

# PD 1062

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City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

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Chicago, Illinois 60602  
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<http://www.cityofchicago.org>

December 17, 2010

Ms. Danielle Meltzer Cassel  
Vedder Price P.C.  
222 North LaSalle Street  
Chicago, IL 60601

Re: **Administrative Relief request for Residential Business Planned Development No. 1062, as amended, 5454 South Shore Drive**

Dear Ms. Cassel:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1062 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No.15 of the Planned Development.

You are seeking to substitute the following revised drawings, prepared by Studio Gang Architects and dated November 8, 2010:

- Site Plan
- Landscape Plan (with Additional Garage Enclosure)
- Landscape Plan (w/out Additional Garage Enclosure)
- Level B2 Plan (Self-Park)
- Level B1 Plan (Self-Park)
- Level 1 Plan
- East Building Elevation (with Additional Garage Enclosure)
- North and South Building Elevations (with Additional Garage Enclosure)
- North and South Building Elevations (w/out Additional Garage Enclosure)
- West Building Elevations (with Additional Garage Enclosure)
- West Building Elevations (w/out Additional Garage Enclosure)

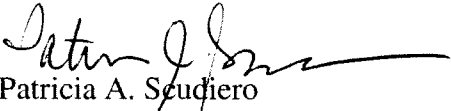
You are submitting revised drawings based on the relocation and consolidation of the mechanical equipment and interior parking. The floor area ratio will not exceed the maximum allowed of 5.7, and the minimum number of required parking spaces (138) will be provided. Level B2 will lose its existing mechanical areas and provide more of the new interior parking spaces, the design for the potential garage to the South of the existing building has been pulled back and to the West, and the floor of Level 1 will be retained as is and used for mechanical space which will exceed 5,000 square feet in area.

With regard to your request, the Department of Zoning and Land Use Planning has determined that these design changes will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development and therefore, would constitute a minor change.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1062, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero  
Commissioner

PAS:HG:tm

C: Mike Marmo, Erik Glass, Brian Goeken, Maureen West, Main file

17022

~~Reclassification Of Area Shown On Map No. 9-G.  
(Application No. 17083)  
(Common Address: 945 W. Dakin St.)~~

[O2010-3826]

~~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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:~~

~~a line 100 feet east of and parallel to North Sheridan Road; West Dakin Street; the alley next east of and parallel to North Sheridan Road; and a line 140.42 feet south of and parallel to West Dakin Street,~~

~~to those of a C1-2 Neighborhood Commercial District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map No. 12-C.  
(As Amended)  
(Application No. 17022)  
(Common Address: 5454 -- 5484 S. South Shore Dr.)

RBP101062,99

[SO2010-3827]

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 Residential-Business Planned Development Number 1062 District symbols and indications as shown on Map Number 12-C in the area bounded by:

a line 485.76 feet north of and parallel to West 55<sup>th</sup> Street; South South Shore Drive; a line 130.00 feet north of and parallel to West 55<sup>th</sup> Street; and the alley next west of and parallel to South South Shore Drive,

to those of Residential-Business Planned Development Number 1062, as amended, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No.1062, As Amended*

*Plan of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1062, as amended (the "Planned Development") consists of approximately seventy thousand four hundred forty (70,440) square feet (one and sixty-two hundredths (1.62) acres) of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is owned by 5454 South South Shore Drive L.L.C. (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submission on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees and, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these eighteen (18) statements, a Bulk Regulations and Data Table, and the following plans (collectively, the "Approved Plans"): an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, a Site Plan, a Landscape Plan (with Additional Garage Enclosure), a Landscape Plan (without Additional Garage Enclosure), a Level B-2 Plan (Self-Park), a Level B-1 Plan (Self-Park), a Level 1 Plan, a Level 2 Plan, East Building Elevation (with Additional Garage Enclosure), East Building Elevation (without Additional Garage Enclosure), North and South Building Elevations (with Additional

Garage Enclosure), North and South Building Elevations (without Additional Garage Enclosure), West Building Elevations (with Additional Garage Enclosure), and the West Building Elevations (without Additional Garage Enclosure) prepared by Studio Gang Architects, dated July 15, 2010. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. 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 the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the Planned Development: Multi-unit residential, accessory and related uses, residential support services as enumerated in Section 17-17-0104-X of the Zoning Ordinance, and accessory parking. Residential support services shall be located below Level 3 (+44 feet CCD) of the building. The floor area of a single Limited or General Restaurant business that is located within the Louis XVI Ballroom, the Crystal Ballroom, or both of the foregoing may exceed five thousand (5,000) square feet of area without requiring further zoning approval. The Crystal Ballroom and the Louis XVI Ballroom, each of which are in excess of five thousand (5,000) square feet of area, may be occupied with office uses without requiring further zoning approval. Any other Residential Support Service to be located within either or both of the ballrooms may exceed five thousand (5,000) square feet of area with the administrative review and written approval of the Commissioner of Zoning and Land Use Planning but without requiring other zoning approvals.

The Shoreland Hotel is an existing building which has been rated "potentially significant in the context of the surrounding community" in the Chicago Historic Resources Survey, is listed on the National Register of Historic Places, and has been recommended to the City Council for designation as a Chicago Landmark by the Commission on Chicago Landmarks. The Applicant has committed to the retention, renovation, and reuse of significant internal spaces. In consideration of that commitment and in order to facilitate its realization, the following uses shall also be permitted within the Planned Development, but only with the review and written approval of the Commissioner of Zoning and Land Use Planning:

- a. non-accessory parking, up to twenty-six (26) spaces and only for the residents of 5490 South South Shore Drive;
- b. banquet and catering use, only as accessory to an on-site restaurant;
- c. outdoor patio eating and drinking establishment, only adjacent to the south side of the building's north wing;
- d. day care for non-residents of the building;
- e. cultural exhibit and library;

- f. lodge and private club;
- g. artist work and sales space;
- h. small and medium venue entertainment and spectator sports;
- i. entertainment cabaret; and
- j. indoor participant and recreation.

Any portion of the Property may be used on an interim basis during construction for construction staging, the storage of construction materials, and parking for construction purposes.

6. On-premises signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premises signs shall not be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development. The required parking facilities within the Planned Development shall be permitted to have drive aisle and parking space dimensions in substantial conformity with those depicted on the Approved Plans. The minimum required parking shall be one hundred thirty-eight (138) spaces. All off-street parking shall be accessory parking, except that up to twenty-six (26) spaces of non-accessory parking may be provided for the residents of the 5490 South Shore Drive building. Auto lifts and valet parking shall be permitted.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation 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 the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and/or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

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 improvements on the property shall be designed, constructed, and maintained in substantial conformance with the Planned Development and the attached Site Plans, Landscape Plans, and Building Elevations. Landscaping shall be installed in accordance with the Landscape Plans and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, this Planned Development shall control.
11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a net site area of seventy thousand four hundred forty (70,440) square feet and a base F.A.R. of five and seventy-hundredths (5.70). For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. 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. Development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning. The Applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area within this Planned Development, approximately fourteen thousand eight hundred fifty (14,850) square feet if the parking enclosure is constructed and approximately ten thousand seven hundred fifty (10,750) square feet if the parking enclosure is not constructed. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment. In compliance with the Sustainable Development Policy, development shall exceed the A.S.H.R.A.E. 90.1-2004 standards by at least fourteen percent (14%).
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility.
14. The Applicant acknowledges that the existing building, the former Shoreland Hotel, is identified as historically significant in the Chicago Historic Resources Survey, is listed on the National Register of Historic Places, and has been recommended to the City Council for designation as a Chicago Landmark by the Commission on Chicago Landmarks. The Applicant agrees to retain and preserve the character-defining features of the building, consistent with the plans and drawings incorporated as part of this Planned Development. For the purposes of the Planned Development, the character-defining features are the exterior elevations of the building, including

rooflines, and the main lobby and Crystal Ballroom interiors. A more detailed scope of work to rehabilitate these character-defining features will be included as part of the Part II submittal. In general, original features and materials should be retained and preserved as much as possible and original features and materials that may be beyond repair or are missing should be replaced to match the original features as much as possible, while changes to accommodate the new use should be compatible with the building's historic and architectural character.

Dependent upon final action by City Council on the proposed landmark designation of the building, the rehabilitation will be subject to review by the Commission on Chicago Landmarks. The Applicant also intends to participate in the Federal Rehabilitation Tax Credit program, and the rehabilitation will be required to conform to the standards and the guidelines of the National Park Service to be eligible for that program.

15. The terms conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such modification by the Applicant and after determination is made by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance and Land Use Ordinance. 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.
17. All further development within the Planned Development shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial construction has commenced within six (6) years following adoption of this Residential-Business Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, and the zoning of the property shall automatically revert to the prior RM6.5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plans; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 97841 through 97859 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1062, As Amended.*

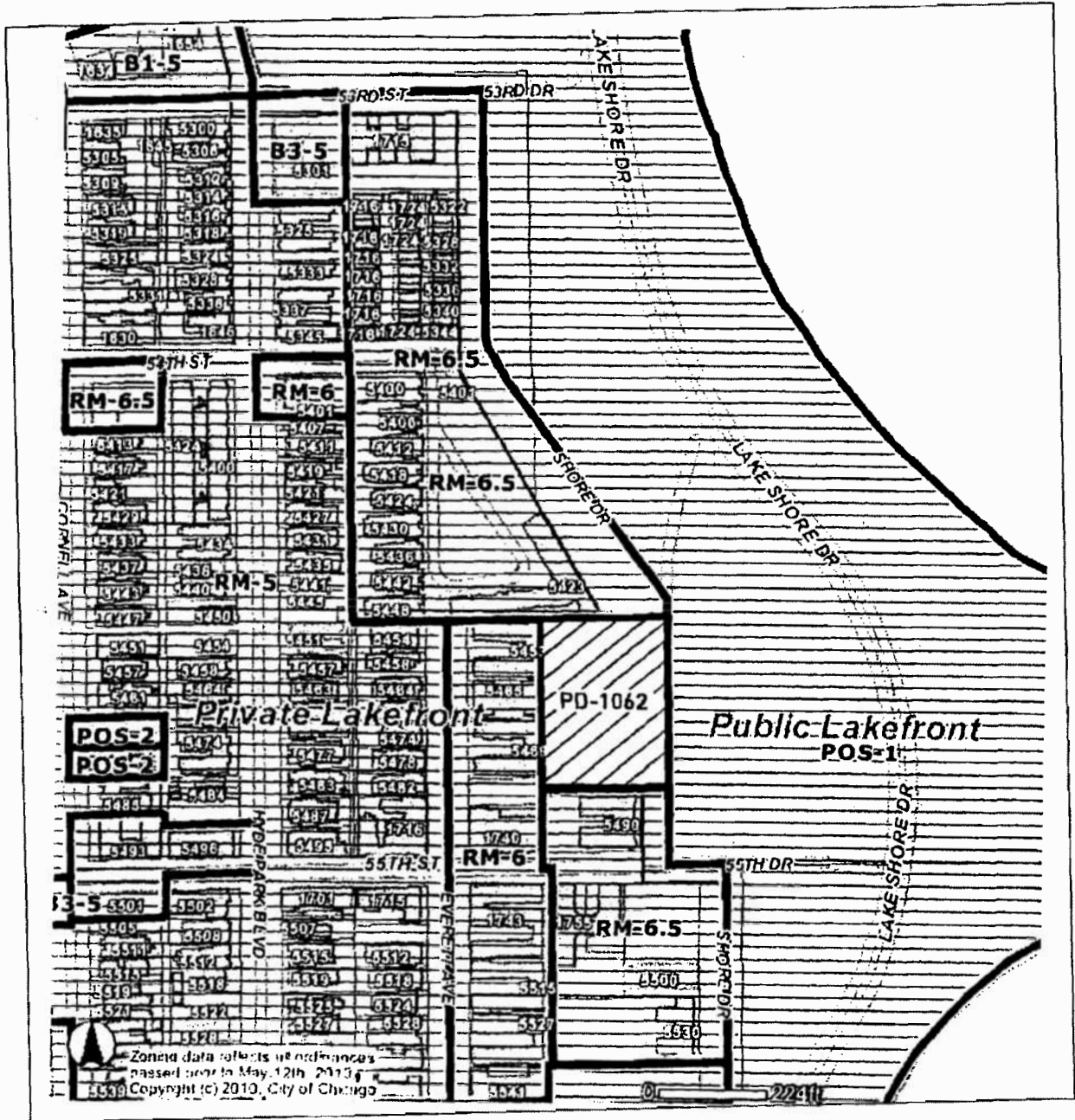
*Bulk Regulations And Data Table.*

Gross Site Area:	94,810 square feet (2.2 acres)
Net Site Area:	70,440 square feet = Gross Site Area (94,810 square feet) - Area in Adjoining Public Streets and Alleys (24,370 square feet)
Maximum Floor Area Ratio:	5.70*
Maximum Number of Residential Units:	350 units
Maximum Site Coverage:	In accordance with Site Plan
Minimum Number of Off-Street Parking Spaces:	138 parking spaces (see Statement Number 7)
Maximum Number of Non-accessory Off-Street Parking Spaces:	26 parking spaces (see Statement Number 7)
Minimum Number of Bicycle Parking Spaces:	50 spaces
Minimum Number of Loading Berths:	1
Minimum Building Setbacks:	In accordance with Site Plan
Maximum Building Height:	150 feet
Permitted Uses:	In accordance with Statement Number 5

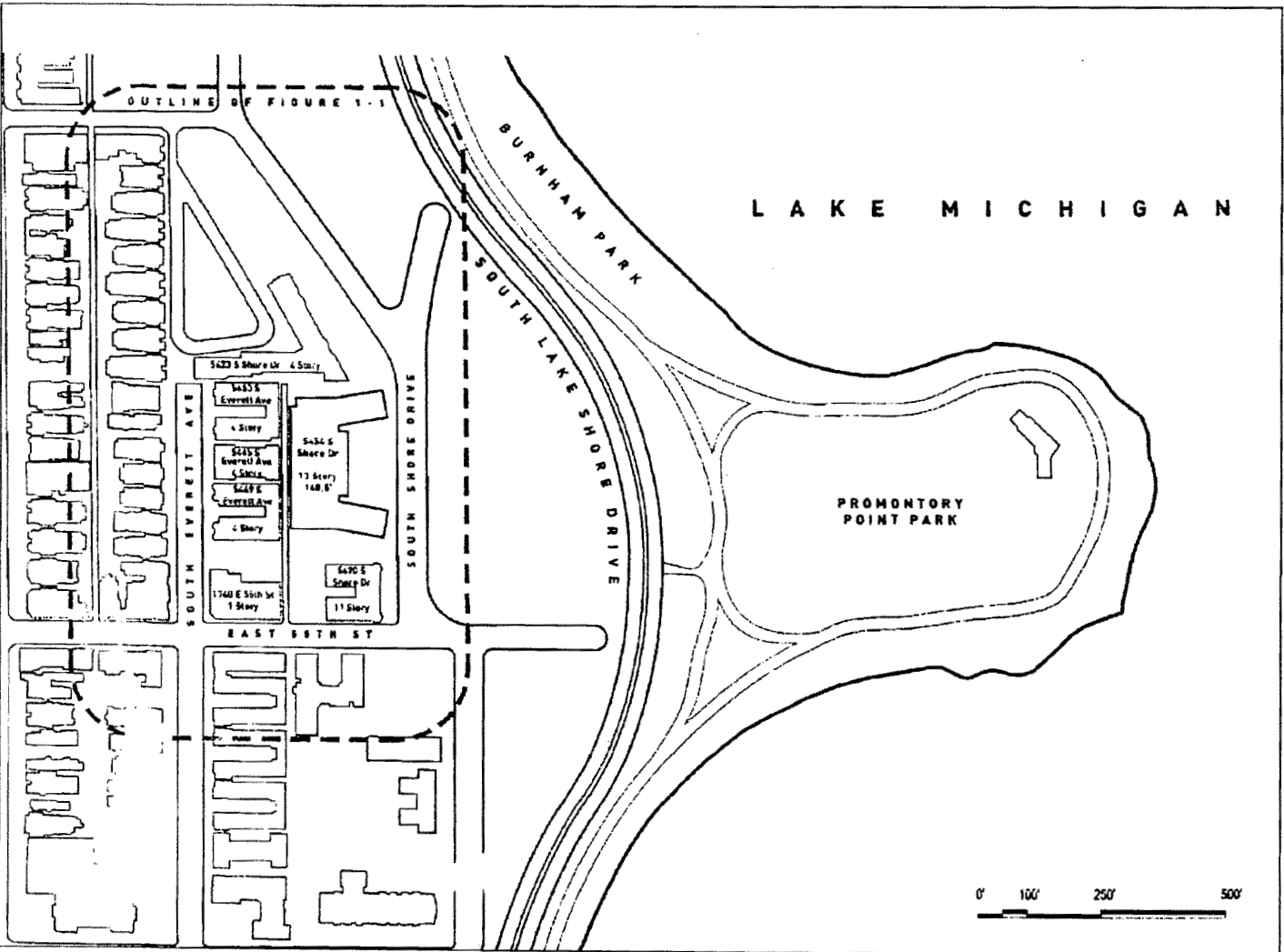
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\* The existing building on the site contains three hundred ninety-nine thousand two hundred five (399,205) square feet of floor space, excluding the basement and all mechanical areas within the 14<sup>th</sup> and 15<sup>th</sup> levels.

Existing Zoning Map.



Existing Land-Use Map.

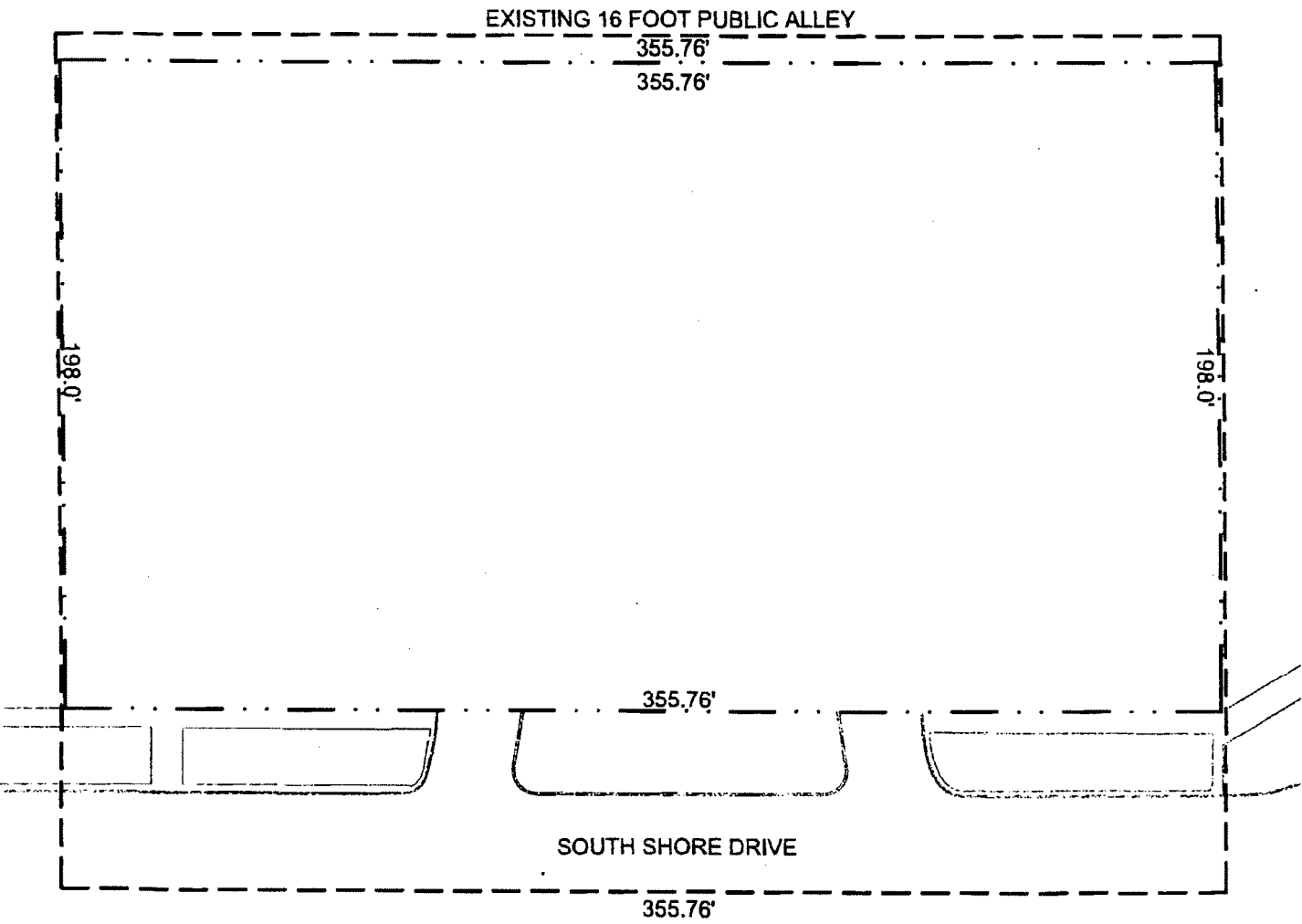


7/28/2010

REPORTS OF COMMITTEES

97843

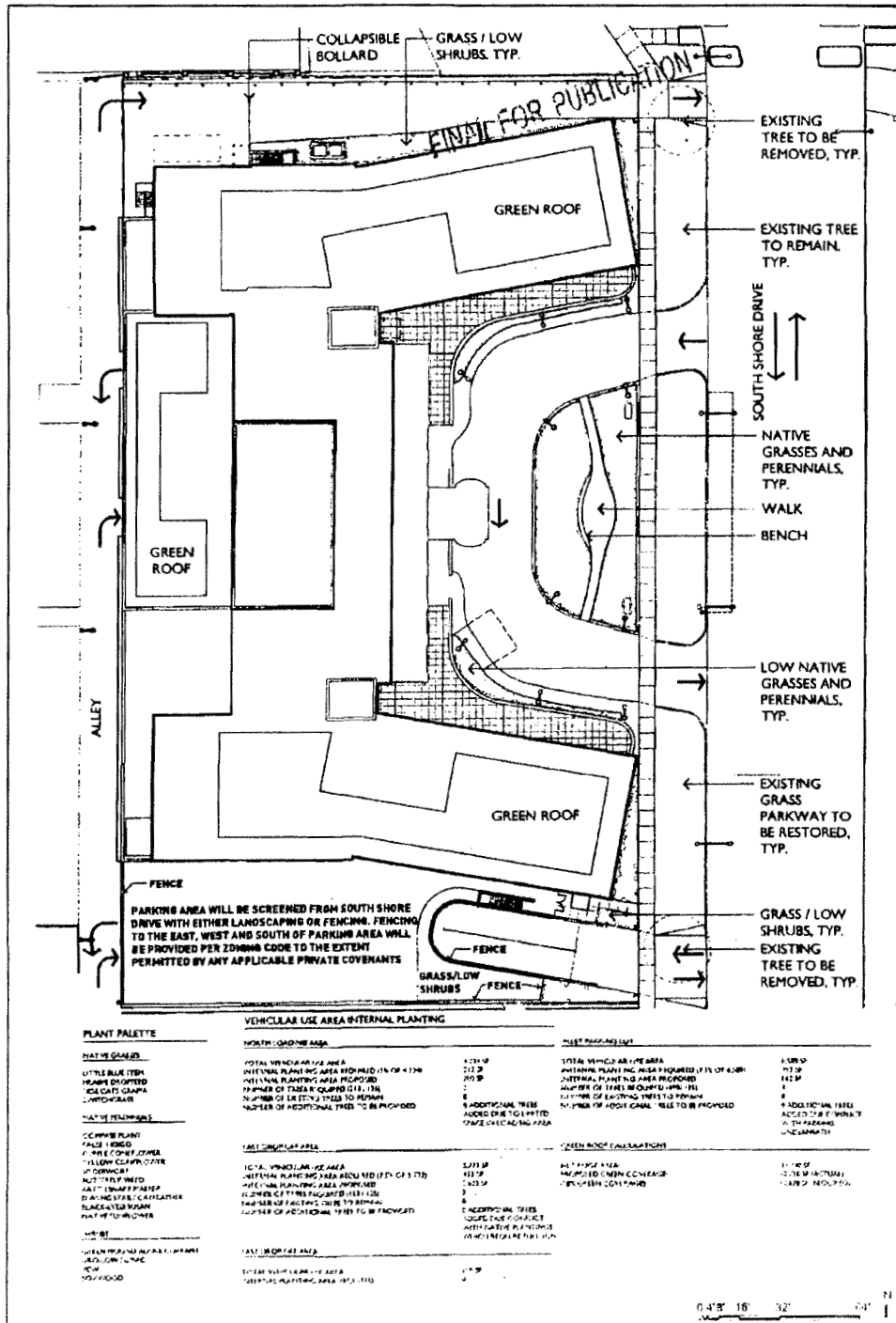
Planned Development Boundary  
And Property Line Map.







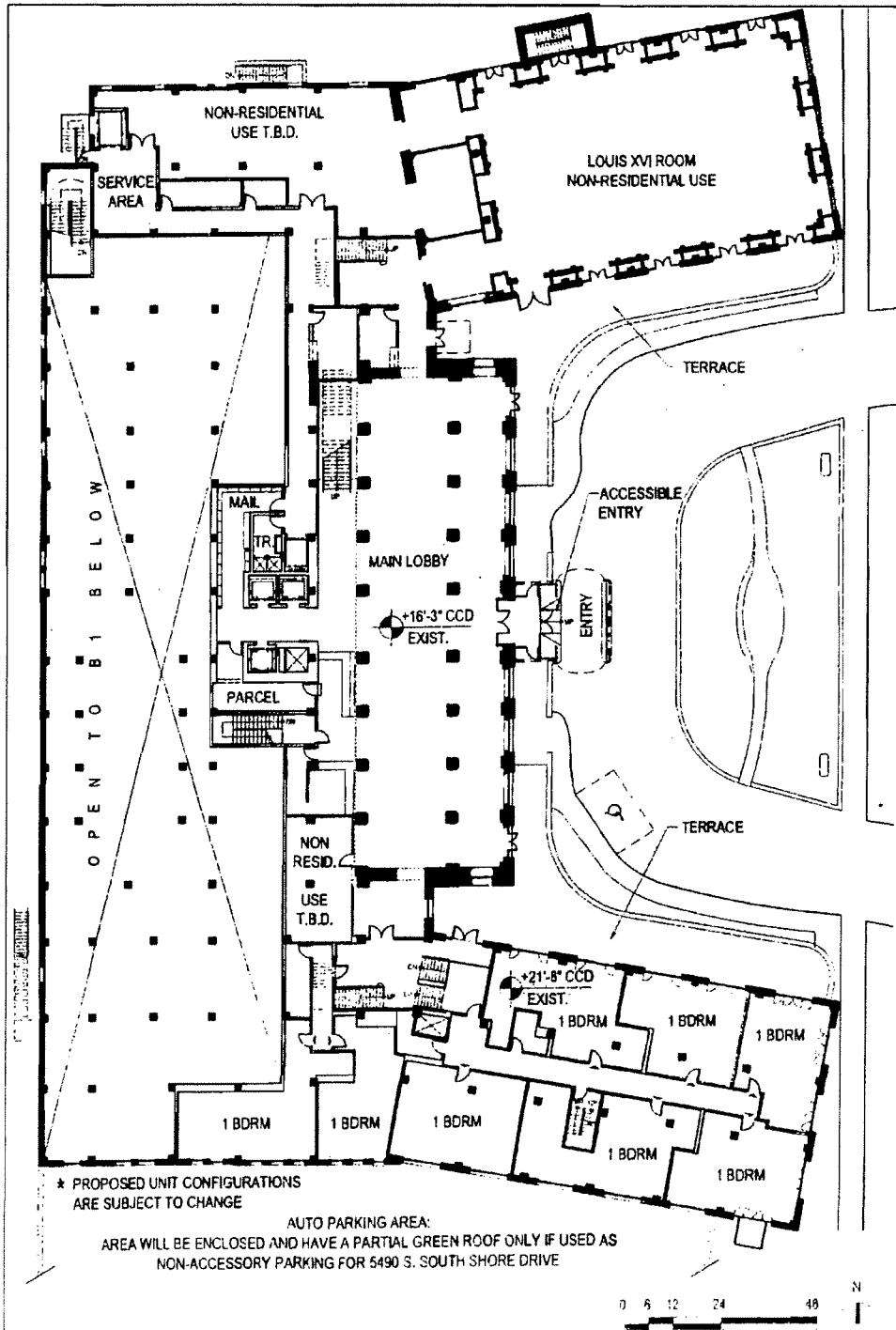
Landscape Plan.  
(Without Additional Garage Enclosure)



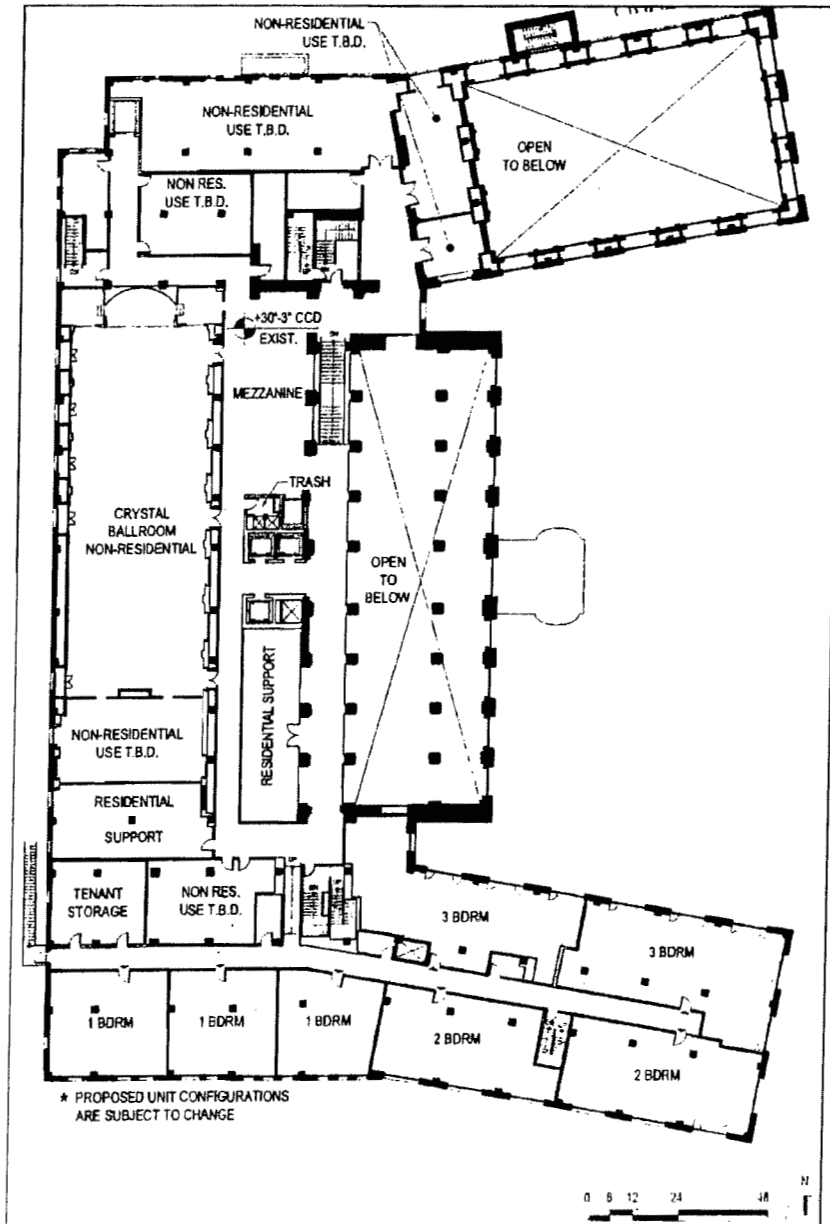




Level 1 Plan.



Level 2 Plan.

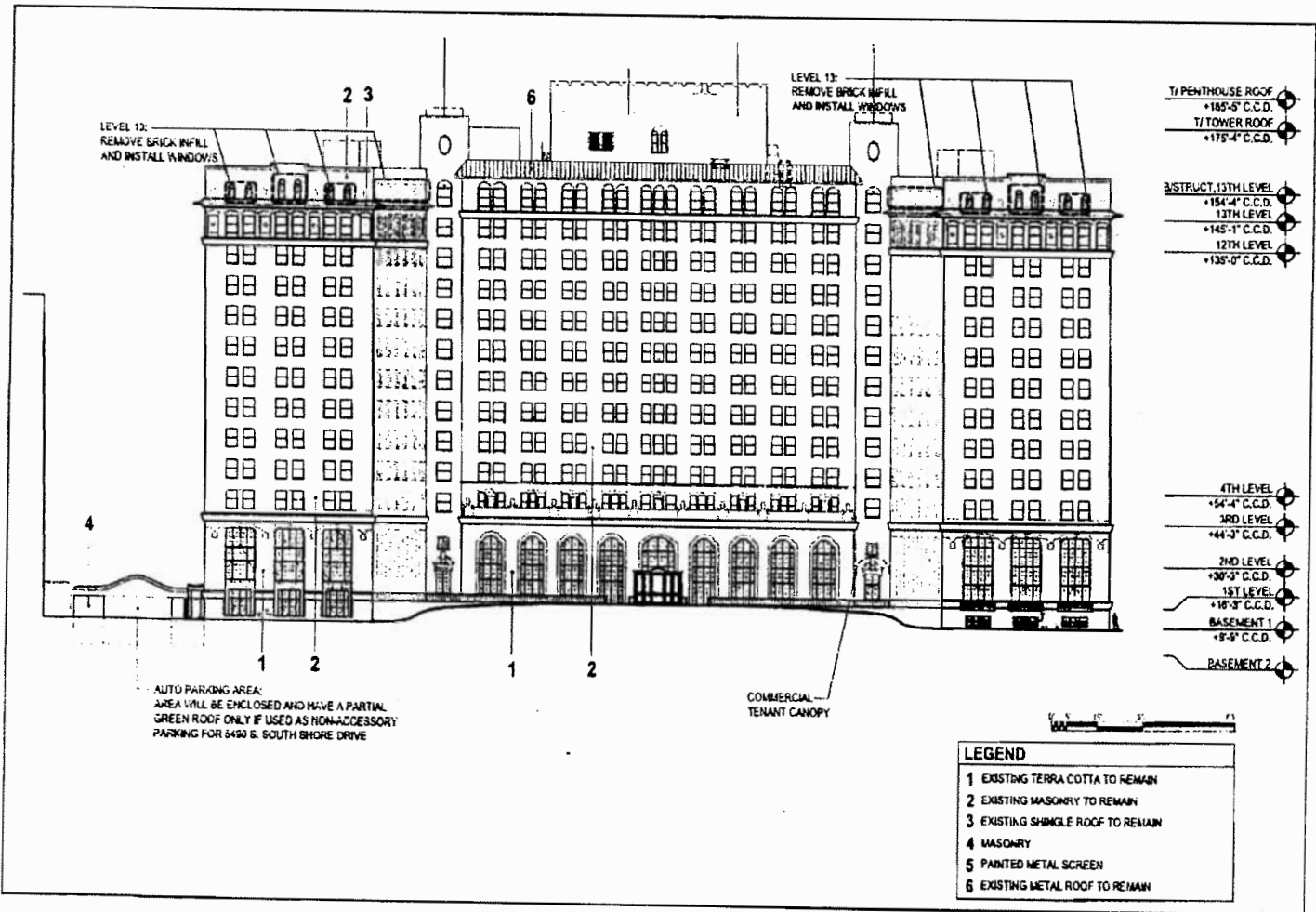


7/28/2010

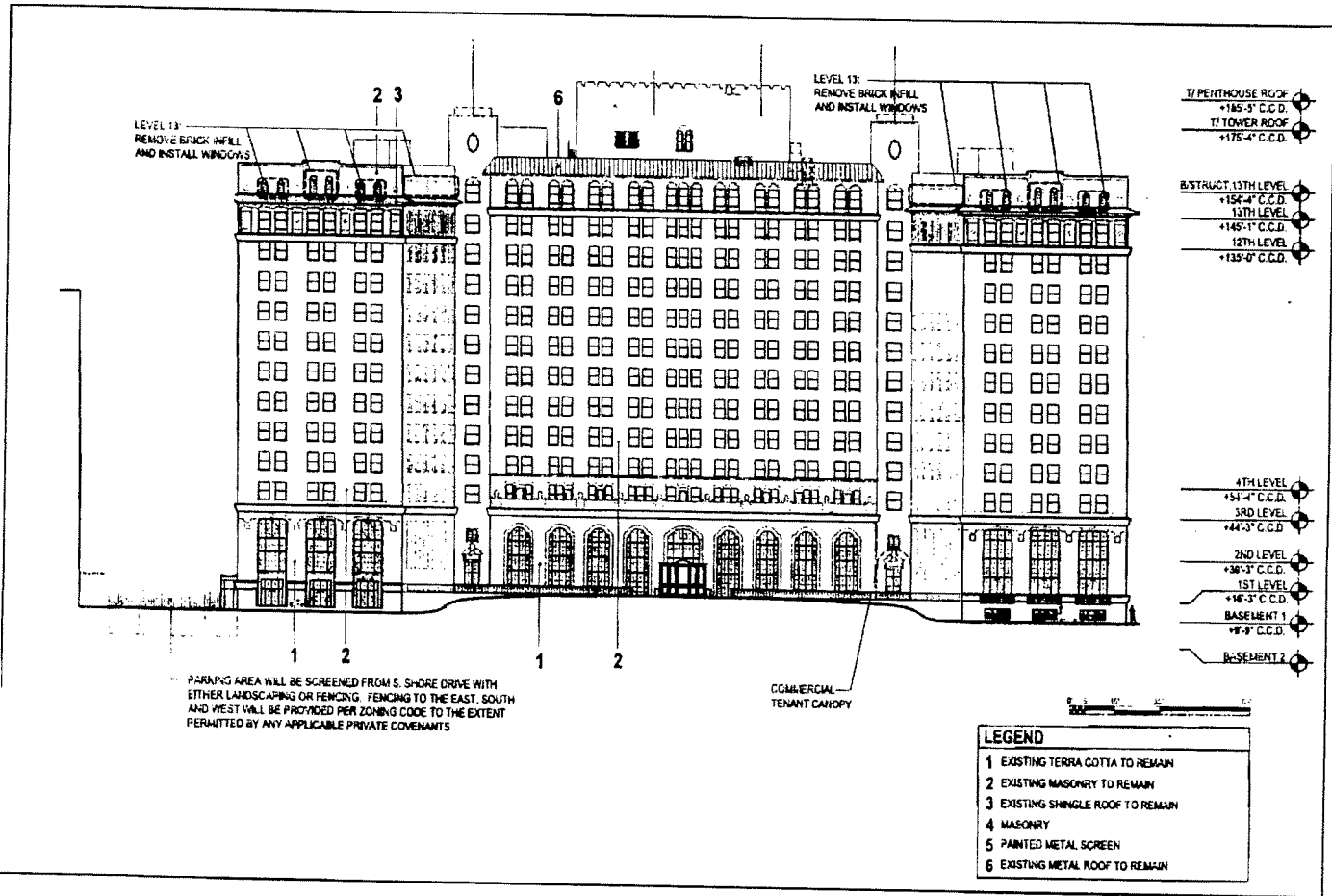
REPORTS OF COMMITTEES

97851

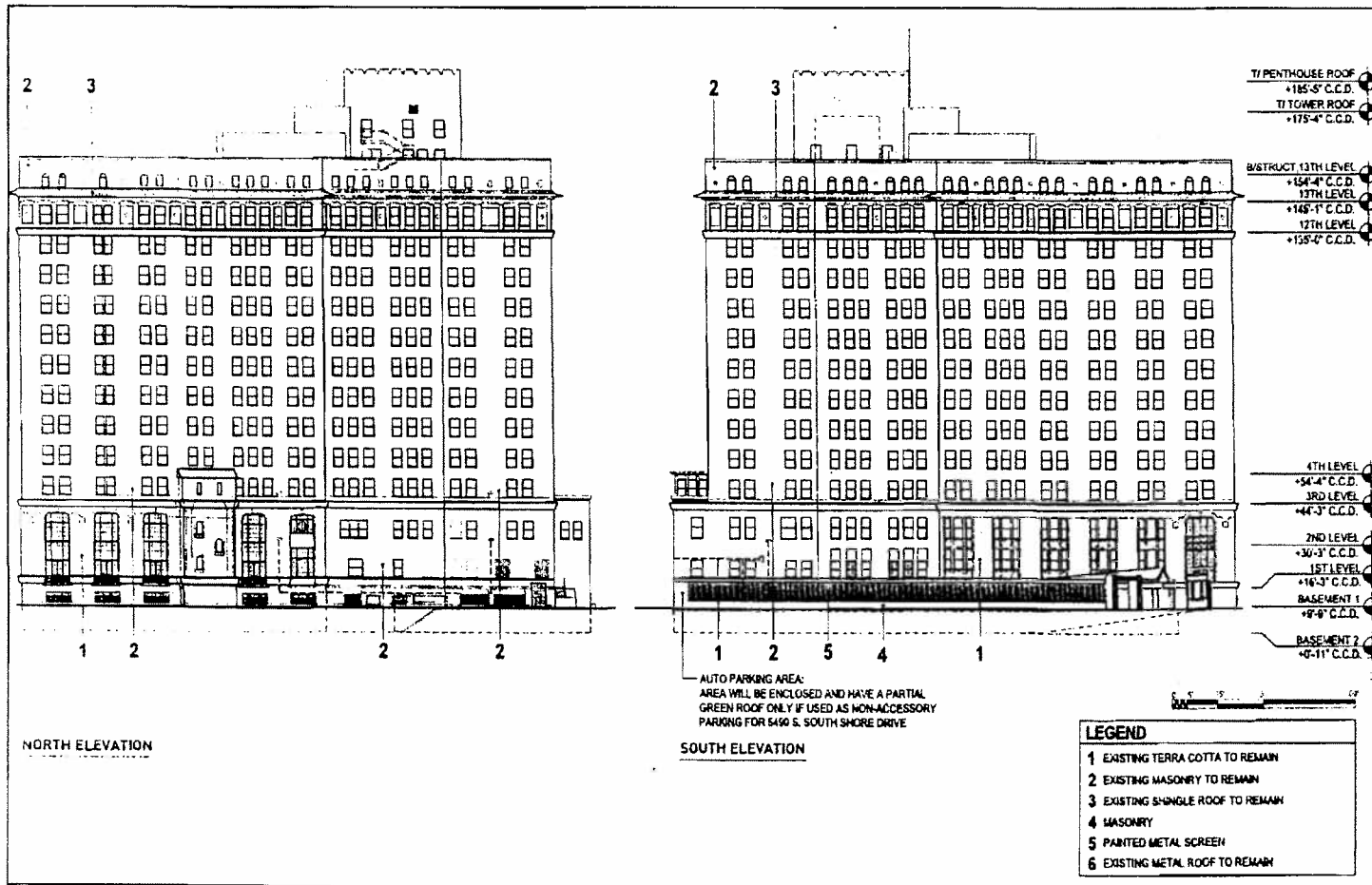
East Building Elevation.  
(With Additional Garage Enclosure)



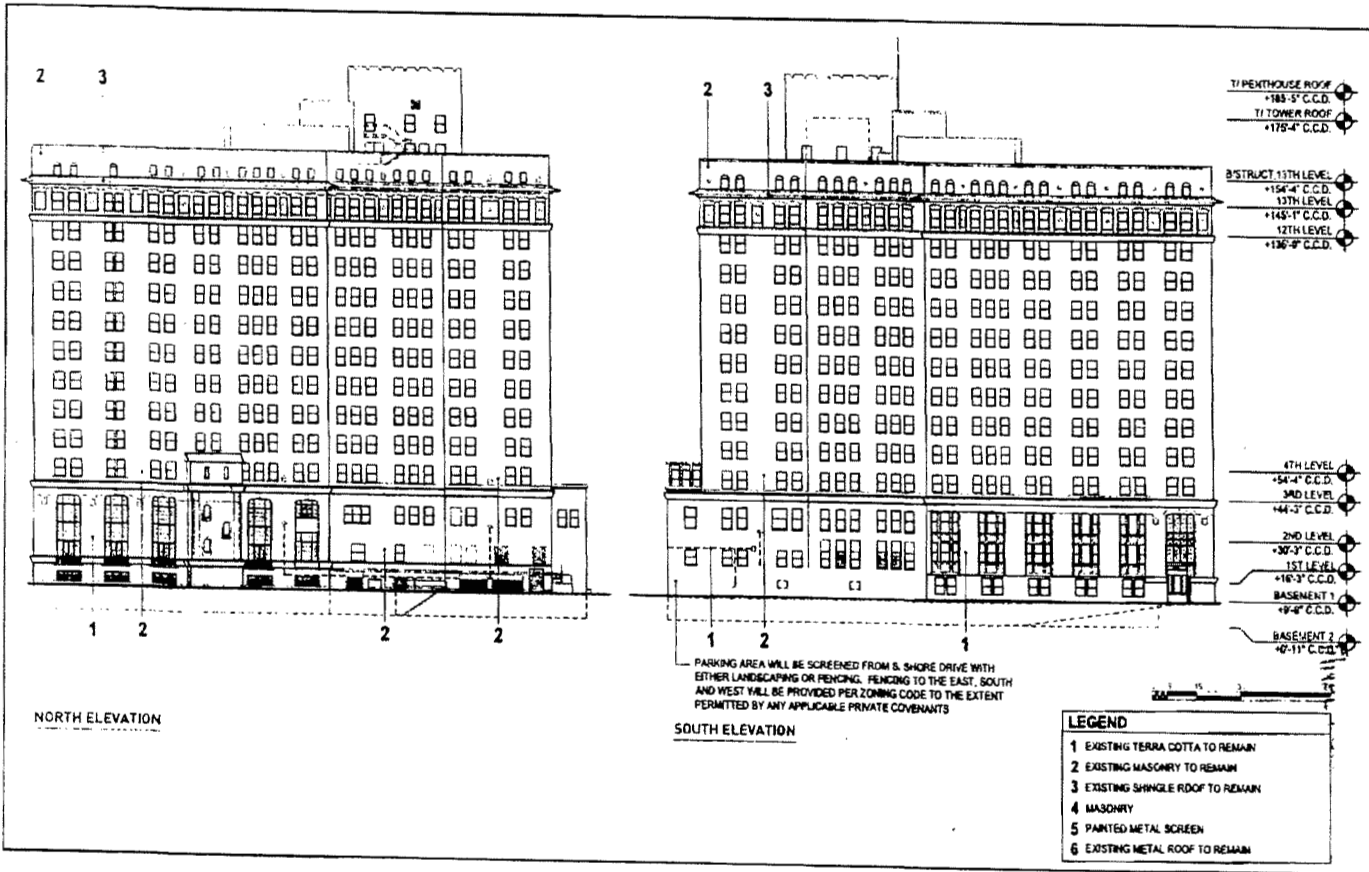
East Building Elevation.  
(Without Additional Garage Enclosure)



North And South Building Elevations.  
(With Additional Garage Enclosure)



North And South Building Elevations.  
(Without Additional Garage Enclosure)



2 3

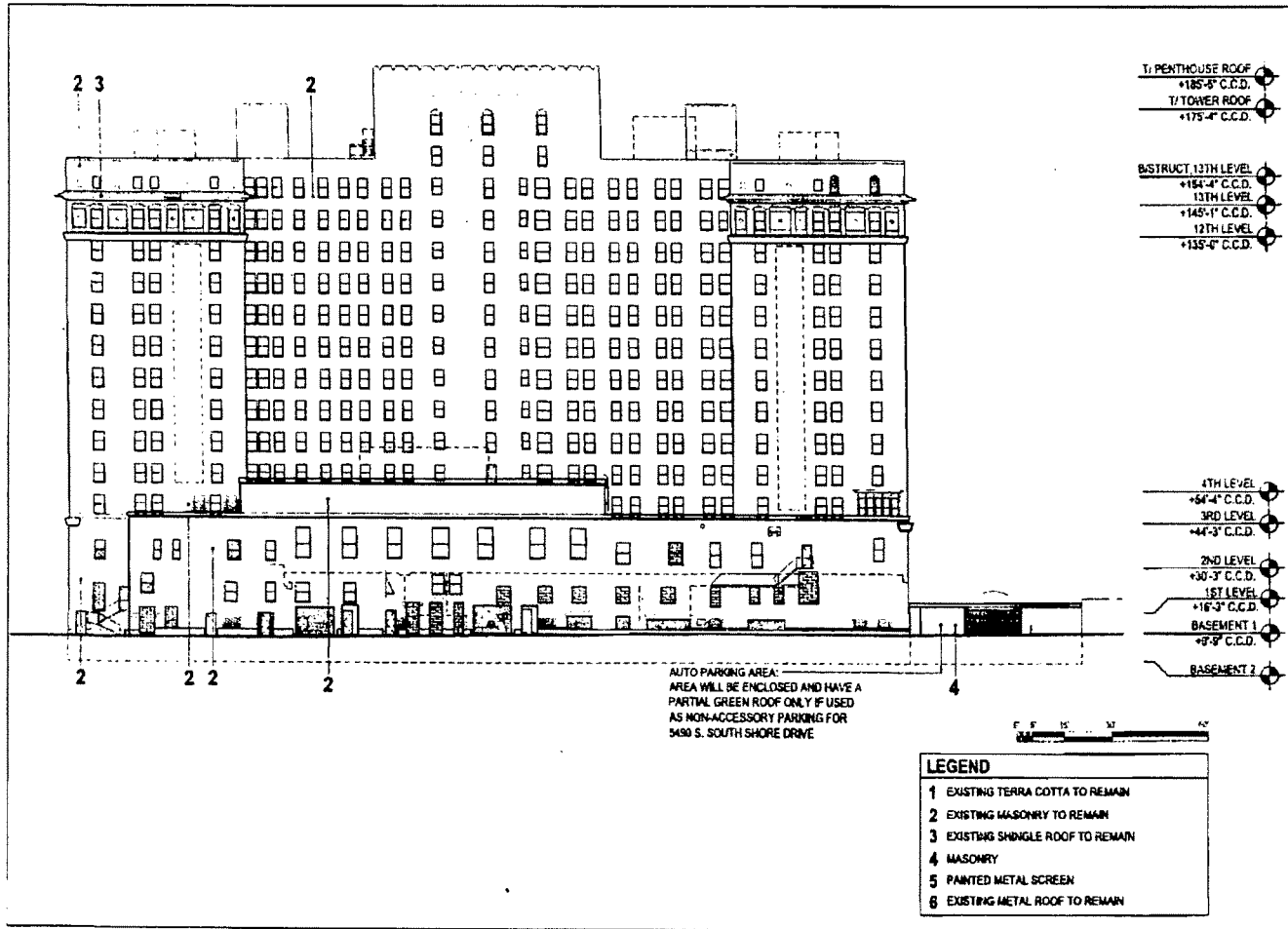
2 3

NORTH ELEVATION

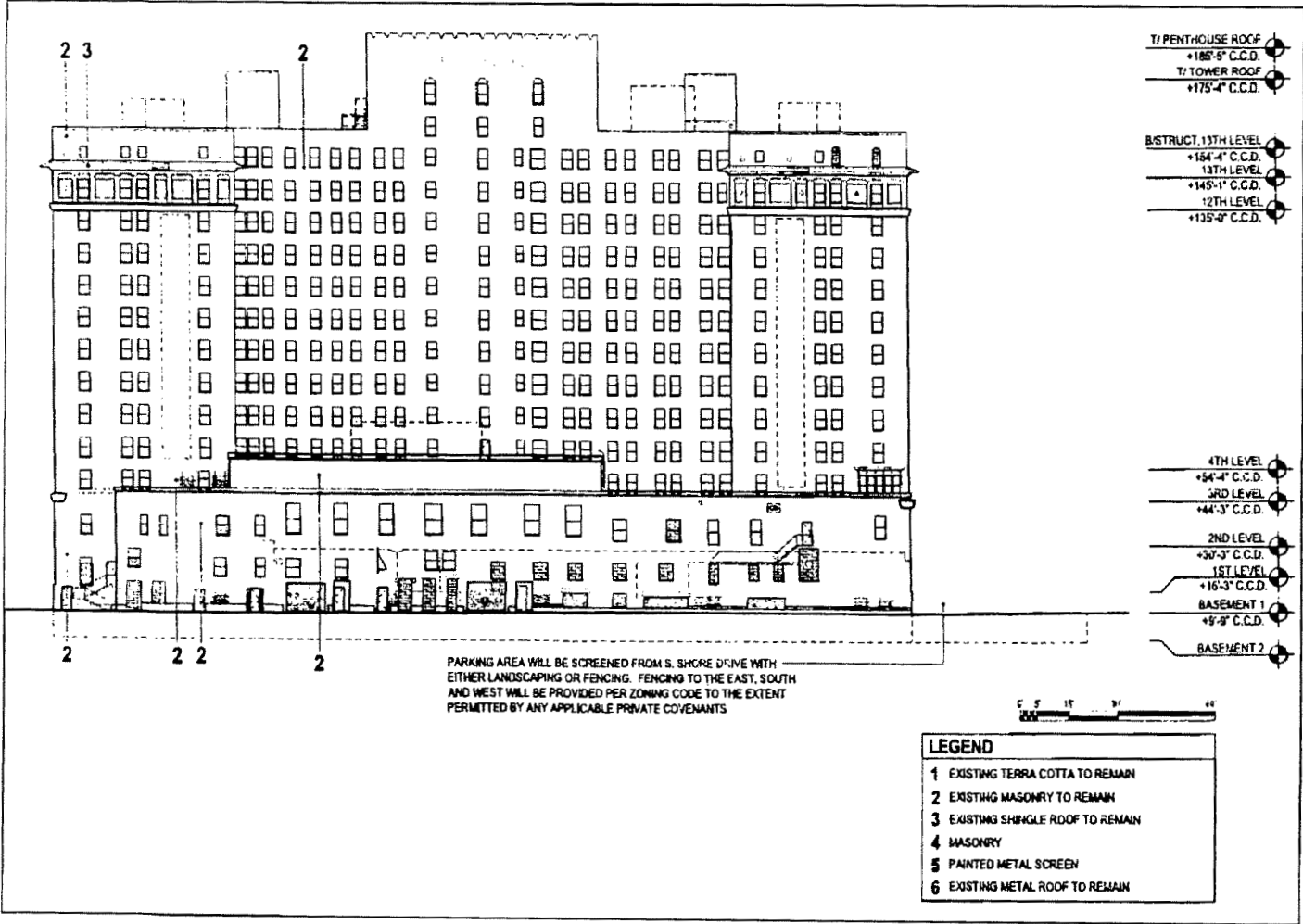
SOUTH ELEVATION

LEGEND	
1	EXISTING TERRAZZO TO REMAIN
2	EXISTING MASONRY TO REMAIN
3	EXISTING SHINGLE ROOF TO REMAIN
4	MASONRY
5	PAINTED METAL SCREEN
6	EXISTING METAL ROOF TO REMAIN

West Building Elevation.  
(With Additional Garage Enclosure)



West Building Elevation  
(Without Additional Garage Enclosure)



Chicago Builds Green.  
(Page 1 of 3)

**Project Name:**

The Shoreland - without parking enclosure

**Project Location:**

\* Street Number (if the address only includes one street number, please fill only the cell "From"):  
 From\* To\* Direction: Street Name: Select Street Type:  
 5454      S      South Shore      Or  
 Ward No: Community Area No:  
 5      41

**Project Type:**

Check applicable:  
 Planned Development       Redevelopment Agreement       Zoning Change  
 PD No: 1062      RDA No:      From:      To:  
 Public project       Landmark

**Project Size:**

Total land area in sq.ft.:      Total building(s) footprint in sq.ft.:      Total vehicular use area in sq.ft.:  
 70,440      39,683      17,353

**DPD Project Manager:**

Enter First Name Last Name  
 Fred Deters

**BG/GR Matrix:**

Select project category:  
 Res. 4 or more Market Rate

**Financial Incentives:**

Check applicable:  
 TIF       Empowerment Zone Grant       Class L  
 GRIF       Ind. Dev. Revenue Bonds       Class 6b  
 SBIF       Bank Participation Loan       DOH  
 Land Sale Write Down

**Density Bonus:**

Check applicable:  
 Public plaza & pocket park       Water features in a plaza or pocket park  
 Chicago Riverwalk improvements       Setbacks above the ground floor  
 Winter gardens       Lower level planting terrace  
 Indoor through-block connection       Green roof  
 Sidewalk widening       Underground parking and loading  
 Arcades       Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

**Landscaping:**

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

Square footage:	0	0
Square footage:	1,138	4,184
	5	0
	10	10

**Open Space:**

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	0	0
Square footage:	11,772	6948
Square footage:	0	0

**Stormwater Management (At-grade volume control):**

Permeable paving  
Raingarden  
Filter strip  
Bioswale  
Detention pond  
Native landscaping  
Rain-water collection cistem/barrel  
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	3,866
Gallons:	0
Square footage:	0

**Other sustainable surface treatments:**

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	10,670	10,750
Square footage:	0	0
Square footage:		0

**Transportation:**

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non- Acc.)  
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)  
No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

	0	146 *
		146 *
	0	0
	50	50
Check if applicable:	<input type="checkbox"/>	

\* Note: See Statement #7 of Planned Development.

Chicago Builds Green.  
(Page 3 of 3)

**Building Certification:**

- |                                  |                          |                          |
|----------------------------------|--------------------------|--------------------------|
| Energy Star building             | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification               | <input type="checkbox"/> |                          |
| LEED Certified                   |                          | <input type="checkbox"/> |
| LEED Silver                      |                          | <input type="checkbox"/> |
| LEED Gold                        |                          | <input type="checkbox"/> |
| LEED Platinum                    |                          | <input type="checkbox"/> |
| Chicago Green Homes              | <input type="checkbox"/> |                          |
| Chicago Green Homes [one-star]   |                          | <input type="checkbox"/> |
| Chicago Green Homes [two-star]   |                          | <input type="checkbox"/> |
| Chicago Green Homes [three-star] |                          | <input type="checkbox"/> |

**Energy efficiency strategies not captured above:**  
*-E: Other than Energy Star Roof - or Energy Star Building Certification-*

Exceeding ASHRAE 90.1/2004

**Other sustainable strategies and/or Project Notes:**

50% of Net Roof Area to be Green Roof

*Reclassification Of Area Shown On Map Number 12-C.  
(As Amended)  
(Application Number 15984)*

*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 RM6.5 Residential Multi-Unit District symbols and indications as shown on Map Number 12-C in the area bounded by:

a line 485.76 feet north of and parallel to West 55<sup>th</sup> Street; South South Shore Drive; a line 130.00 feet north of and parallel to West 55<sup>th</sup> Street; and the alley next west of and parallel to South South Shore Drive,

to the designation of a Residential-Business Planned Development which is hereby established in the area described and a corresponding use district, subject to such use and bulk regulations as set forth in the Residential-Business Planned Development, attached hereto and made a part hereof.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development Number 10002*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of approximately seventy thousand four hundred forty (70,440) square feet (one and sixty-two hundredths (1.62) acres) of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is owned by Shoreland Financial L.L.C. (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require

a separate submission on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map, a Land-Use Map; a Property Line and Planned Development Boundary and Property Line Map; a Site Map; a First Floor Plan; a Landscape Plan; a Green Roof Plan; and North, South, East, and West Building Elevations prepared by Fitzgerald & Associates Architects, dated April 19, 2007. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. 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 the planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The uses permitted within the area delineated herein as a "Residential Business Planned Development" shall include: multi-unit residential and related uses, accessory parking, twenty-five (25) spaces of non-accessory parking, and residential support services.
6. Identification and on-premise business signs shall be permitted within the area delineated herein as a "Residential Business Planned Development", subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Off-Premise signs shall not be permitted in the Planned Development.
7. One (1) off-street loading facility for deliveries will be provided within this Planned Development. All parking utilized within this Planned Development will be associated with the residential and retail use, except for twenty-five (25) spaces of non-accessory parking, all of which shall be subject to the review of the Departments of Transportation and Planning and Development.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation 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 the Chicago Department of Transportation.
9. 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 improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning

Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a net site area of seventy thousand four hundred forty (70,440) square feet, a base F.A.R. of six and sixty-hundredths (6.60). For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of all new construction within this Planned Development, approximately five thousand fifty-eight (5,058) square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment. Additionally, Applicant shall provide a dog run as part of the project.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.

15. The Applicant acknowledges that the former Shoreland Hotel building, commonly know as 5450 -- 5484 South South Shore Drive, is historically significant and identified in the Chicago Historic Resources Survey. The Applicant agrees to retain, preserve and rehabilitate the significant features of the building. The significant features that shall be preserved are the east, south and north exterior elevations, including rooflines, in accordance with the plans and drawings incorporated as part of this Planned Development. A scope of work to rehabilitate the significant features shall be included as part of the Part II submittal. In general, original features and materials should be retained and preserved as much as possible, while changes should be compatible with the building's historic character.
16. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. Unless substantial construction has commenced within six (6) years following adoption of this Residential-Business Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, and the zoning of the property shall automatically revert to the prior RM6.5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; First Floor Plan; Landscape Plan; Seventh Floor Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 106070 through 106080 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

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15984  
106069

*Residential-Business Planned Development 1062*

*Bulk Regulations And Data Table.*

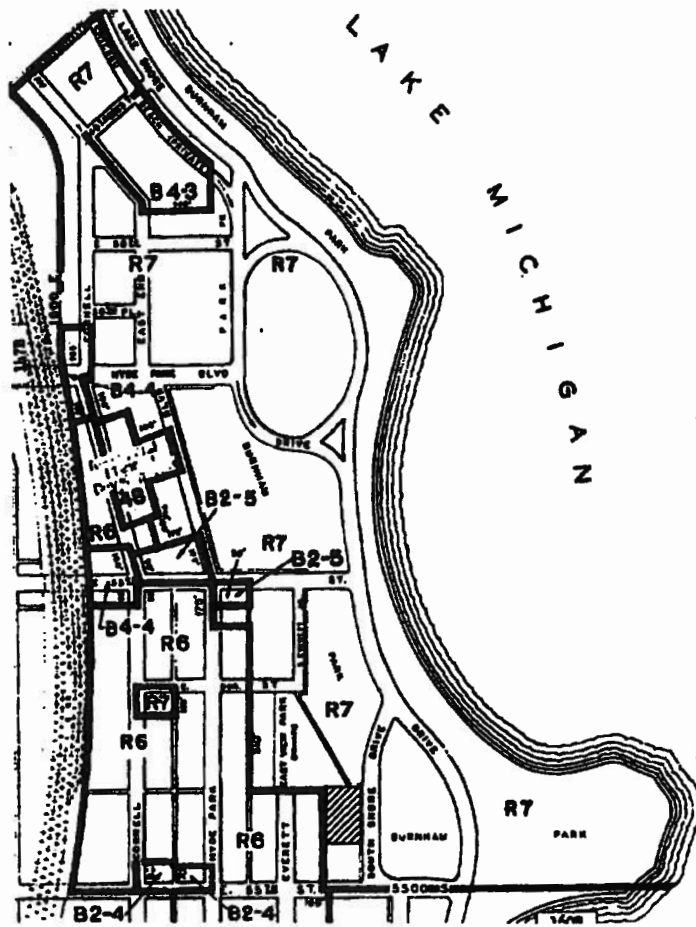
Gross Site Area	94,810 square feet (2.2 acres)
Net Site Area:	70,440 square feet = Gross Site Area (94,810 square feet) - Area in Adjoining Public Streets and Alleys (24,370 square feet)
Maximum Floor Area Ratio:	5.70*
Maximum Number of Residential Units:	281 units
Maximum Site Coverage:	In accordance with Site Plan
Minimum Number of Off-Street Parking Spaces:	1 space per dwelling unit, plus 25 non-accessory spaces
Minimum Number of Bicycle Parking Spaces:	50 spaces
Minimum Number of Loading Berths:	1
Minimum Building Setbacks:	In accordance with Site Plan
Maximum Building Height:	150 feet
Permitted Uses:	Multi-unit residential and related uses, accessory parking, 25 spaces of non-accessory parking and residential support services

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\* the existing building on the site contains 399,205 square feet of floor space, excluding the basement.

Existing Zoning Map.

RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING ZONING MAP



APPLICANT: SHORELAND FINANCIAL, LLC  
5454 S. SHORE DRIVE  
CHICAGO, IL 60615

INDICATED PROPERTY FOR  
PLANNED DEVELOPMENT  
ZONING DISTRICT  
BOUNDARIES



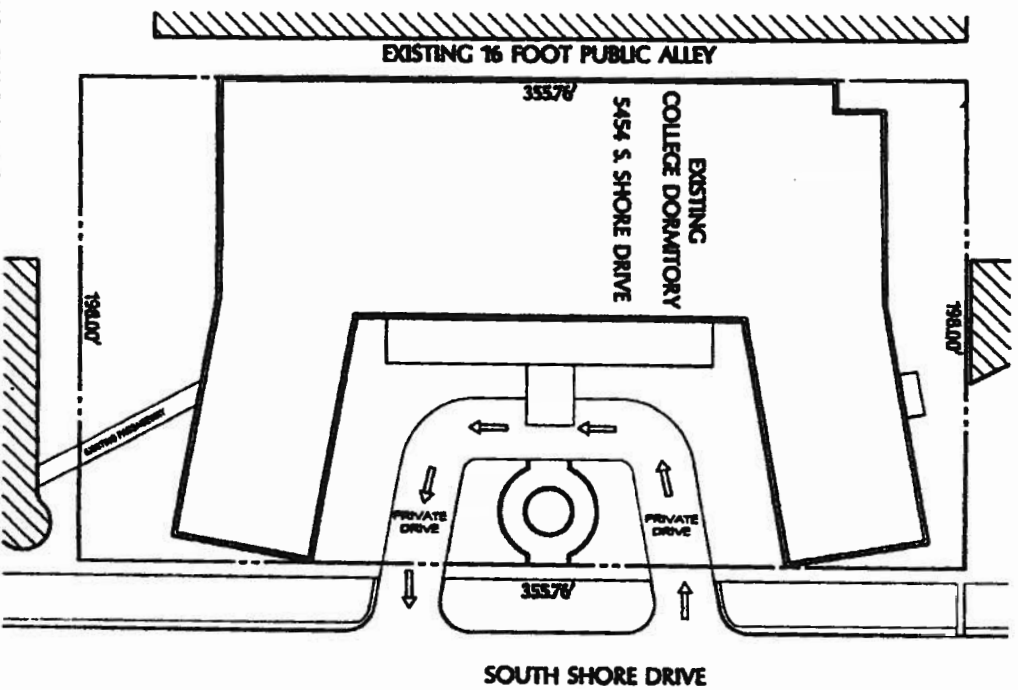
5/9/2007

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106071

Existing Land-Use Map.

RESIDENTIAL AND COMMERCIAL PLANNED  
DEVELOPMENT NO. \_\_\_\_\_  
EXISTING LAND USE MAP



APPLICANT: SHORELAND FINANCIAL, LLC  
5454 S. SHORE DRIVE  
CHICAGO, IL 60615

PROPERTY LINES





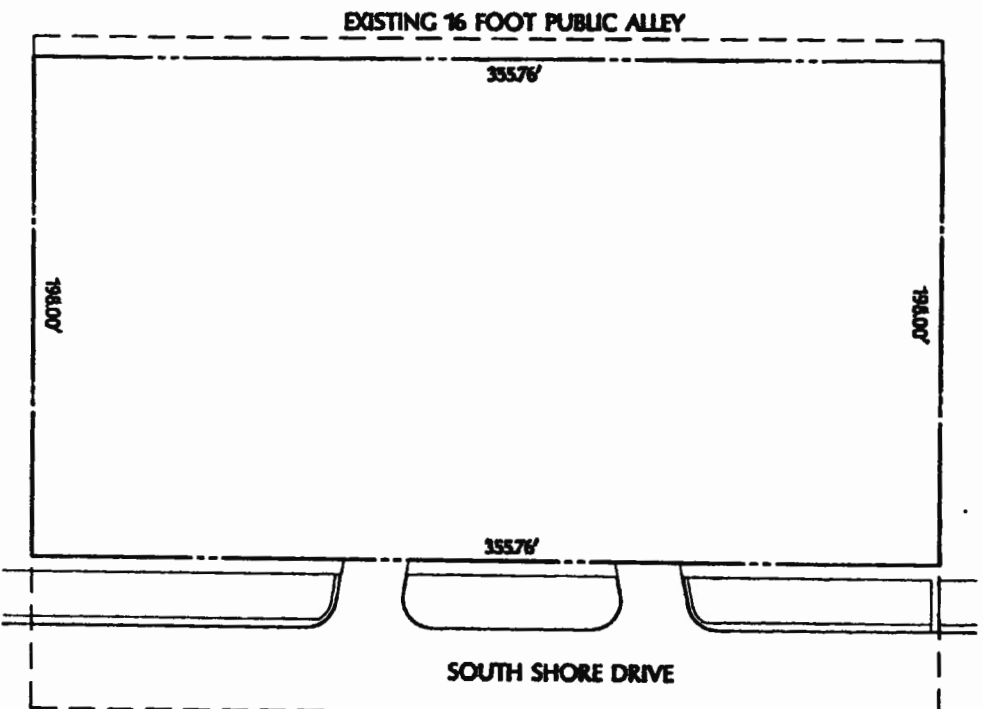
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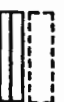
Boundary And Property Line Map.

RESIDENTIAL AND COMMERCIAL PLANNED  
DEVELOPMENT NO. \_\_\_\_\_  
BOUNDARY AND PROPERTY LINE MAP

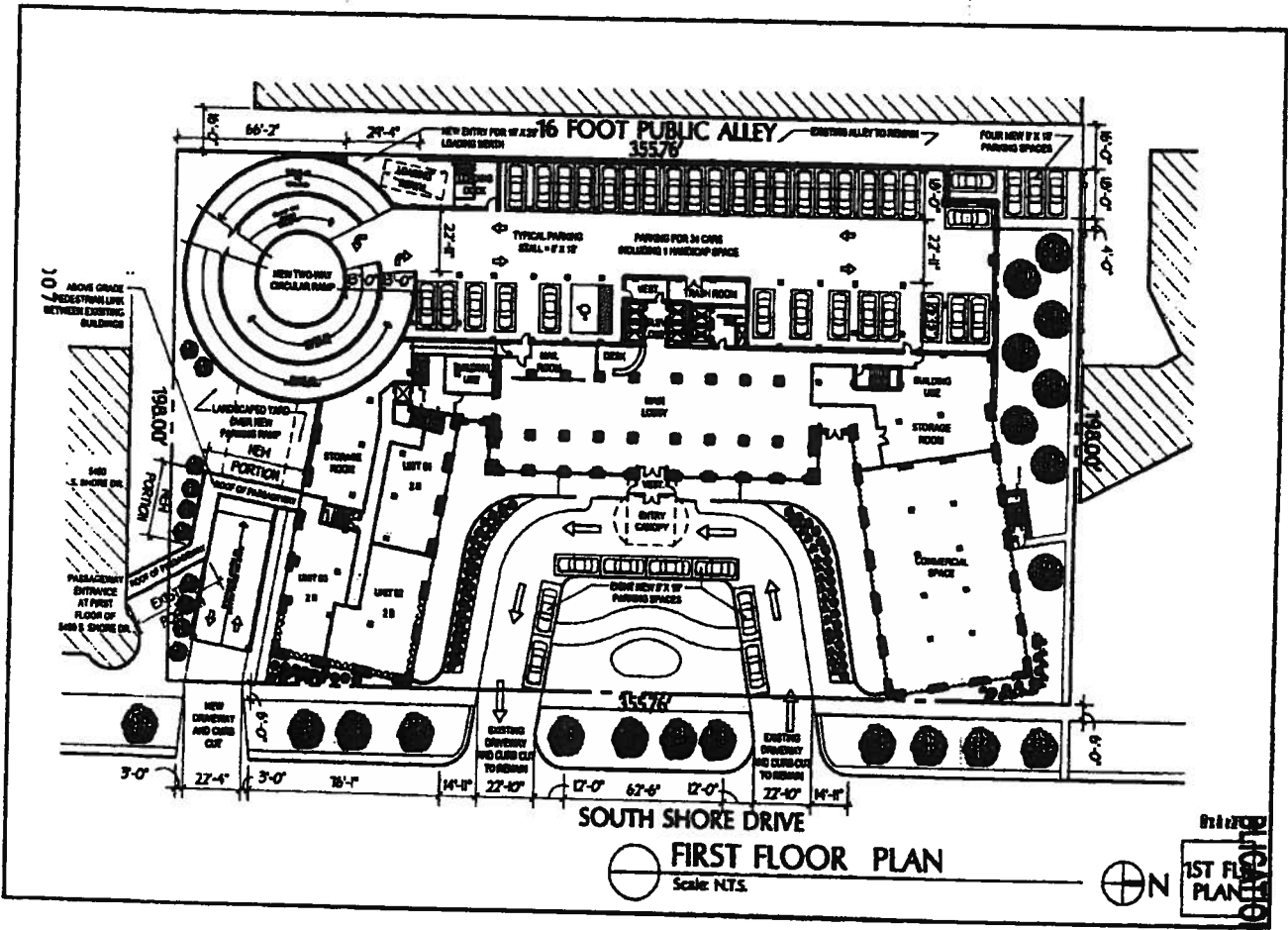


APPLICANT: SHORELAND FINANCIAL, LLC  
5454 S. SHORE DRIVE  
CHICAGO, IL 60615

PLANNED DEVELOPMENT BOUNDARY  
PROPERTY LINES



First Floor Plan.

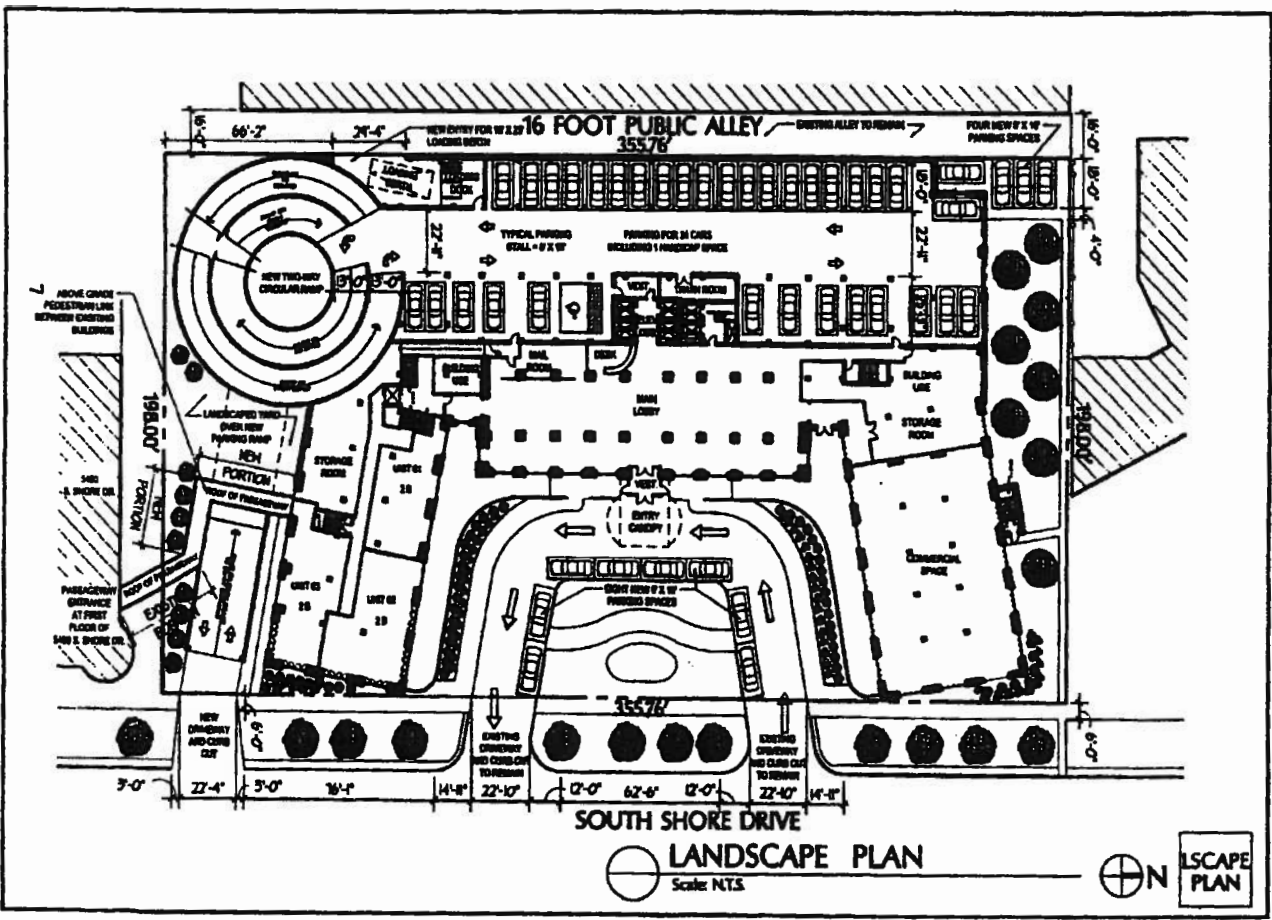


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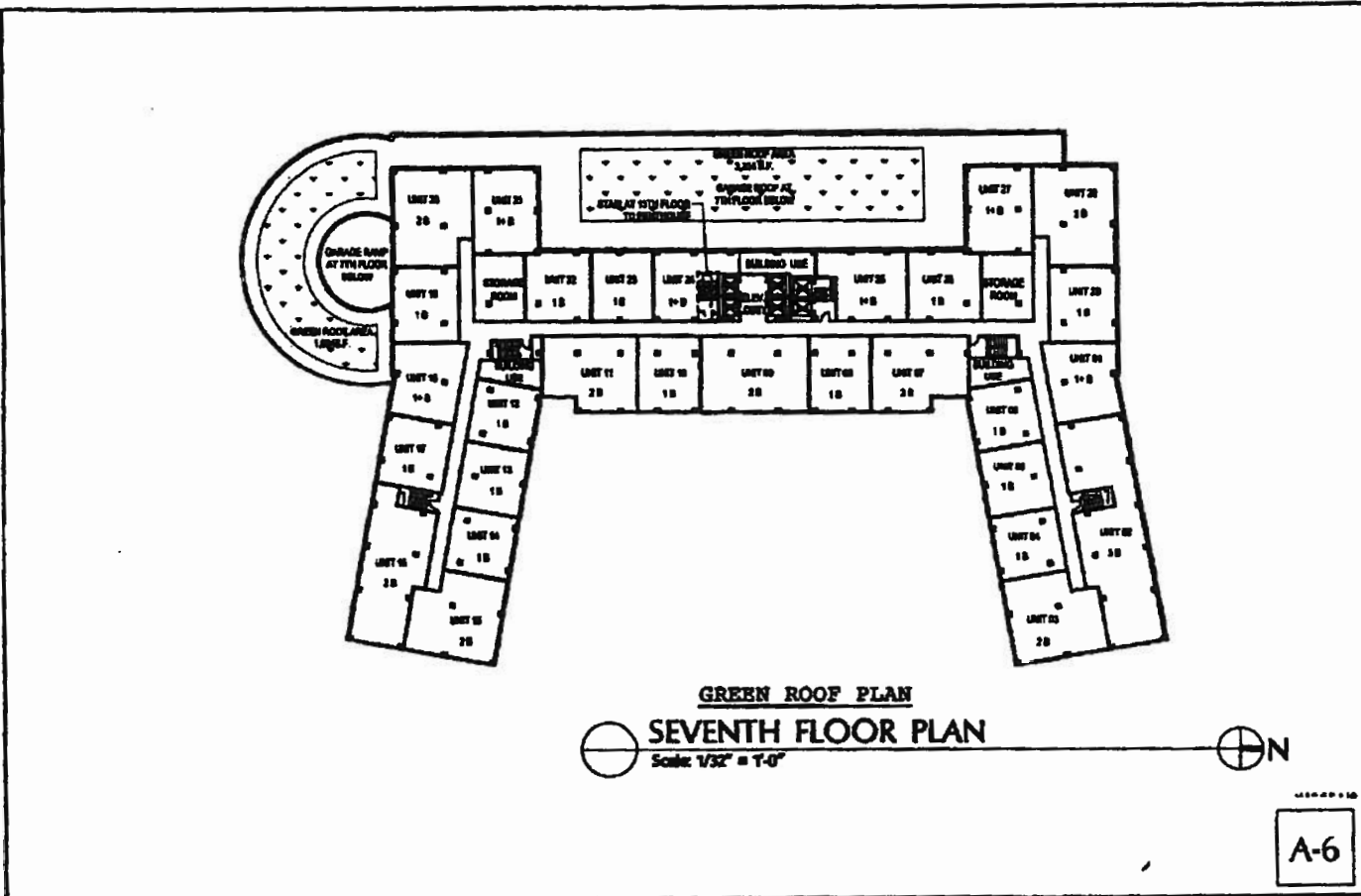
REPORTS OF COMMITTEES

106075

Landscape Plan.



Seventh Floor Plan.



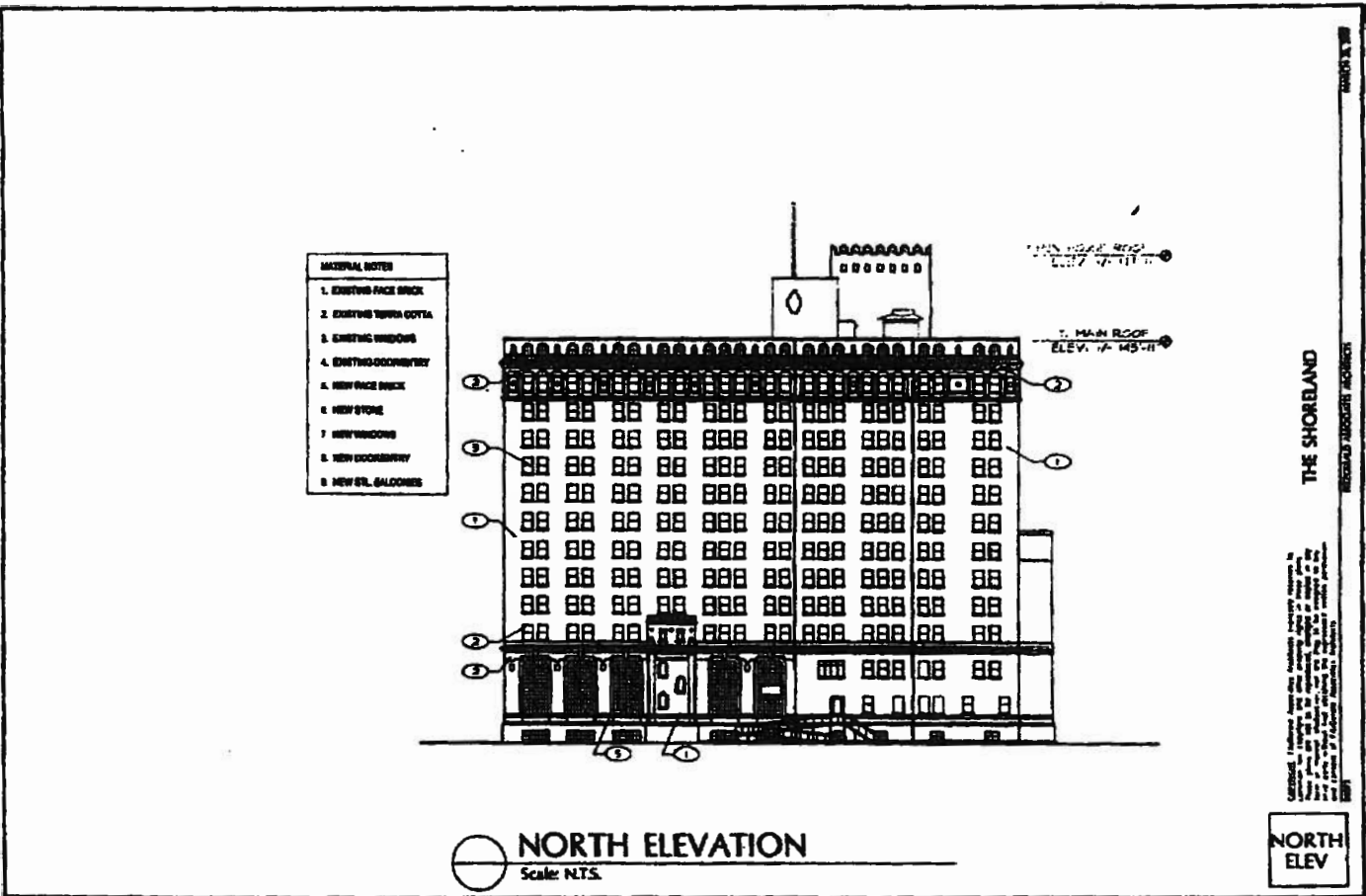
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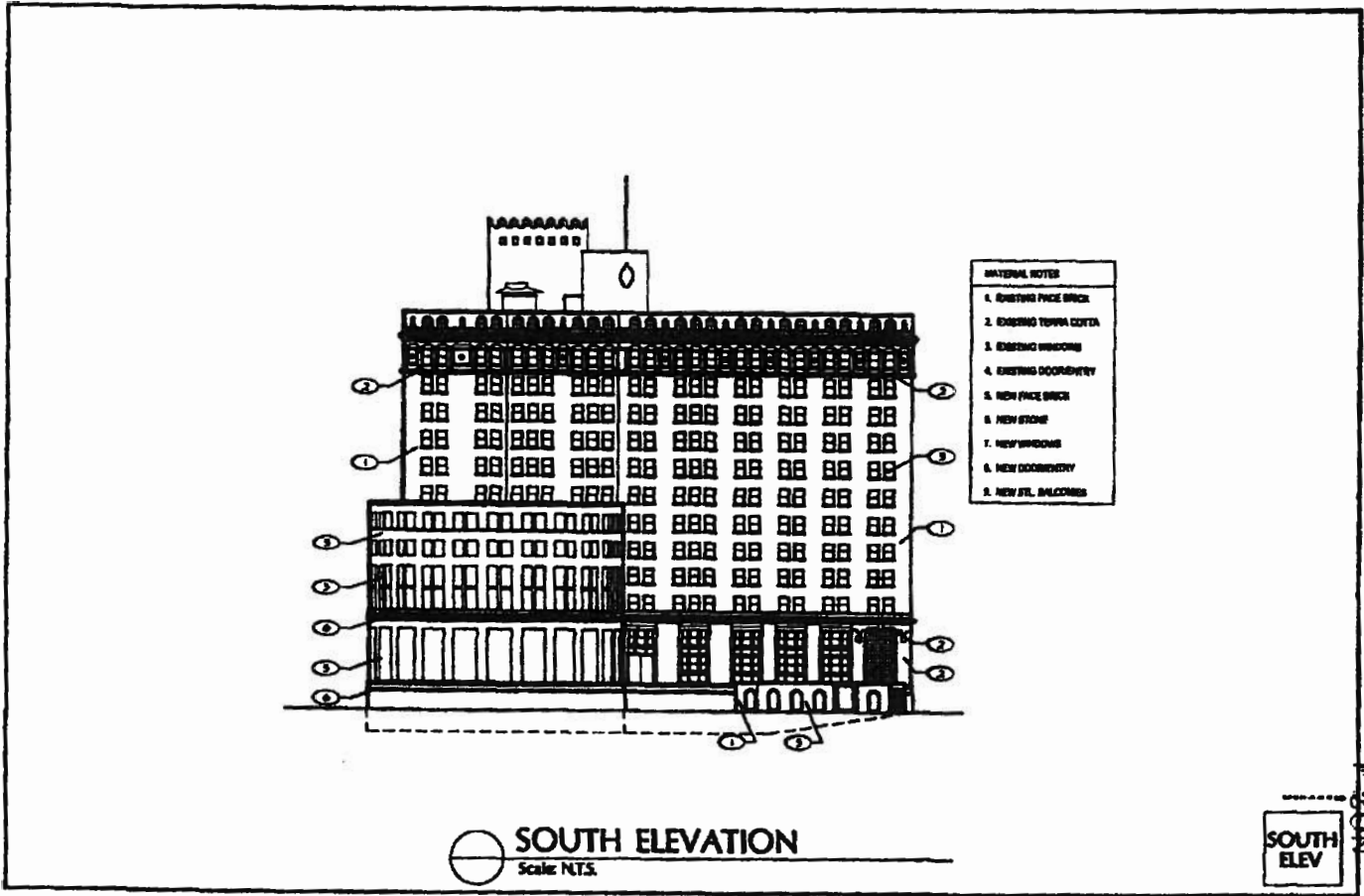
REPORTS OF COMMITTEES

106077

North Elevation.



South Elevation.

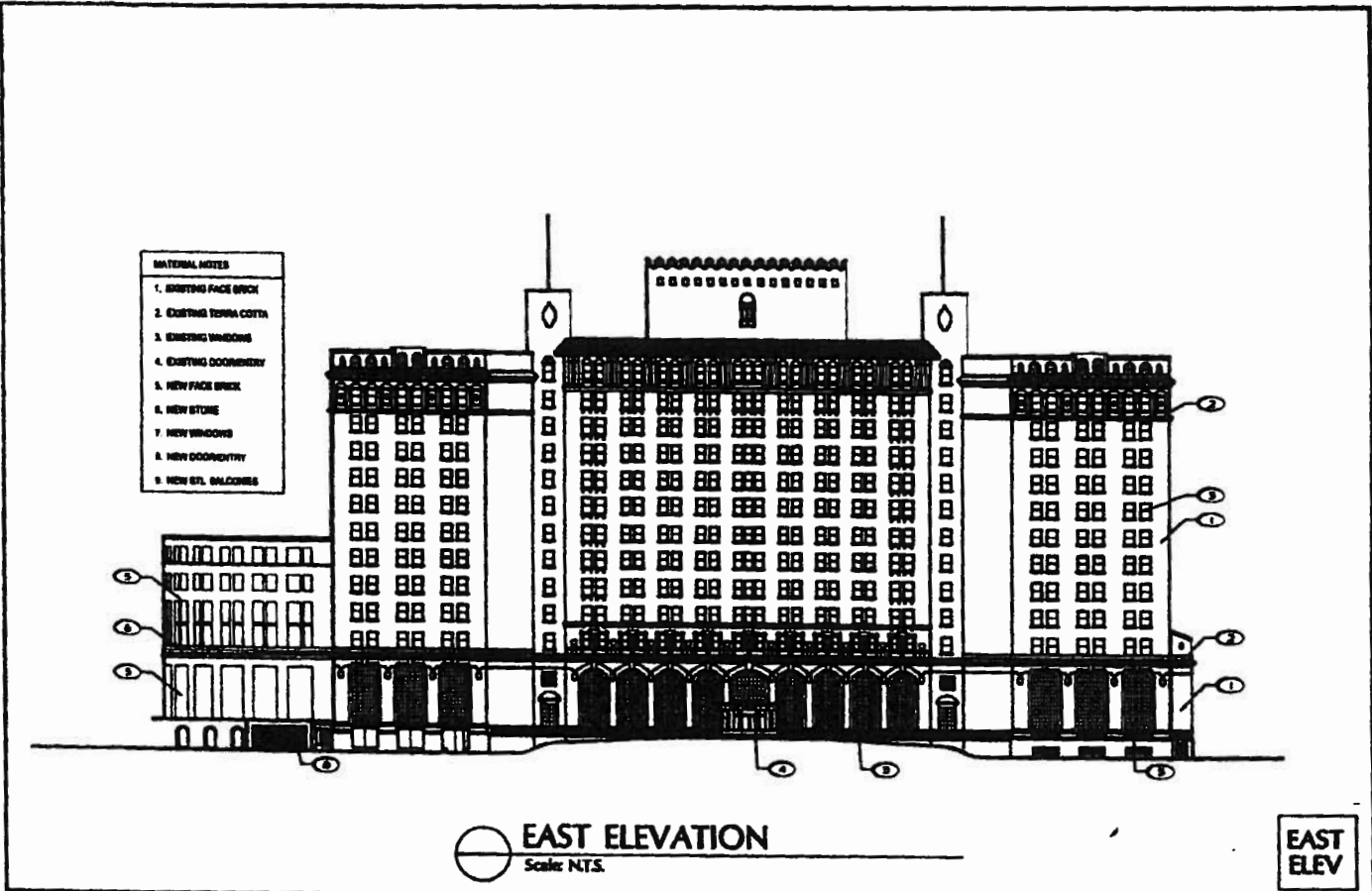


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East Elevation.



West Elevation.

