

PD 1380

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*Reclassification Of Area Shown On Map No. 2-I.
(Application No. 19233)
(Common Address: 2536 W. Harrison St.)*

[O2017-3832]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-I in the area bounded by:

the alley next north of and parallel to West Harrison Street; a line 120 feet east of and parallel to South Maplewood Avenue; West Harrison Street; and a line 96 feet east of and parallel to South Maplewood Avenue,

to those of an RM5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 3-E.
(As Amended)
(Application No. 19209)
(Common Address: 59 -- 81 E. Banks St./1321 -- 1327 N. Ritchie Ct./
1316 -- 1322 N. Lake Shore Dr.)*

BPD 1380

[SO2017-3794]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RM6 Multi-Unit Residential District symbols and indications as shown on Map Number 3-E in the area bounded by:

North Ritchie Court; East Banks Street; North Lake Shore Drive; a line 122.33 feet south of and parallel to East Banks Street; a line 100 feet east of and parallel to North Ritchie Court; and a line 100.13 feet south of and parallel to East Banks Street,

to those of a Residential Planned Development 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 herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development No. 1380.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1380 ("Planned Development") consists of approximately 25,431 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"); 1350 Lake Shore Associates 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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 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 (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the 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 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 Planned Development consists of these 15 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Booth Hansen Architects and dated June 15, 2017 (the "Plans"): a Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West). 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 are permitted in the area delineated herein as a Residential Planned Development: multi-family residential units on and above the ground floor; co-located wireless communication facilities; accessory parking and accessory and related 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 FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 25,431 square feet and a base FAR of 5.081.
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 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 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 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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance
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 RM6 Multi-Unit Residential District.

[Existing Land-Use Map; Boundary and Property Line Map; Zoning Map; Landscape Plan; Green Roof Plan; Site Plan; North, South, East and West Building Elevations; Map of the Vicinity of the Site; Map of the Existing Site; Proposed Site Plan; Proposed Parking Level Plan; Proposed Ground, Second and Third through Eighth Level Plans; Proposed Roof Level Plan; and 3D Imagery -- Views Looking East and West referred to in these Plan of Development Statements printed on pages 52049 through 52072 of this *Journal*.]

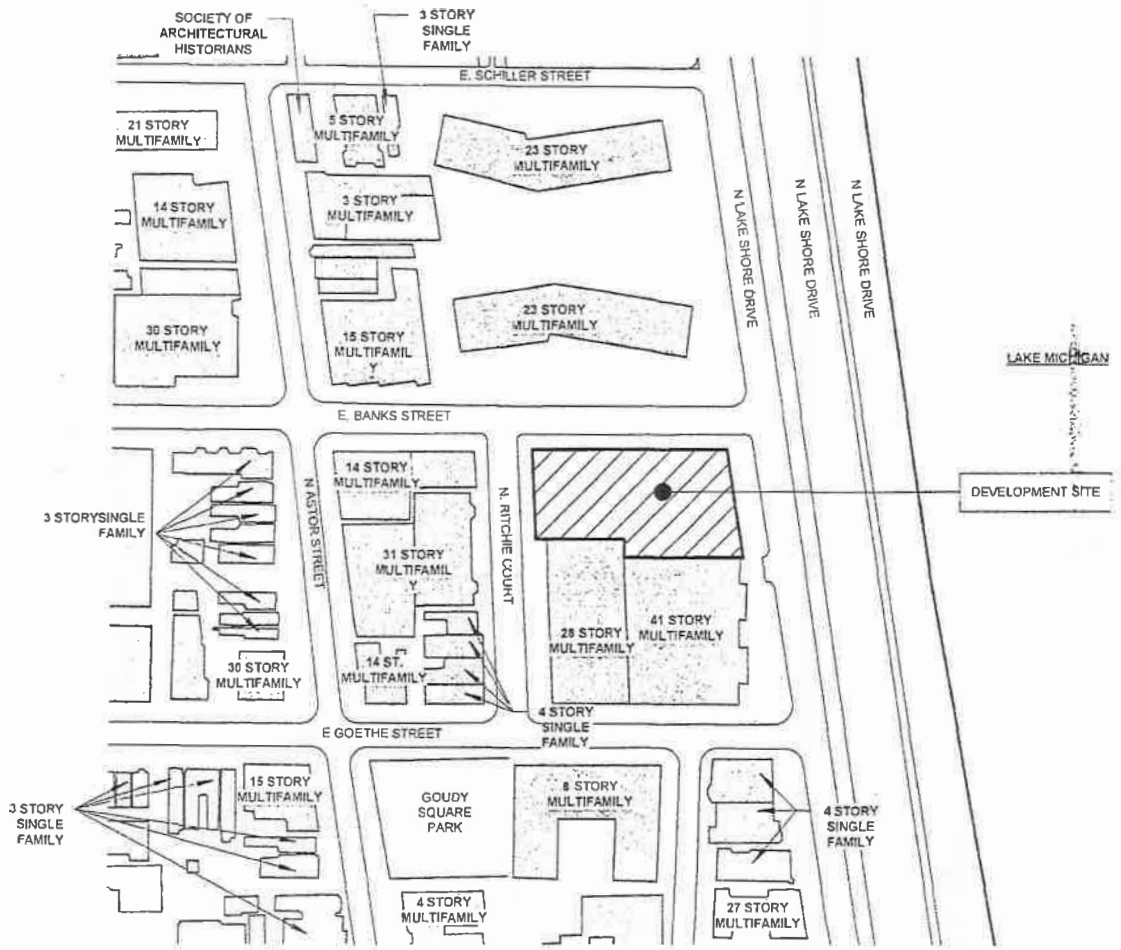
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 1380.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	46,577
Area of Public Rights-of-Way (square feet):	21,146
Net Site Area (square feet):	25,431
Maximum Floor Area Ratio:	5.081
Maximum Number of Dwelling Units:	58
Minimum Off-Street Parking Spaces:	42
Minimum Off-Street Loading Spaces:	1
Maximum Building Height:	In conformance with the Plans
Minimum Setbacks:	In conformance with the Plans

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EXISTING LAND USE MAP

APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 N. RITCHE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
 INTRODUCTION DATE: MAY 24, 2017
 PLAN COMMISSION DATE: JUNE 15, 2017

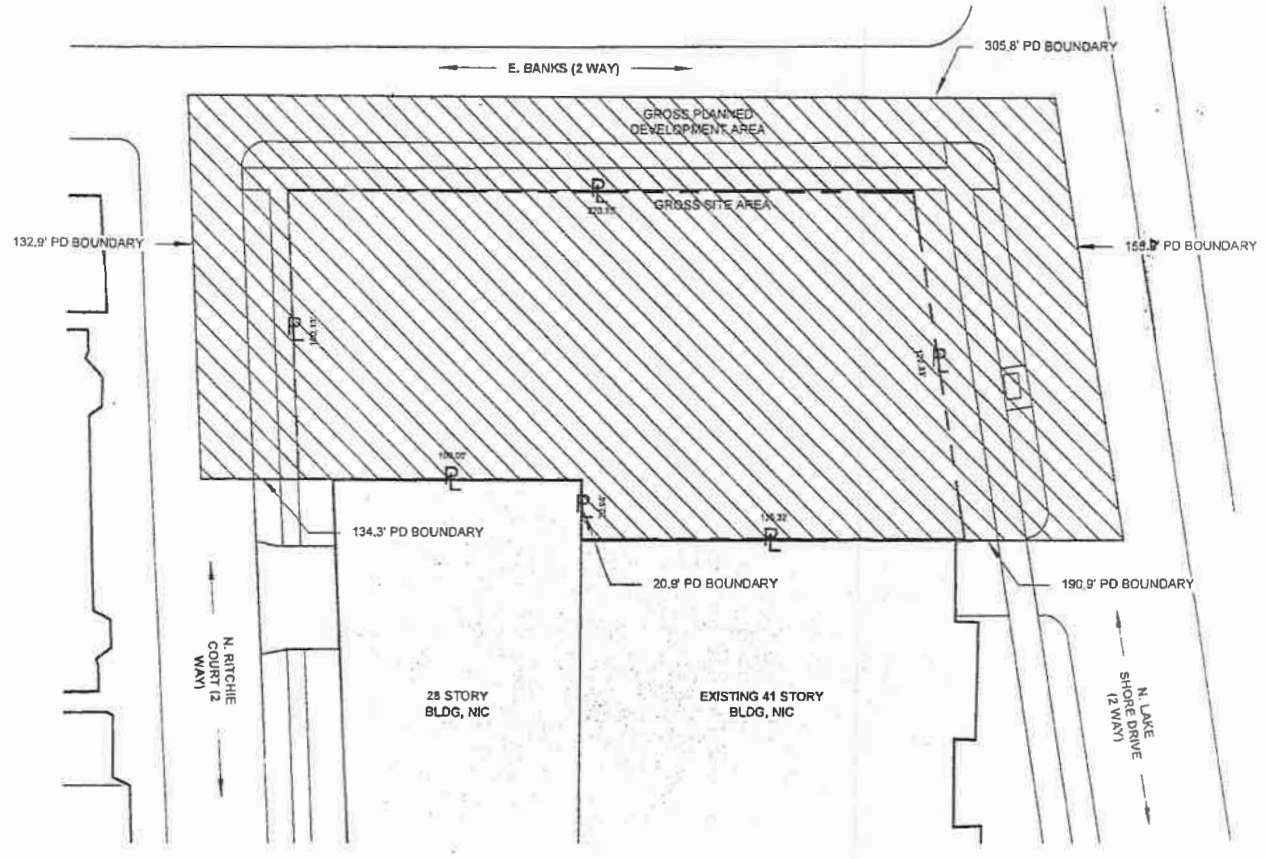
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TOTAL GROSS PLANNED DEVELOPMENT SITE AREA:	46,577 SF
TOTAL NET SITE AREA:	25,431 SF
TOTAL AREA IN RIGHT-OF-WAY:	21,146 SF



FINAL END DIBRICATION

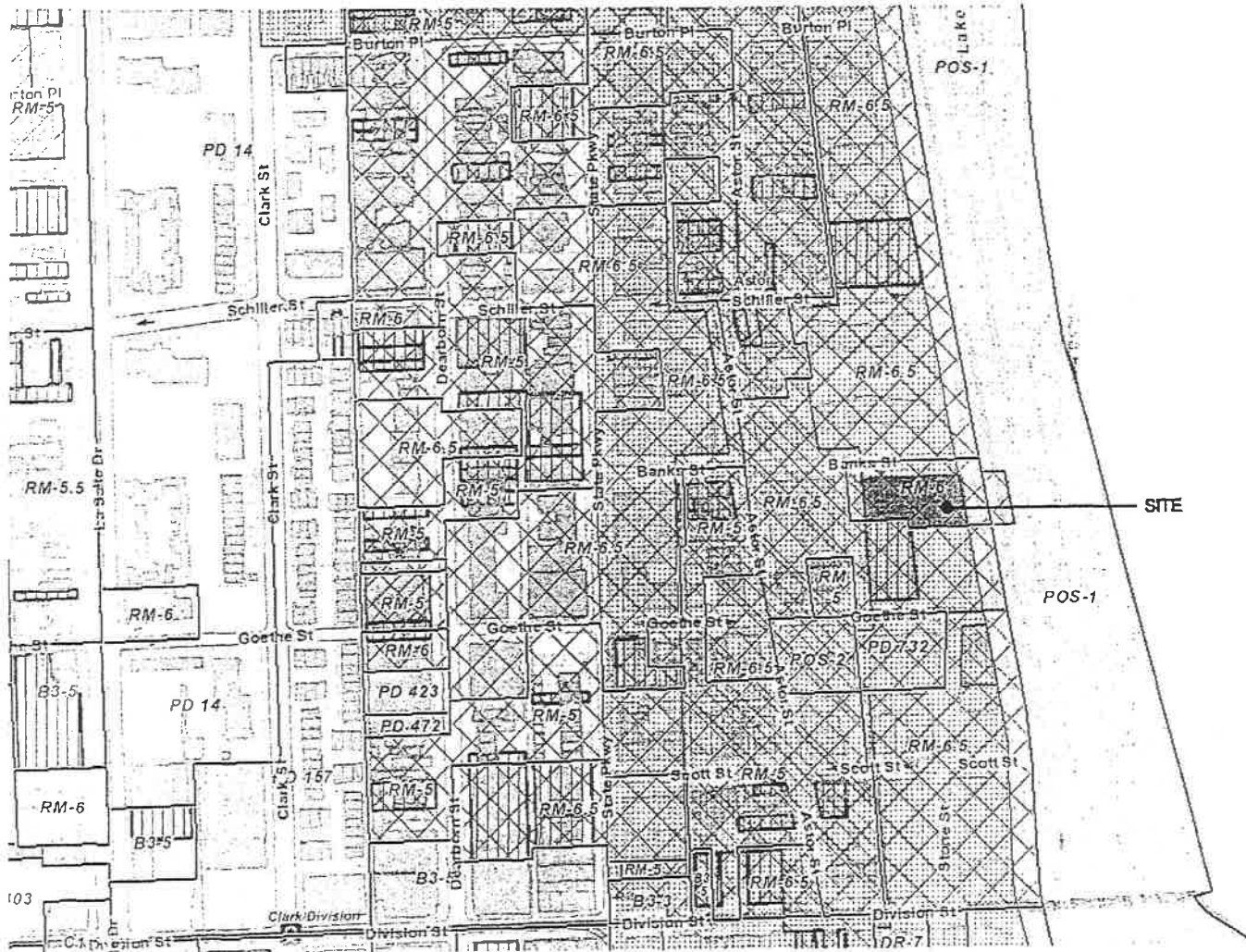
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
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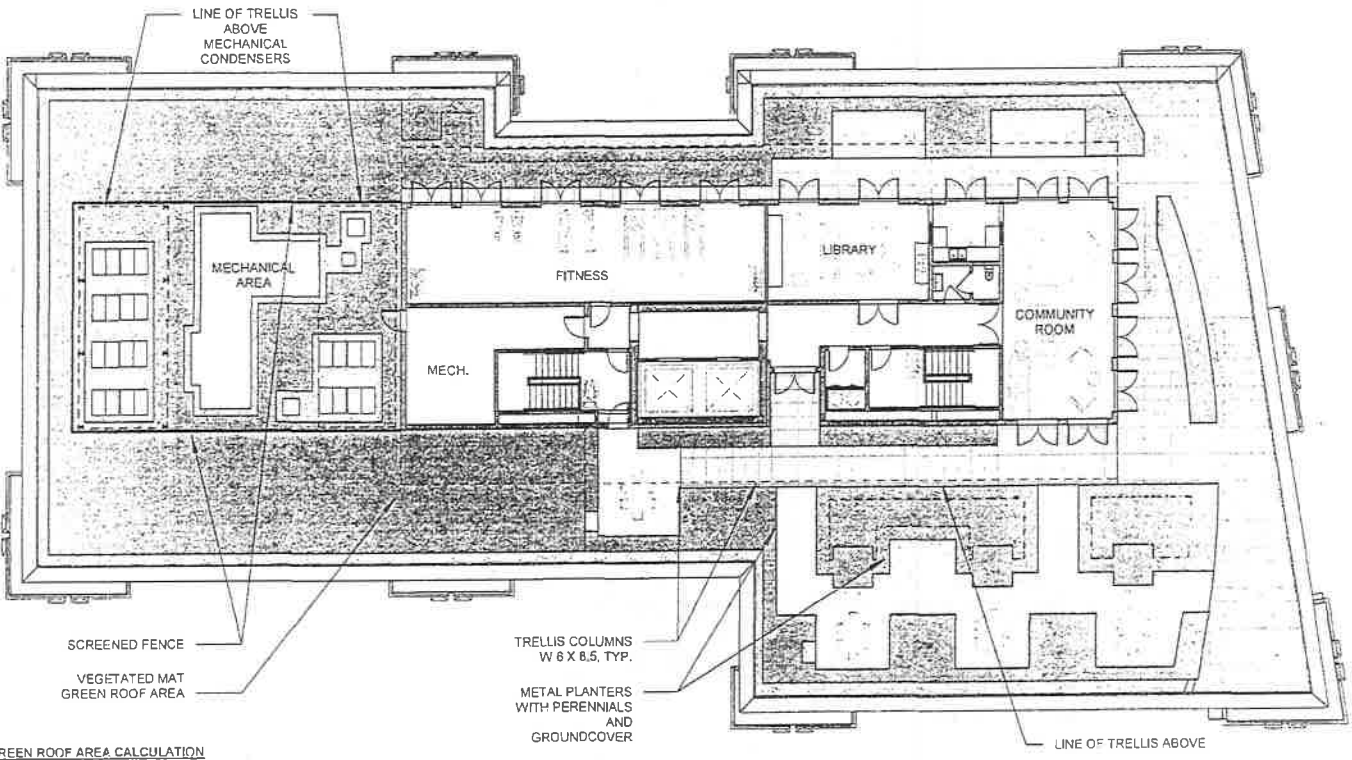
ZONING MAP

APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610
 INTRODUCTION DATE: MAY 24, 2017
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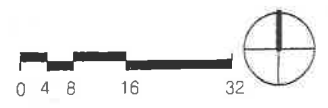


GREEN ROOF AREA CALCULATION

GROSS ROOF AREA: 14,520 SF
 LESS MECHANICAL AREA: 1,050 SF
 NET ROOF AREA: 13,470 SF
 90% NET ROOF: 6,735 SF - 673 SF (LESS 10% ALLOWABLE HARDSCAPE)
 TOTAL REQUIRED: 6,062 SF

ACTUAL GREEN ROOF PROVIDED : 7,383 SF (ROOF LVL + PENTHOUSE GREEN ROOF)

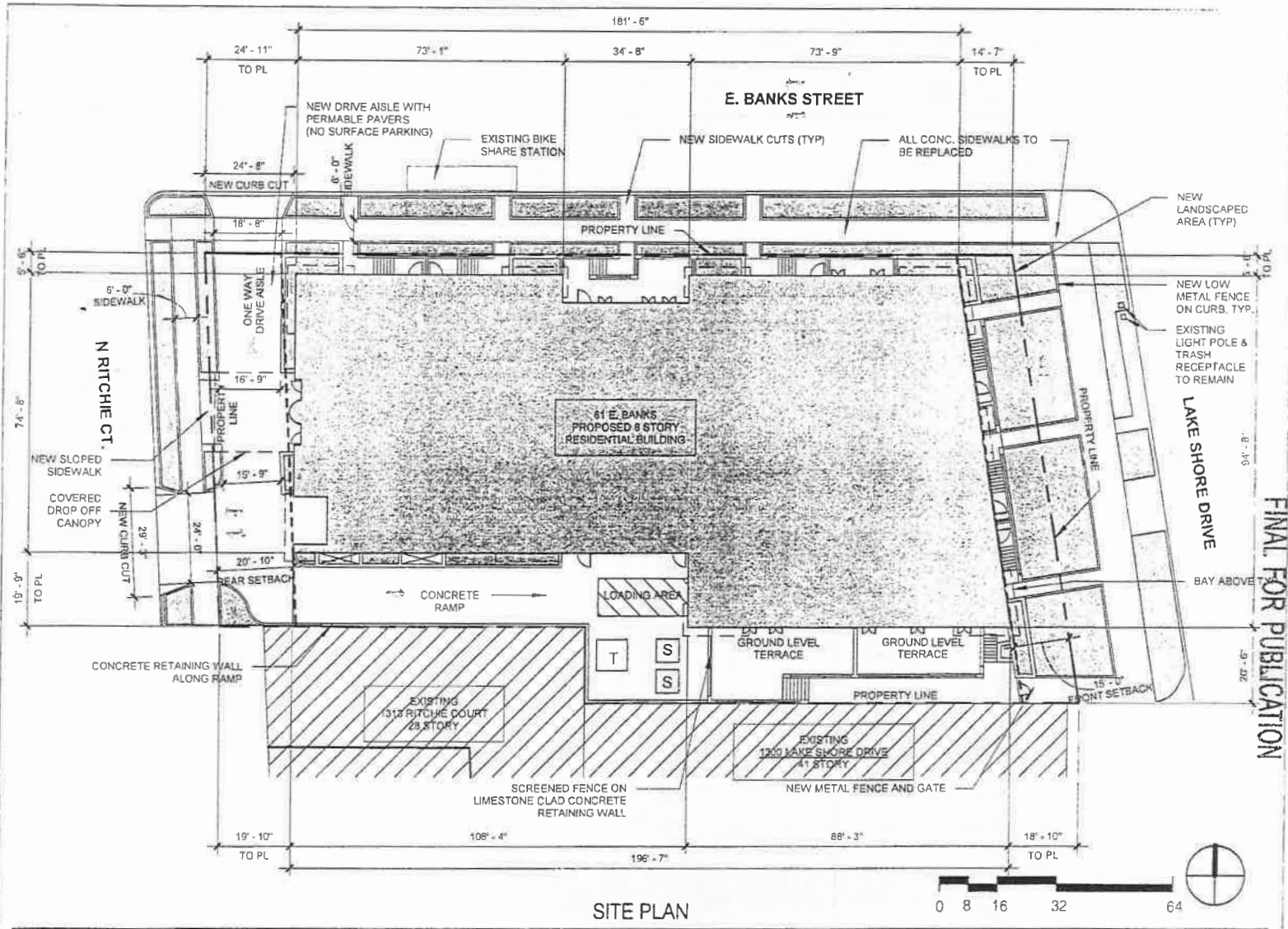
GREEN ROOF PLAN



APPLICANT: 1350 LAKE SHORE ASSOCIATES
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 INTRODUCTION DATE: MAY 24, 2017
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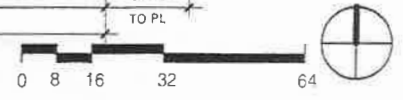
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SITE PLAN



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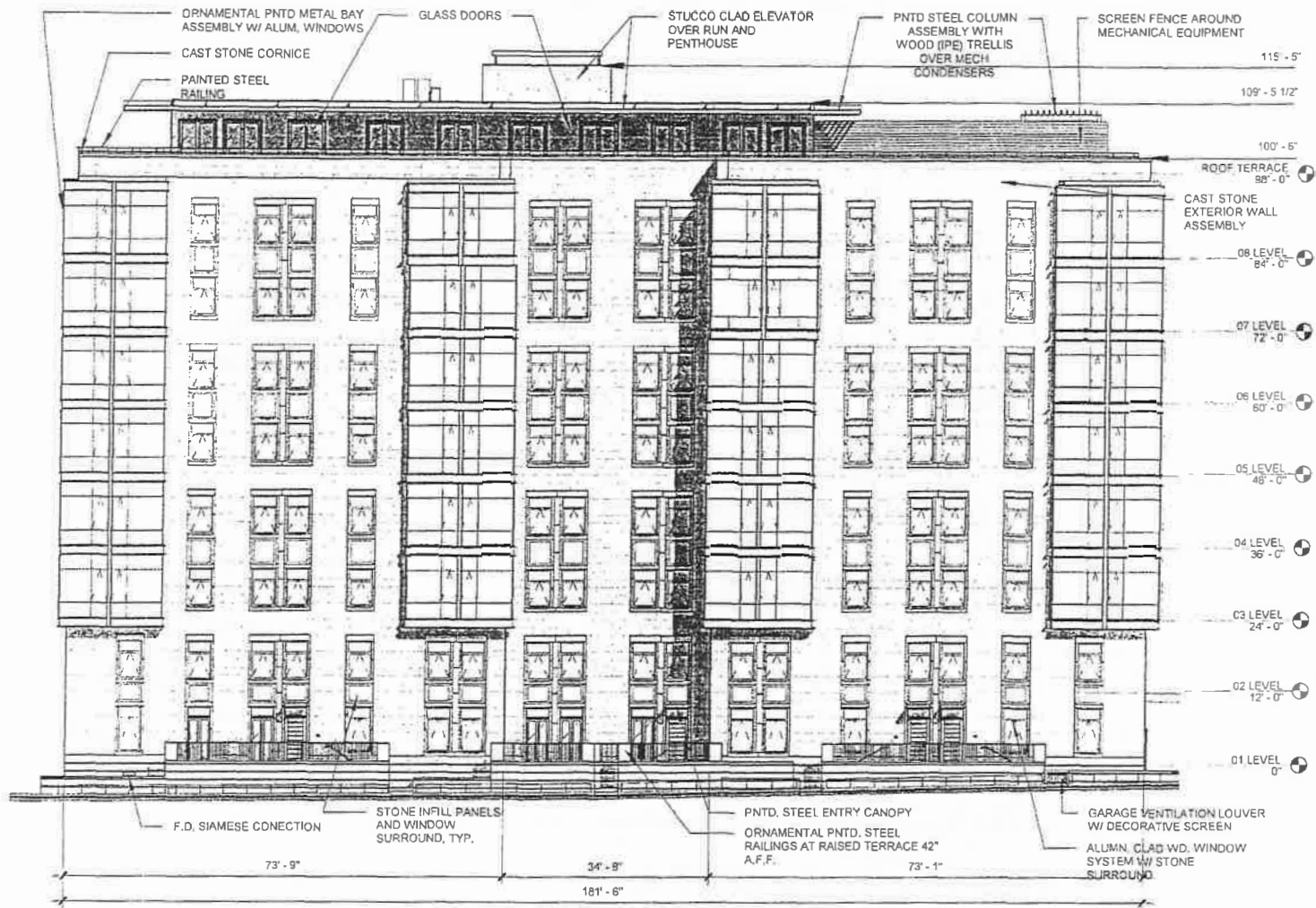
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NORTH ELEVATION

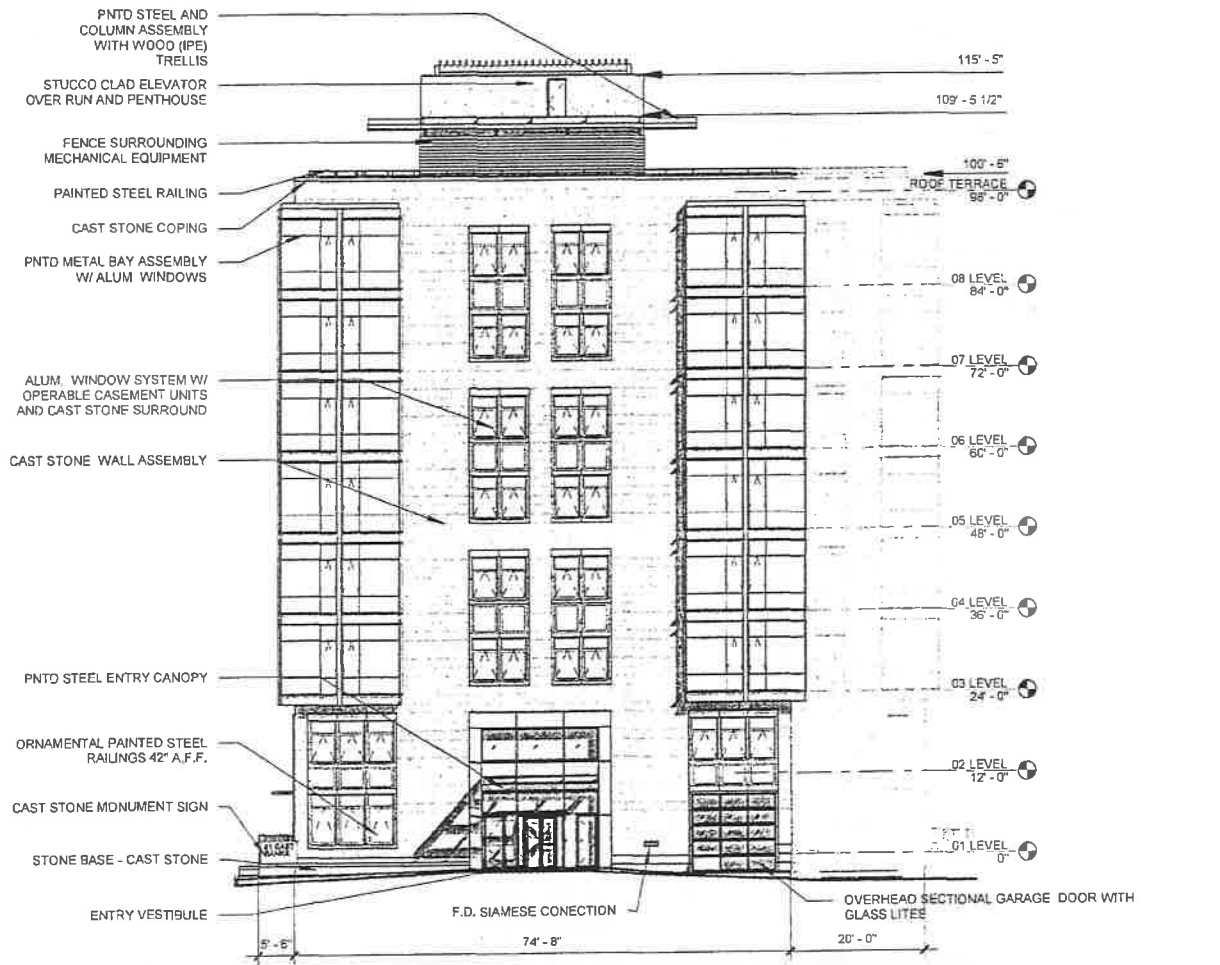


APPLICANT: 1350 LAKE SHORE ASSOCIATES
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WEST ELEVATION



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 INTRODUCTION DATE: MAY 24, 2017
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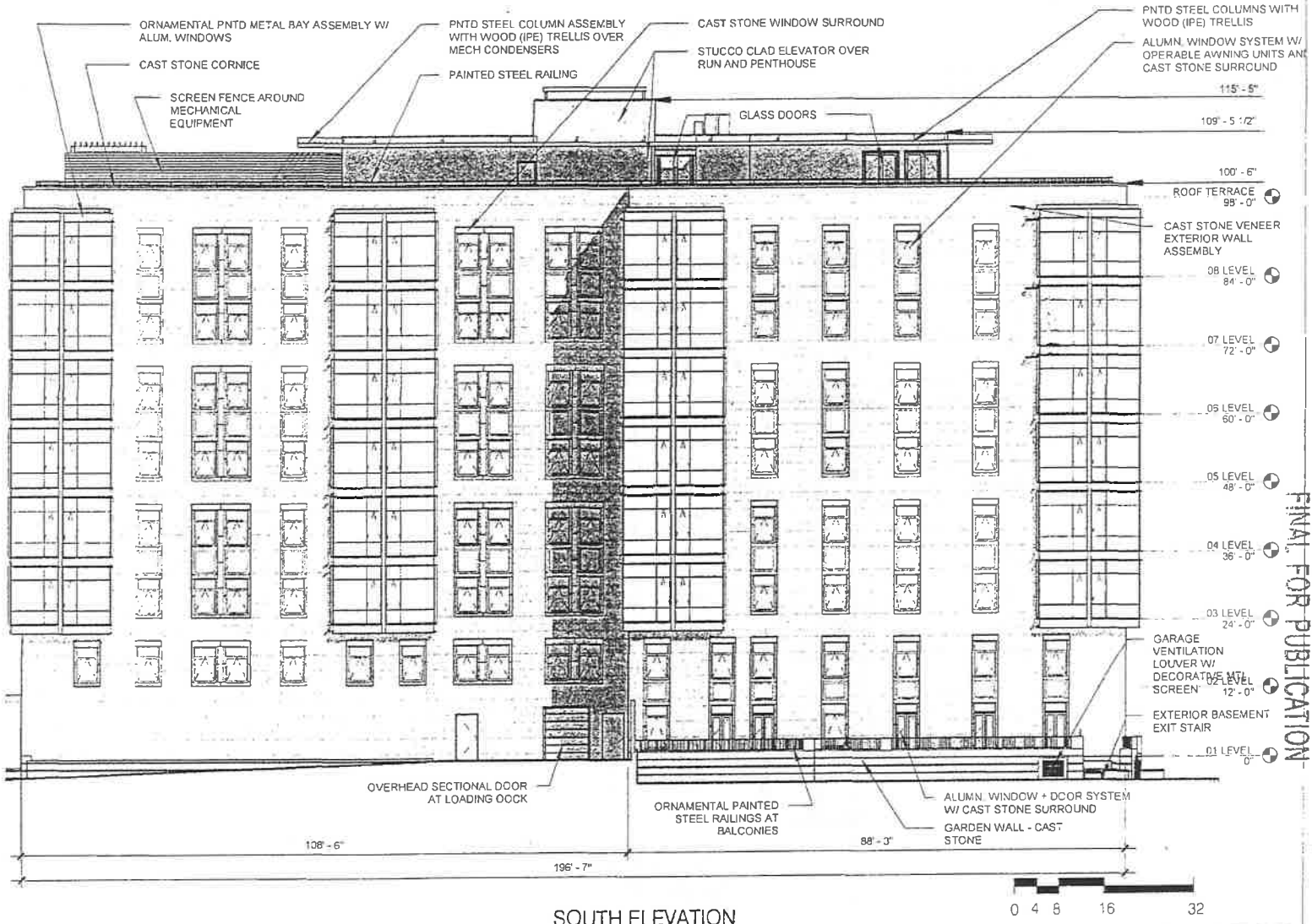
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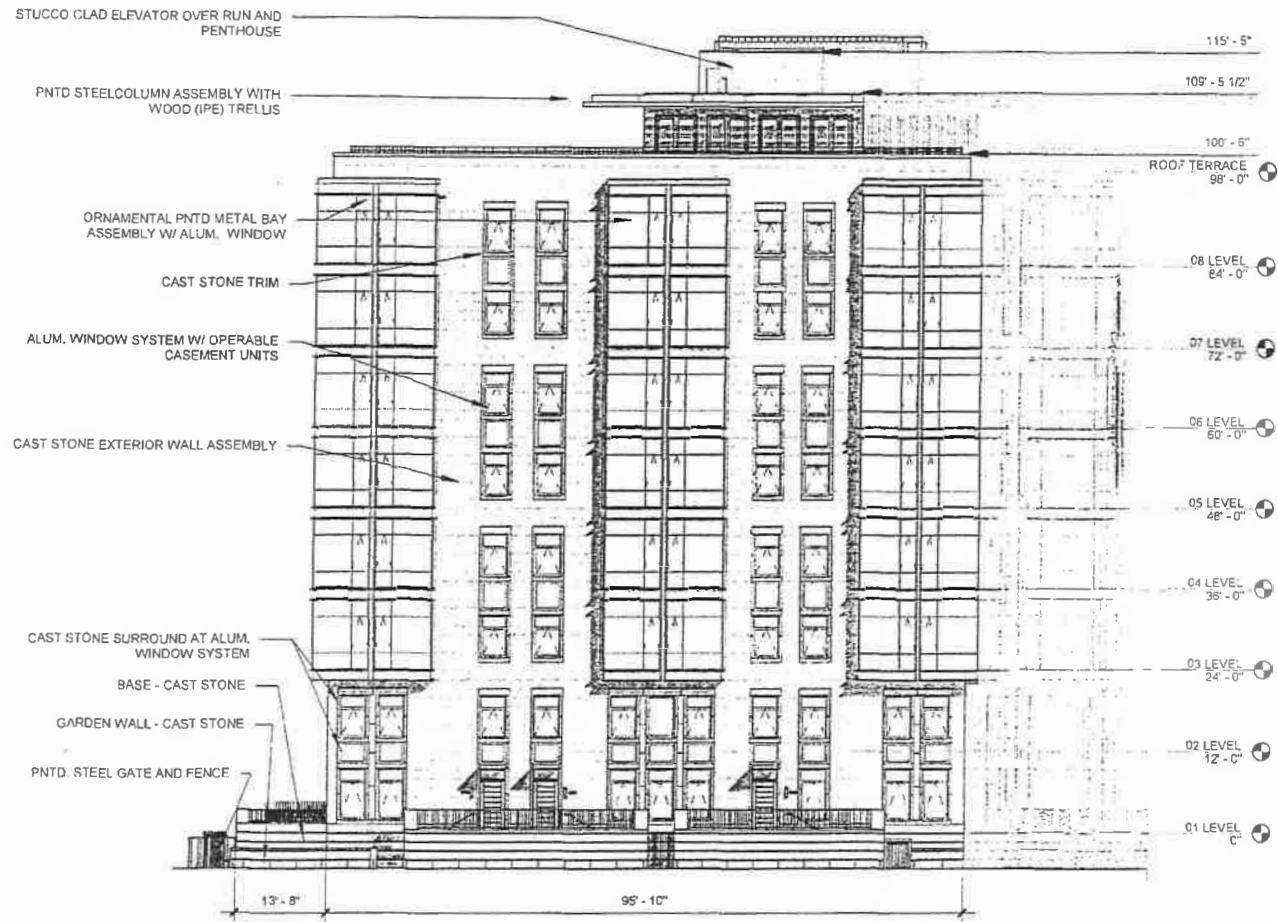
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SOUTH ELEVATION

APPLICANT: 1350 LAKE SHORE ASSOCIATES PROJECT ADDRESS: 1321-27 N. RITCHIE CT / 59-81 E. BANKS / 1316-1322 N. LAKE SHORE DR, CHICAGO, IL, 60610 INTRODUCTION DATE: MAY 24, 2017 PLAN COMMISSION DATE: JUNE 15, 2017	BOOTH HANSEN ARCHITECTURE • INTERIOR • PLANNING	SHEET PD-09
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EAST ELEVATION

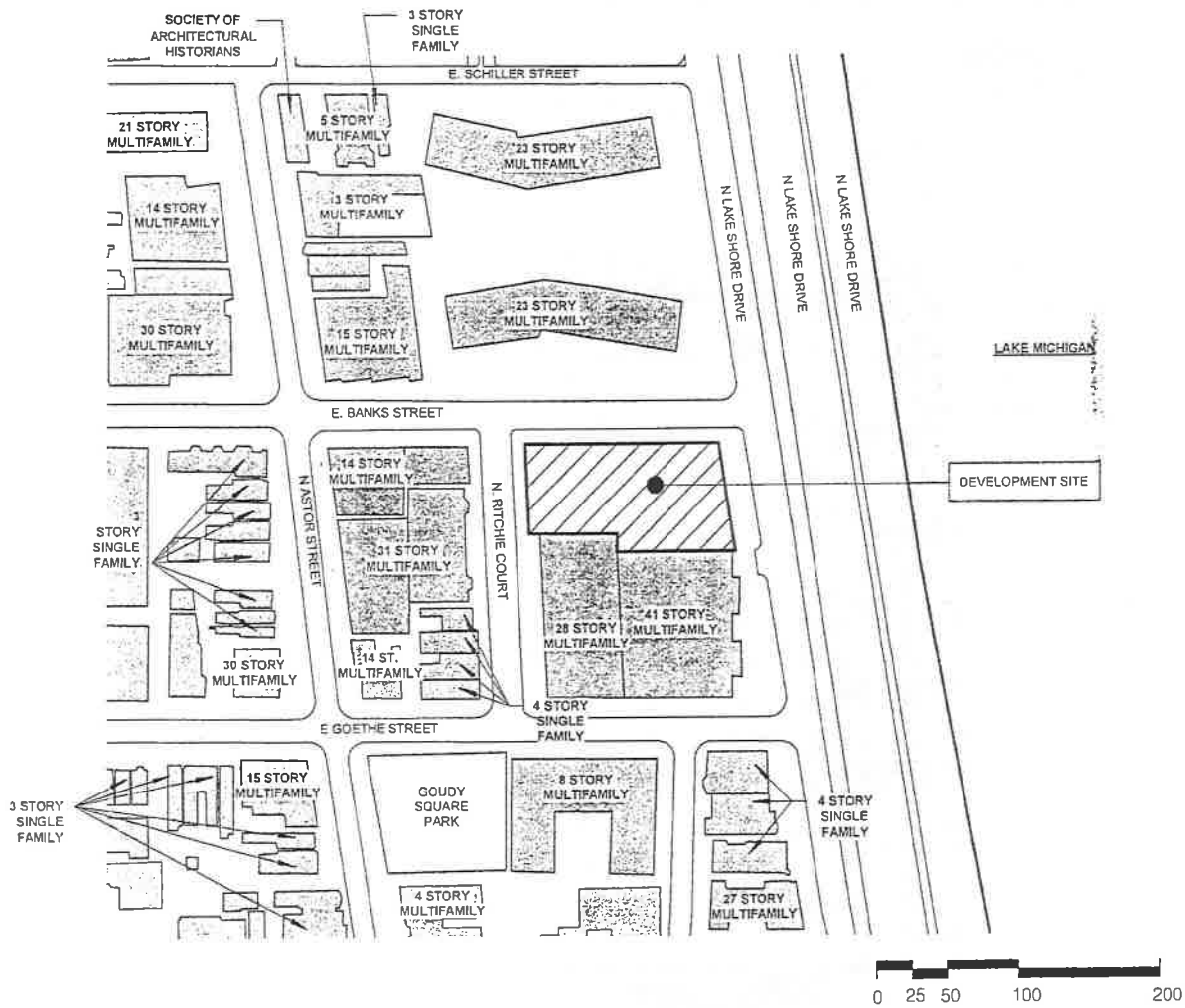


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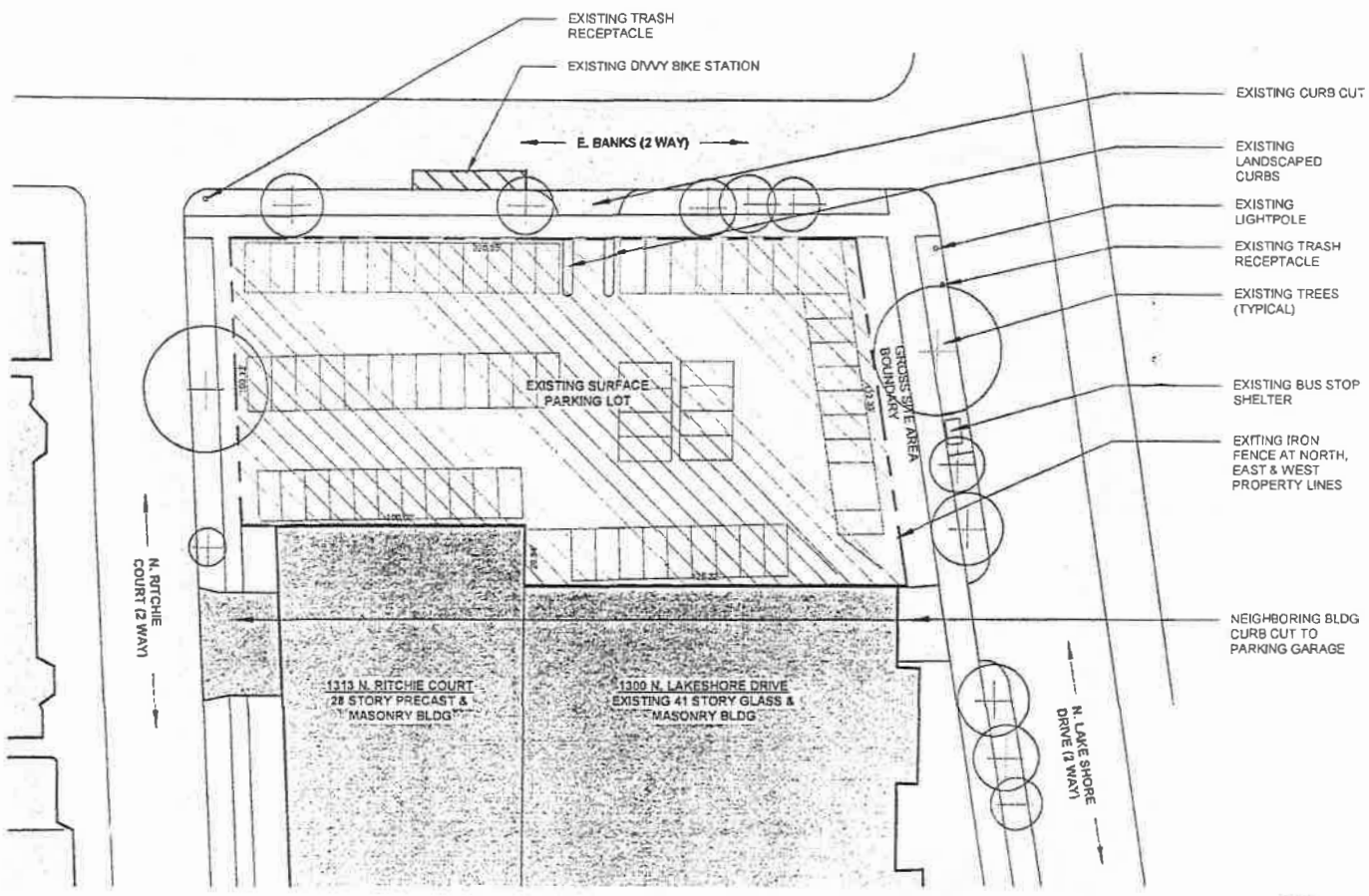


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 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
 FILING DATE: MAY 24, 2017
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FIGURE 1
 MAP OF THE VICINITY OF THE SITE



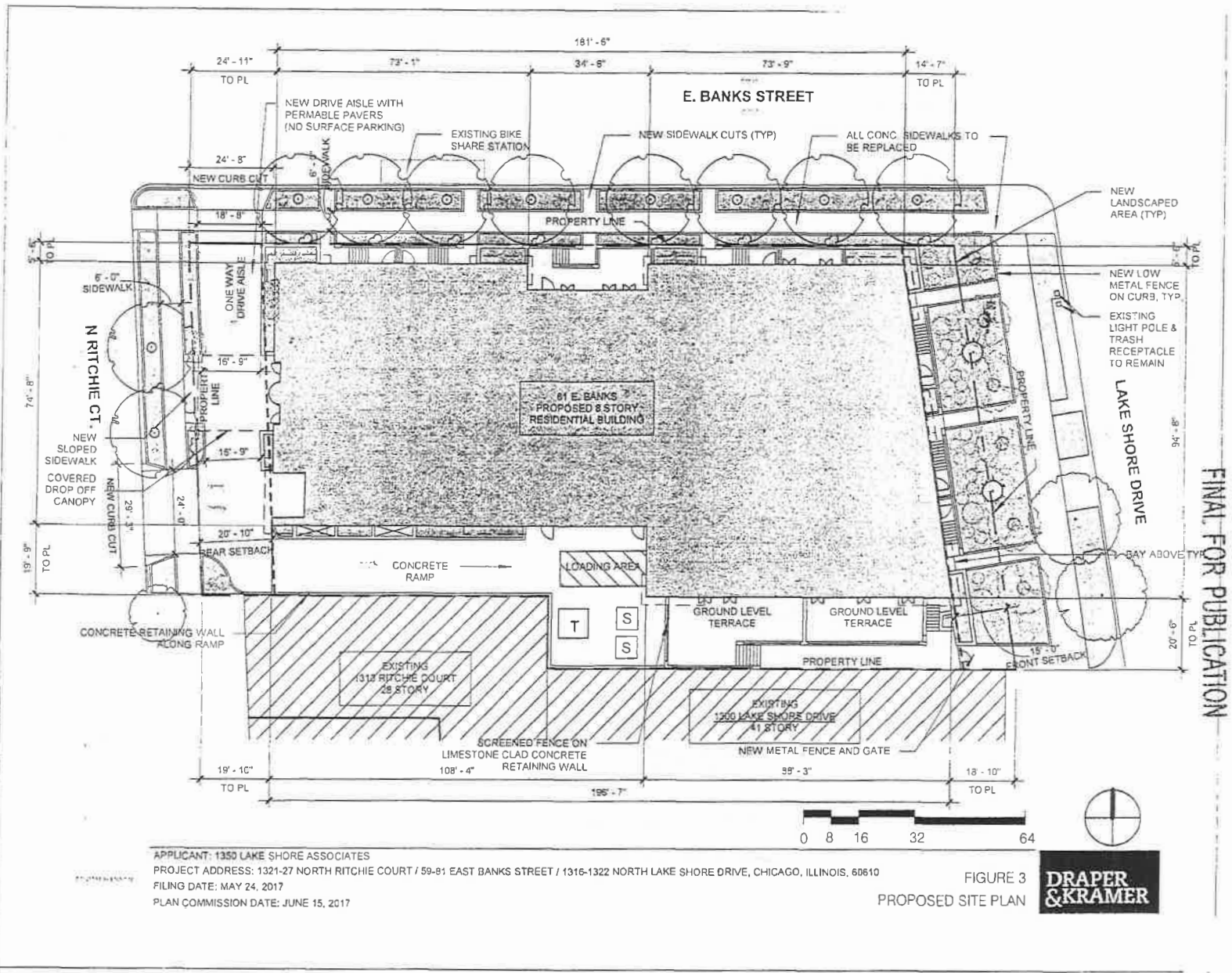
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FIGURE 2
 MAP OF THE EXISTING SITE





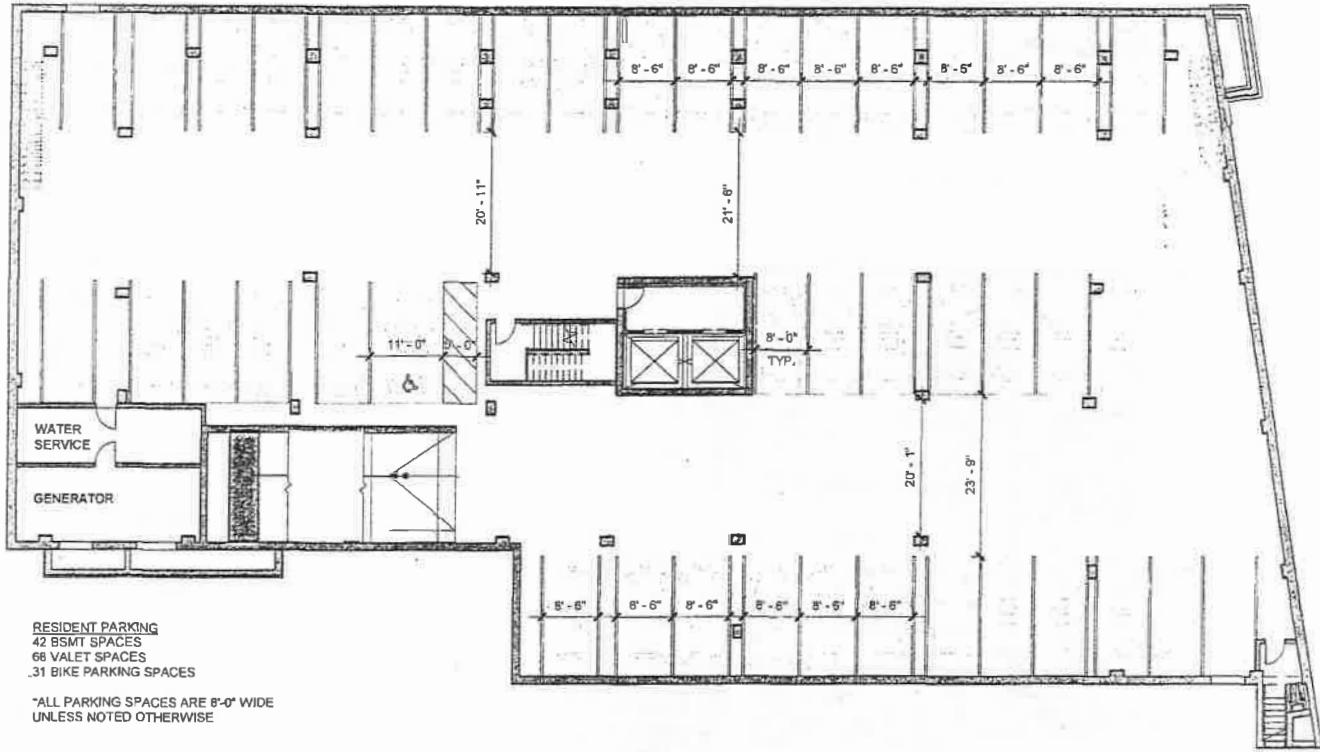
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FIGURE 3
PROPOSED SITE PLAN

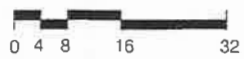


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RESIDENT PARKING
 42 BSMT SPACES
 66 VALET SPACES
 31 BIKE PARKING SPACES

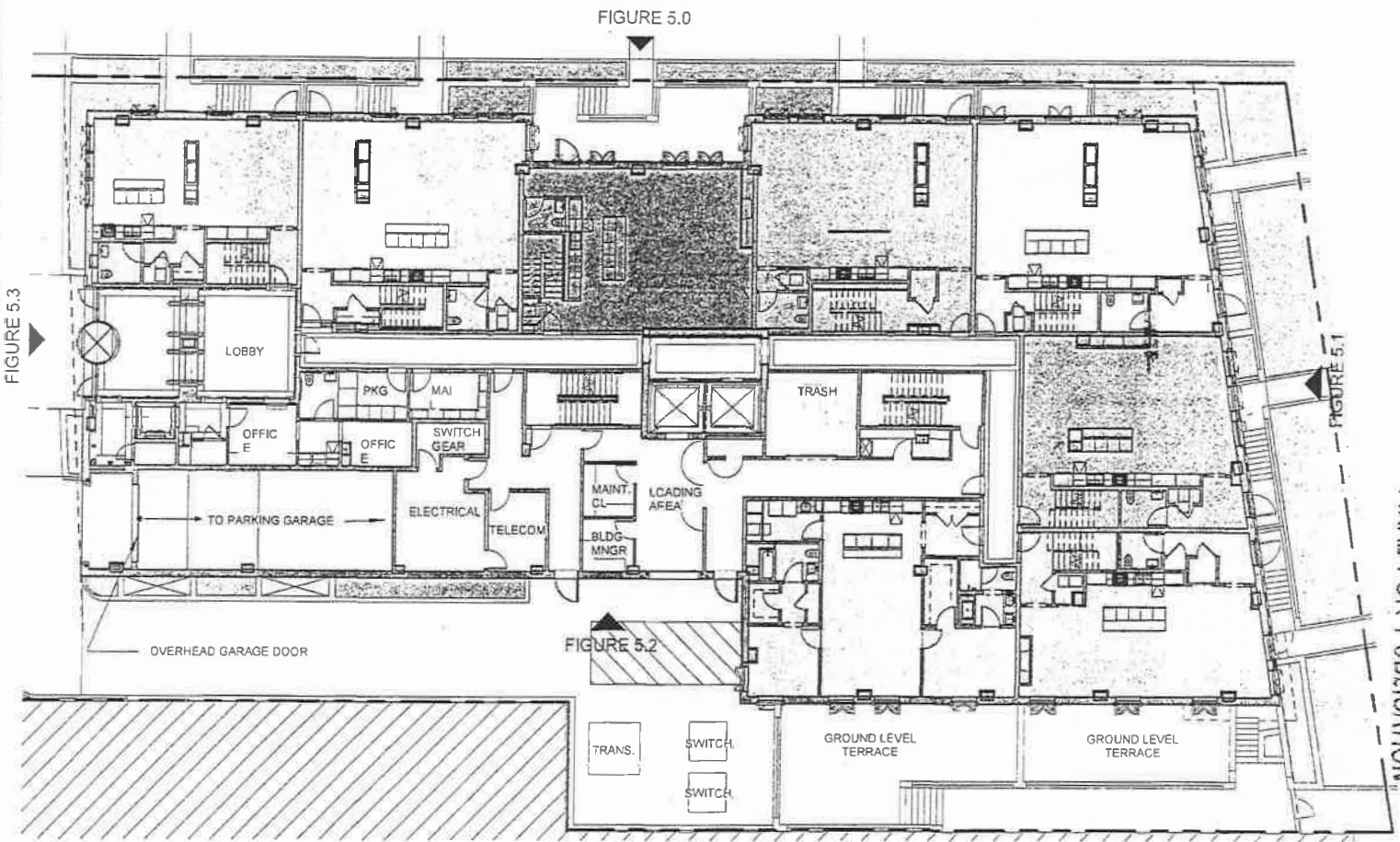
*ALL PARKING SPACES ARE 8'-0" WIDE
 UNLESS NOTED OTHERWISE



APPLICANT: 1350 LAKE SHORE ASSOCIATES
 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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FIGURE 4.0
 PROPOSED PARKING LEVEL PLAN





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FIGURE 4.1
 PROPOSED GROUND LEVEL PLAN



FIGURE 5.3

FIGURE 5.0

FIGURE 5.2

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FIGURE 5.1

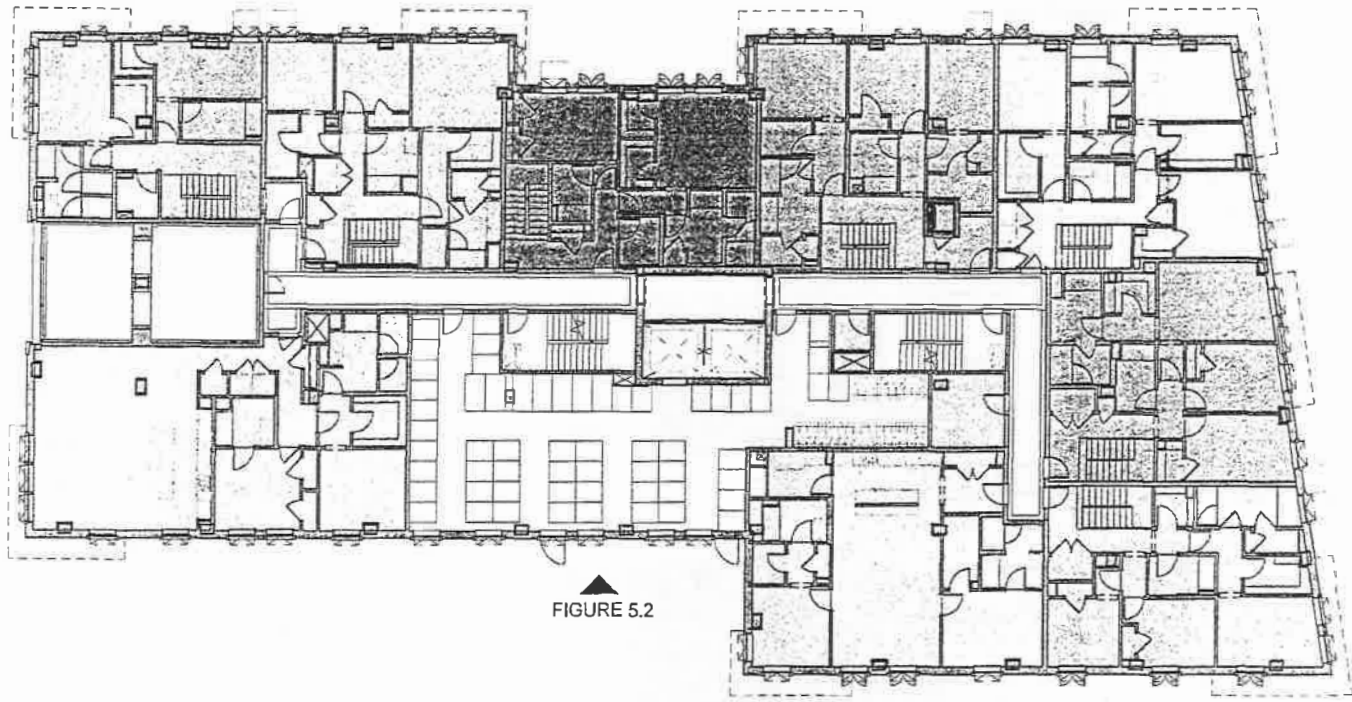


FIGURE 5.0

FIGURE 5.2

FIGURE 5.3



APPLICANT: 1350 LAKE SHORE ASSOCIATES
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FIGURE 4.2
PROPOSED 2ND LEVEL PLAN



2017.06.08

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FIGURE 5.1

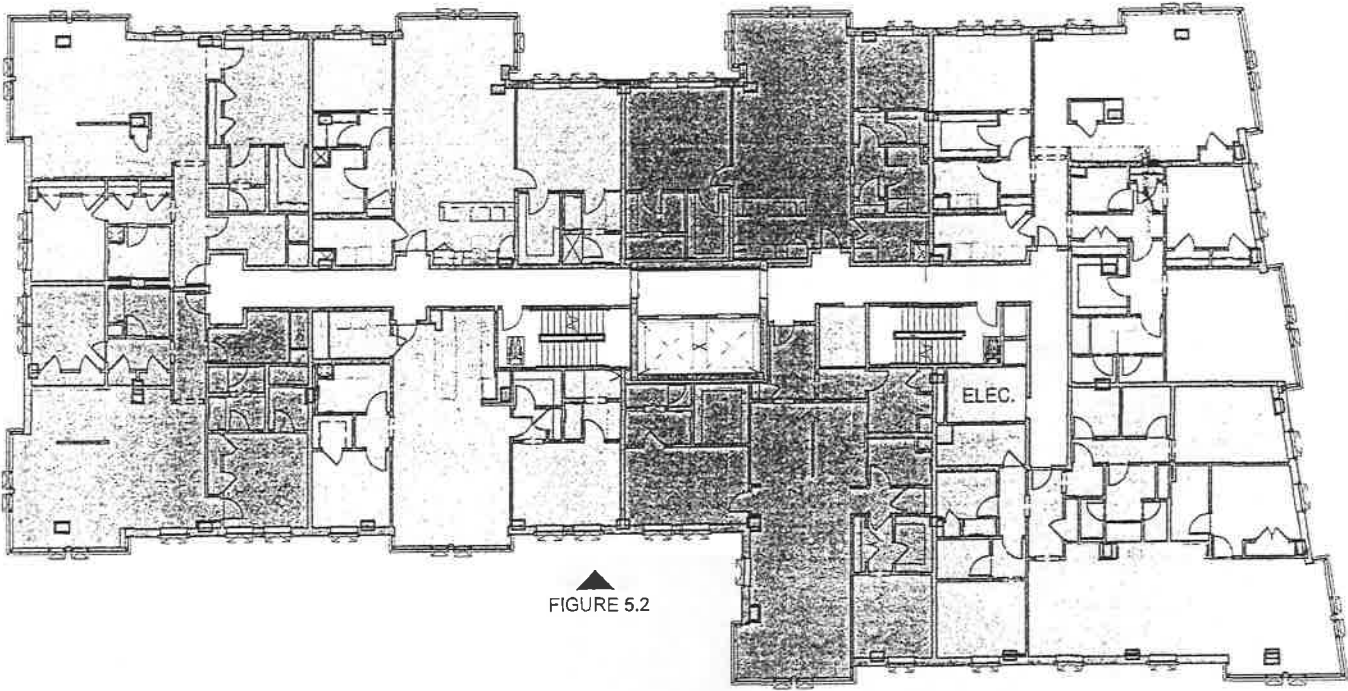


FIGURE 5.3

FIGURE 5.0

FIGURE 5.2

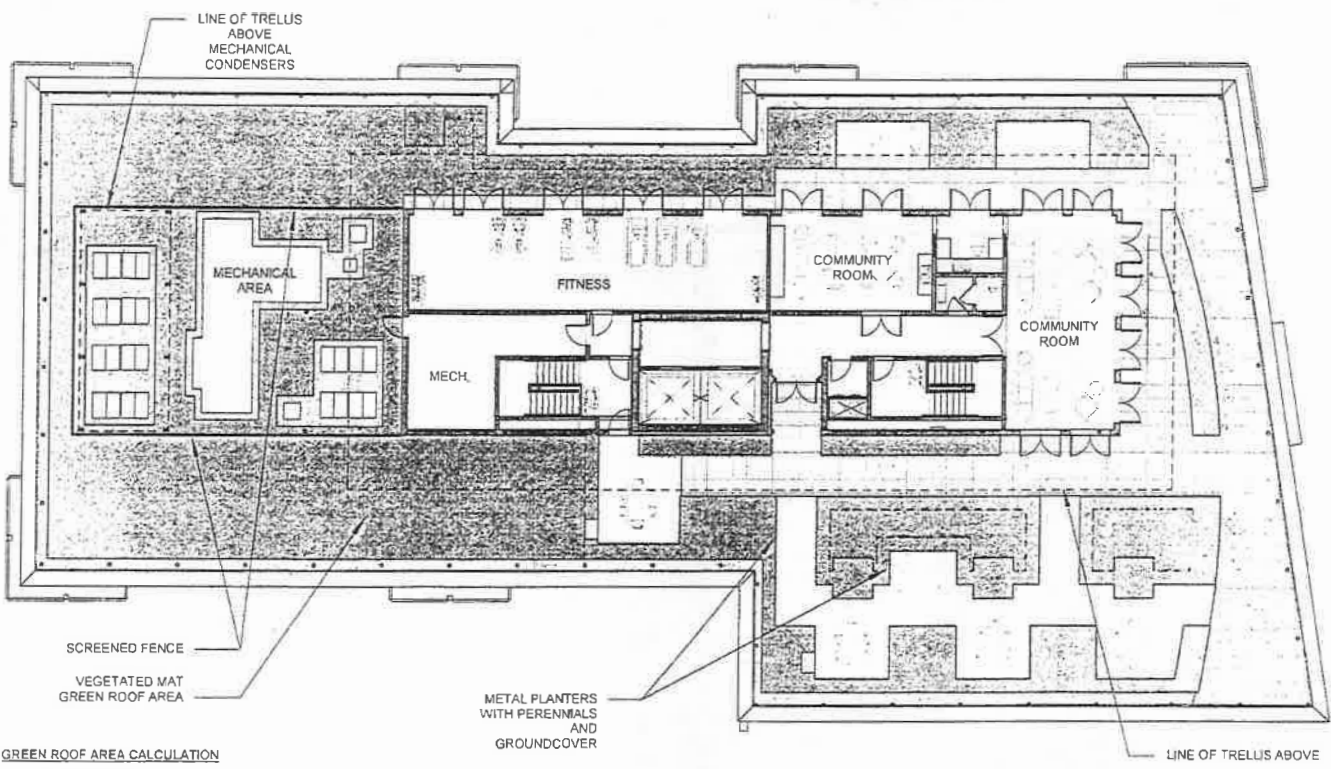


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FIGURE 4.4
 PROPOSED LEVEL 3-8 PLAN



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GREEN ROOF AREA CALCULATION

GROSS ROOF AREA: 14,520 SF
 LESS MECHANICAL AREA: 1,050 SF
 NET ROOF AREA: 13,470 SF
 50% NET ROOF: 6,735 SF (LESS 10% ALLOWABLE HARDSCAPE)
 TOTAL REQUIRED: 6,062 SF

ACTUAL GREEN ROOF PROVIDED : 7,383 SF (ROOF LVL + PENTHOUSE GREEN ROOF)



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 FILING DATE: MAY 24, 2017
 PLAN COMMISSION DATE: JUNE 15, 2017

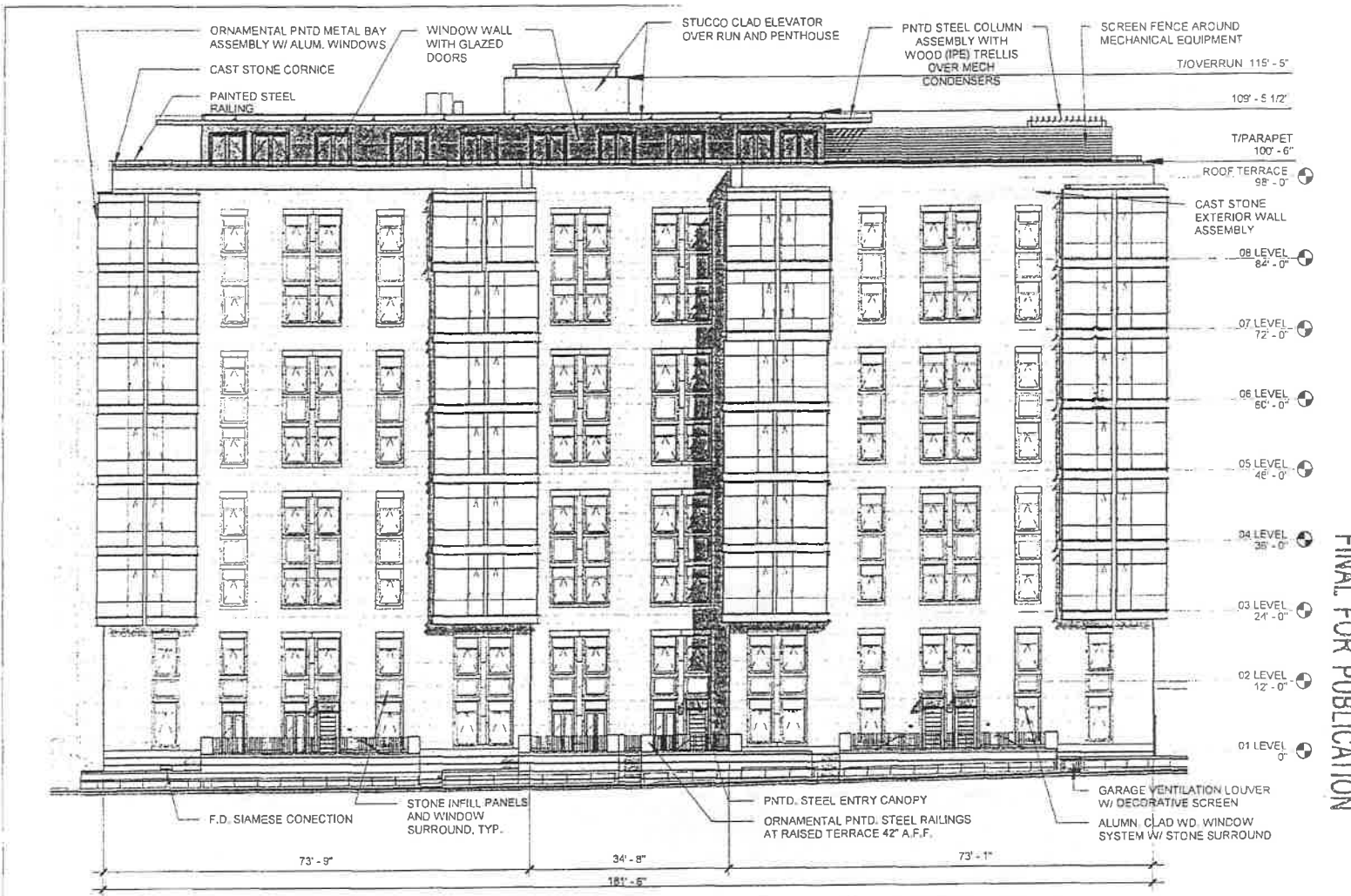
FIGURE 4.5
PROPOSED ROOF LEVEL PLAN



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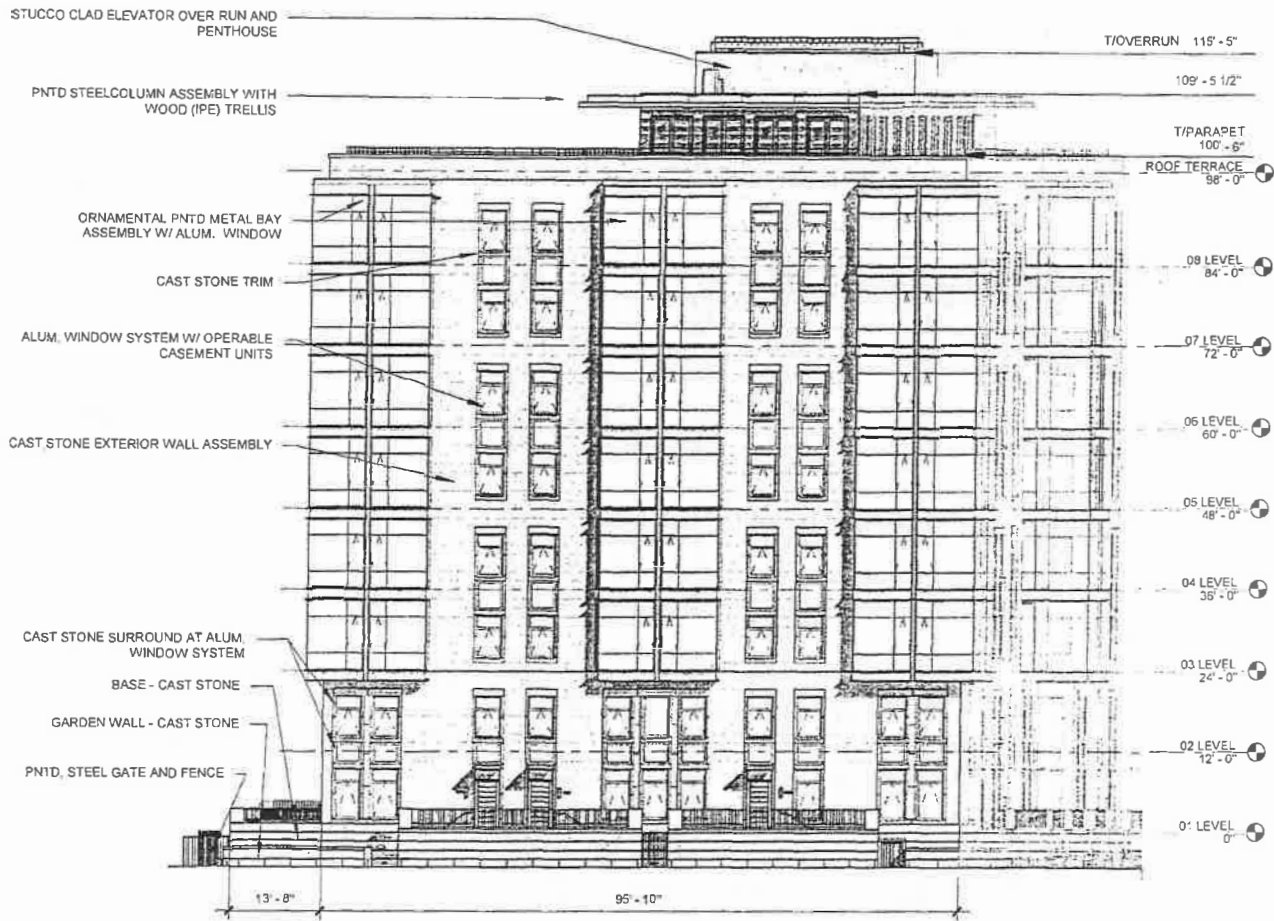
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 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
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FIGURE 5.0 NORTH ELEVATION



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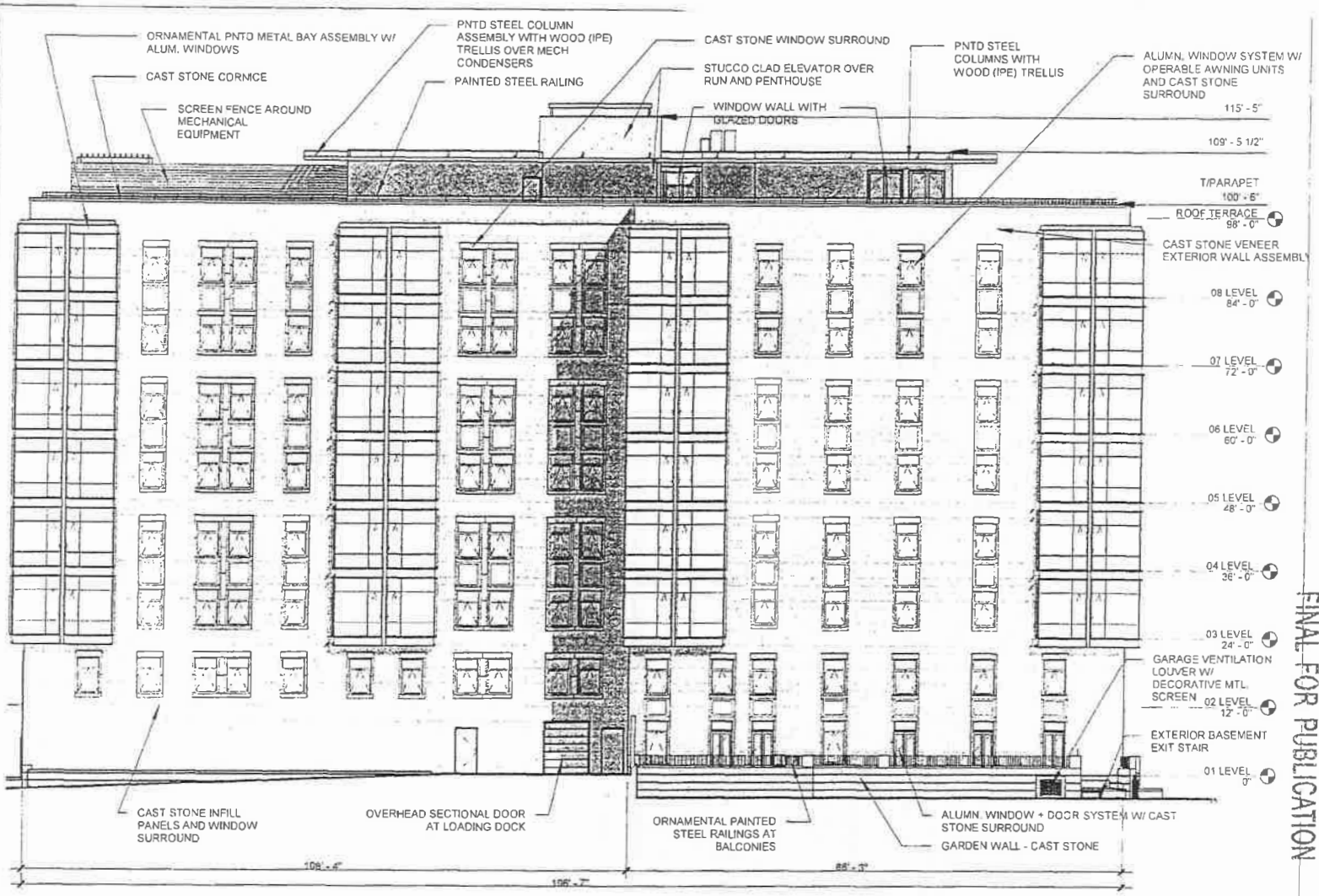
FIGURE 5.1 EAST ELEVATION

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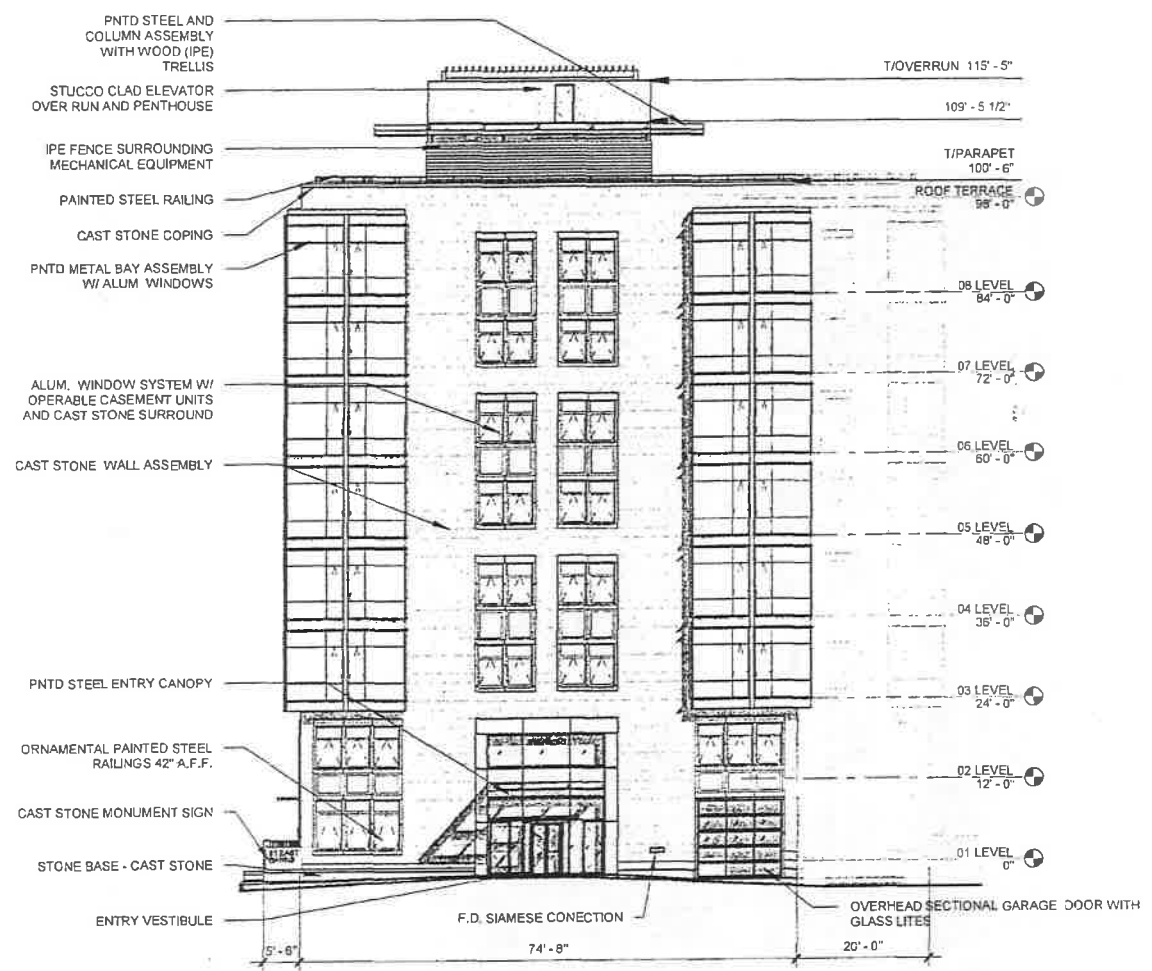
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 PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
 FILING DATE: MAY 24, 2017
 PLAN COMMISSION DATE: JUNE 15, 2017



FIGURE 5.2 SOUTH ELEVATION



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APPLICANT: 1350 LAKE SHORE ASSOCIATES
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 FILING DATE: MAY 24, 2017
 PLAN COMMISSION DATE: JUNE 15, 2017



FIGURE 5.3 WEST ELEVATION



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FILING DATE: MAY 24, 2017
PLAN COMMISSION DATE: JUNE 15, 2017

FIGURE 6.0

3D IMAGERY - VIEW LOOKING EAST



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APPLICANT: 1350 LAKE SHORE ASSOCIATES
PROJECT ADDRESS: 1321-27 NORTH RITCHIE COURT / 59-81 EAST BANKS STREET / 1316-1322 NORTH LAKE SHORE DRIVE, CHICAGO, ILLINOIS, 60610
FILING DATE: MAY 24, 2017
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FIGURE 6.1
3D IMAGERY - VIEW LOOKING WEST

