



# City of Chicago



SO2017-130

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/25/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 12-C at 1600-1620 E 53rd St, 5238-5252 S Cornell St, 1634-1644 E 53rd St, 5247-5255 S Cornell Ave and 5232-5234 S Hyde Park Blvd - App No. 19080
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR PUBLICATION**

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, is hereby amended by changing all the RM-6.5 Multi-Unit Residential District symbols and indications as shown on Map Number 12-C in the area bounded by:

South Hyde Park Boulevard; a line beginning at a point on South Hyde Park Boulevard located 176.18 feet north of East 53rd Street as measured along South Hyde Park Boulevard and ending at a point located 175 feet west of South Hyde Park Boulevard and 121.15 feet north of East 53rd Street; a line parallel to and 175 feet west of South Hyde Park Boulevard; and a line beginning at a point located 175 feet west of Hyde Park Boulevard and 169.36 feet north of East 53rd Street and ending at a point on South Hyde Park Boulevard located 226.28 feet north of East 53rd Street as measured along South Hyde Park Boulevard

to those of the B3-5 Community Shopping District, which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-5 Neighborhood Shopping District symbols and indications as shown on Map Number 12-C in the area bounded by:

South Cornell Avenue; a line beginning at a point located on South Cornell Avenue located 90.02 feet north of East 53rd Street as measured along South Cornell Avenue and terminating at a point 100 feet west of the westerly line of South Hyde Park Boulevard and 141.87 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point 100 feet west of the westerly line of South Hyde Park Boulevard and 93.67 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point 109.45 feet west of the westerly line of South Hyde Park Boulevard and 91.06 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point on East 53rd Street located 172.17 feet east of South Cornell Avenue as measured along East 53rd Street; and East 53rd Street

to those of the B3-5 Community Shopping District, which is hereby established in the area described above.

SECTION 3. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 12-C in the area bounded by:

East 53rd Street; the easterly line of the Illinois Central Railroad; a line north of and approximately parallel to East 53rd Street beginning on the easterly line of the Illinois Central Railroad at a point located 150.35 feet north of East 53rd Street as measured along the easterly line of the Illinois Central Railroad and terminating at a point 55.17 feet west of South Cornell Avenue and 150.04 feet

**FINAL FOR PUBLICATION**

north of East 53rd Street; a line beginning at the last described point and terminating at a point 64.21 feet west of the westerly line of South Cornell Avenue and 117 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point located on South Cornell Avenue, 140.04 feet north of East 53rd Street as measured along South Cornell Avenue; Cornell Avenue; a line beginning at a point located on South Cornell Avenue located 90.02 feet north of East 53rd Street as measured along South Cornell Avenue and terminating at a point 175 feet west of the westerly line of South Hyde Park Boulevard and 121.15 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point 175 feet west of the westerly line of South Hyde Park Boulevard and 169.36 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point on South Hyde Park Boulevard located 226.28 feet north of East 53rd Street as measured along South Hyde Park Boulevard; South Hyde Park Boulevard; a line beginning at a point on South Hyde Park Boulevard located 176.18 feet north of East 53rd Street as measured along South Hyde Park Boulevard and terminating at a point located 100 feet west of South Hyde Park Boulevard and 141.87 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point 100 feet west of the westerly line of South Hyde Park Boulevard and 93.67 feet north of East 53rd Street; a line beginning at the last described point and terminating at a point 109.45 feet west of the westerly line of South Hyde Park Boulevard and 91.06 feet north of East 53rd Street; and a line beginning at the last described point and terminating at a point on East 53rd Street 172.17 feet east of South Cornell Avenue as measured along East 53rd Street

to those of a Residential-Business Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached hereto and made a part hereof and no others.

SECTION 4. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Addresses:

1600-1620 E. 53rd Street/5238-5252 S. Cornell Avenue  
1634-1644 E. 53rd Street/5247-5255 S. Cornell Avenue  
5232 - 5234 S. Hyde Park Boulevard

APPLICANTS: Subarea A: 1600 E. 53<sup>rd</sup> Street, LLC; Subarea B: 1644 E. 53<sup>rd</sup>, LLC; Subarea C: 5232 S. Hyde Park Boulevard, LLC  
ADDRESSES: Subarea A: 1600-1620 E. 53<sup>rd</sup> St./5238-5252 S. Cornell Ave.; Subarea B: 1634-1644 E. 53<sup>rd</sup> St./5247-5255 S. Cornell Ave.; Subarea C: 5232- 5234 S. Hyde Park Blvd.  
DATE: January 25, 2017  
REVISED: April 20, 2017

CITY OF CHICAGO

#19080  
INTRO DATE  
01-25-17

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
1600-1620 E. 53<sup>rd</sup> Street/5238-5252 S. Cornell Avenue (Subarea A); 1634-1644 E. 53<sup>rd</sup> Street/5247-5255 S.  
Cornell Avenue (Subarea B); 5232-5234 S. Hyde Park Boulevard (Subarea C)

2. Ward Number that property is located in: Fifth  
1600 E. 53<sup>rd</sup> Street, LLC (Subarea A), 1644 E. 53<sup>rd</sup>, LLC (Subarea B),

3. APPLICANT and 5232 S. Hyde Park Boulevard, LLC (Subarea C)

ADDRESS 32 North Dean Street CITY Englewood

STATE New Jersey ZIP CODE 07631 PHONE 773.347.3451

EMAIL pcassel@sillimangroup.com CONTACT PERSON Peter Cassel

4. Is the applicant the owner of the property? YES  NO   
If the applicant is not the owner of the property, please provide the following information  
regarding the owner and attach written authorization from the owner allowing the application to  
proceed.

OWNER Same as Applicant

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the  
rezoning, please provide the following information:

ATTORNEY Vedder Price PC (Danielle Meltzer Cassel)

ADDRESS 222 North LaSalle Street, Suite 2600

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-609-7962 FAX 312-609-5005 EMAIL dcassel@vedderprice.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

The applicants are beneficially owned in differing proportions by multiple individuals, governmental entities and non-governmental entities, including the Jeffrey A. Keswin 2007 Perpetuities Trust, Duke University, and Gresham Real Estate Partners III, LP.

Additional details are provided on the attached list.

7. On what date did the owner acquire legal title to the subject property? Subarea A: 5/12/2011  
Subarea B: 1/23/2015  
Subarea C: 6/22/2015

8. Has the present owner previously rezoned this property? If yes, when?  
No

9. Present Zoning District Subarea A: B3-5 (Community Shopping District);  
Subarea B: B1-5 (Neighborhood Shopping District); Proposed Zoning District B3-5 and then  
Subarea C: RM 6.5 (Residential Multi-Unit District) Residential-Business  
Planned Development

10. Lot size in square feet (or dimensions) 57,970 square feet

11. Current Use of the property Subarea A: parking lot; Subarea B: commercial; Subarea C: vacant

12. Reason for rezoning the property To establish allowable bulk parameters, uses, plans, elevations and procedures for existing improvements and proposed new construction described below.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
Subarea A: Mixed-use development with maximum 250 dwelling units, residential amenities, approximately 10,000 sf of 1st floor commercial uses, minimum 173 parking spaces, and maximum height (per Ordinance definition) of 295 feet. Subarea B and C: Commercial and residential uses, utilizing allowable floor area and density not utilized in Subarea A. Attached site plans depict 16,000 sf of commercial in Subarea B and a 5,000-sf residential 6-flat on Subarea C. Both Subareas will have a maximum height of 60 feet (per Ordinance definition) and at least the minimum parking required under the Zoning Ordinance for all constructed improvements. See attached Planned Development Statements, Bulk Table and plans for additional details.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X

Residential-Business Planned Development Number \_\_\_\_\_  
 Plan of Development Bulk Regulations and Data Table

Gross Site Area (87,249 square feet/2.003 acres) = Net Site Area (57,970 square feet/1.33 acres) + public right-of-way (29,279 square feet/0.672 acres)

**Net Site Area:**

Subarea A: 27,539 square feet  
 Subarea B: 21,663 square feet  
 Subarea C: 8,768 square feet

**Maximum Floor Area Ratio:**

Subarea A: 9.76  
 Subarea B: 0.7386, subject to Statement 12 and F.A.R. limit for Property overall  
 Subarea C: 0.57, subject to Statement 12 and F.A.R. limit for Property overall  
 Total across all Subareas: 5.0

**Maximum Dwelling Units and Maximum Percentage of Efficiencies:**

Subarea A: 250 Dwelling Units, maximum 30% Efficiencies  
 Subareas B and C: Per Statement 12.

**Minimum Off-Street Parking:**

Subarea A: 173 spaces  
 Subarea B: Prior to construction of any new Subarea B building: 16 spaces.  
 During any construction within Subarea B: 0 spaces.  
 Following completion of any new Subarea B building: per Zoning Ordinance requirements  
 Subarea C: Per Zoning Ordinance requirements

**Minimum Bicycle Parking:** 1 for each 2 auto spaces provided

**Minimum Off-Street Loading:**

Subarea A: 1 berth, 10 feet by 25 feet  
 Subarea B: Prior to completion of any new Subarea B building: 0  
 Following completion of new Subarea B building: per Zoning Ordinance requirements  
 Subarea C: Per Zoning Ordinance requirements

**Maximum Building Heights:**

Subarea A: 295 feet (per Zoning Ordinance definition)  
 Subareas B and C: 45 feet (per Zoning Ordinance definition)

**Minimum Setbacks**

**from Property Line:** In substantial conformance with Approved Plans, subject to Statement 12.

APPLICANTS: Subarea A: 1600 E. 53<sup>rd</sup> Street, LLC; Subarea B: 1644 E. 53<sup>rd</sup>, LLC; Subarea C: 5232 S. Hyde Park Boulevard, LLC  
 ADDRESSES: Subarea A: 1600-1620 E. 53<sup>rd</sup> St./5238-5252 S. Cornell Ave.; Subarea B: 1634-1644 E. 53<sup>rd</sup> St./5247-5255 S. Cornell Ave.; Subarea C: 5232- 5234 S. Hyde Park Blvd.  
 DATE: January 25, 2017  
 REVISED: April 20, 2017

Residential-Business Planned Development Number \_\_\_\_\_  
Plan of Development Statements

1. The area delineated herein as Residential-Business Planned Development Number \_\_\_\_\_ (the "Planned Development") consists of approximately fifty-seven thousand nine hundred seventy (57,970) square feet (one and thirty-three hundredths (1.33) acres) net site area (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line Map and on the attached Sub-Area Map. The Property is divided into three (3) subareas. Subarea A is owned by 1600 East 53rd Street, LLC, which is the "Applicant" under this Ordinance with respect to Subarea A. Subarea B is owned by 1644 East 53rd, LLC, which is the "Applicant" under this Ordinance with respect to Subarea B. Subarea C is owned by 5232 S. Hyde Park Boulevard, LLC, which is the "Applicant" under this Ordinance with respect to Subarea C. 1600 East 53rd Street, LLC, 1644 East 53rd, LLC, and 5232 S. Hyde Park Boulevard, LLC are collectively referred to in this Ordinance as the "Applicants".
2. All applicable official reviews, approvals or permits implementing this Planned Development shall be obtained by the Applicant or Applicants specified in Statement 3. Any dedication or vacation of streets, alleys, or easements, any adjustments of right-of-way, or any consolidation or re-subdivision of parcels, shall require a separate submission on behalf of such Applicants or their respective successors, assignees, or grantees to the Department of Transportation. 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 Transportation and Planning and Development.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon each Applicant, its respective successors and assigns, grantees and lessees and, if different than an Applicant, the legal titleholders or any ground lessors of its Subarea. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' respective successors and assigns and, if different than the Applicants, the legal titleholder or any ground lessors of their respective Subareas. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

Single designated control for purposes of this Statement shall mean any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, subject however to the following exceptions and conditions: (a) a written and recorded zoning rights agreement by and among the owners of the Property and binding the entirety of the Property may designate circumstances

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under which individual Applicants may seek amendments, modifications or changes to this Planned Development; (b) except to the extent prohibited by such a zoning rights agreement, each Applicant may unilaterally apply for amendments, modifications and changes to terms of this Planned Development applicable to its own Subarea, but no other Applicant's Subarea; and (c) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein.

Nothing herein shall prohibit or in any way restrict the alienation, sale or other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. The following uses shall be permitted within Subarea A and Subarea B of the Planned Development: Residential (including Artist Live/Work Space, Elderly Housing, Multi-Unit, and Assisted Living Elderly Custodial Care) and Vacation Rental on all levels other than the ground floor; Non-Accessory Parking (subject to a maximum in Subarea A of 45% or 78 spaces, whichever is less); and the following non-Residential uses, provided that in Subarea A, they are located only on the ground floor level: Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Postal Service, School, Utilities and Services, Minor, Animal Services (excluding Shelter/Boarding Kennel and Stables), Artist Work or Sales Space, Business Equipment Sales and Service, Business Support Services (excluding Day Labor Employment Agency), Eating and Drinking Establishments (including Limited and General Restaurants and Outdoor Patios at grade level), Entertainment and Spectator Sports Small venues (1-149 occupancy), Indoor Special Event including incidental liquor sales, Financial Services and Automated Teller Machine Facility (but excluding Currency Exchange, Payday/Title Secured Loan Store Pawn Shop), Food and Beverage Retail Sales (but excluding packaged good Liquor Stores), Medical Service, Office, Personal Services, Dry cleaning drop-off or pick-up (no on-premise plant), Retail Sales, Participant Sports and Recreation, Children's Play Center, Limited Manufacturing, Production and Industrial Services (catering & shared kitchen only), and Wireless Communication Facilities (Co-located only) and accessory uses and accessory parking

If Subarea C is developed in conjunction with Subarea B, Subarea C shall have the same allowable uses as Subarea B. If Subarea C is developed independently of Subarea B, permitted uses within Subarea C (on all floors, including the ground floor) shall be as follows: Artist Live/Work Space; Detached House; Townhouse; Multi-unit residential;

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Schools (including playgrounds and enclosed storage of play equipment); Accessory and Non-Accessory Parking; and Bed and Breakfast.

5. This Planned Development consists of these seventeen (17) statements, a Bulk Regulations and Data Table, and the following plans (collectively, the “Approved Plans”) prepared by Solomon Cordwell Buenz and dated April 20, 2017: Existing Zoning Map; Existing Land Use Map; Planned Development Boundary and Property Line; Sub-Area Map; Site Plan – Sub Area A; Landscape Plan: Sub-Area A; South Elevation: Sub-Area A; East Elevation: Sub-Area A; North Elevation: Sub-Area A; and West Elevation: Sub-Area A; Elevation: Shading Device Key Sub-Area A; Exterior Axonometric: Sub-Area A; and Podium Section. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development shall control.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development. Signs denoting a Subarea’s owner, developer or manager shall be deemed On-Premise Signs if the sign directs attention to a business or profession conducted or to a commodity, service or entertainment sold or offered upon the premises where the sign is located.
7. 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 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.
8. All work 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. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of CDOT. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted Floor Area Ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and measurements, the

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definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 57,970 square feet provided, however, no floor area used for accessory parking, non-accessory parking and loading will count as floor area for F.A.R. purposes.

11. 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 Applicants specified in Statement 3, or the Applicant's successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
12. Prior to Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for Sub-Area(s) B or C, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way. Following approval by the Department of Planning and Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of any Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 11. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Sub Area Site Plan approval submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

It is also acknowledged that the building configurations and parking improvements shown on the attached Approved Plans for the development of Subareas B or C are illustrative, and that Subareas B or C may be developed independently or in combination, so long as: (i) the height of all buildings within both Subareas is less than 45 feet; (ii) the F.A.R. of the overall Planned Development does not exceed 5.0; (iii) the minimum lot area (MLA) for the overall

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Planned Development is in compliance with the MLA standards of the B3-5 Community Shopping District; (iv) the applicable Subareas provide no less parking than is required by the Zoning Ordinance; and (v) all required approvals are obtained under this Statement 12.

The existing building and other improvements within Subarea B are expressly permitted under this Planned Development, including any interior renovations and exterior repairs that do not increase the ~~existing building's~~ floor area, and no Part II approval shall be required for such interior renovations or exterior repairs.

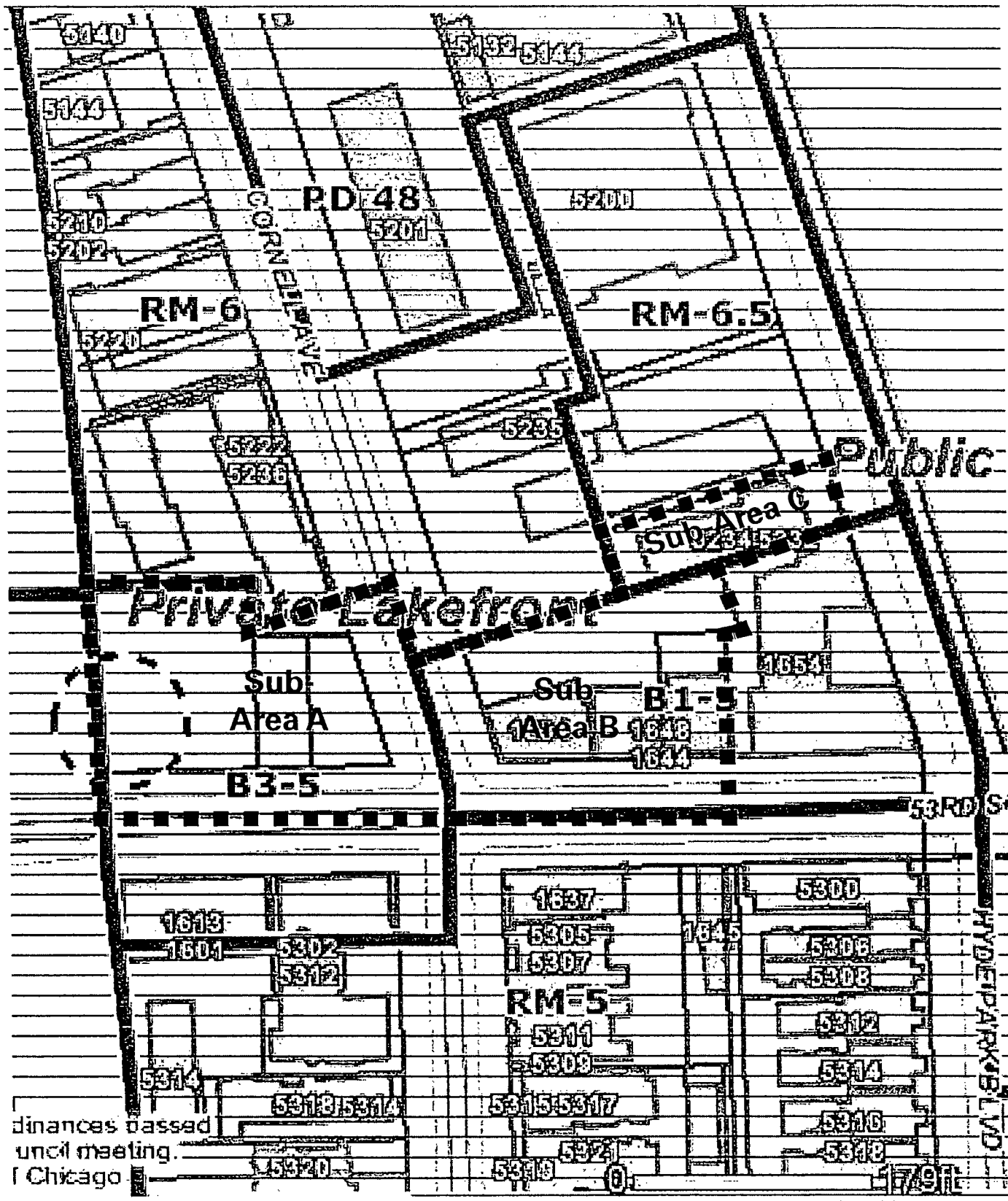
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary 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.
14. The Applicants acknowledge that it is in the public interest to design, construct and maintain buildings and other improvements within the Planned Development in a manner that promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings on the Property shall be reviewed and approved by the Mayor's Office for People with Disability ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago 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 applicable Part II approval.
16. The Applicants shall comply with the 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 of Chicago or any other provision of that Code.
17. Unless substantial construction of Subarea A has commenced within six (6) years following adoption of this amendment to the Planned Development, and unless completion is thereafter diligently pursued, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Property in accordance with Section 17-13-0612 of the Zoning Ordinance to the pre-existing classifications of B3-5 Community Shopping District (with respect to Subarea A), B1-5 Neighborhood Shopping District (with respect to Subarea B), and RM6.5 Residential Multi-Unit District (with respect to Subarea C). Said six (6) years may be extended for up to one (1) additional year in accordance with Section 17-13-0612 of the Zoning Ordinance.

APPLICANTS: Subarea A: 1600 E. 53<sup>rd</sup> Street, LLC; Subarea B: 1644 E. 53<sup>rd</sup>, LLC; Subarea C: 5232 S. Hyde Park Boulevard, LLC

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distances passed  
 council meeting  
 of Chicago

**EXISTING ZONING MAP**

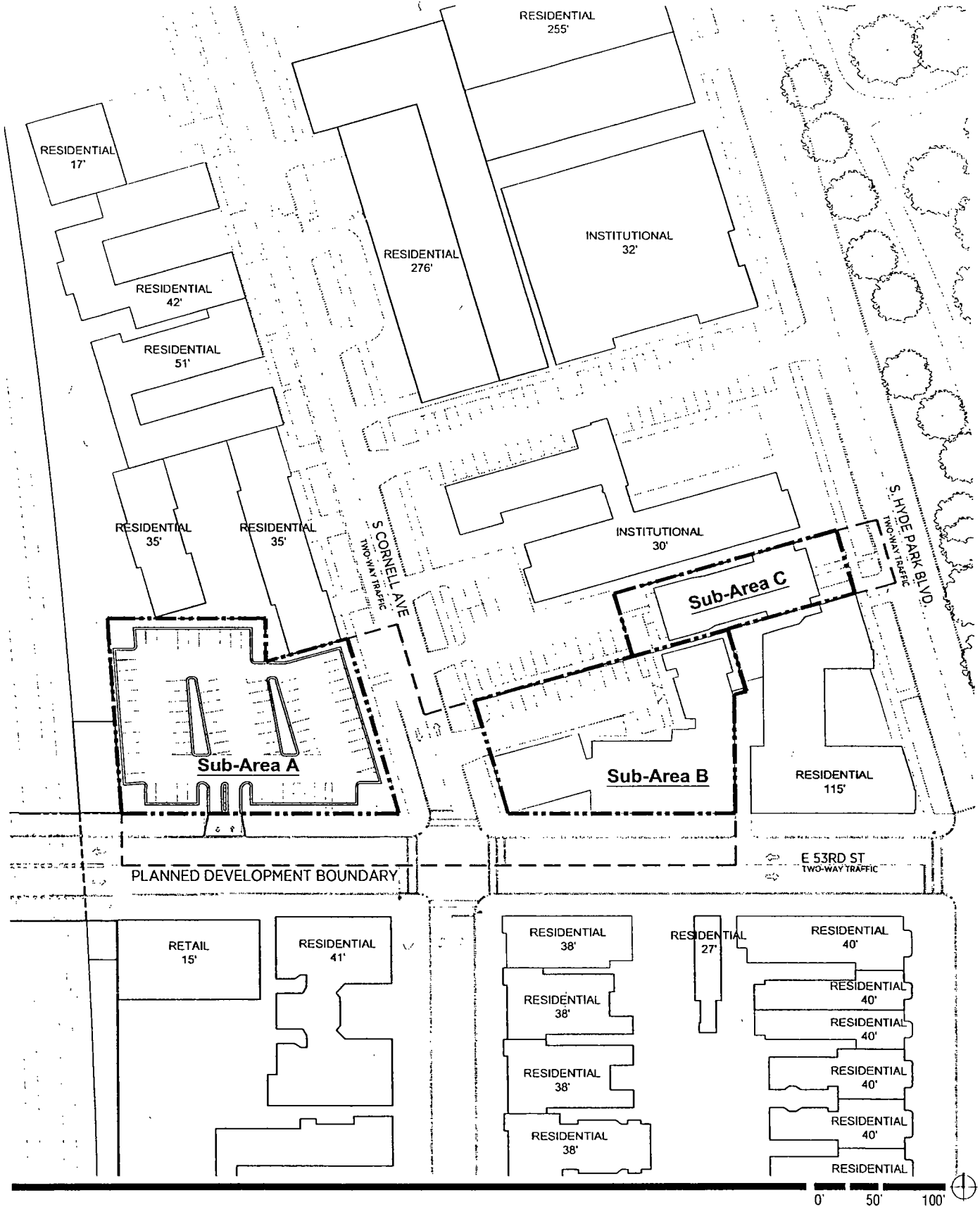


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Applicant: 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
 Address: 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
 Date: January 25, 2017  
 CPC Date: April 20, 2017

NTS





**EXISTING LAND USE MAP**



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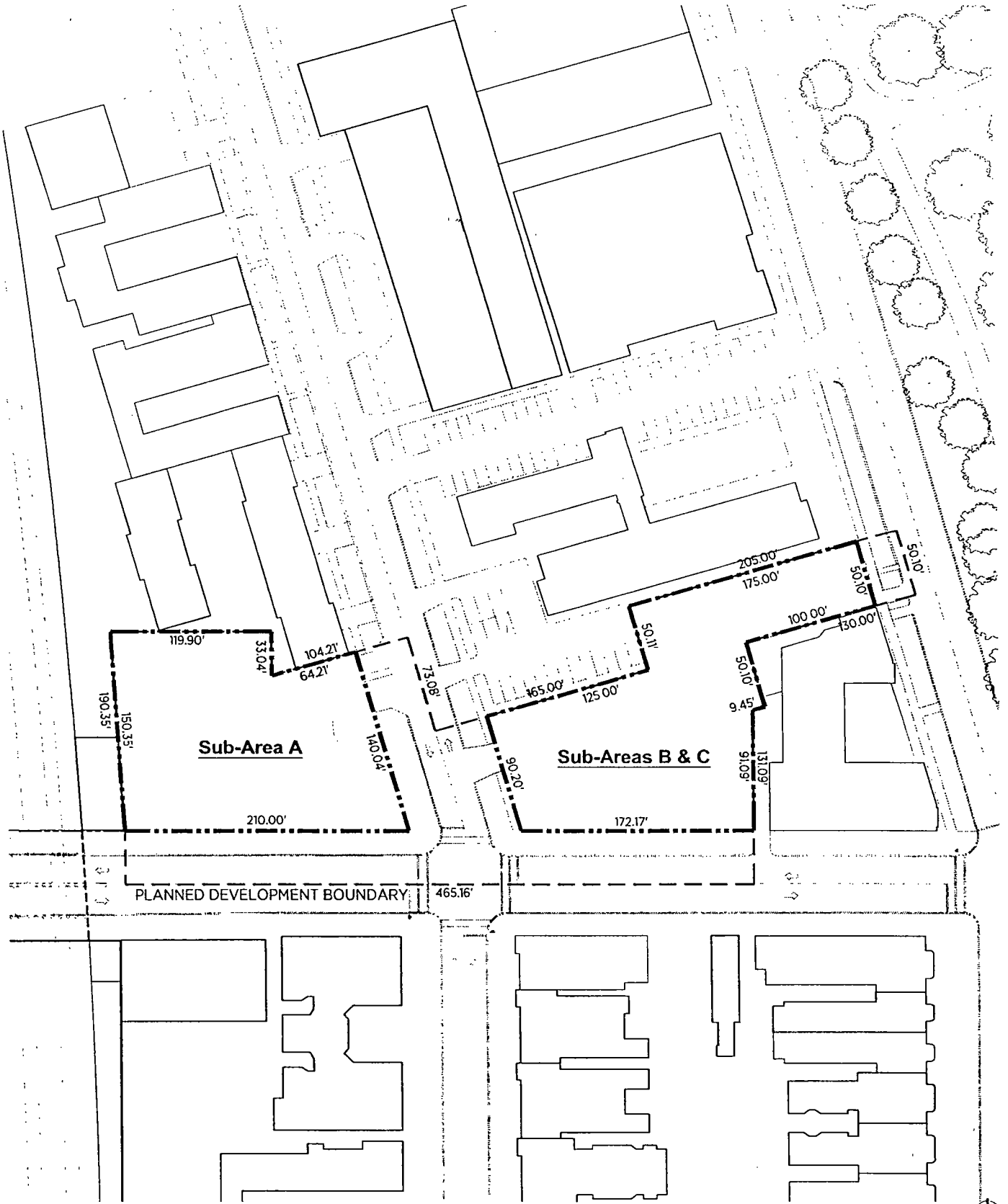
**Applicant:**

**Address:**

**Date:**

**CPC Date:**

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
 January 25, 2017  
 April 20, 2017



**PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE**



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**Applicant:**

**Address:**

**Date:**

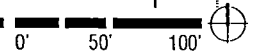
**CPC Date:**

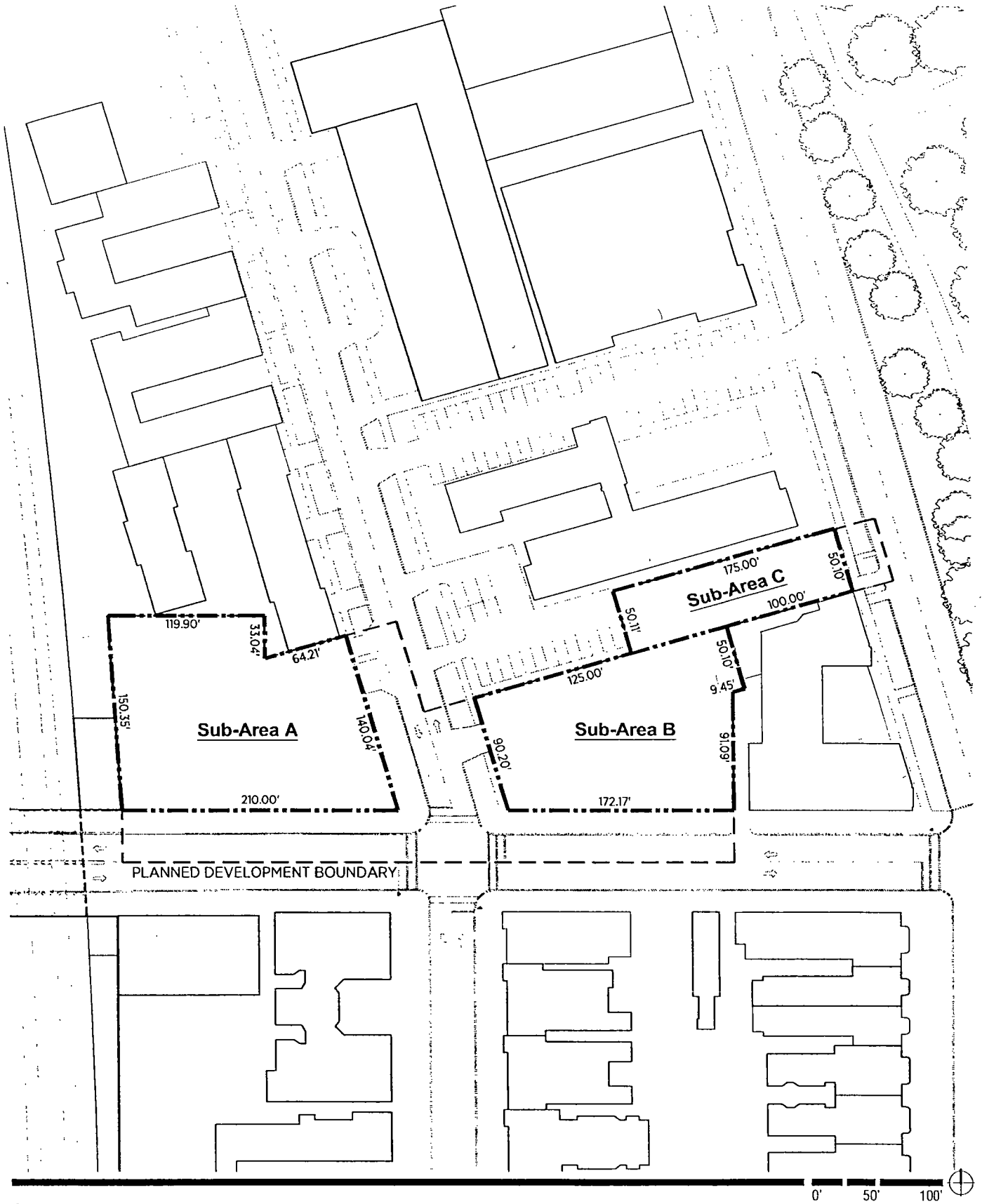
1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC

1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.

January 25, 2017

April 20, 2017



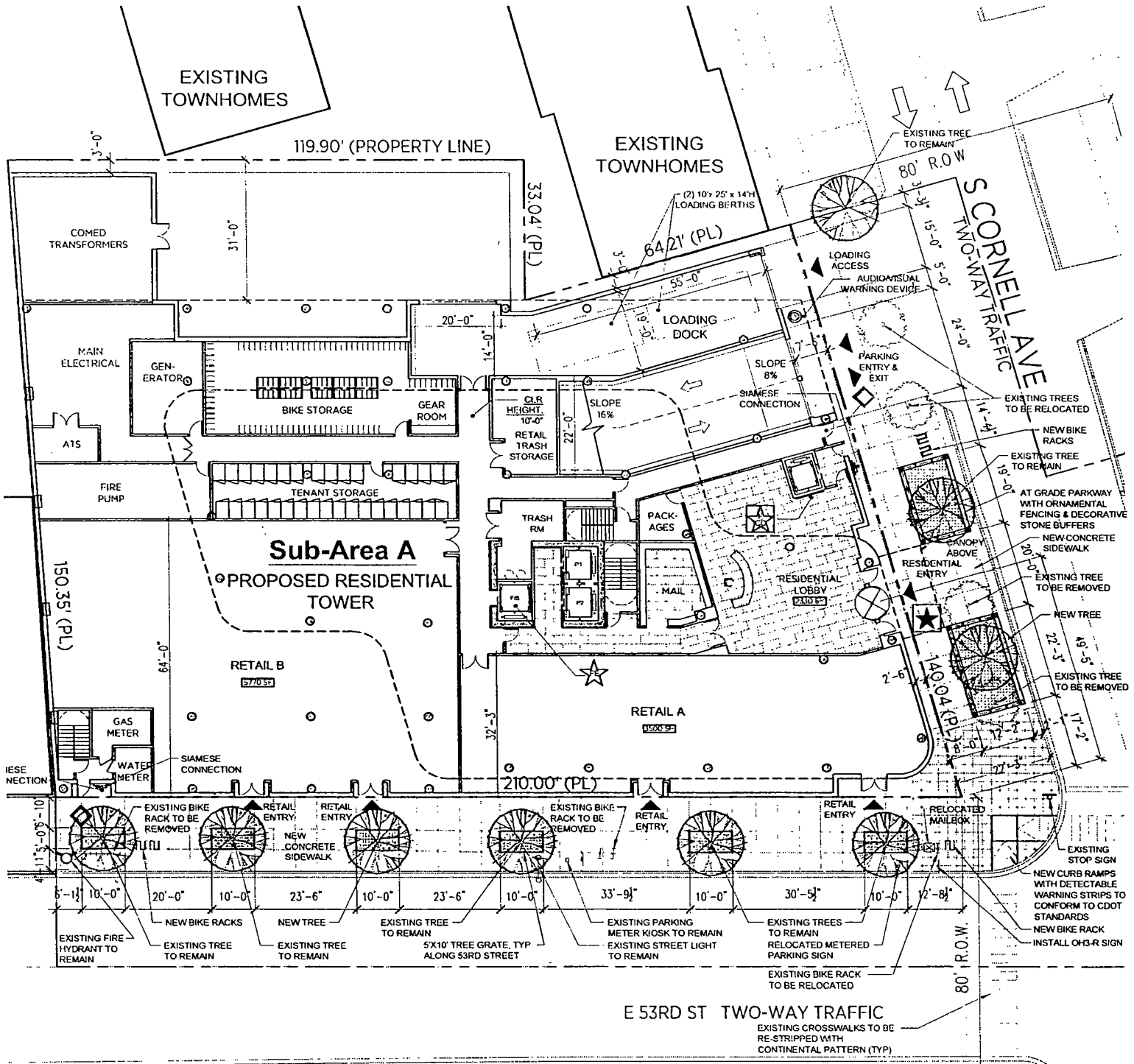


**SUB-AREA MAP**



© 2017 Solomon Cordwell Buenz

**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
**CPC Date:** April 20, 2017

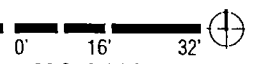


**SITE PLAN - SUB AREA A**

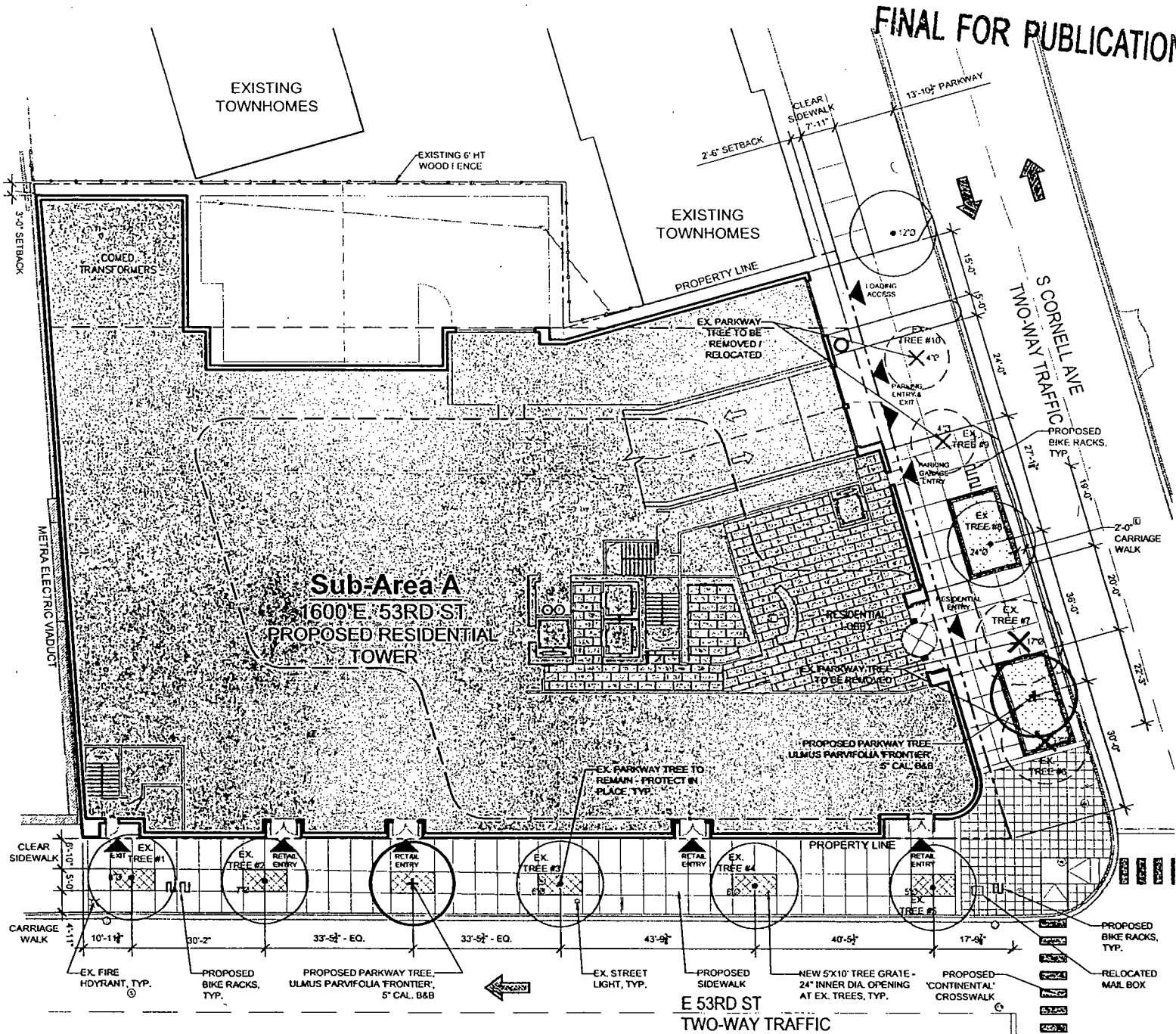


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**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
**CPC Date:** April 20, 2017



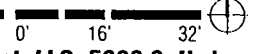
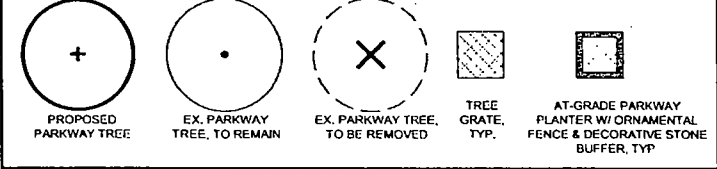




**PARKWAY TREE SCHEDULE**

CODE	UNIT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>TREES</b>							
UP	EACH	2	ULMUS PARVIFOLIA 'FRONTIER'	FRONTIER ELM	5" CAL. B&B	AS SHOWN	SPECIMEN QUALITY

**LEGEND**

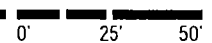
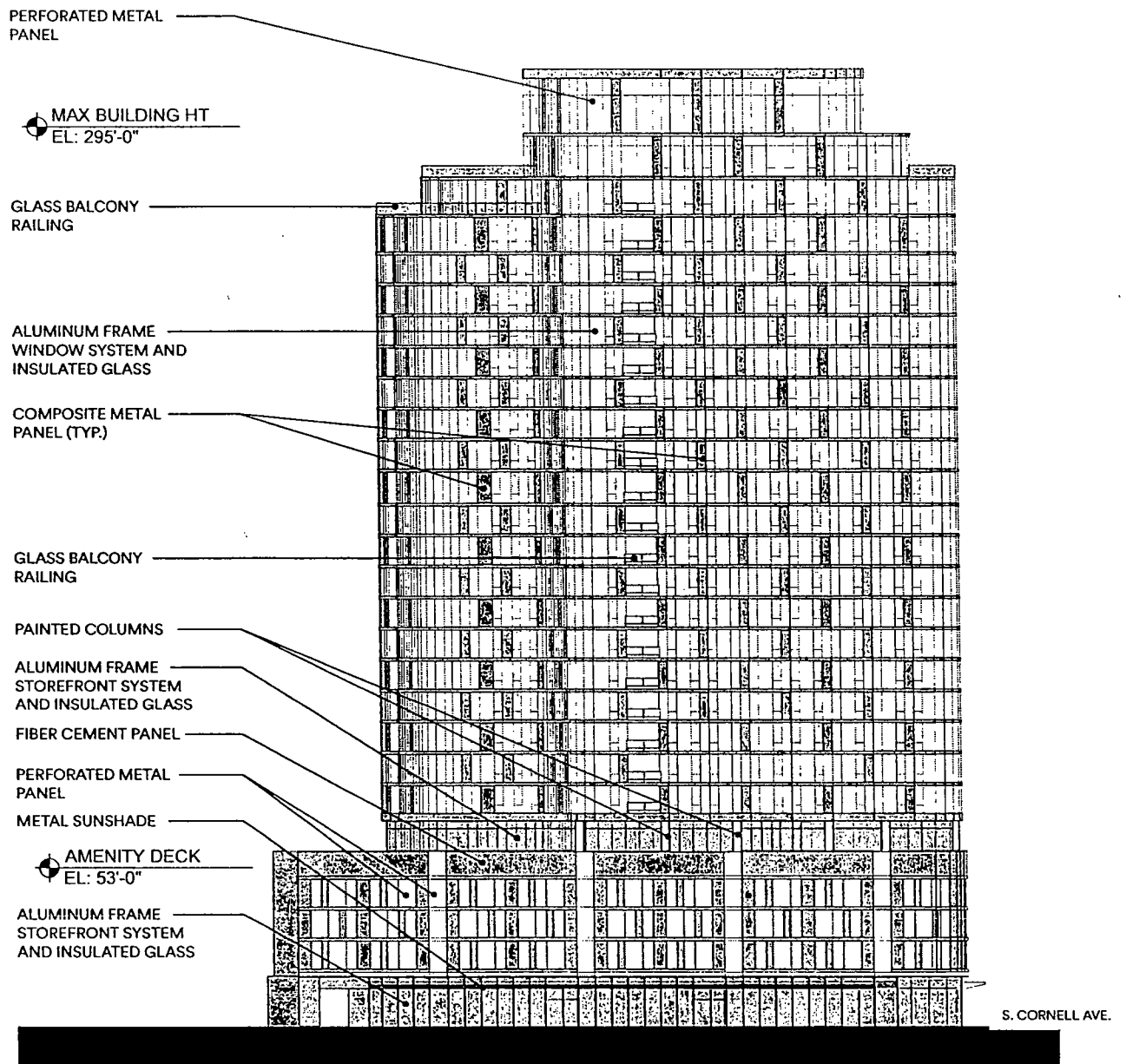


**LANDSCAPE PLAN:  
SUB-AREA A**



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**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
**CPC Date:** April 20, 2017

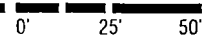
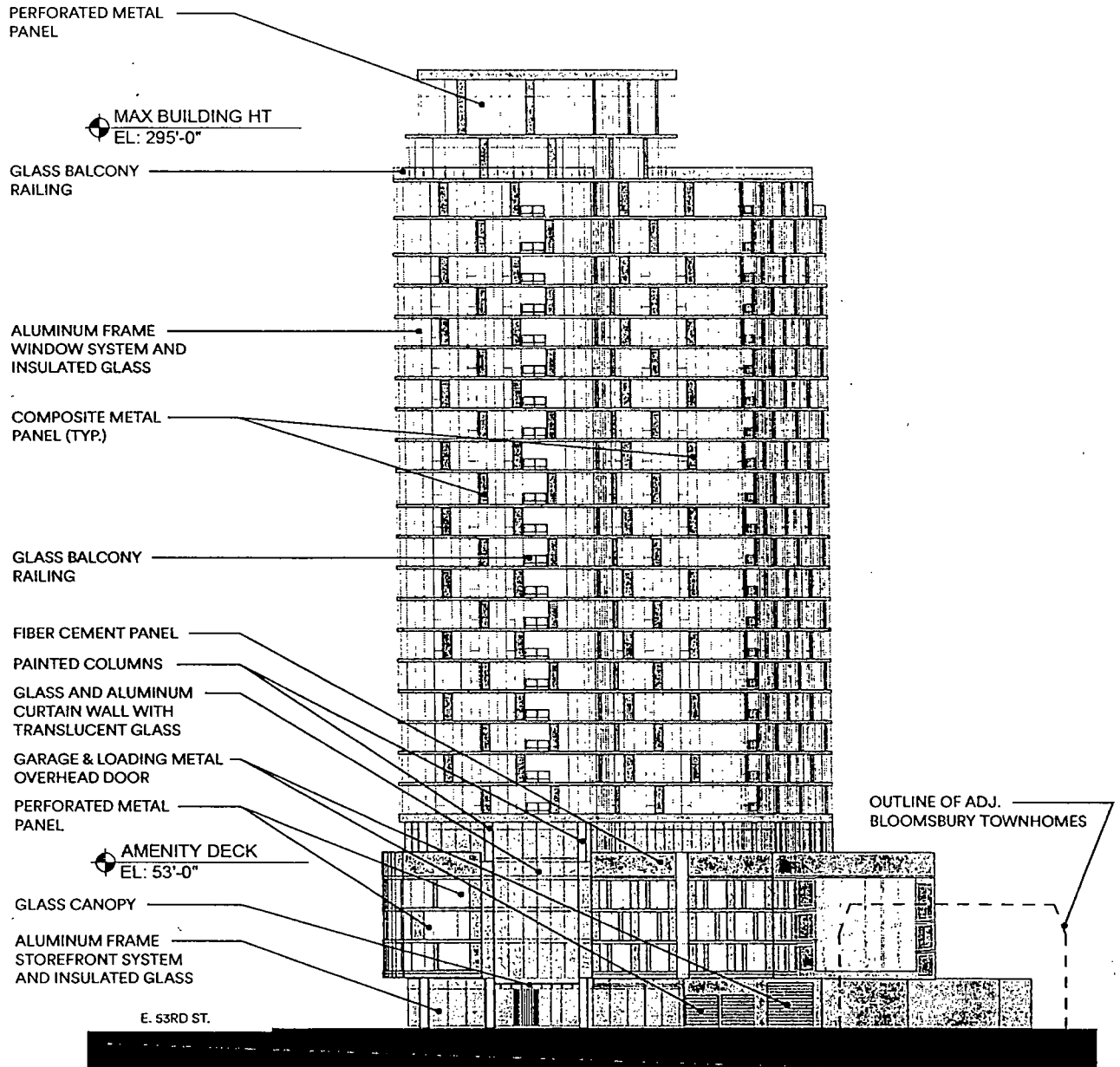


**SOUTH ELEVATION:  
SUB-AREA A**



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**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
**CPC Date:** April 20, 2017

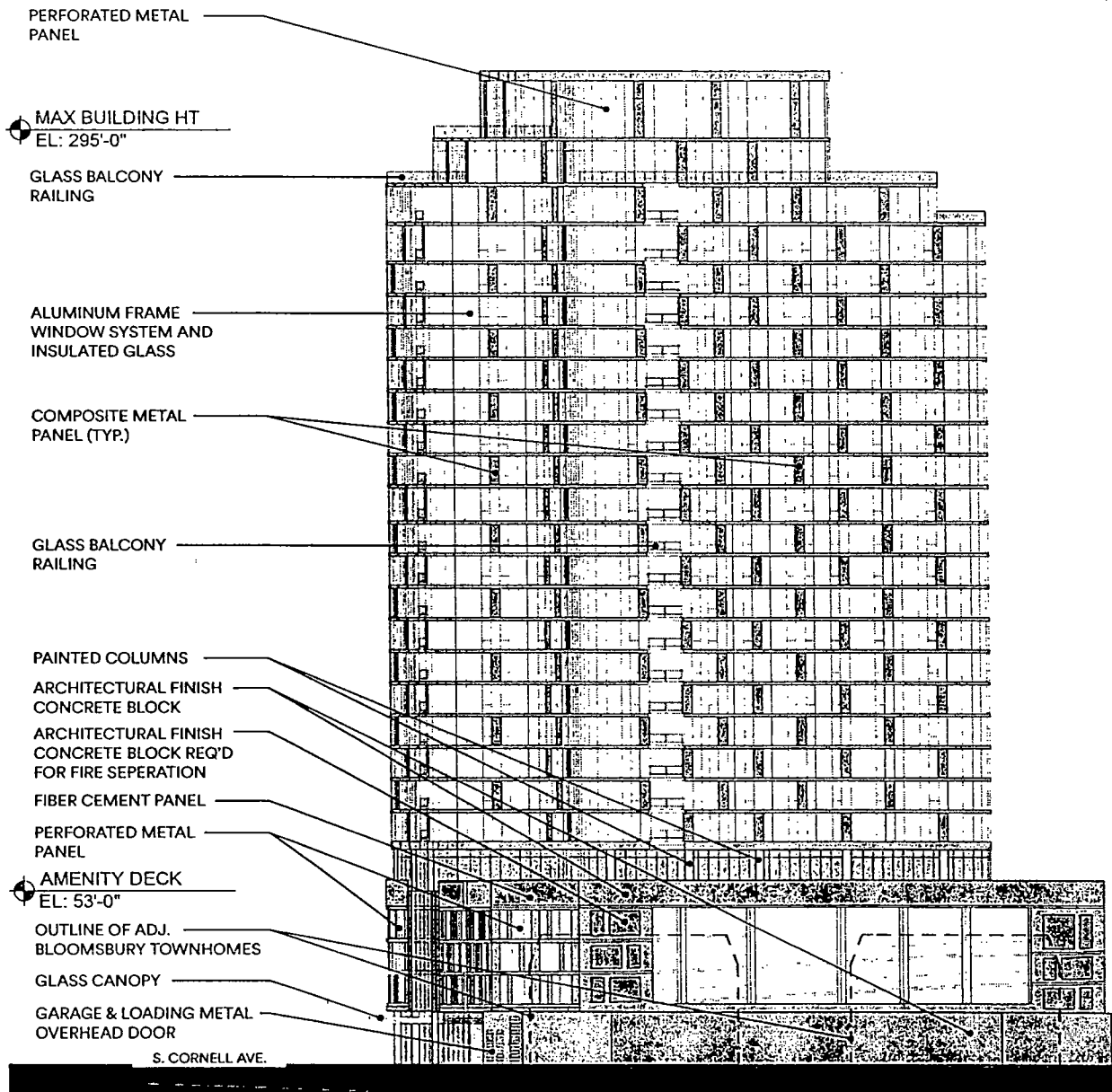


**EAST ELEVATION:  
SUB-AREA A**



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**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
**CPC Date:** April 20, 2017



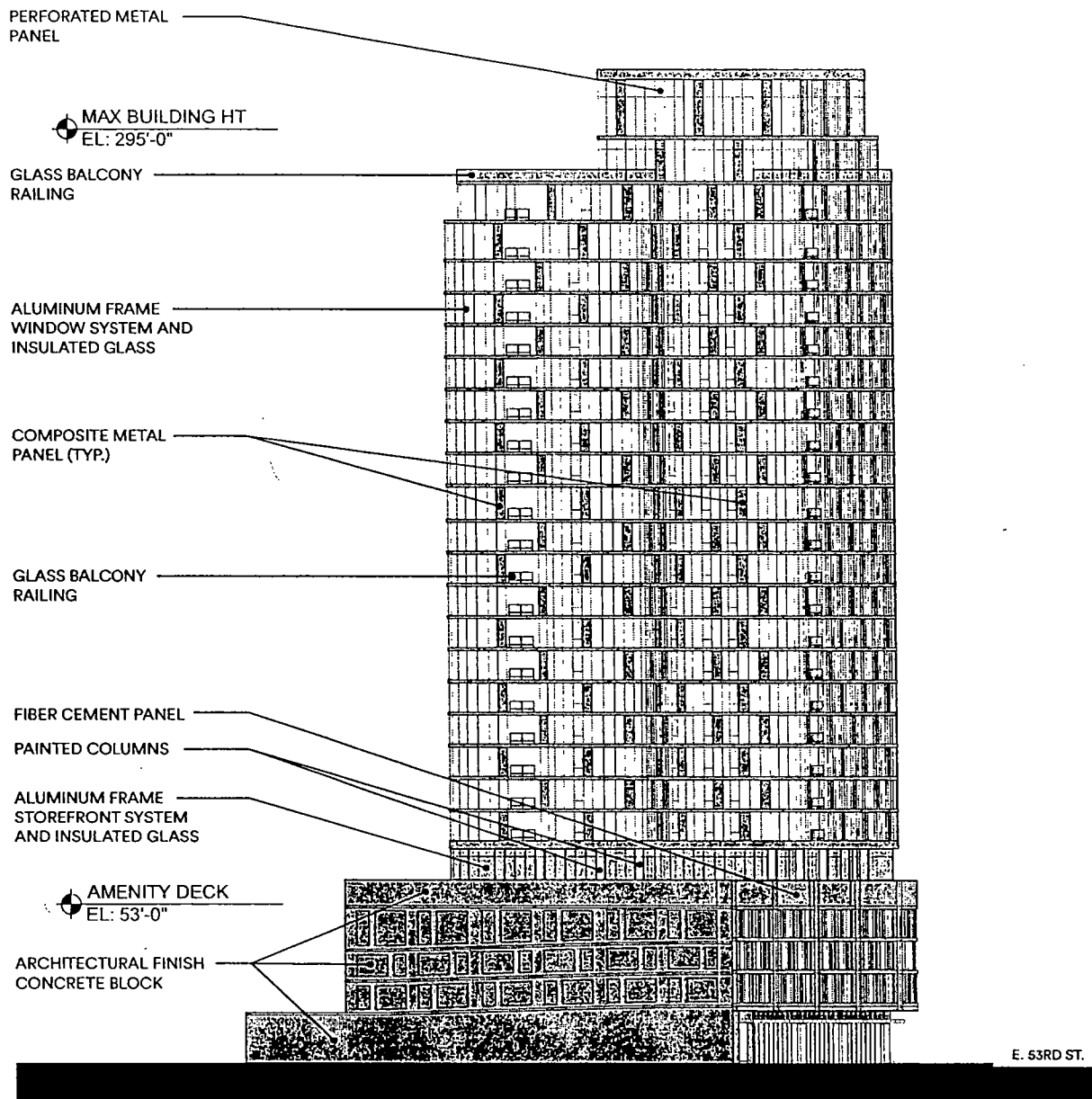
0' 25' 50'

**NORTH ELEVATION:  
SUB-AREA A**



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**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
**CPC Date:** April 20, 2017



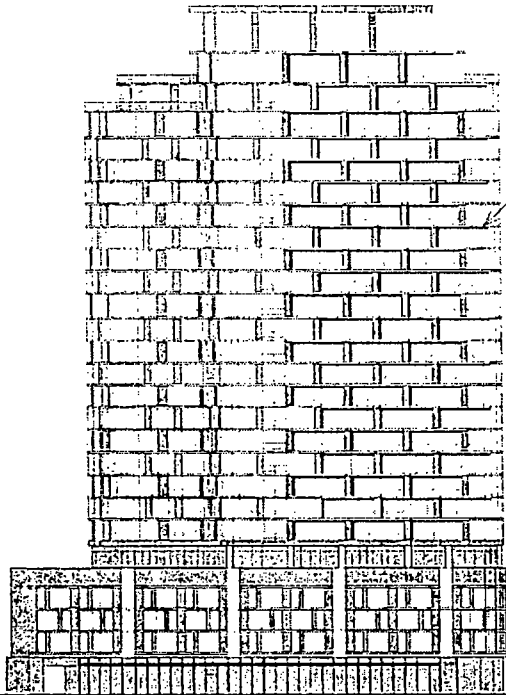
**WEST ELEVATION:  
SUB-AREA A**



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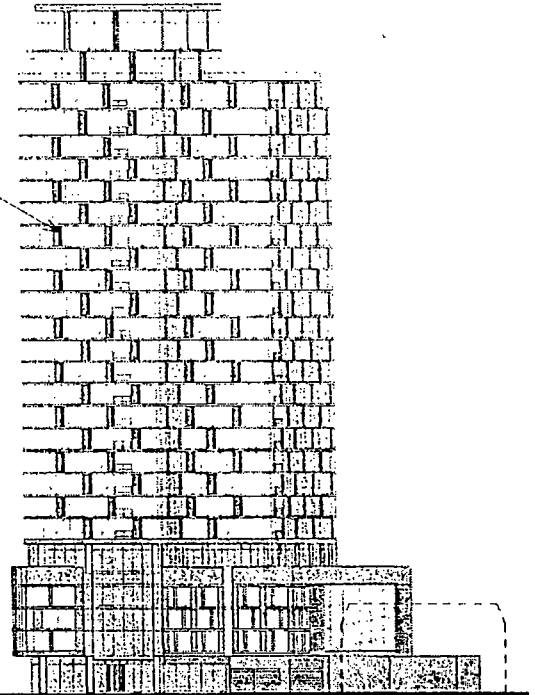
**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
**CPC Date:** April 20, 2017

0' 25' 50'

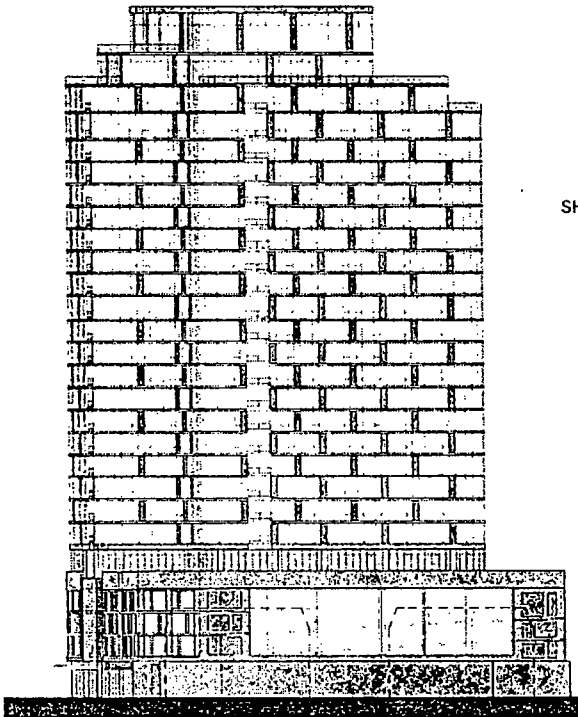


**SOUTH ELEVATION**

SHADING DEVICES

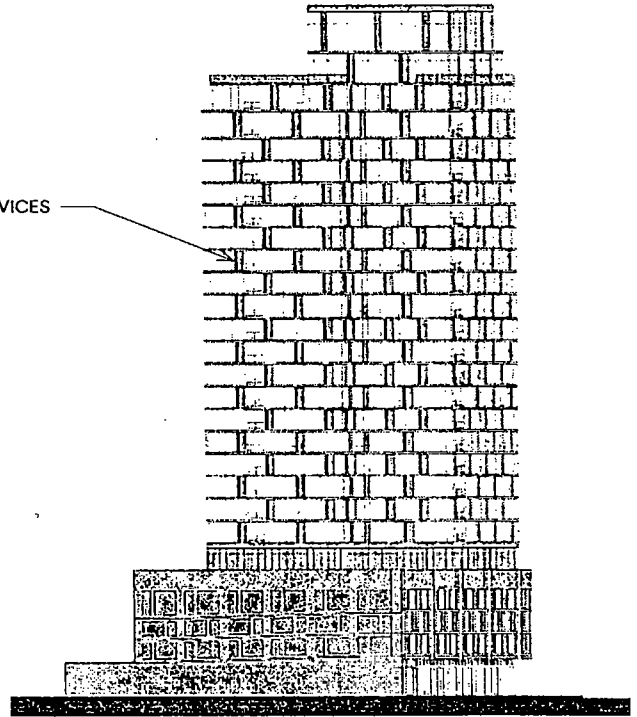


**EAST ELEVATION**



**NORTH ELEVATION**

SHADING DEVICES



**WEST ELEVATION**

0' 40' 80'

**ELEVATION: SHADING DEVICE KEY  
SUB-AREA A**



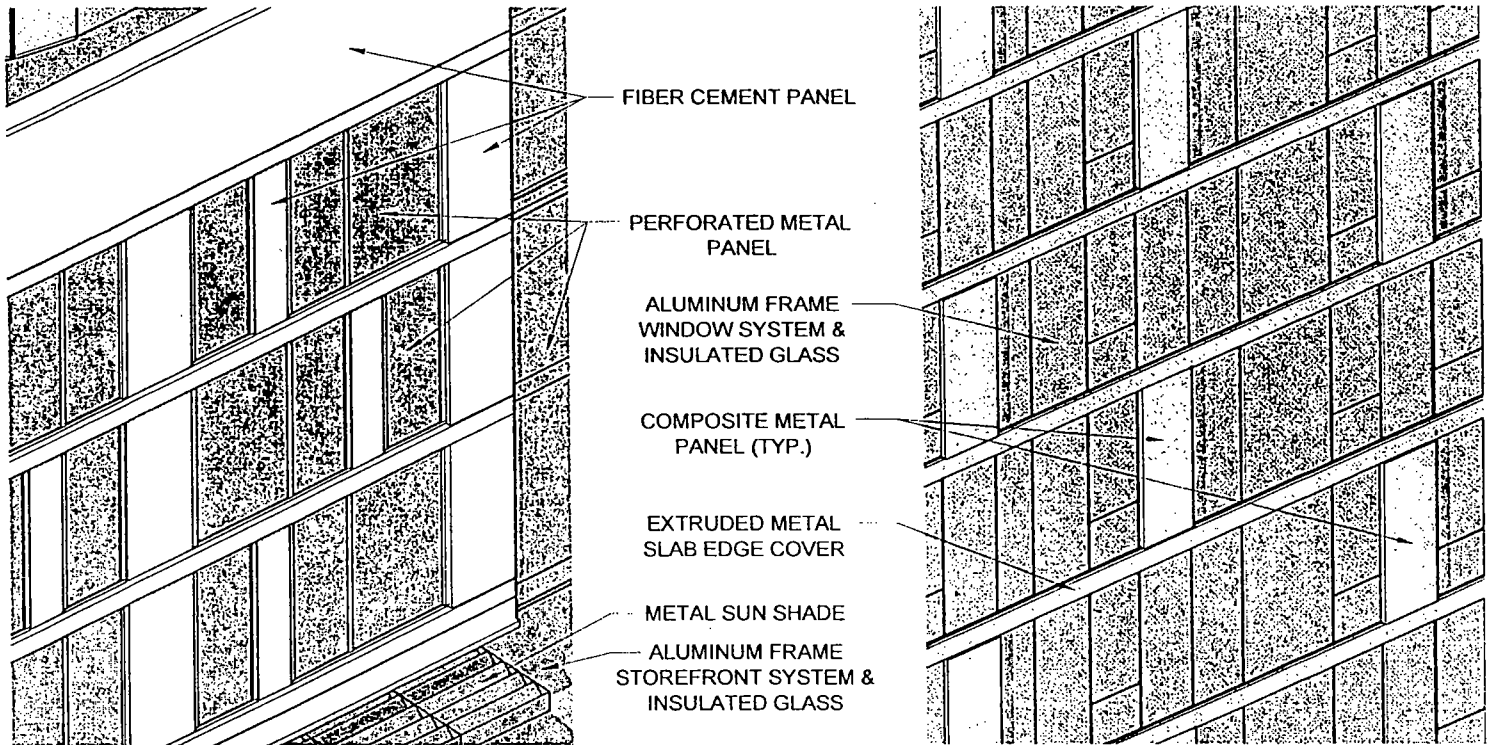
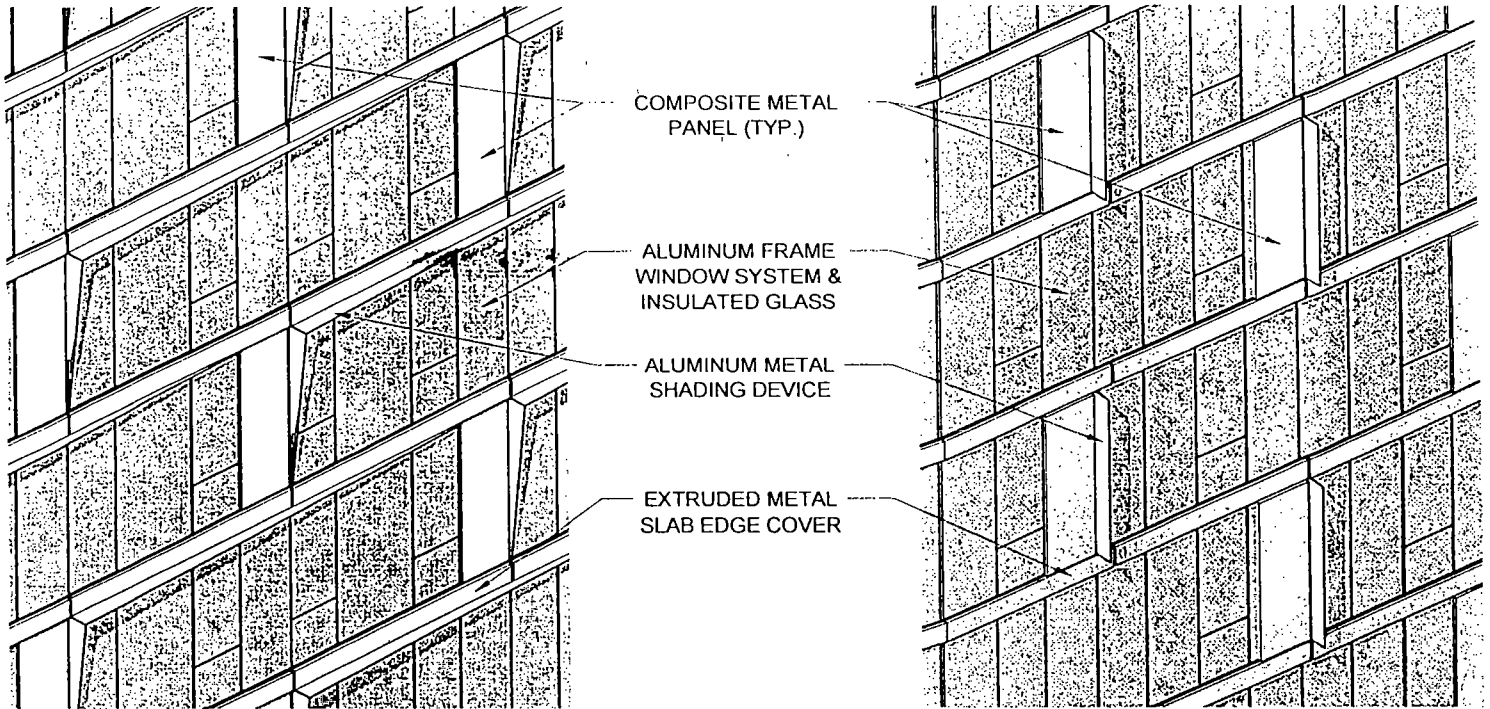
© 2017 Solomon Cordwell Buenz

**Applicant:**  
**Address:**  
**Date:**  
**CPC Date:**

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde  
Park Boulevard, LLC  
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S.  
Hyde Park Blvd.  
January 25, 2017  
April 20, 2017

TOWER SOUTH ELEVATION

TOWER EAST / WEST ELEVATION



GARAGE SOUTH ELEVATION

TOWER NORTH ELEVATION

EXTERIOR AXONOMETRIC:  
SUB-AREA A



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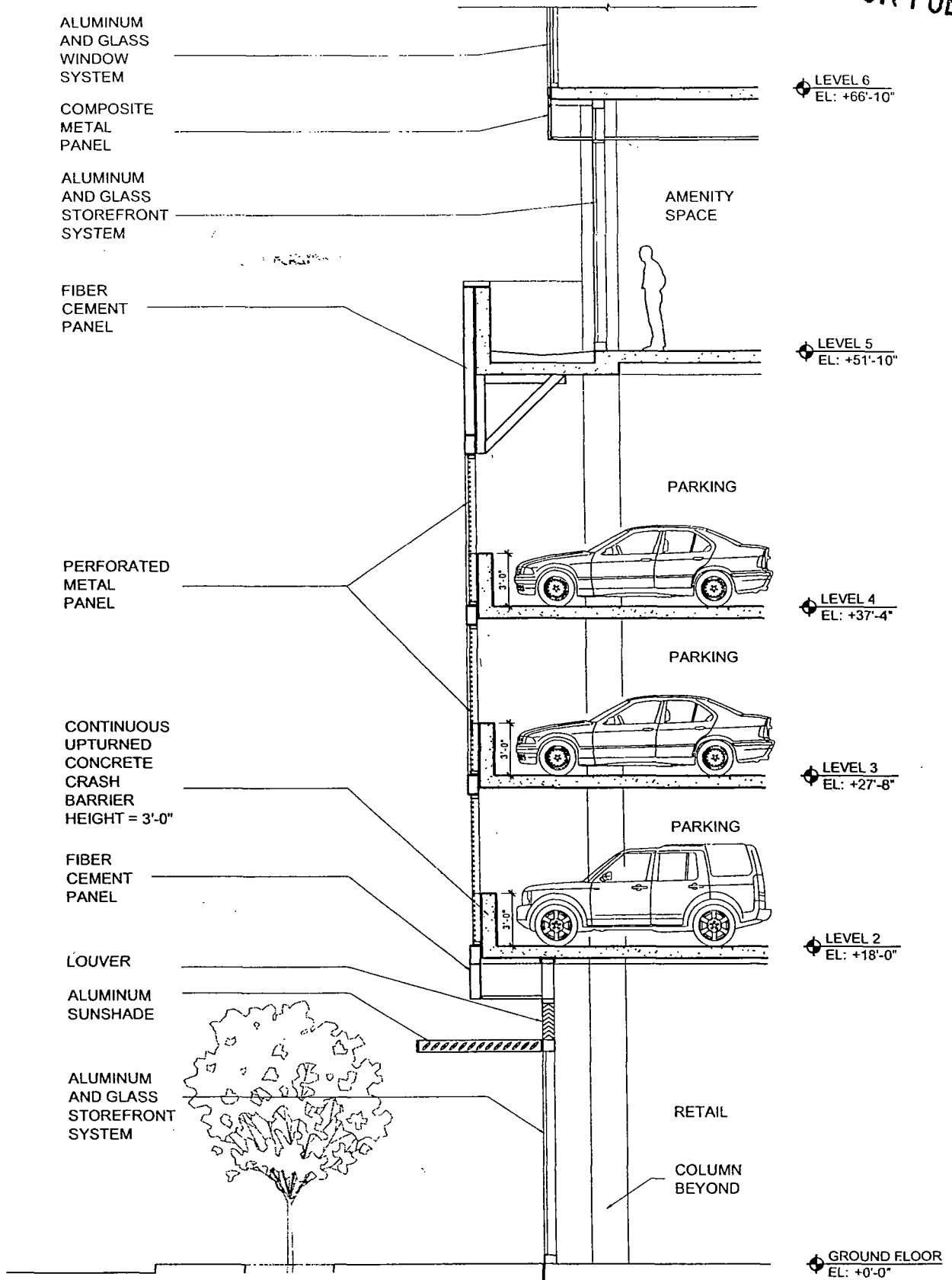
Applicant: 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC

Address: 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.

Date: January 25, 2017

CPC Date: April 20, 2017

NOT TO SCALE



**PODIUM SECTION**

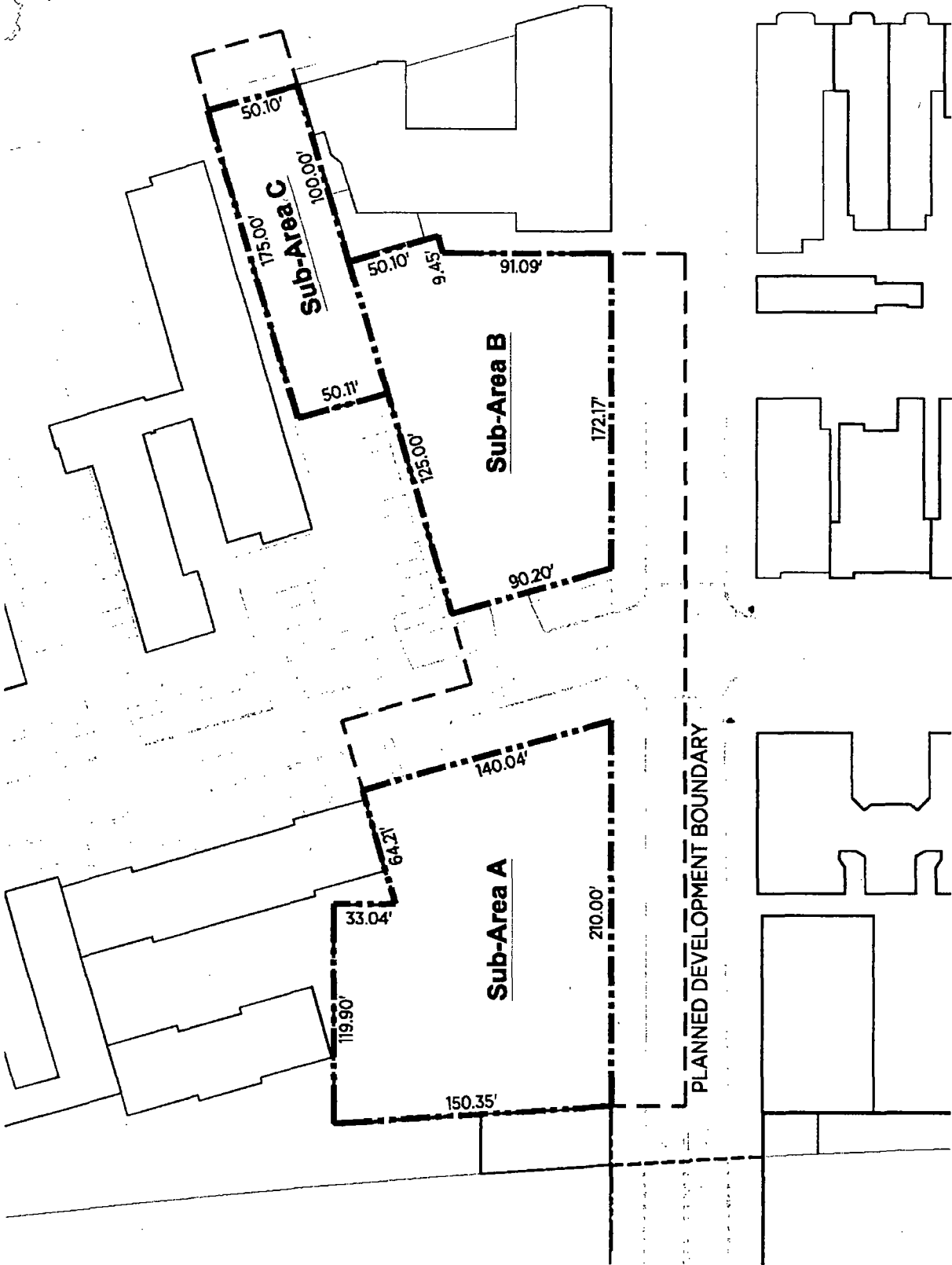


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**Address:** 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
**Date:** January 25, 2017  
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PLAN

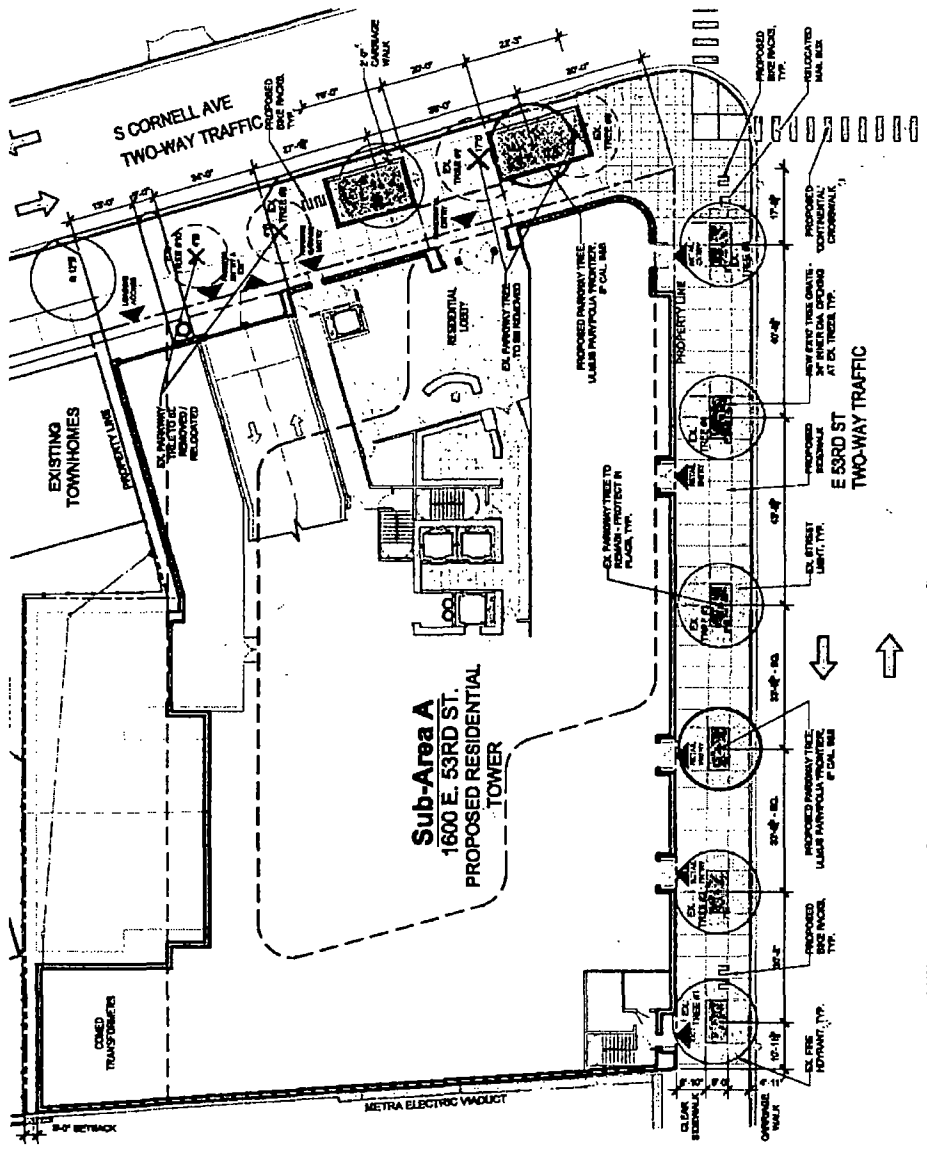


**SUB-AREA MAP**

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 6232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017

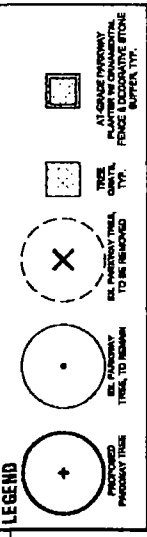






**PARKWAY TREE SCHEDULE**

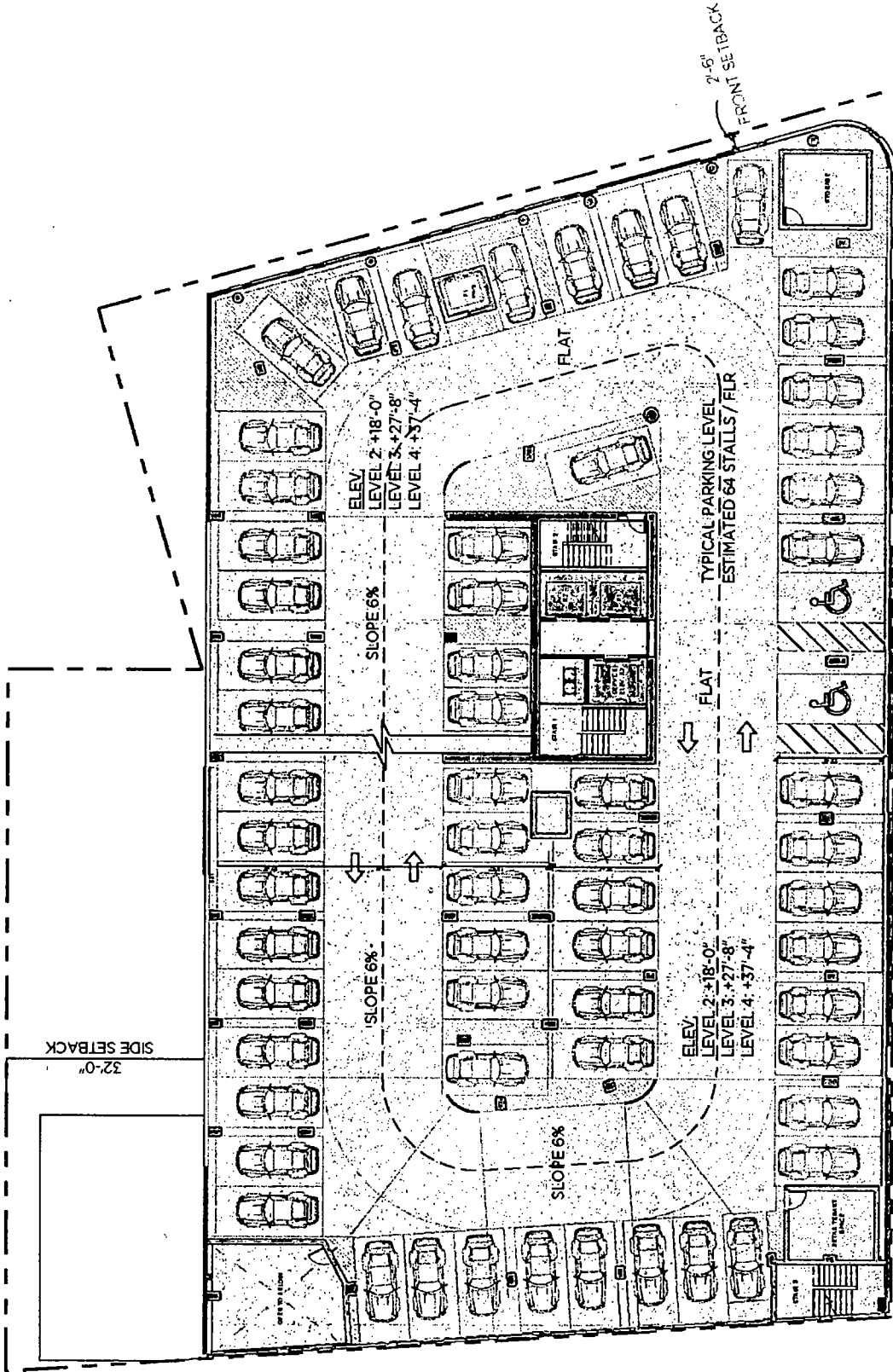
CODE	UNIT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
VP	EACH	7	ULMUS PARVIFOLIA FROSTIER	PRINCEPIUM	8" CAL DBH	AS SHOWN	SECURED QUALITY



**LANDSCAPE PLAN / SUB-AREA "A"**

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017





TYPICAL PARKING PLAN / SUB-AREA "A"

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017






19080  
FINAC

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David Reifman  
Commissioner  
Department of Planning and Development

Date: May 1, 2017

Re: Proposed Planned Development (generally located at 1600 E. 53<sup>rd</sup> Street)

---

On April 20, 2017, the Chicago Plan Commission recommended approval of a proposed Residential Business Planned Development submitted by the Applicants, 1600 East 53<sup>rd</sup> Street, LLC; 1644 East 53<sup>rd</sup>, LLC and 5232 South Hyde Park Boulevard, LLC. The project involves the construction of a 27-story, mixed use building with 250 dwelling units, 10,000 square feet of ground floor commercial space and 193 parking spaces. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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)

# Chicago Plan Commission

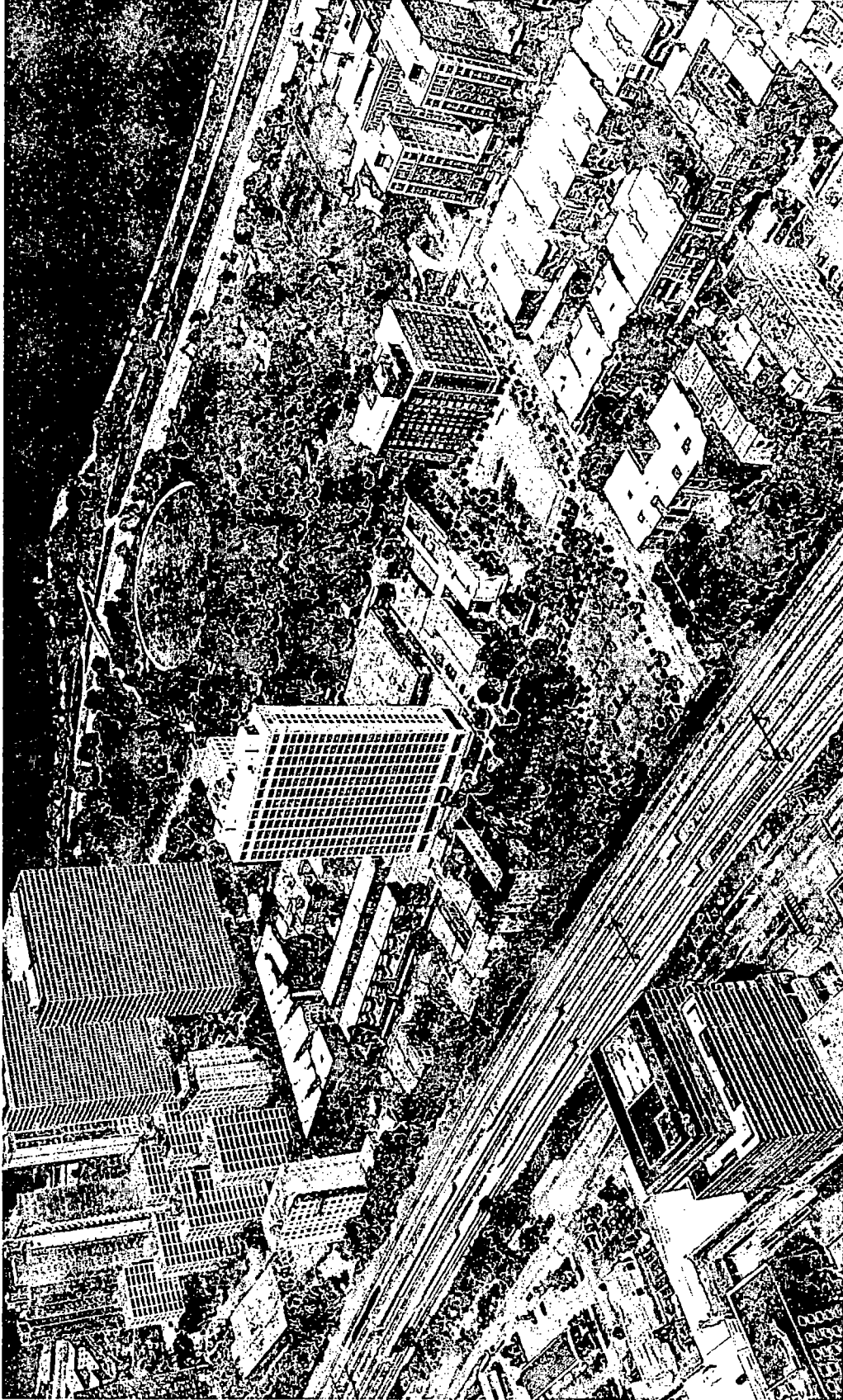


Proposed Planned Development and Lakefront Application  
1600 E. 53<sup>rd</sup> Street

April 20, 2017



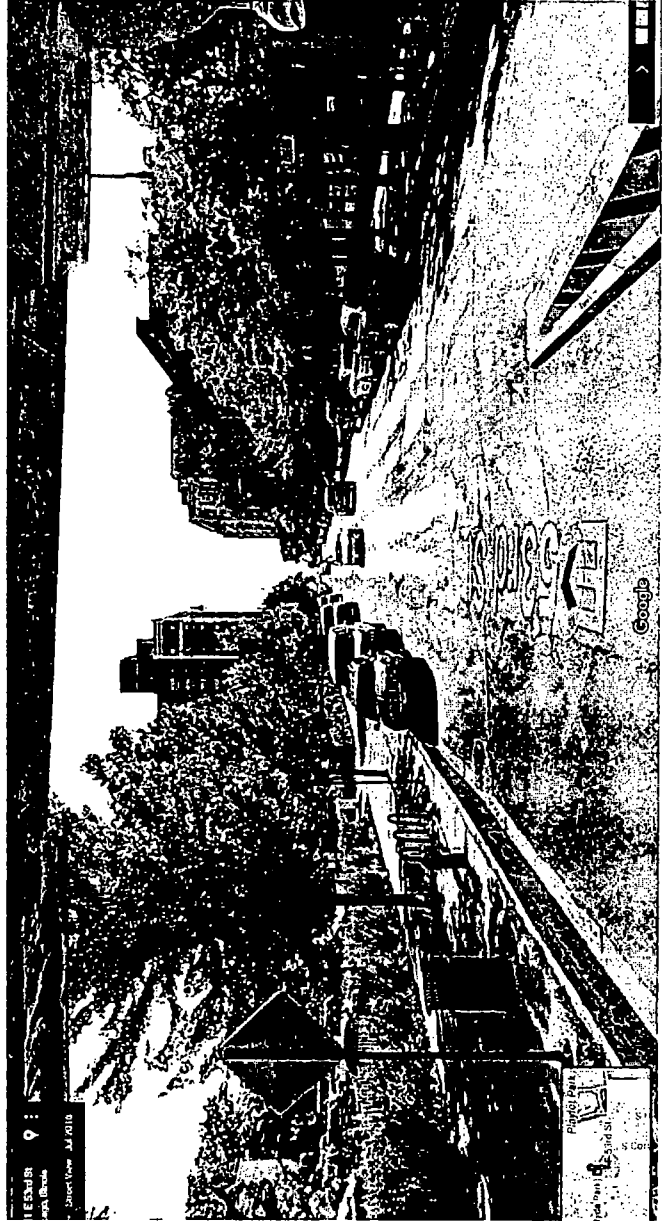
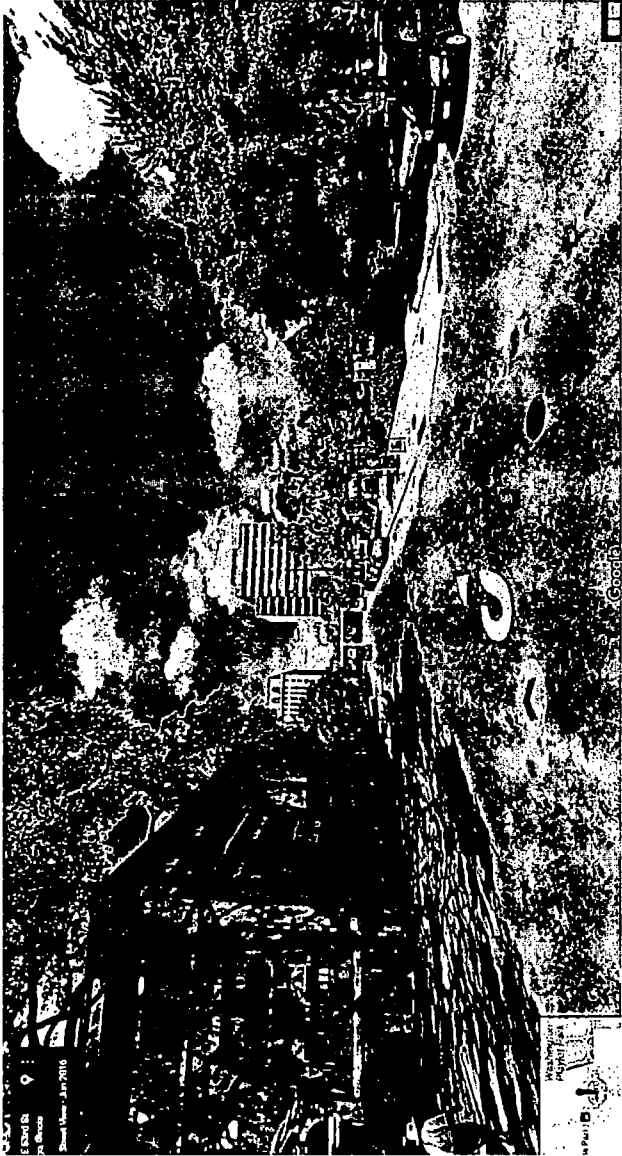


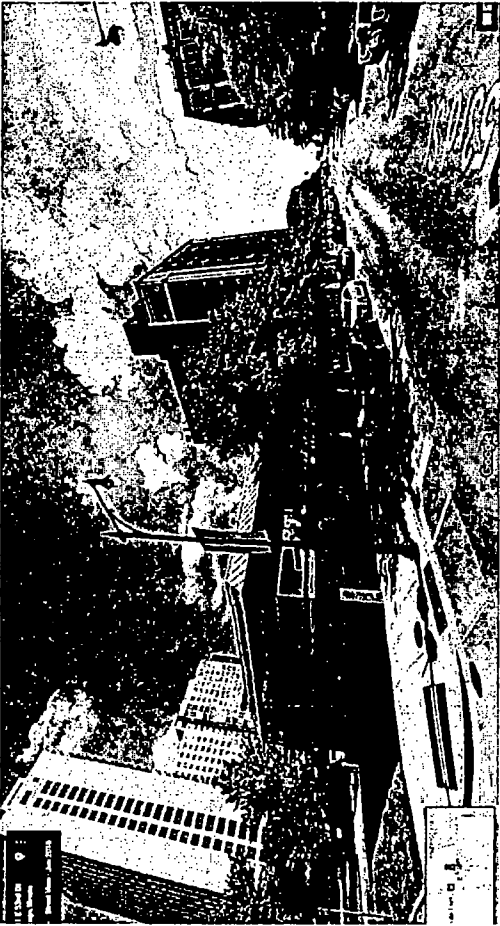
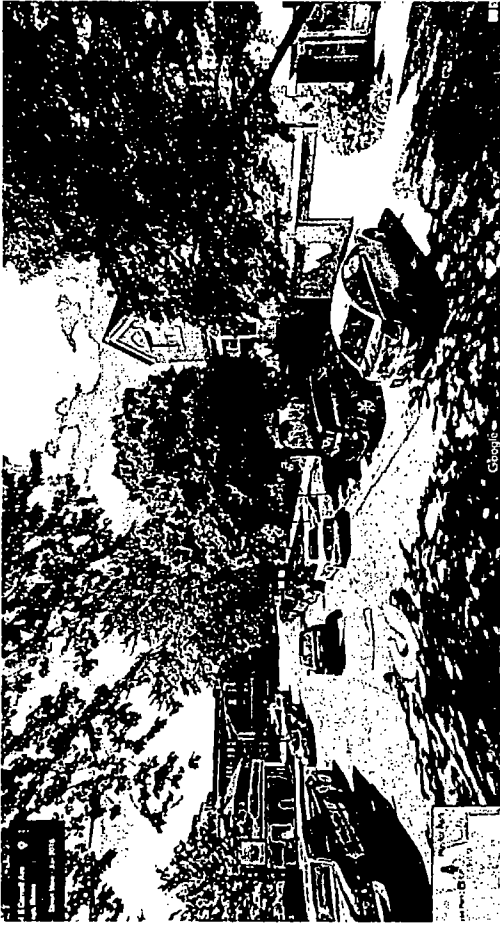


**CONTEXT AERIAL**

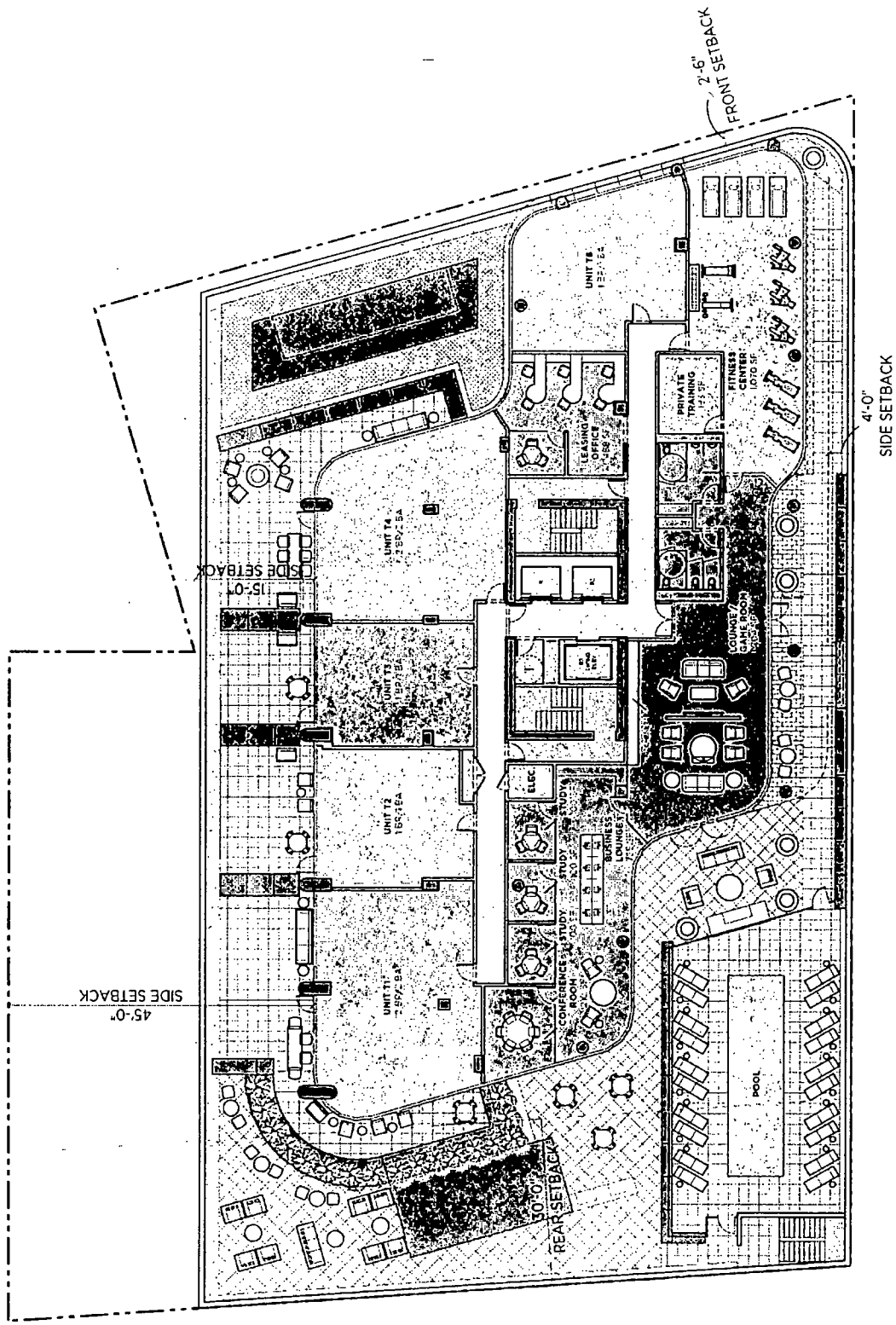
1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017







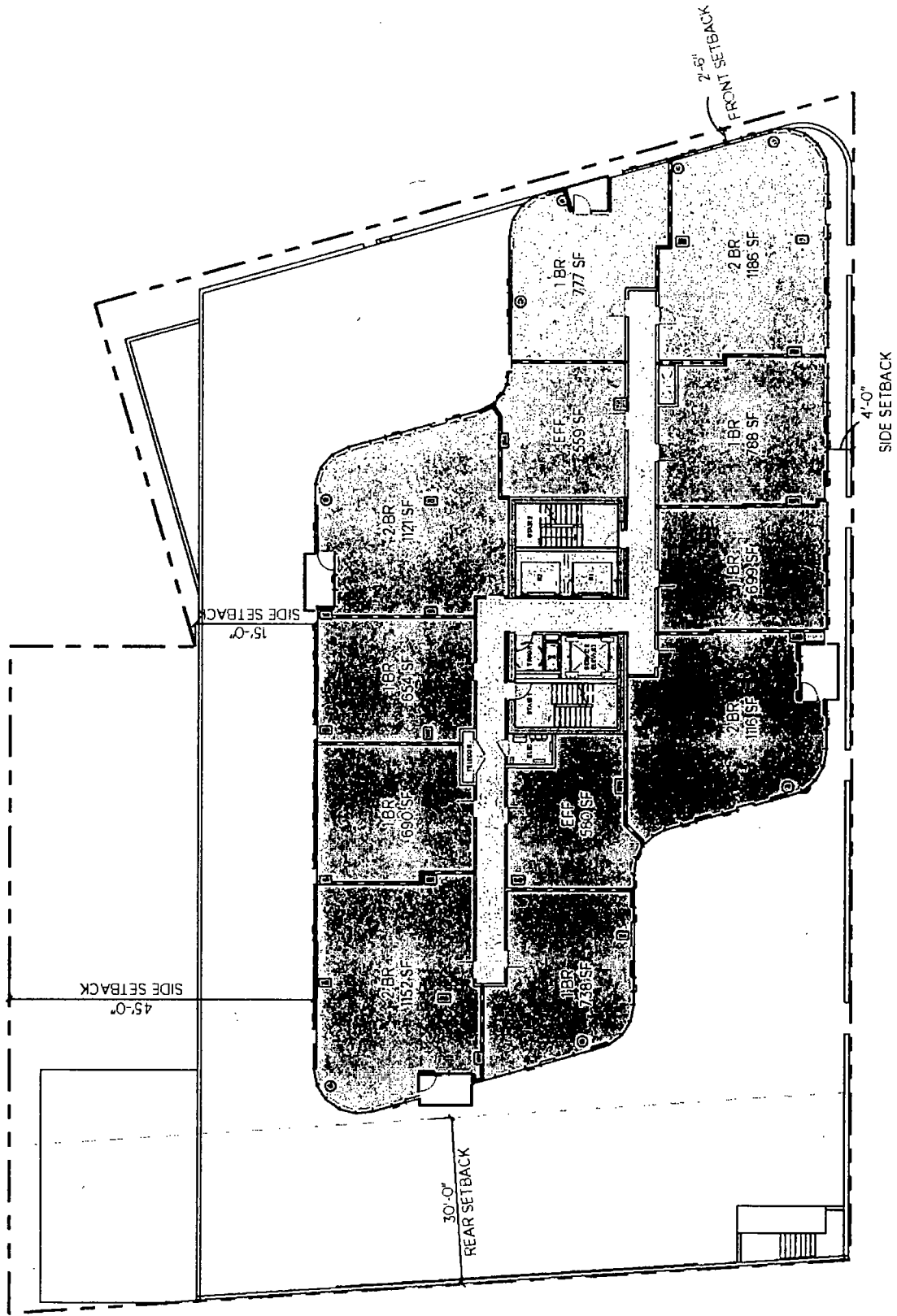




AMENITY FLOOR PLAN / SUB-AREA "A"

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017

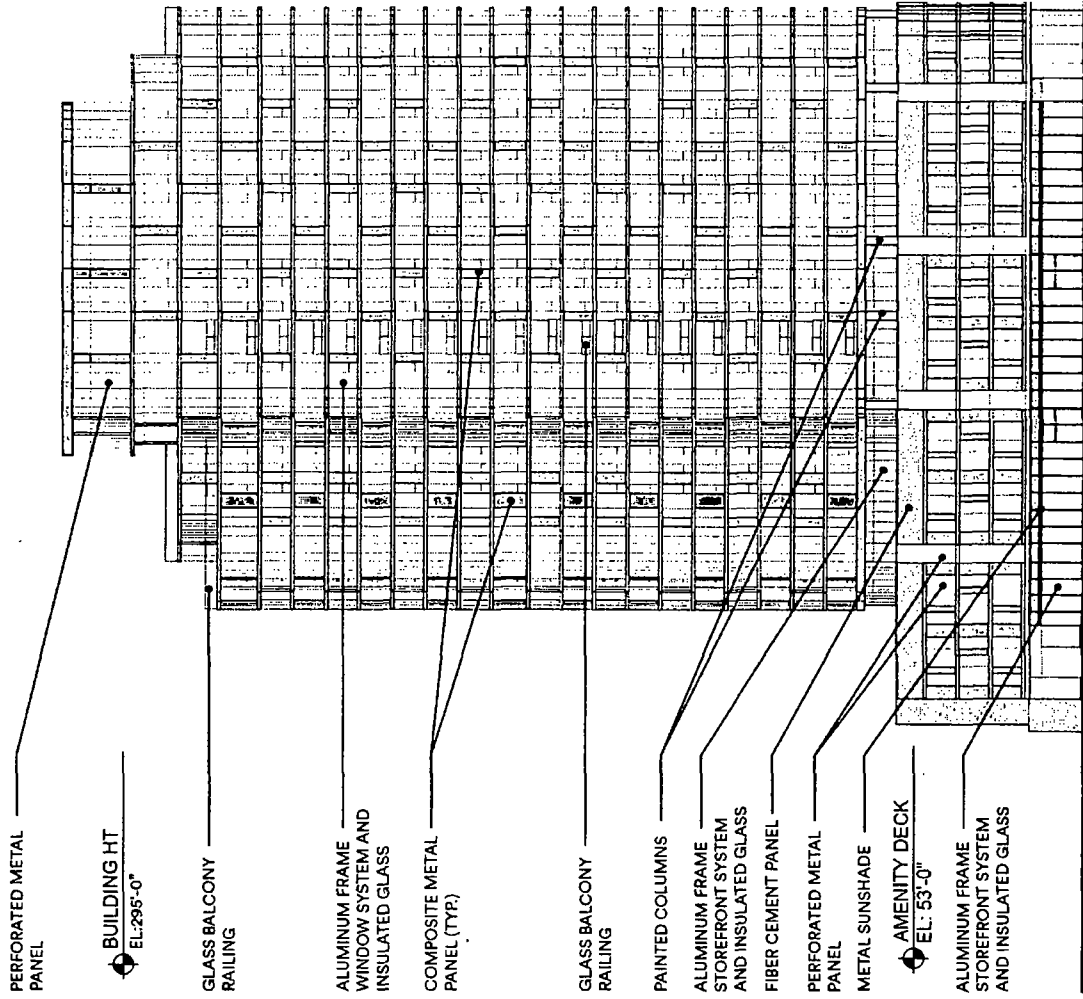




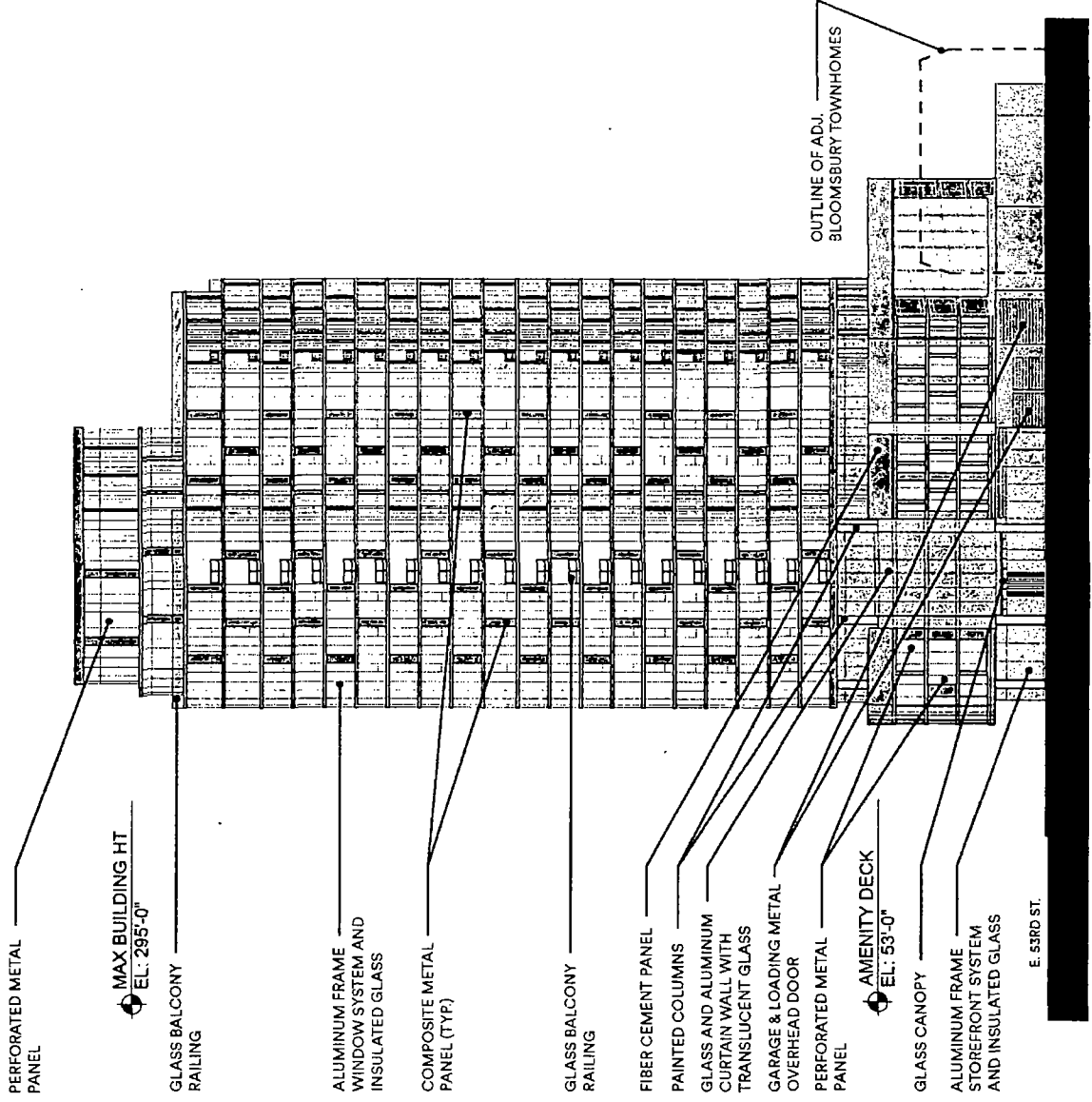
TYPICAL RESIDENTIAL PLAN / SUB-AREA "A"

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 6232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017





**SOUTH ELEVATION**



PERFORATED METAL PANEL

MAX BUILDING HT  
EL: 295'-0"

GLASS BALCONY RAILING

ALUMINUM FRAME WINDOW SYSTEM AND INSULATED GLASS

COMPOSITE METAL PANEL (TYP)

GLASS BALCONY RAILING

FIBER CEMENT PANEL

PAINTED COLUMNS

GLASS AND ALUMINUM CURTAIN WALL WITH TRANSLUCENT GLASS

GARAGE & LOADING METAL OVERHEAD DOOR

PERFORATED METAL PANEL

AMENITY DECK  
EL: 53'-0"

GLASS CANOPY

ALUMINUM FRAME STOREFRONT SYSTEM AND INSULATED GLASS

E. 53RD ST.

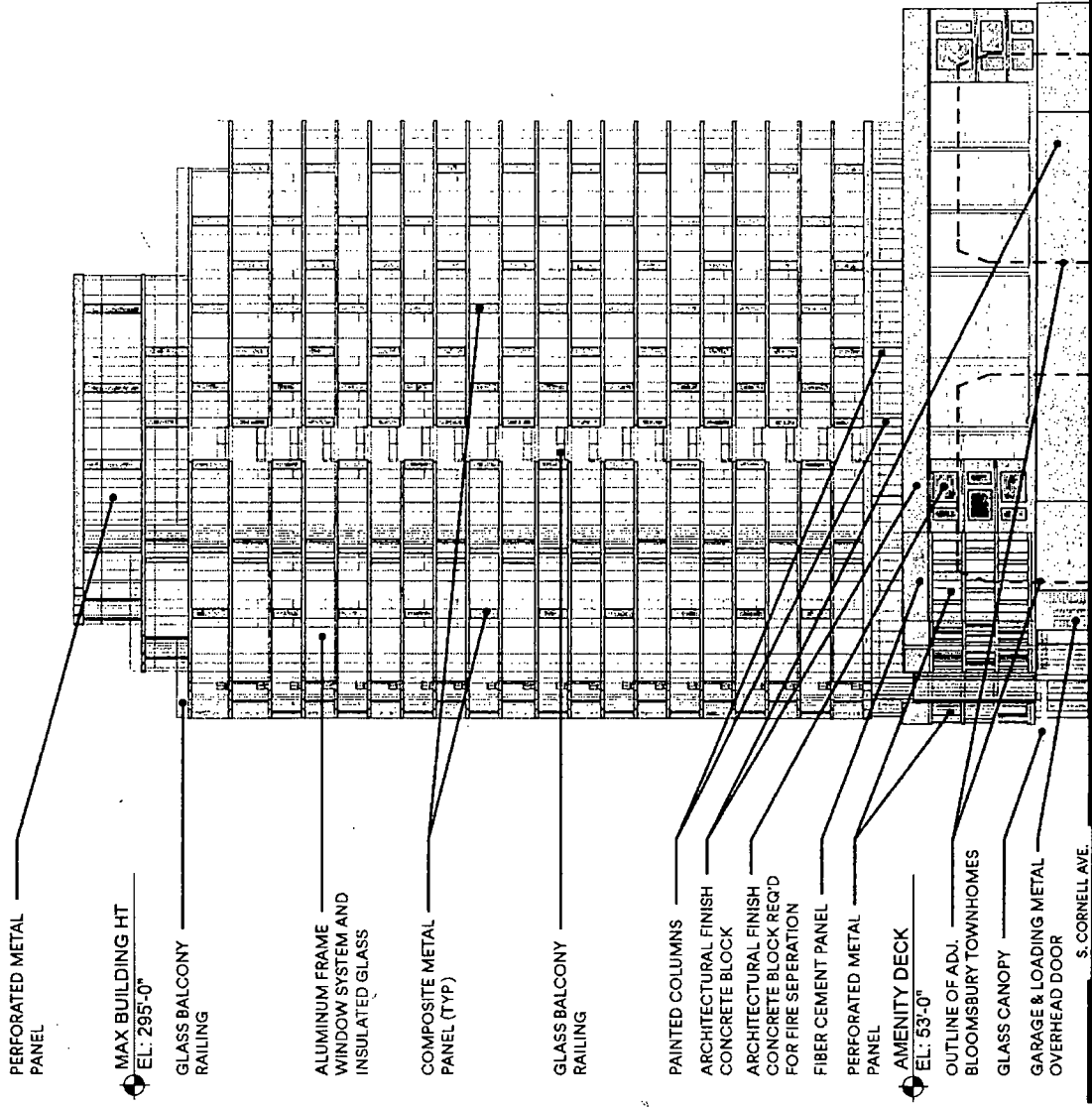
OUTLINE OF ADJ. BLOOMSBURY TOWNHOMES

# EAST ELEVATION

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017

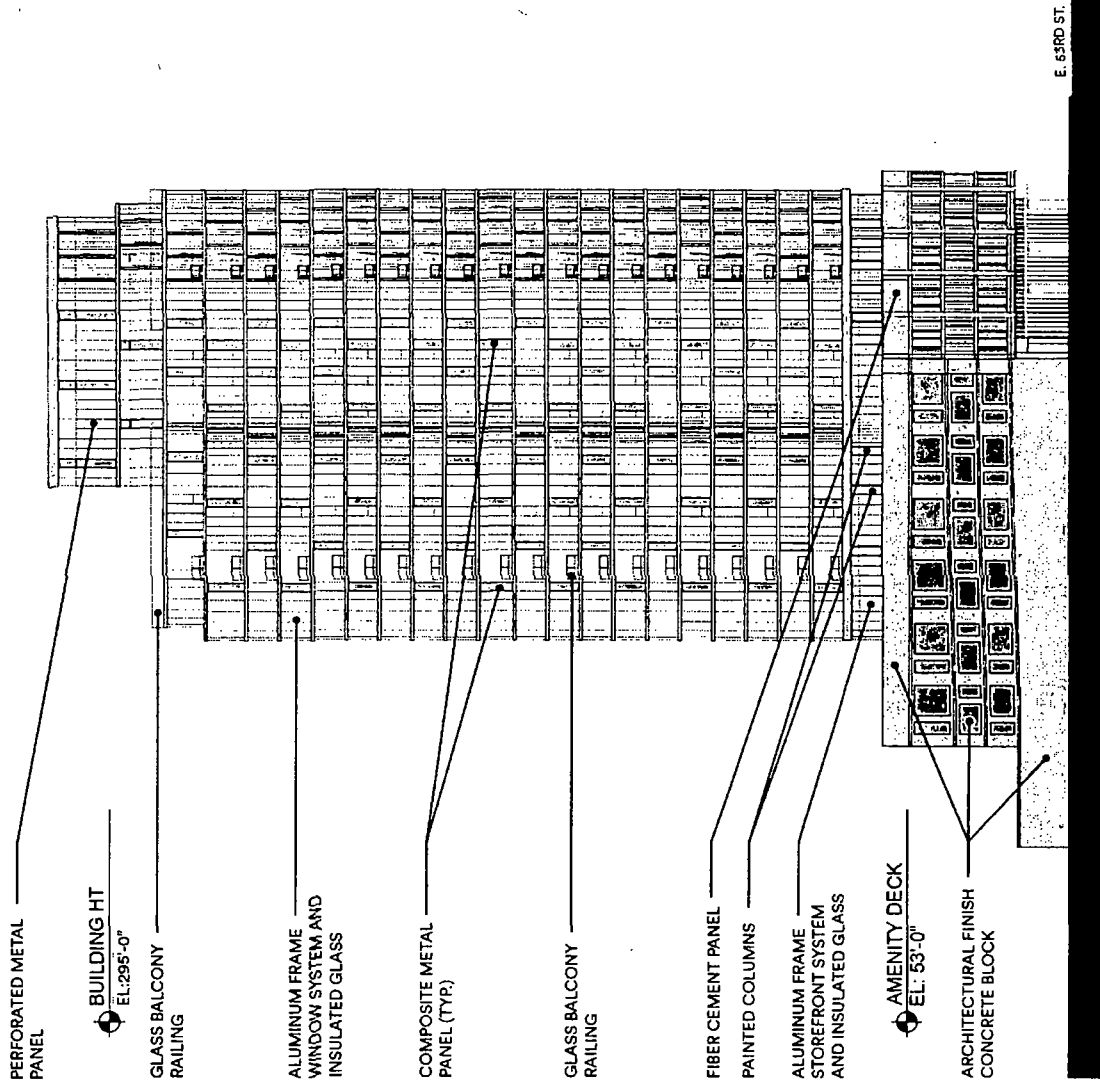






**NORTH ELEVATION**

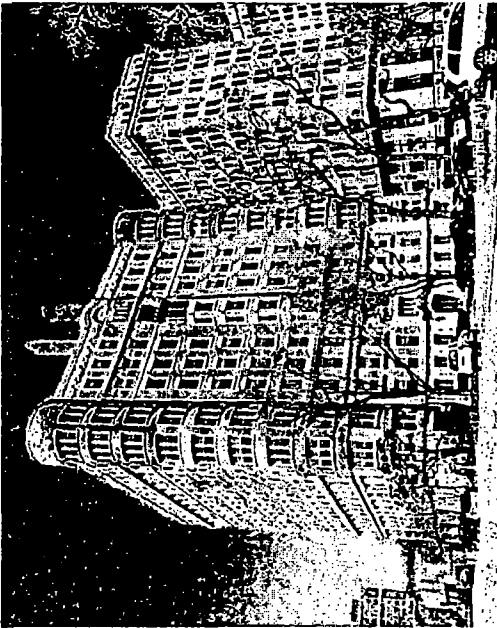
1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017



**WEST ELEVATION**

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017

- BUILDING CORNERS ARE ROUNDED TO SOFTEN OVERALL FORMS



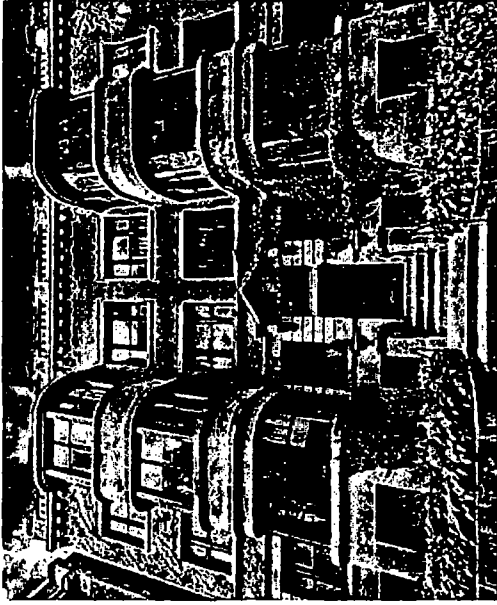
5490 S. Shore Dr.

- BAY WINDOWS IN RESIDENTIAL BUILDINGS CREATE UNDULATING FACADES AND FLUIDITY ALONG THE STREET

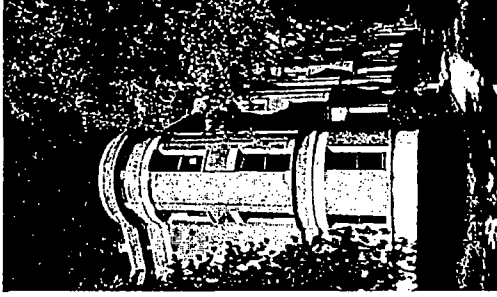


Homes on S. Hyde Park Blvd. south of 53rd St.

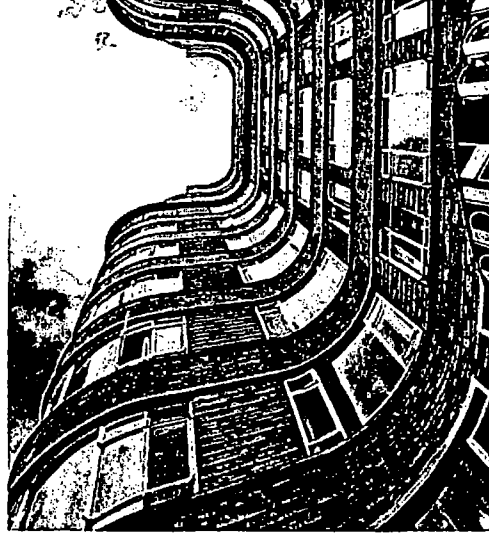
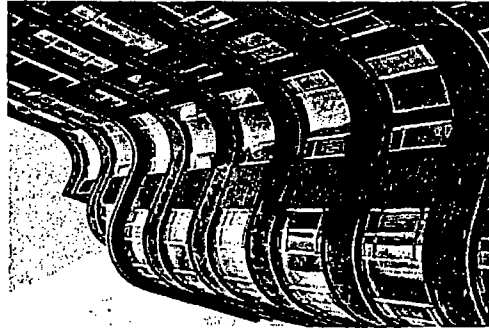
**REFERENCE BUILDING PHOTOS**



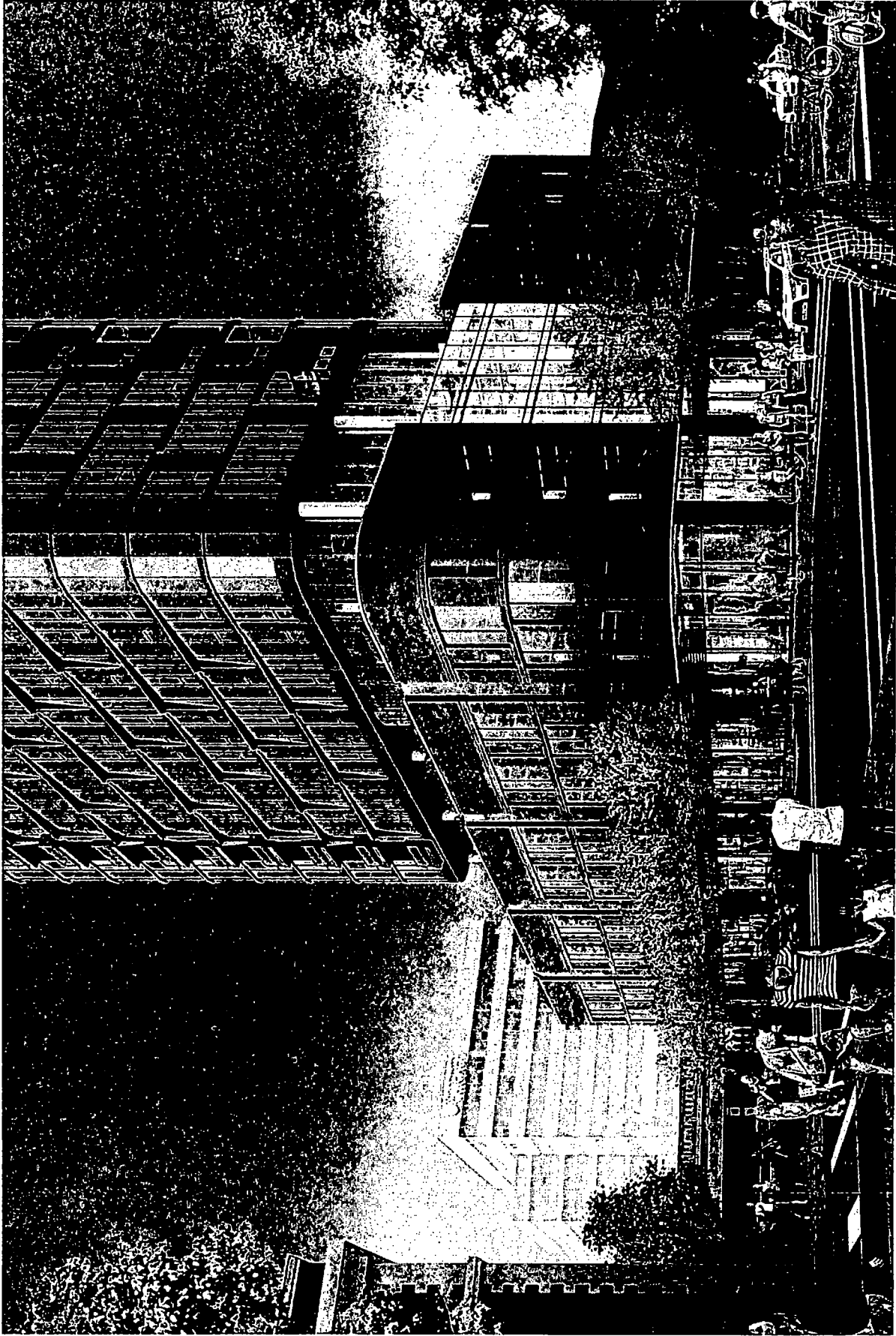
Homes in Hyde Park



Homes in Hyde Park



Residential reference building in London



**PERSPECTIVE VIEW**

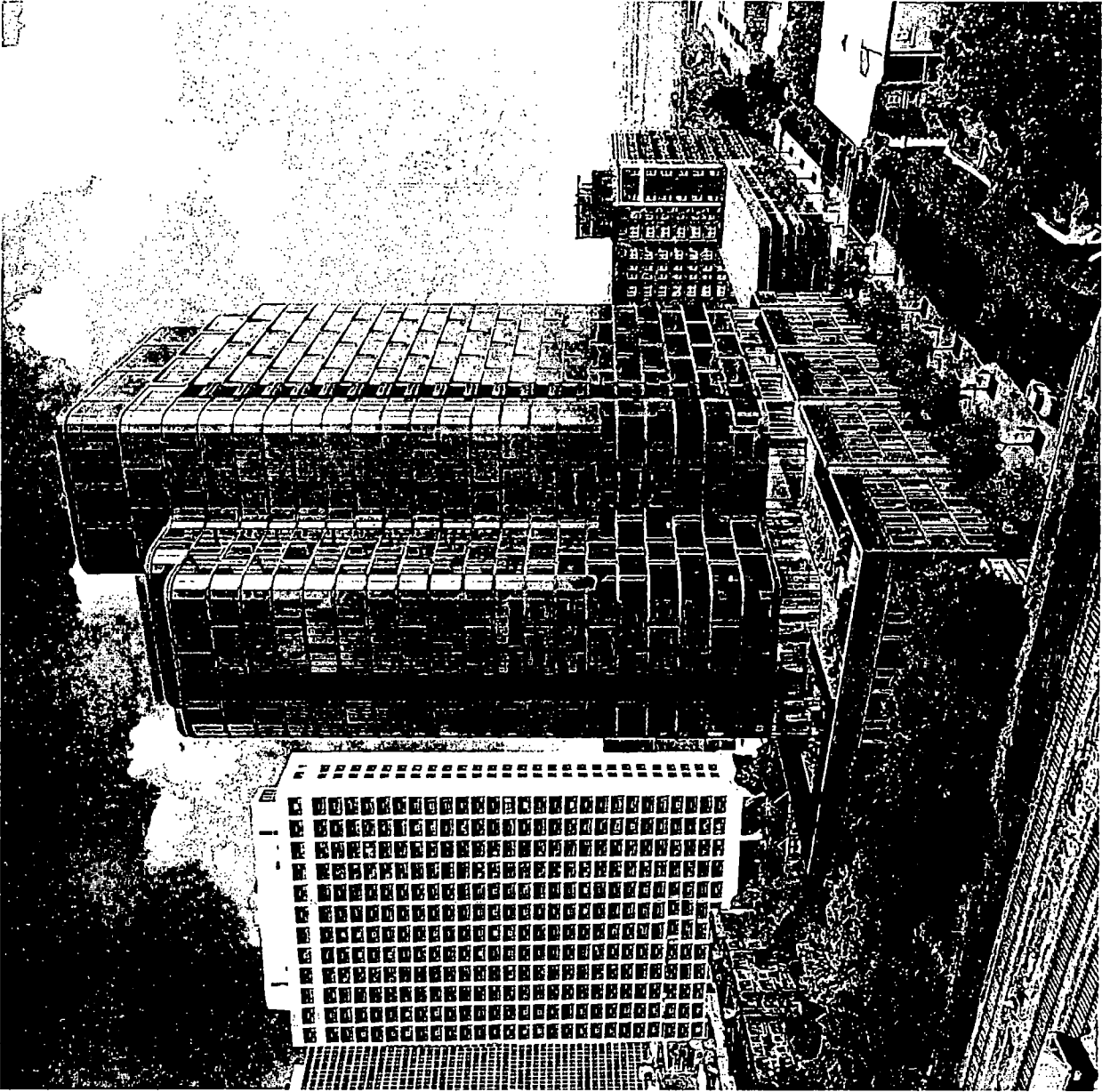
1600 E 53RD STREET, LLC / 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017





**PERSPECTIVE VIEW**

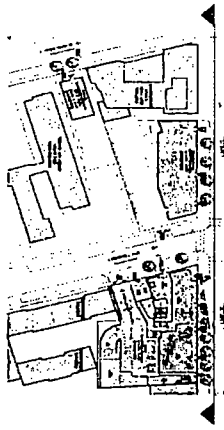
1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017



PERSPECTIVE VIEW

1600 E 53RD STREET, LLC / 1644 E 53RD STREET, LLC / 5232 S. HYDE PARK BOULEVARD, LLC / APRIL 20, 2017



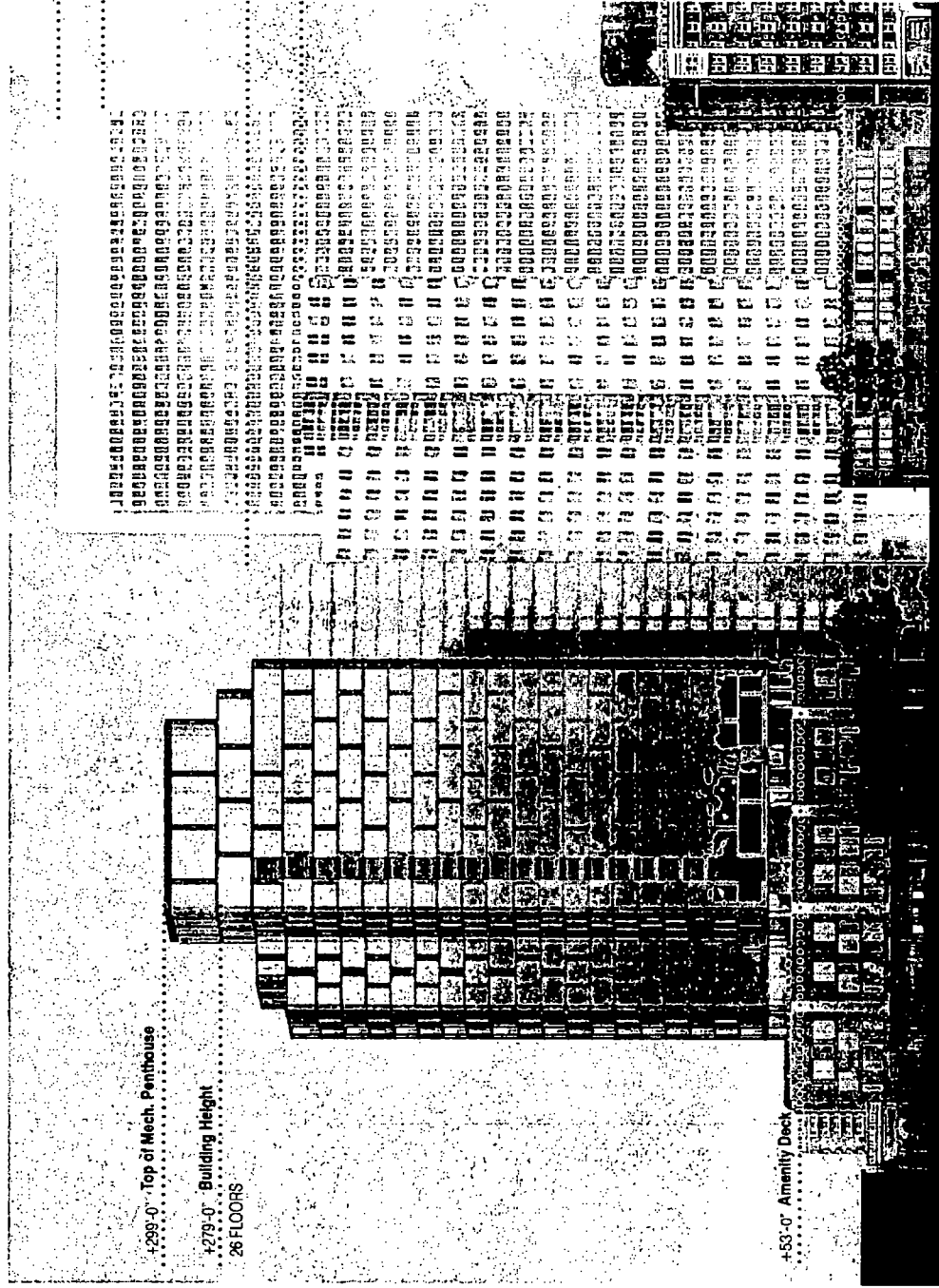


REGENTS PARK: +360'-0" height  
37 FLOORS  
REGENTS PARK: +341'-0" height  
36 FLOORS

CORNELL VILLAGE TOWER: +278'-0" height  
27 FLOORS  
HYDE PARK APTS: +255'-0" height  
22 FLOORS

EAST PARK TOWER APTS: +115'-0" height  
10 FLOORS

+45'-0" Max. Building Height Expected

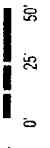


+299'-0" Top of Mech. Penthouse

+278'-0" Building Height  
26 FLOORS

+53'-0" Amenity Deck

**HEIGHT STUDY**



## Sustainability Goals

In accordance with the City of Chicago Sustainability Policy, the Applicant is planning to achieve Two Green Globes for the project and to deploy the following strategies to meet the necessary 100 point requirement of the Policy:

- (1) landscaping comprised of 60% native species;
- (2) landscape plantings comprised of trees, shrubs and graminoids;
- (3) building design using best practices for glass treatment, exterior lighting, and site design for Bird Protection (Basic) that attempt to minimize collisions and reduce fatal crashes;
- (4) diverting 80% of construction and demolition debris produced on site during construction through recycling or material reuse; and
- (5) including a dual Level 2 Electric Vehicle Charging Station on the premises.



**REPORT  
to the  
CHICAGO PLAN COMMISSION  
from the  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APRIL 20, 2017**

**FOR APPROVAL:** 1) PROPOSED PLANNED DEVELOPMENT; AND,  
2) PROPOSED LAKE MICHIGAN AND CHICAGO LAKEFRONT  
PROTECTION APPLICATION #706

**APPLICANTS:** 1600 EAST 53<sup>rd</sup> STREET, LLC; 1644 EAST 53<sup>rd</sup>, LLC; 5232  
SOUTH HYDE PARK BOULEVARD, LLC

**LOCATION:** 1600-1620 EAST 53<sup>rd</sup> STREET/5238 SOUTH CORNELL AVENUE;  
1634-1644 EAST 53<sup>rd</sup> STREET; 5232-5234 SOUTH HYDE PARK  
BOULEVARD

**INTRO DATE:** JANUARY 25, 2017

**PD THRESHOLD:** MANDATORY PLANNED DEVELOPMENT – THE PROJECT  
EXCEEDS THE HEIGHT THRESHOLD OF 80' IN A B3-5 ZONING  
DISTRICT (PROPOSED 295') AND THE UNIT COUNT THRESHOLD  
OF 100 HOUSING UNITS IN A B3-5 ZONING DISTRICT (250  
PROPOSED UNITS) (SECTION 17-8-0513-A)

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation regarding a proposed Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Zoning Ordinance was introduced into the City Council on January 25, 2017. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on April 5, 2017. The Applicants were separately notified of this hearing.

In addition, the subject sites are located within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District; therefore, the proposed development of the site is regulated by Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance. The application was filed with the Department of Planning and Development on January 17, 2017. Proper legal notice of the public hearing on the Lakefront Application was published in the Chicago Sun-Times on April 5, 2017. The Applicants were separately notified of this hearing.

The Applicants are seeking approval for a Planned Development on three properties located in Hyde Park and zoned as follows: 1600 East 53<sup>rd</sup> Street - B3-5 (Community Shopping District); 1634 East 53<sup>rd</sup> Street – B1-5 (Neighborhood Shopping District); and,

5232 South Hyde Park Boulevard – RM6.5 (Residential Multi-Unit District). The Applicants intend to rezone all three properties to B3-5 prior to establishing the proposed Residential Business Planned Development. The Applicants intend to construct a 27-story mixed use building with 250 dwelling units, ground floor commercial uses and accessory and non-accessory parking on proposed Subarea A of the planned development (1600 East 53<sup>rd</sup> Street). Proposed Subarea B (1634 East 53<sup>rd</sup> Street) and Subarea C (5232 S. Hyde Park Boulevard) currently consist of a two-story commercial building with accessory parking and a vacant lot, respectively, and no changes are contemplated to these properties at this time.

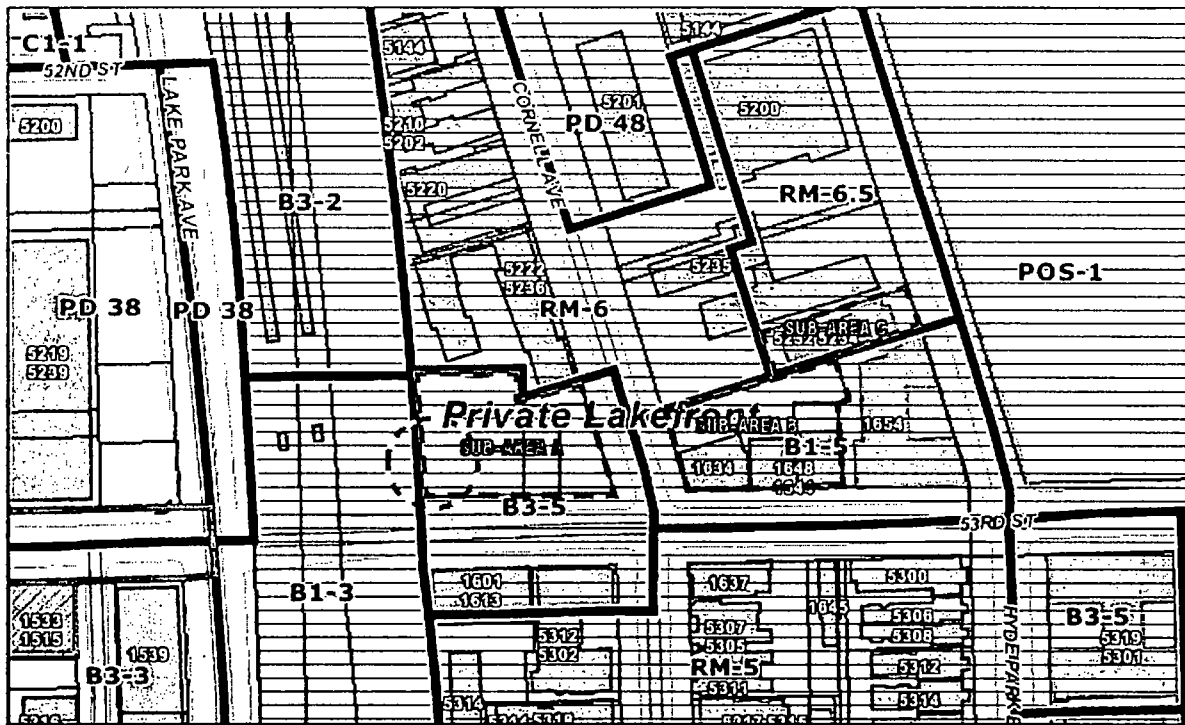
### **SITE AND AREA DESCRIPTION**

The subject properties are located in the eastern section of the Hyde Park Community Area on the City's South Side. The 27,539 square foot property located at 1600 East 53<sup>rd</sup> Street (NWC E. 53<sup>rd</sup>/S. Cornell) is currently improved with a non-accessory parking lot for approximately 78 vehicles and is located immediately adjacent to the Metra Electric rail line and 53<sup>rd</sup> Street Station in particular. It will be designated as Subarea A, is currently zoned B3-5 and will remain as such, under the planned development. The 21,663 square foot property located at 1634 E. 53<sup>rd</sup> Street (NEC E. 53<sup>rd</sup>/S. Cornell) is currently improved with a two-story commercial building and accessory parking. It will be designated Subarea B, is currently zoned B1-5 and will be rezoned to B3-5, under the planned development. The 8,768 square foot property located at 5232 S. Hyde Park Boulevard abuts the previous property at the rear side and is currently vacant. It will be designated Subarea C, is currently zoned RM6.5 and will be rezoned to B3-5, under the planned development. In total, the three parcels are 57,970 square feet.

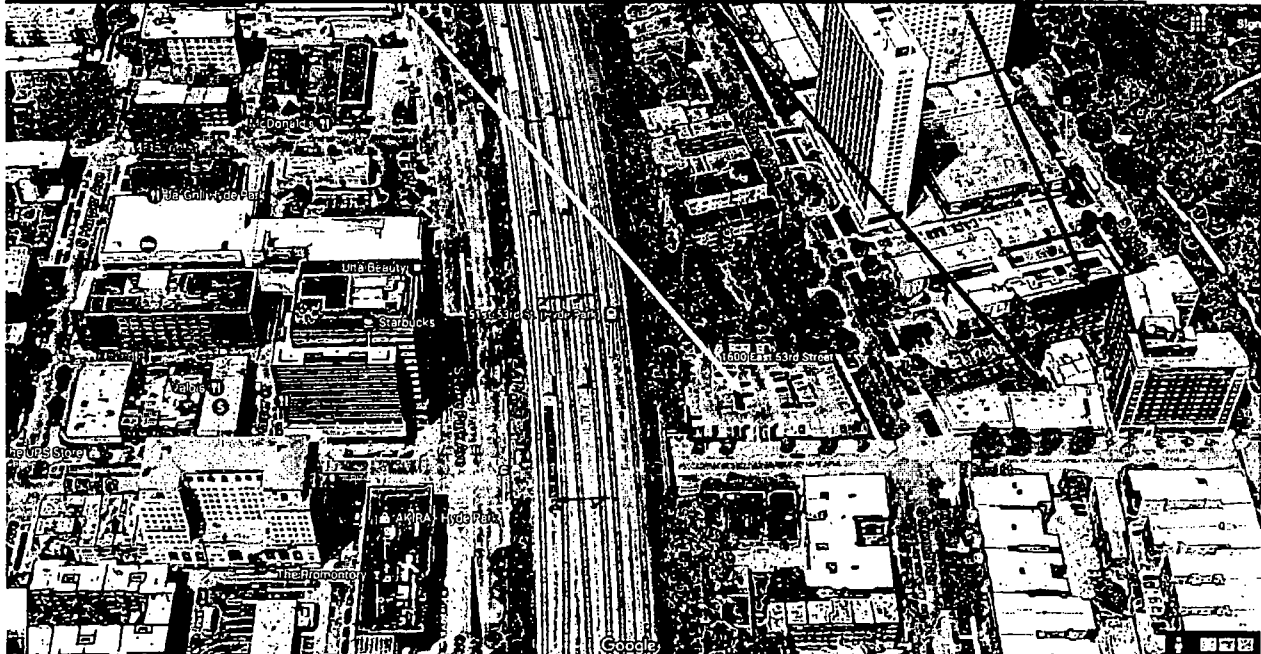
The project site is effectively at the eastern end of the 53<sup>rd</sup> Street commercial retail district, past the core retail area, west of the Metra Electric Line. The zoning in the area consists of B3-5 and B1-5 districts along 53<sup>rd</sup> Street and generally residential districts (RM5, RM6, RM6.5) to the north and south. Nearby land uses include townhomes, Akiba Shecter Day School, multi-story vintage apartment buildings, modern residential towers as well as mixed use buildings with ground floor commercial uses and upper residential uses as well as single-story commercial buildings located on 53<sup>rd</sup> Street. The site is not located within a Chicago Landmark District, nor does it contain a designated local or national landmark structure or site. The proposed Subarea A site is located within the 53<sup>rd</sup> Street Tax Increment Financing District. As mentioned earlier, all three properties are located within the Chicago and Lake Michigan Lakefront Protection District.

The site is exceptionally well served by public transportation. The Metra Electric 53<sup>rd</sup> Street/Hyde Park Station is located immediately adjacent to the proposed Subarea A parcel located at 1600 E. 53<sup>rd</sup> Street. Multiple CTA bus routes are located nearby as well. In addition, a Divvy Bike Station is located on the south side of East 53<sup>rd</sup> Street just east of the Metra tracks.

**AREA ZONING (subject sites in blue)**



**AERIAL (Proposed Subarea A (yellow); Subarea B (red); Subarea C (blue))**



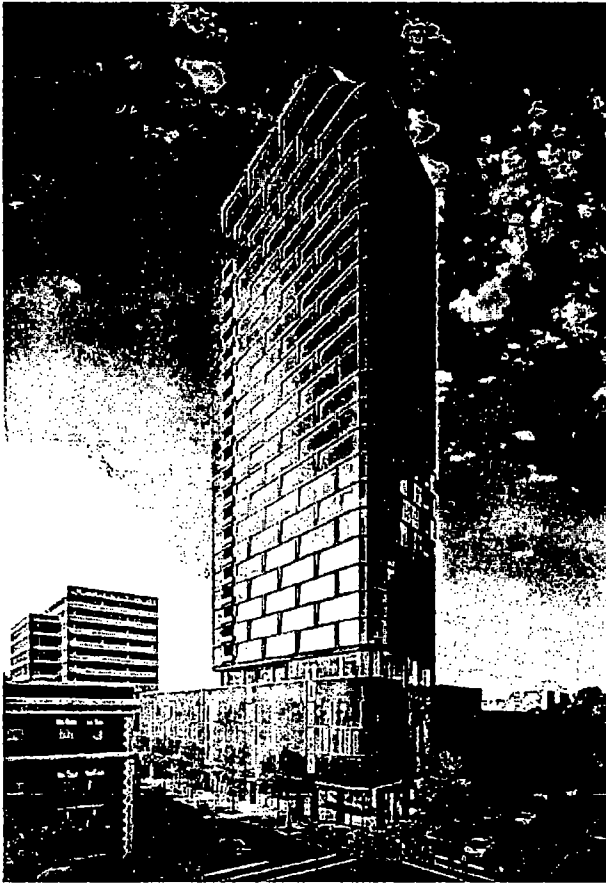


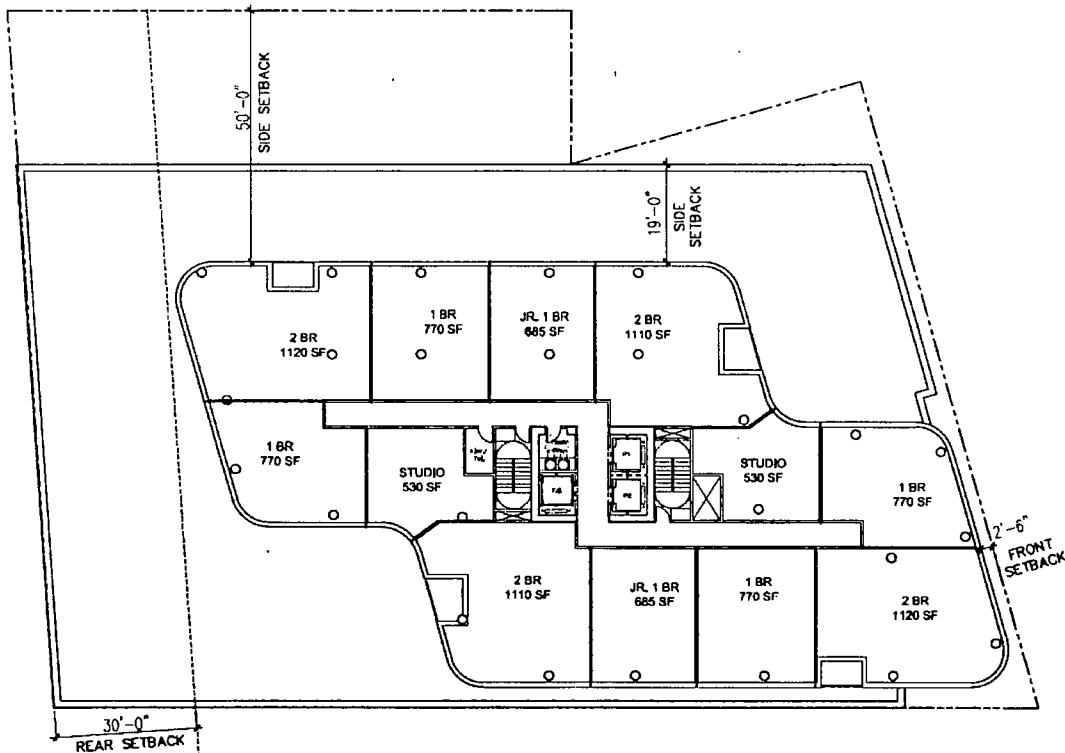
**DESIGN**

The building consists of a four-story base that houses the entry function on S. Cornell Avenue, the commercial/retail function on East 53<sup>rd</sup> Street as well as the parking levels. The pedestrian level consists of a glass and aluminum frame storefront system with a glass curtain wall at the main residential entrance on S. Cornell. The remainder of the base consists of fibre cement panels and perforated metal panels that break down the base at regular intervals, concealing the parking in the process.

The tower itself rises out of the base at level four and is setback slightly on the base from E. 53<sup>rd</sup> Street and S. Cornell Avenue while setback significantly from the northern (50') and western (30') sides of the property. Glass is used at this level to provide an appropriate indoor/outdoor experience for residents at the amenity level and to further differentiate the tower from the base.

The tower itself is composed of an aluminum frame window system, composite metal panel, glass balcony railing and a perforated metal panel at the top. The tower is curvy in shape in deference to the many of the forms found in classic Hyde Park residential buildings in the immediate area.

**PROPOSED RENDERING**

**PROPOSED FLOOR PLAN****SUSTAINABILITY**

In accordance with the City of Chicago Sustainability Policy, the Applicant is planning to achieve Two Green Globes for the project and to deploy the following strategies to meet the necessary 100 point requirement of the Policy: (1) landscaping comprised of 60% native species, (2) landscape plantings comprised of trees, shrubs and graminoids, (3) building design using best practices for glass treatment, exterior lighting, and site design for Bird Protection (Basic) that attempt to minimize collisions and reduce fatal crashes, (4) diverting 80% of construction and demolition debris produced on site during construction through recycling or material reuse, and (5) including a dual Level 2 Electric Vehicle Charging Station on the premises. The project will also comply with the Storm Water Management Ordinance, implementing best practices in all storm water management.

**BULK/USE/DENSITY**

The proposed maximum overall Floor Area Ratio (FAR) for this Planned Development will be 5.0, which is the maximum allowed under the underlying proposed B3-5 zoning district.

**Subarea A**

For Subarea A, the proposed FAR will not exceed 9.76. The proposed MLA (Minimum Lot Area) will be 231, which is well above the minimum requirement of 200 in a B3-5 zoning district. The proposed maximum allowable height of the building in Subarea A will be 295 feet. Subarea A allowed uses will include: dwelling units above the ground floor, ground floor commercial uses, accessory and non-accessory parking.

### Subareas B and C

The maximum FAR for Subarea B will be .74 while for Subarea C it will be .57. See bulk table for additional, specific details. The allowed uses for these subareas will include the following: residential uses above the ground floor, commercial uses and accessory/non-accessory parking (Subarea B); and, dwelling units located above the ground floor and on the ground floor, as well as accessory/non-accessory parking (Subarea C). See Statement 4 of Proposed PD Statements for further details. In addition, the Lakefront Application includes parking as a potential use for Parcel C.

### RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project is a mix of residential zoning districts, business/mixed use zoning districts and is just east of the core area of the primary commercial street of East 53<sup>rd</sup> Street in Hyde Park. The project represents an opportunity to construct a compatible residential infill project along East 53<sup>rd</sup> Street that responds to the particular character of the area through appropriate uses, massing and materials.

Based on that analysis, the Department of Planning and Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed rezoning of the subject property, from RM6.5, B1-5 and B3-5 to B3-5, is appropriate under Chapter 17-13 of the Zoning Ordinance. Specifically, the proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0308-C) and the proposed zoning classification is compatible with surrounding zoning (17-13-0308-D).
2. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
  - a. Encourages unified planning and development (per 17-8-0102) as evidenced by the proposal's incorporation of a suitable vehicular and pedestrian access plan;
  - b. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced by the proposal being appropriately sited within the context of adjacent structures;
  - c. Provides that shared parking should be provided whenever possible and parking should be constructed to allow easy access to one or more buildings and multiple storefronts/uses (per 17-8-0904-C-3), as evidenced by the project's incorporation of non-accessory and accessory parking serving the

- proposed tower as well as business district patrons and other parkers in the area in a structured and concealed parking garage;
- d. Provides street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest (per 17-8-0905-A2) as evidenced by the project's incorporation of a glass storefront system at ground level on E. 53<sup>rd</sup> Street, extending the pedestrian feel and rhythm of the street to the west;
  - e. Conserves non-renewable energy and scarce materials (per 17-8-0908-A) as evidenced by the project achieving building certification;
  - f. Provides common open space (per 17-8-0909-C) as evidenced by the proposal's common fourth floor amenity level; and
  - g. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations.
3. The site lies within the boundaries of the 53<sup>rd</sup> Street Tax Increment Financing District, which was adopted by the City of Chicago in 2001. Specifically, the land use plan for the TIF District calls for new mixed uses at the project site. In addition, the project conforms to the Metra Station Typology Study which was approved by the Chicago Plan Commission in 2014. The Metra Station Typology Study stated that the 53<sup>rd</sup> Street Station is a Major Activity Center and projects that create a greater level of housing in the vicinity of such stations should be a goal.
  4. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.
  5. The project will comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for a Residential Business Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

The Department of Planning and Development has also reviewed the project materials submitted by the Applicant with regards to the Policies and Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance and has concluded that the proposed development would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as they apply to development in the Private Use Zone, specifically:



1. Policy No. 8 (Increase personal safety): The proposal will activate an underutilized piece of valuable urban land along East 53<sup>rd</sup> Street as well as the currently vacant parcel along Hyde Park Boulevard bringing new residents and activity to this part of Hyde Park;
2. Policy No. 10 (Ensure a harmonious relationship between lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive): The proposal consists of an appropriate residential infill project that utilizes its' proximity to transit and the lakefront park system to the east; and,
3. Policy No. 14 (Coordinate all public and private development within the water, park and community zones): This site is located within the Private-Use Zone, and the development has been coordinated with the appropriate City departments and community to minimize the impact of construction and to ensure it remains in context with the surrounding neighborhood.

With respect to the Policies not enumerated here, the Department of Planning and Development has determined that they are either not applicable to development in the Private Use Zone or that the proposed project will not have a detrimental effect on the Lake Michigan shoreline or any wildlife habitats therein. This is because the proposed project is separated from the shoreline, does not reduce existing open space or wildlife habitat and does not interfere with existing access to, or use of, the lake and its parks.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this development application, being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance, be approved, subject to compliance with the exhibits including site and Landscape Plans and elevation drawings dated April 20, 2017 and presented before you today.

Bureau of Zoning and Land Use  
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**1600 EAST 53<sup>rd</sup> STREET; 1644 EAST 53<sup>rd</sup> STREET; 5232 SOUTH HYDE PARK  
BOULEVARD**

**RESOLUTION**

- WHEREAS,** the Applicants, 1600 East 53<sup>rd</sup> Street, LLC; 1644 East 53<sup>rd</sup>, LLC and 5232 South Hyde Park Boulevard, LLC, have submitted an application seeking approval for a Residential Business Planned Development on property currently zoned B3-5 (1600 East 53<sup>rd</sup> Street; Proposed Subarea A), B1-5 (1644 East 53<sup>rd</sup> Street; Proposed Subarea B) and RM6.5 (5232 South Hyde Park Boulevard; Proposed Subarea C) and a Lakefront Application (#706) under the Lake Michigan and Chicago Lakefront Protection Ordinance; and,
- WHEREAS,** the Applicants intend to rezone the entire property to B3-5 (Community Shopping District) prior to establishing the proposed Residential Business Planned Development; and,
- WHEREAS,** the Applicants intends to construct a twenty seven-story mixed use building, with 250 dwelling units, ground floor commercial use, accessory and non-accessory parking on the 27,539 square foot site to be known as Subarea A; and,
- WHEREAS,** proposed Subarea B is currently improved with a two-story commercial building and accessory parking while Subarea C currently consists of vacant land and no changes are currently proposed for Subareas B or C; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on January 25, 2017 and the Lakefront Application was filed with the Department of Planning and Development on January 17, 2017; and,
- WHEREAS,** proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on April 5, 2017. The Applicant was separately notified of this hearing and the proposed zoning and lakefront applications were considered at a public hearing by this Plan Commission on April 20, 2017; and,

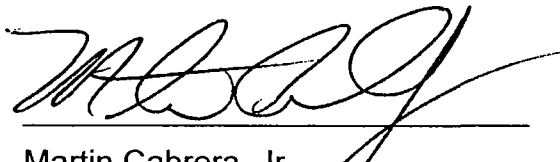
**WHEREAS,** the Plan Commission has reviewed the applications with respect to the provisions of the Zoning Ordinance and the Lake Michigan and Chicago Lakefront Protection Ordinance and finds that the proposal will be consistent with said provisions; and

**WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated April 20, 2017, a copy of which is attached hereto and made a part hereof; and,

**WHEREAS,** the Plan Commission has fully reviewed the zoning application and all informational submissions associated with the proposed amendment and lakefront application, the report and recommendation of the Commissioner of the Department of Planning and Development and all other testimony presented at the public hearing held on April 20, 2017, giving consideration to the Zoning Ordinance and the Lake Michigan and Chicago Lakefront Protection Ordinance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application and lakefront application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated April 20, 2017; and,



Martin Cabrera, Jr.  
Chairman  
Chicago Plan Commission

RBPD No. \_\_\_\_\_  
Approved: April 20, 2017

Lakefront App #706  
Approved: April 20, 2017