



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2017-2183
Type: Ordinance **Status:** Passed
File created: 3/29/2017 **In control:** City Council
Final action: 6/28/2017
Title: Zoning Reclassification Map No. 13-G at 5438-5458 N Sheridan Rd - App No. 19157
Sponsors: Misc. Transmittal
Indexes: Map No. 13-G
Attachments: 1. O2017-2183.pdf, 2. SO2017-2183.pdf

Date	Ver.	Action By	Action	Result
6/28/2017	1	City Council	Passed as Substitute	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/29/2017	1	City Council	Referred	

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ORDINANCE

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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 I 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.

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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 11 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.

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RESIDENTIAL PLANNED DEVELOPMENT NO. 1056, AS AMENDED BULK

REGULATIONS TABLE

Gross Site Area:

Area in Public Right-of-Way:

Net Site Area:

Maximum Floor Area Ratio: Maximum Building Height: Maximum Site Coverage: Building Setbacks:

Maximum Number of Dwelling Units: Minimum Number of Parking Spaces: Minimum Number of Bicycle

Parking Minimum Number of Loading Berths:

55,930 Square Feet 18,402 Square Feet 37,528 Square Feet 6.6

181 feet

As depicted on the Site/Landscape Plan As depicted on the Site/Landscape Plan 174

194 accessory, 60 non-accessory

50 Spaces

1 at 10 x 25 feet

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Introduction Date: March 29, 2017
Plan Commission Date: June 15, 2017

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pappageorgehaymes partners
architect
Greystar
Blue Water Companies

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312 357 3344 FAX 204 85

Address: 5440 N Shondan Rd
Chicago, IL 60640 Date: 03/29/2017 Plan Commission Date 06/15/17

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pappageorgehaymes partners
architect

640 N. LaSalle, Ely 43 400
Chicago, IL 60654
3-2.337 3344 *AX 204.3S8B

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
Scale 1" = 100'

Exist.
Building
4 Story
Building
350'

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Exist. 36 Story Building 350'

Exist. 36 Story Building 350'

pappageorgehaymes partners
architect

64C N. LaSalle Suite 400 Chicago IL 60654

FAX 204.6083

Applicant: Greystar

Blue Water Companies

Address: N Shennan Rd
Chicago, IL 60640 Date: 03/29/2017 Plan Commission Date 06/15/17

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Greystar
Blue Water Companies

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Site Plan

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Greystar
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Landscape & Green Roof Plan

Scale V -AO

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312 337 3344 FAX2C4.833B

Greystar
Blue Water Companies
£440 N She-ican Rd Chicago, IL 60640 U3'29/2017
usion Dale 06/15/17

Date
Plan Commiii
North Elevation
Scale' 1" =40'

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF

CHICAGO

MEMORANDUM

To:

Alderman Daniel S. Solis Chairman, C/ty Co'uncil 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.

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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602