

# PD 1331

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*Reclassification Of Area Shown On Map No. 12-D.  
(As Amended)  
(Application No. 18620)  
(Common Address: 1401 -- 1411 E. 53<sup>rd</sup> St.)*

BPD 1331

[SO2016-53]

*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 B1-3 Neighborhood Shopping District symbols shown on Map Number 12-D in the area generally bounded by:

East 53<sup>rd</sup> Street; a line 140.45 feet east of and parallel to South Dorchester Avenue; a line 150.59 feet south of and parallel to East 53<sup>rd</sup> Street extended west to a point 150.56 feet south of East 53<sup>rd</sup> Street; and South Dorchester Avenue,

to the designation of a B3-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols shown on Map Number 12-D in the area described in Section 1 above, to those of a Business Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

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

*Business Planned Development No. 1331*

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development ("Planned Development") consists of approximately 21,148 square feet (0.49 acre) of property located at 1401 -- 1411 East 53<sup>rd</sup> Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the applicant, Smart/Olympia Illinois LLC.
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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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.

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.

This plan of development consists of 15 Statements; a Bulk Regulations Table; an Existing Land-Use Map; a Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Ground Floor Plan; a Landscape and Green Roof Plan; Building Elevations (North, East, South and West) prepared by G|R|E|C Architects dated May 19, 2016.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern. 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 shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development: hotel; retail sales; eating and drinking establishments; outdoor patio at grade; accessory parking; and accessory uses.
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 Table. For purposes of FAR calculations and measurements, the 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 21,148 square feet.
9. Upon review and determination ("Part II Review"), and 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 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 review associated with the site plan review or Part II Reviews are conditional until final Part II Approval.
11. The applicant 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, pursuant to 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 by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. Applicant shall achieve LEED Certification under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System for the proposed building and a 50 percent Green Roof over the Net Roof Area of approximately 4,300 square feet.

- 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 a B3-5 Community Shopping District.

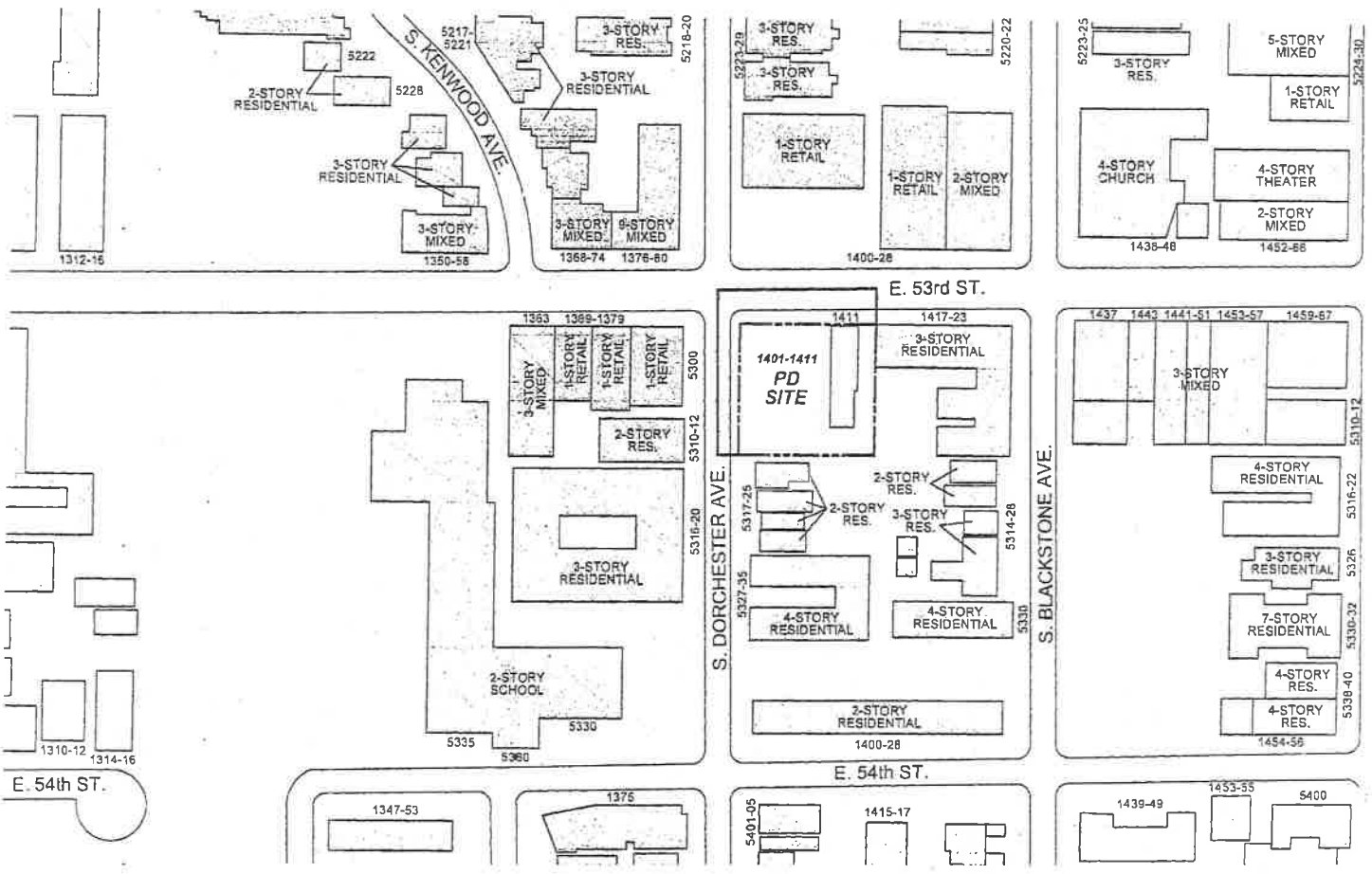
[Existing Land-Use Map; Zoning Map; Boundary and Property Line Map; Site/Ground Floor Plan; Penthouse Plan; Landscape and Green Roof Plans; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 27627 through 27636 of this *Journal*.]

Bulk Regulations Table referred to in these Plan of Development Statements read as follows:

*Business Planned Development No. 1331*

*Bulk Regulations Table.*

|                                   |                                  |
|-----------------------------------|----------------------------------|
| Gross Site Area:                  | 33,044 square feet               |
| Area in Public Right-of-Way:      | 11,896 square feet               |
| Net Site Area:                    | 21,148 square feet               |
| Maximum Floor Area Ratio:         | 3.5                              |
| Maximum Building Height:          | 90 feet                          |
| Minimum Number of Parking Spaces: | 15                               |
| Minimum Number of Loading Berths: | 1 (10 feet by 25 feet)           |
| Maximum Number of Hotel Keys:     | 100                              |
| Minimum Setbacks:                 | In accordance with the Site Plan |

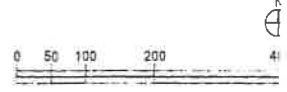


**EXISTING LAND USE MAP**

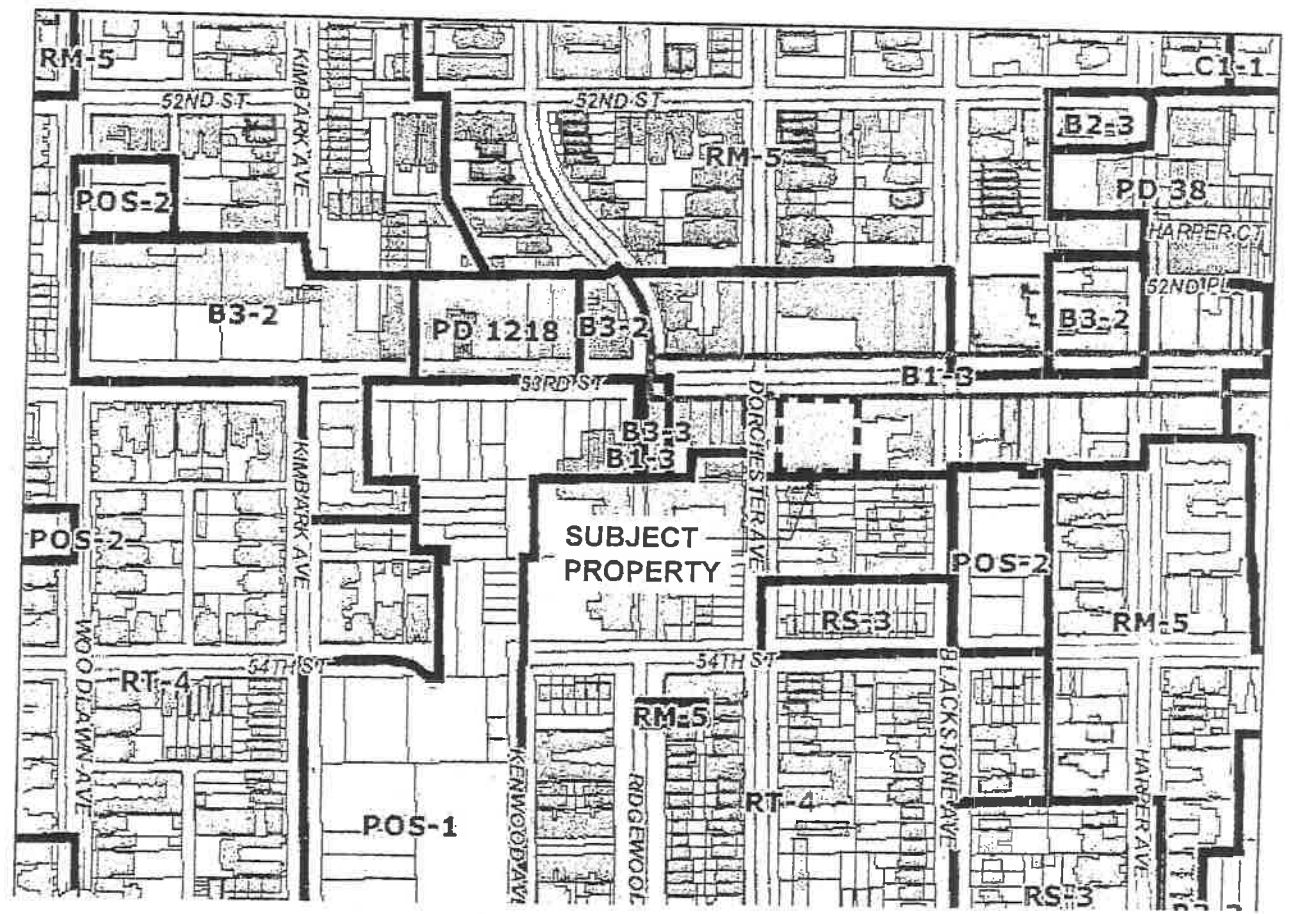
SCALE: 1/256" = 1'-0"

**1401 - 1411 E. 53rd ST.**

APPLICANT: SMART / OLYMPIA ILLINOIS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 ADDRESS: 1401 - 1411 E. 53rd ST.  
 INTRODUCTION DATE: JANUARY 13th, 2016  
 PLAN COMMISSION DATE: MAY 19th, 2016



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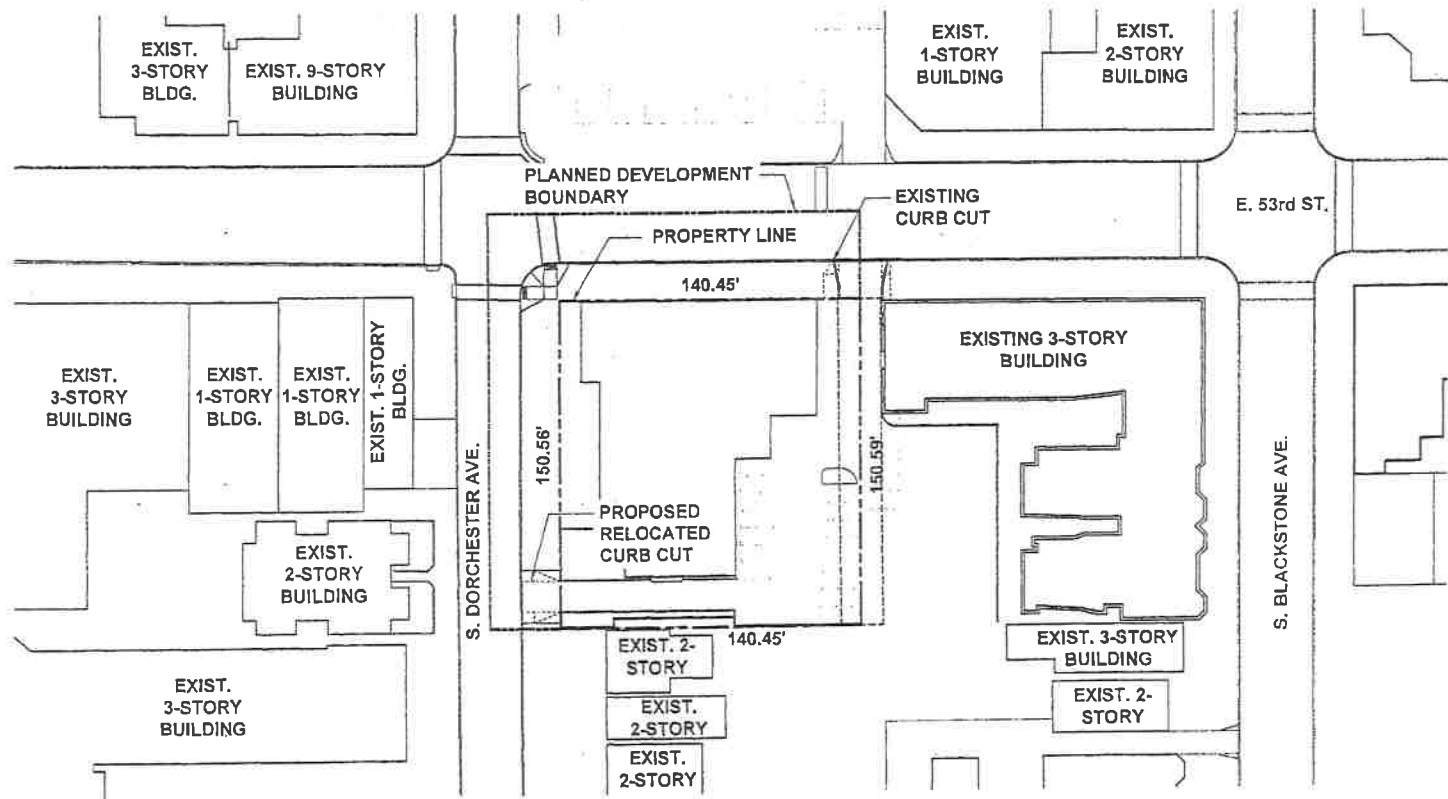
### ZONING MAP

SCALE: NTS

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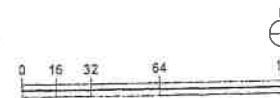
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NET SITE AREA: 21,148 SF  
 GROSS SITE AREA: 33,044 SF

### PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

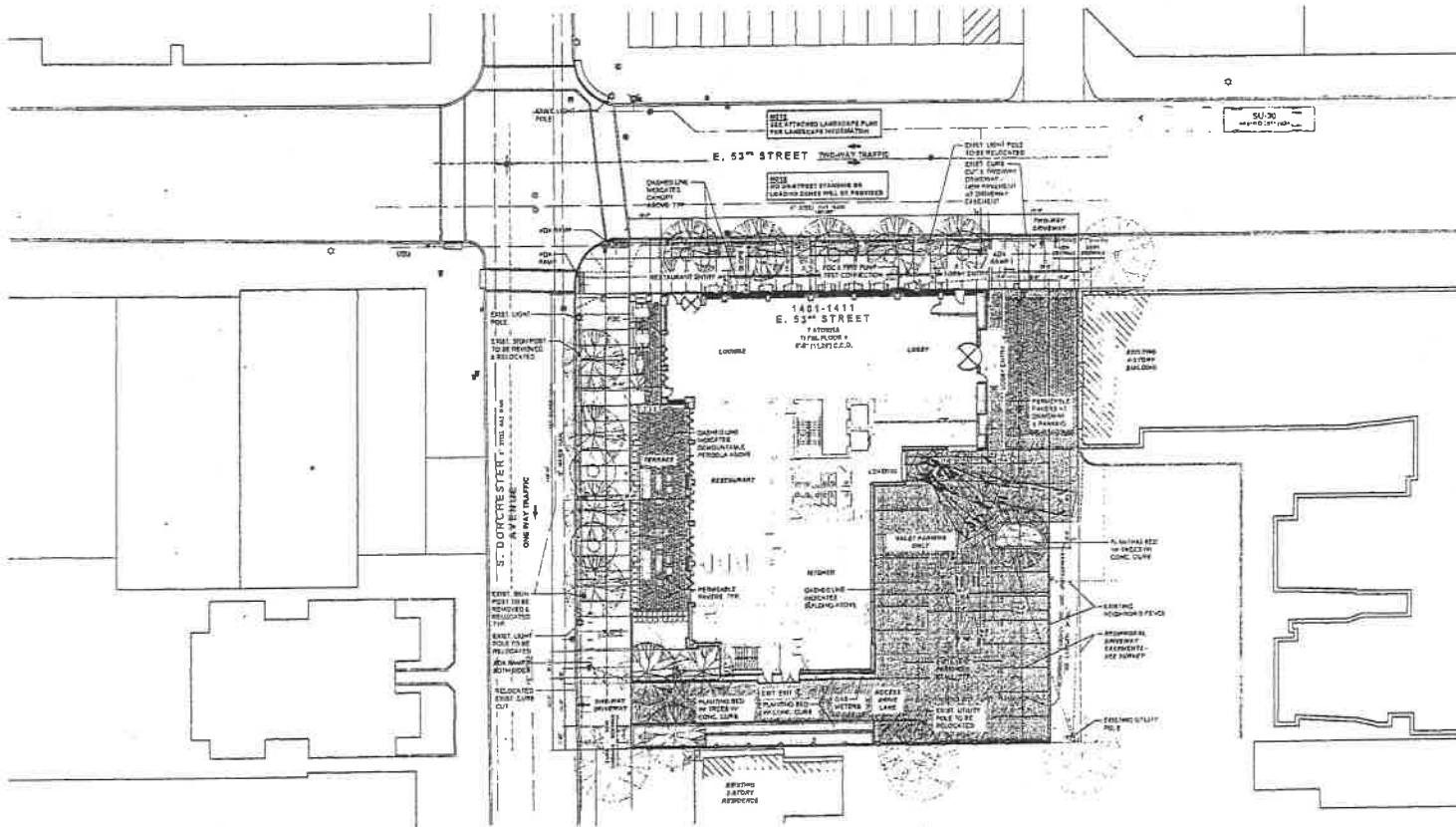
SCALE: 1/4" = 1'-0"



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**SITE / GROUND FLOOR PLAN**

SCALE: 1" = 30'-0"

**1401 - 1411 E. 53rd ST.**

APPLICANT: SMART / OLYMPIA ILLINOIS LLC, A DELAWARE LIMITED LIABILITY COMPANY

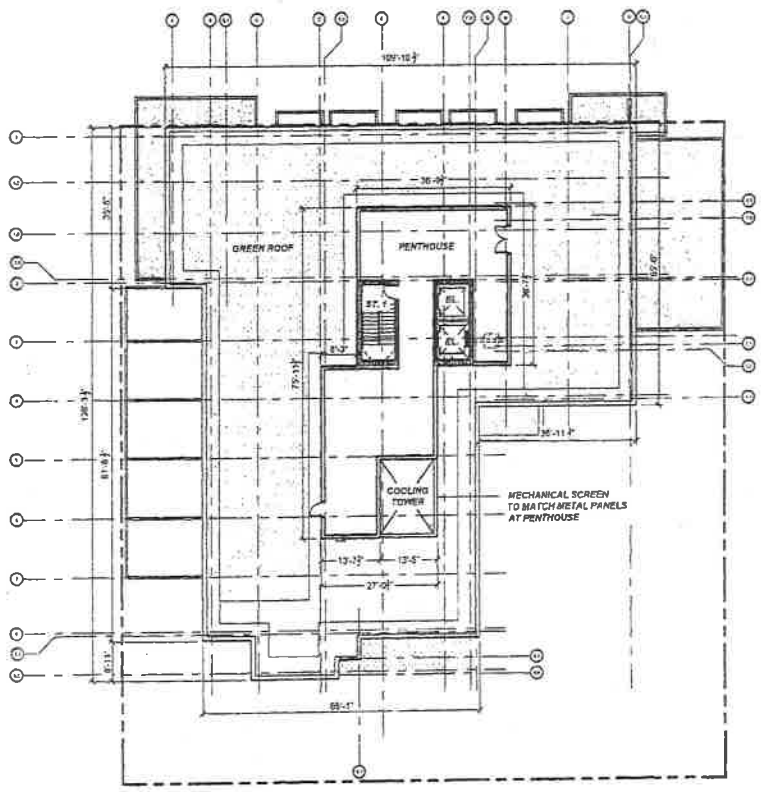
ADDRESS: 1401 - 1411 E. 53rd ST.

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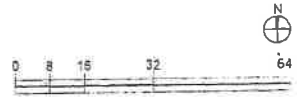


**PENTHOUSE PLAN**

SCALE: 1/32" = 1'-0"

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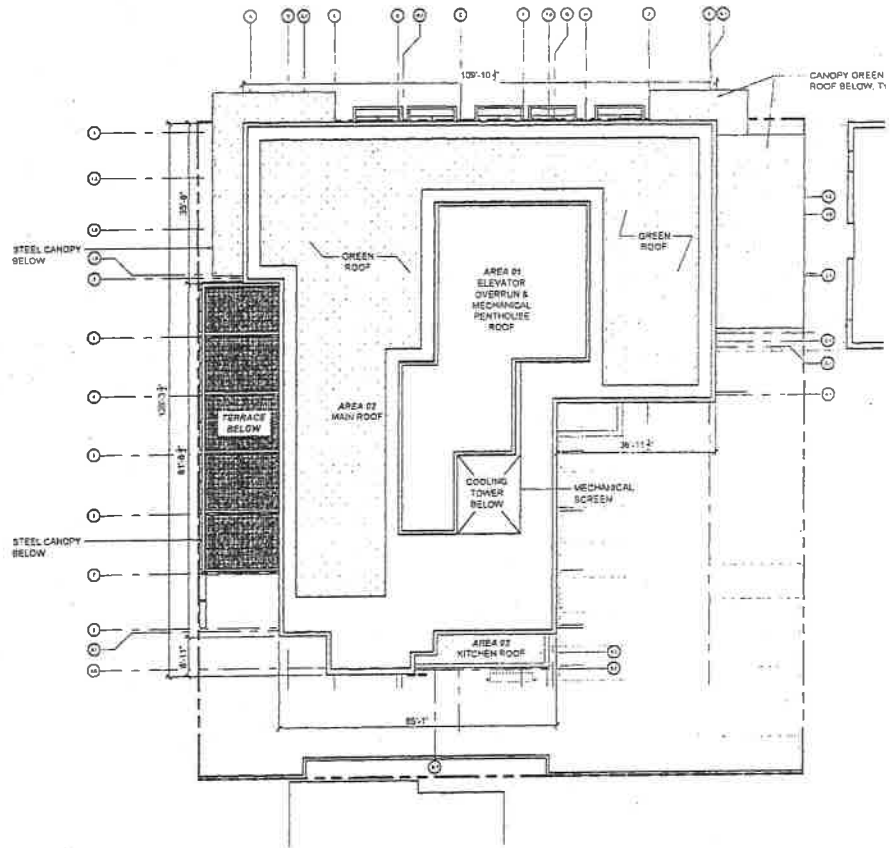
**GREEN ROOF CALCULATIONS**

| AREA          | NET AVAILABLE ROOF AREA | PROVIDED GREEN ROOF |
|---------------|-------------------------|---------------------|
| AREA 01       | 1,347 SF                | 0 SF                |
| AREA 02       | 7,056 SF                | 4,142 SF            |
| AREA 03       | 223 SF                  | 223 SF              |
| AREA 04       | N/A                     | N/A                 |
| <b>TOTALS</b> | <b>8,626 SF</b>         | <b>4,365 SF</b>     |

**GREEN ROOF PERCENTAGE**  
 4,365 / 8,626 =  
 0.506 = 50.6%

**ROOF MATERIAL LEGEND**

-  ROOF AREA WITH GREEN ROOF
-  ROOF AREA WITHOUT GREEN ROOF



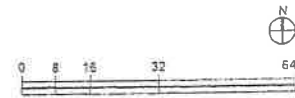
FRONT VIEW - 1411 E. 53RD ST.

**LANDSCAPE & GREEN ROOF PLAN**

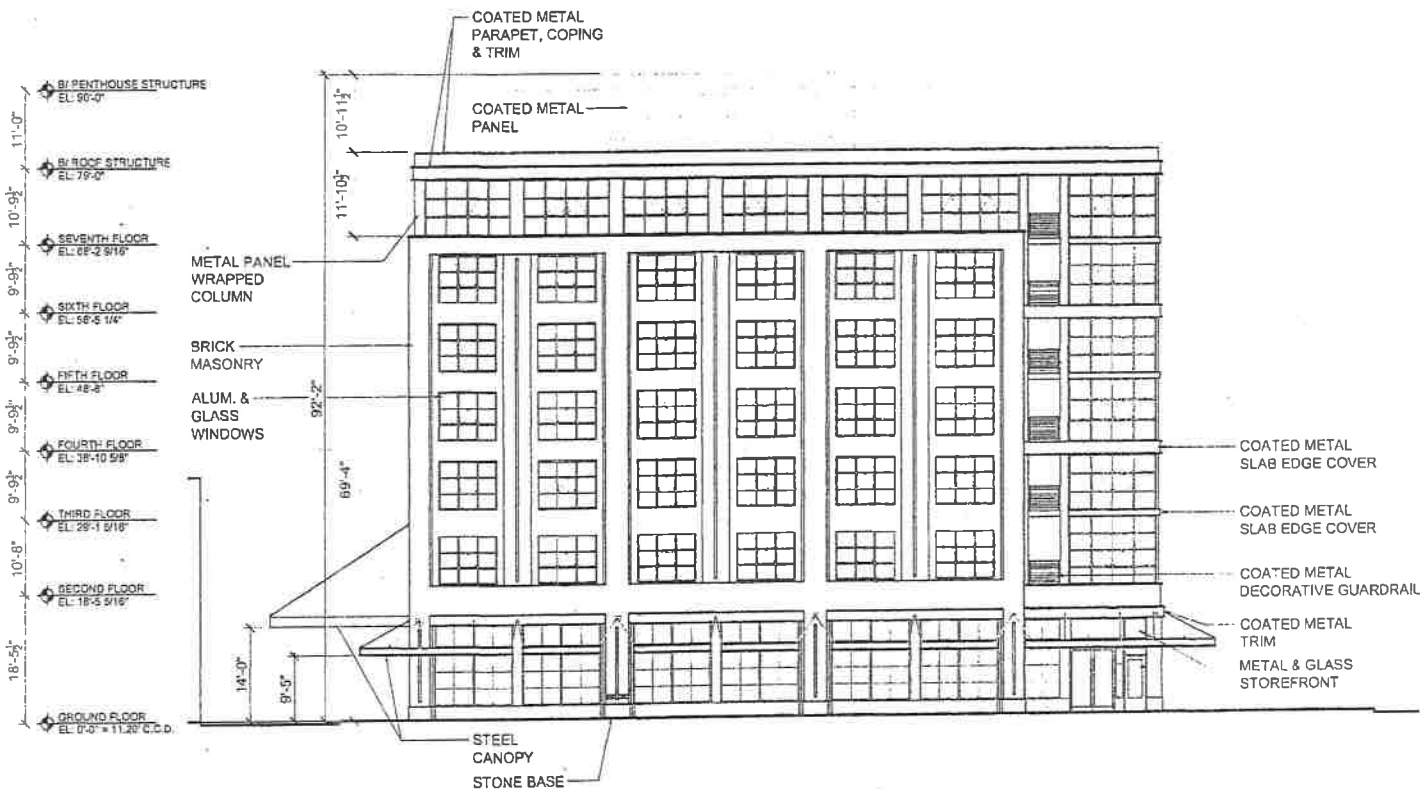
SCALE: 1/32" = 1'-0"

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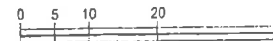


### NORTH ELEVATION

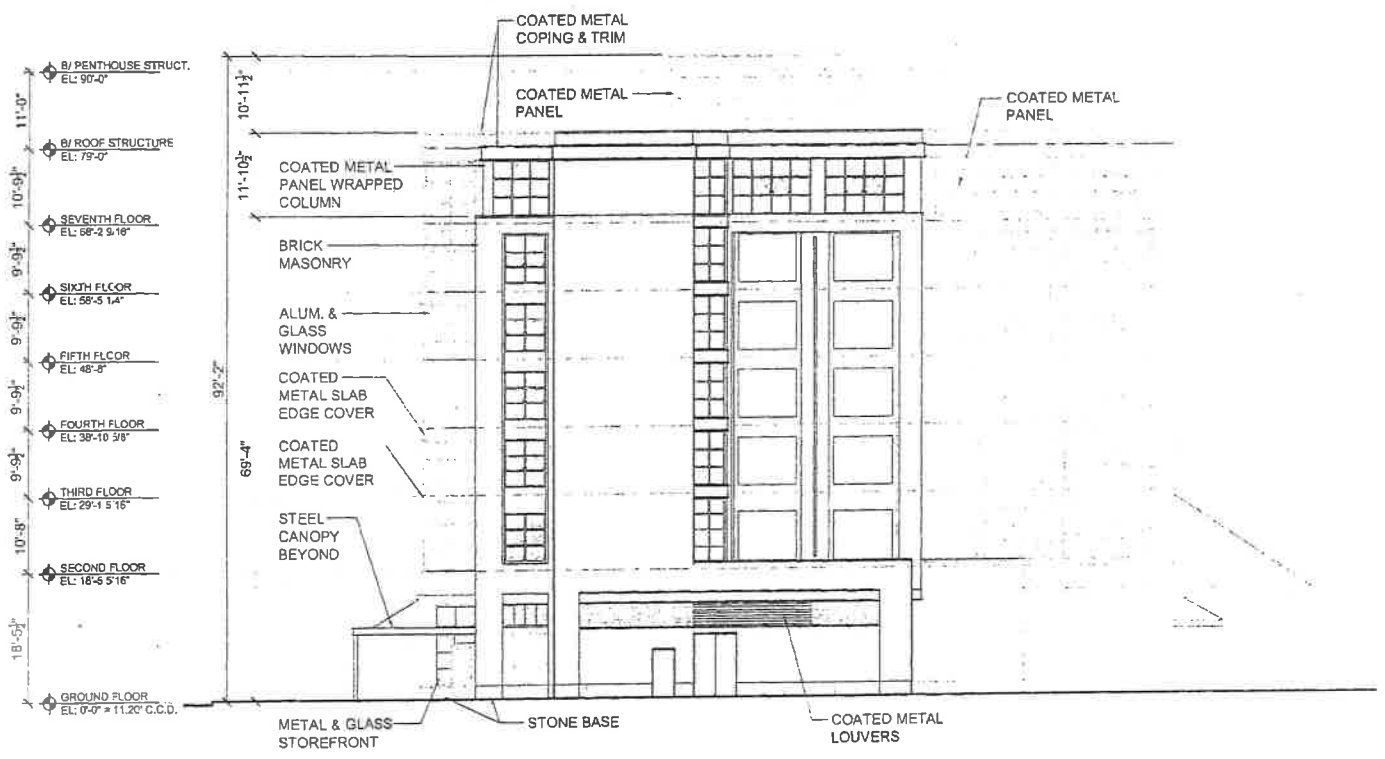
SCALE: 1" = 20'-0"

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### SOUTH ELEVATION

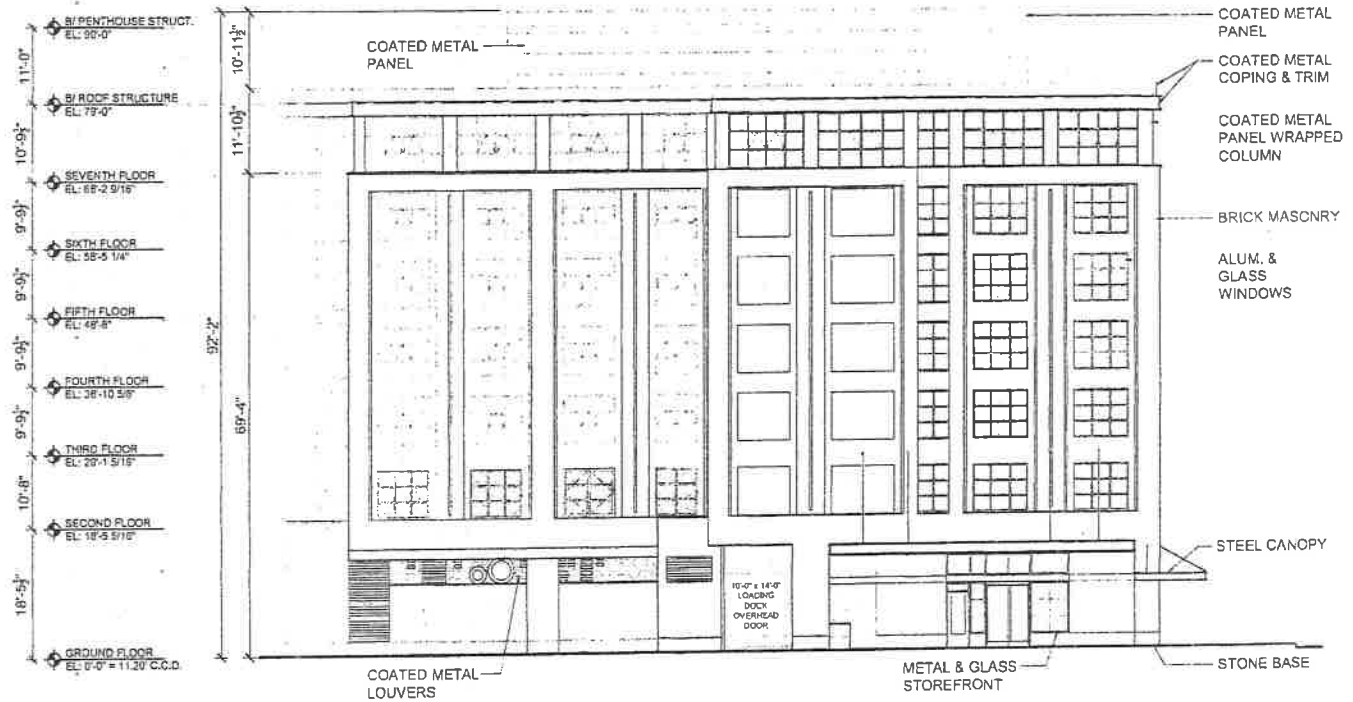
SCALE: 1" = 20'-0"

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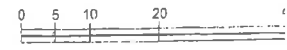


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### EAST ELEVATION

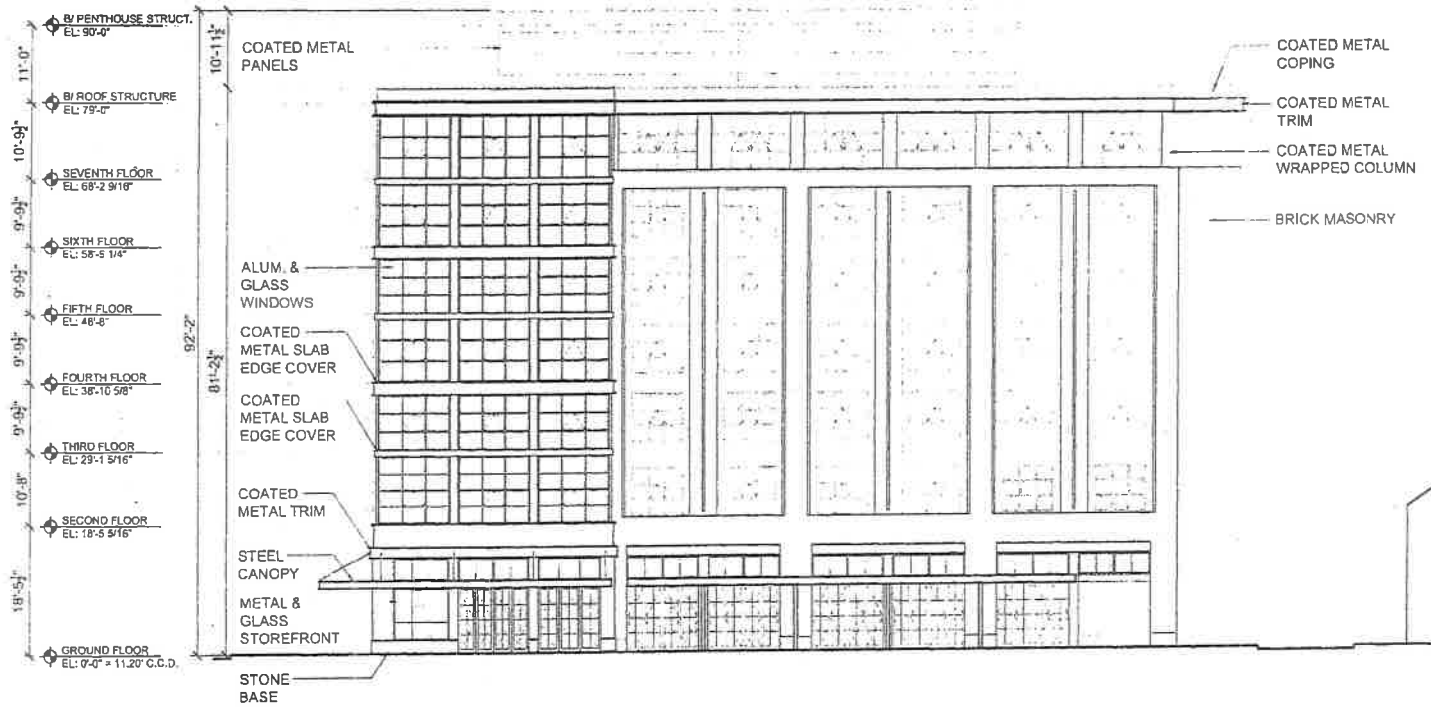
SCALE: 1" = 20'-0"



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### WEST ELEVATION

SCALE: 1" = 20'-0"



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