



City of Chicago



SO2017-3794

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-E at 59-81 E Banks St, 1327-1327 N Ritchie Ct and 1316-1322 N Lake Shore Dr - App No. 19209
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 of the RM-6 Multi-Unit Residential District symbols and indications as shown on Map 3-E in the area bounded by:

North Ritchie Court, East Banks Street, North Lake Shore Drive, a line 122.33 feet south of and parallel to East Banks Street, a line 100 feet east of and parallel to North Ritchie Court, and a line 100.13 feet south of and parallel to East Banks Street

to those of a Residential 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 herewith attached and made a part thereof and to no others.

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

Address: 59-81 East Banks Street / 1321-27 North Ritchie Court / 1316-1322 North Lake Shore Drive

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RESIDENTIAL PLANNED DEVELOPMENT NO. _____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 25,431 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). 1350 Lake Shore Associates is the owner of the Property and the “Applicant” for this Planned Development.
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 “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assignees or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Planned Development consists of these 15 Statements, a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Booth Hansen Architects and dated June 15, 2017 (the “Plans”): a Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof

Applicant: 1350 Lake Shore Associates
Address: 59-81 East Banks Street / 1321-27 North Ritchie Court / 1316-1322 North Lake Shore Drive, Chicago, Illinois 60610
Introduced: May 24, 2017
Plan Commission: June 15, 2017

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Plan; and Building Elevations (North, South, East and West). 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 thereof, 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 Planned Development: Multi-Family Residential Units on and above the ground floor; Co-located Wireless Communication Facilities; accessory parking and accessory and related uses.
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 DPD. 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 Property 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 25,431 square feet and a base FAR of 5.081.
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 DPD. 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. Final landscape plan review and approval will be by DPD. 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

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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 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. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the RM-6 Multi-Unit Residential District.

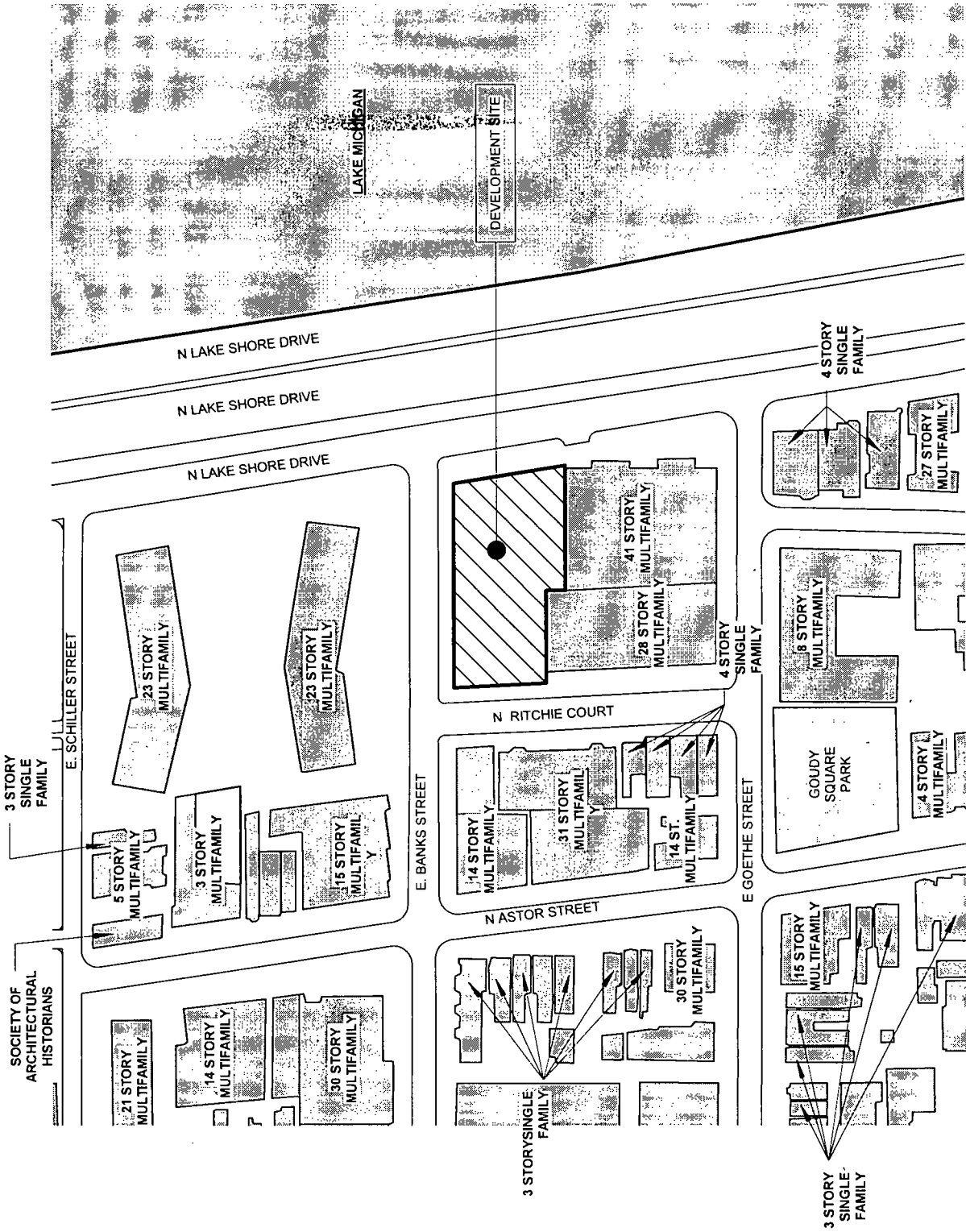
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RESIDENTIAL PLANNED DEVELOPMENT NO. _____ BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	46,577
Area of Public Rights-of-Way (sf):	21,146
Net Site Area (sf):	25,431
Maximum Floor Area Ratio:	5.081
Maximum Number of Dwelling Units:	58
Minimum Off-Street Parking Spaces:	42
Minimum Off-Street Loading Spaces:	1
Maximum Building Height:	In conformance with the Plans
Minimum Setbacks:	In conformance with the Plans

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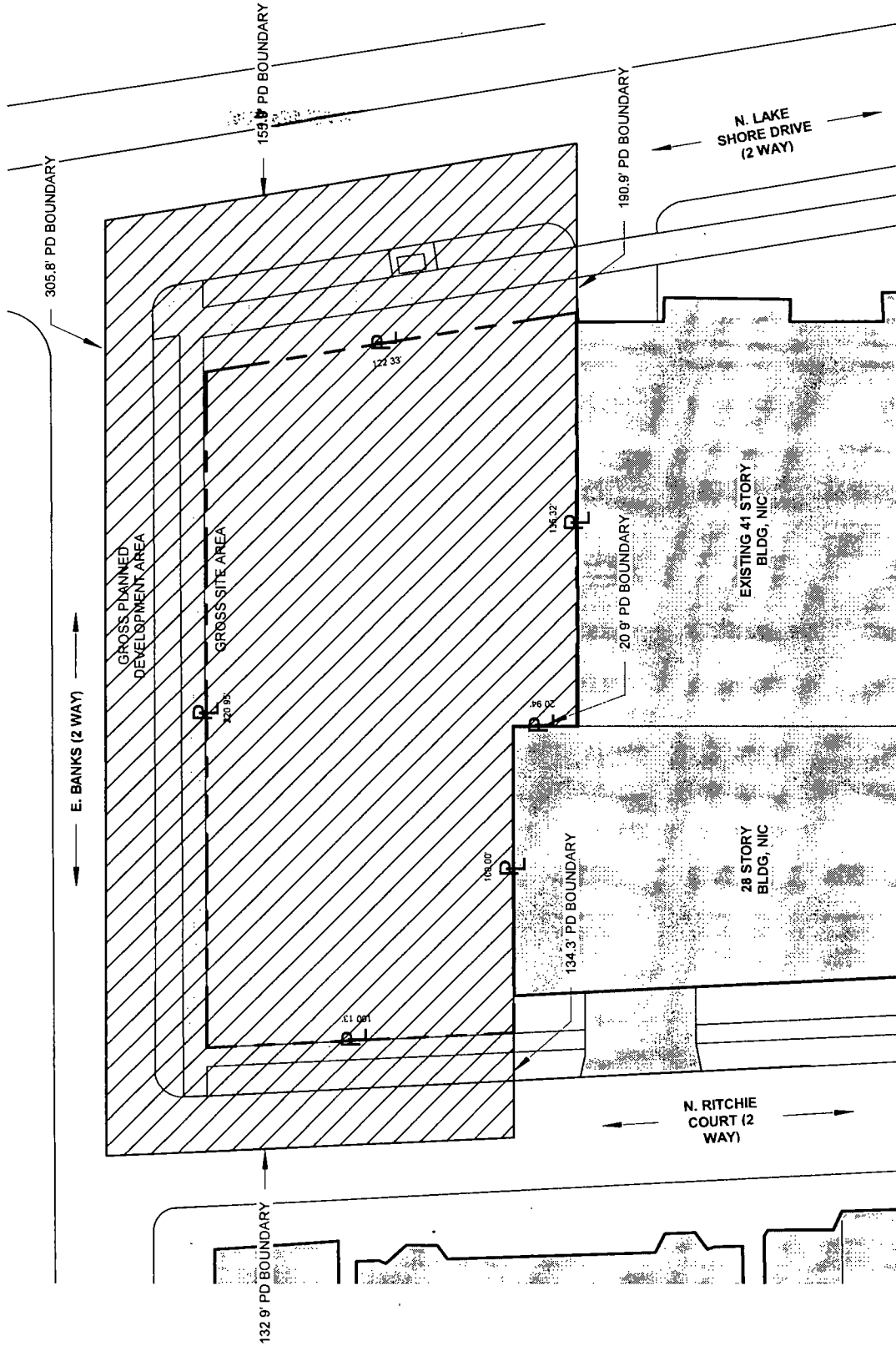


EXISTING LAND USE MAP

APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
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TOTAL GROSS PLANNED DEVELOPMENT SITE AREA:	46,577 SF
TOTAL NET SITE AREA	25,431 SF
TOTAL AREA IN RIGHT-OF-WAY	21,146 SF

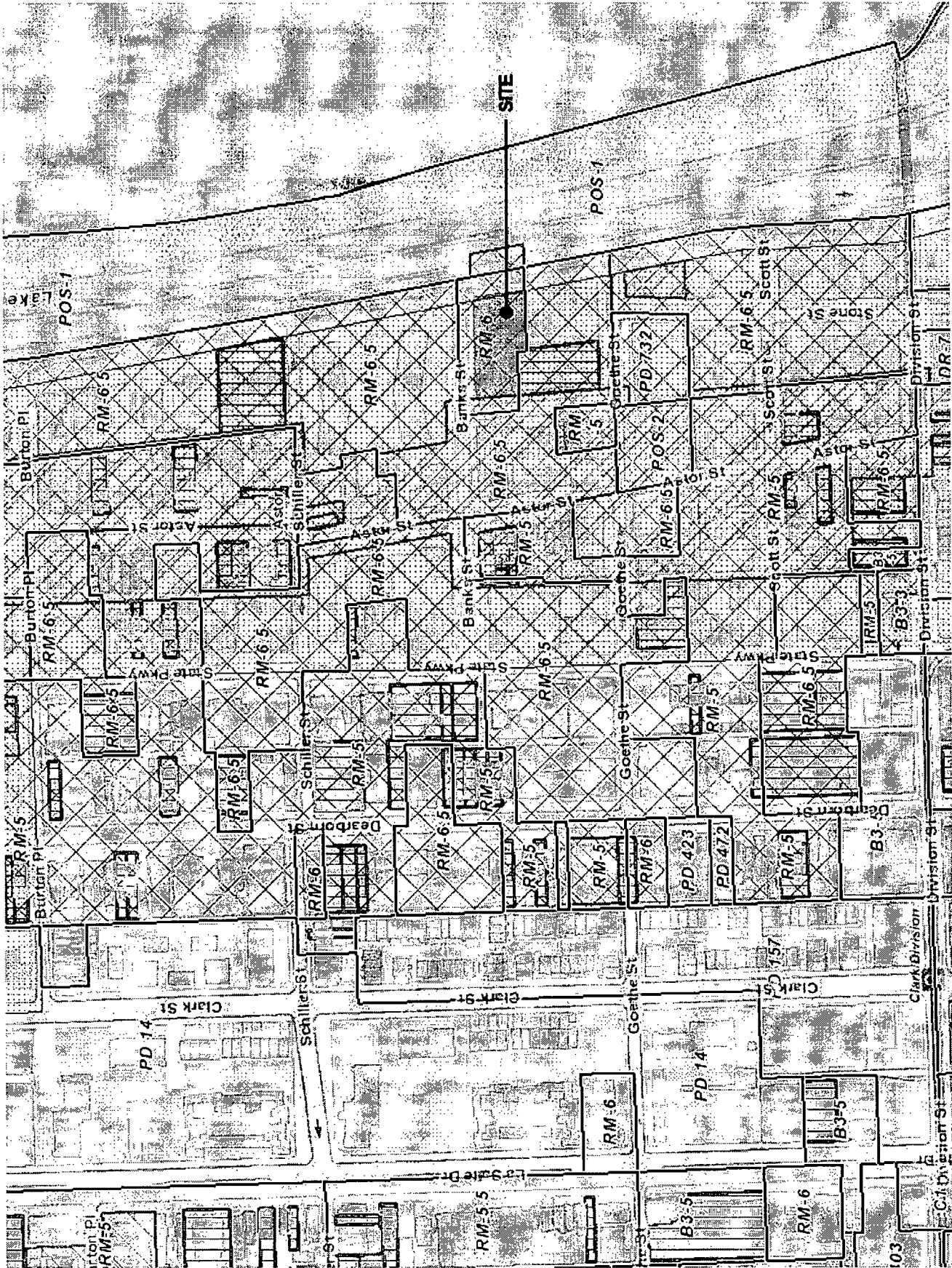


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SHEET
PD-02

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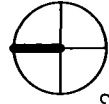
APPLICANT: 1350 LAKE SHORE ASSOCIATES
PROJECT ADDRESS: 1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
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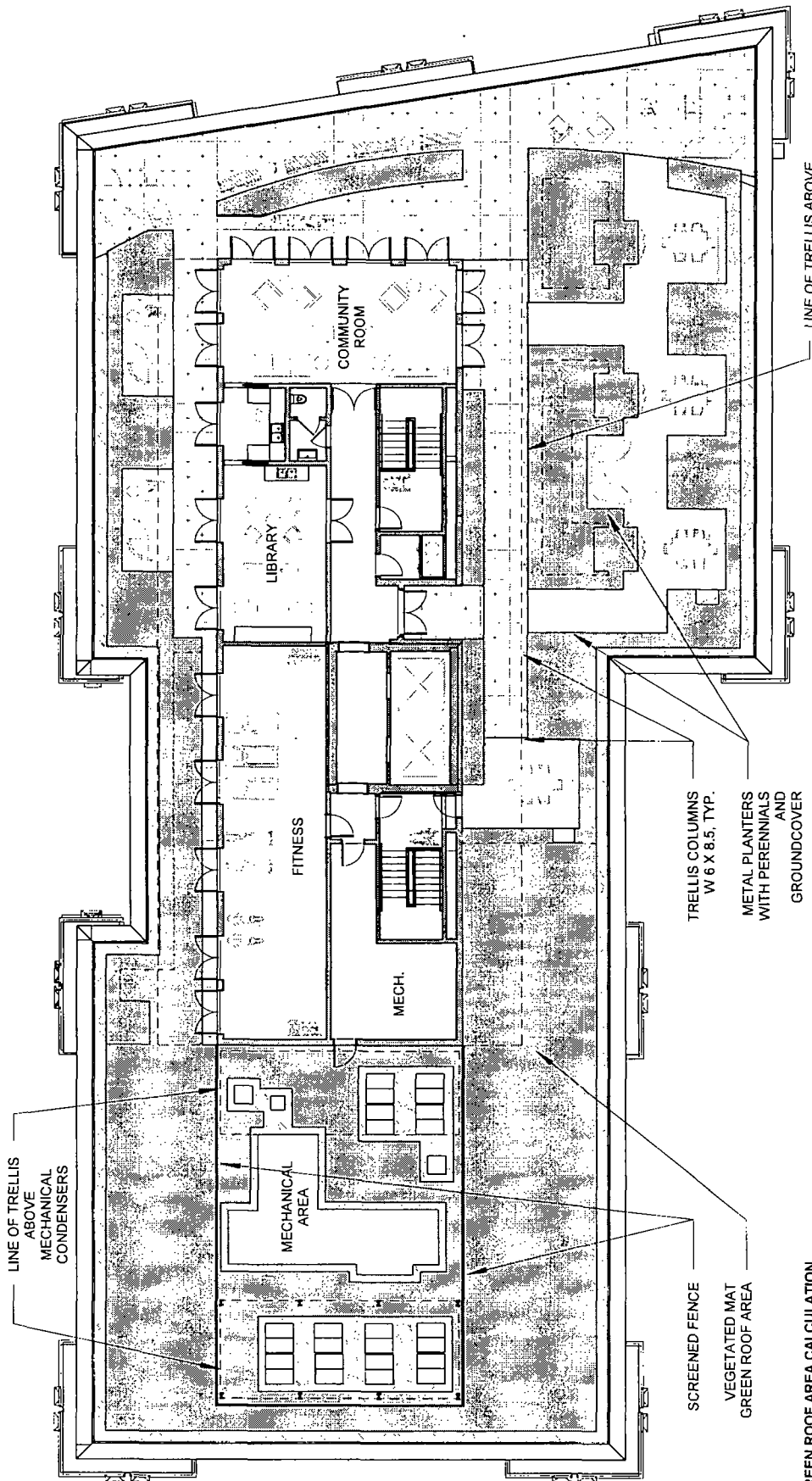
ZONING MAP

1350 LAKE SHORE ASSOCIATES
1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
MAY 24, 2017

APPLICANT:
PROJECT ADDRESS:
INTRODUCTION DATE:
PLAN COMMISSION DATE: JUNE 15, 2017



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GREEN ROOF AREA CALCULATION

GROSS ROOF AREA 14,520 SF
LESS MECHANICAL AREA 1,050 SF
NET ROOF AREA 13,470 SF
50% NET ROOF 6,735 SF (LESS 10% ALLOWABLE HARDSCAPE)
TOTAL REQUIRED: 6,062 SF

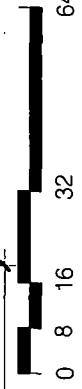
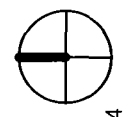
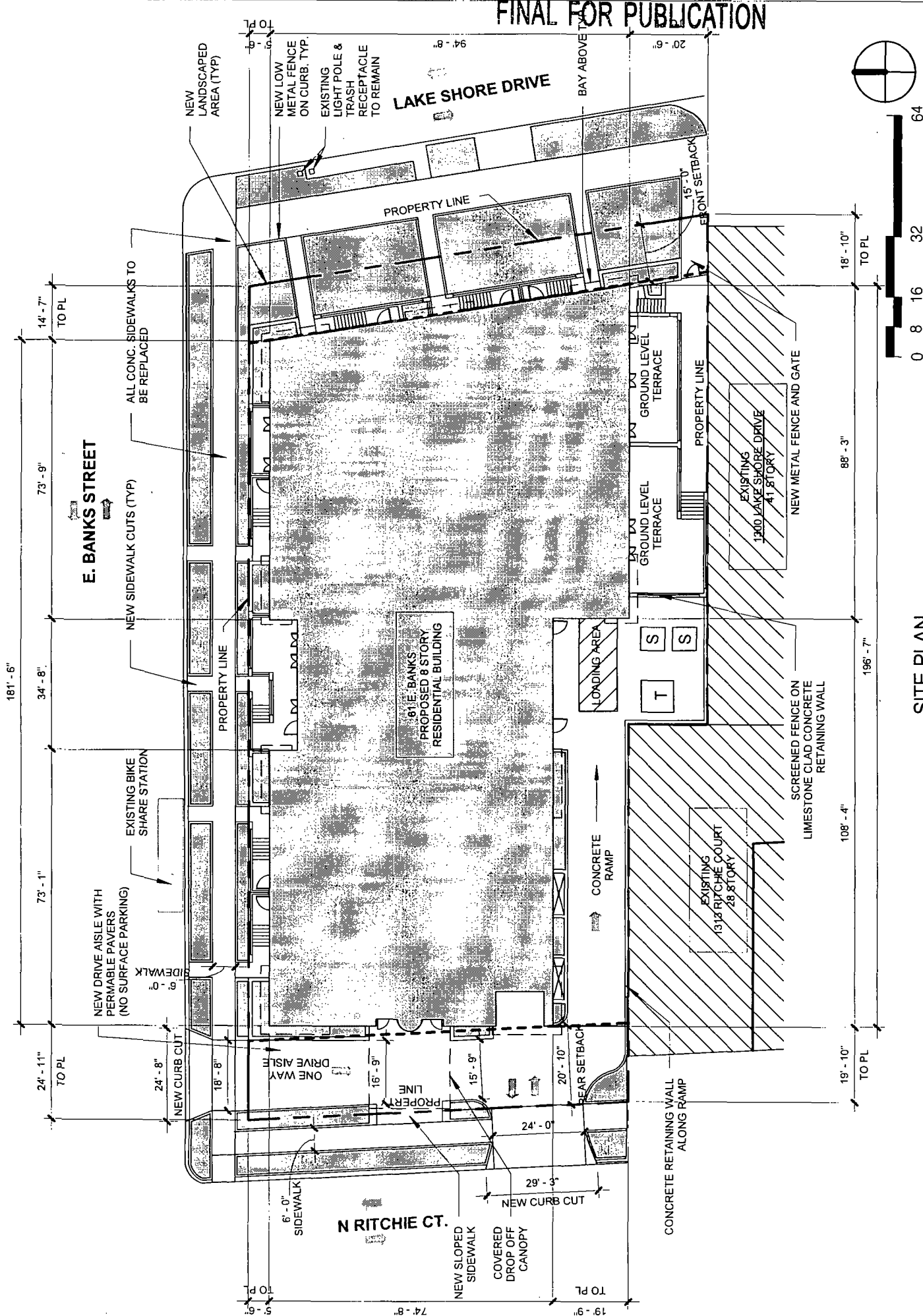
ACTUAL GREEN ROOF PROVIDED : 7,383 SF (ROOF LVL + PENTHOUSE GREEN ROOF)

GREEN ROOF PLAN

SHEET
PD-05

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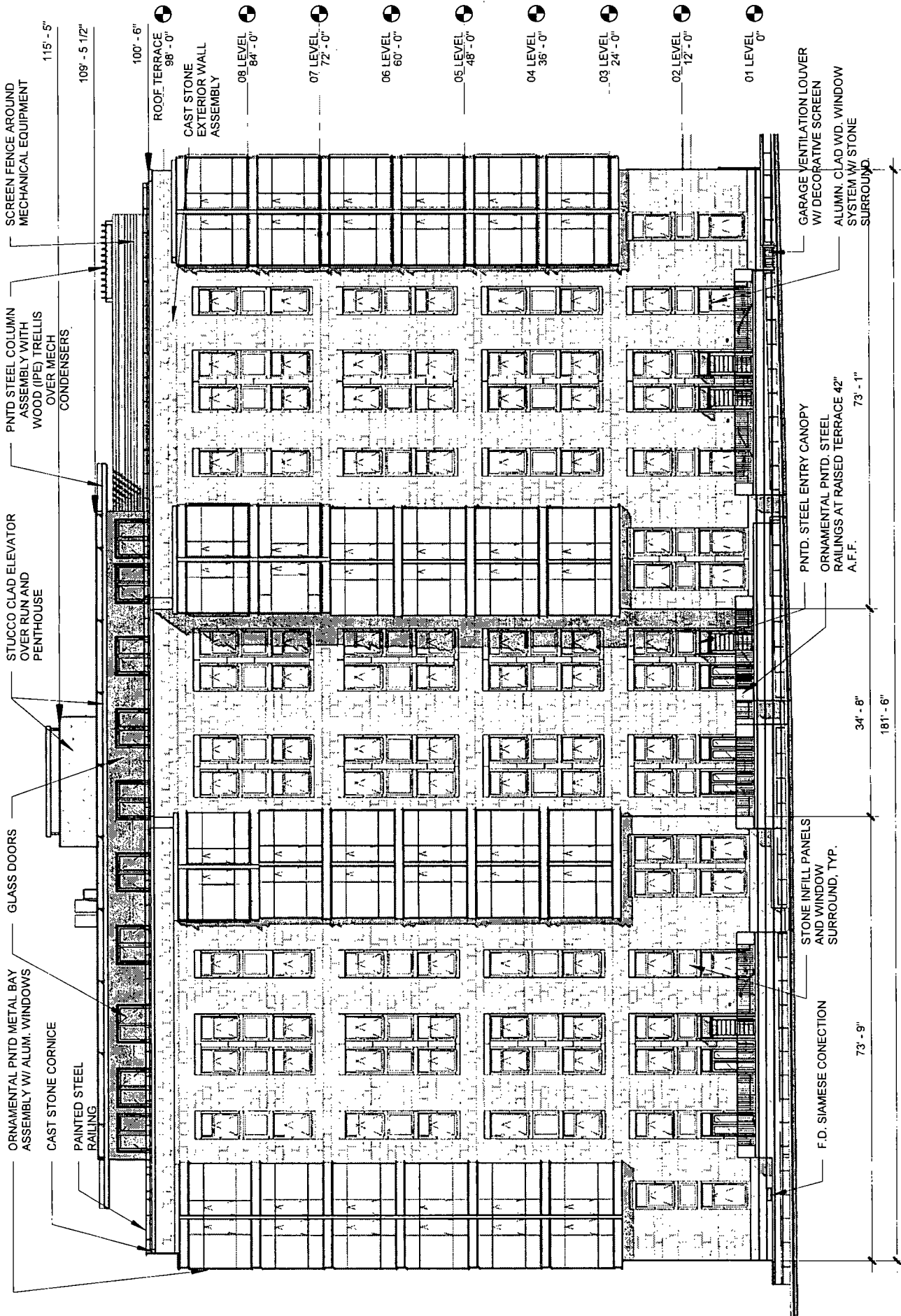
APPLICANT: 1350 LAKE SHORE ASSOCIATES
PROJECT ADDRESS: 1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
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SITE PLAN

1350 LAKE SHORE ASSOCIATES
1321-27 N. RITCHE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
MAY 24, 2017

APPLICANT:
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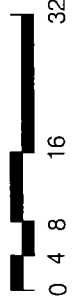
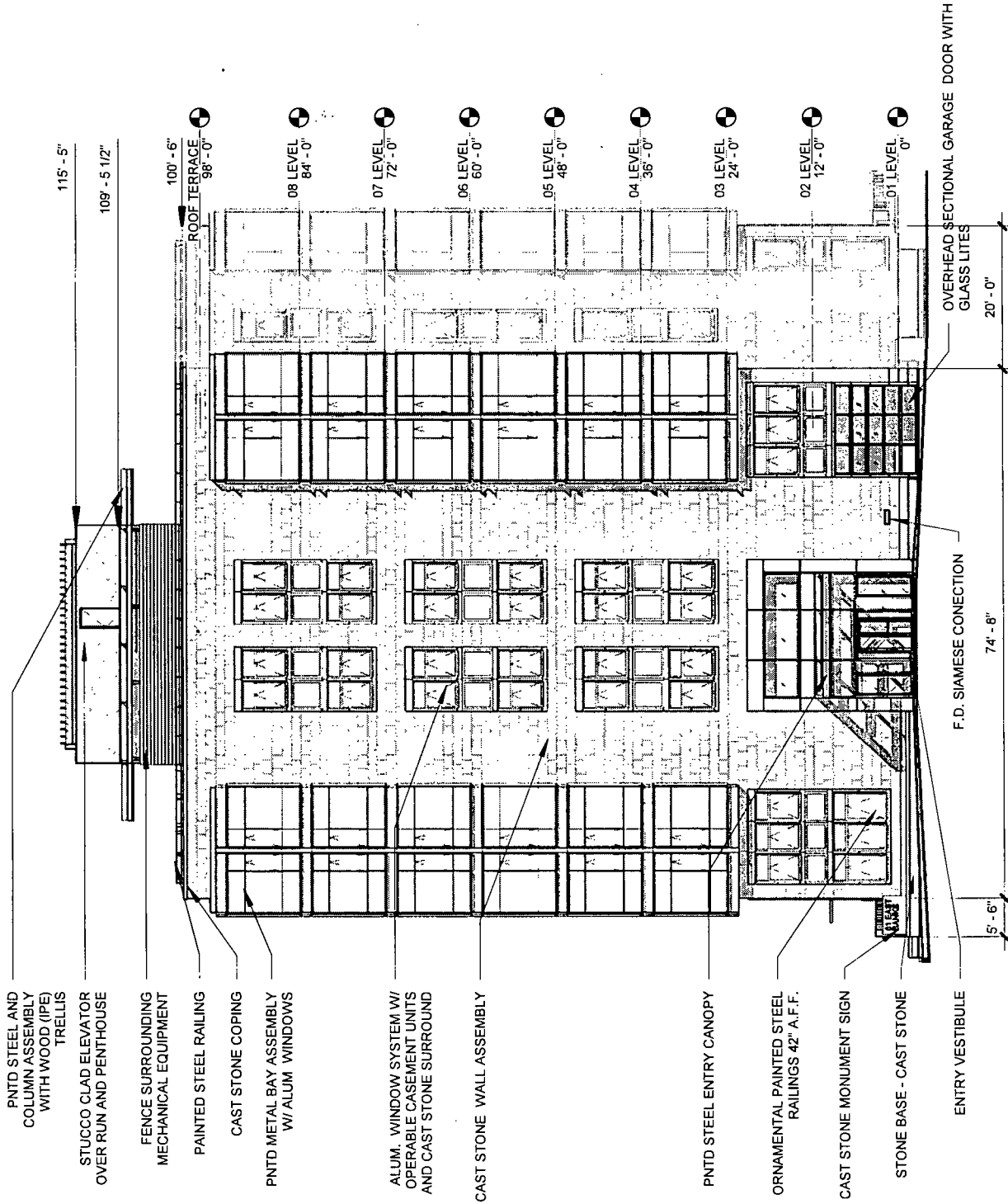
NORTH ELEVATION

SHEET PD-07

BOOTH HANSEN ARCHITECTURE • INTERIORS • PLANNING

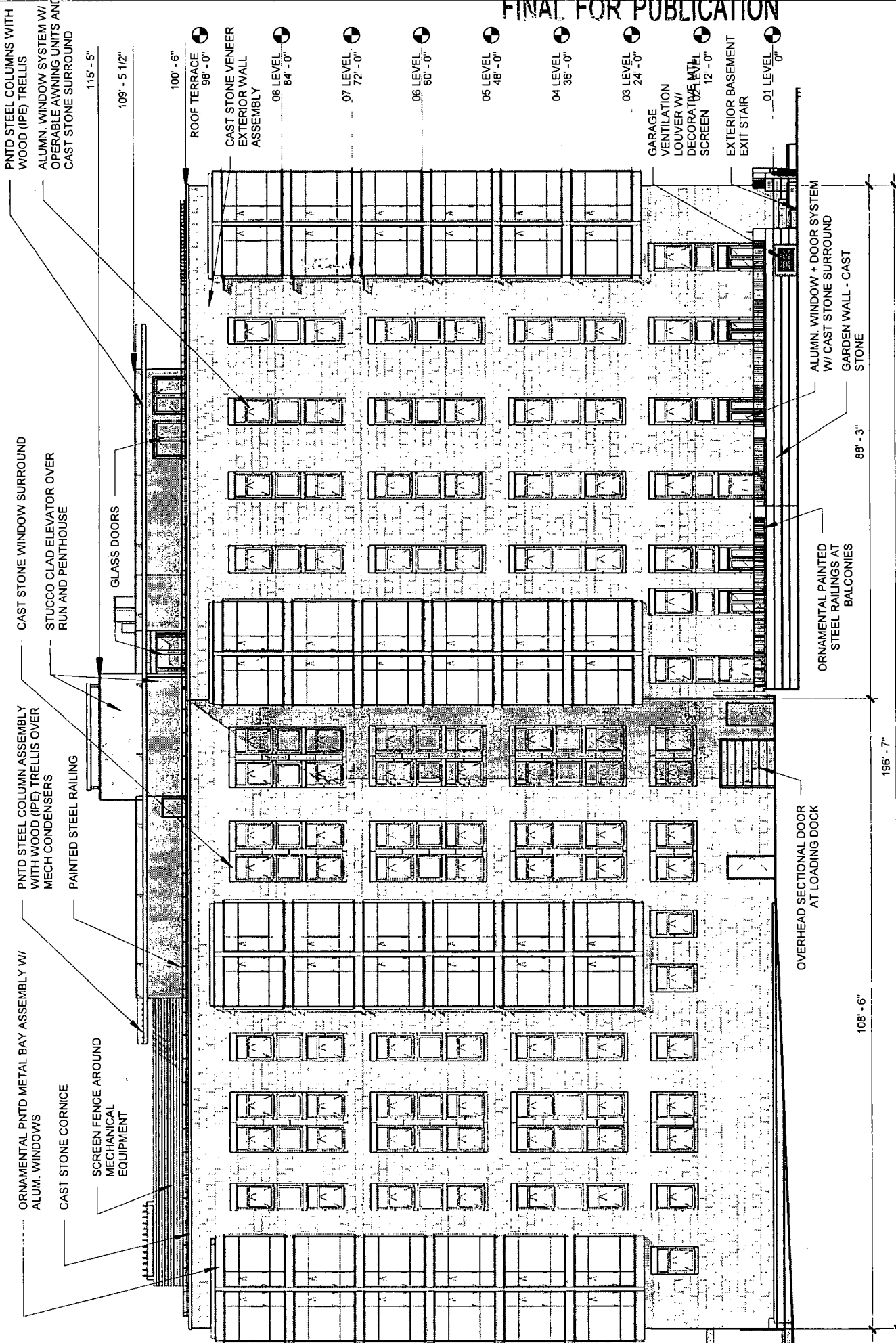
1350 LAKE SHORE ASSOCIATES
1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
MAY 24, 2017

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WEST ELEVATION

APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
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PN1D STEEL COLUMNS WITH WOOD (IPE) TRELLIS
ALUMN. WINDOW SYSTEM W/ OPERABLE AWNING UNITS AND CAST STONE SURROUND

CAST STONE WINDOW SURROUND
STUCCO CLAD ELEVATOR OVER RUN AND PENTHOUSE

PN1D STEEL COLUMN ASSEMBLY WITH WOOD (IPE) TRELLIS OVER MECH CONDENSERS
PAINTED STEEL RAILING

ORNAMENTAL PN1D METAL BAY ASSEMBLY W/ ALUM. WINDOWS
CAST STONE CORNICE
SCREEN FENCE AROUND MECHANICAL EQUIPMENT

115' - 5"
108' - 5 1/2"

100' - 6"
ROOF TERRACE 98' - 0"

CAST STONE VENEER EXTERIOR WALL ASSEMBLY

08 LEVEL 84' - 0"

07 LEVEL 72' - 0"

06 LEVEL 60' - 0"

05 LEVEL 48' - 0"

04 LEVEL 36' - 0"

03 LEVEL 24' - 0"

GARAGE VENTILATION LOUVER W/ DECORATIVE METAL SCREEN

EXTERIOR BASEMENT EXIT STAIR

01 LEVEL 0"

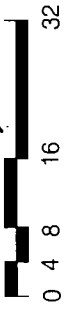
ALUMN. WINDOW + DOOR SYSTEM W/ CAST STONE SURROUND
GARDEN WALL - CAST STONE

ORNAMENTAL PAINTED STEEL RAILINGS AT BALCONIES

OVERHEAD SECTIONAL DOOR AT LOADING DOCK

108' - 6"

196' - 7"



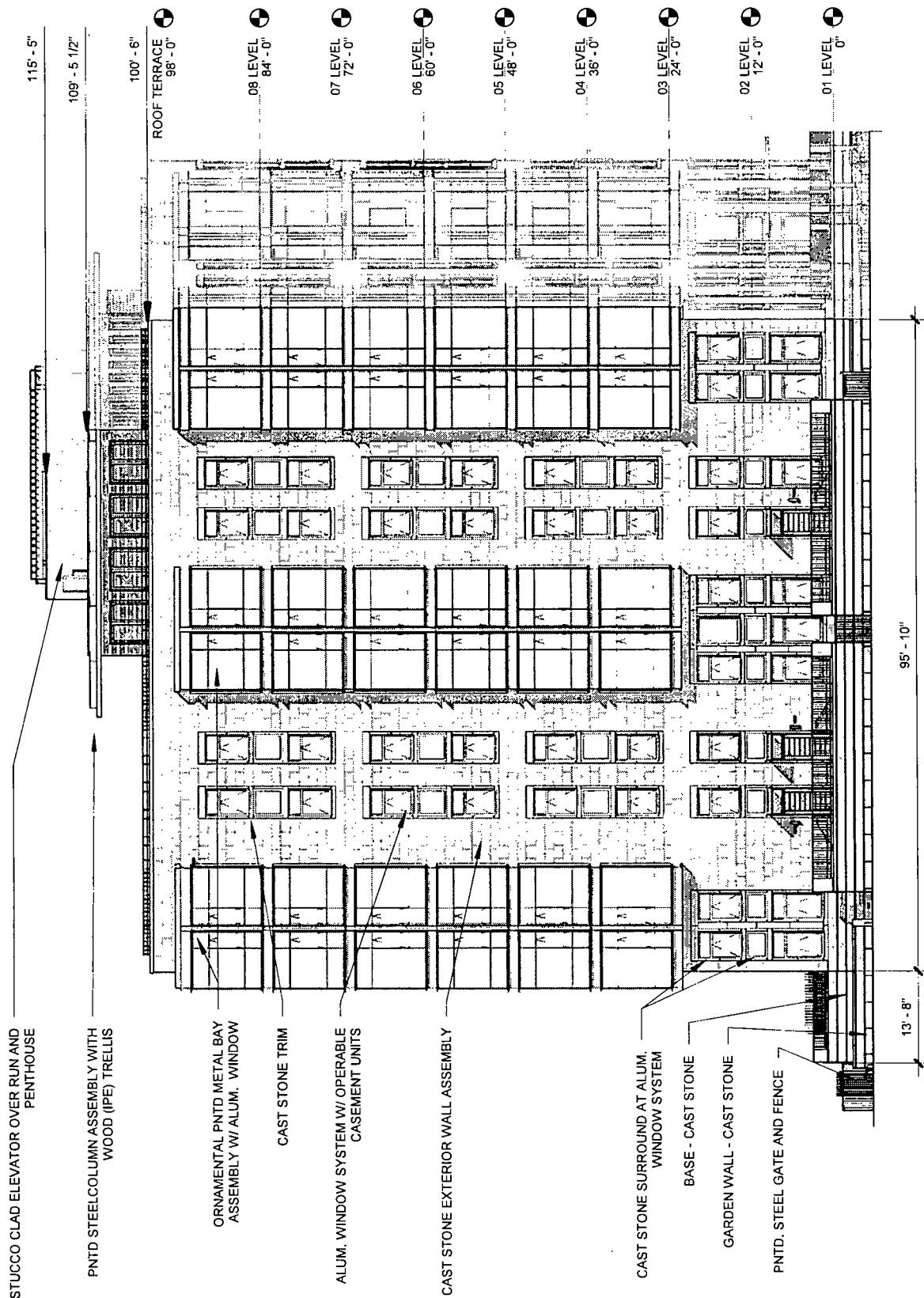
SOUTH ELEVATION

APPLICANT: 1350 LAKE SHORE ASSOCIATES
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PLAN COMMISSION DATE: JUNE 15, 2017

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EAST ELEVATION



STUCCO CLAD ELEVATOR OVER RUN AND PENTHOUSE

PNTD STEEL COLUMN ASSEMBLY WITH WOOD (IPE) TRELLIS

ORNAMENTAL PNTD METAL BAY ASSEMBLY W/ ALUM. WINDOW

CAST STONE TRIM

ALUM. WINDOW SYSTEM W/ OPERABLE CASEMENT UNITS

CAST STONE EXTERIOR WALL ASSEMBLY

CAST STONE SURROUND AT ALUM. WINDOW SYSTEM

BASE - CAST STONE

GARDEN WALL - CAST STONE

PNTD. STEEL GATE AND FENCE

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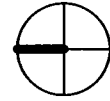
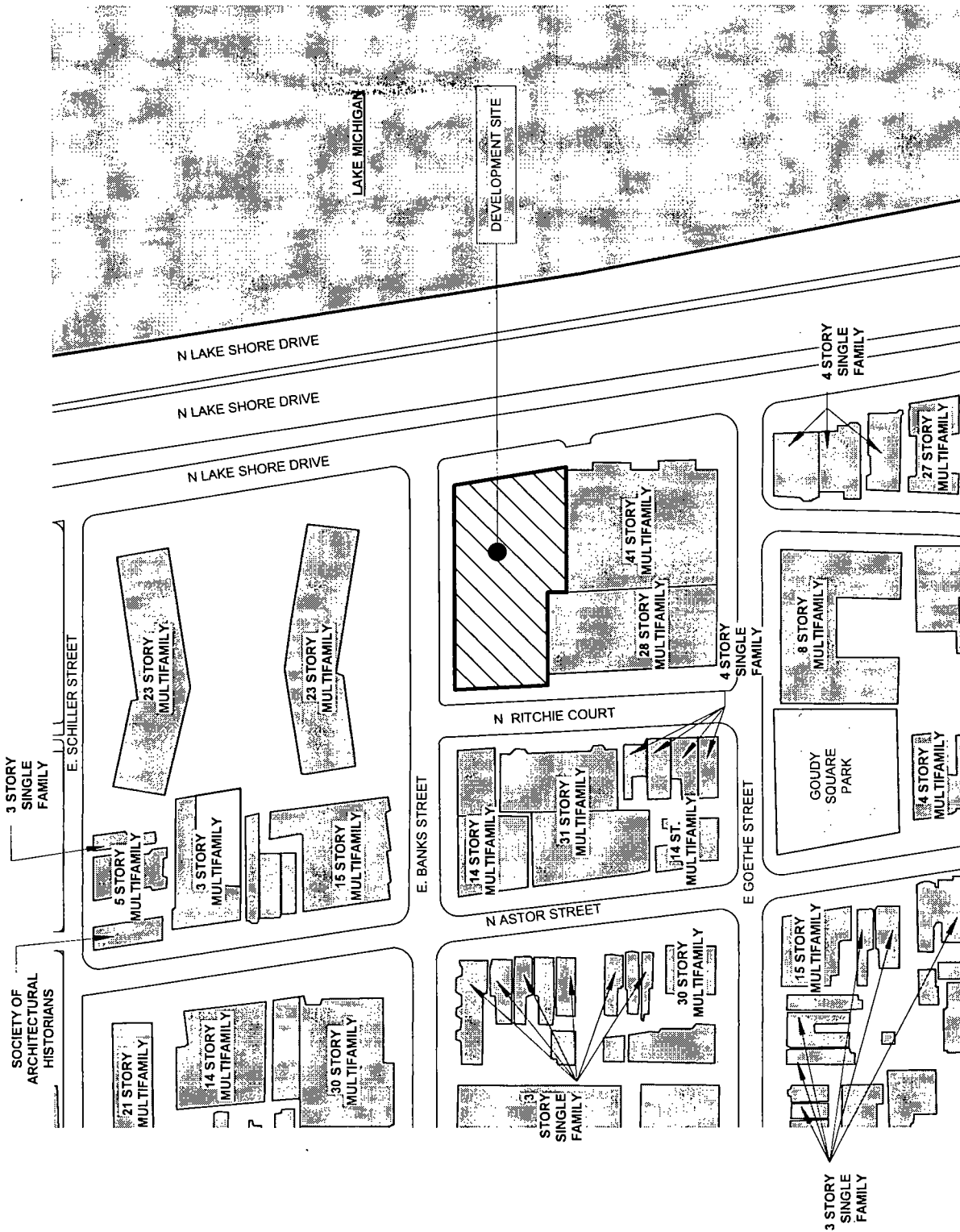


FIGURE 1
MAP OF THE VICINITY OF THE SITE



APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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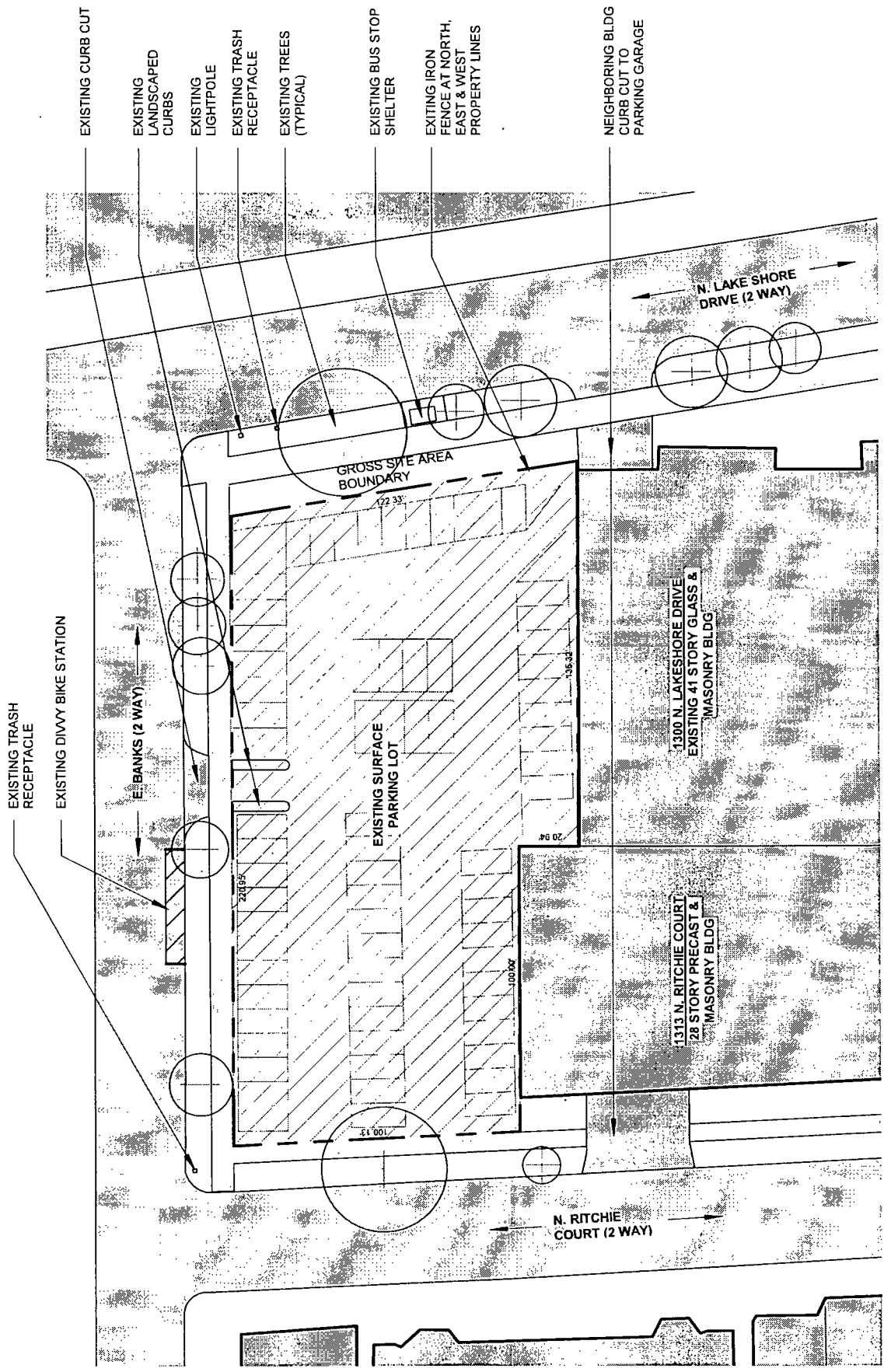
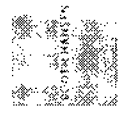
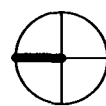
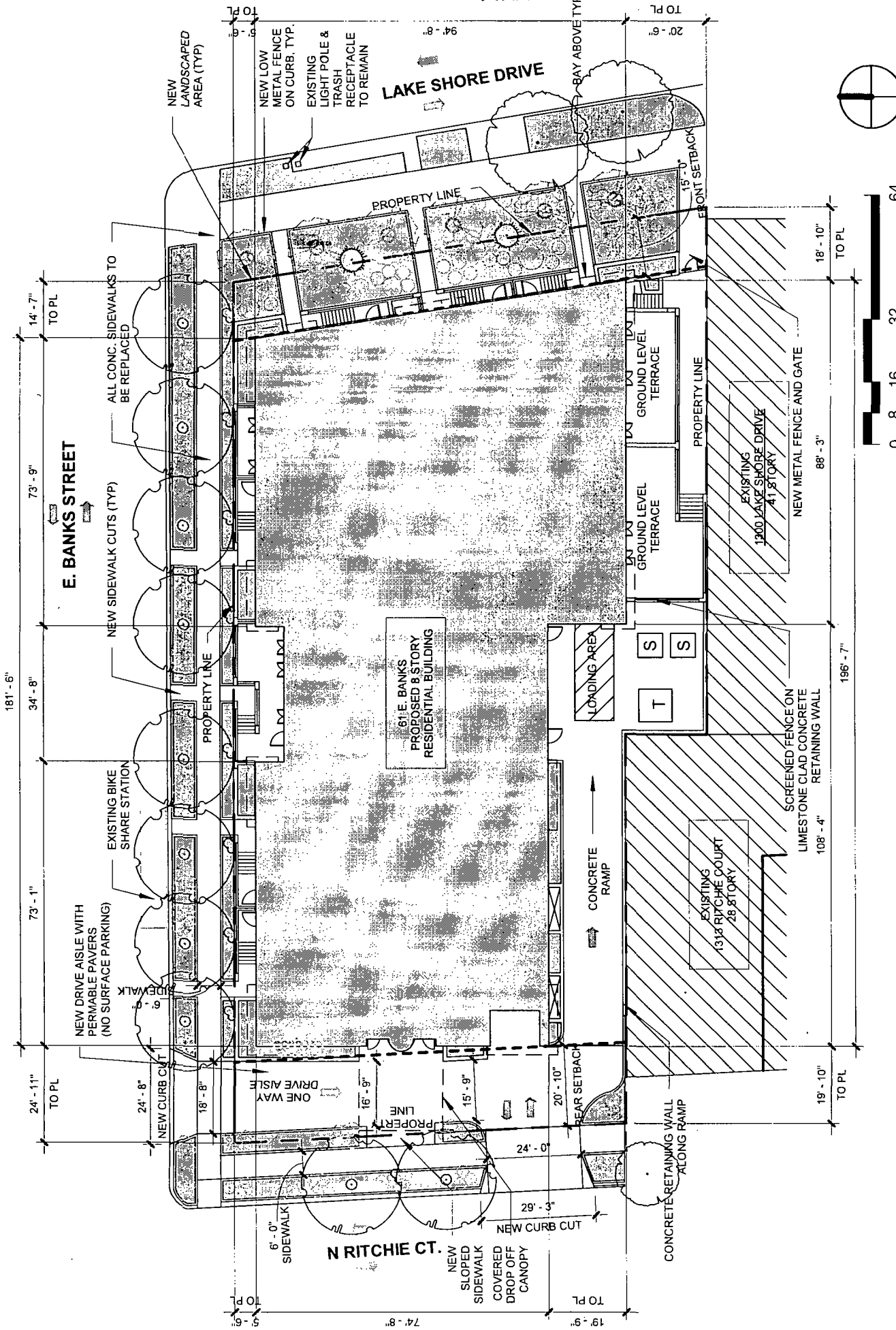


FIGURE 2
MAP OF THE EXISTING SITE

APPLICANT 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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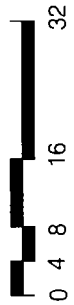
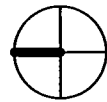


DRAPER & KRAMER

FIGURE 3
PROPOSED SITE PLAN

APPLICANT 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
 FILING DATE: MAY 24, 2017
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**DRAPER
&
KRAMER**

FIGURE 4.1
PROPOSED GROUND LEVEL PLAN

APPLICANT: 1350 LAKE SHORE ASSOCIATES
PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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FIGURE 5.0

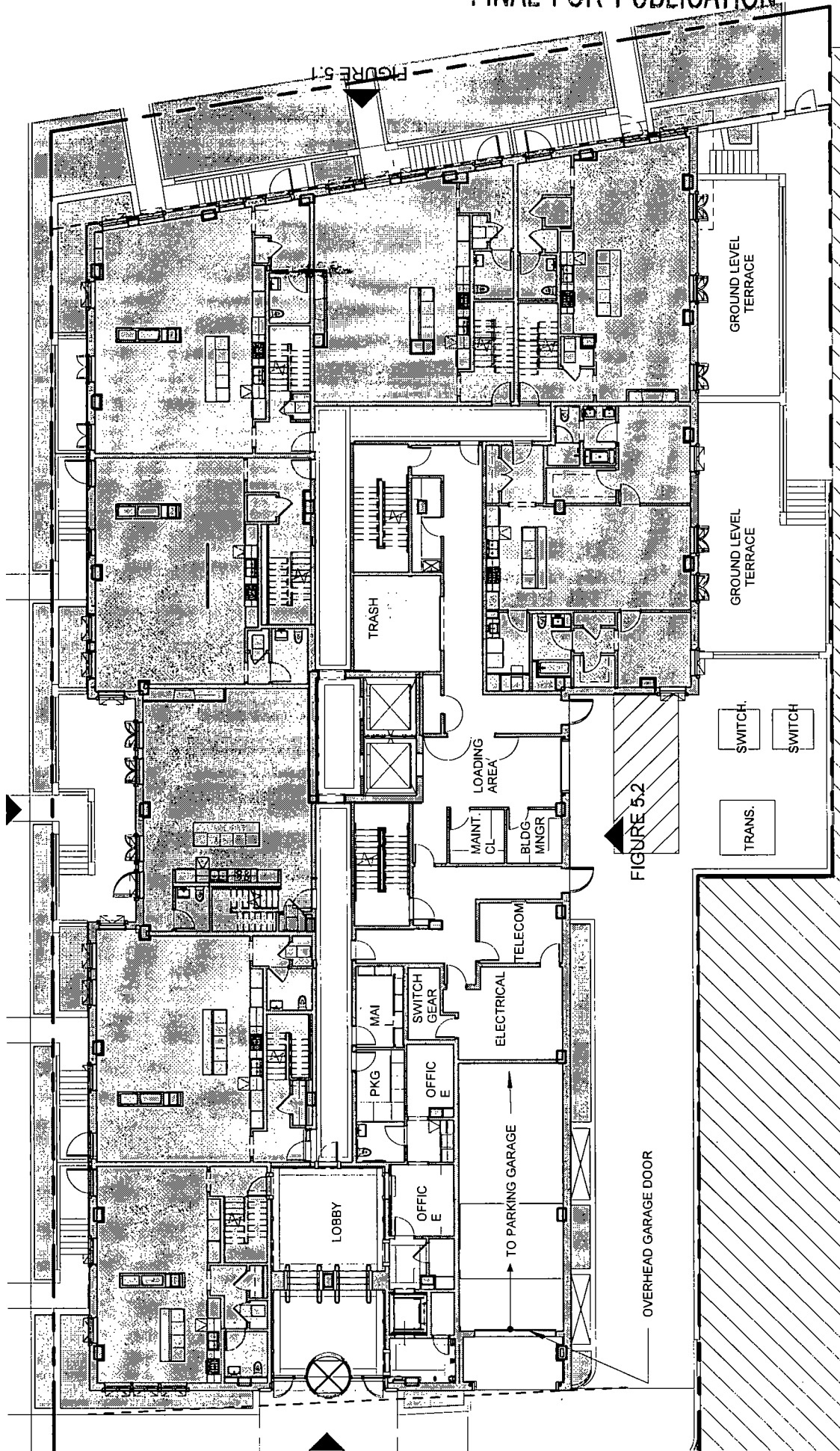


FIGURE 5.3

FIGURE 5.2

FIGURE 5.0

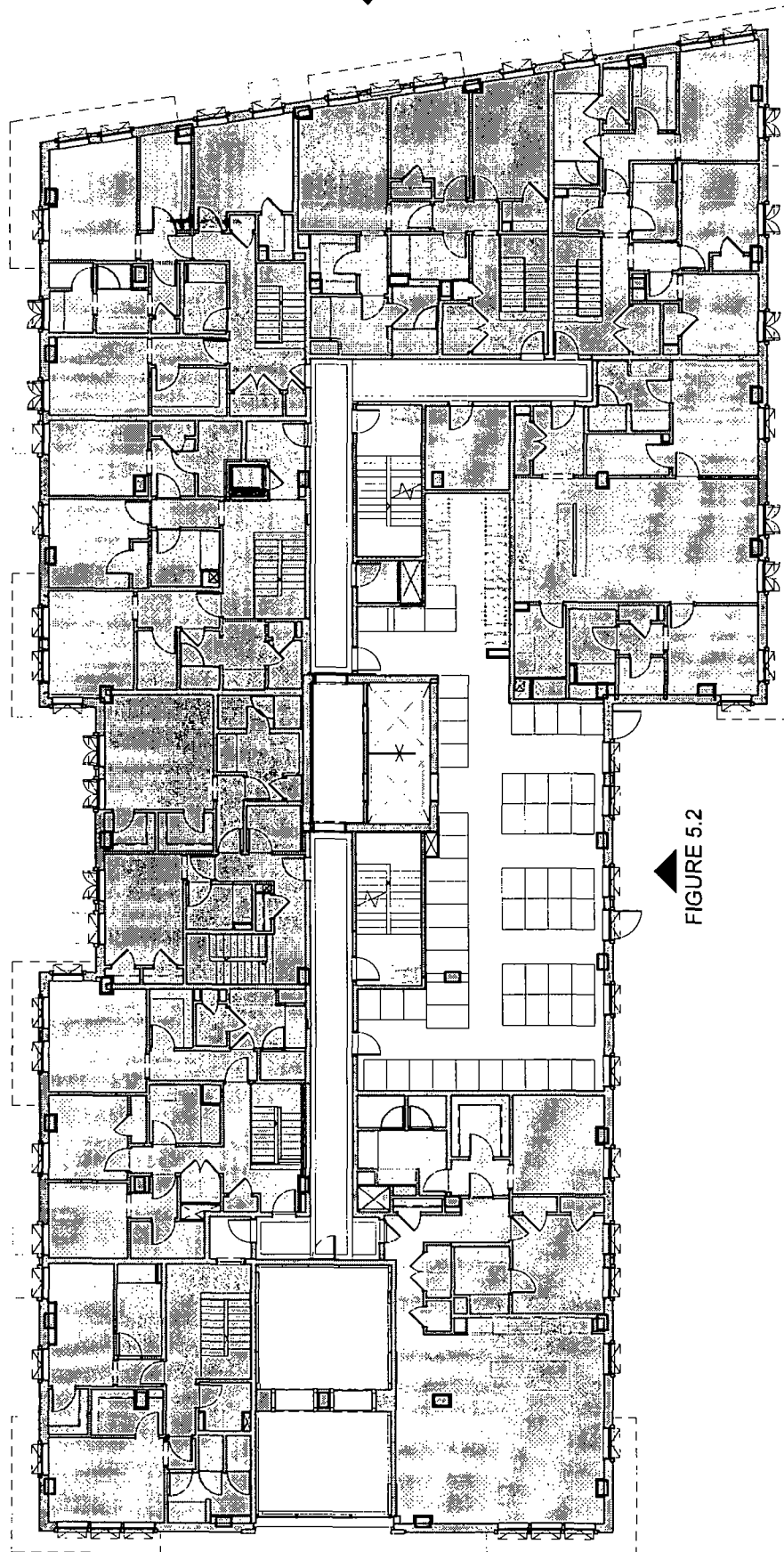
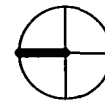


FIGURE 5.1

FIGURE 5.3

FIGURE 5.2



APPLICANT 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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 FIGURE 4.2
 PROPOSED 2ND LEVEL PLAN

FIGURE 5.0

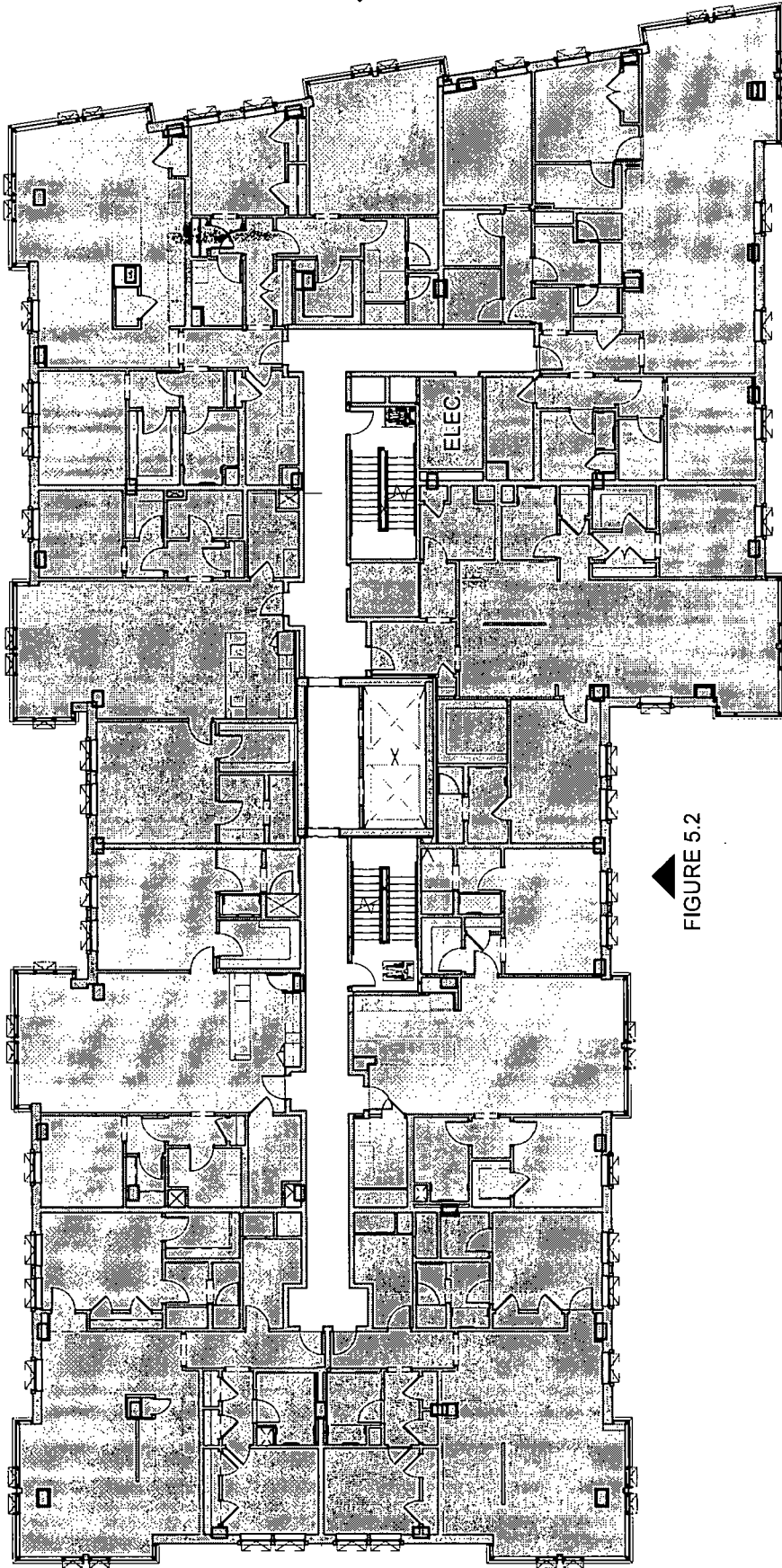
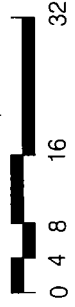
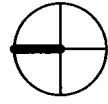


FIGURE 5.1

FIGURE 5.2

FIGURE 5.3

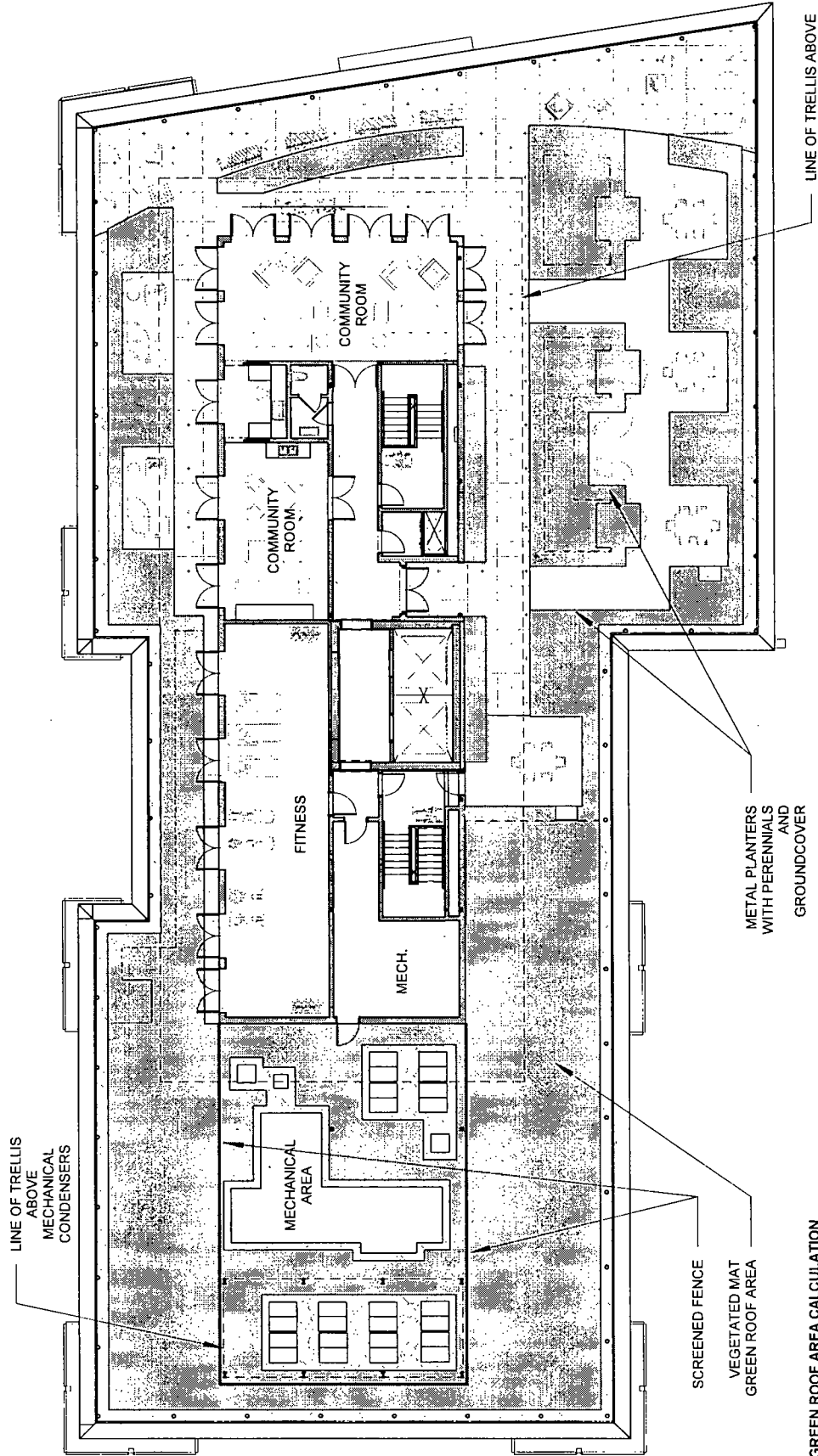


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FIGURE 4.4
PROPOSED LEVEL 3-8 PLAN

APPLICANT: 1350 LAKE SHORE ASSOCIATES
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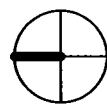




GREEN ROOF AREA CALCULATION

GROSS ROOF AREA: 14,520 SF
 LESS MECHANICAL AREA: 1,050 SF
 NET ROOF AREA: 13,470 SF
 50% NET ROOF: 6,735 SF - 673 SF (LESS 10% ALLOWABLE HARDSCAPE)
 TOTAL REQUIRED 6,062 SF

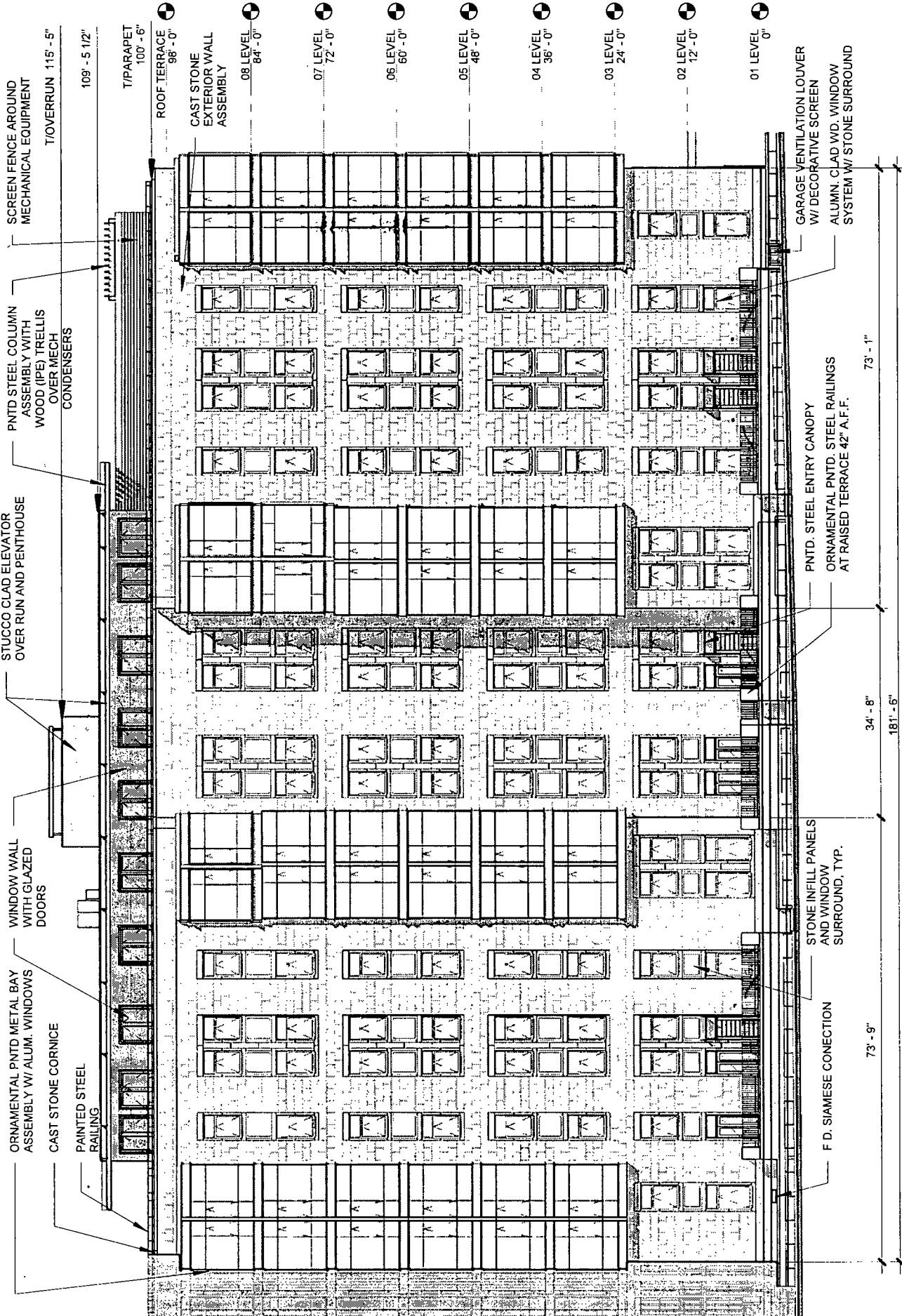
ACTUAL GREEN ROOF PROVIDED : 7,383 SF (ROOF LVL + PENTHOUSE GREEN ROOF)



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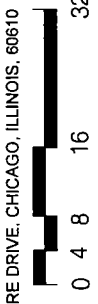
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FIGURE 4.5
 PROPOSED ROOF LEVEL PLAN



DRAPER & KRAMER

FIGURE 5.0
NORTH ELEVATION



APPLICANT 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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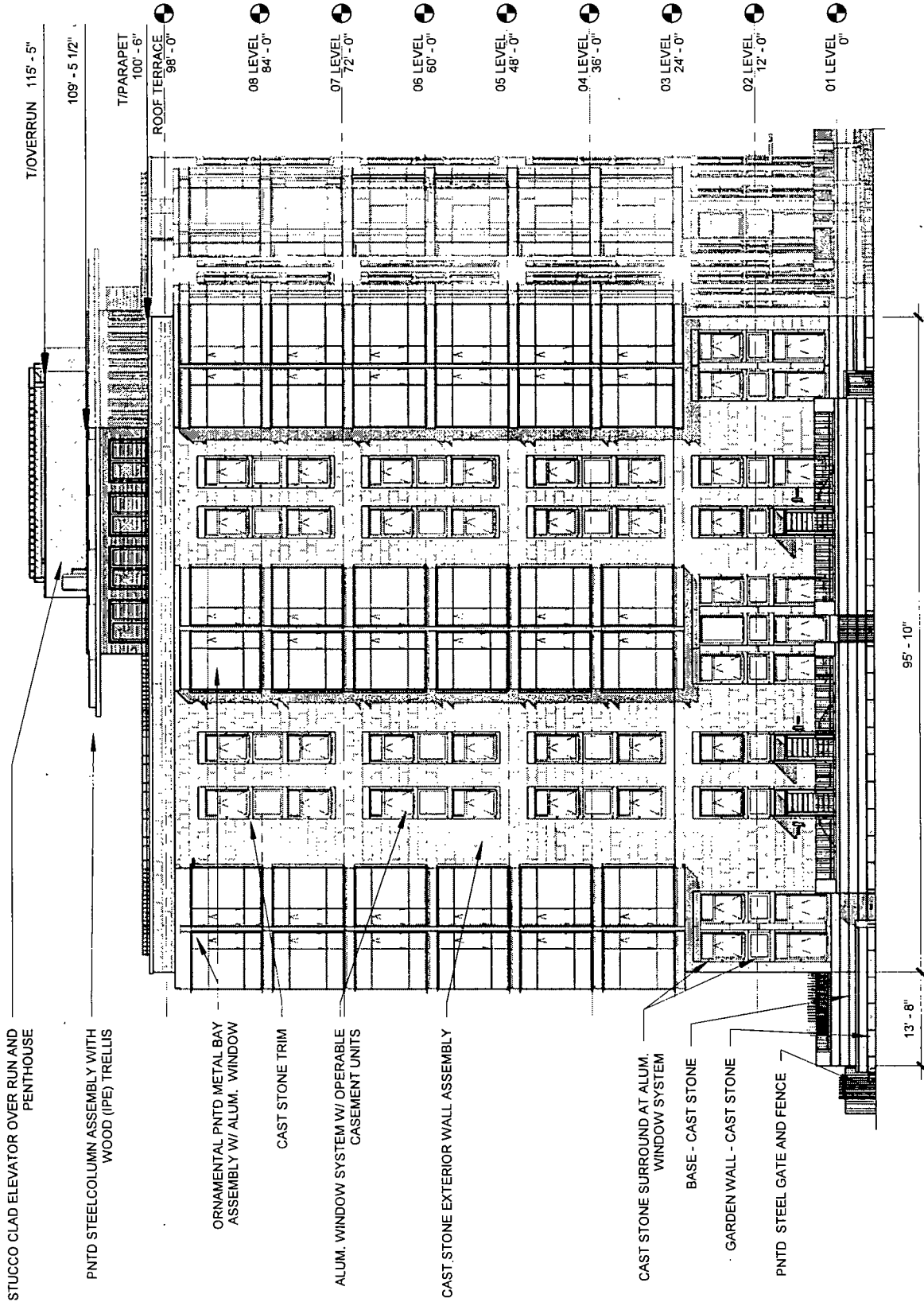
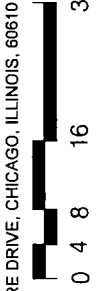


FIGURE 5.1
EAST ELEVATION

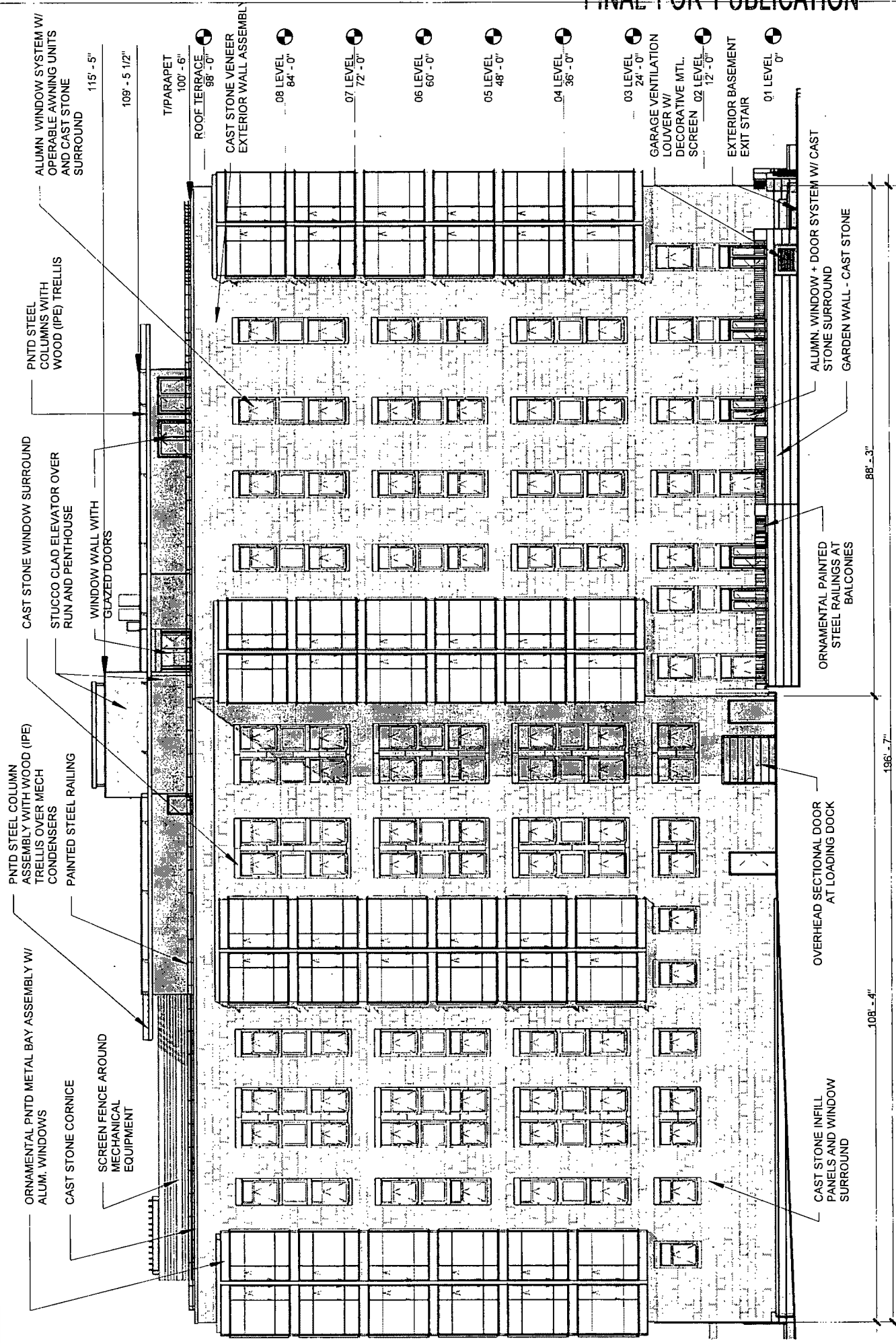
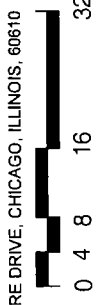


APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
 FILING DATE: MAY 24, 2017
 PLAN COMMISSION DATE: JUNE 15, 2017



DRAPER & KRAMER

FIGURE 5.2
SOUTH ELEVATION



APPLICANT: 1350 LAKE SHORE ASSOCIATES
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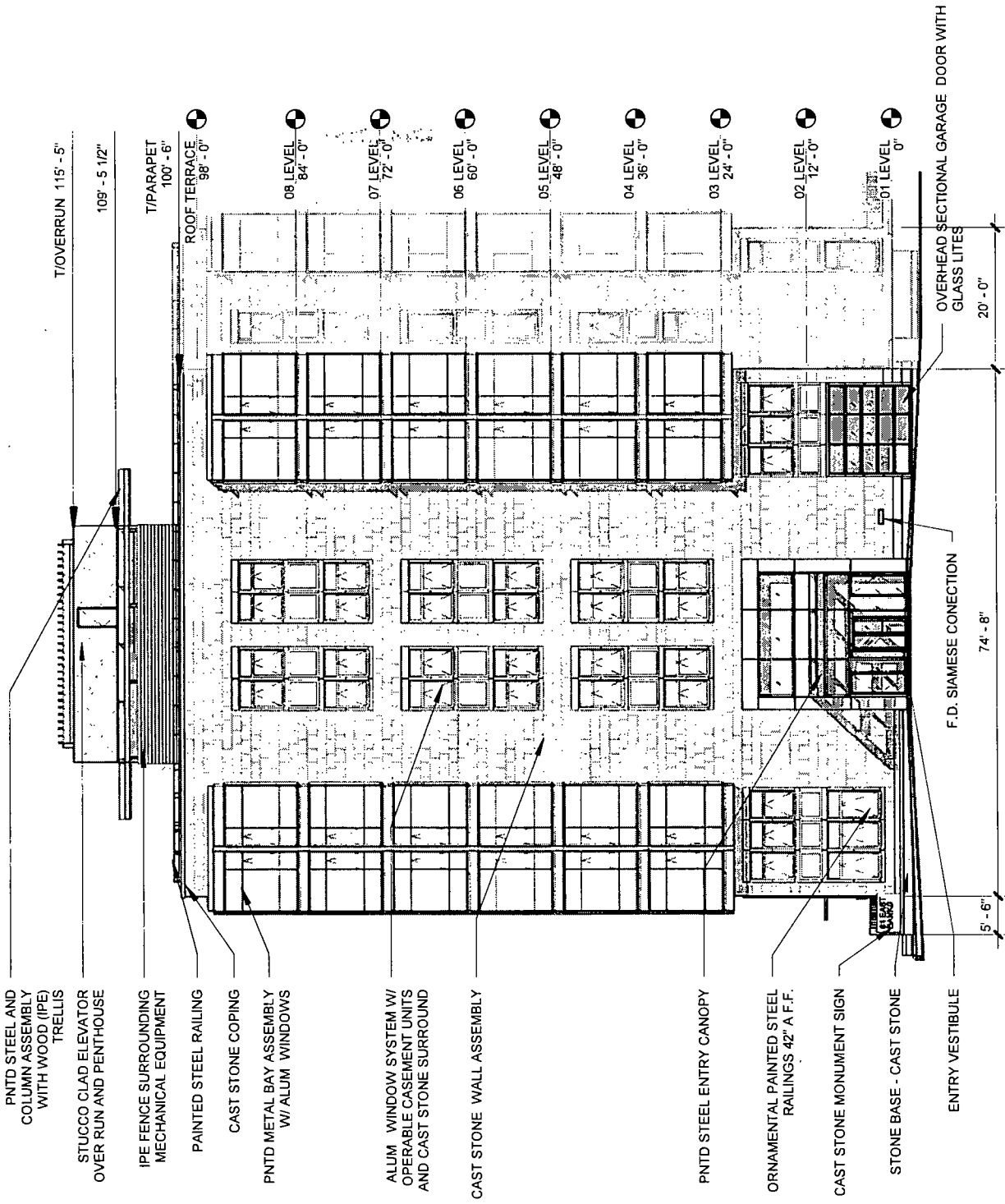
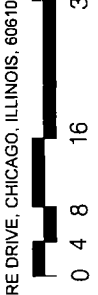
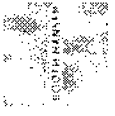
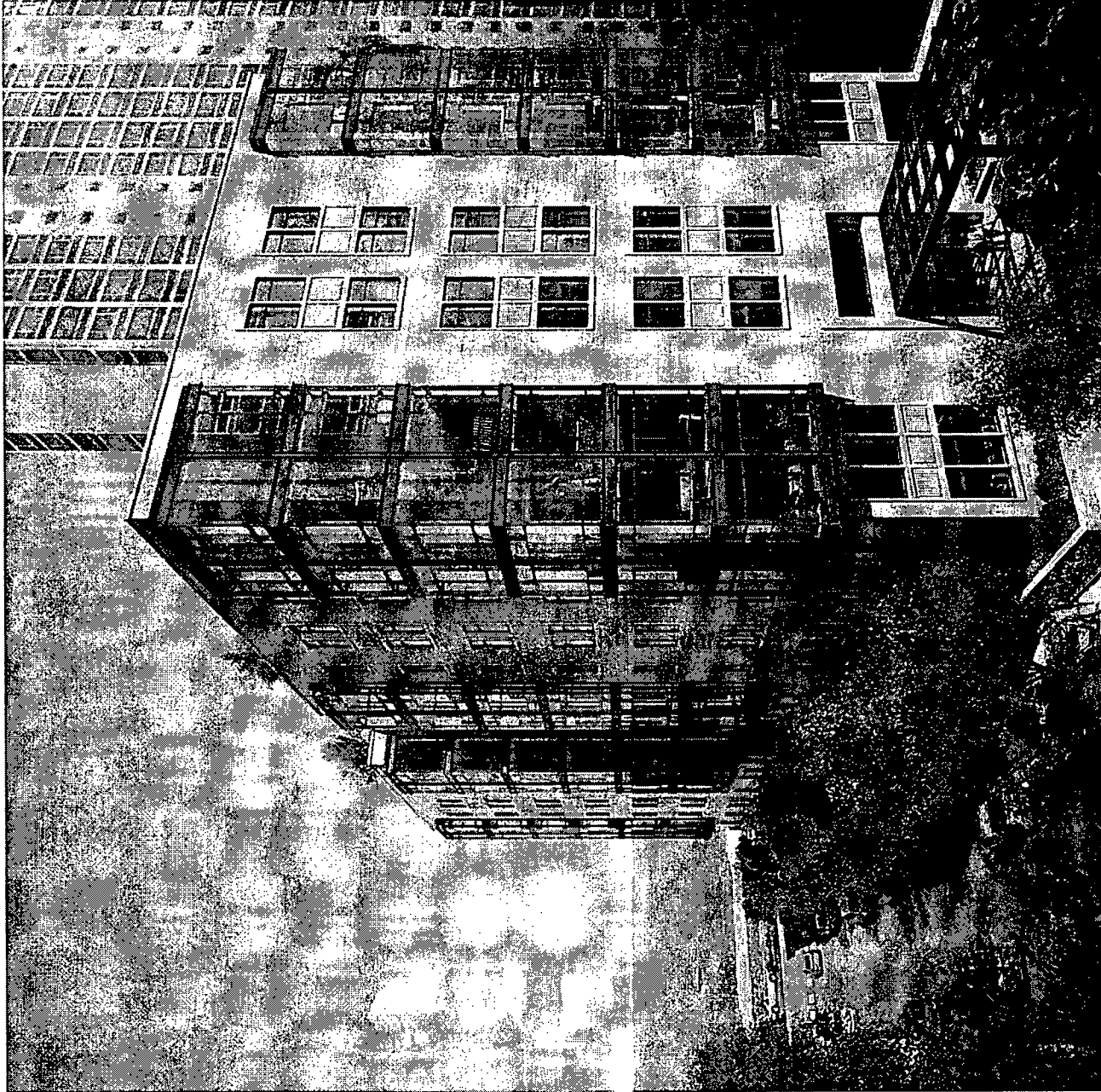


FIGURE 5.3
WEST ELEVATION



APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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FIGURE 6.0
FILING DATE: MAY 24, 2017
3D IMAGERY - VIEW LOOKING EAST
PLAN COMMISSION DATE: JUNE 15, 2017





FIGURE 6.1
3D IMAGERY - VIEW LOOKING WEST

APPLICANT 1350 LAKE SHORE ASSOCIATES
PROJECT ADDRESS 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
FILING DATE: MAY 24, 2017
PLAN COMMISSION DATE JUNE 15, 2017






19209
FINAL

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: June 15, 2017

Re: Proposed Planned Development for the property generally located at 59-81 East Banks Street / 1321-27 North Ritchie Court / 1316-1322 North Lake Shore Drive

On June 15, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 1350 Lake Shore Associates. 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)