

PD 1234

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17858

3/5/2014

REPORTS OF COMMITTEES

76293

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 16-D.

(As Amended)
(Application No. 17858)
(Common Address: 6315 -- 6323 S. Cottage Grove Ave.
And 6314 S. Maryland Ave.)

RBPD 1234

[SO2013-7556]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, March 5, 2014.

To the President and Members of the City Council:

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on March 4, 2014, the following items were passed by a majority of the members present:

Page 1 of the report contains one Mayoral appointment and two applications for zoning map amendments.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee was *Passed* by yeas and nays as follows,

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 50.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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, be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map Number 16-D in the area bounded by:

South Cottage Grove Avenue; the alley next south of and parallel to East 63rd Street; South Maryland Avenue; a line 240.97 feet south of the south line of East 63rd Street; the alley next west of and parallel to South Maryland Avenue; and a line 265.96 feet south of the south line of East 63rd Street,

to the designation of Residential Business Planned Development 1234, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to 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. 1234.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1234 ("Planned Development") consists of approximately 28,100 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the City of Chicago. Historic Strand, L.P., an Illinois limited partnership, is the Applicant (the "Applicant").
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 titleholders 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 titleholder 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.
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 Department of Transportation on behalf of the Applicant or its successors, assigns or grantees, and approval by the City Council.

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 Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 15 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Plant Palette and Landscape Ordinance Analysis; and Building Elevations (North, South, East and West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Housing and Economic Development. 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 thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Multi-Unit Residential; all permitted uses in the B3-3 Community Shopping District Public and Civic Use Group, Commercial Use Group (except Urban Farm, Entertainment and Spectator Sports, Lodging, Non-accessory Parking, Residential Storage Warehouse, and Vehicle Sales and Service), and Wireless Communication Facilities -- co-located; accessory and related uses; and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises 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 site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply.

The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 28,100 square feet (0.645087 acres).

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 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 Part II Approval.
10. The improvements on the Property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, the Landscape Plan, and the Building Elevations. 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.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The rehabilitated building shall be either Energy Star certified or LEED certified. No green roof is required.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to B3-3, Community Shopping District.

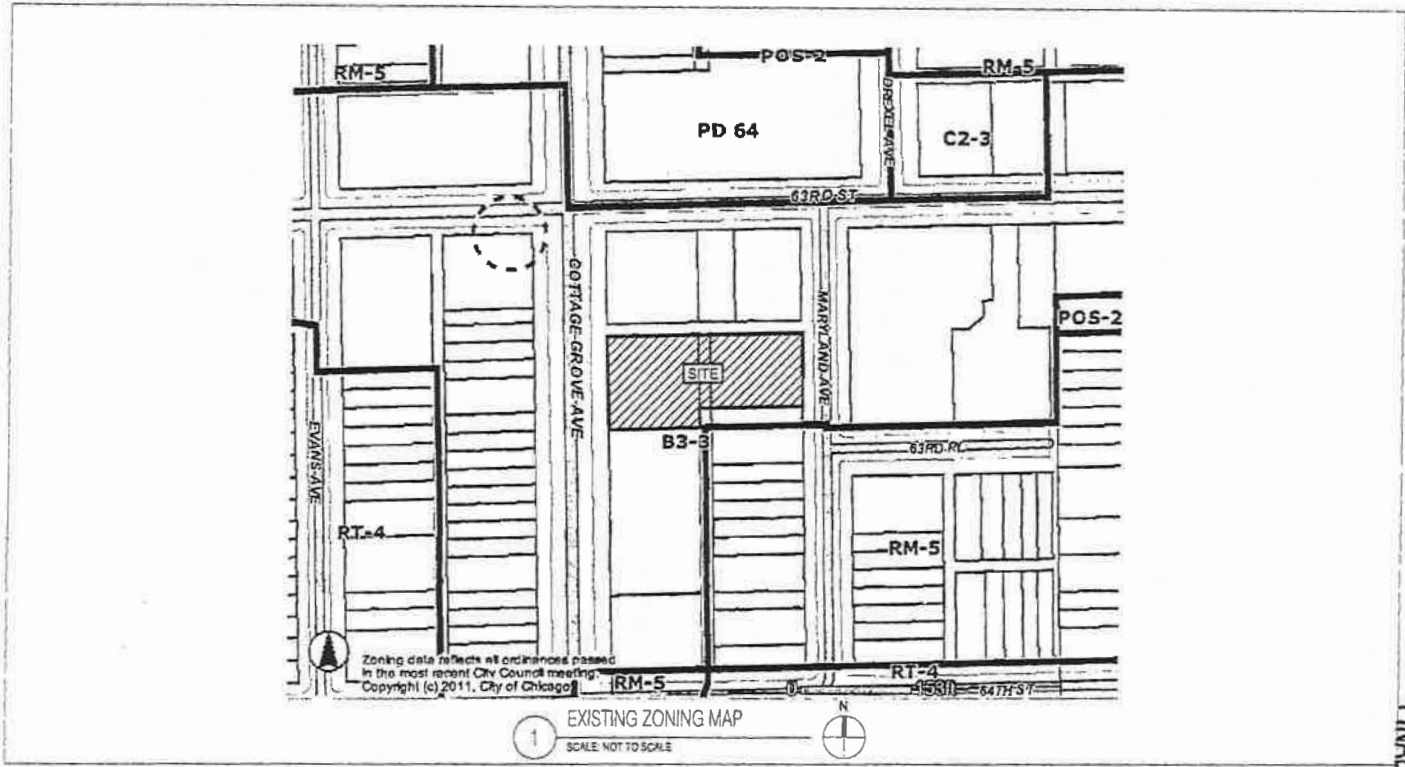
[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Site Plan; Plant Palette and Landscape Ordinance Analysis; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 76298 through 76307 of this *Journal*.]

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

Residential-Business Planned Development.

Bulk Regulation And Data Table.

| | |
|--|---|
| Gross Site Area: | 30,349.28 square feet (0.696724 acre) |
| Net Site Area: | 28,100 square feet (0.645087 acre) |
| Public Area Right-of-Way: | 2,249 square feet (0.05163 acre) |
| Maximum Floor Area Ratio: | 3.0 |
| Maximum Number of Dwelling Units: | 63 |
| Minimum Number of Off-Street Loading Spaces: | N/A (existing building) |
| Minimum Number of Off-Street Parking Spaces: | 22 (including 2 accessible spaces) |
| Minimum Number of Bicycle Parking Spaces: | 11 |
| Maximum Building Height: | 68 feet (as measured in accordance with the Chicago Zoning Ordinance) |
| Minimum Required Setback: | In accordance with the Site Plan |
| Maximum Percent of Site Coverage: | In accordance with the Site Plan |



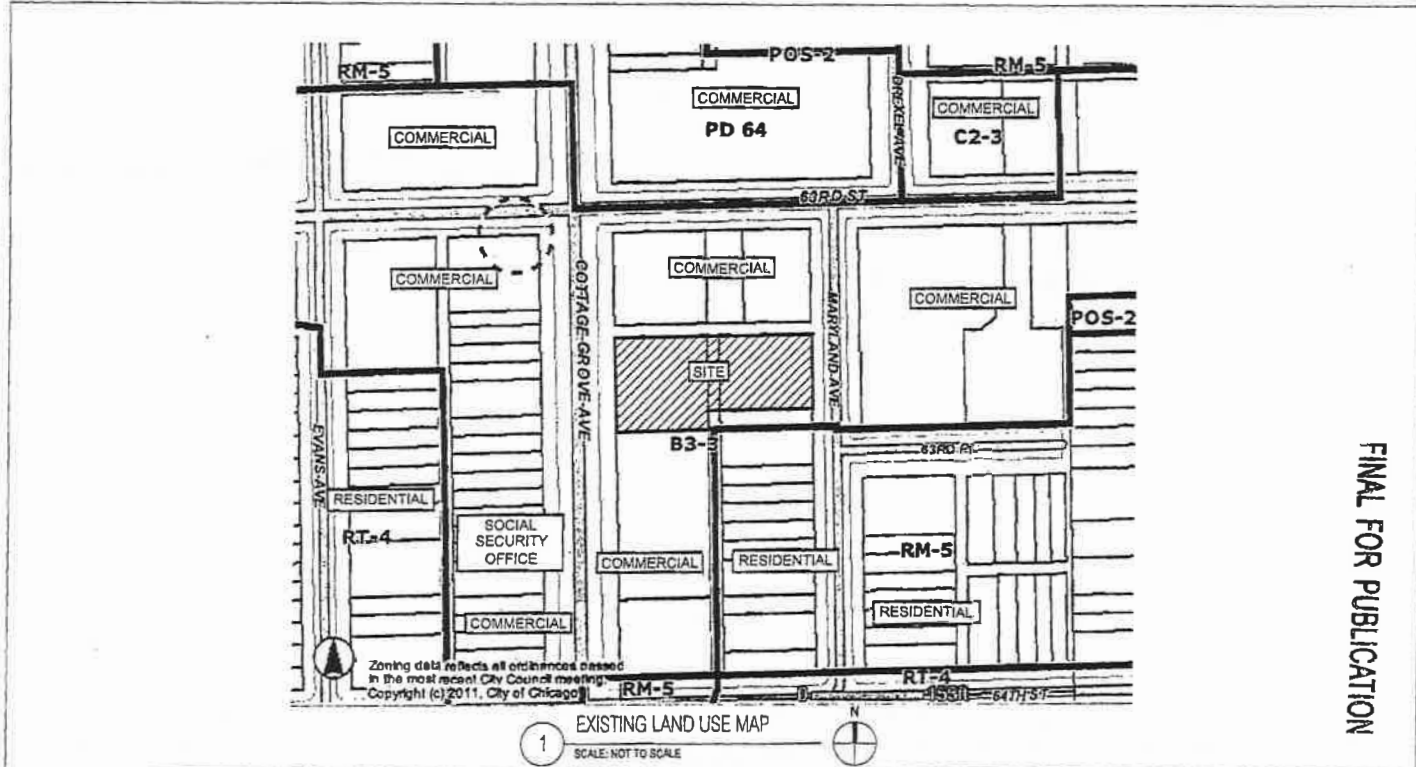
FINAL FOR PUBLICATION

STRAND HOTEL
 6315-6323 SOUTH COTTAGE GROVE AVENUE
 EXISTING 5-STORY BRICK BUILDING
 CHICAGO, ILLINOIS

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION
 EXISTING ZONING MAP

APPLICANT: HISTORIC STRAND, LP
 ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE
 INTRODUCED DATE: OCTOBER 16, 2013
 PLAN COMMISSION DATE: FEBRUARY 20, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS
 JANUARY 2014



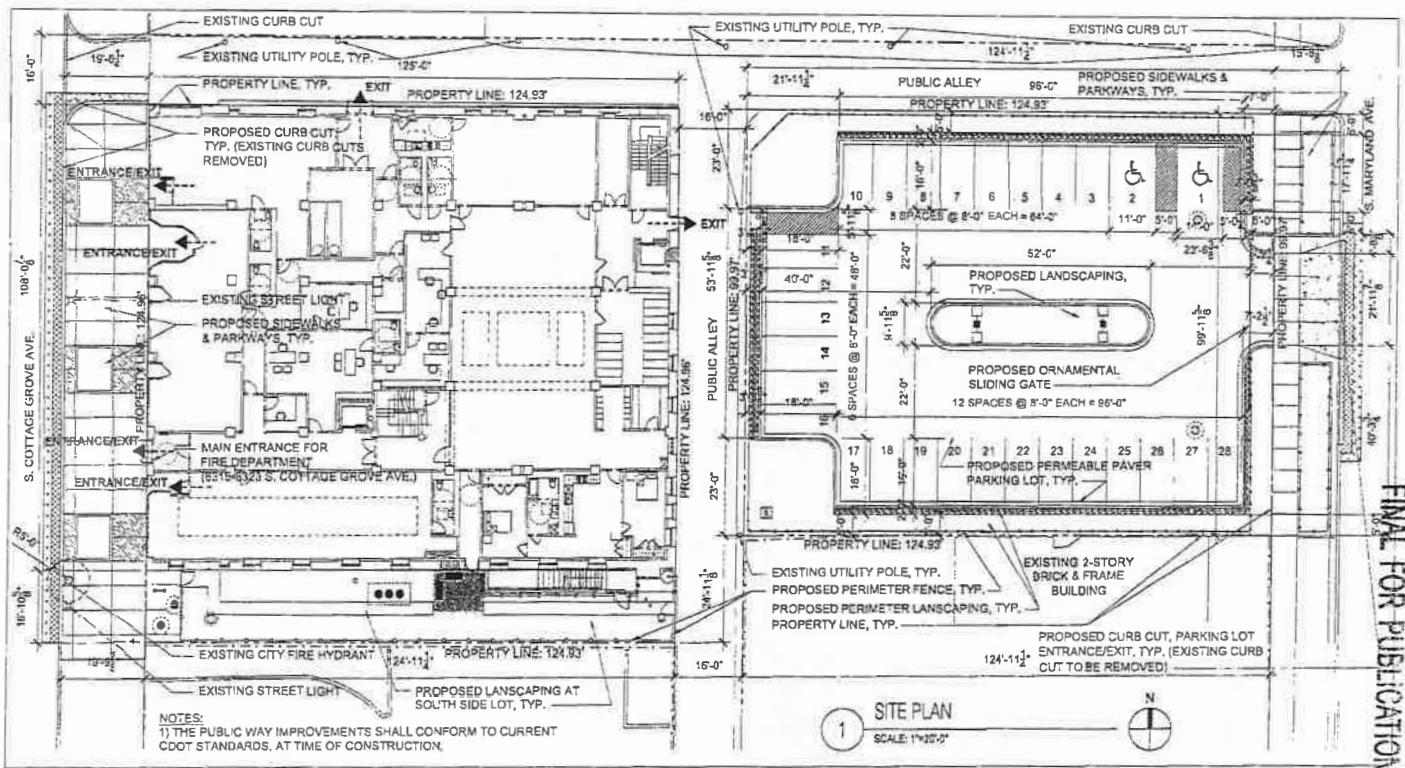
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STRAND HOTEL
 6315-6323 SOUTH COTTAGE GROVE AVENUE
 EXISTING 5-STORY BRICK BUILDING
 CHICAGO, ILLINOIS

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION
 EXISTING LAND USE MAP

APPLICANT: HISTORIC STRAND, LP
 ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE
 INTRODUCED DATE: OCTOBER 16, 2013
 PLAN COMMISSION DATE: FEBRUARY 20, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS
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1 SITE PLAN
SCALE: 1"=20'-0"

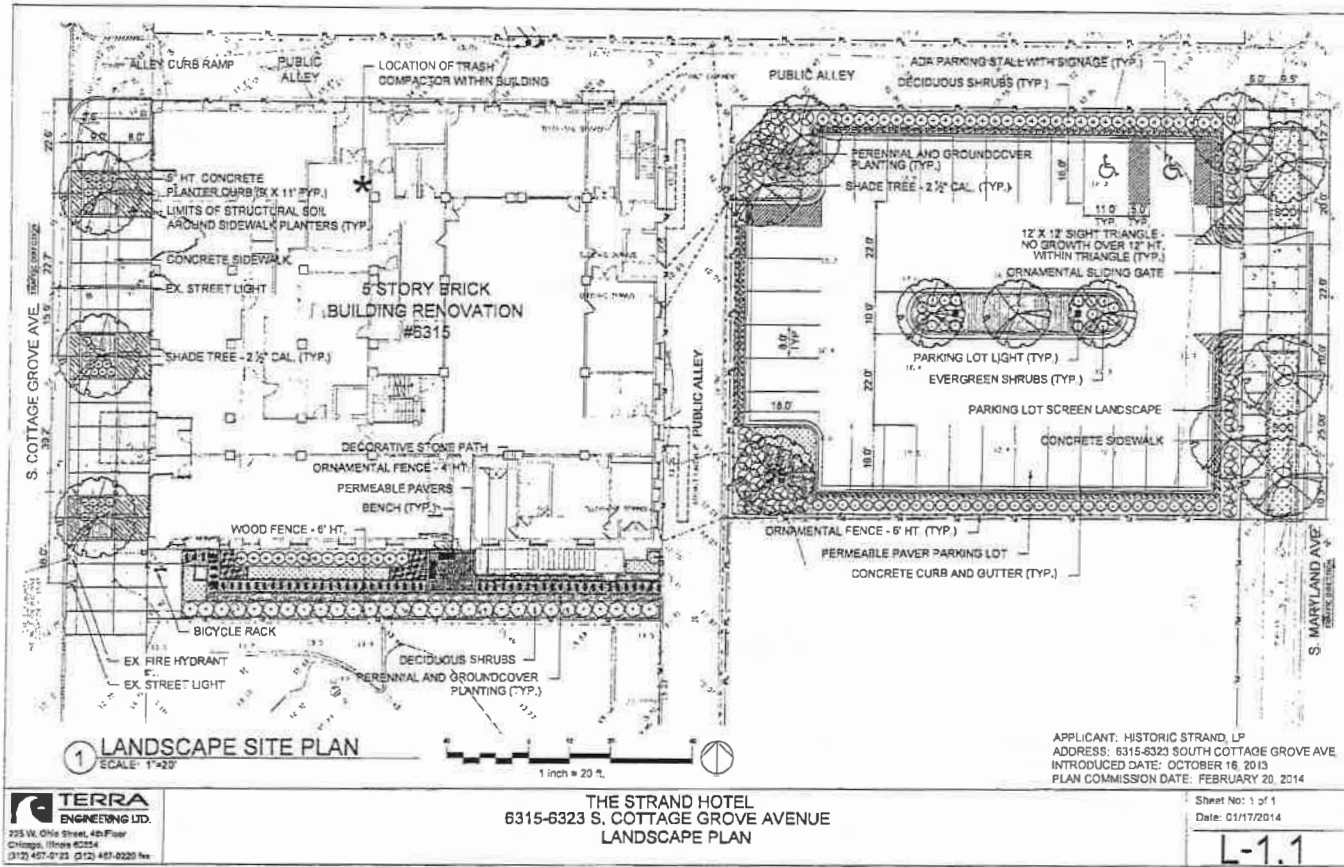


STRAND HOTEL
 6315-6323 SOUTH COTTAGE GROVE AVENUE
 EXISTING 5-STORY BRICK BUILDING
 CHICAGO, ILLINOIS

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION
 SITE PLAN

APPLICANT: HISTORIC STRAND, LP
 ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE
 INTRODUCED DATE: OCTOBER 16, 2013
 PLAN COMMISSION DATE: FEBRUARY 20, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS
 JANUARY 2014



Landscape Ordinance Analysis

| | | |
|--------------------------------------|--------------------------------|-----------------------|
| Parkway Trees Required: | <input type="text" value="8"/> | Trees required |
| Existing Parkway Trees: | <input type="text" value="0"/> | |
| Proposed Parkway Trees: | <input type="text" value="6"/> | |
| TOTAL PARKWAY TREES PROVIDED: | <input type="text" value="6"/> | Trees provided |

Note: The number of parkway trees provided may be less than the number of trees required due to locations of existing trees and required tree clearances from bus stops, light poles, driveways, and intersections.

Vehicular Use Area Calculations

| | | |
|--|--------------------------------|-----------------------|
| Perimeter Trees required: (at 1 tree per 25 LF of perimeter landscape area) | <input type="text" value="2"/> | Trees required |
| Existing Perimeter Trees: | <input type="text" value="0"/> | |
| Proposed Perimeter Trees: | <input type="text" value="2"/> | |
| TOTAL PERIMETER TREES PROVIDED: | <input type="text" value="2"/> | Trees provided |

| | | |
|--|------------------------------------|-------------|
| Proposed Vehicular Use Area: | <input type="text" value="8,876"/> | SF |
| Internal Landscape Required (7.5%): | <input type="text" value="666"/> | SF required |
| TOTAL INTERNAL LANDSCAPE AREA PROVIDED: | <input type="text" value="2,354"/> | SF |

| | | |
|---|--------------------------------|-----------------------|
| Internal Trees required as part of internal landscape area: (at 1 tree per 125 SF of req. internal landscape area) | <input type="text" value="5"/> | Trees required |
| Existing Internal Trees: | <input type="text" value="0"/> | |
| Proposed Internal Trees: | <input type="text" value="6"/> | |
| TOTAL INTERNAL TREES PROVIDED: | <input type="text" value="6"/> | Trees provided |

Landscape Plan Legend and Abbreviations

| | | | |
|--|-----------------------|--|--------------------------|
| | Property Line | | Perennial Areas |
| | Ornamental Fence | | Structural Soil |
| | Decorative Wood Fence | | Permeable Pavers |
| | Shade Tree | | Concrete Pavement |
| | Deciduous Shrubs | | Bicycle Rack |
| | Evergreen Shrubs | | Bench |
| | Lawn Sod | | 12' x 12' Sight Triangle |

Plant Palette

| Key | Botanical name | Common name | Size | Notes |
|--------------------------------------|--|-------------------------------------|----------|------------------------------|
| SHADE TREES | | | | |
| AFA | Acer freemanii 'Autumn Blaze' | Autumn Blaze Freeman Maple | 4" cal. | B&B |
| CEO | Celtis occidentalis 'Chicagoland' | Chicagoland Common Hackberry | 4" cal. | B&B |
| ULM | Ulmus x 'Homestead' | Homestead Hybrid Elm | 4" cal. | B&B |
| ULP | Ulmus x 'Patric' | Patric Hybrid Elm | 4" cal. | B&B |
| ORNAMENTAL TREES | | | | |
| SYR | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 10' Ht. | multi-stem B&B |
| DECIDUOUS SHRUBS | | | | |
| COA | Cornus sericea 'Alleman's Compact' | Alleman's Compact Redosier Dogwood | 36" Ht. | B&B |
| RIA | Ribes alpinum 'Green Mound' | Green Mound Alpine Currant | 24" Ht. | B&B |
| SYC | Symphoricarpos x chenaultii 'Hancock' | Hancock Chenault Comiberry | 3 gal. | |
| SYF | Syringa patula 'Miss Kim' | Miss Kim Dwarf Lilac | 5 gal. | |
| EVERGREEN SHRUBS | | | | |
| BLW | Buxus microphylla var. 'Koreana Wintergreen' | Wintergreen Korean Boxwood | 24" Ht. | B&B |
| JSB | Juniperus sabinia 'Buffalo' | Buffalo Juniper | #3 cont. | |
| JSS | Juniperus scopulorum 'Skyrocket' | Skyrocket Juniper | 5' Ht. | B&B |
| PERENNIALS | | | | |
| ASB | Allium 'Summer Beauty' | Summer Beauty Allium | 1 gal. | 18" o.c. |
| ECA | Echinacea purpurea 'Alba' | White Coneflower | 1 gal. | 18" o.c. |
| EPK | Echinacea purpurea 'Magnus' | Magnus Purple Coneflower | 1 gal. | 18" o.c. |
| HEM | Hemerocallis Mix | Daylily Mix | 1 gal. | 18" o.c., equal mix |
| | Hemerocallis 'Stella de Oro' | Yellow Daylily | | |
| | Hemerocallis 'Summer Wine' | Purple Daylily | | |
| NEW | Nepeta faassenii | Faassenii Catmint | 1 gal. | 18" o.c. |
| ORNAMENTAL GRASSES AND SEDGES | | | | |
| CAI | Carex morrowii 'Ice Dance' | Ice Dance Sedge | 4" pots | 12" o.c., equal mix with CAP |
| CAP | Carex pensylvanica | Penn Sedge | 4" pots | 12" o.c., equal mix with CAI |
| SEA | Setaria autumnalis | Autumn Moor Grass | 1 gal. | 15" o.c. |
| BPH | Borobolus heterolapsa | Prairie Dropseed | 1 gal. | |
| GROUNDCOVER AND VINES | | | | |
| LIS | Liriope spicata | Creeping Lilyturf | 4" pots | 12" o.c. |
| SEED AND SOD AREAS | | | | |
| | Sod | Quantities determined by Contractor | | |

APPLICANT: HISTORIC STRAND, LP
 ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVE.
 INTRODUCED DATE: OCTOBER 18, 2013
 PLAN COMMISSION DATE: FEBRUARY 20, 2014

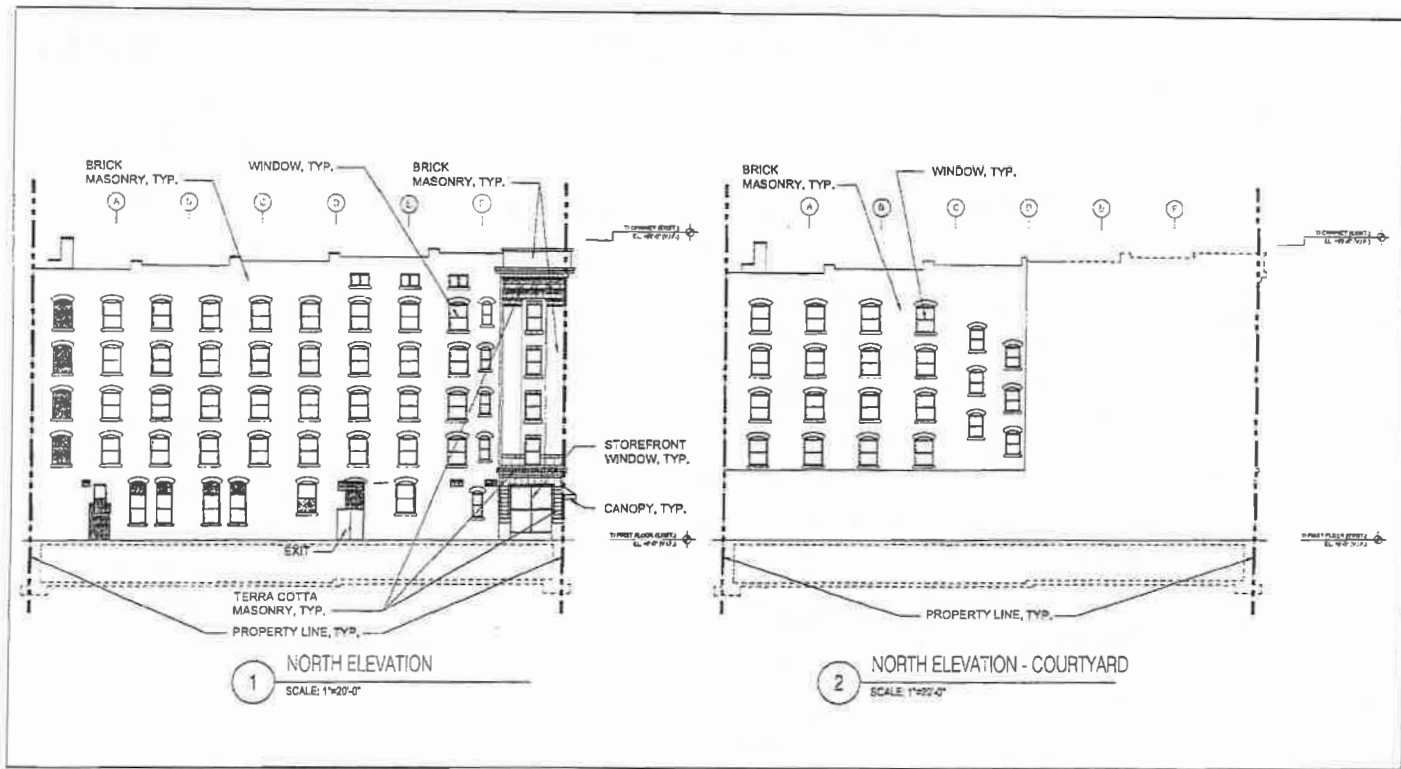
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 Date: 01/17/2014

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THE STRAND HOTEL
 6315-6323 S. COTTAGE GROVE AVENUE
 PLANT PALETTE AND LANDSCAPE ORDINANCE ANALYSIS

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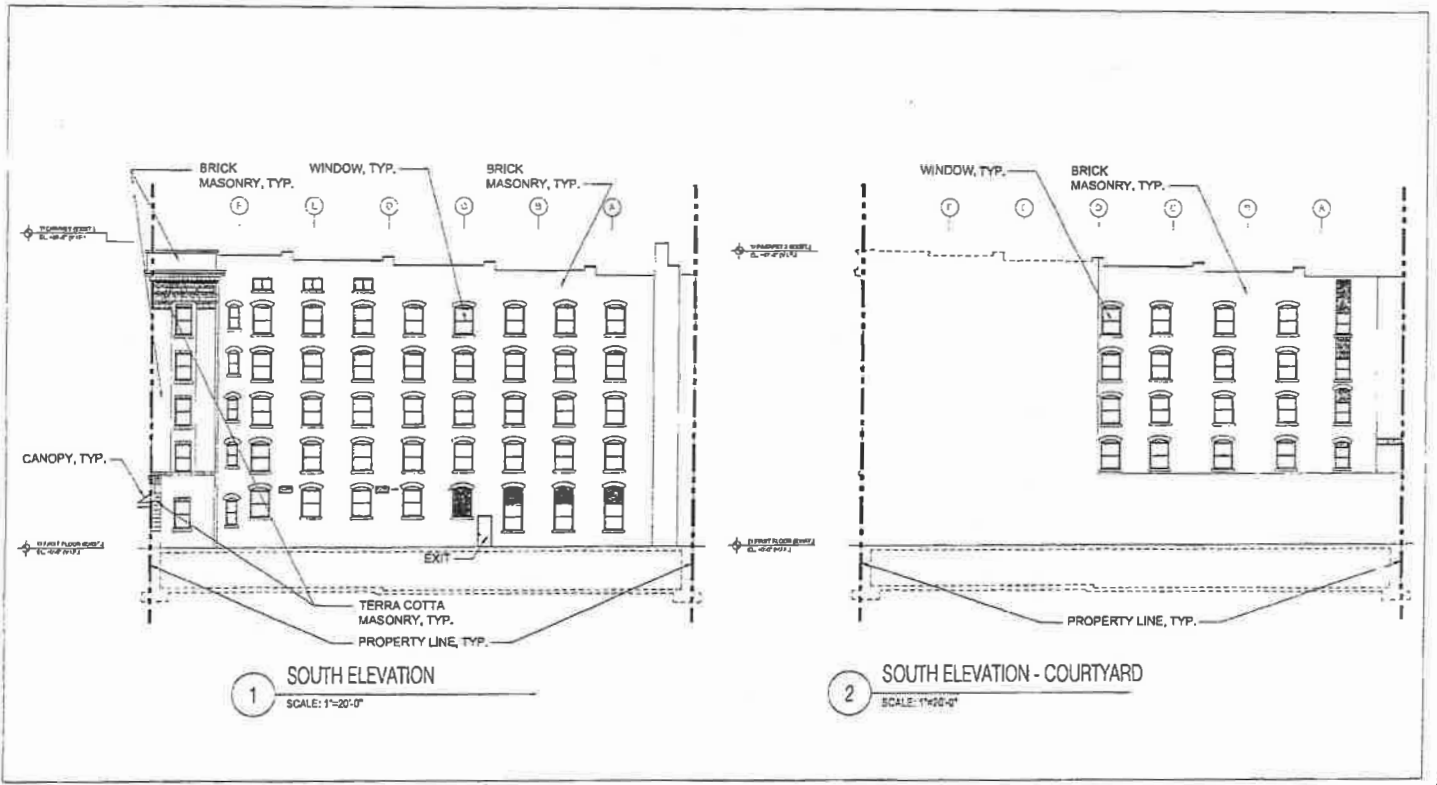
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STRAND HOTEL
 5315-5323 SOUTH COTTAGE GROVE AVENUE
 EXISTING 5-STORY BRICK BUILDING
 CHICAGO, ILLINOIS

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION
BUILDING ELEVATIONS - NORTH

APPLICANT: HISTORIC STRAND, LP
 ADDRESS: 5315-5323 SOUTH COTTAGE GROVE AVENUE
 INTRODUCED DATE: OCTOBER 16, 2013
 PLAN COMMISSION DATE: FEBRUARY 20, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS
 JANUARY 2014

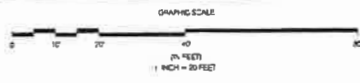


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STRAND HOTEL
 6315-6323 SOUTH COTTAGE GROVE AVENUE
 EXISTING 5-STORY BRICK BUILDING
 CHICAGO, ILLINOIS

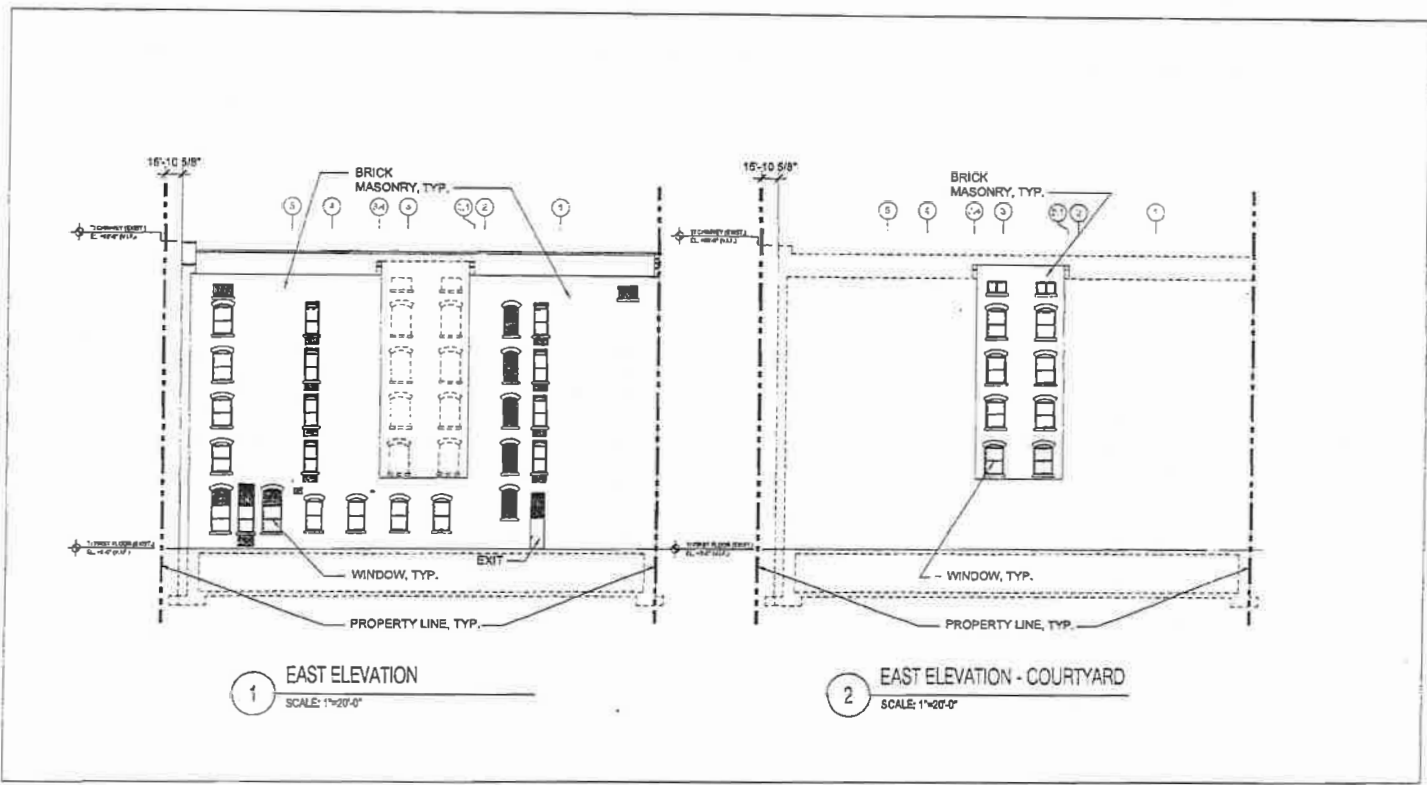
HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION
BUILDING ELEVATIONS - SOUTH

APPLICANT: HISTORIC STRAND, LP
 ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE
 INTRODUCED DATE: OCTOBER 16, 2013
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 JANUARY 2014

LINE 1 OF 10



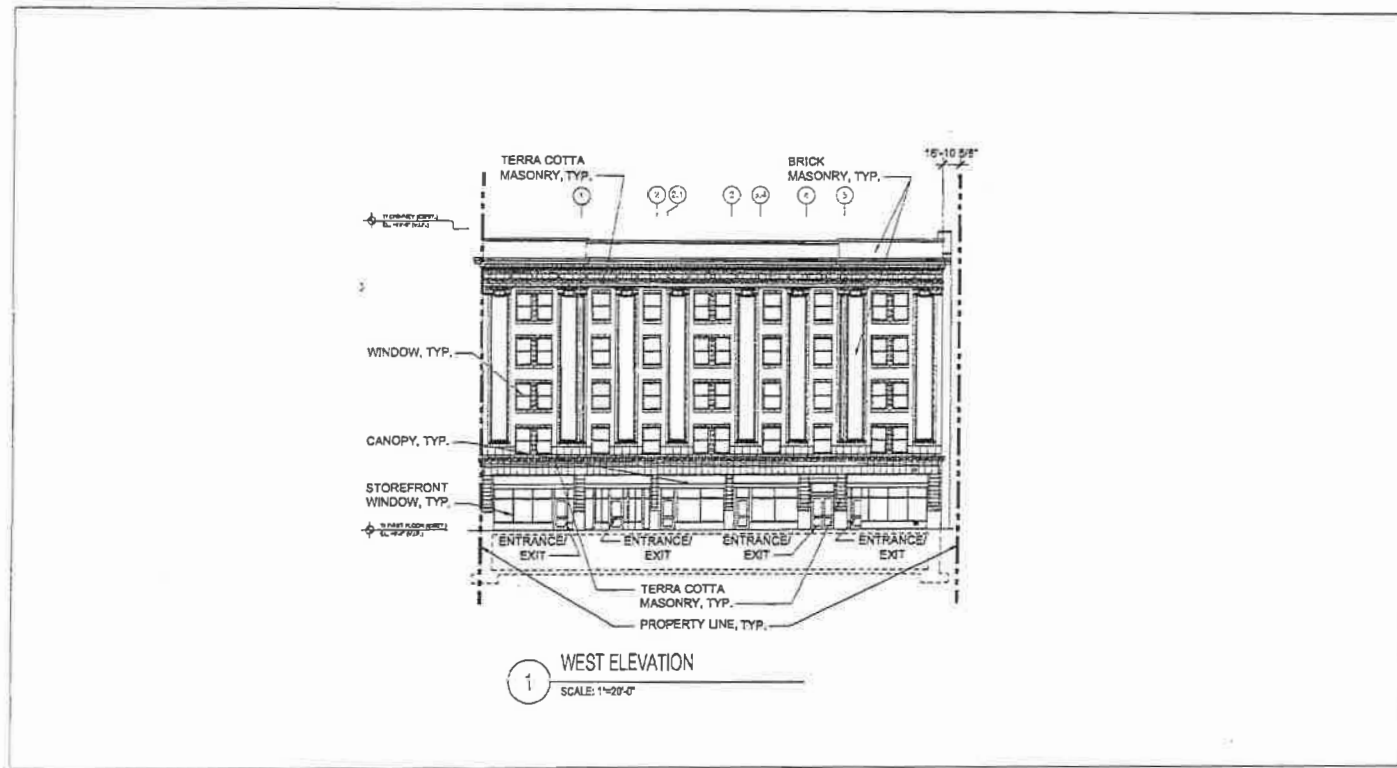
STRAND HOTEL
 6315-6323 SOUTH COTTAGE GROVE AVENUE
 EXISTING 5-STORY BRICK BUILDING
 CHICAGO, ILLINOIS

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION
BUILDING ELEVATIONS - EAST

APPLICANT: HISTORIC STRAND, LP
 ADDRESS: 6315-6323 SOUTH COTTAGE GROVE AVENUE
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JOHNSON & LEE ARCHITECTS/PLANNERS
 JANUARY 2014



STRAND HOTEL
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 EXISTING 5-STORY BRICK BUILDING
 CHICAGO, ILLINOIS

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION
BUILDING ELEVATIONS - WEST

APPLICANT: HISTORIC STRAND, LP
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JOHNSON & LEE ARCHITECTS/PLANNERS
 JANUARY 2014