

PD 1348

Table of Contents

07/12/2017 Minor Change **2**
 Exhibits 4
12/14/2016 PD Adoption **5**
 Ordinance 5
 Statements 5
 Bulk Table 8
 Exhibits 9



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 12, 2017

Richard Whitney
FitzGerald Associates Architects
912 W. Lake Street
Chicago, IL 60607-1707

**Re: Administrative Relief request for Planned Development No. 1348
Shoreline Apartments, 2231 E. 67th Street**

Dear Mr. Whitney:

Please be advised that your request for a minor change to Residential Planned Development No. 1348 ("PD 1348"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1348.

Your client and the owner of all of the property within PD 1348, Shoreline Apartments Realty, LLC, is seeking administrative relief to allow for a reduction in the green roof area and the substitution of exceeding ASHRAE 90.1-2004 in lieu of building certification for the renovation of the existing 16-story building at 2231 E. 67th St.

The PD identified a net roof area of 8,000 square feet ("SF") and a proposed green roof area of 4,000 SF, before a mechanical system for the building renovation was finalized. Each of the units will now have roof-mounted air conditioner condensing units installed on the 2nd and 15th floor levels. As shown on the attached, revised Landscape Plan, the net roof area has been reduced from 8,000 SF to approximately 2,460 SF, with a corresponding reduction in the green roof area. However, while reduced, the green roof will still meet the 50% required.

Secondly, the Shoreline Apartment building is undergoing extensive renovations and seeking placement on the National Register of Historic Places. You are also looking to substitute the exceeding ASHRAE 90.1-2004 requirement within the 2016 Sustainability Matrix for existing and landmark buildings in lieu of building certification.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed roof reduction and ASHRAE substitution will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and 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 Planned Development No. 1348, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

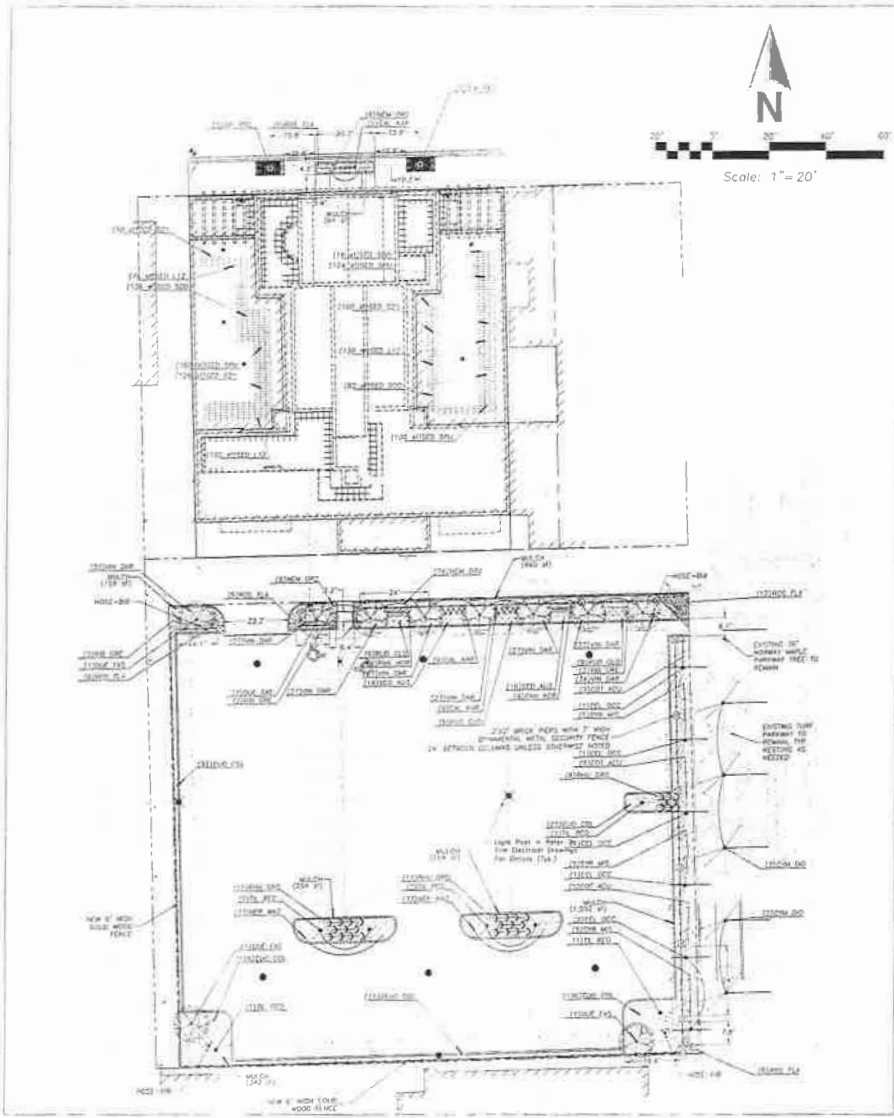


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Michael Berkshire, Main file

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LANDSCAPE PLAN

PLANT SCHEDULE OVERALL

LANDSCAPE CODE	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY	
YEL OAC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	S A B	2.5 GAL	1	
GRN PRC	DRYDO BILBOA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	P A B	2.5 GAL	1	
DRM DR2	FRAXINO ALBA 'BOCCA ESPRESSO' / KENTUCKY COFFEETREE	B A B	2.5 GAL	1	
QUIC TAS	QUERCUS MOURIN 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	P A B	2.5 GAL	1	
YL RED	TALIA AMERICANA 'RELIANOVI' / REDMOND AMERICAN LINDEN	B A B	2.5 GAL	1	
PERENNIALS SURROUNDS					
LOT ACU	LEONARDOA ACUTIFOLIA / PEKING COCKSPUR	P A B	16" HI	13	
WHU DR2	PIRUS ARABICA 'DRE-LOW' / DRE-LOW FRAGRANT SUMAC	S GAL	24" SPREAD	30	
ROD OAC	IRIS 'ACHILLE' 'GREEN MOUND' / GREEN MOUND ALPINE CUNRANT	S A B	30" HI	5	
ROS FLA	ROSA X 'FLOWER CARPET PINK' / ROSE	S GAL	24" SPREAD	34	
STR MS	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	S GAL	24" HI	15	
OBASSES					
CAL HAR	DALMANDETSIA ACUTIFLORA 'KATE FORSTER' / FEATHER REED GRASS	COND.	1 GAL	2" - 3" HI	23
PAN HOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	COND.	1 GAL	18	
GROUND COVERS					
FLO OCL	EUCHROMIS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER CREEPER	COND.	3" POT	6" x 12" HI	503
HEM DR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	COND.	1" HI	88	
HEP WAZ	HEPETA X 'FASSEN' 'WALKING LOW' / WALKING LOW CATMINT	COND.	1" HI	65	
HEU GRP	RUDICKIA FULGIDA 'GOLDSTRAH' / BUNCH-BEEZ SUSAN	COND.	1" HI	27	
SED AL3	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	COND.	1" HI	32	
VIN DAR	VINCA MINOR 'DART'S BLUE' / DART'S BLUE PERIWINKLE	3" POT	5" x 12" HI	278	

PLANT SCHEDULE GREEN ROOF

GREEN ROOF CODE	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
SED G21	SEDUM SOD 'GREENFAST MIX' / GREENFAST MIX SEDUM SOD	CONT.	1" x 2" TRAY	238 SF
SED I12	SEDUM SOD 'LEACH'S BEST MIX' / LEACH'S BEST MIX SEDUM SOD	CONT.	1" x 2" TRAY	308 SF
SED S00	SEDUM SOD 'MIDWEST MIX' / MIDWEST MIX SEDUM SOD	CONT.	1" x 2" TRAY	246 SF
SED SP1	SEDUM SPURSUM 'BRONZE CARPET' / BRONZE CARPET STONE CROP	CONT.	1" x 2" TRAY	374 SF

MULCH SCHEDULE

GRADE	AREA
2.000 SF	

GREEN ROOF DATA:

Item	Quantity
Gravel Roof Area	9,900
Roof Area	2,460
Green Roof Requirements (50%)	1,230
Handicap Compliance (20%)	123
Total Green Roof Requirements	1,353

LANDSCAPE DATA:

REQUIRED PARKWAY TREES	10
PARKWAY TREES PROVIDED	10
VEHICULAR USE AREA	27,580 SF
LANDSCAPE AREA REQUIRED	2,063 SF
LANDSCAPE AREA PROVIDED	2,613 SF
INTERIOR PARKING LOT TREES REQUIRED	17 TREES
INTERIOR PARKING LOT TREES PROVIDED	17 TREES

LANDSCAPE NOTES

- REFER TO PLAN OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING SIZE, SOD AND PERIMETER.
- REFER TO ENGINEERING PLANS FOR DETERMINING UTILITY LOCATIONS, TOPOGRAPHIC INFORMATION AND THE LEVEL.
- LANDSCAPE PLAN ALL AREAS AND DIMENSIONS ARE ACCURATE FOR THE PURPOSE OF INSTALLING THE LANDSCAPE MATERIALS ONLY.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND SUFFICIENCY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS ARE NOT TO BE MODIFIED IN THE FIELD OR IN THE LABORATORY. THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION, ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY OF CHICAGO.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF GROUND SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE APPROVED WITH THE SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS ARE NOT TO BE MODIFIED IN THE FIELD OR IN THE LABORATORY. THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION, ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY OF CHICAGO.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERNON AVENUE, NW, SUITE 300 WASHINGTON, DC 20005 WWW.ANLA.ORG
- NO GROWTH TO BE ALLOWED IN 17' BY 17' SITE TRIANGLES OVER 24" HIGH.
- NOSE BAYS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF INSTALLING THE LANDSCAPE MATERIAL. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS.

Schedule of Planting

Planting of the landscape plan shall occur on or before April 15th, 2017.

Sworn Statements By Owner

I, the undersigned, do hereby certify that the landscape plan shown on the attached landscape plan(s) for the property at 2221-2231 E 67th Street #14-1728 S. (Chicago, IL 60649) has been prepared and approved by me or by a duly licensed professional person in accordance with the requirements of the Chicago Zoning Ordinance, and the Code of the Chicago Landmarks Ordinance.

Sworn Statements By Registered Landscape Architect

I, the undersigned, do hereby certify that the landscape plan shown on the attached landscape plan(s) for the property at 2221-2231 E 67th Street #14-1728 S. (Chicago, IL 60649) has been prepared and approved by me or by a duly licensed professional person in accordance with the requirements of the Chicago Zoning Ordinance, and the Code of the Chicago Landmarks Ordinance.

Signature: *Steven S. Gregory*

Steven S. Gregory, P.L.A. 2002
Professional Certificate No. 00000000
License Number: 157-000647
Expire: 3-31-17



15173

Shoreline Apartments

2221-2231 E 67th Street
S. Crandon Ave
Chicago, IL 60649

CLIENT
Shoreline Apartments Realty, LLC

8310 Craig Street
Indianapolis, Indiana 46250

DESCRIPTION	DATE
Issued for 05 Progress	05/20/17
Issued for 06 Progress	05/27/17
Issued for 07 Progress	06/24/17
Issued for 08 Progress	07/20/17
Issued for 09 Progress	08/16/17
Issued for 10 Progress	09/13/17
Issued for 11 Progress	10/10/17
Issued for 12 Progress	11/07/17

LANDSCAPE PLAN

L1-00

Reclassification Of Area Shown On Map No. 16-C.

(As Amended)

(Application No. 18792)

(Common Address: 2221 -- 2231 E. 67th St./6714 -- 6728 S. Crandon Ave.)

RPD 1348

[SO2016-3925]

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 Number 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 Number 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.

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

Residential Planned Development No. 1348

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1348 ("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 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 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 II 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 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 percent 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-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 DPD. 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 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 nonconforming 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 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 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 titleholders 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 percent 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 RM5 Residential Multi-Unit District.

[Existing Land-Use Map; Property Line Map; Boundary Map; Existing Zoning Map; Site Plan; Green Roof Plan; and North, South East and West Building Elevations referred to in these Plan of Development Statements printed on pages 40666 through 40675 of this *Journal*.]

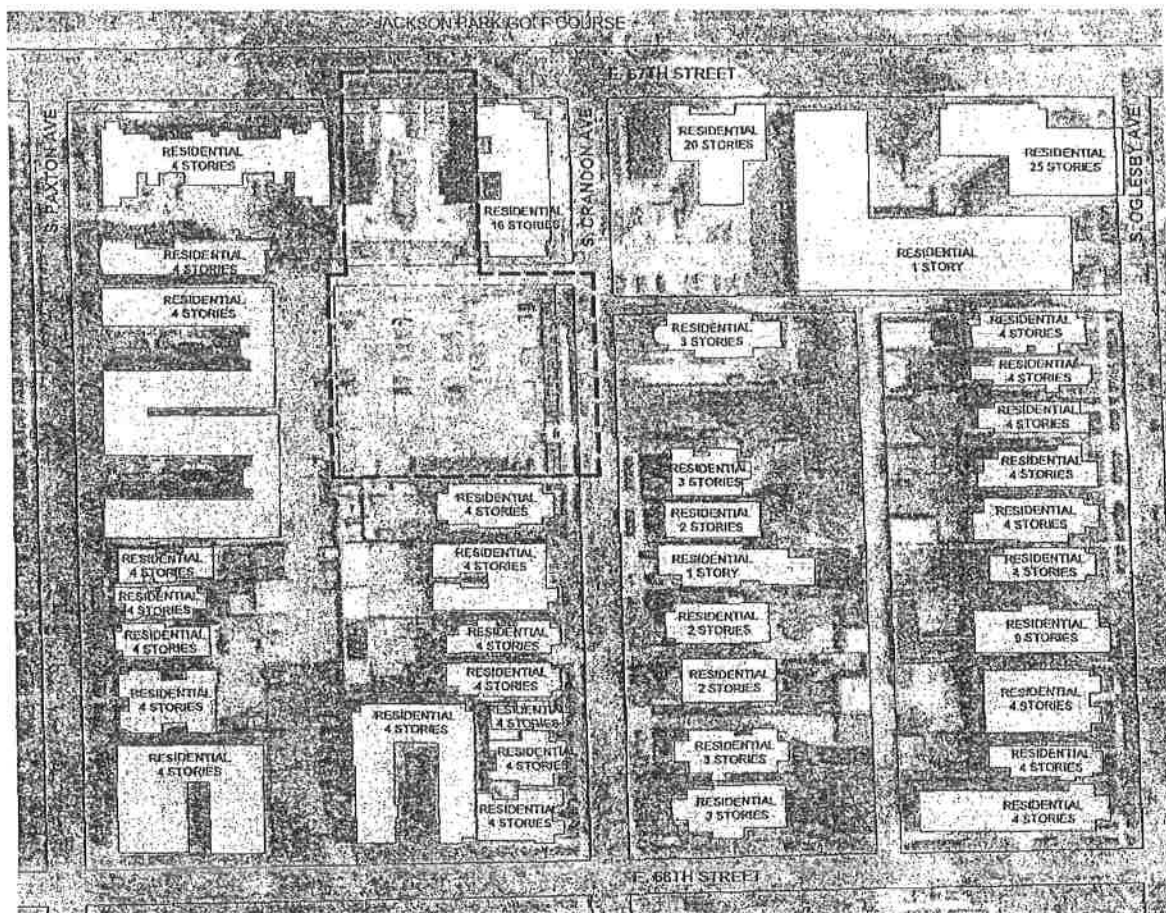
Bulk Regulation And Data Table referred to in these Plan of Development Statements reads as follows:

Planned Development No. 1348

Bulk Regulation And Data Table.

Total Gross Site Area:	54,674 square feet
Total Public Right-of-Way Area:	12,128 square feet
Total Net Site Area:	42,546 square feet
Maximum Floor Area Ratio:	2.83 with existing building with 120,400 square feet
Residential Dwelling Units	106
Minimum Number of Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Number of Off-Street Parking Spaces:	92
Minimum Number of Bicycle Parking Spaces:	46
Maximum Building Height:	161 feet, 0 inches (existing height)
Minimum Required Setback:	In accordance with the Site Plan

Planned Development No. Existing Land Use Map



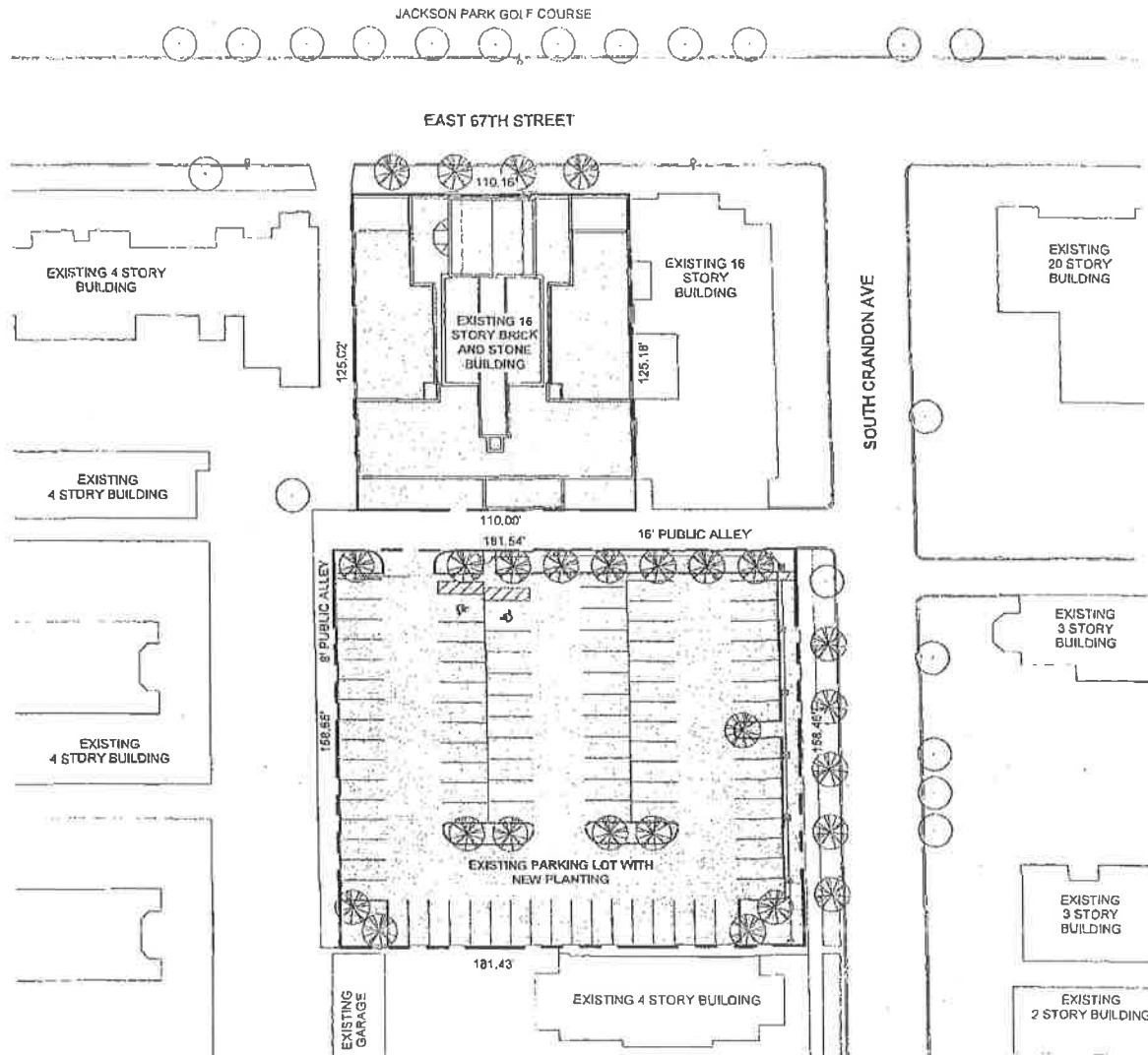
 INDICATES AREA OF
PLANNED DEVELOPMENT



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

PD-01

Planned Development No. Property Line Map



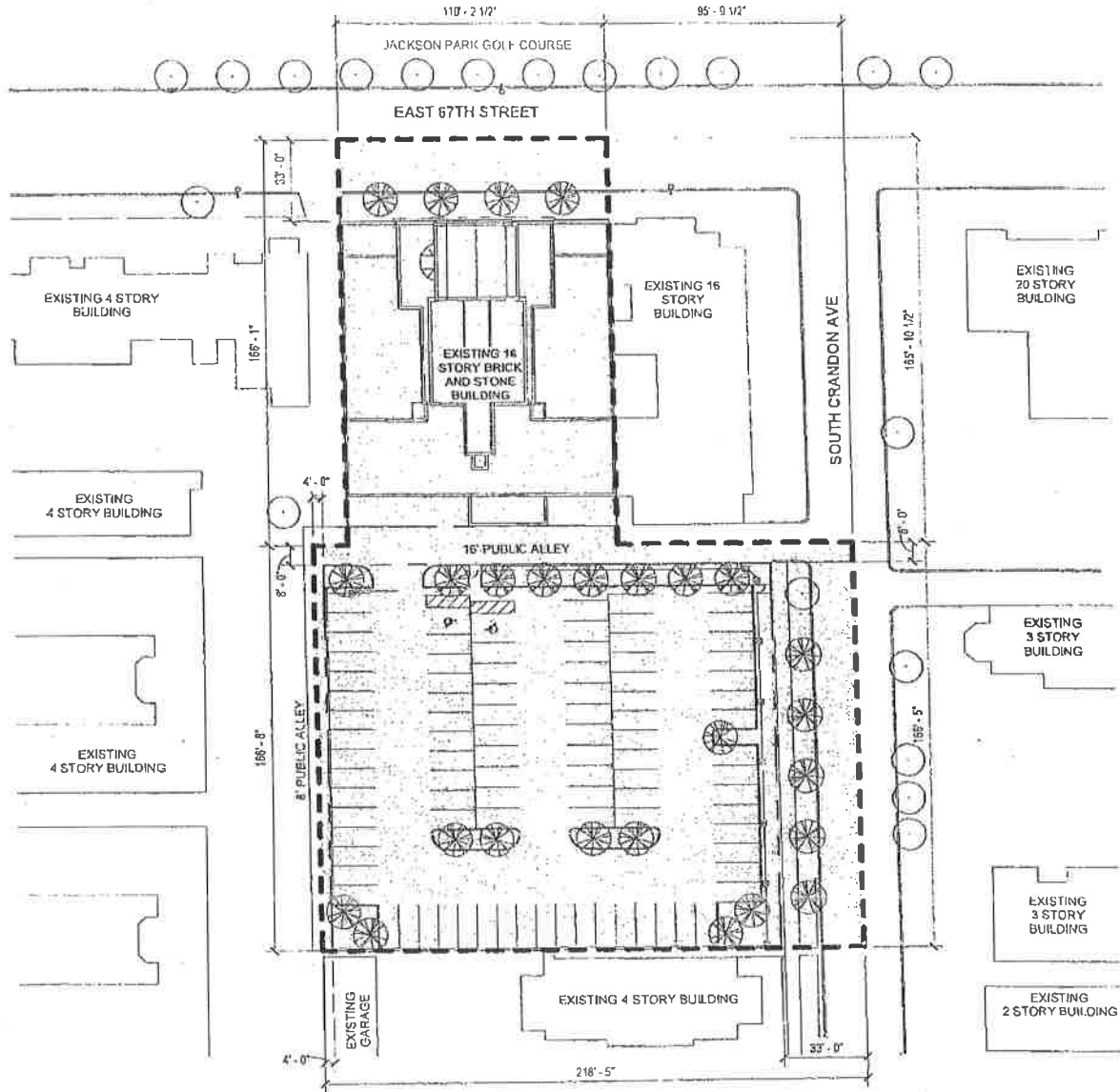
--- xxx.xx' --- PROPERTY LINE



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

PD-02

Planned Development No. PD Boundary Map



--- PD BOUNDARY LINE

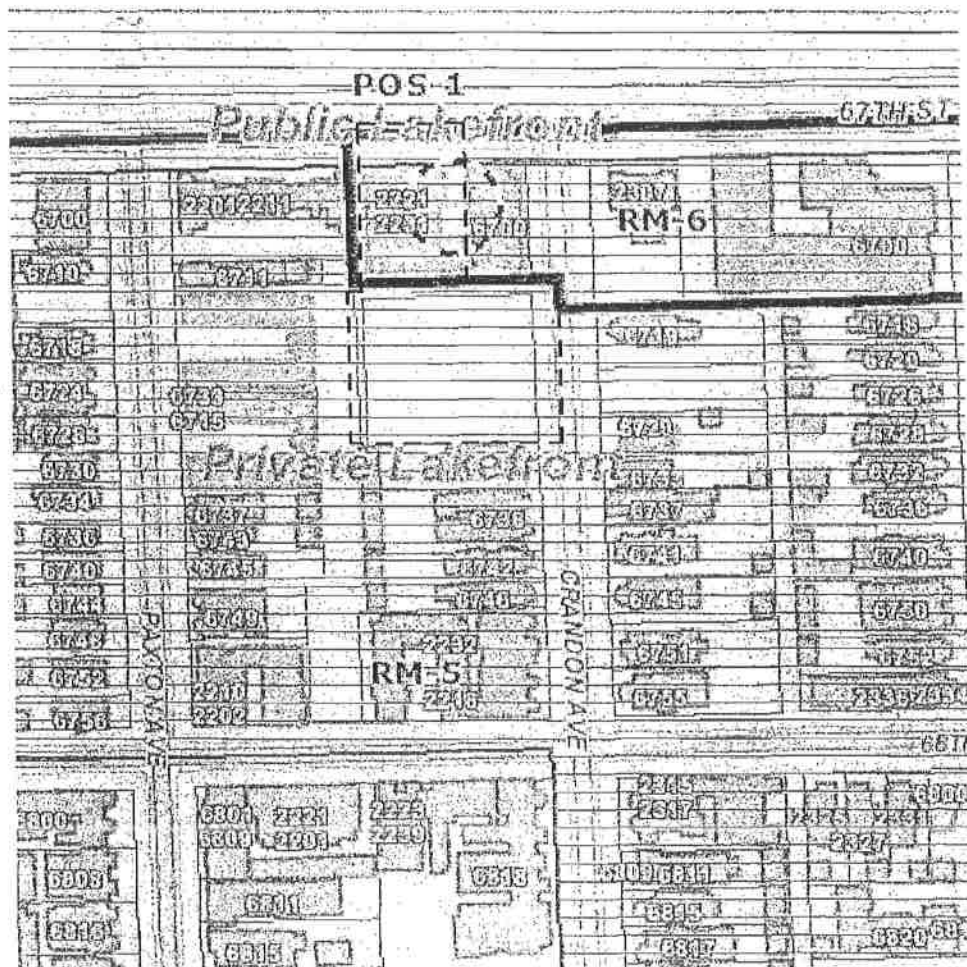


Applicant: Shoreline Apartments Realty, LLC
 Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
 Introduction Date: May 18, 2016
 Plan Commission Date: October 20, 2016

PD-03

Planned Development No.
Existing Zoning Map

PLANNED DEVELOPMENT NO. 04-2016-0004



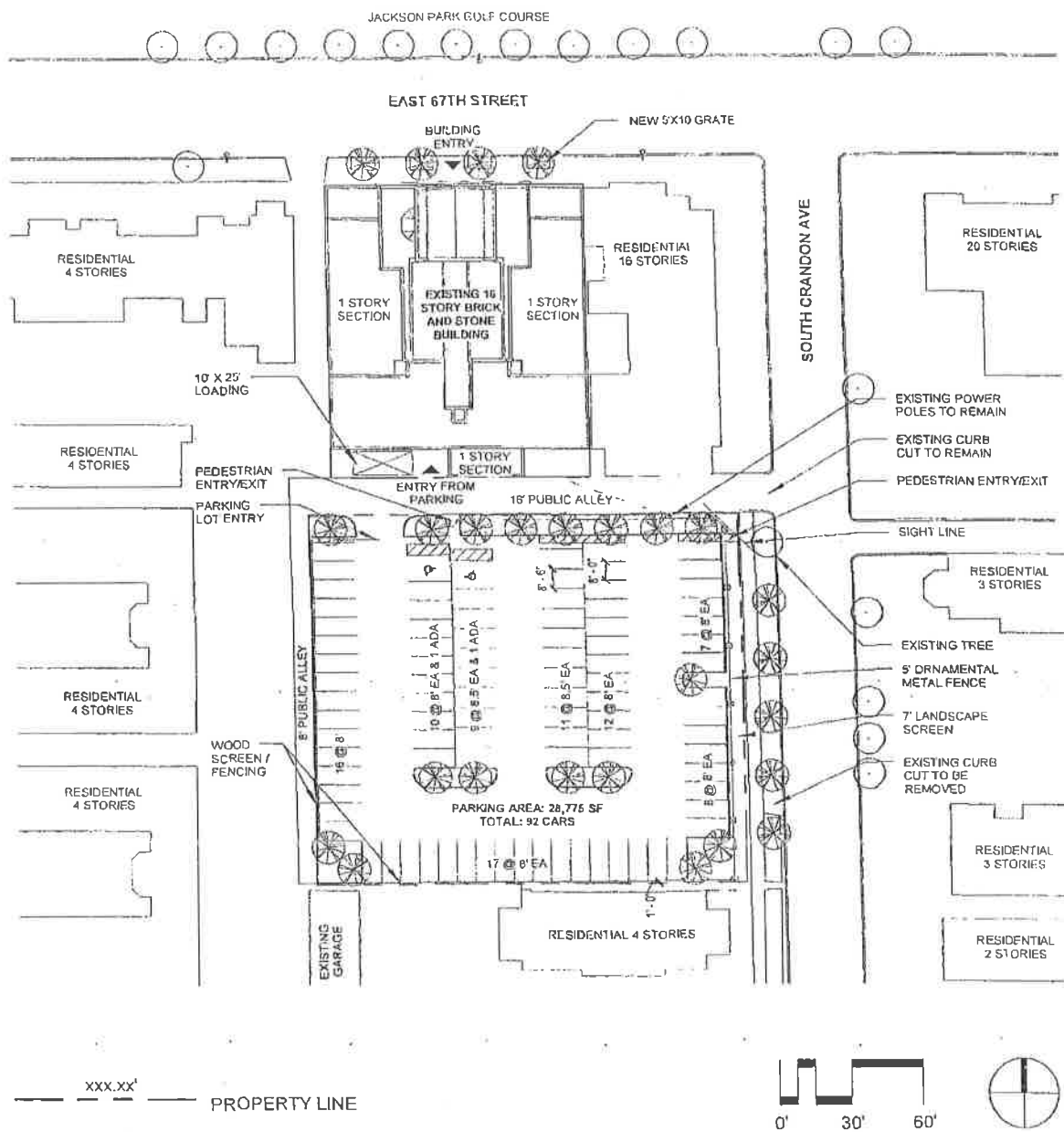
 INDICATES AREA OF PLANNED DEVELOPMENT
 ZONING BOUNDARY



Applicant: Shoreline Apartments Realty, LLC
 Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
 Introduction Date: May 18, 2016
 Plan Commission Date: October 20, 2016

PD-04

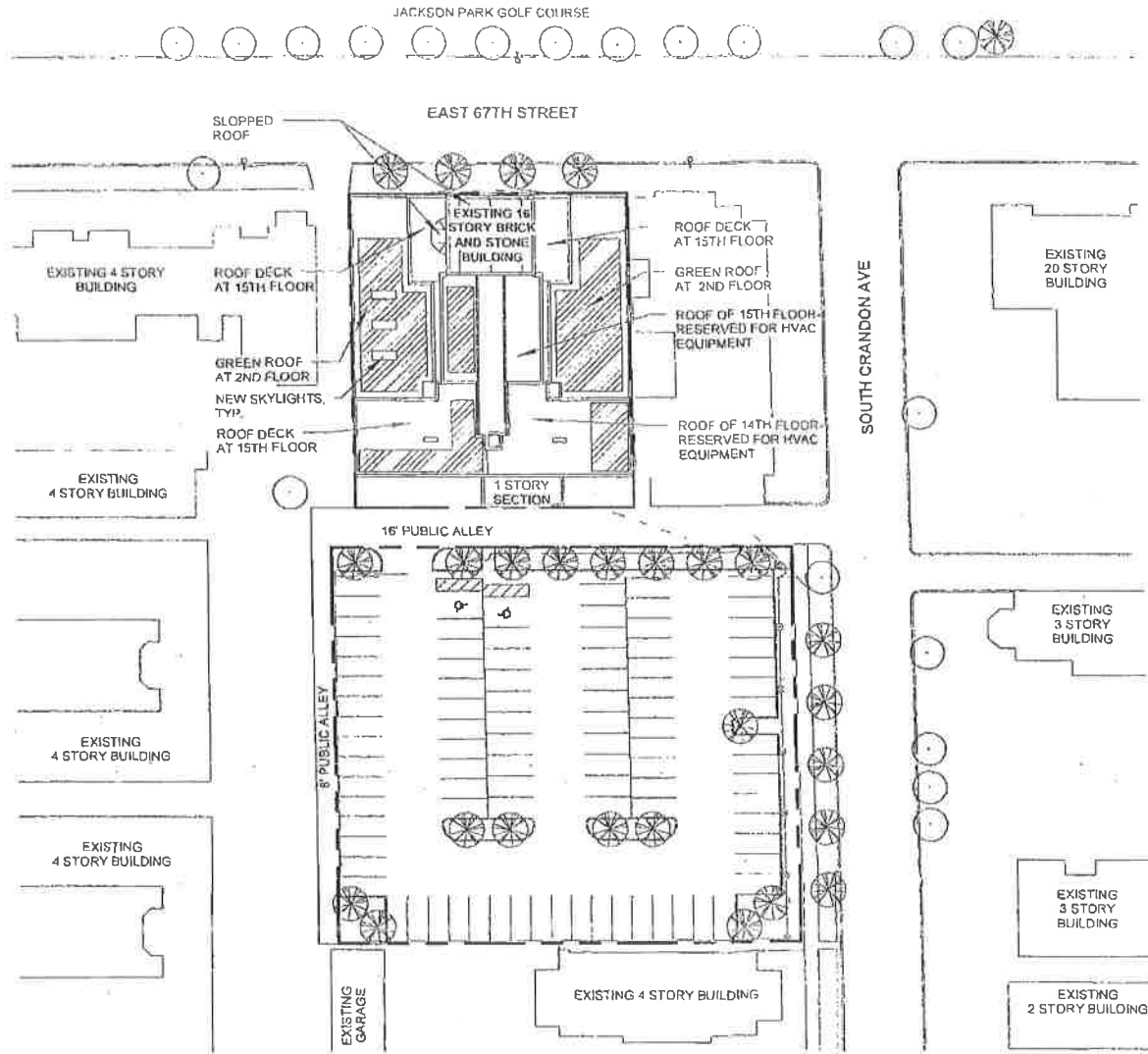
Planned Development No. Site Plan



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

PD-05

Planned Development No. Green Roof Plan

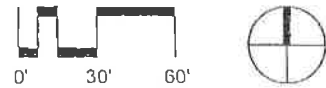


HATCH LEGEND



ROOF AREA:

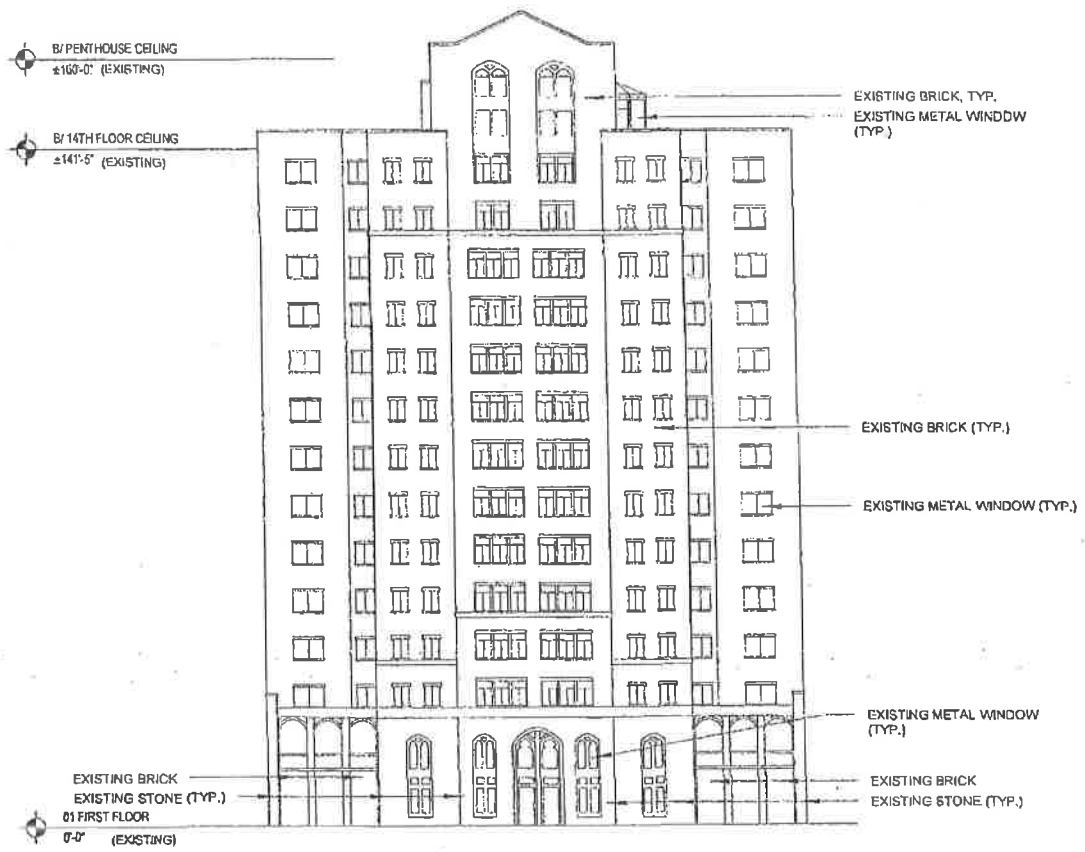
TOTAL GROSS ROOF AREA=	12,775 SQ. FT
TOTAL NET ROOF AREA=	9,000 SQ. FT
GREEN ROOF AT 2ND FLOOR ROOF =	2,625 SQ. FT
GREEN ROOF AT 15TH FLOOR ROOF =	1,015 SQ. FT
GREEN ROOF AT 16TH FLOOR ROOF =	360 SQ. FT
GREEN ROOF AREA=	4,000 SQ. FT
GREEN ROOF TO ROOF AREA RATIO:	50%



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

PD-06

Planned Development No. Building Elevation



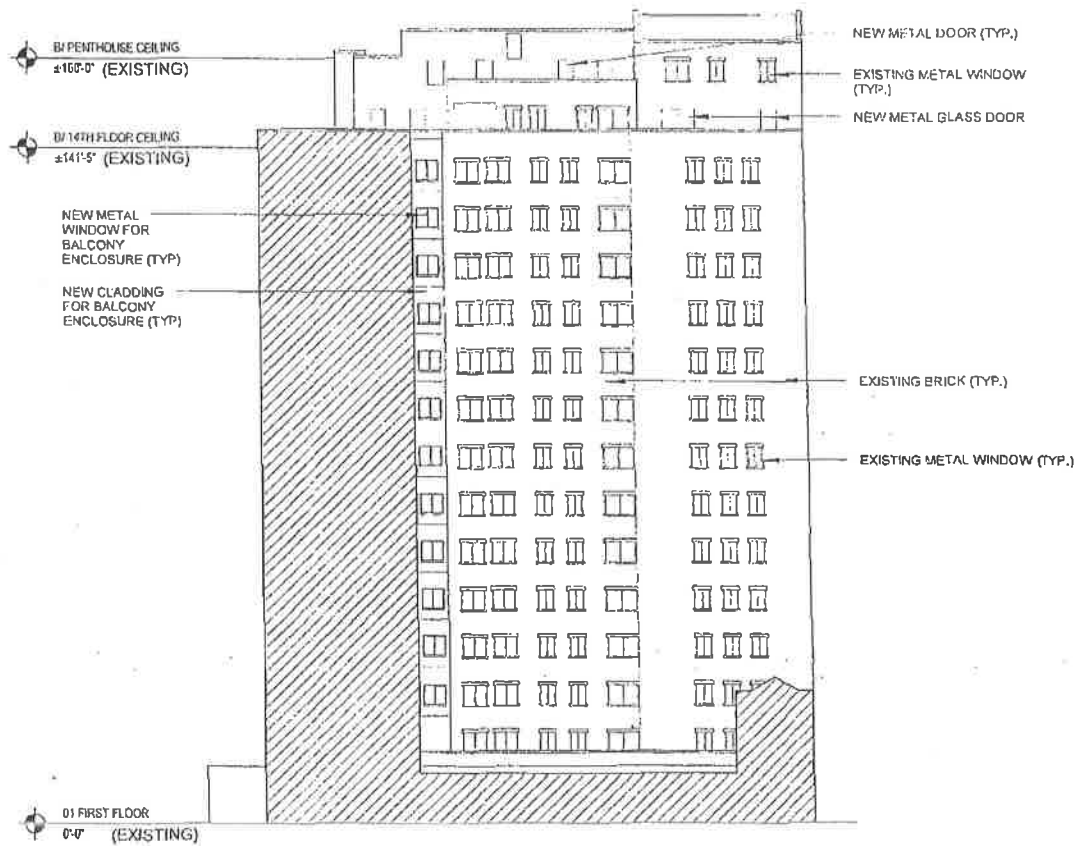
NORTH ELEVATION



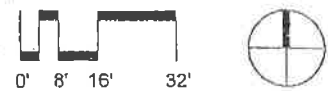
Applicant: Shoreline Apartments Realty, LLC
 Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
 Introduction Date: May 18, 2016
 Plan Commission Date: October 20, 2016

PD-07

Planned Development No. Building Elevation



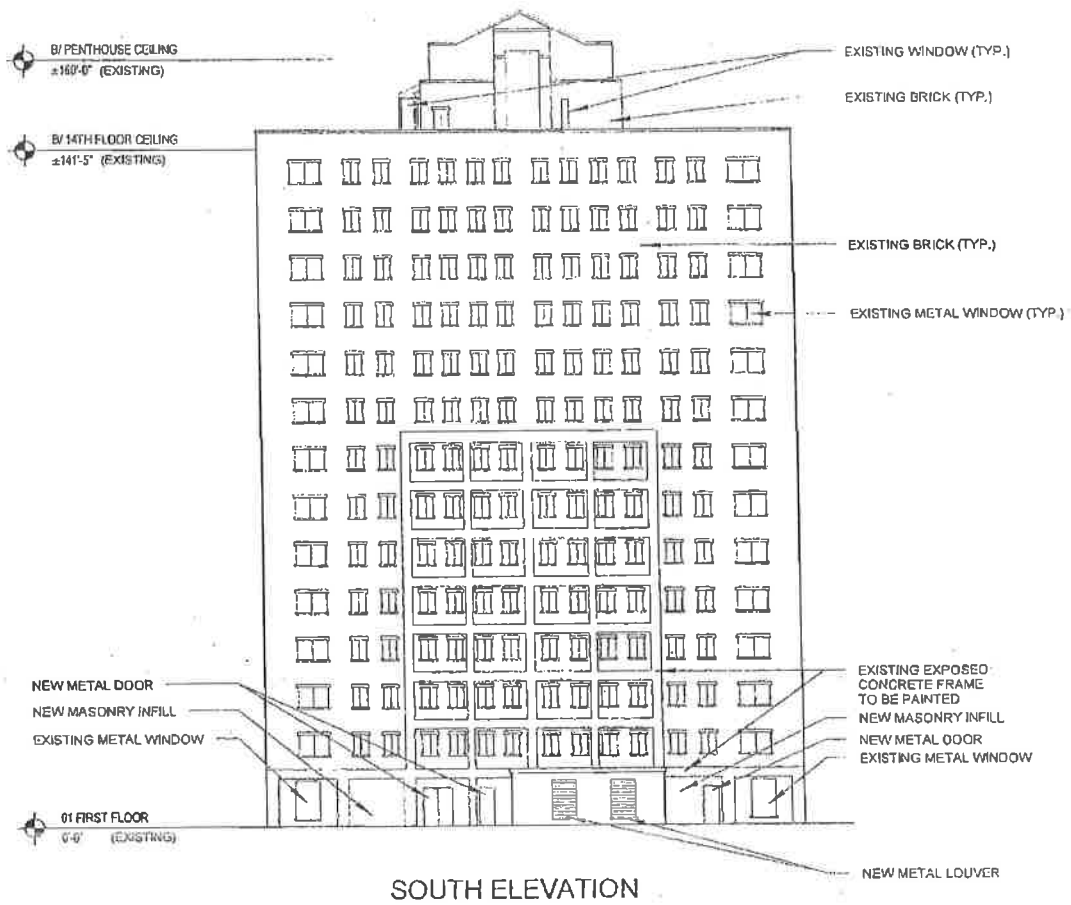
EAST ELEVATION



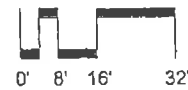
Applicant: Shoreline Apartments Realty, LLC
 Address: 2221-2231 East 67th Street and 6714-6728 South Crandon Avenue
 Introduction Date: May 18, 2016
 Plan Commission Date: October 20, 2016

PD-08

Planned Development No. Building Elevation



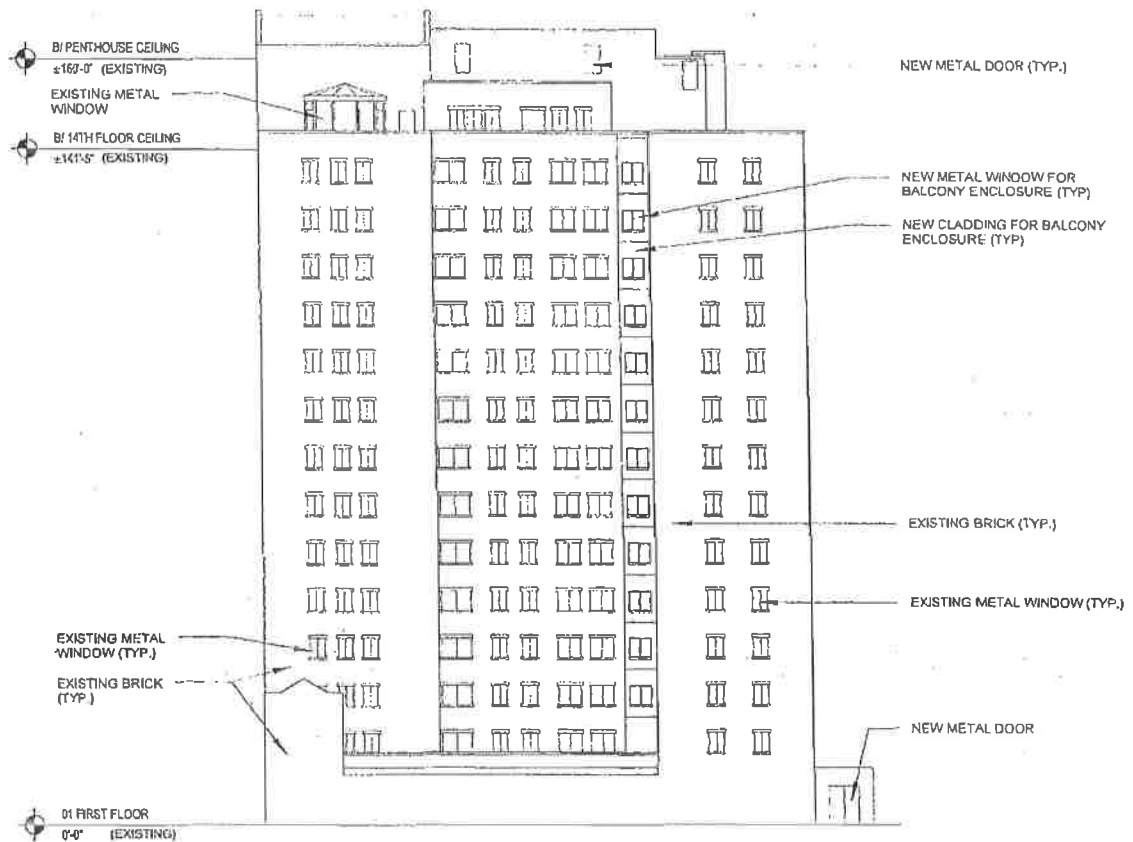
SOUTH ELEVATION



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

PD-09

Planned Development No. Building Elevation



WEST ELEVATION



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

PD-10