



City of Chicago



SO2016-3925

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-C at 2221-2231 E 67th St and 6714-6728 S Crandon St - App No. 18792
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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, is hereby amended by changing all of the RM5 Residential Multi-Unit District and RM6 Residential Multi-Unit District symbols and indications as shown on Map No. 16-C in the area bounded by

East 67th Street; a line 61.47 feet west of and parallel to South Crandon Avenue; the public alley next south of and parallel to East 67th Street; South Crandon Avenue; a line 158.48 feet south of and parallel to the public alley next south of and parallel to East 67th Street; a line 181.43 feet west of and parallel to South Crandon Avenue; the public alley next south of and parallel to East 67th Street; and a line 171.63 feet west of and parallel to South Crandon Avenue,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 16-C in the area bounded by

East 67th Street; a line 61.47 feet west of and parallel to South Crandon Avenue; the public alley next south of and parallel to East 67th Street; South Crandon Avenue; a line 158.48 feet south of and parallel to the public alley next south of and parallel to East 67th Street; a line 181.43 feet west of and parallel to South Crandon Avenue; the public alley next south of and parallel to East 67th Street; and a line 171.63 feet west of and parallel to South Crandon Avenue,

to those of a Planned Development District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2221-31 East 67th Street/6714-28 South Crandon Avenue

RESIDENTIAL PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____ (“Planned Development”) consists of approximately 42,546 net square feet of property which is depicted on the attached Planned Development Boundary Map (the “Property”). Shoreline Apartments Realty, LLC 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 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 in effect as of the date of this Planned Development.
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, assigns or grantees.

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 Chicago 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 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 CDOT.

4. This Plan of Development consists of these 15 Statements, a Bulk Regulations and Data Table, and the following exhibits and plans prepared by Fitzgerald Associates Architects, PC dated October 20, 2016 (collectively, the “Plans”): a Property Line Map; PD Boundary Map; Site Plan; Green Roof Plan; Existing Zoning Map; Existing Land Use

APPLICANT: Shoreline Apartments Realty, LLC
 ADDRESS: 2221 – 2231 East 67th Street and 6714 – 6728 South Crandon Avenue
 DATE INTRODUCED: May 18, 2016
 PLAN COMMISSION: October 20, 2016

Map; and Building Elevations. Full-sized copies of the Plans are on file with the DPD. 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 shall be permitted in this Planned Development: Dwelling units; Accessory Parking, with up to 25% of the minimum required residential accessory parking spaces within this planned development may be leased on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal uses; and related, incidental and accessory 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 overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 42,546 square feet. Renovations of the existing building include internal and exterior rehabilitation of the existing structure but in no instance will the existing building envelope increase in height or square footage and no net increase to the existing legal non-conforming building will be permitted. The existing building's footprint of 12,796 square feet and a total floor area square footage 120,400 square feet shall remain. The total allowed floor area square footage and FAR, both before and after these renovations, will not exceed 120,400 square feet (2.83 FAR).
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 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.

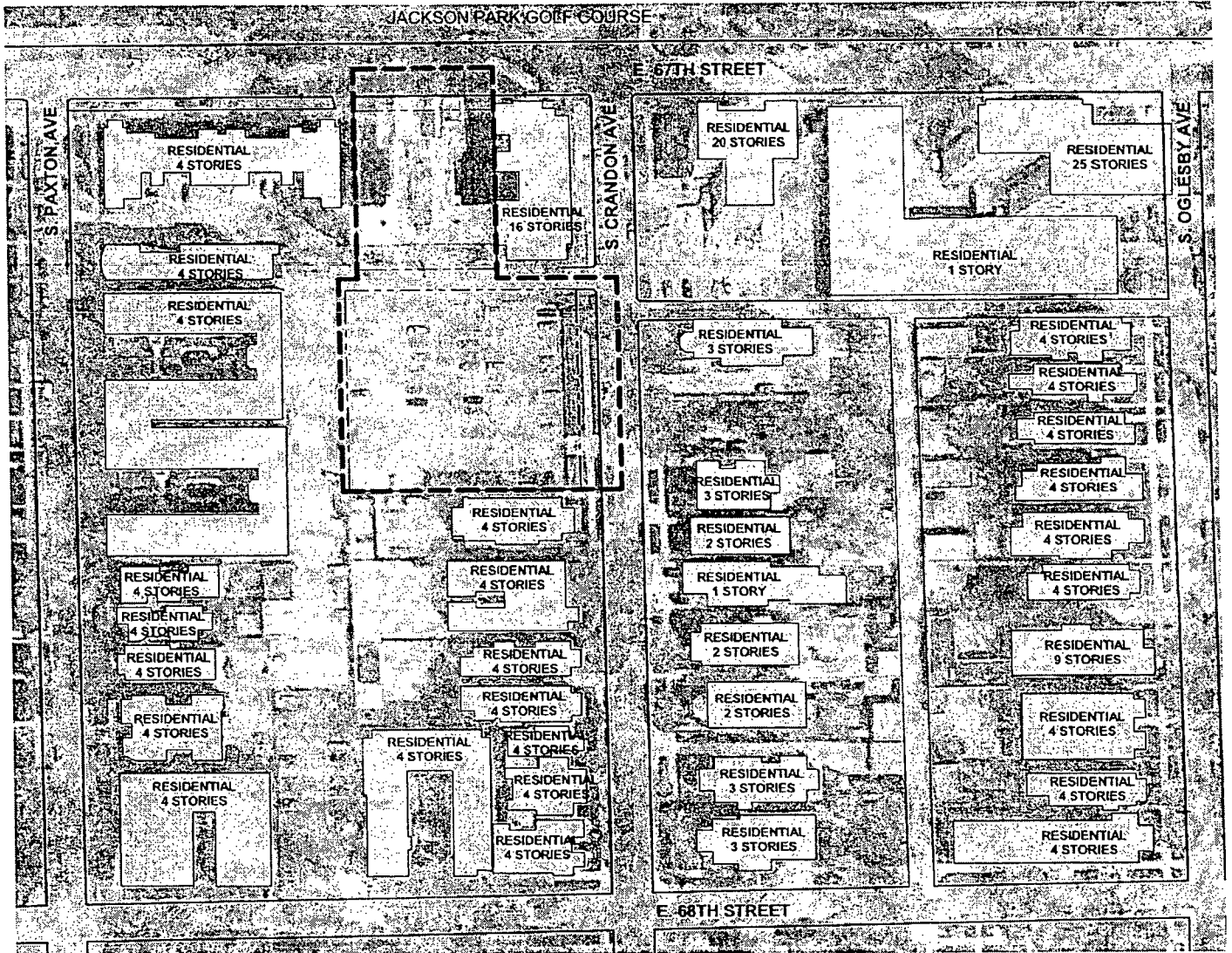
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other applicable provision of that 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 or assigns and, if different than the Applicant, the legal title holders and any ground lessees of the Property.
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 provide a green roof of not less than 50% of the net roof area equivalent to an actual total of 4,000 square feet and achieve building certification as defined by the City of Chicago's Sustainable Development Matrix.
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-5 Residential Multi-Unit District.

PLANNED DEVELOPMENT NO. _____
BULK REGULATION AND DATA TABLE

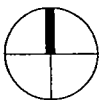
Total Gross Site Area:	54,674 square feet
Total Public Right-of-Way Area:	12,128 square feet
Total Net Site Area:	42,546 square feet
Maximum Floor Area Ratio:	2.83 with existing building with 120,400 square feet
Residential Dwelling Units	106
Minimum Number of Off-Street Loading Spaces:	1 (10 feet X 25 feet)
Number of Off-Street Parking Spaces:	92
Minimum Number of Bicycle Parking Spaces	46
Maximum Building Height:	161'-0" feet (existing height)
Minimum Required Setback:	In accordance with the Site Plan

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ADDRESS: 2221 – 2231 East 67th Street and 6714 – 6728 South Crandon Avenue
DATE INTRODUCED: May 18, 2016
CPC Date: October 20, 2016

Planned Development No. Existing Land Use Map



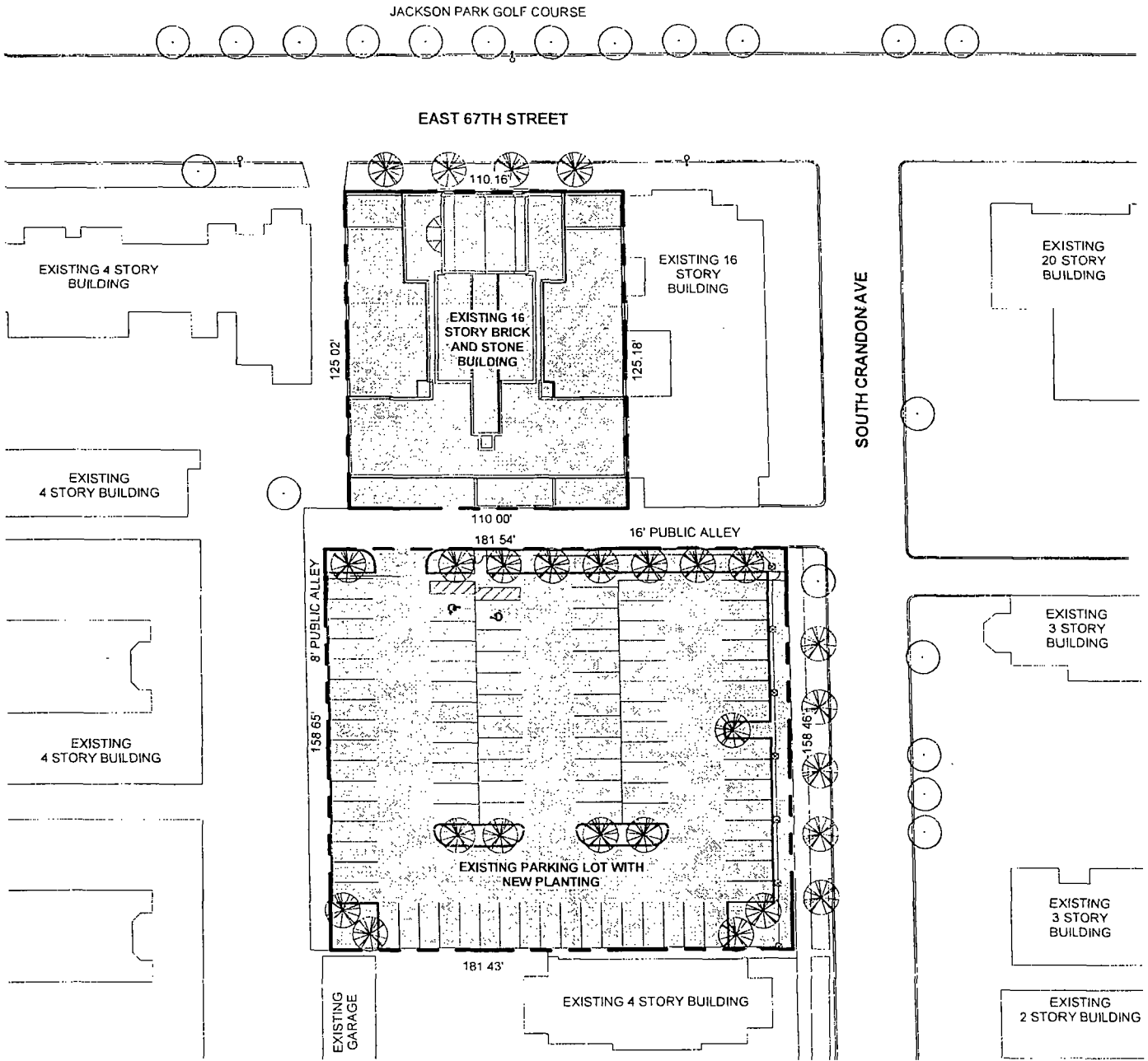
 INDICATES AREA OF
PLANNED DEVELOPMENT



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Introduction Date: May 18, 2016
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PD-01

Planned Development No. Property Line Map



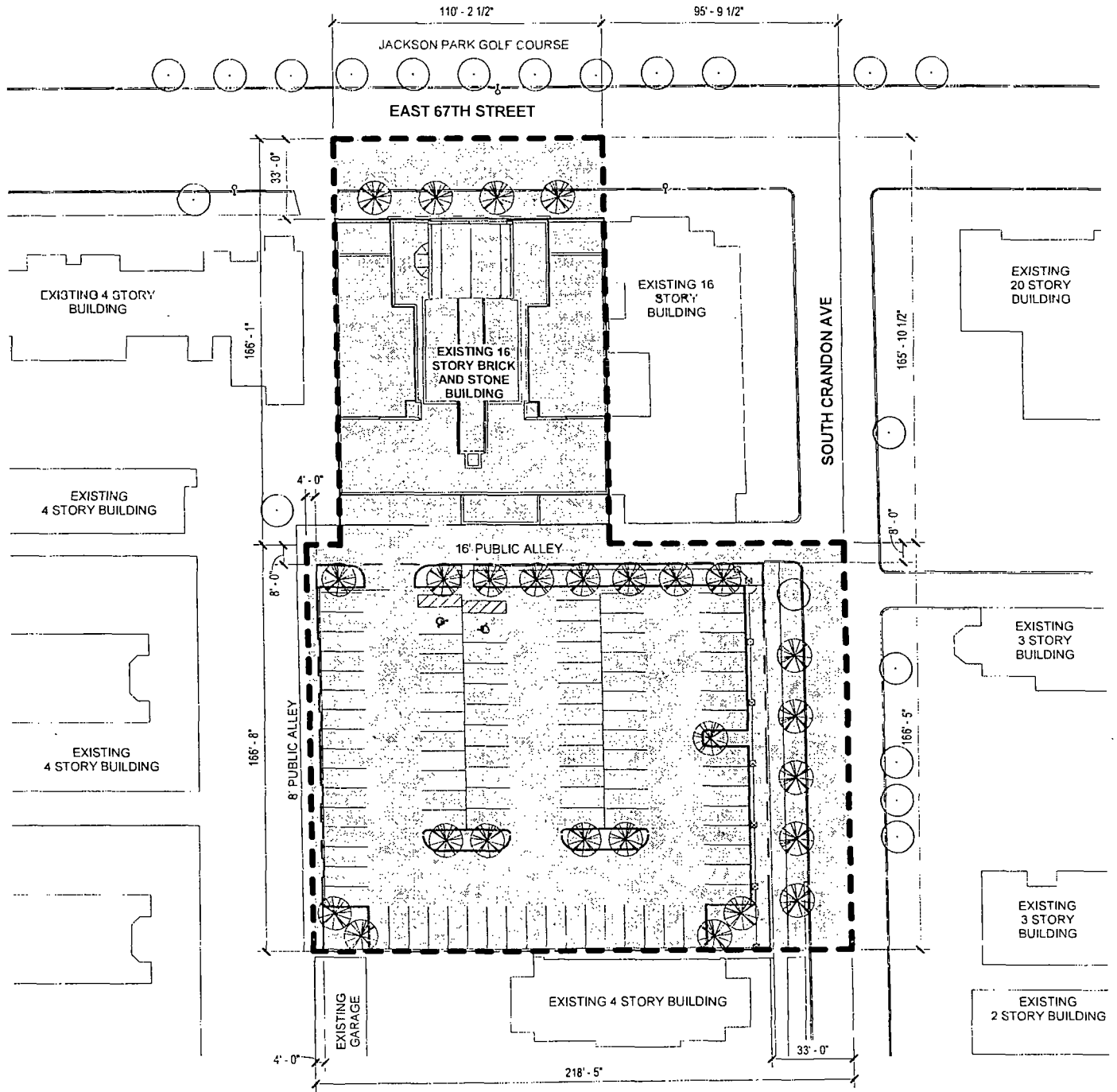
--- xxx.xx' ---
PROPERTY LINE



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PD-02

Planned Development No. PD Boundary Map



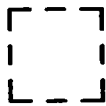
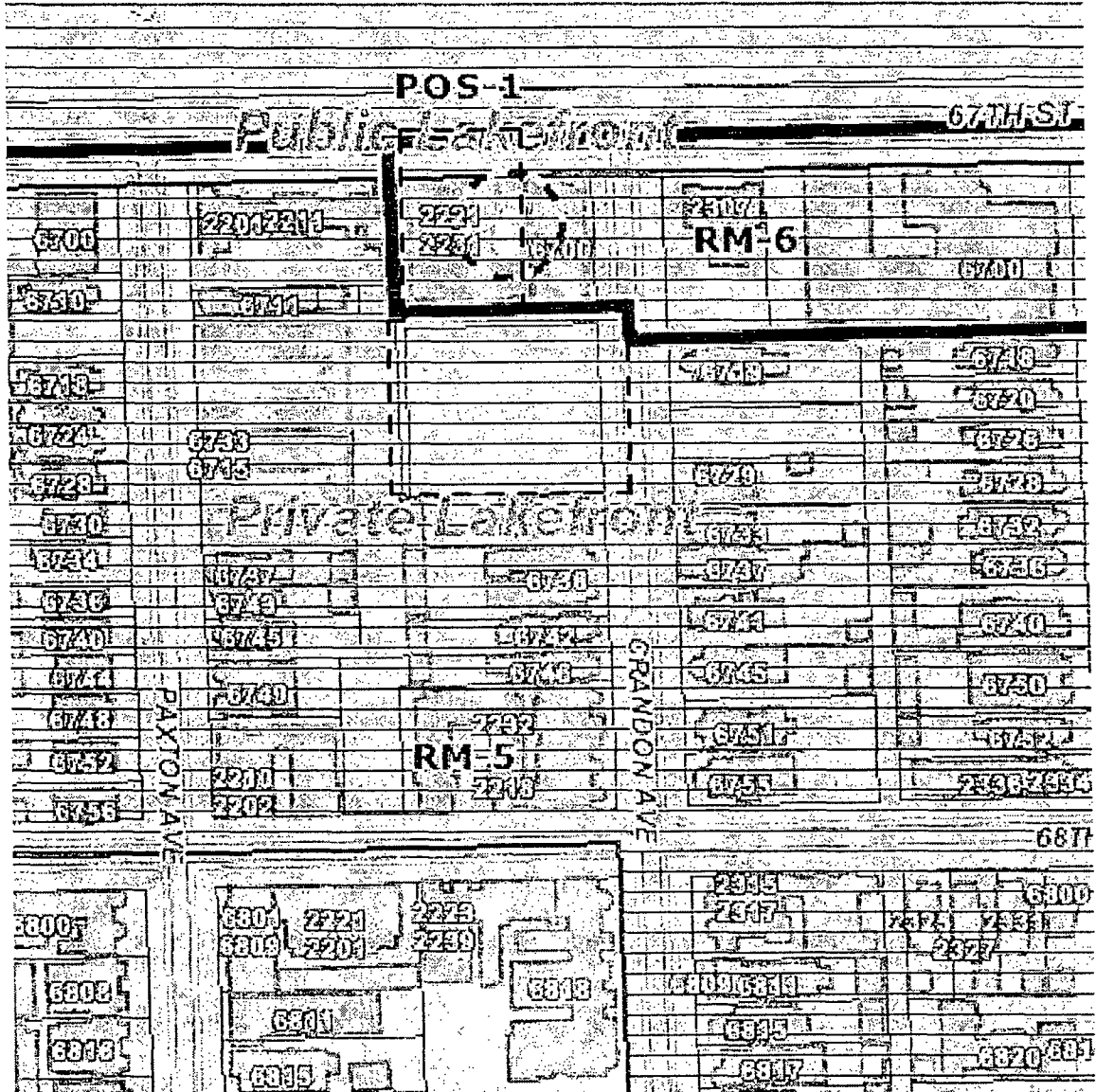
--- PD BOUNDARY LINE



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PD-03

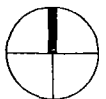
Planned Development No. Existing Zoning Map



INDICATES AREA OF
PLANNED DEVELOPMENT

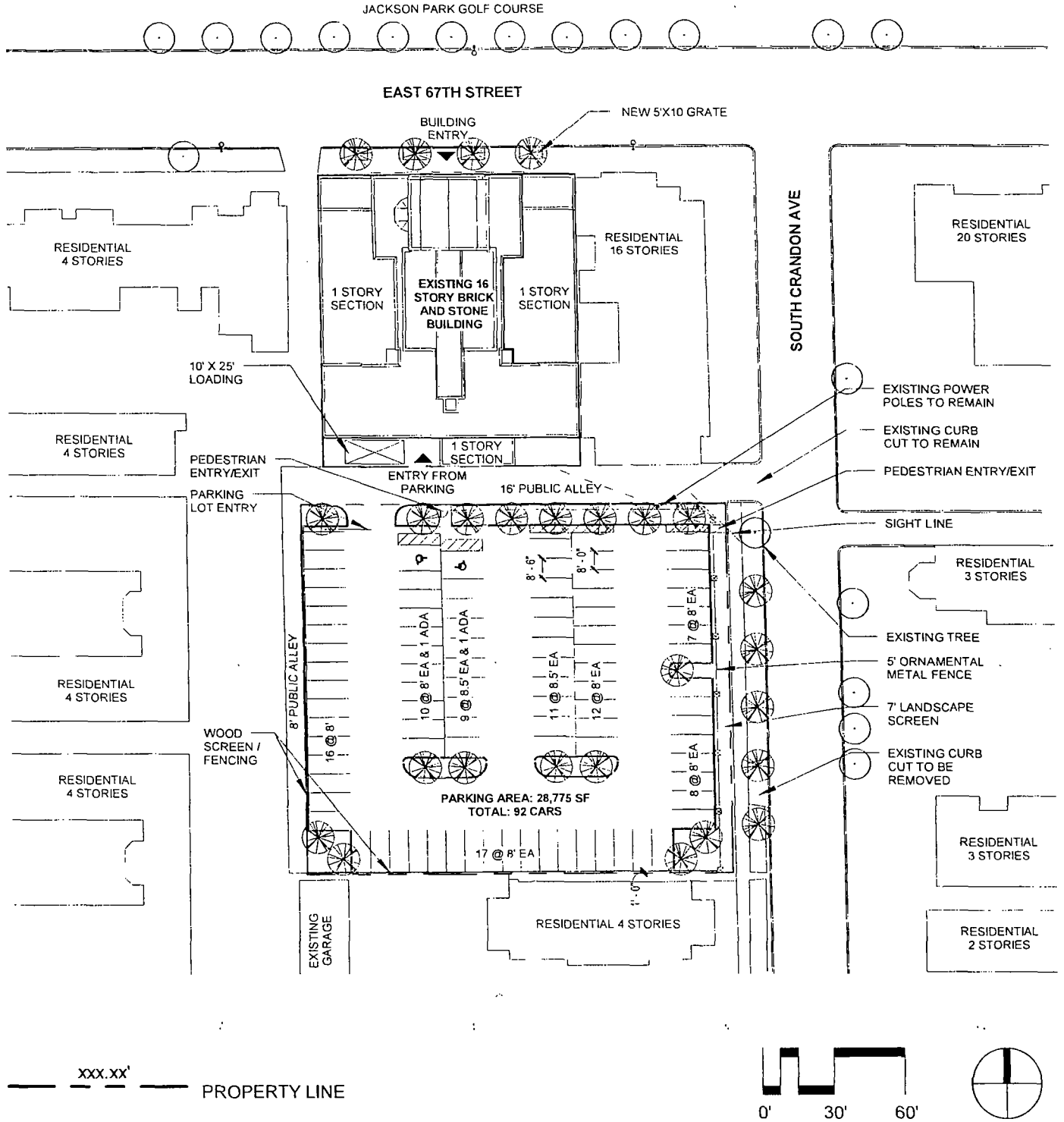


ZONING BOUNDARY



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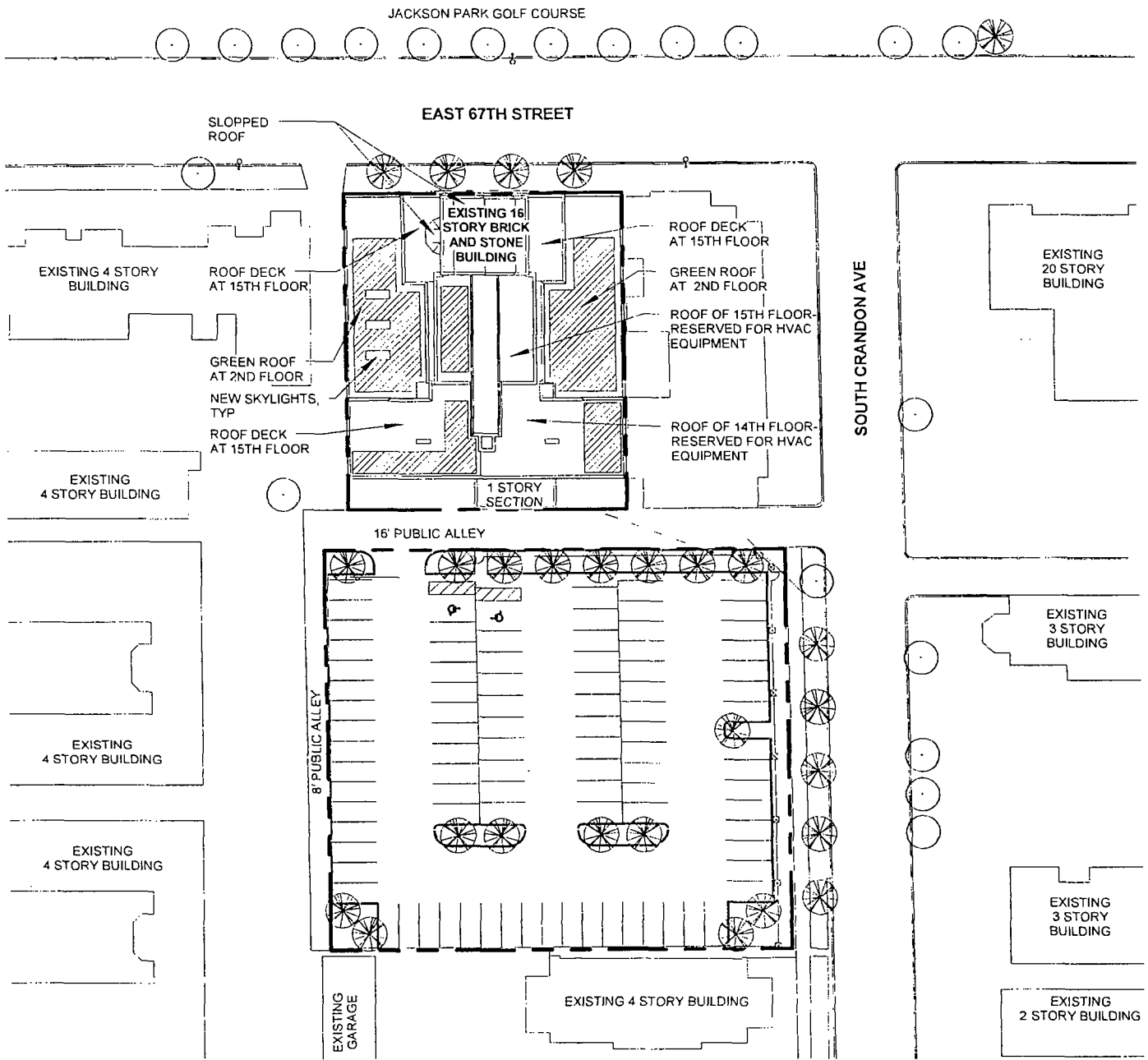
Planned Development No. Site Plan



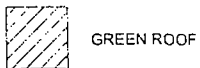
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PD-05

Planned Development No. Green Roof Plan

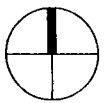


HATCH LEGEND



ROOF AREA:

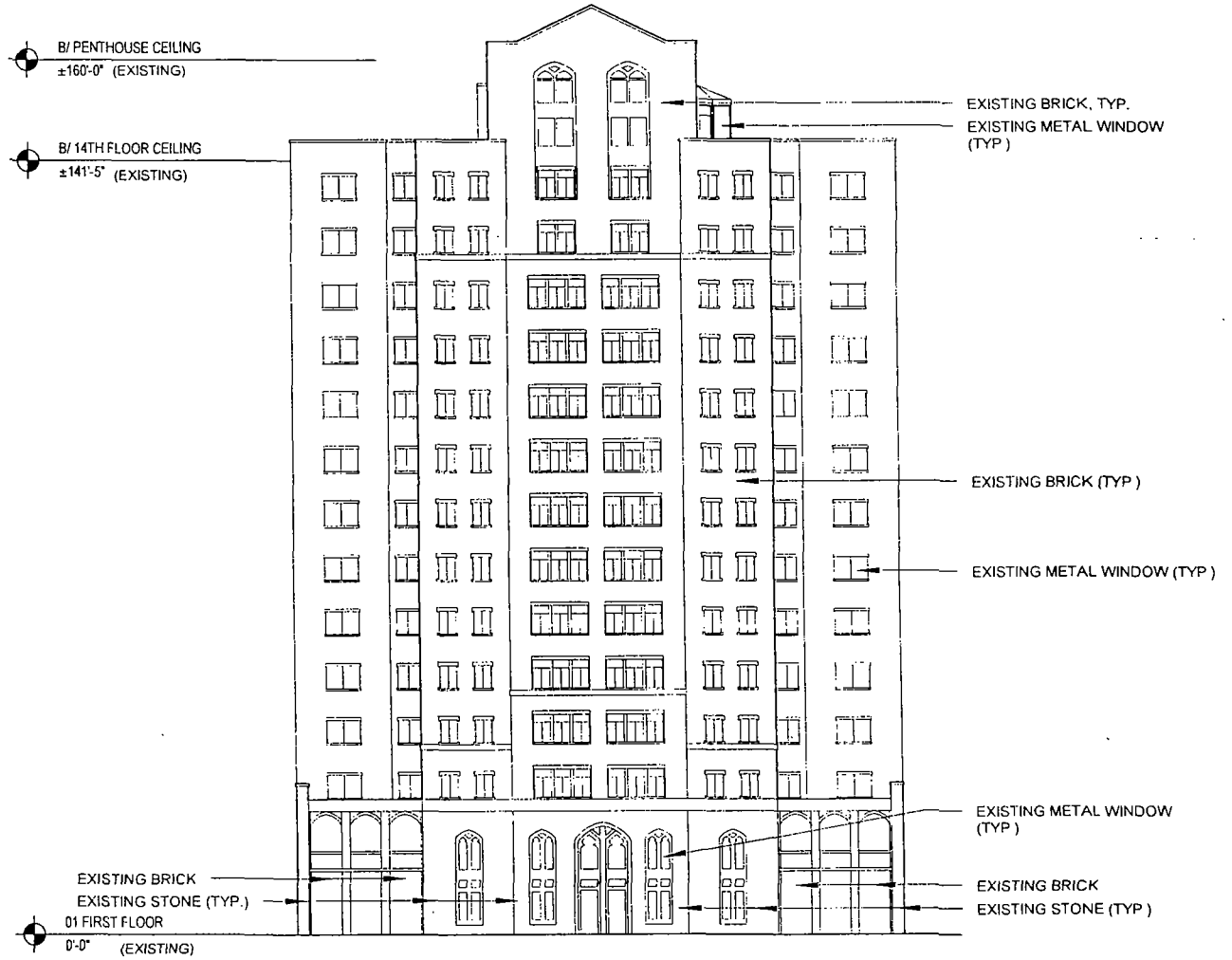
TOTAL GROSS ROOF AREA=	12,775 SQ FT
TOTAL NET ROOF AREA=	8,000 SQ FT
GREEN ROOF AT 2ND FLOOR ROOF =	2,625 SQ FT
GREEN ROOF AT 15TH FLOOR ROOF =	1,015 SQ FT
GREEN ROOF AT 16TH FLOOR ROOF =	360 SQ FT
GREEN ROOF AREA=	4,000 SQ FT
GREEN ROOF TO ROOF AREA RATIO	50%



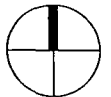
Applicant: Shoreline Apartments Realty, LLC
 Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
 Introduction Date: May 18, 2016
 Plan Commission Date: October 20, 2016

Planned Development No. Building Elevation

FINAL FOR PUBLICATION



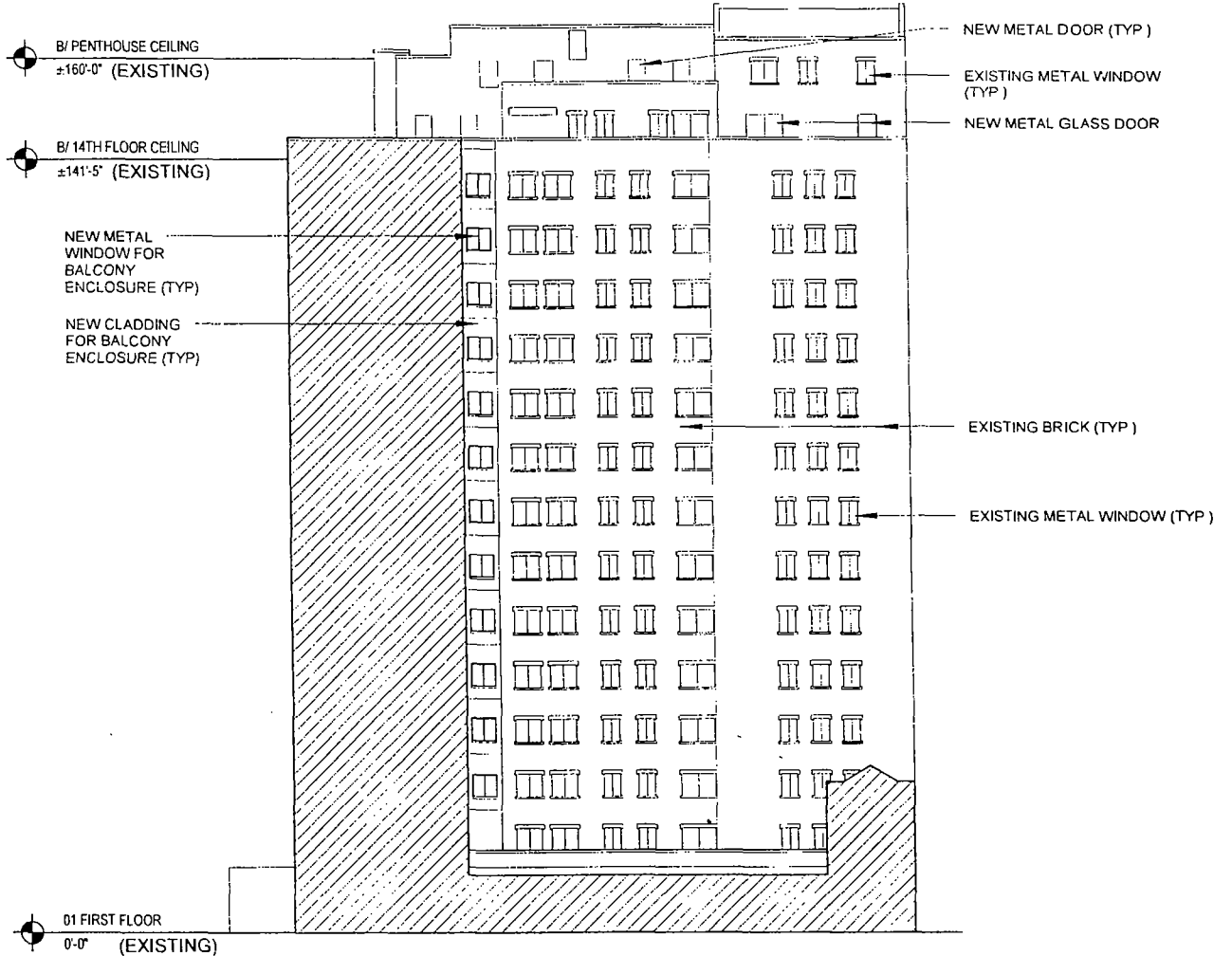
NORTH ELEVATION



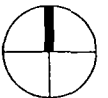
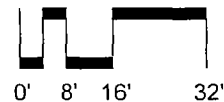
Applicant: Shoreline Apartments Realty, LLC
 Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
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PD-07

Planned Development No. Building Elevation



EAST ELEVATION

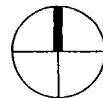
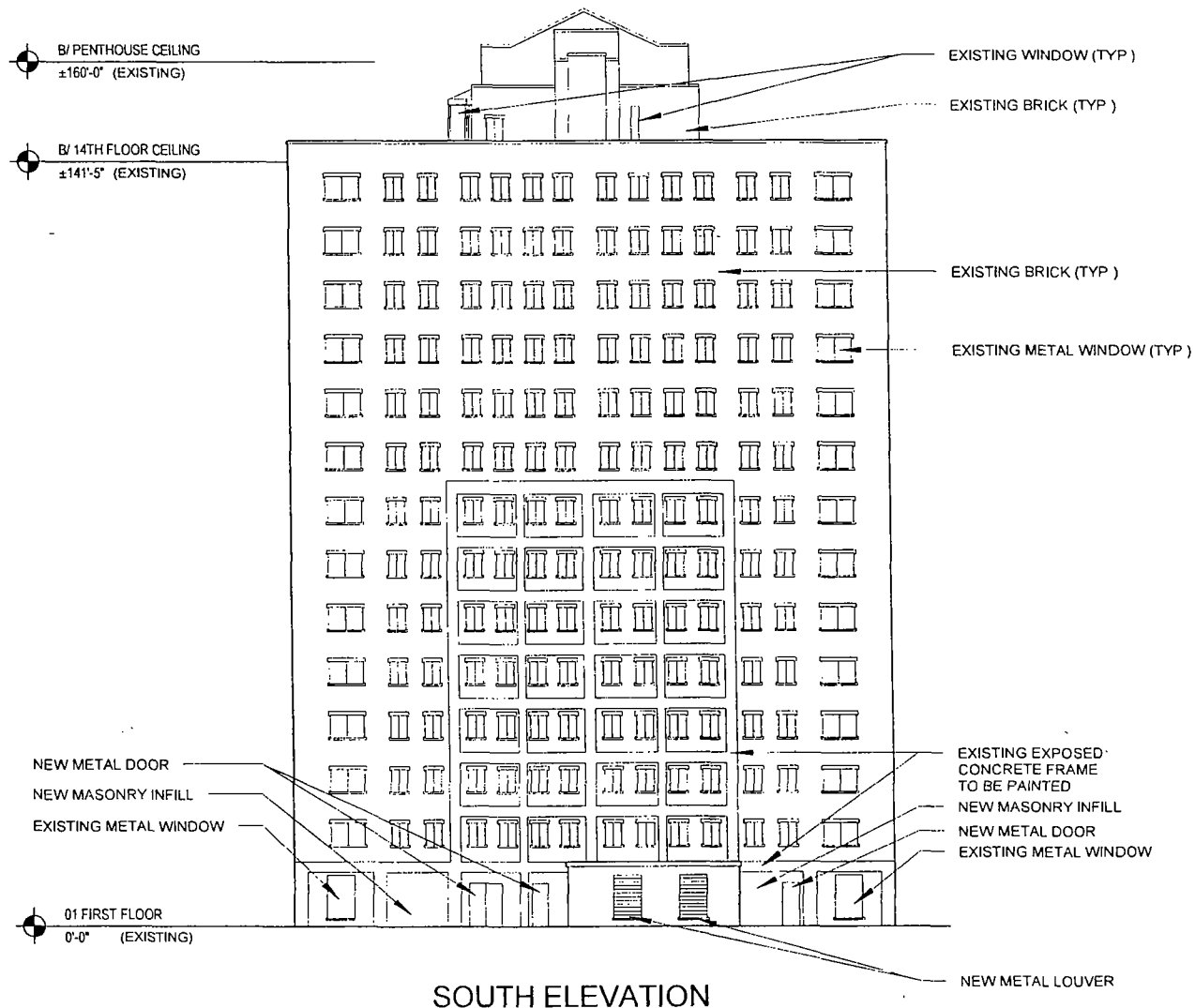


Applicant: Shoreline Apartments Realty, LLC
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PD-08

Planned Development No. Building Elevation

FINAL FOR PUBLICATION

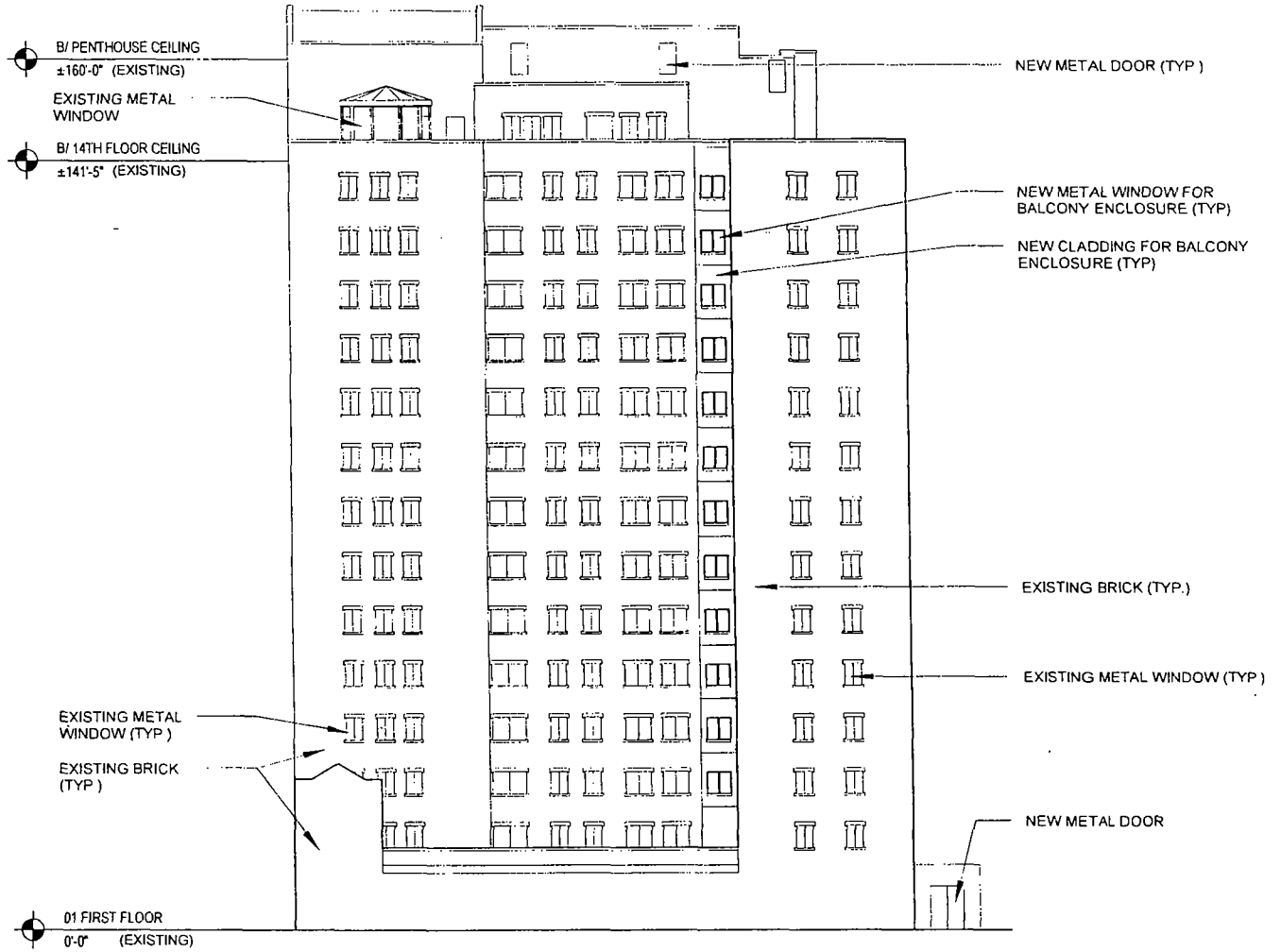


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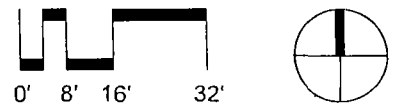
PD-09

Planned Development No. Building Elevation

FINAL FOR PUBLICATION



WEST ELEVATION



Applicant: Shoreline Apartments Realty, LLC
 Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
 Introduction Date: May 18, 2016
 Plan Commission Date: October 20, 2016

PD-10