



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2016-3925
Type: Ordinance **Status:** Passed
File created: 5/18/2016 **In control:** City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 16-C at 2221-2231 E 67th St and 6714-6728 S Crandon St - App No. 18792
Sponsors: Misc. Transmittal
Indexes: Map No. 16-C
Attachments: 1. SO2016-3925.pdf, 2. O2016-3925.pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed as Substitute	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
6/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/18/2016	1	City Council	Referred	

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 67 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 11 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 11 approval.

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

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.

APPLICANT: Shoreline Apartments Really, LLC

ADDRESS: 2221 - 2231 East 67th Street and 6714 - 6728 South Crandon Avenue DATE INTRODUCED:

N4aylS, 2016 PLAN COMMISSION: October 20, 2016

FINAL FOR PUBLICATION

FINAL

PLANNED DEVELOPMENT NO. BULK REGULATION AND DATA TABLE

Total Gross Site Area:

Total Public Right-of-Way Area:

Total Net Site Area:

Maximum Floor Area Ratio:

Residential Dwelling Units

Minimum Number of Off-Street Loading Spaces:

Number of Off-Street Parking Spaces:

Minimum Number of Bicycle Parking Spaces

Maximum Building Height: Minimum Required Setback:

54,674 square feet 12,128 square feet 42,546 square feet

2.83 with existing building with 120,400 square feet

106

1 (10feetX25 feet)

92

46

161 '-0" feet (existing height) In accordance with the Site Plan

APPLICANT: Shoreline Apartments Realty, LLC

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

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Planned Development No. Existing Land Use Map

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INDICATES AREA OF
PLANNED DEVELOPMENT

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. Property Line Map

JACKSON PARK GOLF COURSE

EAST 67TH STREET

inn

0' 30' 60'

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. PD Boundary Map

110' - 2 1/2"

JACKSON PARK GOLF COURSE

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EAST 67TH STREET

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PD BOUNDARY LINE

Applicant: Shoreline Apartments Realty, LLC
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Introduction Date: May 18, 2016
Plan Commission Date: October 20, 2016

Planned Development No. Existing Zoning Map

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INDICATES AREA OF PLANNED DEVELOPMENT

ZONING BOUNDARY

Applicant: Shoreline Apartments Realty, LLC
Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
Introduction Date: May 18, 2016
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Planned Development No. Site Plan

JACKSON PARK GOLF COURSE

EAST 67TH STREET

ULT1

0' 30' 60'

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

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Planned Development No. Green Roof Plan

JACKSON PARK GOLF COURSE

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EXISTING 20 STORY BUILDING

HATCH LEGEND

y\ GREEN ROOF

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TOTAL GROSS ROOF AREA= TOTAL NET ROOF AREA=

GREEN ROOF AT 2ND FLOOR ROOF = GREEN ROOF AT 15TH FLOOR ROOF = GREEN ROOF AT 16TH FLOOR ROOF =

GREEN ROOF AREA=

GREEN ROOF TO ROOF AREA RATIO
12,775 SQ FT 8,000 SQ FT

2,625 SQ FT 1.015 SQ FT 360 SQ FT

4.000 SQ FT

50%

Applicant:

Address-

Introduction Date:

Plan Commission Date.

Shoreline Apartments Realty, LLC

2221-2231 East 67th Street and 6714-6728 South Crandon Avenue

May 18, 2016 ^{rumUU}

October 20, 2016

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Planned Development No. Building Elevation

BI PENTHOUSE CEILING

±160'-0" (EXISTING)

±141'-5"

BI 14TH FLOOR CEILING

(EXISTING)

EXISTING BRICK
0'-0"
EXISTING STONE (TYP.) 01 FIRST FLOOR
(EXISTING)

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EXISTING BRICK, TYP. EXISTING METAL WINDOW (TYP)

EXISTING BRICK (TYP)

EXISTING METAL WINDOW (TYP)

EXISTING METAL WINDOW (TYP)

EXISTING BRICK EXISTING STONE (TYP)

NORTH ELEVATION

0' 8' 16' 32'

Applicant: Shoreline

Apartments Realty, LLC
 Address. 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
 Introduction Date: May 18, 2016 I~J~J PD 07 <file:///~J~/J>
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 Plan Commission Date: October 20, 2016

Planned Development No.
Building Elevation

BI PENTHOUSE CEILING
±160'-0" (EXISTING)

BI 14TH FLOOR CEILING
±141'-5" (EXISTING)

NEW METAL
WINDOW FOR BALCONY ENCLOSURE (TYP)

NEW CLADDING - FOR BALCONY ENCLOSURE (TYP)

01 FIRST FLOOR
0-0- (EXISTING)

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EAST ELEVATION

NEW METAL DOOR (TYP)

EXISTING METAL WINDOW (TYP)

NEW METAL GLASS DOOR

EXISTING BRICK (TYP)

EXISTING METAL WINDOW (TYP)

32'
0' 8' 16'

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Planned Development No. Building Elevation

BI PENTHOUSE CEILING
±160'-0" (EXISTING)

BI 14TH FLOOR CEILING
114V-5" (EXISTING)

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EXISTING WINDOW (TYP) EXISTING BRICK (TYP)

EXISTING BRICK (TYP)

EXISTING METAL WINDOW (TYP)
NEW METAL LOUVER

0' 8' 16' 32' VX-/

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Planned Development No. Building Elevation

BI PENTHOUSE CEILING ±160'-0" (EXISTING)

EXISTING METAL WINDOW

BI 14TH FLOOR CEILING
±141'-5" (EXISTING)

EXISTING METAL WINDOW (TYP)

EXISTING BRICK (TYP)

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NEW METAL DOOR (TYP)

NEW METAL WINDOW FOR BALCONY ENCLOSURE (TYP)

NEW CLADDING FOR BALCONY ENCLOSURE (TYP)

EXISTING BRICK (TYP.)

EXISTING METAL WINDOW (TYP)

NEW METAL DOOR

01 FIRST FLOOR
0'-T (EXISTING)

WEST ELEVATION

0' 8' 16' 32' V_L/

Applicant: Shoreline Apartments Realty, LLC
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