



# City of Chicago



SO2017-2183

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/29/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-G at 5438-5458 N Sheridan Rd - App No. 19157
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR PUBLICATION**

**ORDINANCE**

**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 Residential Planned Development No. 1056, as amended symbols as shown on Map 13-G in the area bounded by:

West Catalpa Avenue; North Sheridan Road; a line 250 feet south of West Catalpa Avenue and the alley next west of North Sheridan Road

to the designation of Residential Planned Development No. 1056, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

**SECTION 2.** This ordinance takes effect after its passage and due publication.

Common Address: 5438-58 North Sheridan Road

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## RESIDENTIAL PLANNED DEVELOPMENT NO. 1056, AS AMENDED Plan of Development Statements

1. The area delineated herein as Residential Planned Development No. 1056, as amended ("Planned Development") consists of approximately 37,528 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Greystar GP II, 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 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 and, if different than the Applicant, the legal title holder 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.

4. This Plan of Development consists of Fifteen Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape/Green Roof Plan; an Existing Land Use Map; a Ground Floor Plan; and Building Elevations prepared by Pappageorge Haymes Partners dated June 15, 2017, submitted herein. Full-sized copies of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a

Applicant: Greystar GP II, LLC  
Address: 5438-58 North Sheridan Road  
Introduction Date: March 29, 2017  
Plan Commission Date: June 15, 2017

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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 Planned Development: residential uses, including concierge service and meal service provided in a common dining facility and assisted living facilities as defined in the Chicago Zoning Ordinance, ground-floor retail uses, accessory parking (up to 45 of the accessory parking spaces in the Planned Development may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use), loading, non-accessory parking and related and accessory uses.
6. On-Premise 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-Premise 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 37,528 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 Finance prior to the issuance of any Part II approval.
10. The Site/Landscape Plan 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.

Applicant: Greystar GP II, LLC  
Address: 5438-58 North Sheridan Road  
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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 and 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 title holders 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 Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to its previous designation as Planned Development No. 1056 as Amended on May 13, 2009.

Applicant: Greystar GP II, LLC  
Address: 5438-58 North Sheridan Road  
Introduction Date: March 29, 2017  
Plan Commission Date: June 15, 2017

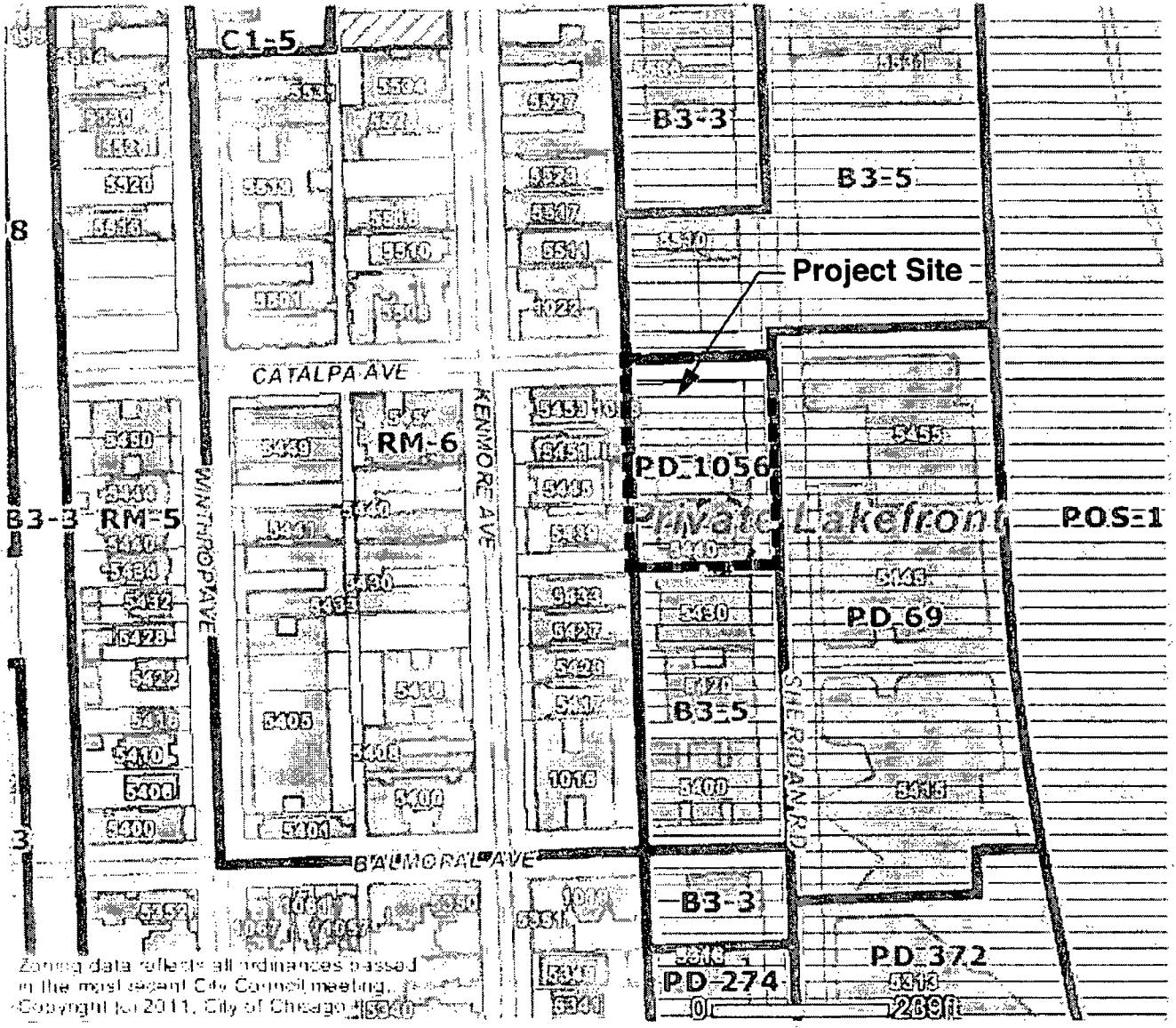
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## RESIDENTIAL PLANNED DEVELOPMENT NO. 1056, AS AMENDED

### BULK REGULATIONS TABLE

<b>Gross Site Area:</b>	55,930 Square Feet
<b>Area in Public Right-of-Way:</b>	18,402 Square Feet
<b>Net Site Area:</b>	37,528 Square Feet
<b>Maximum Floor Area Ratio:</b>	6.6
<b>Maximum Building Height:</b>	181 feet
<b>Maximum Site Coverage:</b>	As depicted on the Site/Landscape Plan
<b>Building Setbacks:</b>	As depicted on the Site/Landscape Plan
<b>Maximum Number of Dwelling Units:</b>	174
<b>Minimum Number of Parking Spaces:</b>	194 accessory, 60 non-accessory
<b>Minimum Number of Bicycle Parking Spaces:</b>	50 Spaces
<b>Minimum Number of Loading Berths:</b>	1 at 10 x 25 feet

Applicant: Greystar GP II, LLC  
Address: 5438-58 North Sheridan Road  
Introduction Date: March 29, 2017  
Plan Commission Date: June 15, 2017



Zoning data reflects all ordinances passed in the most recent City Council meeting.  
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**papageorgehaymes partners**  
 architect  
 640 N LaSalle, Suite 400  
 Chicago, IL 60654  
 312 337 3344 FAX 204 8988

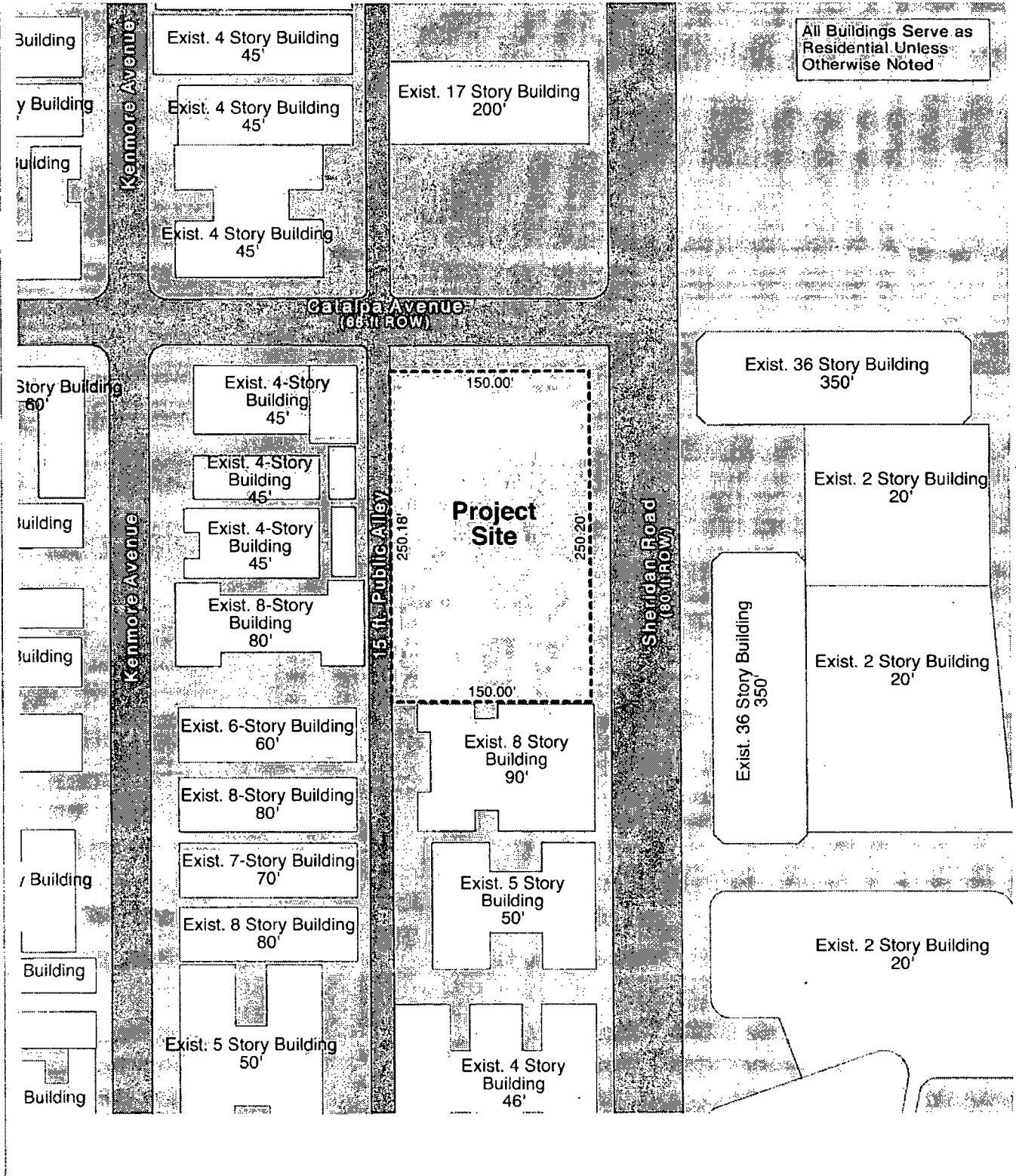
**Applicant: Greystar Blue Water Companies**  
 Address: 5440 N Sheridan Rd  
 Chicago, IL 60640  
 Date: 03/29/2017  
 Plan Commission Date: 06/15/17

**Existing Zoning Map**



City of Chicago Department of Planning and Economic Development  
 2017-03-29 10:00 AM

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**papageorgehaymes partners**  
architect

640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 204.3988

Applicant: **Greystar Blue Water Companies**

Address: 5440 N. Sheridan Rd  
Chicago, IL 60640

Date: 03/29/2017  
Plan Commission Date: 06/15/17

**Existing Land Use Map**

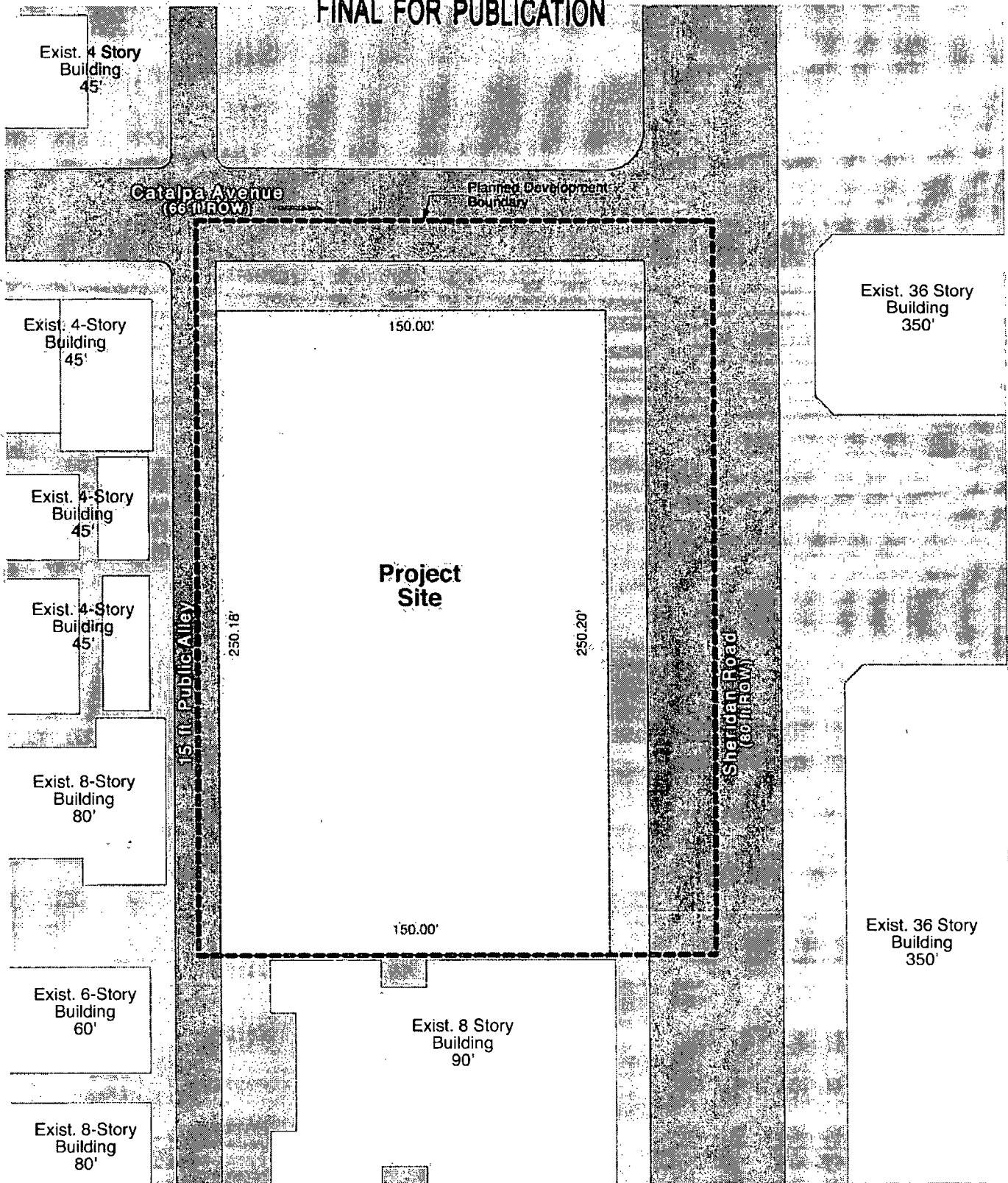
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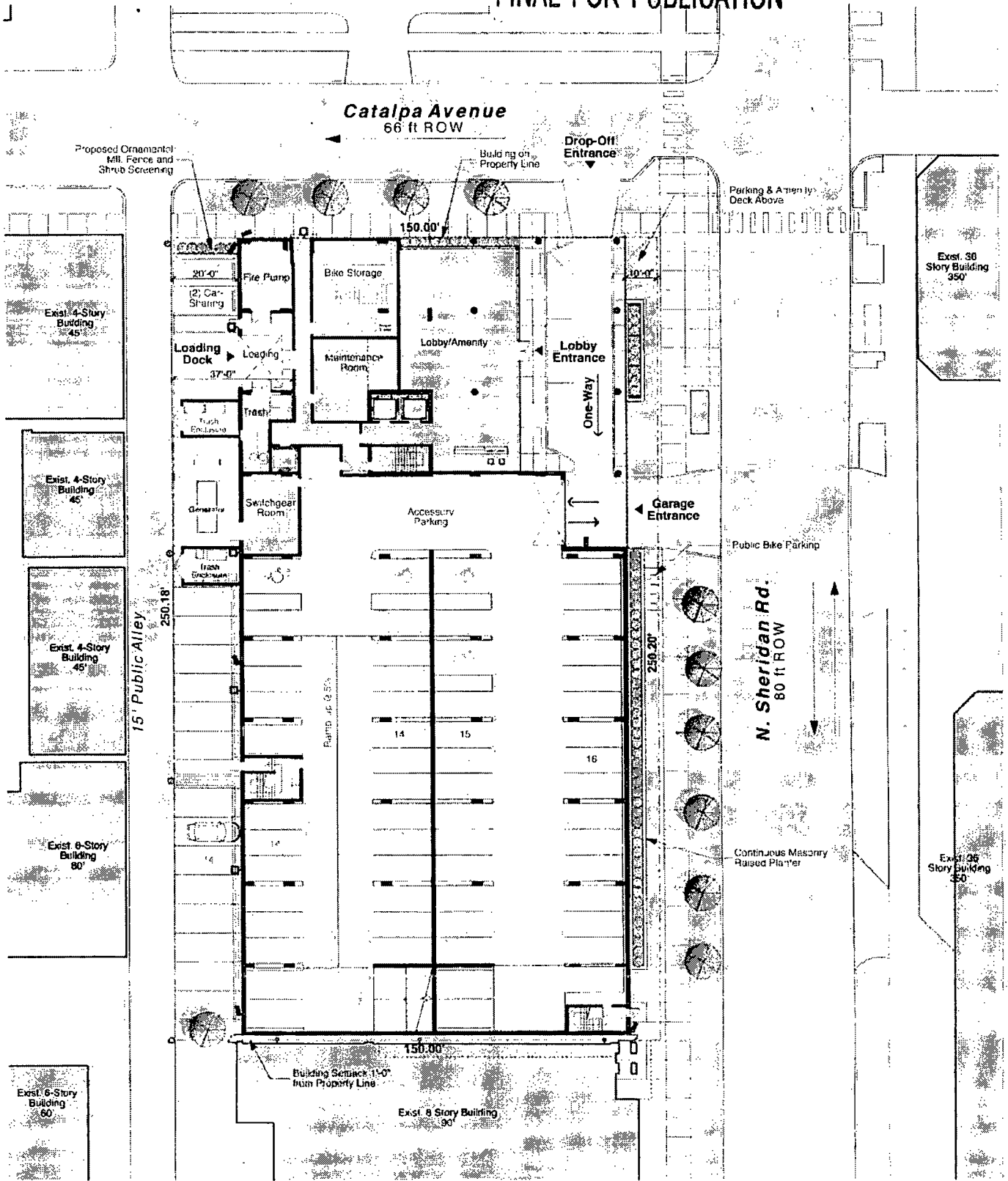


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	<p><b>pappageorgehaymes partners</b> architect</p> <p>640 N. LaSalle Suite 400 Chicago, IL 60654 312.337.3344 FAX 204.8989</p>	<p>App. cant. <b>Greystar Blue Water Companies</b></p> <p>Address 5440 N Sheridan Rd Chicago, IL 60640</p> <p>Date 03/29/2017 Plan Commission Date 06/15/17</p>	<p><b>Planned Development &amp; Property Line Map</b></p> <p>Scale 1" = 50'</p> <div style="text-align: right;"> </div>
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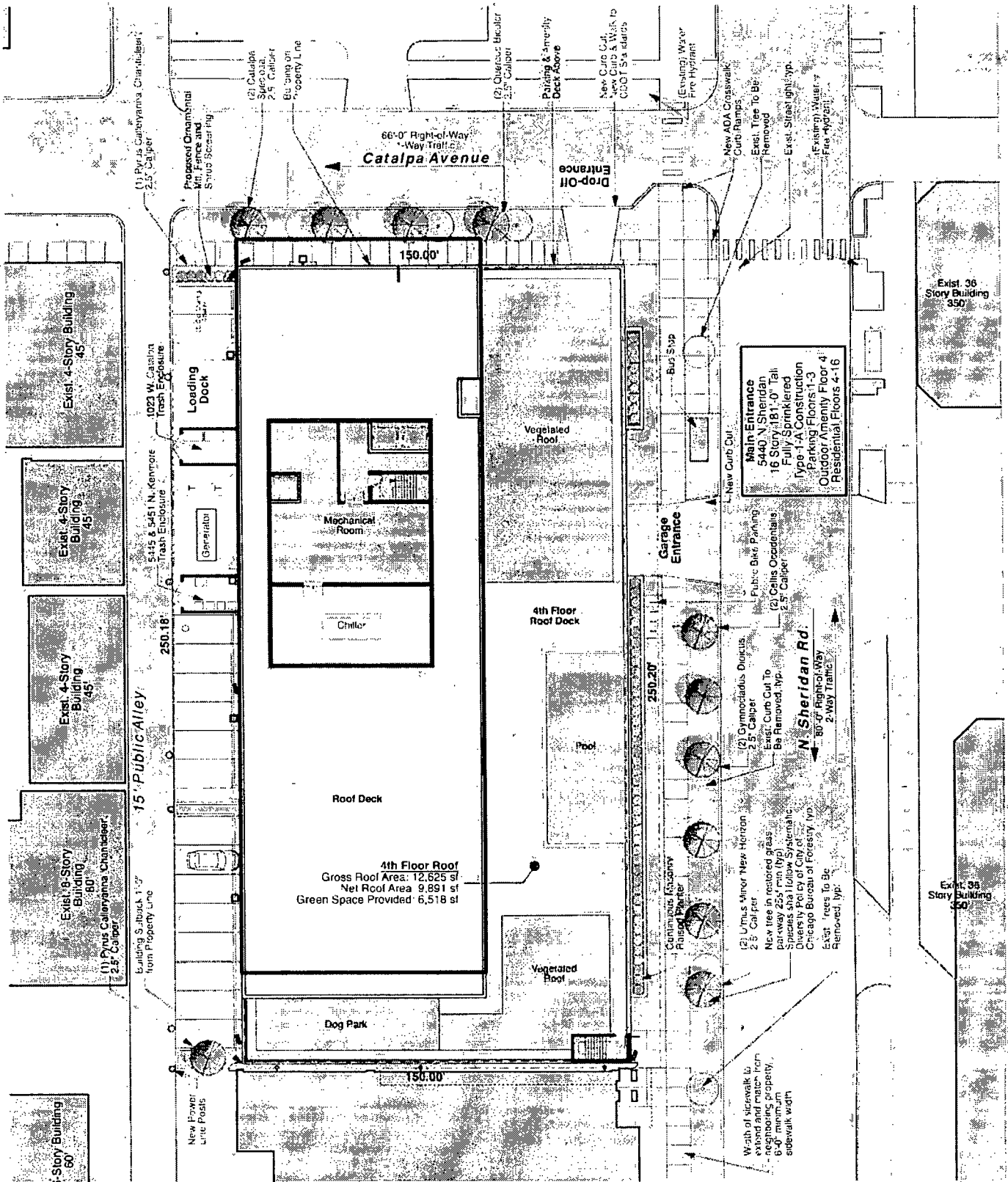


**pappageorgehaymes partners**  
architect  
640 N LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 244.6966

Applicant: **Greystar Blue Water Companies**  
Address: 5440 N Sheridan Rd  
Chicago, IL 60640  
Date: 03/29/2017  
Plan Commission Date: 06/15/17

**Site Plan**  
Scale 1" = 40'





**pappageorgehaymes partners**  
architect


946 N. LaSalle Suite 700  
Chicago, IL 60654  
312.337.3344 FAX 204.6988

Applicant: **Greystar Blue Water Companies**

Address: 5440 N. Sheridan Rd  
Chicago, IL 60640

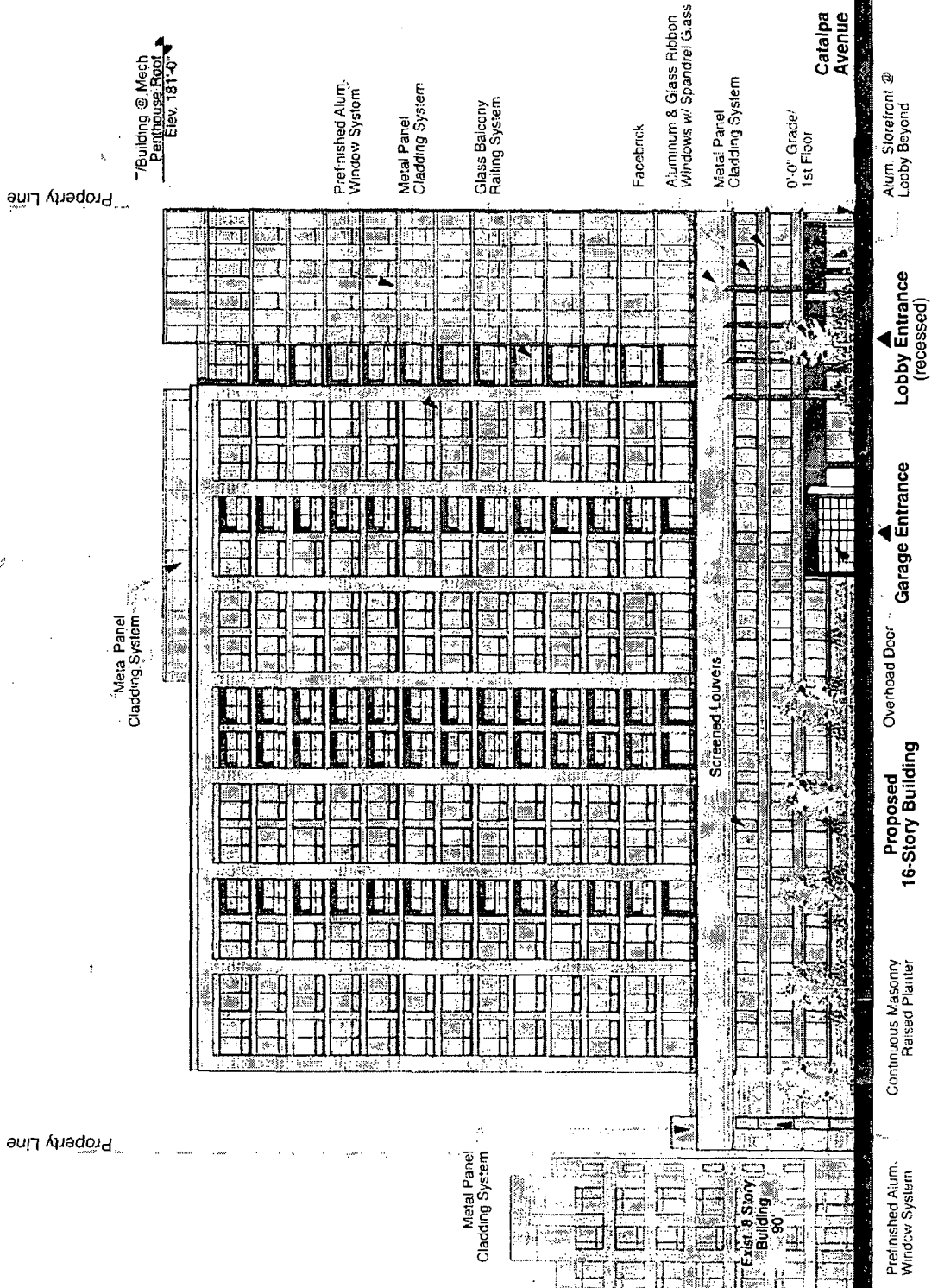
Date: 03/29/2017  
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**Landscape & Green Roof Plan**  
Scale 1" = 40'

N  


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**pappageorgehaymes partners**  
architect

640 N. LaSalle St. 4th Fl.  
Chicago, IL 60654  
312.337.3344 FAX 204.8988

Applicant:

**Greystar  
Blue Water Companies**

Address

5440 N. Sheridan Rd.  
Chicago, IL 60640

Date

03/29/2017

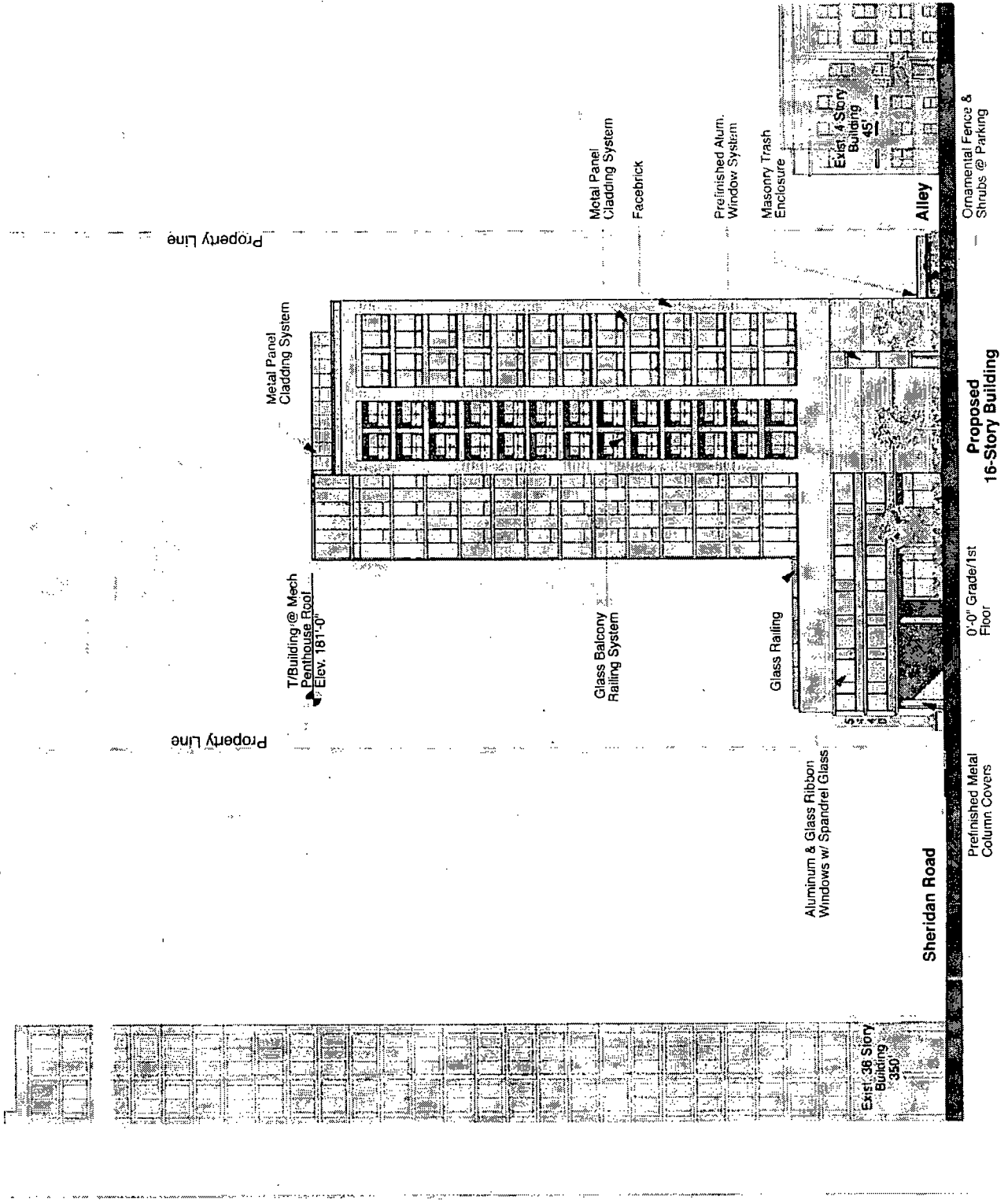
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**East Elevation**

Scale 1" = 40'



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**pappageorgehaymes partners**  
architect

640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.357.3344 FAX 204.8988

Applicant:

**Greystar  
Blue Water Companies**

Address: 5440 N. Sheridan Rd  
Chicago, IL 60640

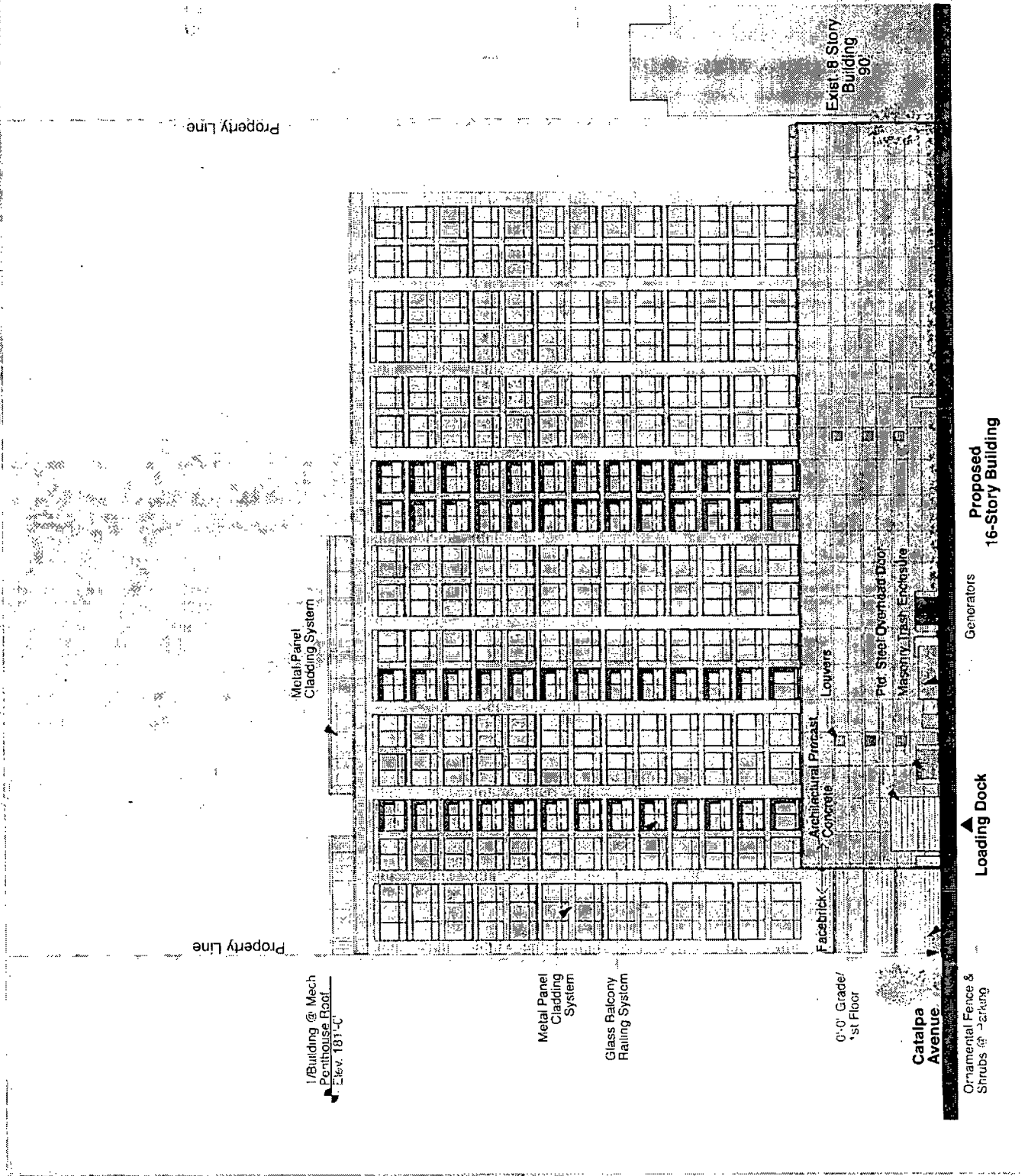
Date: 03/29/2017  
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**North Elevation**

Scale: 1" = 40'

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**pappageorgehaymes partners**  
architect

640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 204.6080

Applicant:

**Greystar  
Blue Water Companies**

Address:

5440 N. Sheridan Rd  
Chicago, IL 60640

Date:

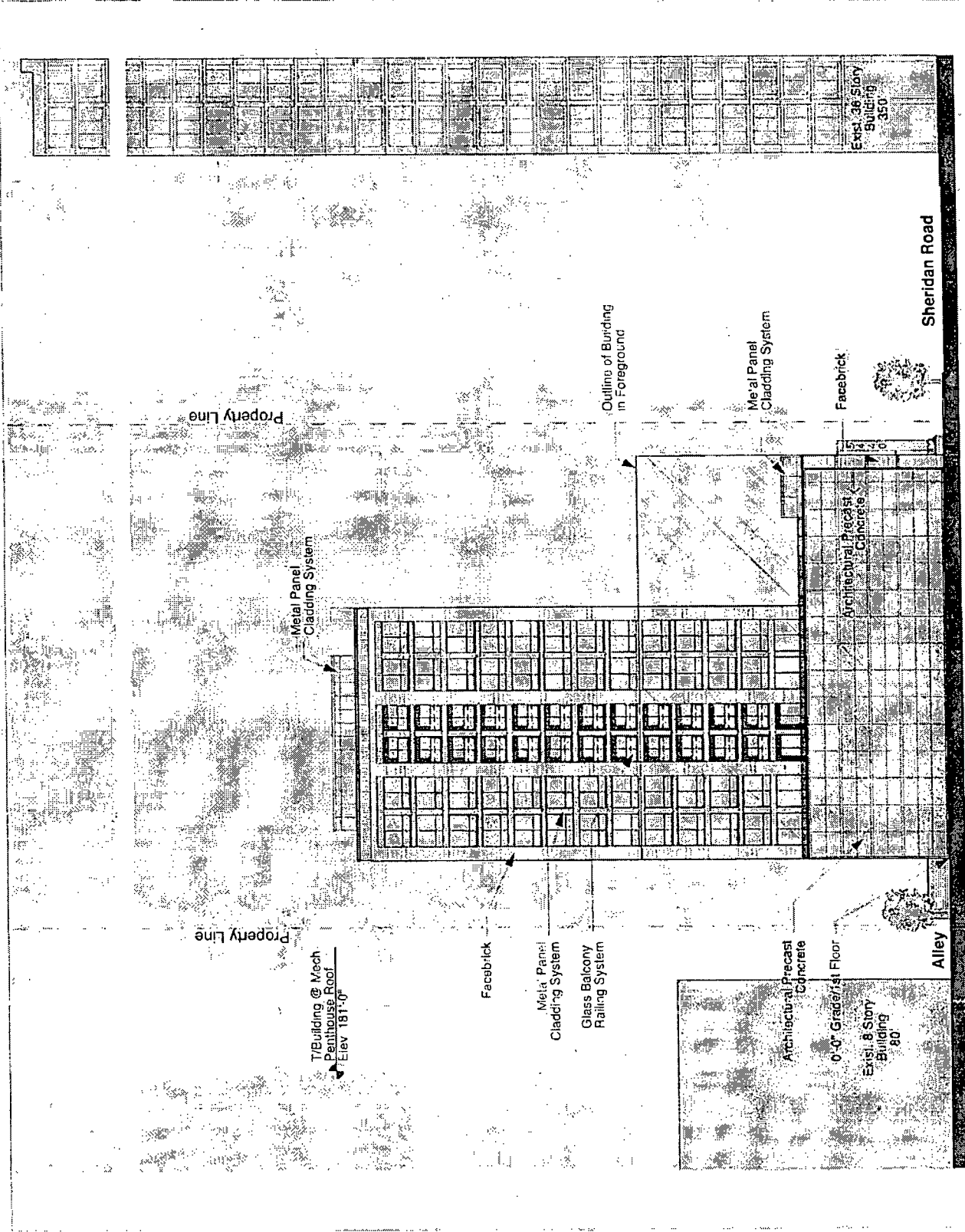
03/29/2017

Plan Commission Date: 06/15/17

**West Elevation**

Scale 1" = 40'

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Proposed  
16-Story Building



**pappageorgehaymes partners**  
architect

640 N. LaSalle, Suite 400  
Chicago, IL 60654  
312.337.3344 FAX 264.6986

Applicant: **Greystar  
Blue Water Companies**

Address: 5440 N Sheridan Rd  
Chicago, IL 60640

Date: 03/29/2017  
Plan Commission Date: 06/15/17

**South Elevation**  
Scale: 1" = 40'

IN CONTACT WITH ARCHITECTURE




19157  
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David Reifman  
Chicago Plan Commission

Date: June 15, 2017

Re: Planned Development No. 1056, located at 5438-5458 N. Sheridan Rd.

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On June 15, 2017, the Chicago Plan Commission recommended approval of a amendment to Planned Development No. 1056, submitted by Greystar GP II, LLC. A copy of the zoning application and proposal is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission, which includes the Department of Planning and Development, Bureau of Planning and Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)