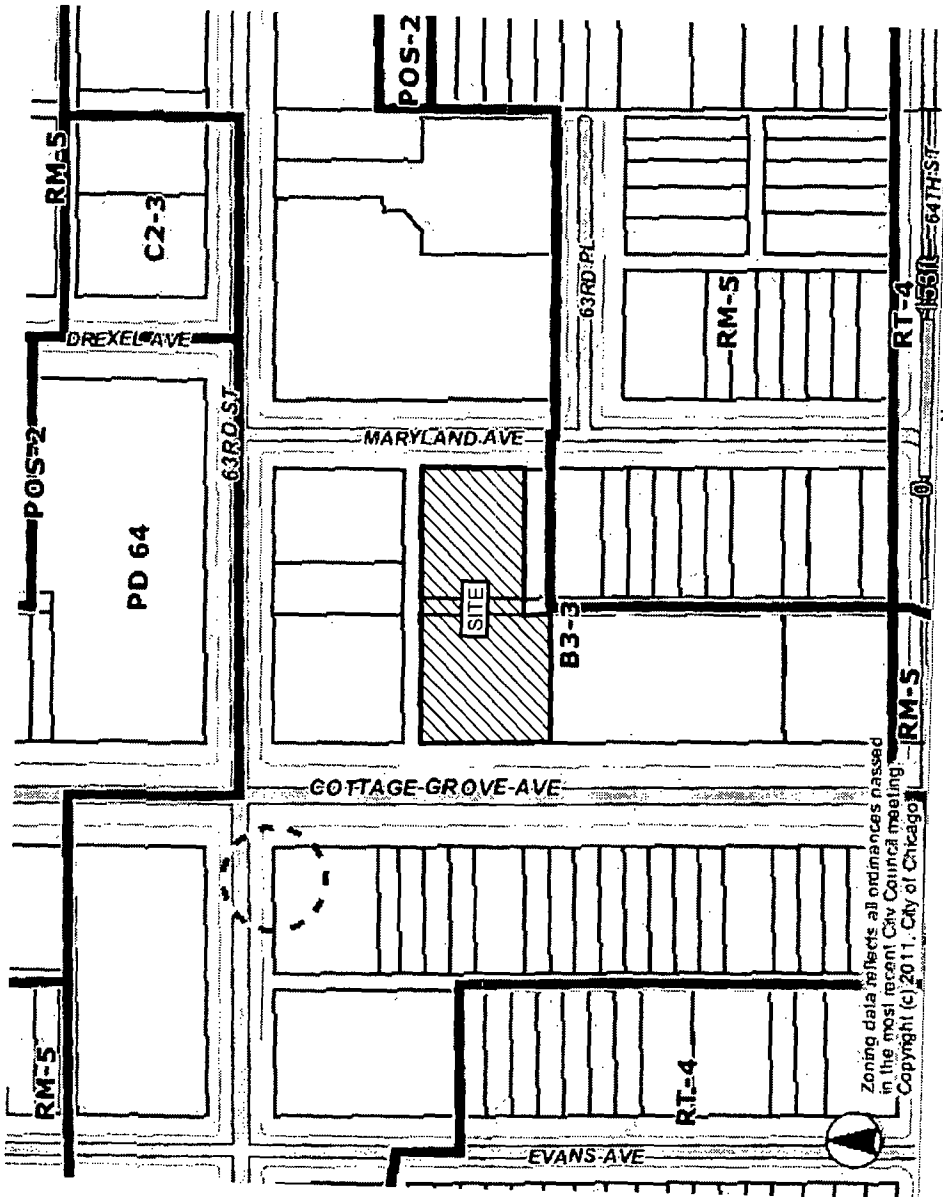
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance 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 rehabilitated building shall be either Energy Star certified or LEED certified. No green roof is required.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B3-3, Community Shopping District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
BULK REGULATION AND DATA TABLE

Gross Site Area:	30,349.28 square feet (0.696724 acres)
Net Site Area:	28,100 square feet (0.645087 acres)
Public Area Right-of-Way:	2,249 square feet (0.05163 acres)
Maximum Floor Area Ratio:	3.0
Maximum Number of Dwelling Units:	63
Minimum Number of Off-Street Loading Spaces:	N/A (Existing Building)
Minimum Number of Off-Street Parking Spaces:	22 (including 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces	11
Maximum Building Height:	68 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

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Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago

EXISTING ZONING MAP

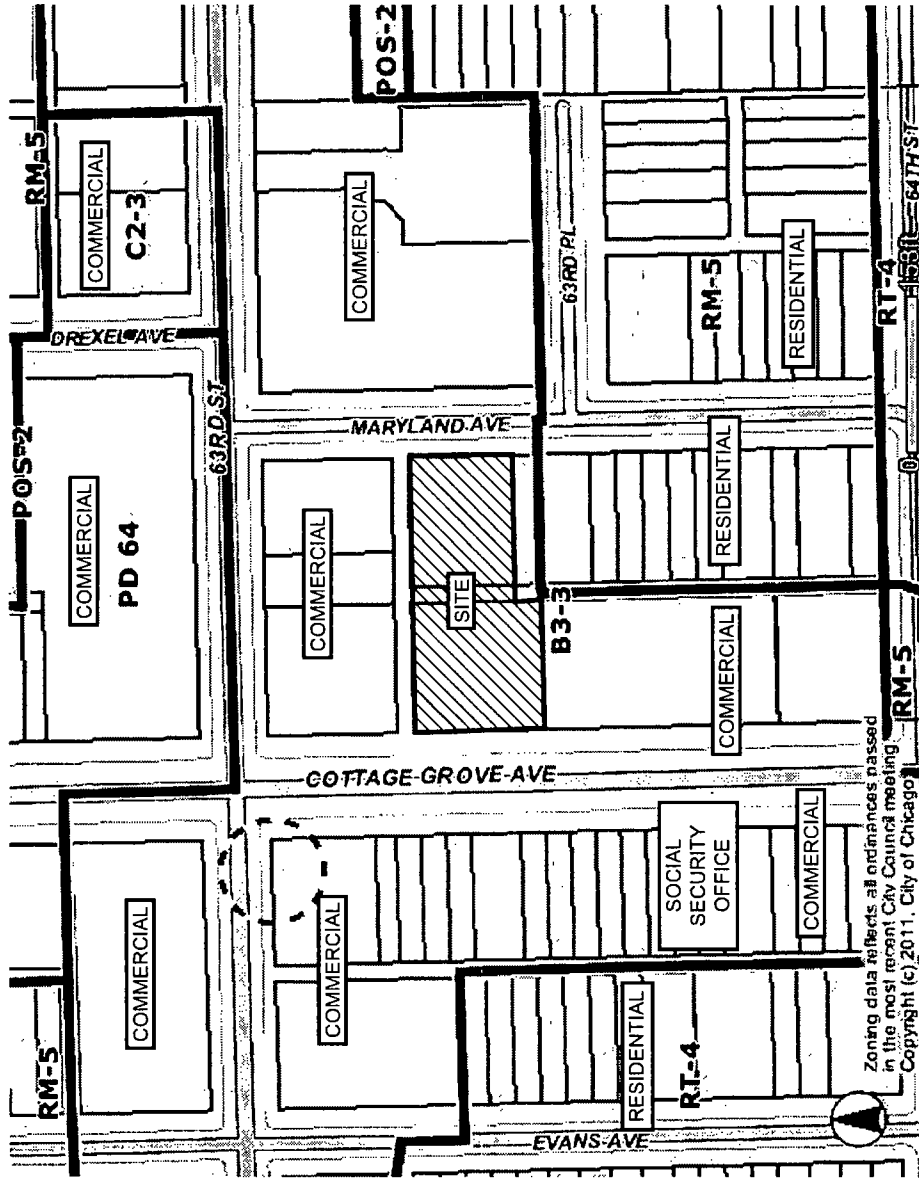
SCALE: NOT TO SCALE

1

**STRAND HOTEL**  
6315-6323 SOUTH COTTAGE GROVE AVENUE  
EXISTING 5-STORY BRICK BUILDING  
CHICAGO, ILLINOIS

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION  
**EXISTING ZONING MAP**

APPLICANT: HISTORIC STRAND, LP  
ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE  
INTRODUCED DATE: OCTOBER 16, 2013  
PLAN COMMISSION DATE: FEBRUARY 20, 2014



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EXISTING LAND USE MAP

SCALE: NOT TO SCALE

1

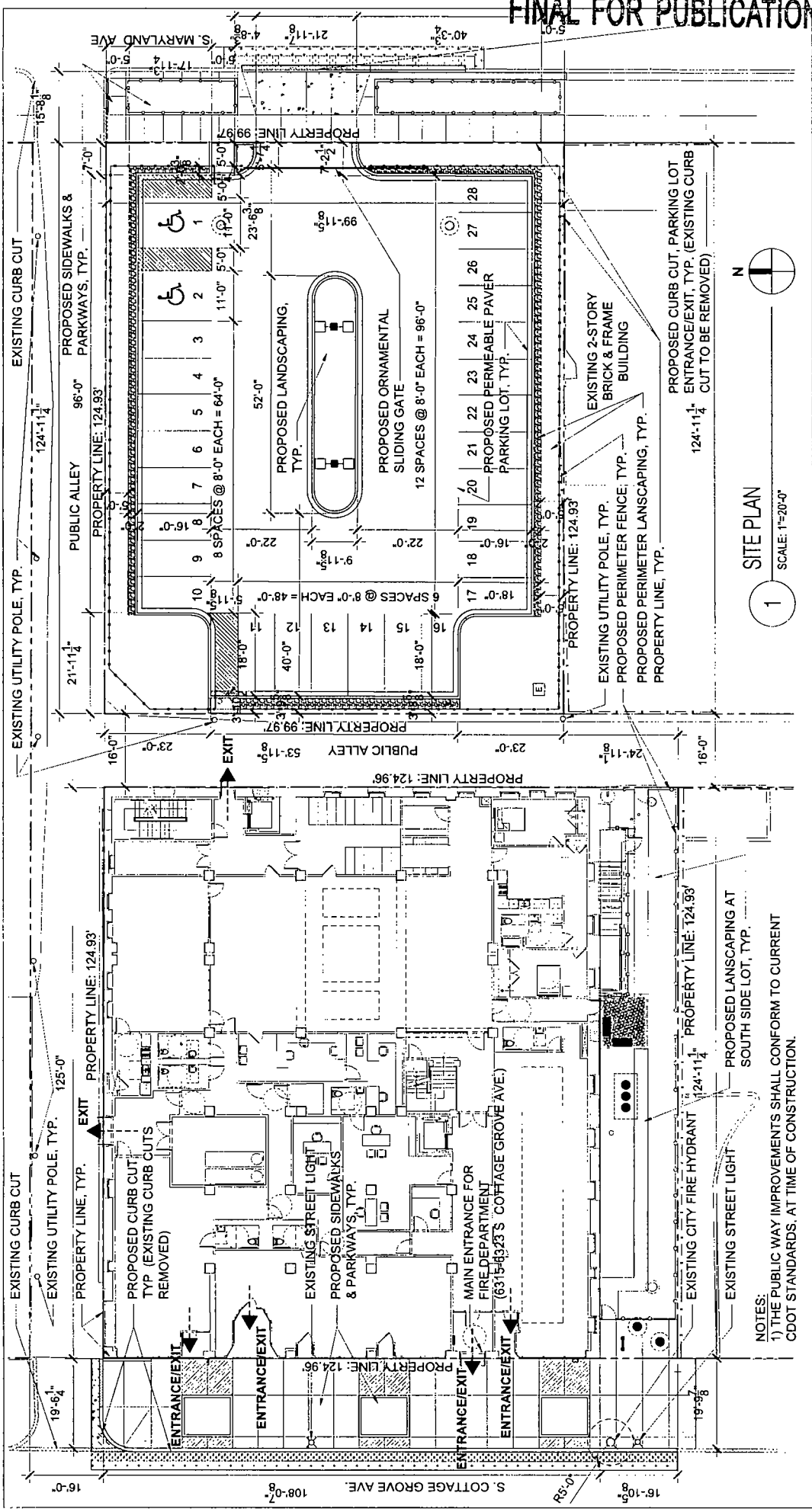
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**EXISTING LAND USE MAP**

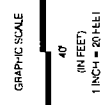
APPLICANT: HISTORIC STRAND, LP  
ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE  
INTRODUCED DATE: OCTOBER 16, 2013  
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**1 SITE PLAN**  
SCALE: 1"=20'-0"



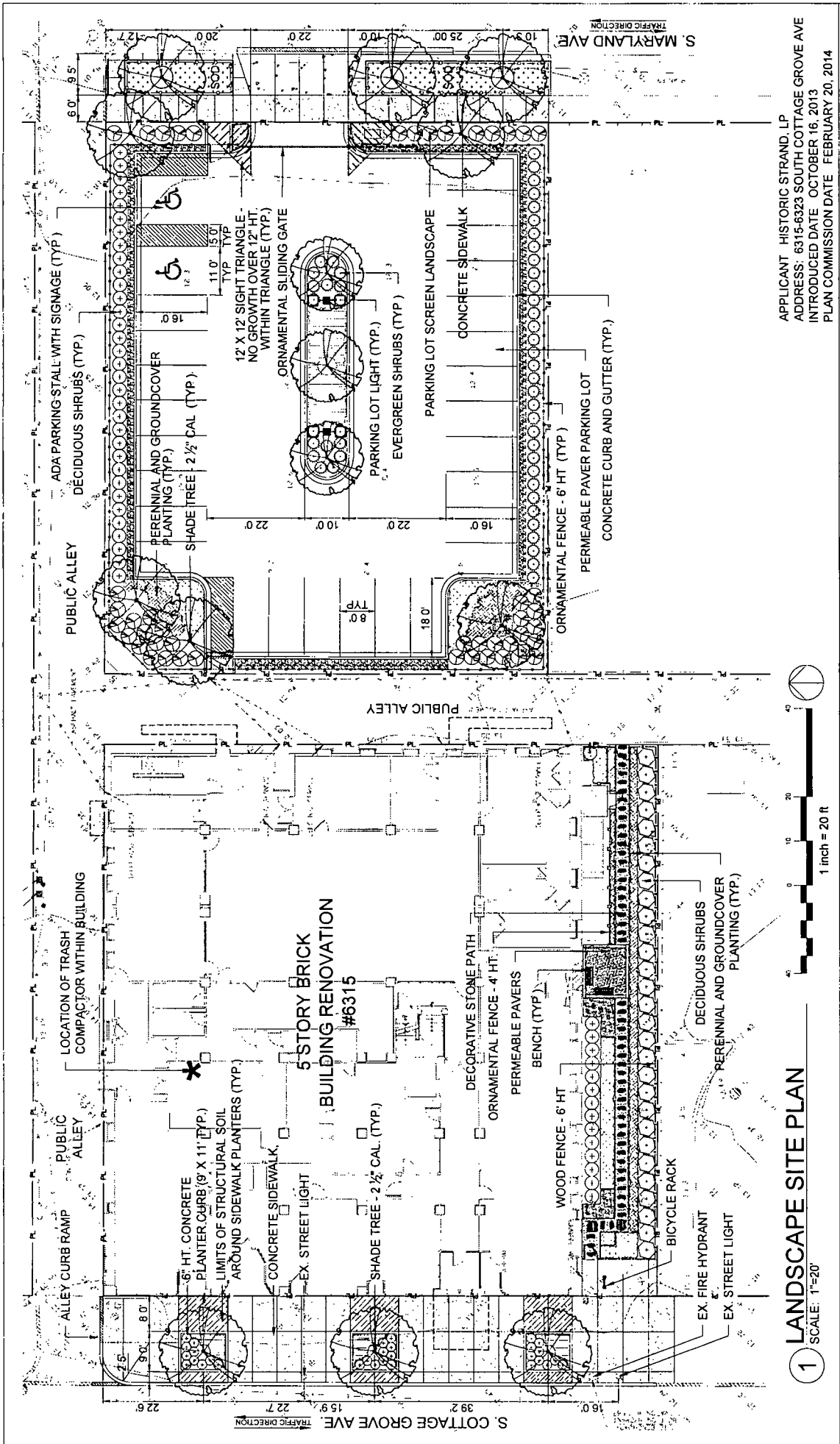
**NOTES:**  
1) THE PUBLIC WAY IMPROVEMENTS SHALL CONFORM TO CURRENT CDOT STANDARDS, AT TIME OF CONSTRUCTION.

**STRAND HOTEL**  
6315-6323 SOUTH COTTAGE GROVE AVENUE  
EXISTING 5-STORY BRICK BUILDING  
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**SITE PLAN**

APPLICANT: HISTORIC STRAND, LP  
ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE  
INTRODUCED DATE: OCTOBER 16, 2013  
PLAN COMMISSION DATE: FEBRUARY 20, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS  
JANUARY 2014



APPLICANT HISTORIC STRAND, LP  
 ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVE  
 INTRODUCED DATE OCTOBER 16, 2013  
 PLAN COMMISSION DATE FEBRUARY 20, 2014

Sheet No. 1 of 1  
 Date: 01/17/2014

**L-1.1**

**THE STRAND HOTEL**  
**6315-6323 S. COTTAGE GROVE AVENUE**  
**LANDSCAPE PLAN**

**TERRA ENGINEERING LTD**  
 225 W Ohio Street, 4th Floor  
 Chicago, Illinois 60654  
 (312) 467-0123 (312) 467-0220 fax

**Landscape Ordinance Analysis**

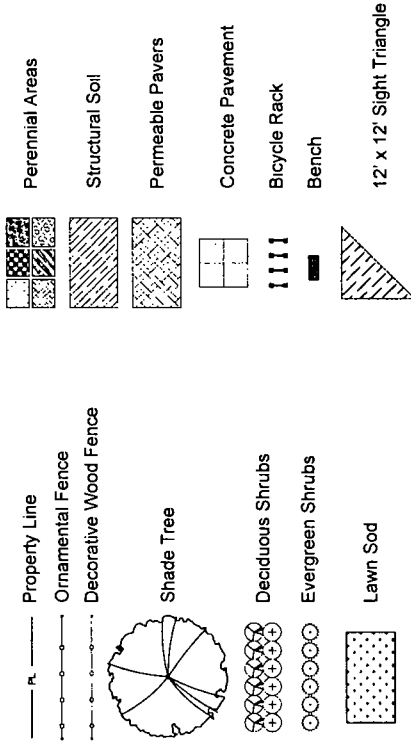
Parkway Trees Required:  8 Trees required  
 Existing Parkway Trees:  0  
 Proposed Parkway Trees:  6  
**TOTAL PARKWAY TREES PROVIDED:**  6 Trees provided  
 Note: The number of parkway trees provided may be less than the number of trees required due to locations of existing trees and required tree clearances from bus stops, light poles, driveways, and intersections.

**Vehicular Use Area Calculations**

Perimeter Trees required:  2 Trees required  
 (at 1 tree per 25 LF of perimeter landscape area)  
 Existing Perimeter Trees:  0  
 Proposed Perimeter Trees:  2  
**TOTAL PERIMETER TREES PROVIDED:**  2 Trees provided  
 Proposed Vehicular Use Area:  8,875 SF  
 Internal Landscape Required (7.5%):  665 SF required  
**TOTAL INTERNAL LANDSCAPE AREA PROVIDED:**  2,354 SF

Internal Trees required as part of internal landscape area  
 (at 1 tree per 125 SF of req. internal landscape area)  
 Existing Internal Trees:  0  
 Proposed Internal Trees:  6  
**TOTAL INTERNAL TREES PROVIDED:**  6 Trees provided

**Landscape Plan Legend and Abbreviations**



**Plant Palette**

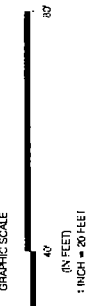
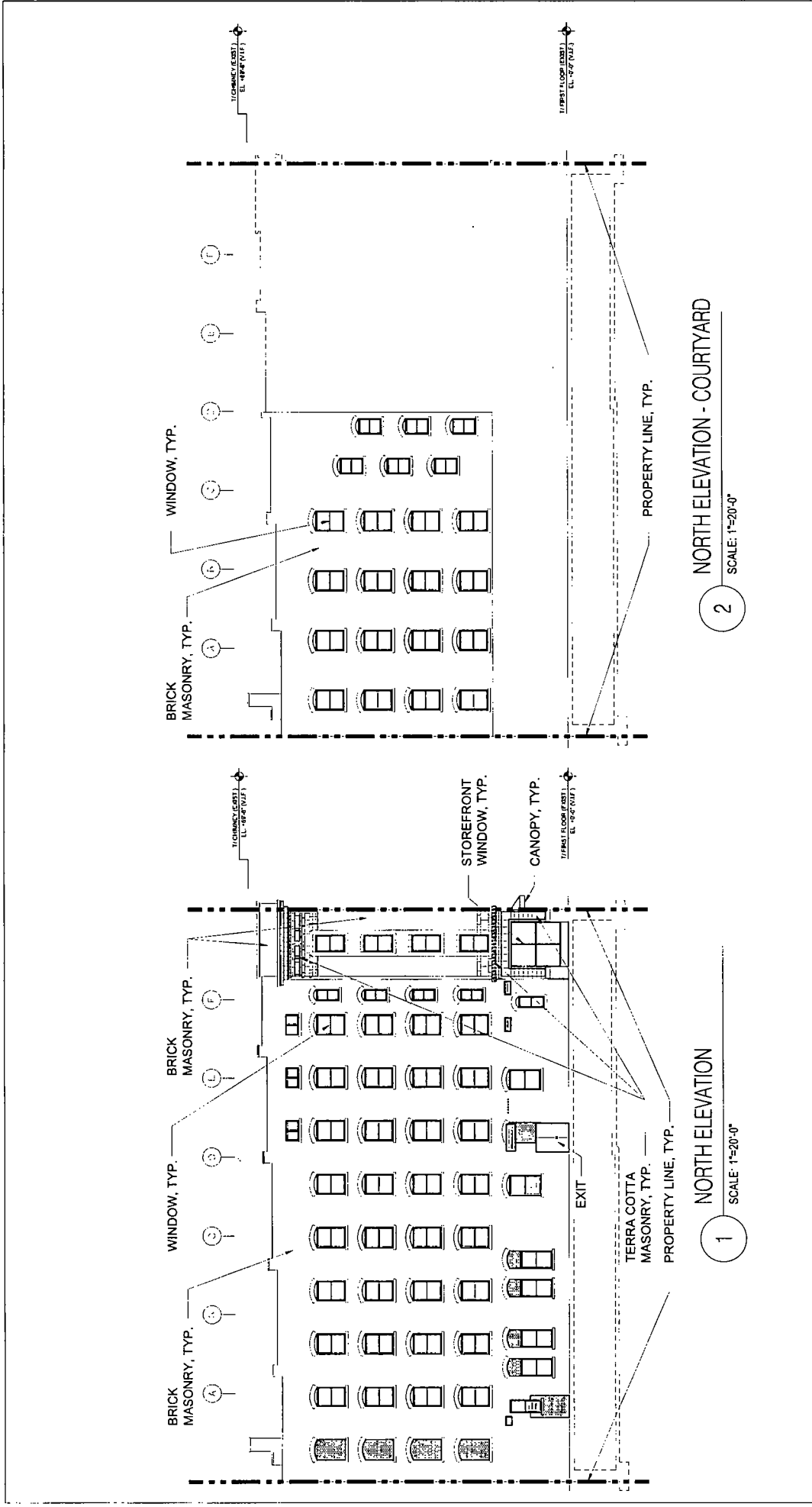
Key	Botanical name	Common name	Size	Notes
<b>SHADE TREES</b>				
AFA	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	4" cal	B&B
CEA	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	4" cal	B&B
ULM	Ulmus x 'Homestead'	Homestead Hybrid Elm	4" cal	B&B
ULP	Ulmus x 'Patriot'	Patriot Hybrid Elm	4" cal	B&B
<b>ORNAMENTAL TREES</b>				
SYR	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10' Ht	multi-stem, B&B
<b>DECIDUOUS SHRUBS</b>				
COA	Cornus sericea 'Allemands Compact'	Allemands Compact Redosier Dogwood	36" Ht	B&B
RIA	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24" Ht	B&B
SYC	Symphoricarpos x chenautilii 'Hancock'	Hancock Chenaault Coralberry	3 gal	
SYR	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	5 gal	
<b>EVERGREEN SHRUBS</b>				
BUW	Buxus microphylla var. 'Koreana Wintergreen'	Wintergreen Korean Boxwood	24" Ht	B&B
JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	#3 cont	
JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5' Ht.	B&B
<b>PERENNIALS</b>				
ASB	Allium 'Summer Beauty'	Summer Beauty Allium	1 gal	18" o.c.
ECA	Echinacea purpurea 'Alba'	White Coneflower	1 gal	18" o.c.
EPK	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal	18" o.c.
HEM	Hemerocallis Mix	Daylily Mix	1 gal	18" o.c., equal mix
	Hemerocallis 'Stella de Oro'	Yellow Daylily		
	Hemerocallis 'Summer Wine'	Purple Daylily		
NEW	Nepeta faassenii	Faasseni Catmint	1 gal	18" o.c.
<b>ORNAMENTAL GRASSES AND SEDGES</b>				
CAI	Carex morrowii 'Ice Dance'	Ice Dance Sedge	4" pots	12" o.c., equal mix with CAP
CAP	Carex pensylvanica	Penn Sedge	4" pots	12" o.c., equal mix with CAI
SEA	Sesleria autumnalis	Autumn Moor Grass	1 gal	18" o.c.
SPH	Sporobolus heterolepis	Prairie Dropseed	1 gal	
<b>GROUNDCOVER AND VINES</b>				
LIS	Liriope spicata	Creeping Lijuturf	4" pots	12" o.c.
<b>SEED AND SOD AREAS</b>				
	Sod	Quantities determined by Contractor		

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Sheet No: 1 of 1  
 Date: 01/17/2014

THE STRAND HOTEL  
 6315-6323 S. COTTAGE GROVE AVENUE  
 PLANT PALETTE AND LANDSCAPE ORDINANCE ANALYSIS

L-1.2

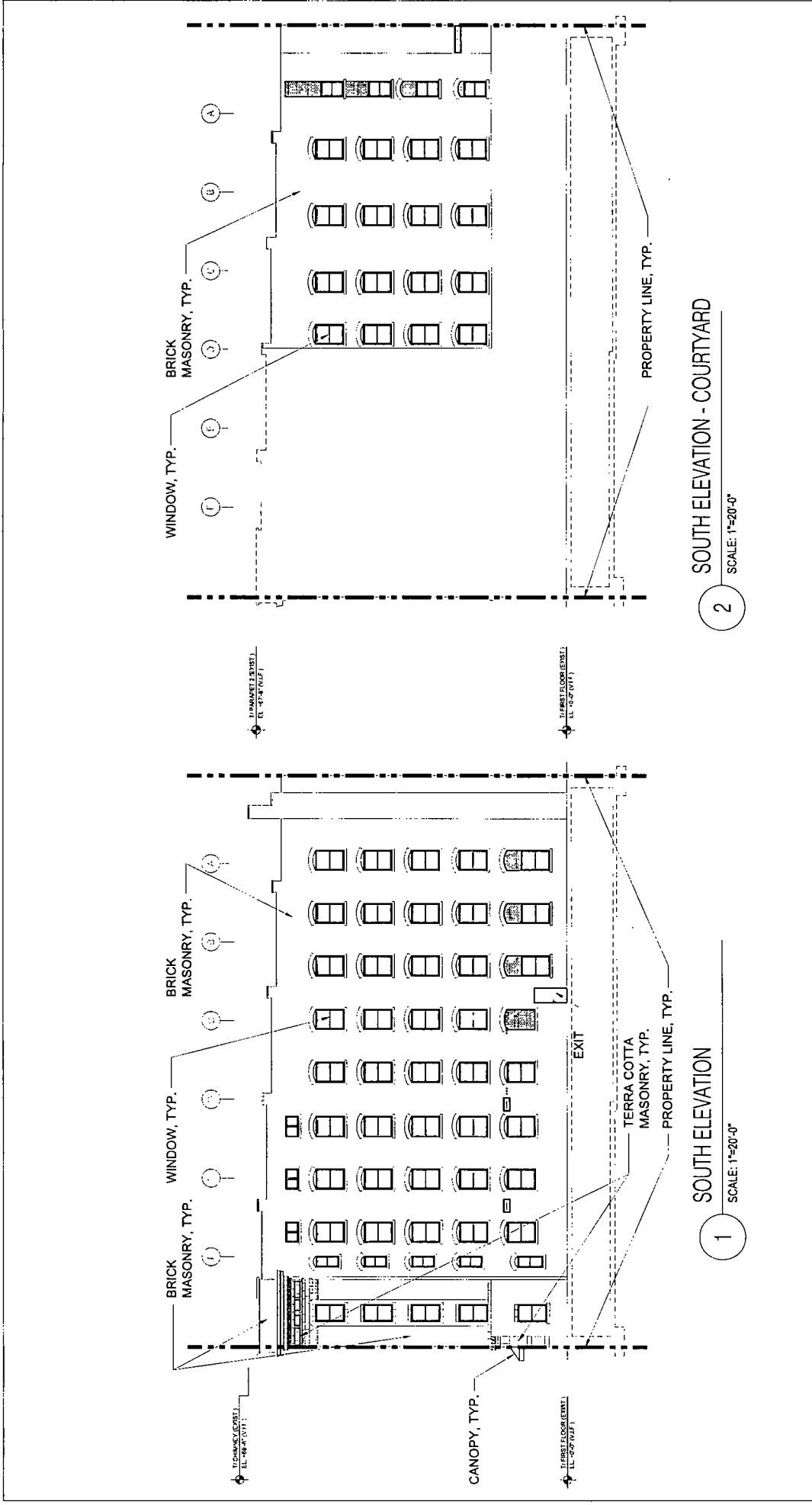


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HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION  
**BUILDING ELEVATIONS - NORTH**



1 SOUTH ELEVATION  
SCALE: 1"=20'-0"

2 SOUTH ELEVATION - COURTYARD  
SCALE: 1"=20'-0"

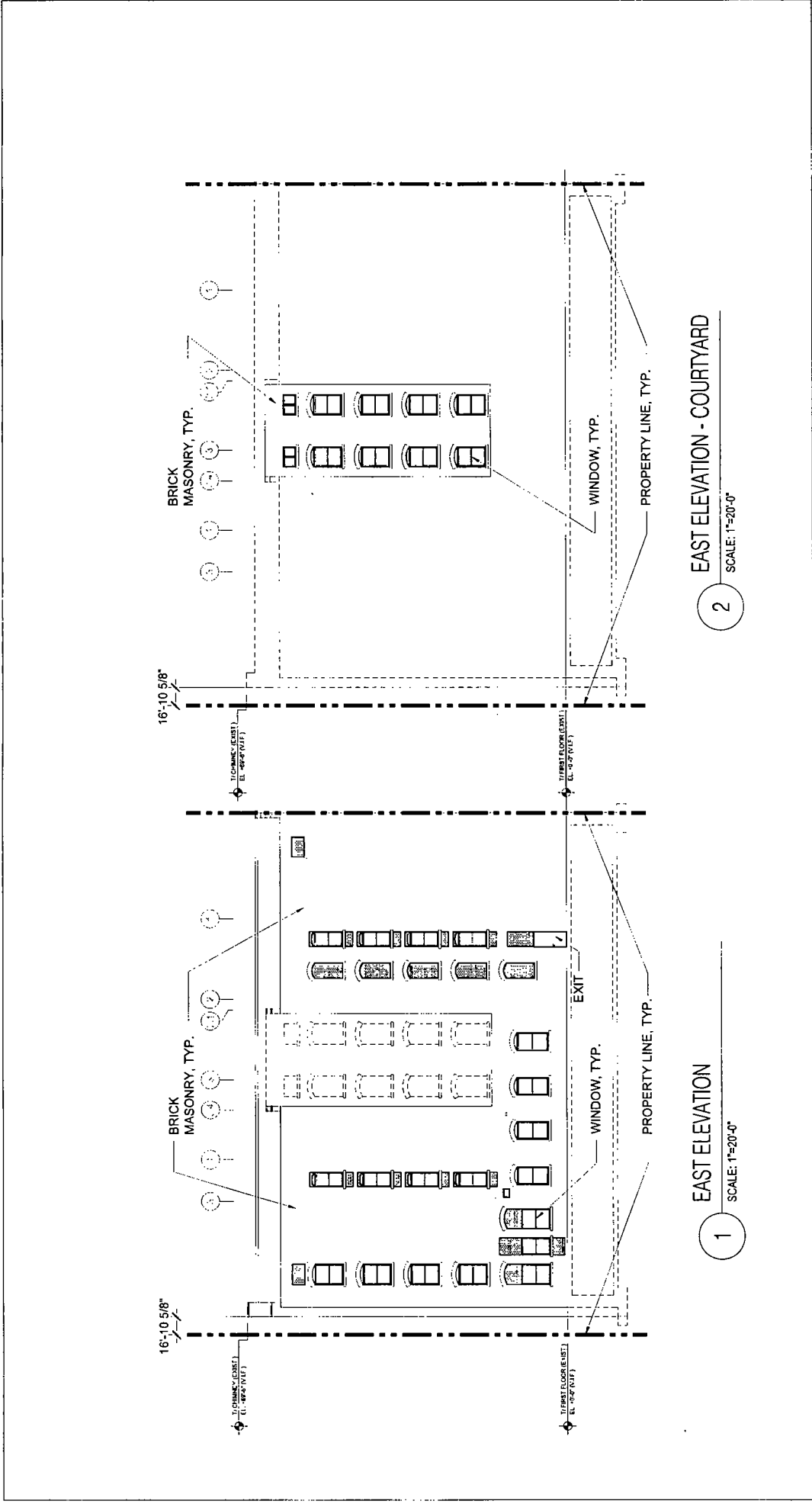


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HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION  
 BUILDING ELEVATIONS - SOUTH

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 JANUARY 2014



2 EAST ELEVATION - COURTYARD  
SCALE: 1"=20'-0"

1 EAST ELEVATION  
SCALE: 1"=20'-0"

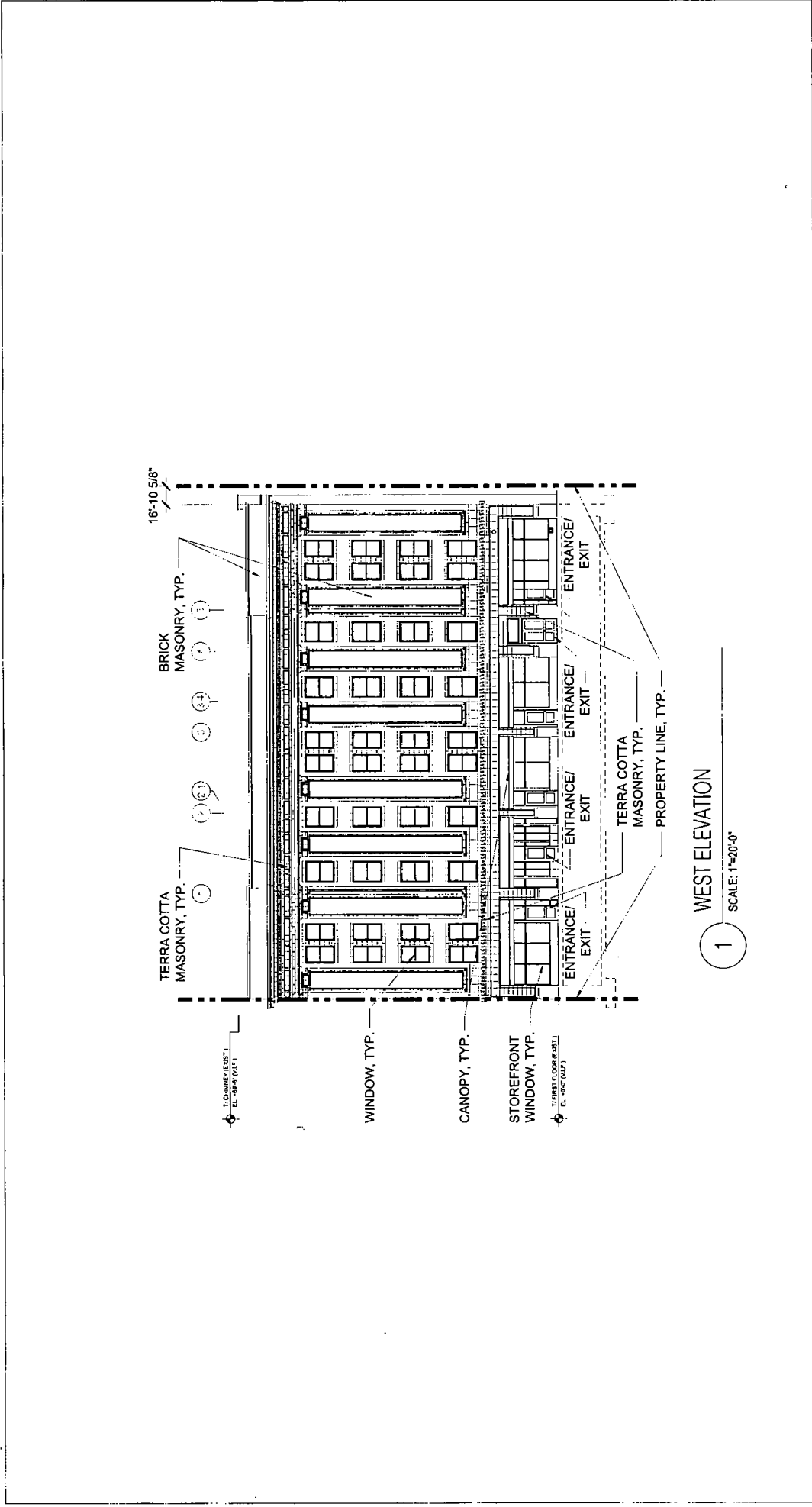


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 BUILDING ELEVATIONS - EAST

JOHNSON & LEE ARCHITECTS/PLANNERS  
 JANUARY 2014



16'-10 5/8"

BRICK MASONRY, TYP.

TERRA COTTA MASONRY, TYP.

1. COLUMN/POST  
EL. -18'-0" (A.1)

WINDOW, TYP.

CANOPY, TYP.

STOREFRONT WINDOW, TYP.  
17'-0" (A.1) (A.2) (A.3)  
EL. -18'-0" (A.1)

ENTRANCE/EXIT

ENTRANCE/EXIT

ENTRANCE/EXIT

ENTRANCE/EXIT

TERRA COTTA MASONRY, TYP.

PROPERTY LINE, TYP.

WEST ELEVATION

1

SCALE: 1"=20'-0"

GRAPHIC SCALE  
0 10 20 40 60  
(IN FEET)  
1 INCH = 20 FEET

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