



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

March 24, 2005

Mr. Paul E. Bennett, II  
Neal & Leroy, L.L.C.  
203 North La Salle Street  
Suite 2300  
Chicago, IL 60601-1213

RE: Request for minor changes to Residential Planned  
Development No. 671; Lakefront Approval #367  
(71<sup>st</sup> Street & South Shore Drive)

Dear Mr. Bennett:

Please be advised that your request for minor changes to Residential Planned Development No. 671, on behalf of Sota, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested the following:

1. To increase the maximum permitted number of dwelling units in the Planned Development from 87 to 89; and
2. To substitute the Site Plan and Building Elevations for the West Parcel of the Planned Development prepared by Fitzgerald Associates Architects dated January 13, 2005 for the Plans attached to the Planned Development. These plans reflect modifications to the proposal to permit the construction of nine (9) three-story, three-unit buildings containing 27 dwelling units on the West Parcel with detached garages accommodating 27 cars.


The Department has reviewed the request and has determined that the proposed changes are permissible under provisions of Section 17-13-0611 of the Chicago Zoning Ordinance and would be consistent with the character of the approved Planned Development. The increase in the maximum number of permitted dwelling units from 87 to 89 would not result in an increase in the approved Floor Area Ratio; neither would it result in a decrease in the minimum number of required off-street parking spaces.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes to this Planned Development.

Very truly yours,



Denise M. Casalino, P.E.   
Commissioner

DMC:SRP:fwd

cc: Michael Marmo, Tom Smith, Judy Minor-Jackson, Planned Development files



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
<http://www.ci.chi.il.us>

January 5, 2001

Mr. Patrick FitzGerald  
912 West Lake St.  
Chicago, Illinois 60607-1707

Re: Administrative Relief - Residential Planned Development  
(PD #671) Lakefront Application (LF#367) East 71<sup>st</sup>  
Street/South Shore Drive

Dear Mr. FitzGerald:

Please be advised that your request for a minor change to Residential Planned Development No. 671 and LF# 367, on behalf of Shorebank Neighborhood Institute, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to construct 16 individual detached garages instead of the originally approved 4 multiple-space garages. The proposed change to the garages would reduce the amount of common open space as required in Statement No. 11 of the Planned Development from 15,541 square feet to 12,368 square feet. The Department feels that this reduction of on-site open space is acceptable due to the proximity of the development to the lakefront South Shore Cultural Center.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 671 and Lakefront Application No. 367, I hereby approve the foregoing minor change as stated, but no other changes to Residential Planned Development No. 671 and LF# 367.

The actual open space need created by the development, however, based on the sizes and number of units and the table in the Open Space Impact Fee Ordinance, is 14,616 square feet. Therefore, the current plan falls 2,248 square feet short of providing all of the required common open space on-site. To fulfill the requirements of the open space ordinance, the developer will need to pay an impact fee of \$8,093 (2,248 sf x \$12 x 0.30). This fee should be assessed by the Department of Zoning upon review of a permit for the subject 16 detached garages.

Very Truly Yours,

Christopher R. Hill  
Commissioner

cc: Philip Levin, Mike Marmo, Paul Woznicki, Carmen Vidal-Hallett





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Department of Planning  
and Development

Christopher R. Hill  
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121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
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<http://www.ci.chi.il.us>

January 13, 1999

Ms. Bridget M. O'Keefe  
Alzheimer and Gray  
10 South Wacker Drive  
Chicago, Illinois 60606-7482

**RE:** Request for minor changes to Residential Planned Development No. 671; (East 71<sup>st</sup> Street/South Shore Drive)

Dear Ms. O'Keefe:

Please be advised that your request on behalf of Shorebank Neighborhood Institute, for minor changes to Residential Planned Development No. 671 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

In your letter, you requested modifications to the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table. Specifically, these requested modifications are:

1. The addition of a driveway off South Shore Drive allowing right-in/right-out turns only. This driveway, which would replace the originally proposed crash gate entry off East 70<sup>th</sup> Place, is proposed at the request of the Fire Department. This new driveway location has received the approval of the Chicago Department of Transportation and would be required to receive Illinois Department of Transportation approval prior to Part II approval.
2. A reconfiguration of the unit types, the free-standing garages and the common open space. While the size of the interior common space would be reduced from 15,541 square feet to 14,262 square feet, it would no longer be surrounded on all four sides by garage doors. As revised, an east/west access drive would bisect the space and both flats and townhouse units would provide secondary access directly from the two open space areas. Further, the total number of parking spaces for the 87 units would increase from 105 as approved to 120.
3. The addition of a partial fourth floor which would provide additional living space and a large roof-deck. The additional floor, which would be topped by a shorter roof, would increase the total height of the units by only two feet above the height as originally approved (45 feet increased to 47 feet). Further, the total Floor Area Ratio of the revised plan would not exceed the 1.5 FAR as approved.



4. Replacement of upper-level dryvit material along the street facades with masonry.
5. A reconfiguration of the Phase 2 site plan ( the western parcel) resulting in the elimination of the interior private drive and an increase in the size of the private yards.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development. In addition, the Department of Planning and Development has determined that the revised plans would result in a more accessible residential development and that the revised common spaces would allow for greater visibility from the residential units. Please note that the amount of the Open Space Impact Fee would be based on the amount of common Open Space provided on the revised plan.

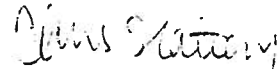
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 671, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 671.

Sincerely,



Christopher R. Hill  
Commissioner

Originated by:



Christine Slattery  
Deputy Commissioner

cc: Philip Levin  
Michael A. Marmo  
Paul Woznicki

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map Number 14-N in the area bounded by:~~

~~a line 170 feet north of and parallel to West 56<sup>th</sup> Street; the public alley next east of and parallel to South Newland Avenue; a line 110 feet north of and parallel to West 56<sup>th</sup> Street; South Newland Avenue,~~

~~to those of an R4 General Residence 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 Number 16-C.*

*(As Amended)*

*(Application Number 12326) RPD 671*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District and B3-4 General Retail District symbols and indications as shown on Map Number 16-C in the area bounded by:

the alley next north of East 71<sup>st</sup> Street; South Oglesby Avenue; East 70<sup>th</sup> Place; South South Shore Drive; East 71<sup>st</sup> Street; and South Crandon Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the R5 General Residence District symbols and indications as shown on Map Number 16-C in the area bounded by:

the alley next north of East 71<sup>st</sup> Street; South Oglesby Avenue; East 70<sup>th</sup> Place; South South Shore Drive; East 71<sup>st</sup> Street; and South Crandon Avenue,

to those of a Residential Planned Development 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 attached hereto and to no others.

SECTION 3. 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 Planned Development Number* 671

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately one hundred twenty-nine thousand seven hundred forty-two (129,742) square feet (two and ninety-eight hundredths (2.98) acres) of property including the area of a proposed vacated right-of-way, which is depicted on the attached Planned Development Boundary and Property Line and Right-of-Way Adjustment Maps (the "Property") and is owned or controlled by the Applicant, Shorebank Neighborhood Institute.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council. Applicant proposes to vacate the existing seven thousand seven hundred fifty-six (7,756) square feet of right-of-way depicted on the Planned Development Boundary and Property Line and Right-of-Way Adjustment Maps attached hereto.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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 the Applicant or any condominium association which is formed.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, and a Right-of-Way Adjustment Map; an Existing Land-Use Map; and a Site/Landscape Plan and Building elevations (all plans and elevations prepared by Fitzgerald Associates Architects and dated April 16, 1998). These and no other zoning controls shall apply to the Property. This 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.
5. The following uses are permitted in the Planned Development:

Multi-family residential dwelling units, accessory uses and accessory parking. B3-3 uses shall be authorized for the property located at 2300 -- 2304 East 71<sup>st</sup> Street (on the West Parcel) so long as the existing improvements remain in place. Upon their removal, the site of said B3-3 uses will be developed with residential uses according to the Site/Landscape Plan, Building Elevations, and the Bulk Regulations and Data Table.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. New business signs for existing businesses located on the West Parcel shall be subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with the Site/Landscape Plan subject to the review and approval of the Departments of Transportation and Planning and Development. The existing uses at 2300 -- 2304 East 71<sup>st</sup> Street (on the West Parcel) are exempt from off-street parking and off-street loading requirements as pre-existing uses under Section 5.8-1(1) of the Chicago Zoning Ordinance.

8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. No Part II approval shall be issued by the Department of Planning and Development until the plan for gated access has been approved by the Department of Fire.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, including landscaping and the landscaping along the adjacent rights-of-way, shall be designed, constructed and maintained in substantial conformance with the Planned Development. In addition, parkway trees shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. The Applicant agrees to provide fifteen thousand five hundred forty-one (15,541) square feet of common usable open space on-site and to otherwise comply with the Chicago Open Space Impact Fee Ordinance.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in an increase of the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change to the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
13. The Applicant acknowledges that it is in the public interest to design,

construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner generally consistent with the most current energy efficiency standards published by the American Society of Heating Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

- 14. Unless substantial construction of the improvements contemplated for the Property by this Planned Development have commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the R5 General Residence District classifications. The six (6) year period may be extended for up to one (1) additional year if before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Existing Land-Use Map; Landscape/Site Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 67735 through 67742 of this Journal.]

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

*Residential Planned Development Number 671.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

214,286.83 square feet (4.92 acres) = 129,742 square feet (2.98 acres)<sup>1</sup> +  
84,544.83 square feet (1.94 acres)<sup>2</sup>

Maximum Permitted Floor Area Ratio:	East Parcel: 1.3 <sup>3</sup> . West Parcel: 1.4 <sup>3</sup> .
Maximum Number of Dwelling Units:	87 units.
Maximum Percent Site Coverage:	In accordance with the Site/Landscape Plan.
Minimum Building Setbacks:	In accordance with the Site/Landscape Plan.
Minimum Number of Off-Street Parking Spaces:	108 parking spaces.
Minimum Number of Off-Street Loading Berths:	None.
Maximum Building Height:	45 feet <sup>4</sup> .

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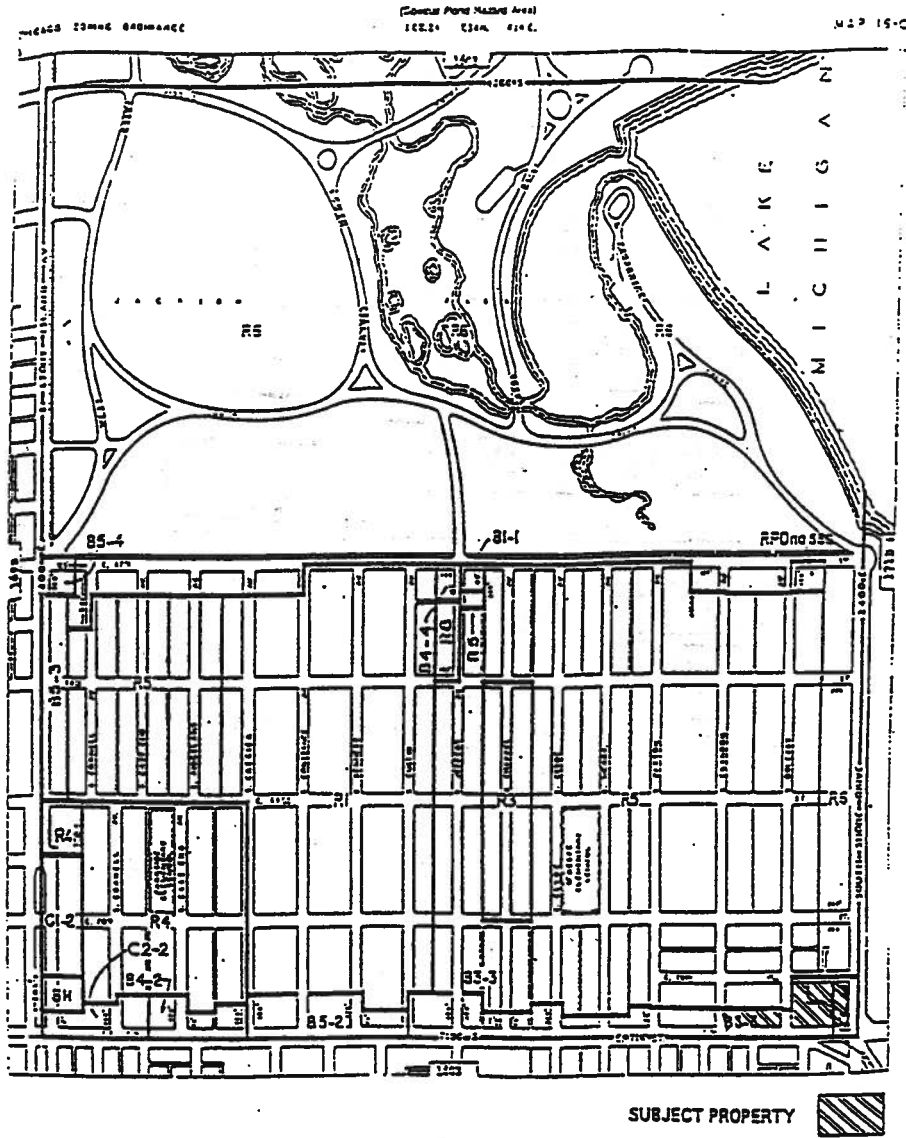
<sup>1</sup> Including 7,756 square feet (0.18 acres) currently in the public right-of-way to bevacated.

<sup>2</sup> Excluding 7,756 square feet (0.18 acres) currently in the public right-of-way to bevacated.

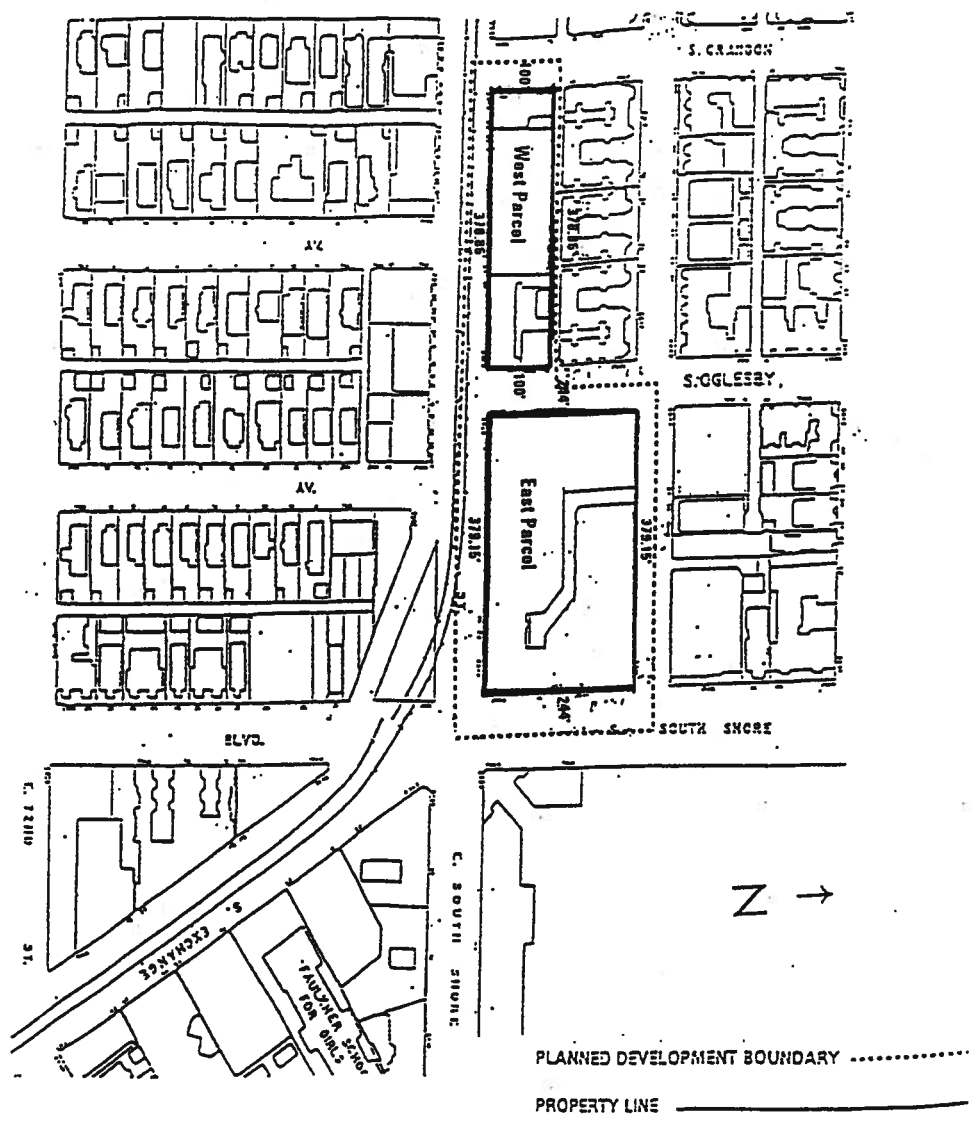
<sup>3</sup> Excluding the building located at 2300 -- 2304 East 71<sup>st</sup> Street.

<sup>4</sup> Height of mean roof line.

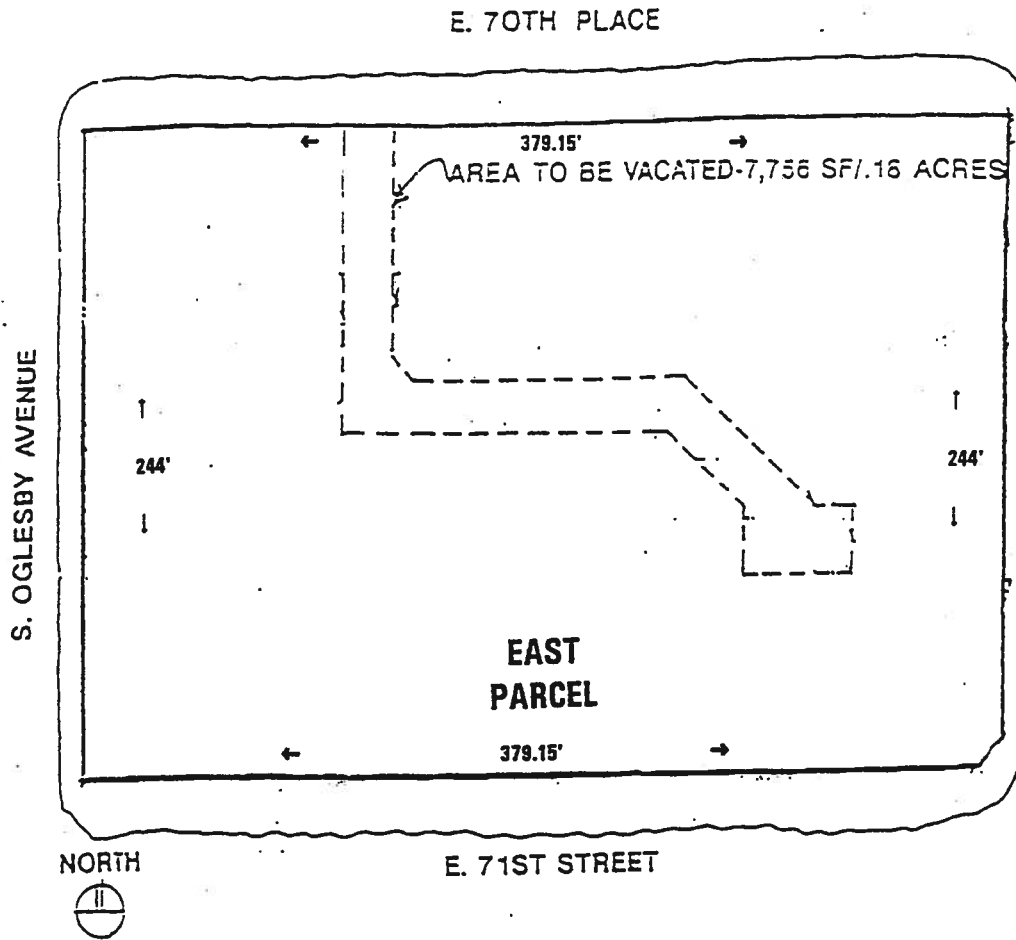
Existing Zoning Map.



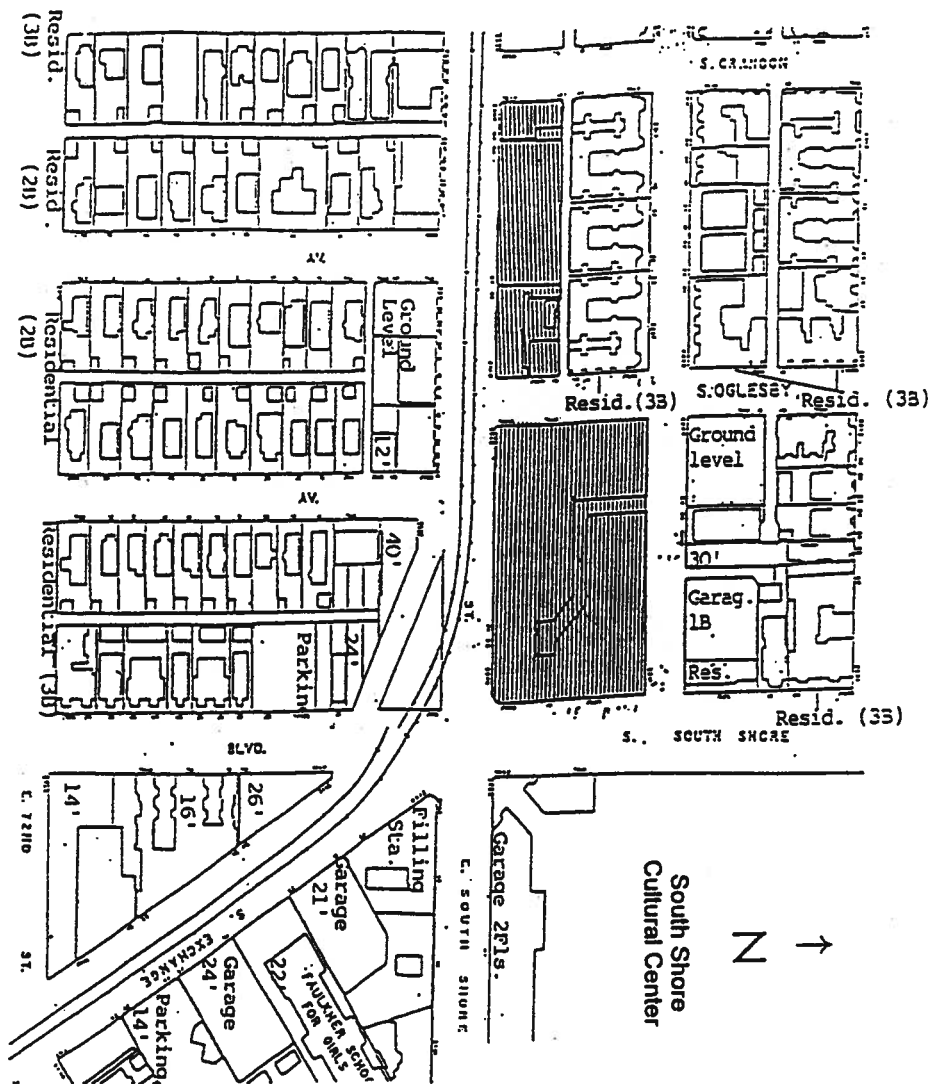
Planned Development Boundary  
And Property Line Map.



Right-Of-Way Adjustment Map.



Existing Land-Use Map.



**APPLICANT:** Shorebank Neighborhood Institute  
 5420 W. Roosevelt Road  
 Chicago, IL 60644

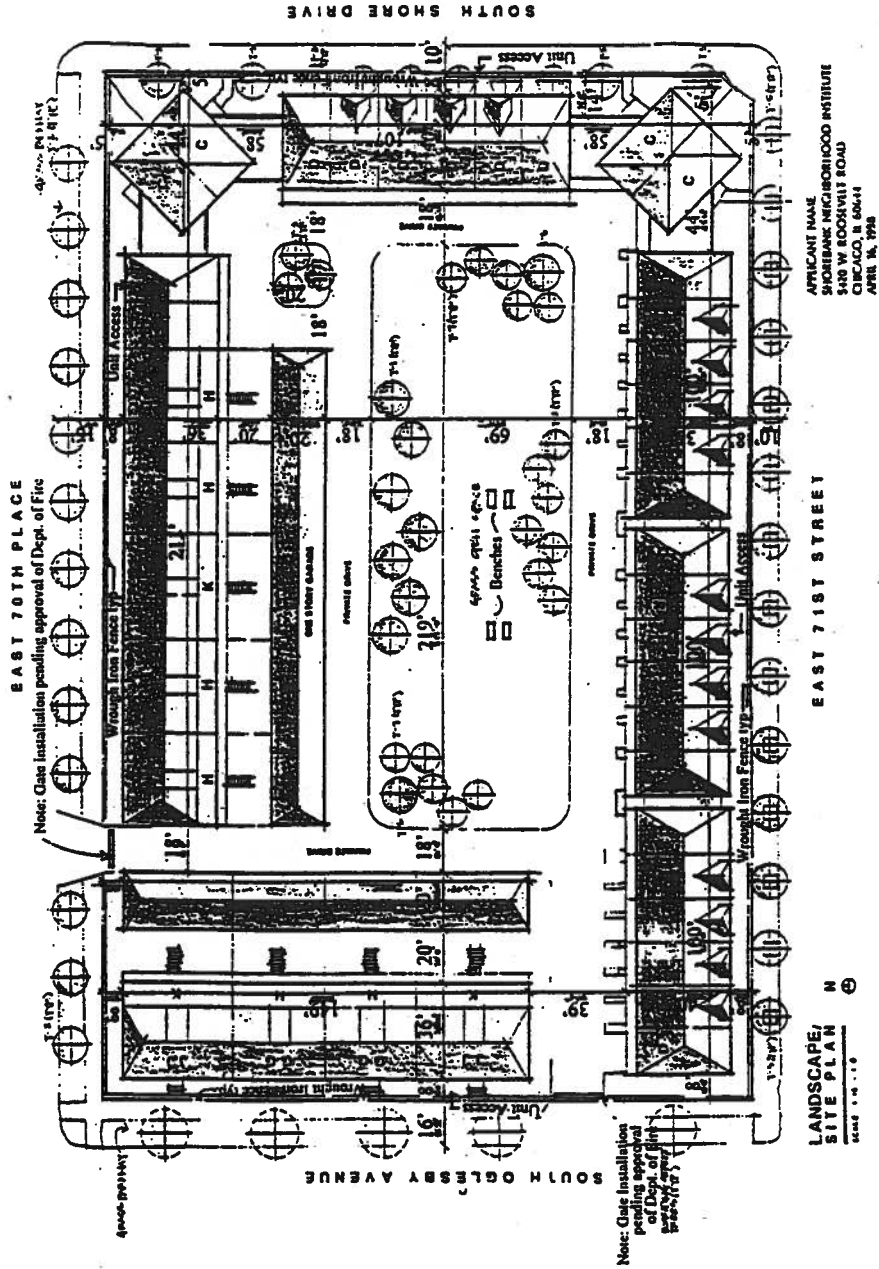
**DATE:** March 11, 1998

**REVISED:** April 16, 1998

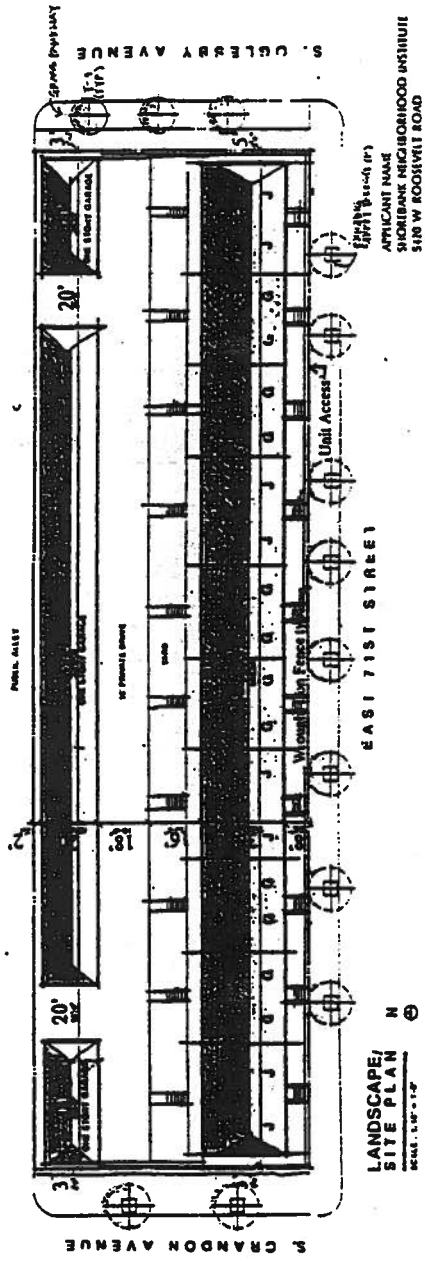
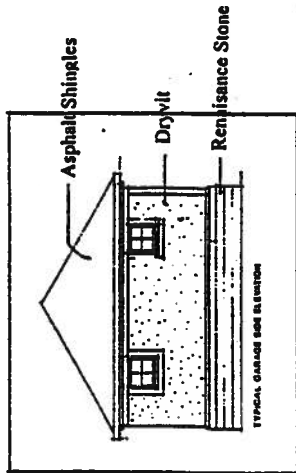
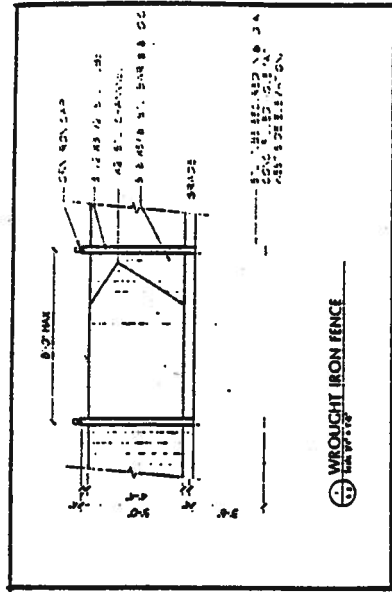
**SUBJECT PROPERTY** 

Landscape/Site Plan.

(Page 1 of 2)



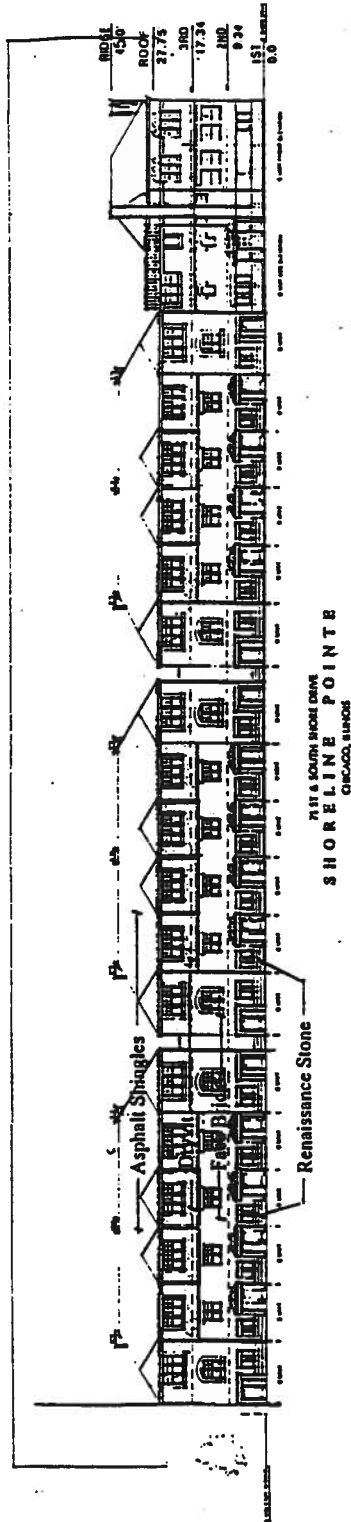
Landscape/Site Plan.  
(Page 2 of 2)



APPLICANT NAME  
 SHOMBANK NEIGHBORHOOD INSTITUTE  
 5100 W ROOSEVELT ROAD  
 CHICAGO, IL 60644  
 APRIL 16, 1998

LANDSCAPE/  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"

Building Elevations.  
(Page 1 of 2)



APPLICANT NAME  
SHOREBANK NEIGHBORHOOD INSTITUTE  
5420 W ROOSEVELT ROAD  
CHICAGO, IL 60644  
APRIL 16, 1998

Building Elevations.  
(Page 2 of 2)

