



CHICAGO PLAN COMMISSION

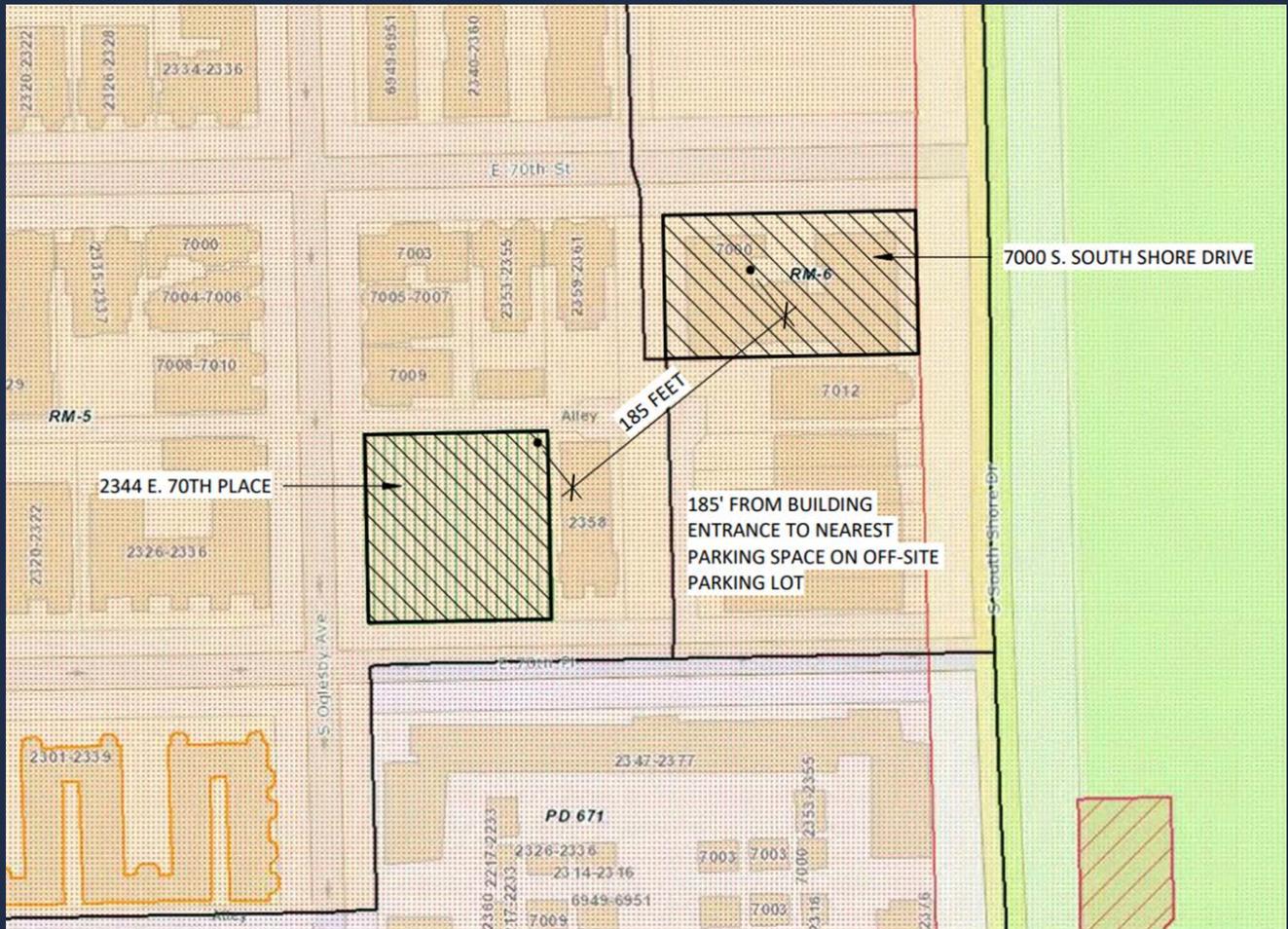
Department of Planning and Development

2344 E. 70th Place

PROJECT ADDRESS (No. Ward) 2344 E. 70th Place (5th Ward)

APPLICANT NAME: Shorewind Towers and Court LLC

04/15/2021



ZONING MAP



Google Earth
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LAND USE CONTEXT PLAN





SITE CONTEXT PLAN



7000 S. South Shore Drive



VIEW OF EXISTING PARKING LOT FROM OGLESBY AND 70TH PLACE INTERSECTION

East along Alley from Oglesby



East along 70th Place



Context Views

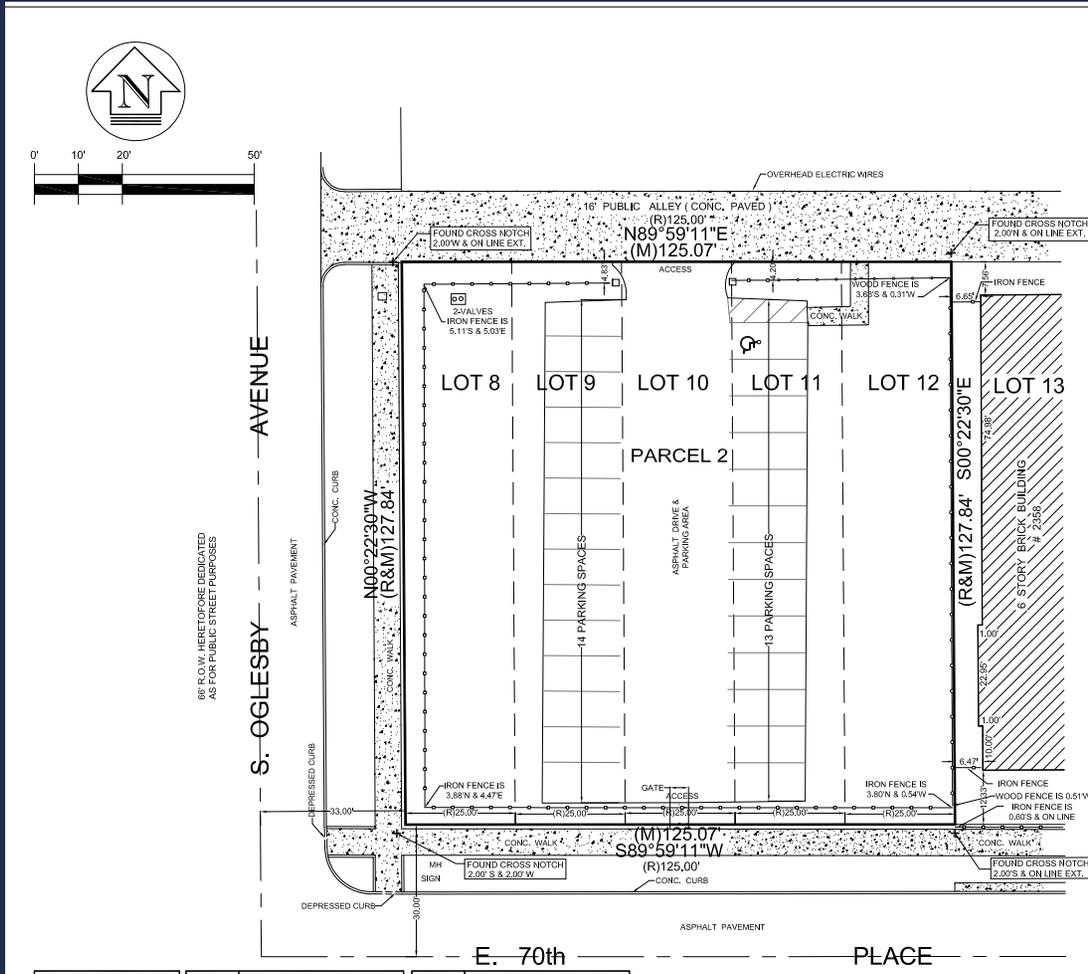
South along Oglesby from 70th Place



North along Oglesby from alley



CONTEXT VIEWS



EXISTING PARKING LOT

Project Timeline

- December 15, 2020 - Zoning Approval of Additional Units @ 7000 S. South Shore Dr
- January 25, 2021 – ZBA Filing
- March 19, 2021 – ZBA Approval
- March 22, 2021 – Lakefront Application Filing
- April 15, 2021 – Plan Commission
- July, 2021 – Parking Lot Construction Start



Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



DPD Recommendations (staff to complete)

The commission shall make a determination with respect to the proposed application, plan, design or proposal in writing within 30 days after the hearings are concluded and shall notify the forwarding public agency and the applicant of the commission's approval or disapproval thereof, setting forth findings of fact constituting the basis for its decision. **The decision of the Chicago plan commission shall be made in conformity with the purposes for which this chapter is adopted as set forth in Section 16-4-030 hereof, as well as the Fourteen Basic Policies contained in the Lakefront Plan of Chicago adopted by the city council on October 24, 1973.** The decision of the Chicago plan commission shall be deemed a final order and binding upon all parties. Failure of the commission to make a determination within the time hereinabove prescribed shall be deemed a disapproval.