

to those of a B2-3 Neighborhood Mixed-Use District.

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. 12-G.

(As Amended)

(Application No. 19241)

(Common Address: 5229 S. Justine St.)

[SO2017-3840]

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-G in the area bounded by:

a line 323.72 feet north of and parallel to West 53rd Street; the alley next east of and parallel to South Justine Street; a line 298.72 feet north of and parallel to West 53rd Street; and South Justine Street,

to those of an RT4 Residential Two-Flat, Townhouse and 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. 13-G.

(As Amended)

(Application No. 19157)

(Common Address: 5438 -- 5458 N. Sheridan Rd.)

RPD 1056,00

[SO2017-2183]

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 Number 1056, as amended, symbols as shown on Map Number 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 Number 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.

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

Residential Planned Development No. 1056, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 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 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 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 15 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 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-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 the Department of Planning and Development. 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 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.
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 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 Zoning Administrator shall initiate a zoning map amendment to rezone the Property to its previous designation as Planned Development Number 1056, as amended, on May 13, 2009.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Site Plan; Landscape and Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 52214 through 52222 of this *Journal*.]

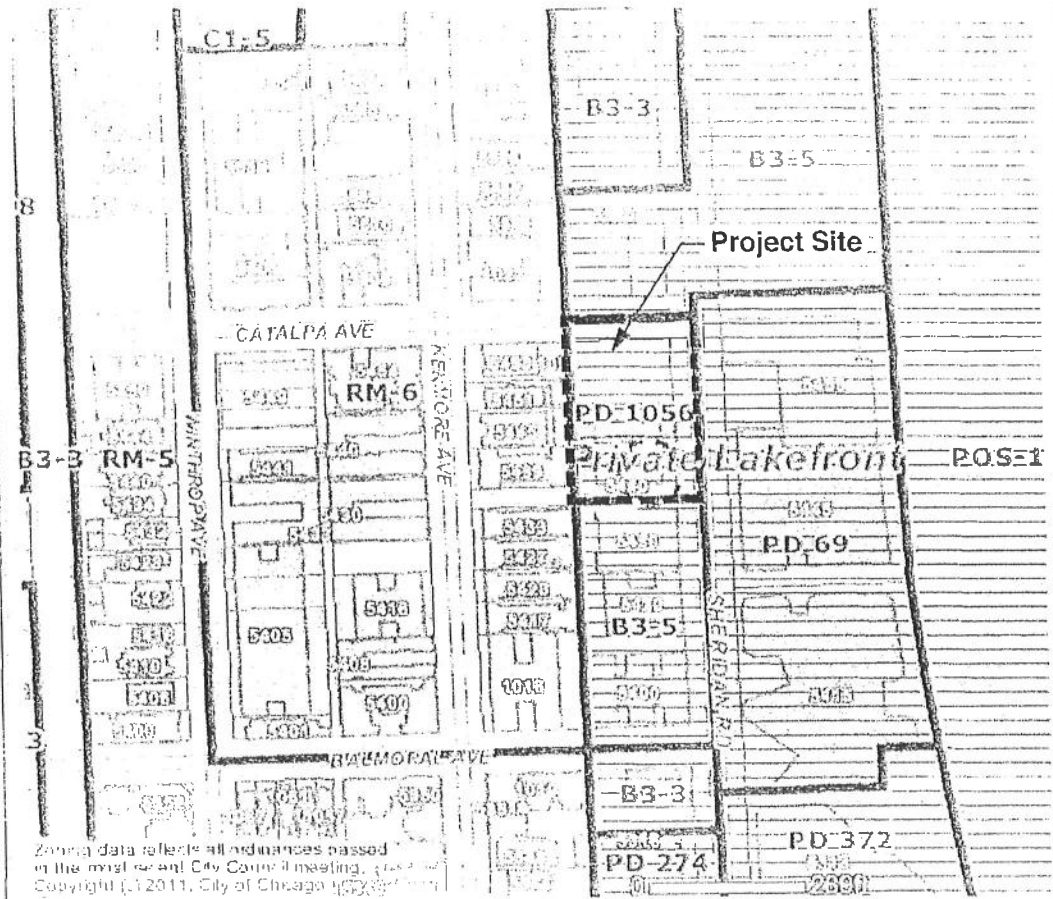
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 1056, As Amended.

Bulk Regulations Table.

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

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Zoning data reflects all ordinances passed
 on the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago



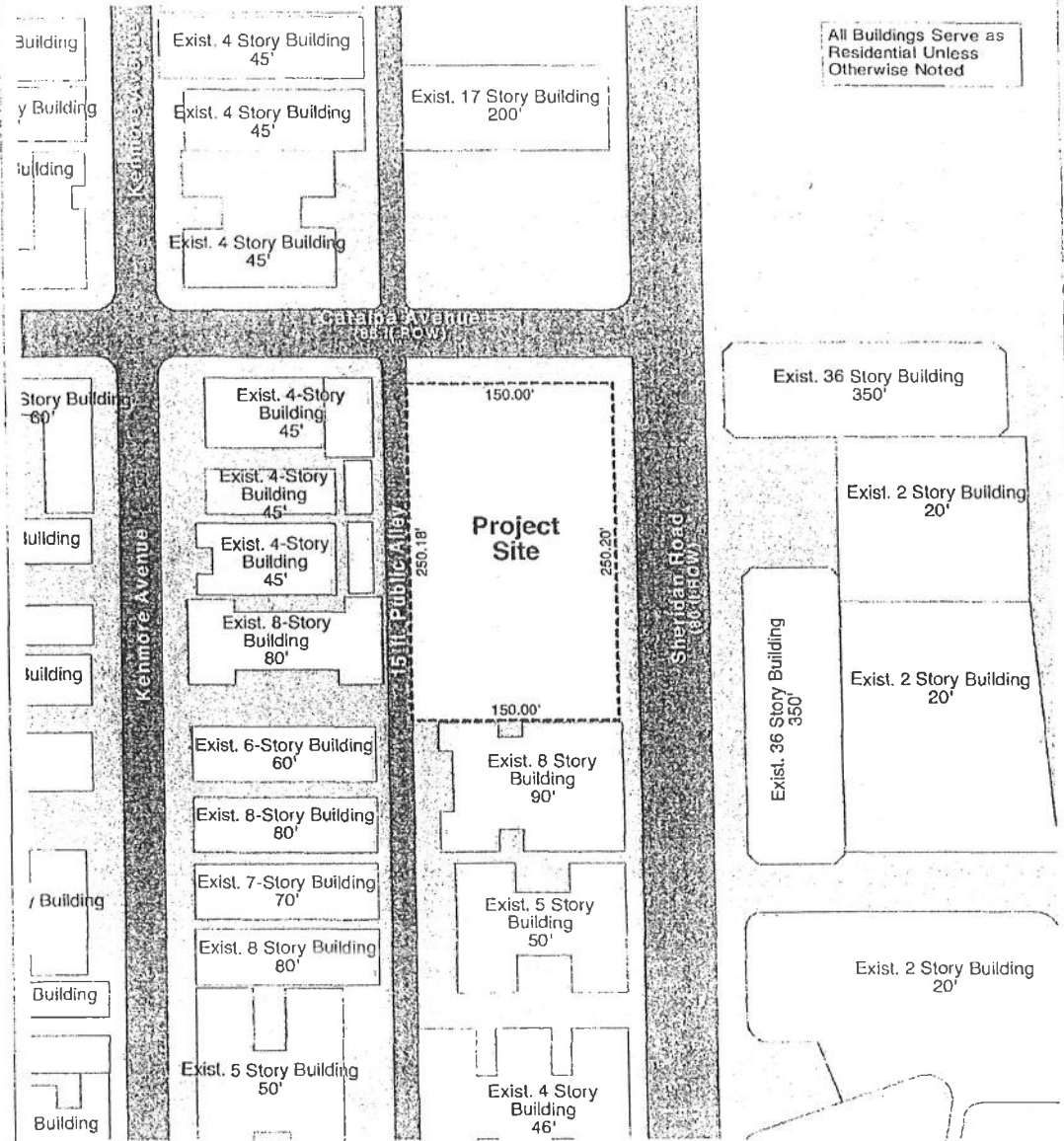
pappageorgehayes partners
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60664
 312.327.3344 FAX 204.0328

Applicant: GreyStar
 Blue Water Companies
 Address: 5440 N. Sheridan Rd
 Chicago, IL 60642
 Date: 03/29/2017
 Plan Commission Date: 06/15/17

Existing Zoning Map



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640 N LaSalle, Suite 400
Chicago, IL 60654
312.337.2314 FAX 204.3003

Applicant: Greystar
Blue Water Companies

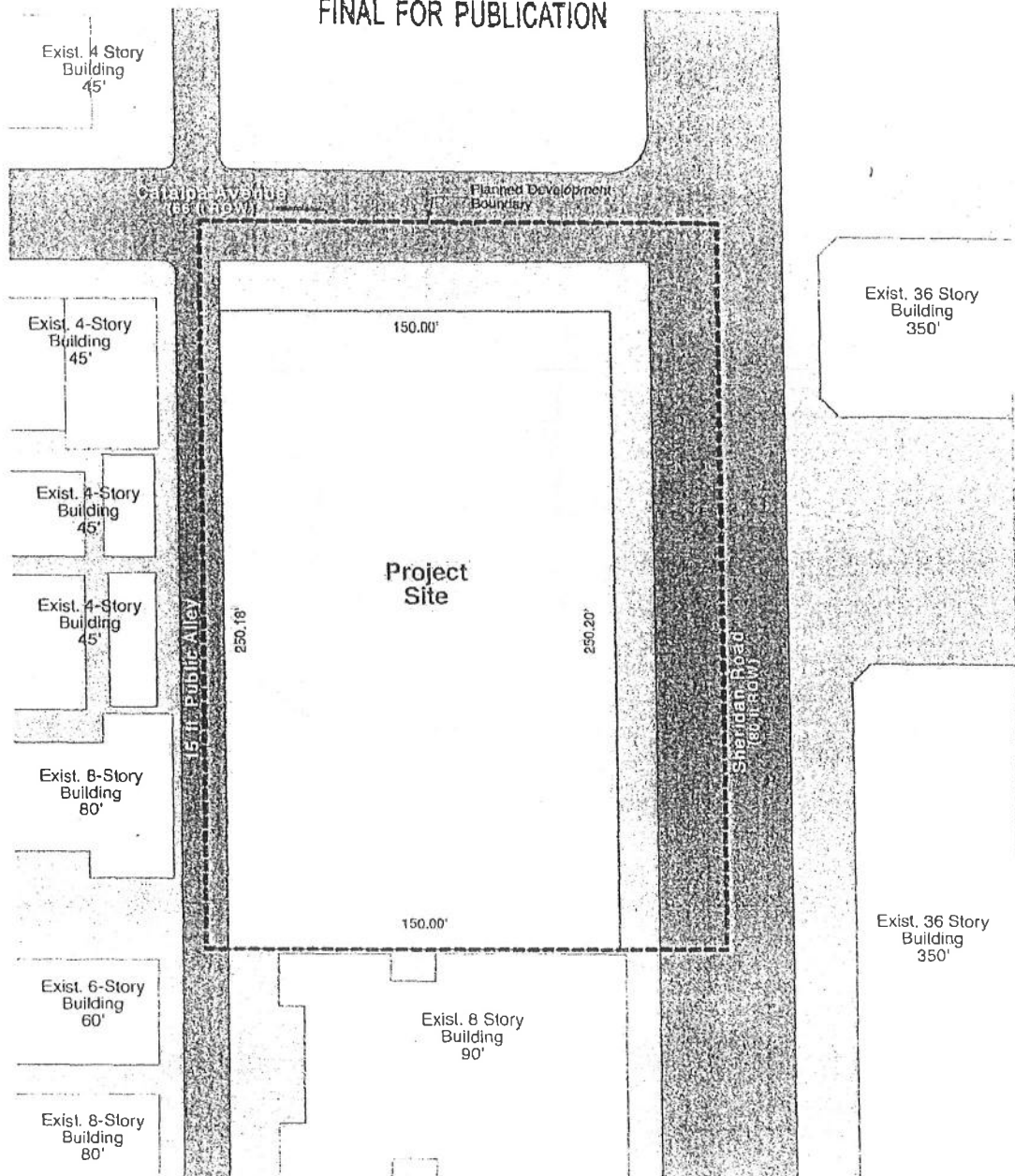
Address: 5440 N Sheridan Rd
Chicago, IL 60654

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

Existing Land Use Map
Scale: 1" = 100'



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610 N. LaSalle, Suite 400
Chicago, IL 60654
312.357.9244 FAX 234.8589

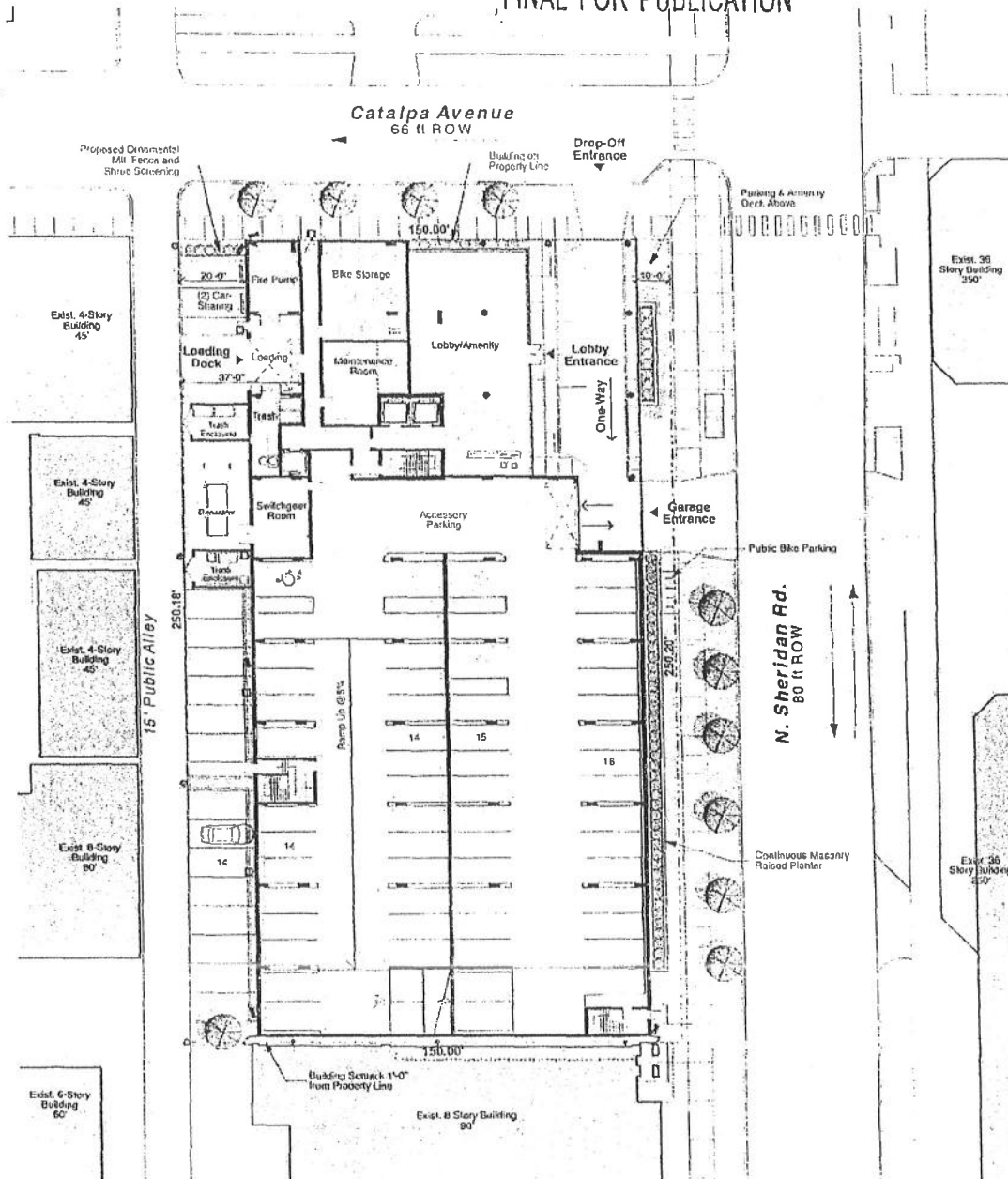
Applicant: Greystar
Blue Water Companies
Address: 540 N. Sheridan Rd
Chicago, IL 60650
Date: 03/25/2017
Plan Commission Date: 06/15/17

Planned Development & Property Line Map

Scale: 1" = 50'



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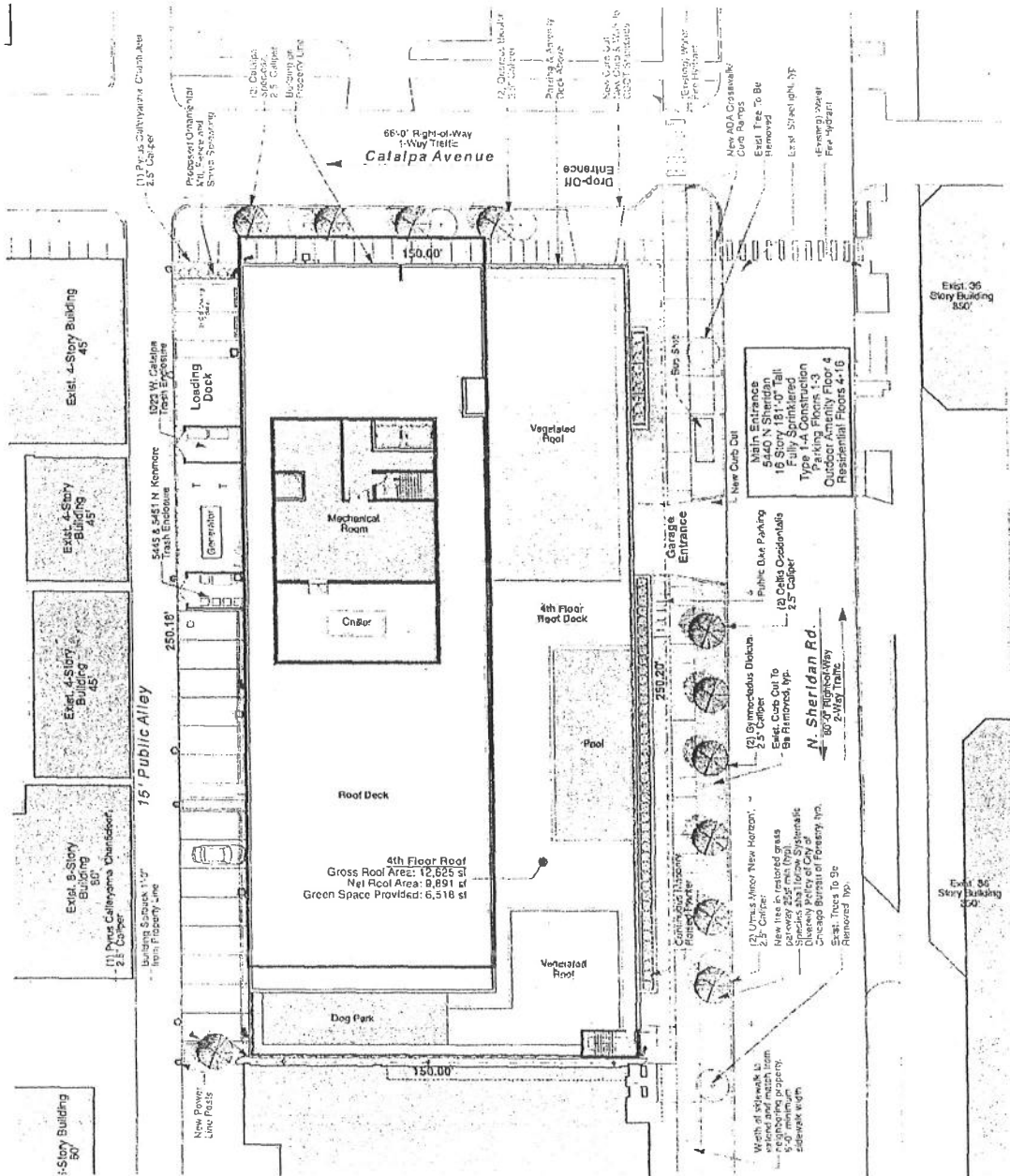
pappageorgehaymes partners
architects
670 N. LaSalle, Suite 400
Chicago, IL 60654
312.357.3214 FAX 204.2908

Applicant: Greystar
Blue Water Companies
Address: 5446 N. Sheridan Rd
Chicago, IL 60640
Date: 03/28/2017
Plan Commission Date: 06/15/17

Site Plan
Scale 1" = 40'



FINAL FOR PUBLICATIO



pappasgeorgehaymes partners
architect

540 N LaSalle, Suite 600
Chicago, IL 60654
312.357.3341 FAX 264.6088

Applicant: Greystar
Blue Water Companies

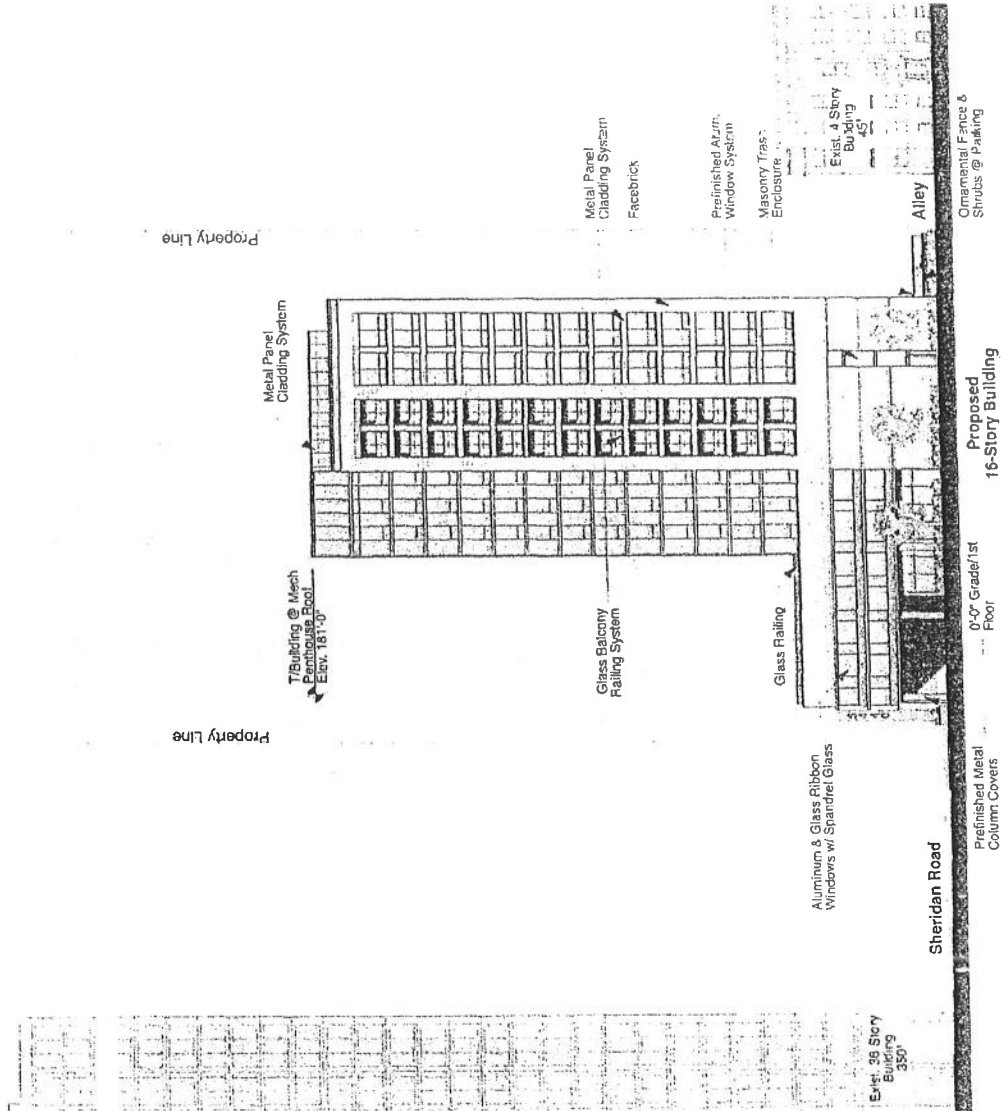
Address: 5440 N Sheridan Rd
Chicago, IL 60640

Date: 03/24/2017
Plan Commission Date: 06/15/17

Landscape & Green Roof Plan
Scale: 1" = 40'



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840 N. LaSalle, Suite 400
Chicago, IL 60654
312 337-3344 FAX 262-8988

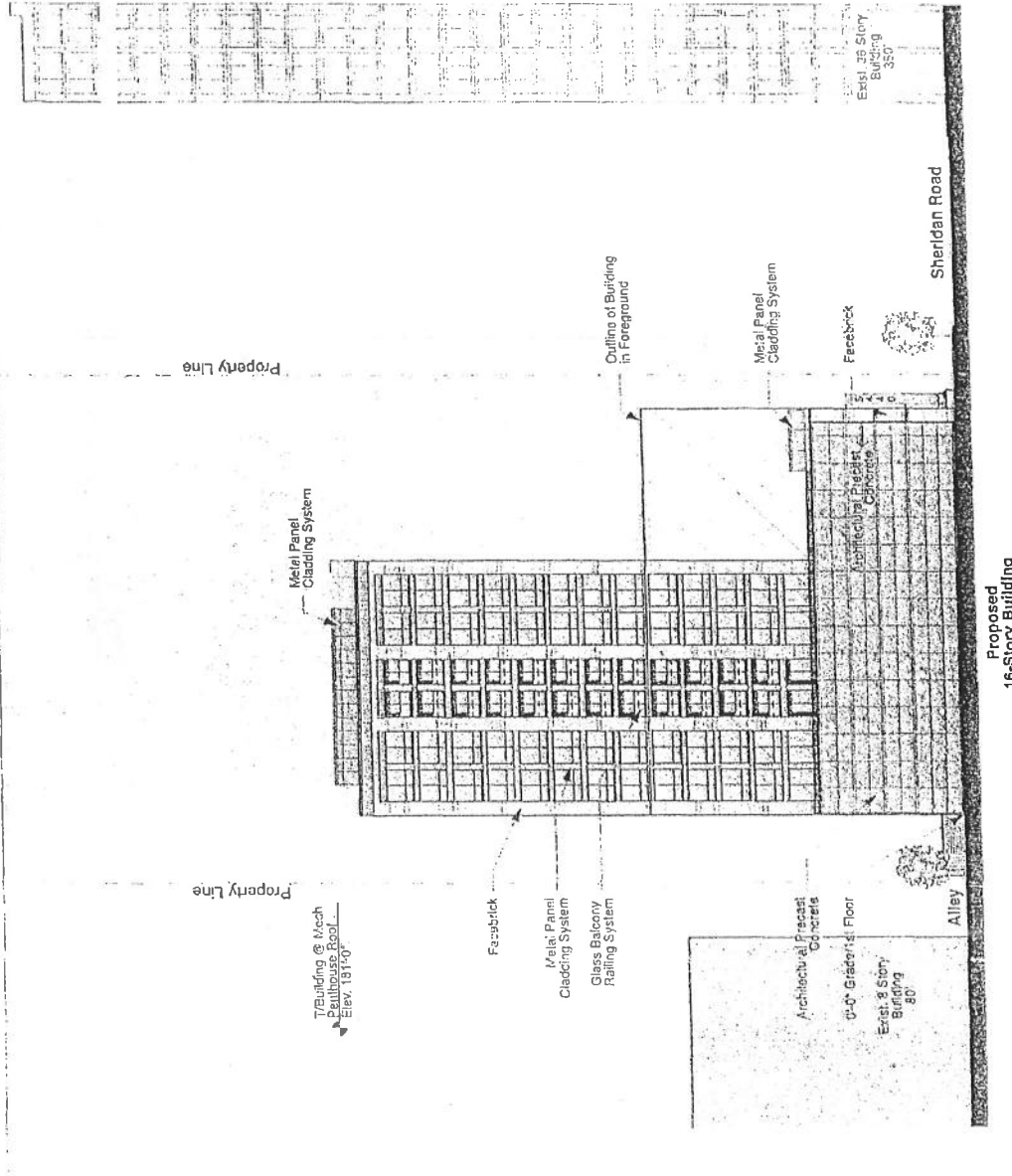
App'l. cont. Greystar
Blue Water Companies

Address: 5440 N. Sheridan Rd
Chicago, IL 60640

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

North Elevation
Scale: 1" = 40'

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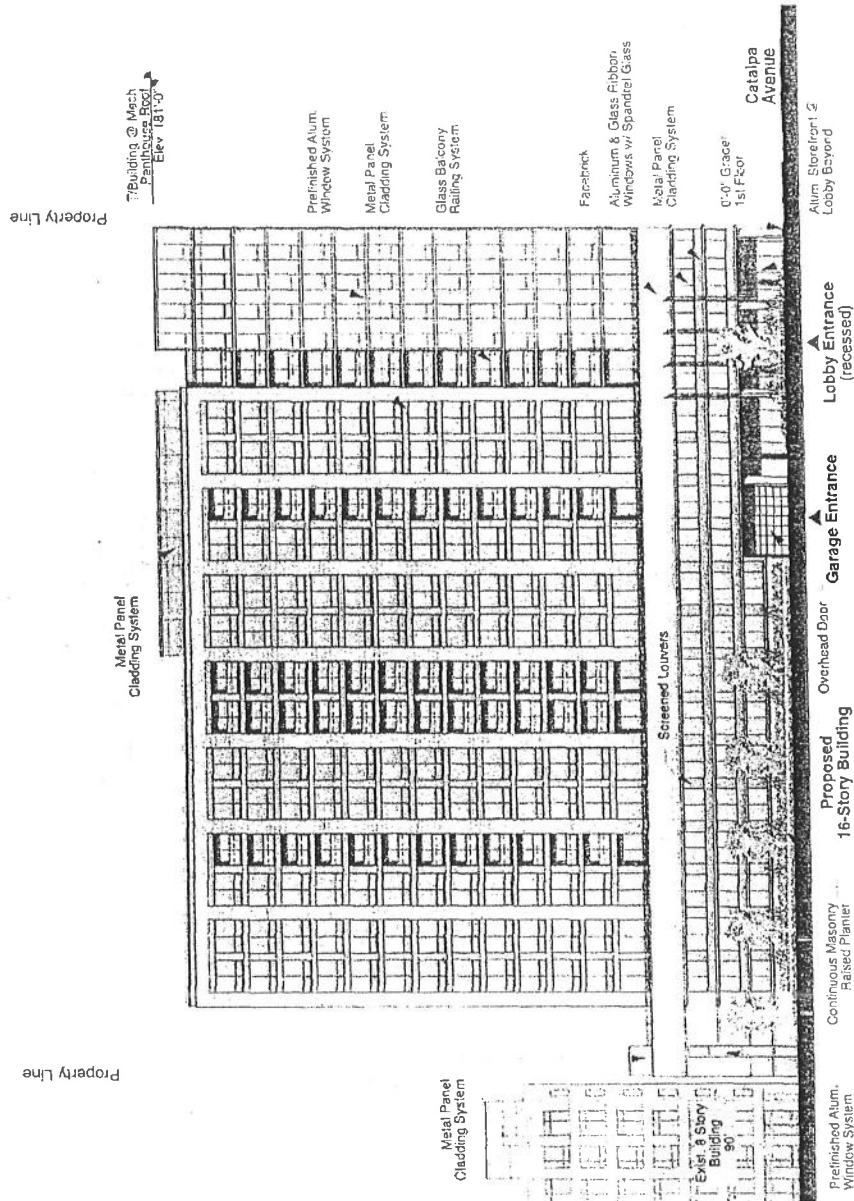
pappageorgehaynes partners
architect
640 N LaSalle, Suite 400
Chicago, IL 60654
312.237.2344 FAX 312.464.6960

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'

Proposed
16-Story Building

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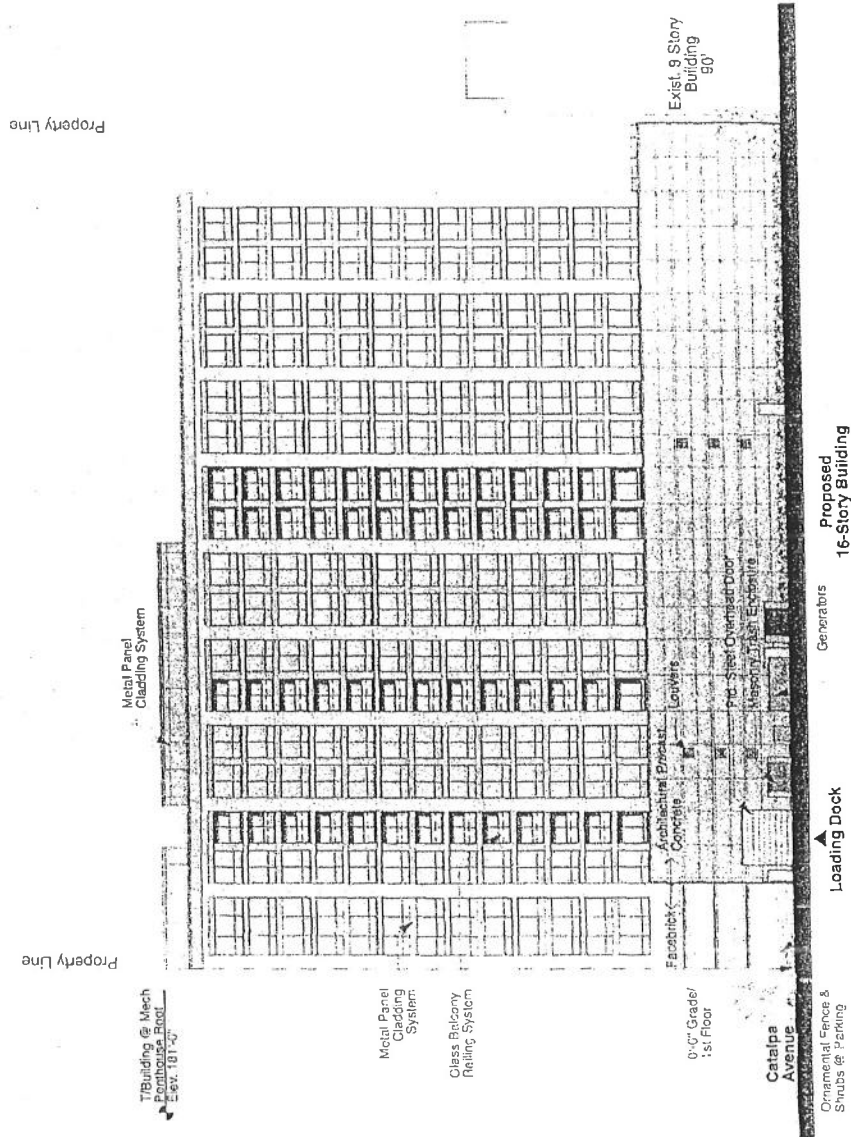
East Elevation
Scale: 1" = 40'



pappageorge|hayes|partners
architects
600 N. LaSalle, Suite 400
Chicago, IL 60644
312.237.3044 FAX 204.0985

Applicant: Greystar Blue Water Companies
Address: 6440 N. Sheridan Rd
Chicago, IL 60640
Date: 03/23/2017
Plan Commission Date: 06/15/17

FINAL FOR PUBLICATION



pappageorgehaymes partners
architect

670 N. LaSalle, Suite 405
Chicago, IL 60654
312 337 3144 FAX 204 0200

Applicant: Greystar
Blue Water Companies

Address: 3460 N. Sheridan Rd
Chicago, IL 60640

Date: 03/29/2017

Plan Commission Date: 05/15/17

West Elevation
Scale: 1" = 40'

1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 20, 2015

Graham C. Grady
Taft Stettinius & Hollister LLP
111 East Wacker, Suite 2800
Chicago, IL 60601

**Re: One-year sunset extension request for Residential Planned Development No. 1056
5440 North Sheridan Road**

Dear Mr. Grady:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Planned Development No. 1056, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 16 of the Planned Development.

Residential Planned Development No. 1056 was passed by the Chicago City Council on March 14, 2007 and amended on May 13, 2009. Statement No. 16 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction within six years of the effective date of the ordinance. The six (6) year period may be extended for one (1) additional year, if before expiration, the Department of Planning and Development determines that there is good cause for such an extension.

You are requesting on behalf of your client and the owner of the property, Bluewater Group, Inc. ("BWG", representing the developer Greystar GP II, LLC) an extension based on the recession and lack of financing available, proposed design modifications and parking reduction and proposed change of ownership.

As you know, over the past few years, City staff have had met with the BWG and you regarding proposed changes to the project. Our last correspondence dated November 5, 2014, indicated that the most recent proposal would require an amendment to the Planned Development. Additionally, Lake Michigan and Chicago Lakefront Protection approval is also required. It is also our understanding that the community does not support the latest proposal.

Therefore, the Department of Planning and Development does not believe there is good cause to grant a one-year extension and pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby deny the one-year sunset extension request for Residential Planned Development No. 1056.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Alderman Osterman, Heather Gleason, Mike Marmo, Erik Glass, Dan Klaiber, Main file

5/13/2009

REPORTS OF COMMITTEES

16569
62771

~~Reclassification Of Area Shown On Map No. 12-E.
(Application No. 16816)
(Common Address: 346 E. 53rd St.)~~

[O2009-2542]

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

~~SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 12-E in the area bounded by:~~

~~East 53rd Street; South Calumet Avenue; a line 200.00 feet north of and parallel to the north line of East 53rd Street; and a line 196.50 feet east of and parallel to the east line of South Calumet Avenue,~~

~~those of an RM6 Residential Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map No. 13-G.
(Application No. 16569)
(As Amended)
(Common Address: 5434 -- 5458 N. Sheridan Rd.)

RPD 1056,00

[SO2009-2543]

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 Number 1056 District symbols and indications as shown on Map Number 13-G in the area bounded by:

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

to those of Residential Planned Development Number 1056, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance takes effect after its passage and approval.

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

Residential Planned Development No. 1056, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1056, as amended, consists of a net site area of approximately thirty-seven thousand four hundred fifty (37,450) square feet (zero and eighty-six hundredths (0.86) of an acre) of real property, which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned or controlled by Bluewater Group, L.L.C. ("Applicant") for the purposes of this planned development.
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall required separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interest or obligation therein.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Line Map; Site Plan/Site Access Plan; and Building Elevations, dated August 21, 2008, prepared by Booth Hansen Architects, which are all incorporated herein. Full size sets of the Site Plan/Site Access Plan, and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof

and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.

5. The following uses shall be permitted within the areas delineated herein: multi-story dwelling unit building, townhouse units and ground floor residential units totaling one hundred eighty-seven (187) accessory parking and nonaccessory parking as defined in Section 17-17-0204 of the Chicago Zoning Ordinance with accessory loading and related uses.
6. On-premise business signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Off-premise signs are prohibited.
7. Off-street parking and loading facilities shall be in compliance with this planned development, subject to the review and approval of the Departments of Transportation and Planning and Development. The planned development proposes a maximum of two hundred four (204) accessory parking spaces and one hundred twenty-five (125) nonaccessory parking spaces which shall be utilized by the residential building located at 5445 North Sheridan Road. The one hundred twenty-five (125) nonaccessory spaces provided shall be exclusively to serve the occupants of or visitors to the residences at 5445 North Sheridan Road. These parking spaces will not be available to the public at-large and will comply with the use definition as established within Section 17-17-0204 of the Chicago Zoning Ordinance.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee

as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.

12. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site Plan/Site Access Plan, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Therefore, at the time when building permits are sought, the plans for the building and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standards of accessibility.
14. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modifications of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. 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 natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain the building located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. The Applicant/owner will provide a vegetative ("green") roof totaling a minimum of fifty percent (50%), approximately sixteen thousand three hundred three (16,303) square feet of net roof area. The term ("Net roof area") shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment. At the time of submission for a Part II application for the building located within this planned development, the Applicant shall present to the Department of Planning and Development modeling of the building prepared by a licensed engineer which demonstrates that the building will exceed by fourteen percent (14%) the energy efficiency standard contained in A.S.H.R.A.E. Standard 90.1-2004.
16. Unless substantial construction has commenced within the planned development within six (6) years of the date of the passage of the planned development, the zoning of that property shall revert to the prior B3-5 Community Shopping District. The six (6) year period may be extended for one (1) additional year if, before expiration,

the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Aerial Photo; Existing Zoning Map; Planned Development Property and Boundary Map; Site Plan; Site Access Plan; Site Landscaping Plan; Building Elevations; Contextual Rendering; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 62776 through 62790 of this *Journal*.]

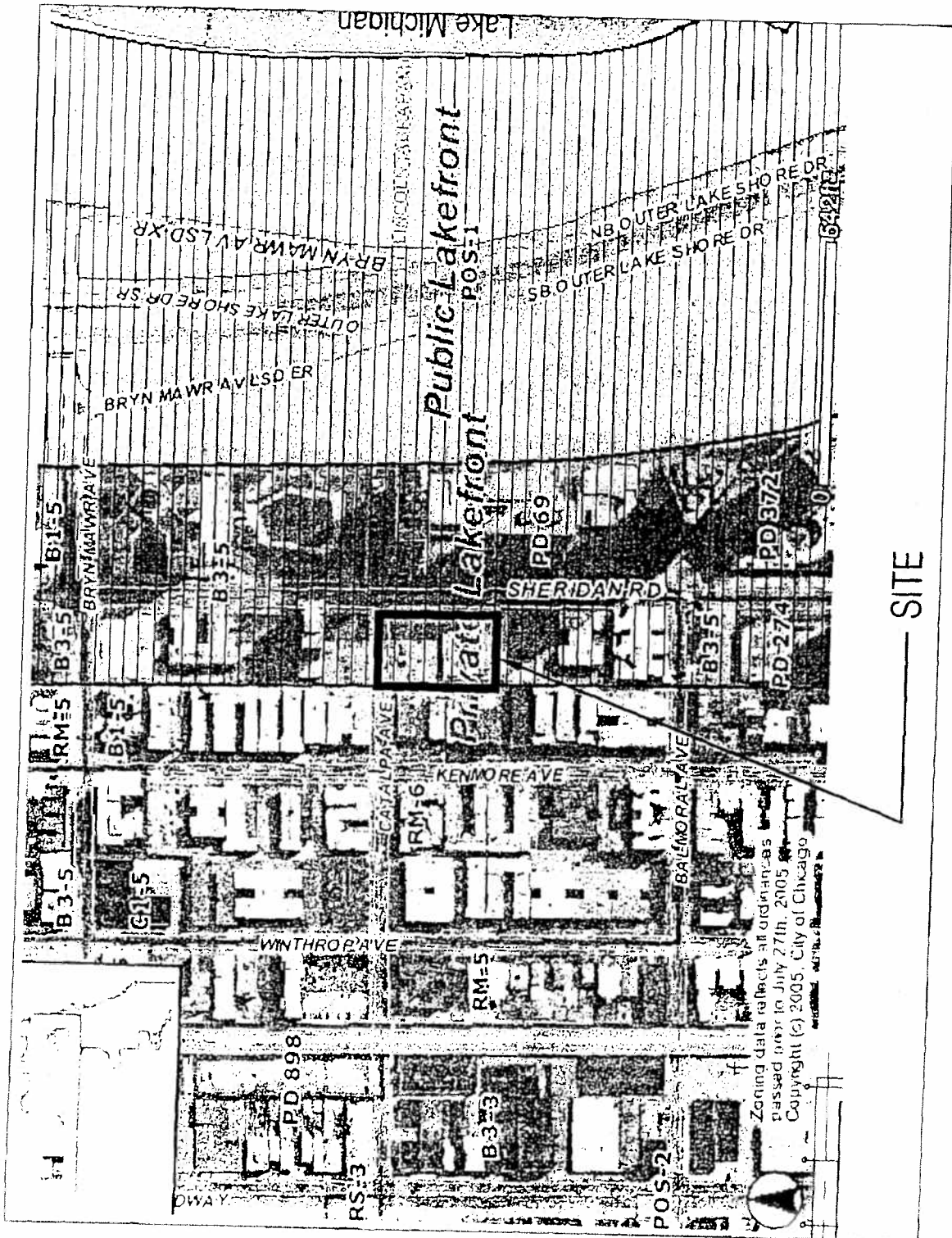
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 1056, As Amended.

Bulk Regulations And Data Table.

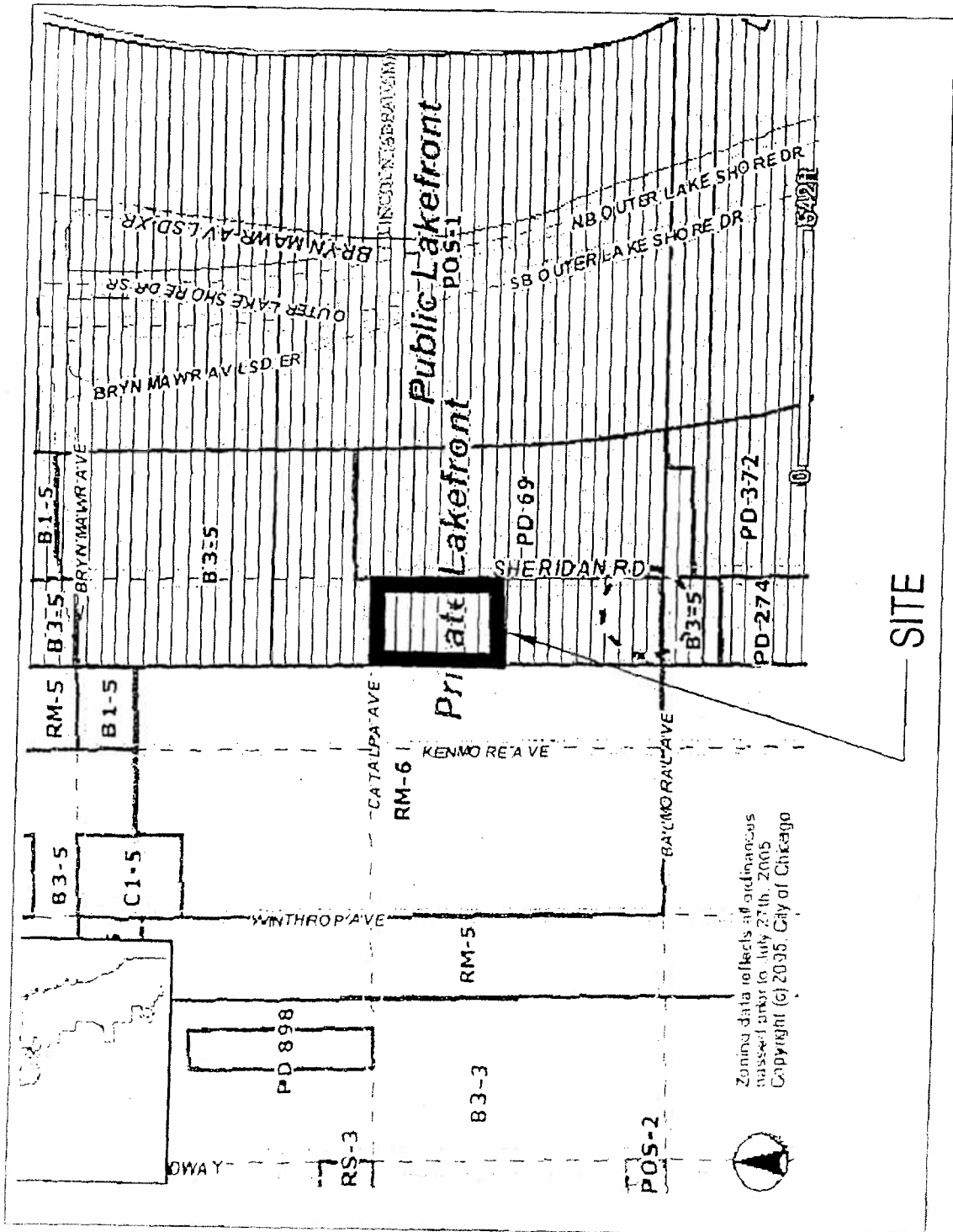
	Square Footage	Acres
Gross Site Area:	53,911 square feet	(1.24 of an acre)
Area of Public Ways:	16,461 square feet	(0.38 of an acre)
Net Site Area:	37,450 square feet	(0.86 of an acre)
Site Coverage:	31,366 square feet	(0.71 of an acre)
Permitted Uses:	Residential uses and related uses as listed in Statement Number 5.	
Maximum Floor Area Ratio (F.A.R.):	6.6	
Minimum Building Height:	189 feet (underside of the ceiling joist of the top floor on a building with a flat roof)	
Maximum Site Coverage:	In substantial compliance with the attached Site Plan.	
Maximum Number of Off-street Parking Spaces:	204 accessory parking spaces, 125 nonaccessory parking spaces.	
Maximum Number of Off-street Loading Space:	One at 10 feet by 25 feet	
Building Setbacks:	In substantial compliance with the attached Building Elevations.	

Aerial Photo.

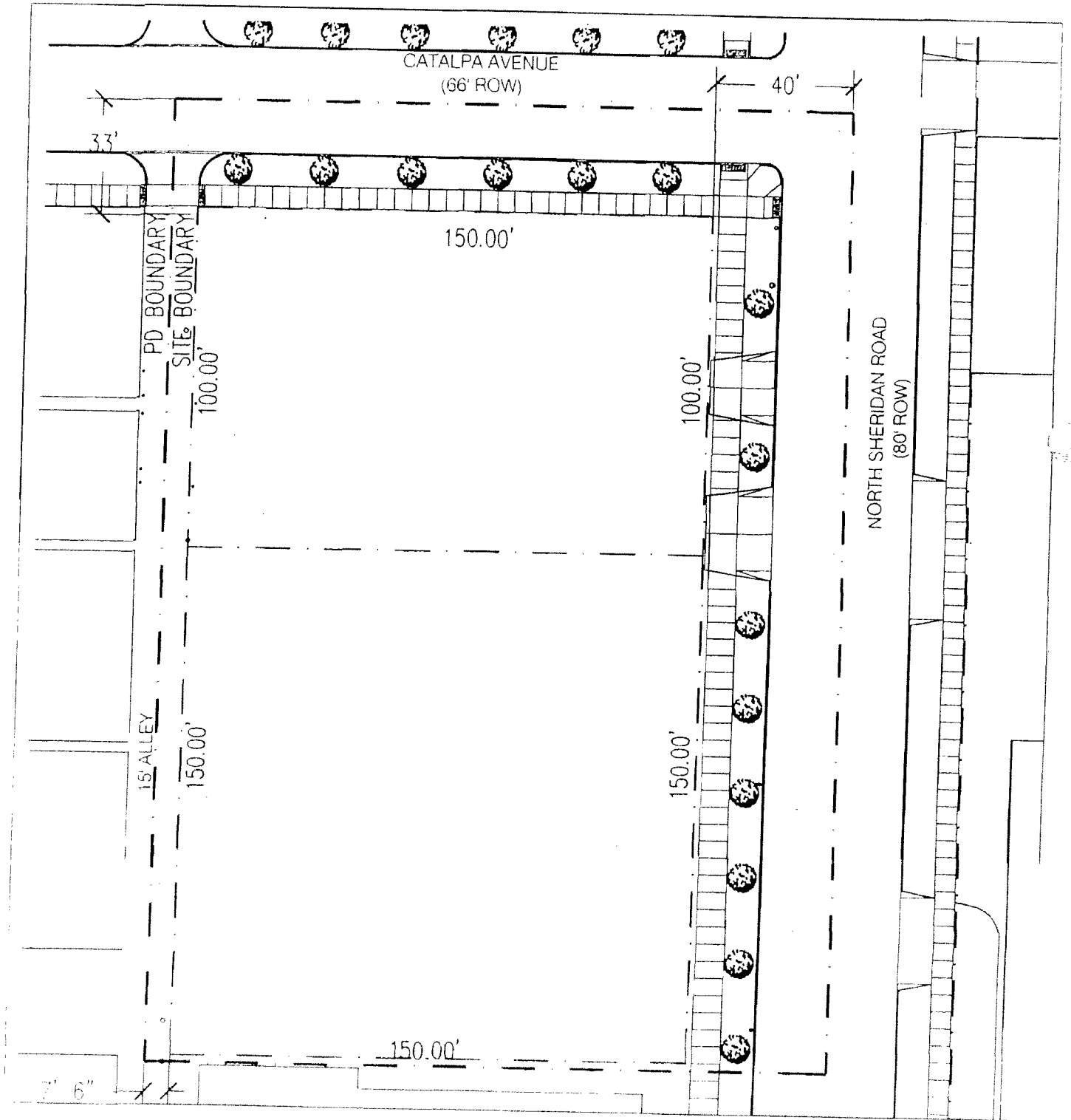


Zoning data reflects all ordinances passed prior to July 27th, 2005. Copyright (c) 2005, City of Chicago

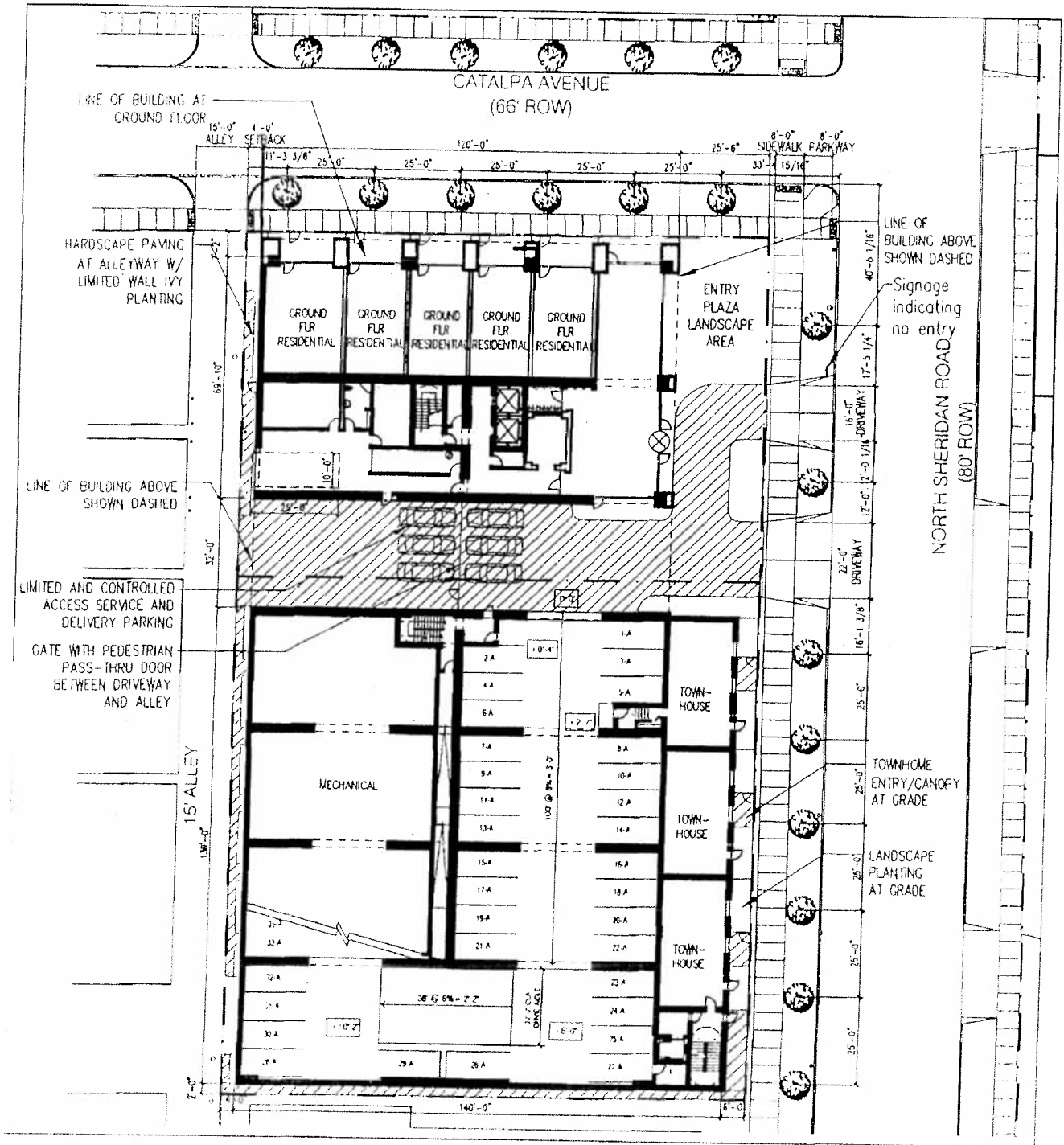
Existing Zoning Map.



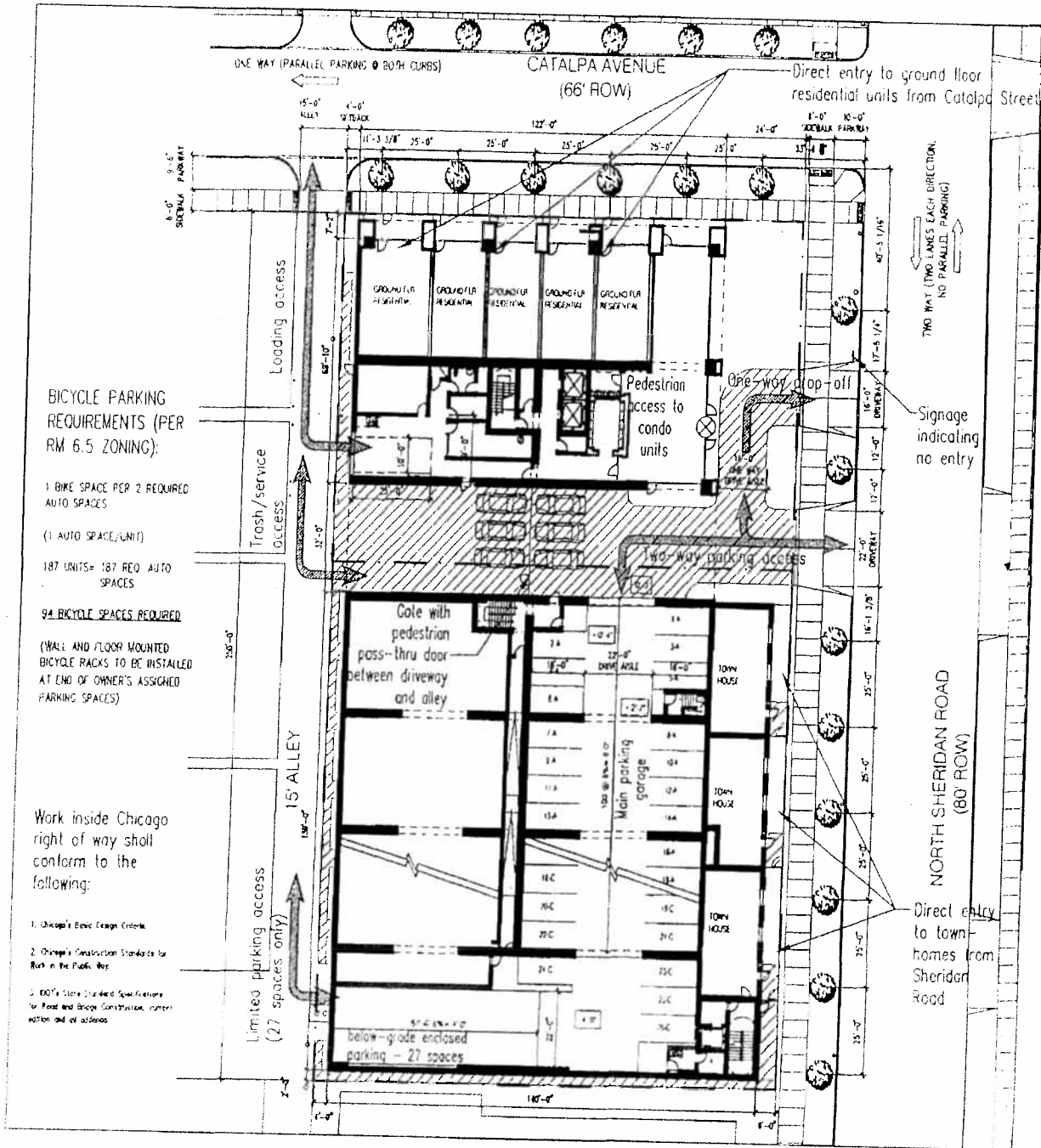
Planned Development Property And Boundary Map.



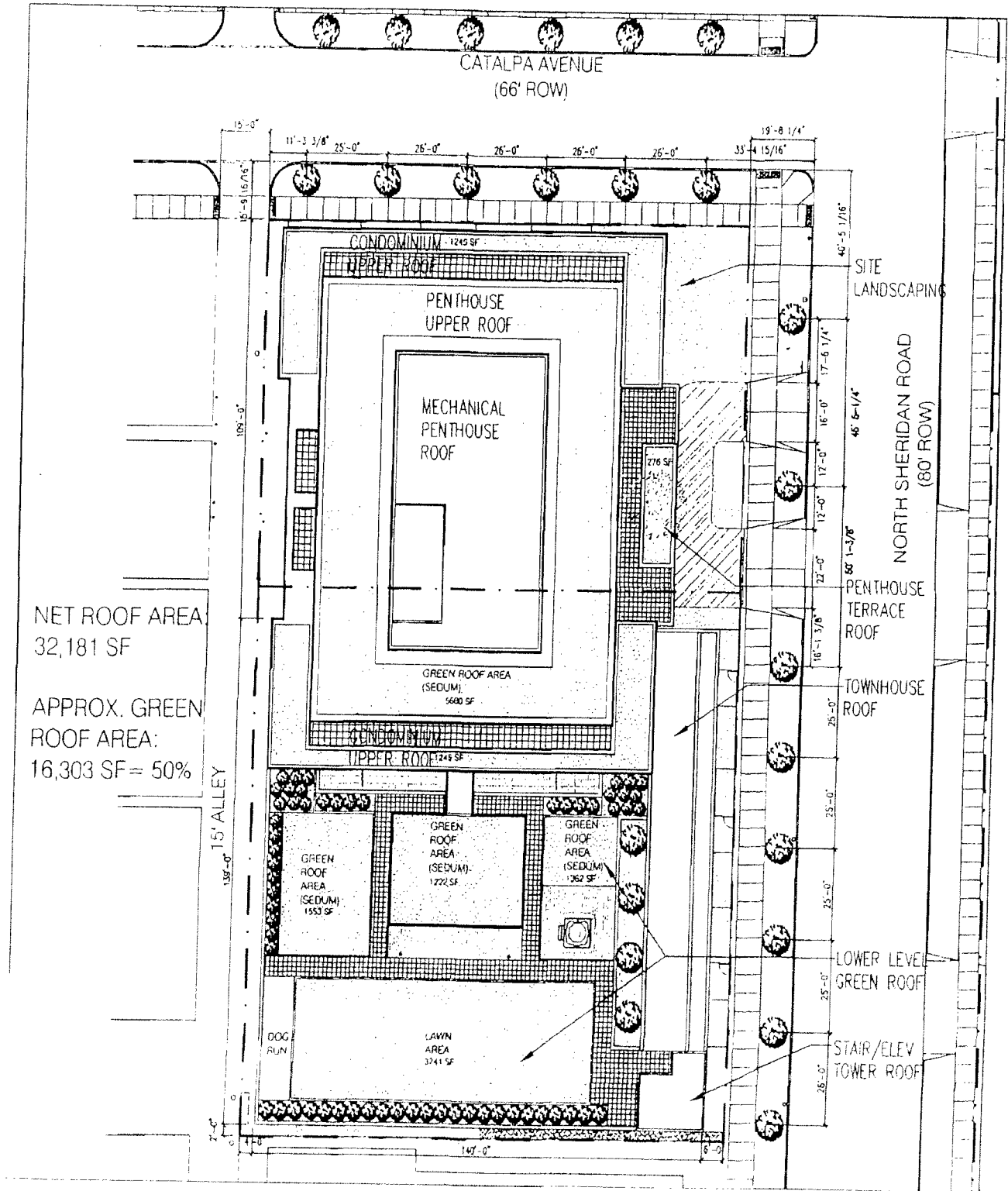
Site Plan.



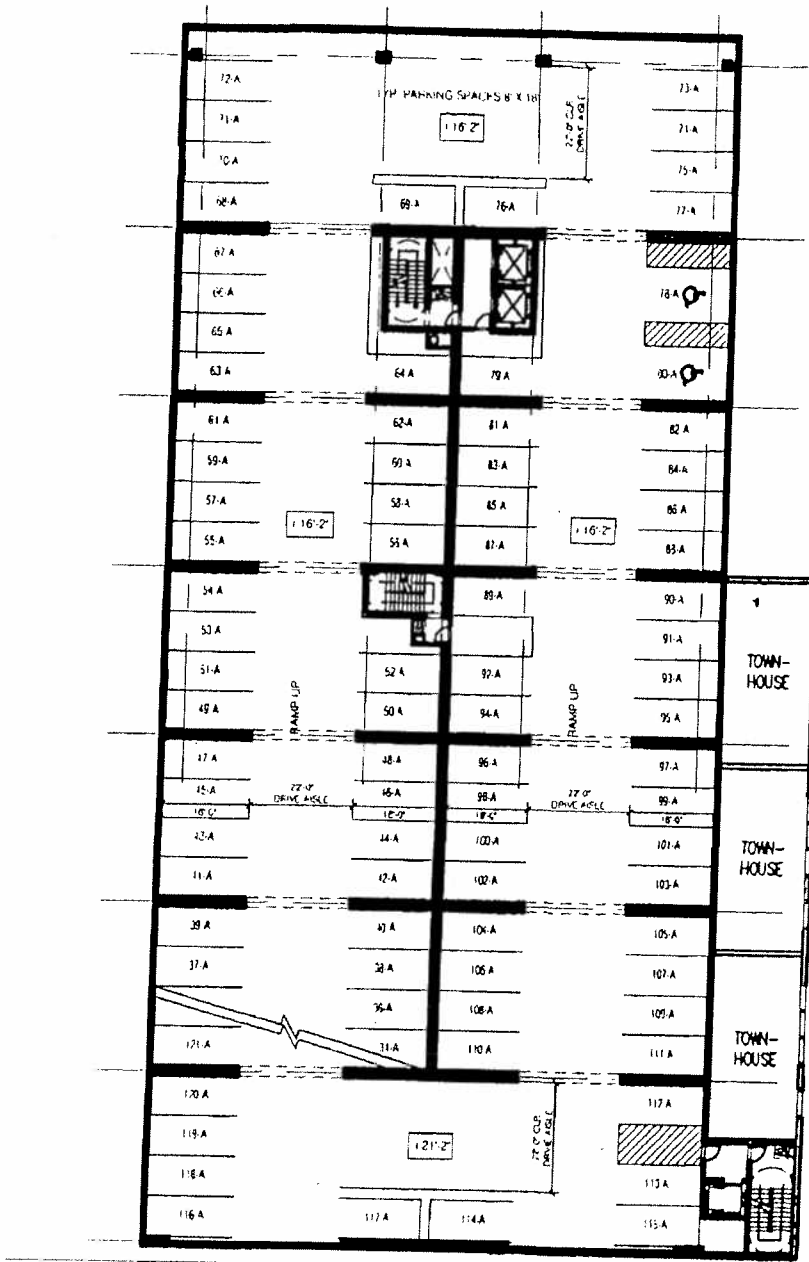
Site Access Plan.



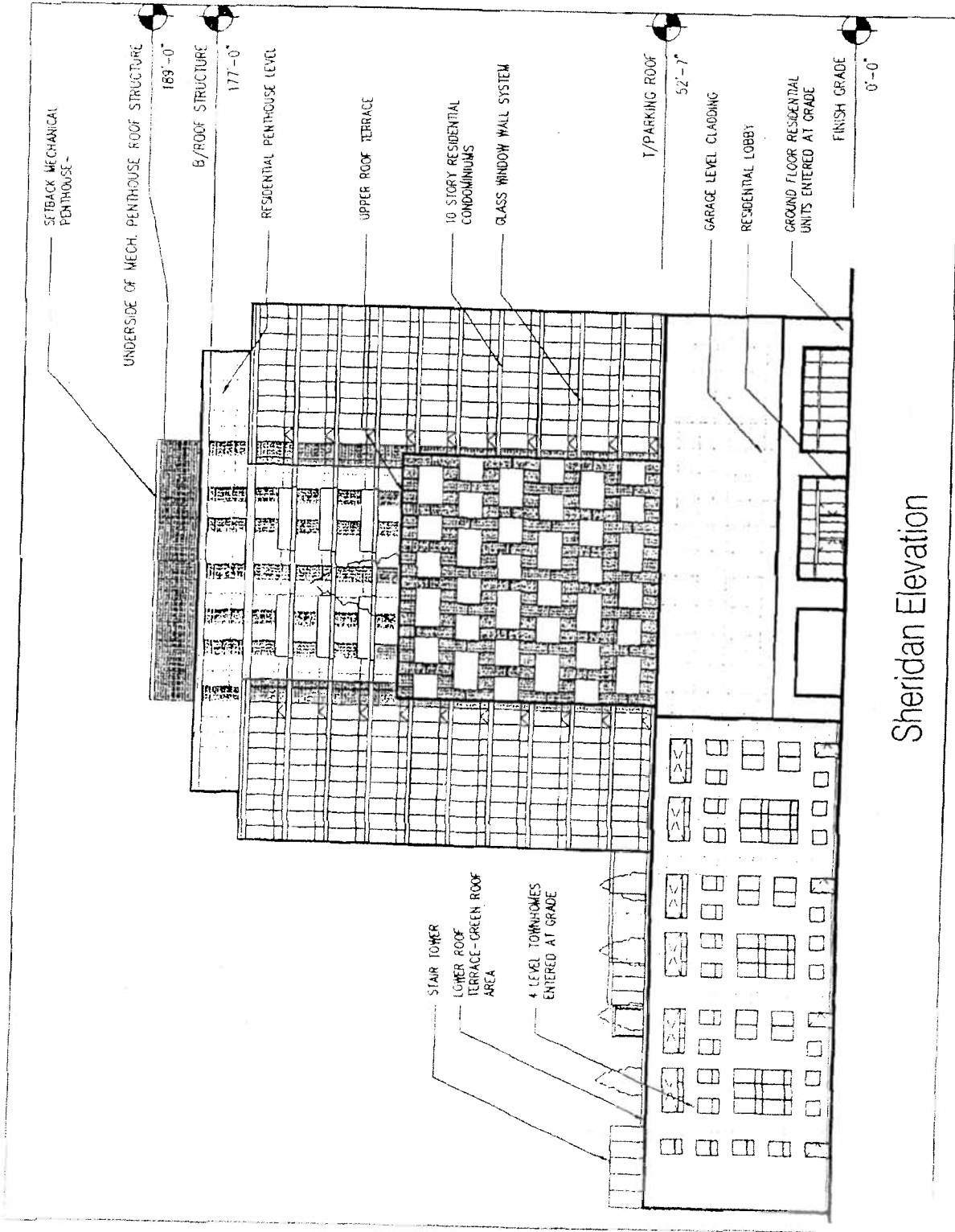
Site Landscaping Plan.



Floors 2 Through 4.

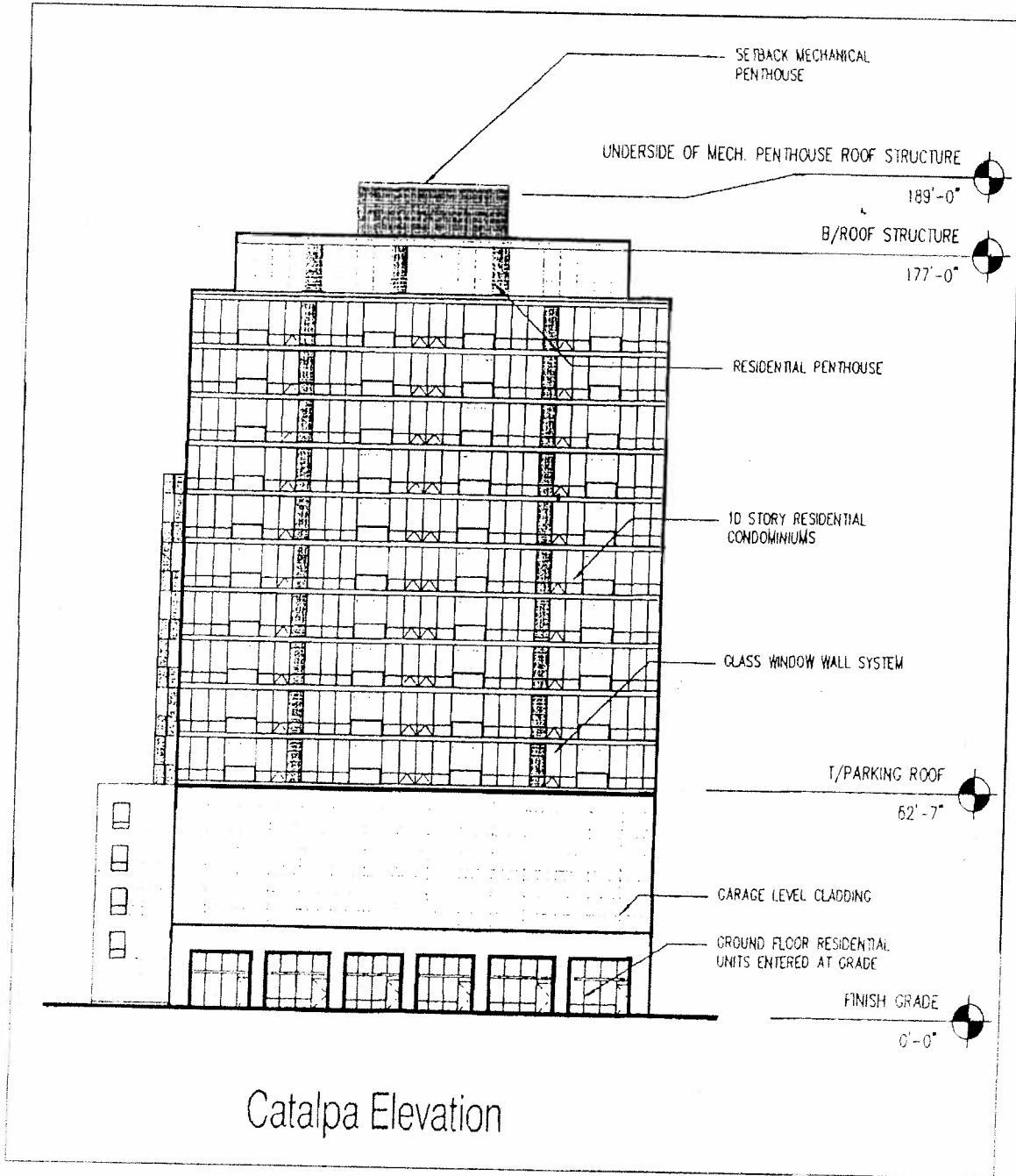


Sheridan Elevation.

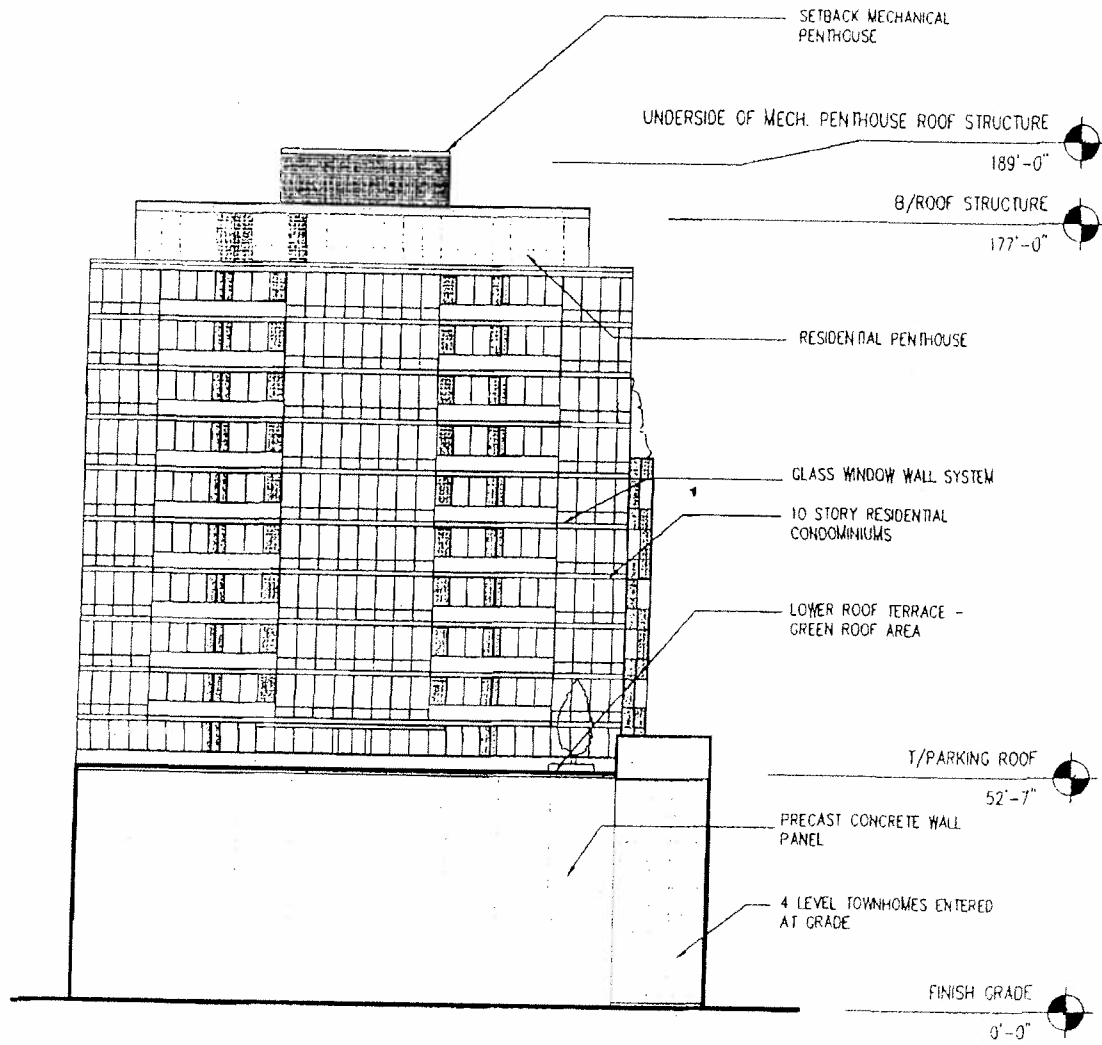


Sheridan Elevation

Catalpa Elevation.

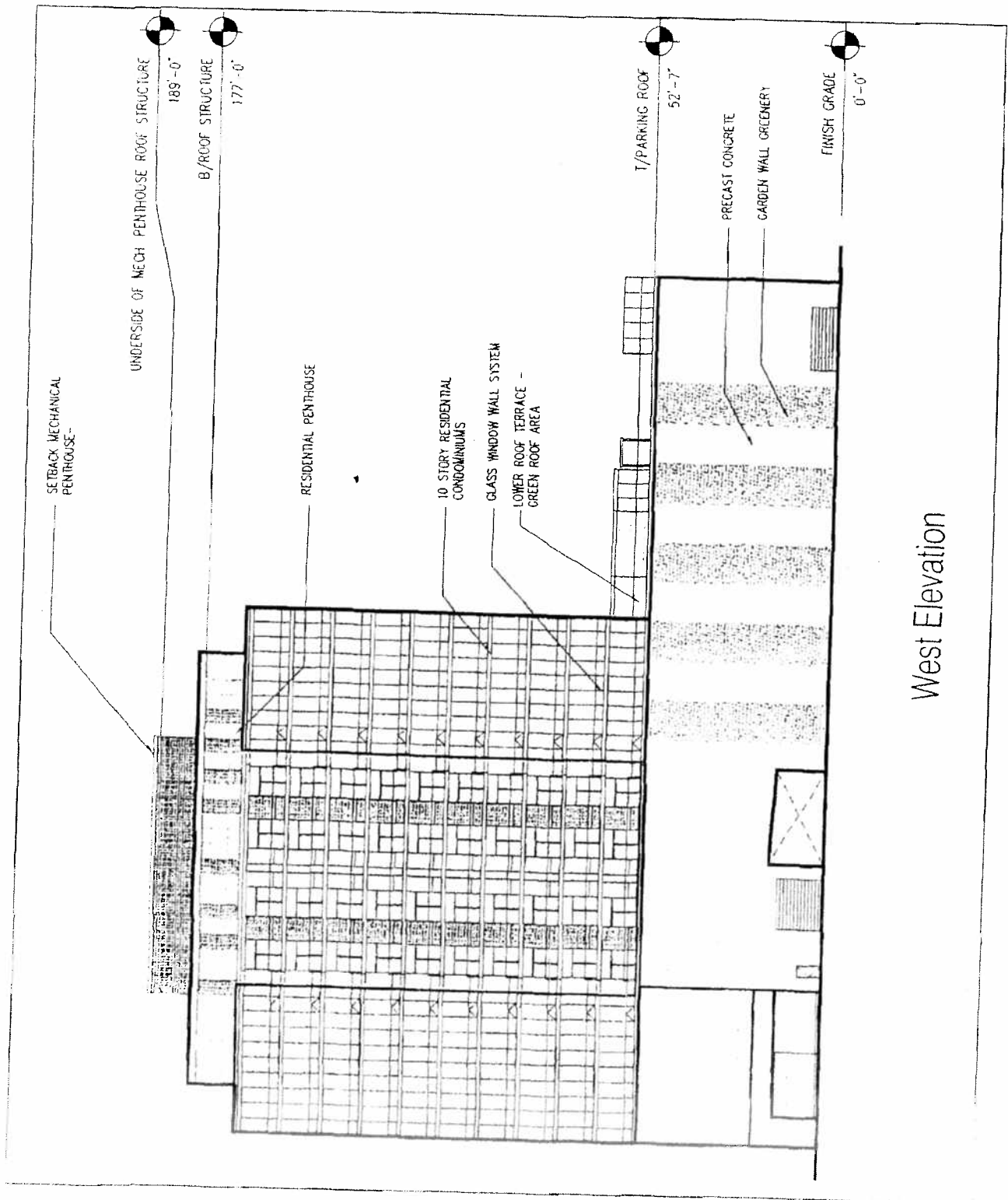


South Elevation.



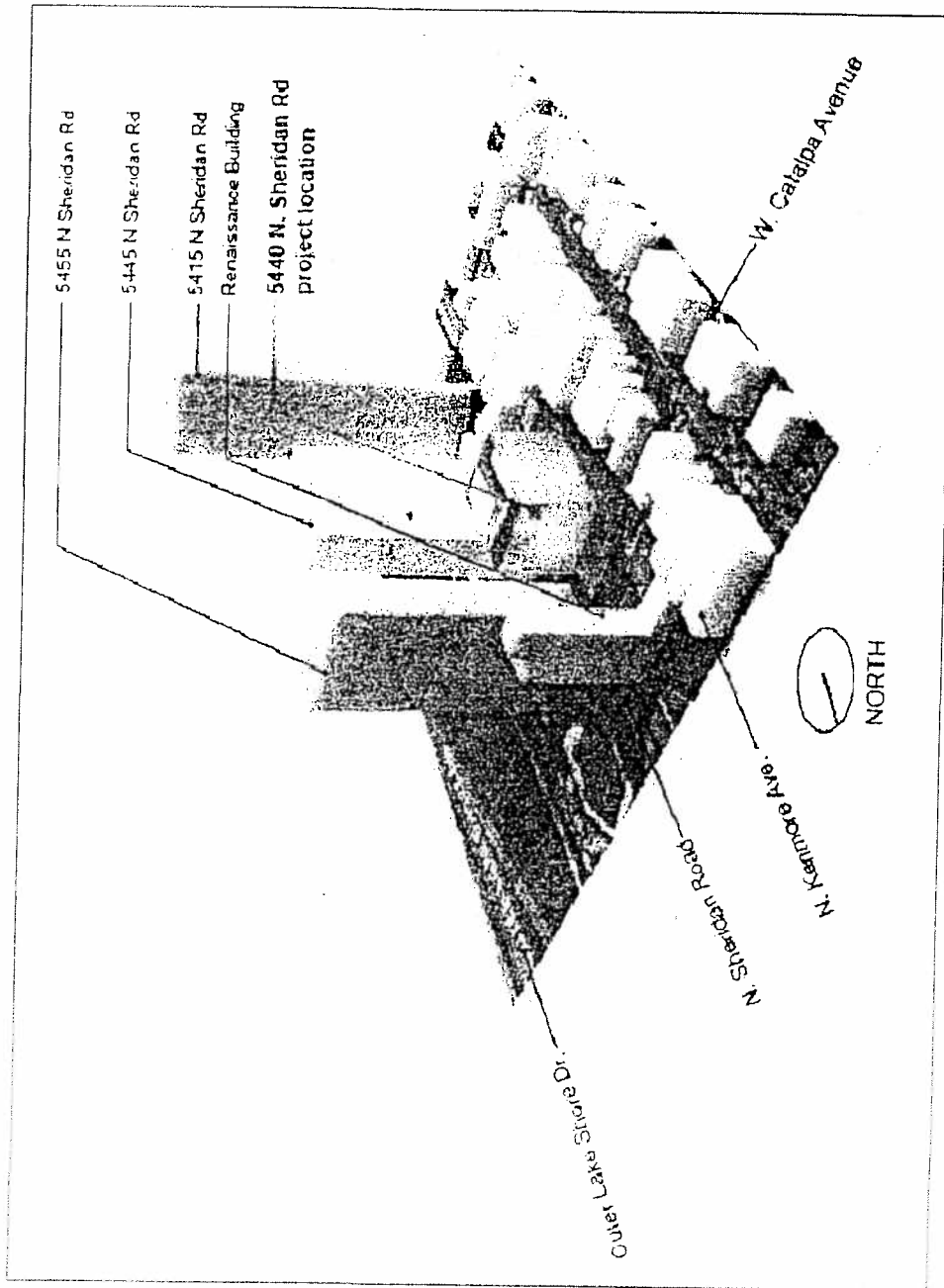
South Elevation

West Elevation.



West Elevation

Contextual Rendering.



Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

Project Location:
* Street Number (if the address only includes one street number, please fill only the cell "From")

From*	To*	Direction:	Street Name	Select Street Type
5440		N	Sheridan	Rd

Ward No Community Area No

48	77
----	----

Project Type:
Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
PD No: RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq ft.	Total building(s) footprint in sq ft.	Total vehicular use area in sq ft.
37,450	32,072	5,015

DPD Project Manager:
Enter First Name Last Name

BG/GR Matrix:
Select project category

Financial Incentives:
Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:
Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above ground parking

Chicago Builds Green.
(Page 2 of 3)

Landscaping:

Please fill, if applicable

7" Landscape Setback	Square footage:	0	1,731
Interior Landscape Area	Square footage:	0	12,690
No. of Interior Trees		0	5
No. of Parkway Trees		0	14

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	24377
Privately developed Public Open Space	Square footage:	0	1,561

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	4,941
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	16,303	0
Energy Star roof	Square footage:	0	6,734
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		187
Total no. of parking spaces (Accessory + Non-Acc.)		329
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		2
No. of bicycle parking		94
Within 600 ft of CTA or Metra station entrance	Check if applicable	<input checked="" type="checkbox"/>

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

- Energy Star building
- LEED certification
- LEED Certified
- LEED Silver
- LEED Gold
- LEED Platinum
- Chicago Green Homes
- Chicago Green Homes [one-star]
- Chicago Green Homes [two-star]
- Chicago Green Homes [three-star]

Energy efficiency strategies not captured above:

(E Other than Energy Star Roof - or Energy Star Building Certification)

Building to exceed energy use performance of ASHRAE 90.1 by 14%
High performing low-e building glazing system

Other sustainable strategies and/or Project Notes:

Rooftop dog walk
Provision of drop-off location for green (no use of harmful chemicals) dry cleaner
Extensive use of materials with recycled/sustainable contents
Use of building materials produced locally as defined by USGBC

3/14/2007

REPORTS OF COMMITTEES

15916
101205

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 12-N.
(Application Number 16007)*

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-N in the area bounded by:

a line 205 feet south of and parallel to West 51st Street; South Nagle Avenue; a line 265 feet south of and parallel to West 51st Street; and the public alley next west of and parallel to South Nagle Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 13-G.

(As Amended)
(Application Number 15910) RPO 1056

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 B3-5 Community Shopping District symbols and indications as shown on Map Number 13-G in the area bounded by:

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

to those of Residential Planned Development Number 1056, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance takes effect after its passage and approval.

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

Residential Planned Development Number 1056.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1056 consists of a net site area of approximately thirty-seven thousand four hundred fifty (37,450) square feet (eighty-six hundredths (0.86) of an acre) of real property, which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned or controlled by Bluewater Group, L.L.C. ("Applicant") for the purposes of this planned development.
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or

otherwise) to this planned development are made, shall be under single ownership or single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interest or obligation therein.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Line Map; Site Plan/ Site Access Plan; Building Elevations, dated January 18, 2007, prepared by Booth Hansen Architects, which are all incorporated herein. Full size sets of the Site Plan/Site Access Plan and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the areas delineated herein: multi-story dwelling unit building, townhouse units and maisonette units totaling one hundred sixty-eight (168), accessory parking and non-required accessory parking as defined in Section 17-17-0204 of the Chicago Zoning Ordinance with accessory loading and related uses.
6. On-premise and business signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Off-premise signs are prohibited.
7. Off-street parking and loading facilities shall be in compliance with this planned development, subject to the review and approval of the Departments of Transportation and Planning and Development. The

planned development proposes a maximum of one hundred eighty-eight (188) accessory parking spaces and one hundred twenty-five (125) non-required accessory parking spaces which shall be utilized by the residential building located at 5445 North Sheridan Road. The one hundred twenty-five (125) non-required accessory spaces provided shall be used exclusively to serve the occupants of or visitors to the residences at 5445 North Sheridan Road. These parking spaces will not be available to the public at-large and will comply with the use definition as established within Section 17-17-0204 of the Chicago Zoning Ordinance.

8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exists shall be designed, installed and maintained in substantial conformance with the Site Plan/Site Access Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Therefore, at the time when building permits are sought, the plans for the building and improvements on the property shall be reviewed and approved by the

Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standards of accessibility.

13. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modifications of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. 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 natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain the building located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. The Applicant/owner will provide a vegetative ("green") roof totaling a minimum of twenty-five percent (25%) approximately eight thousand one hundred sixty (8,160) square feet of the net roof area. The term ("net roof area") shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
15. Unless substantial construction has commenced within the planned development within six (6) years of the date of the passage of the planned development, the zoning of that property shall revert to the prior B3-5 Community Shopping District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

(Aerial Photo; Existing Zoning Map; Planned Development Property and Boundary Map; Site Plan; Site Access Plan; Site Landscape Plan; Floor Plans; Building Elevations; Contextual Rendering; and Site Photos referred to in these Plan of Development Statements printed on pages 101211 through 101221 of this *Journal*.]

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

101210

JOURNAL--CITY COUNCIL--CHICAGO

15910
3/14/2007

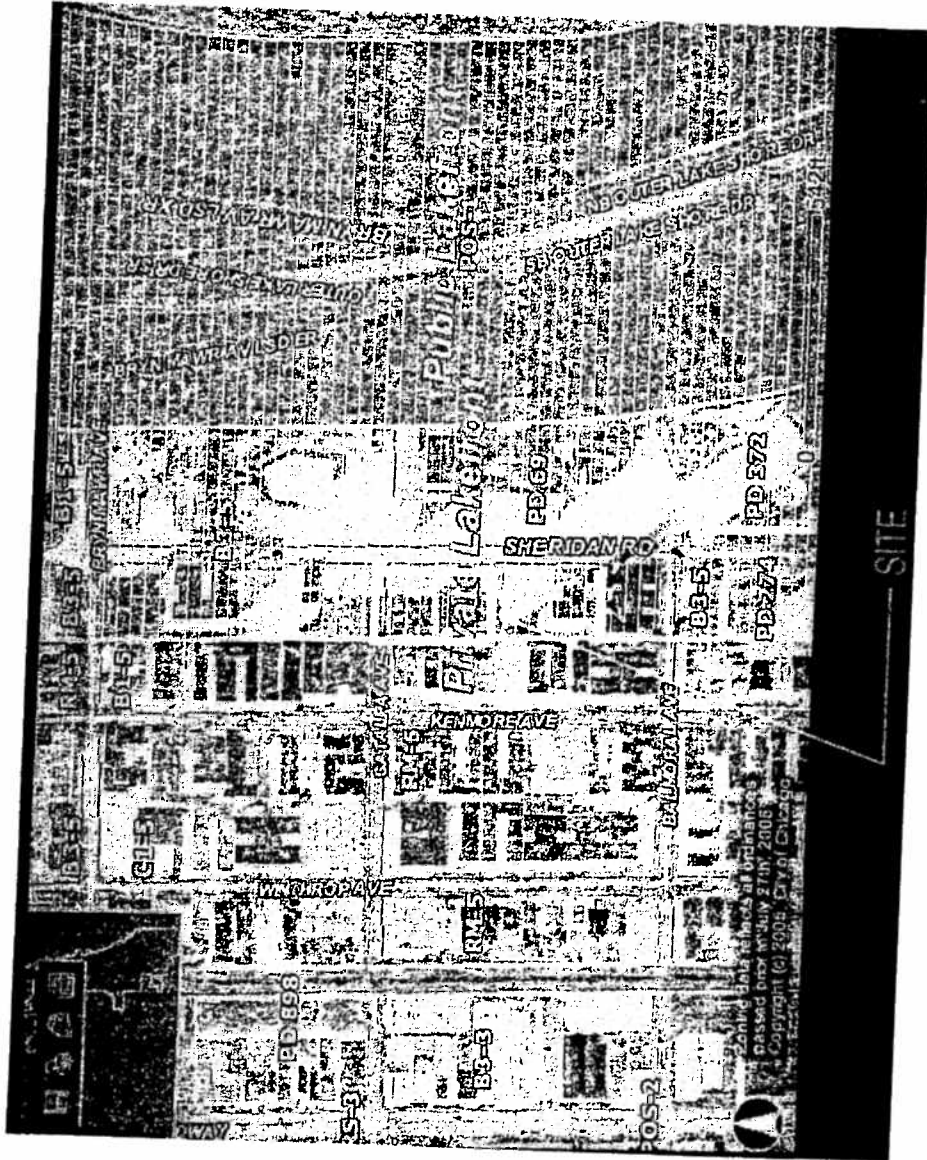
Residential Planned Development Number 1056.

Bulk Regulations And Data Table.

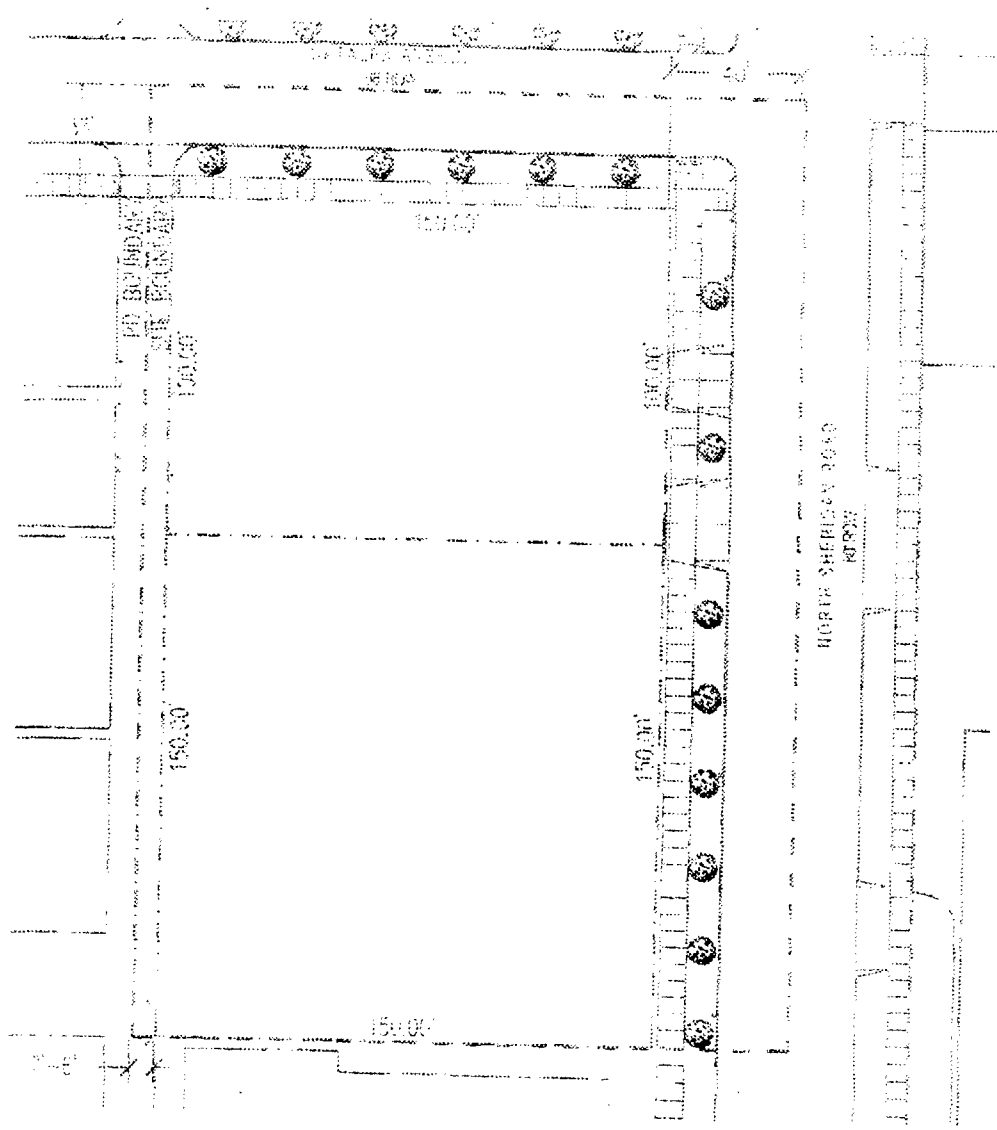
	Square Footage	Acres
Gross Site Area:	53,911 square feet	(1.24 of an acre)
Area of Public Ways:	16,461 square feet	(0.38 of an acre)
Net Site Area:	37,450 square feet	(0.86 of an acre)
Permitted Uses:	Residential uses and related uses as listed in Statement Number 5	
Maximum Floor Area Ratio (F.A.R.):	6.6*	
Maximum Building Height:	179 feet (underside of the mechanical penthouse roof structure)	
Maximum Site Coverage:	In substantial compliance with the attached Site Plan	
Maximum Number of Off-Street Parking Spaces:	188 accessory parking spaces 125 non-required accessory parking spaces	
Minimum Number of Off-Street Loading spaces:	One (1) at 10 feet by 25 feet	
Building Setbacks:	In substantial compliance with the attached Building Elevations	

*(The floor area ratio (F.A.R.) excludes all accessory and non-required accessory parking spaces to be provided within the subject residential planned development).

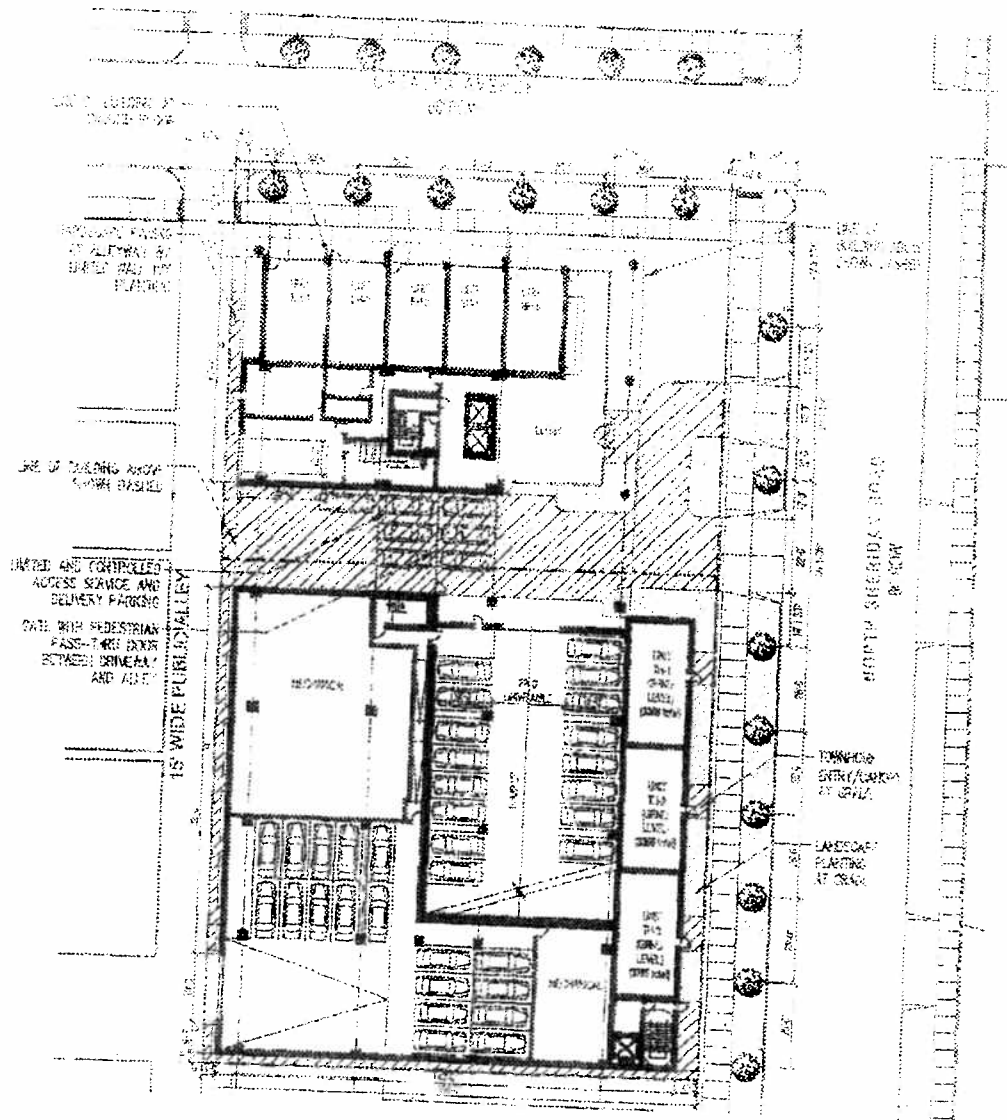
Aerial Photo.



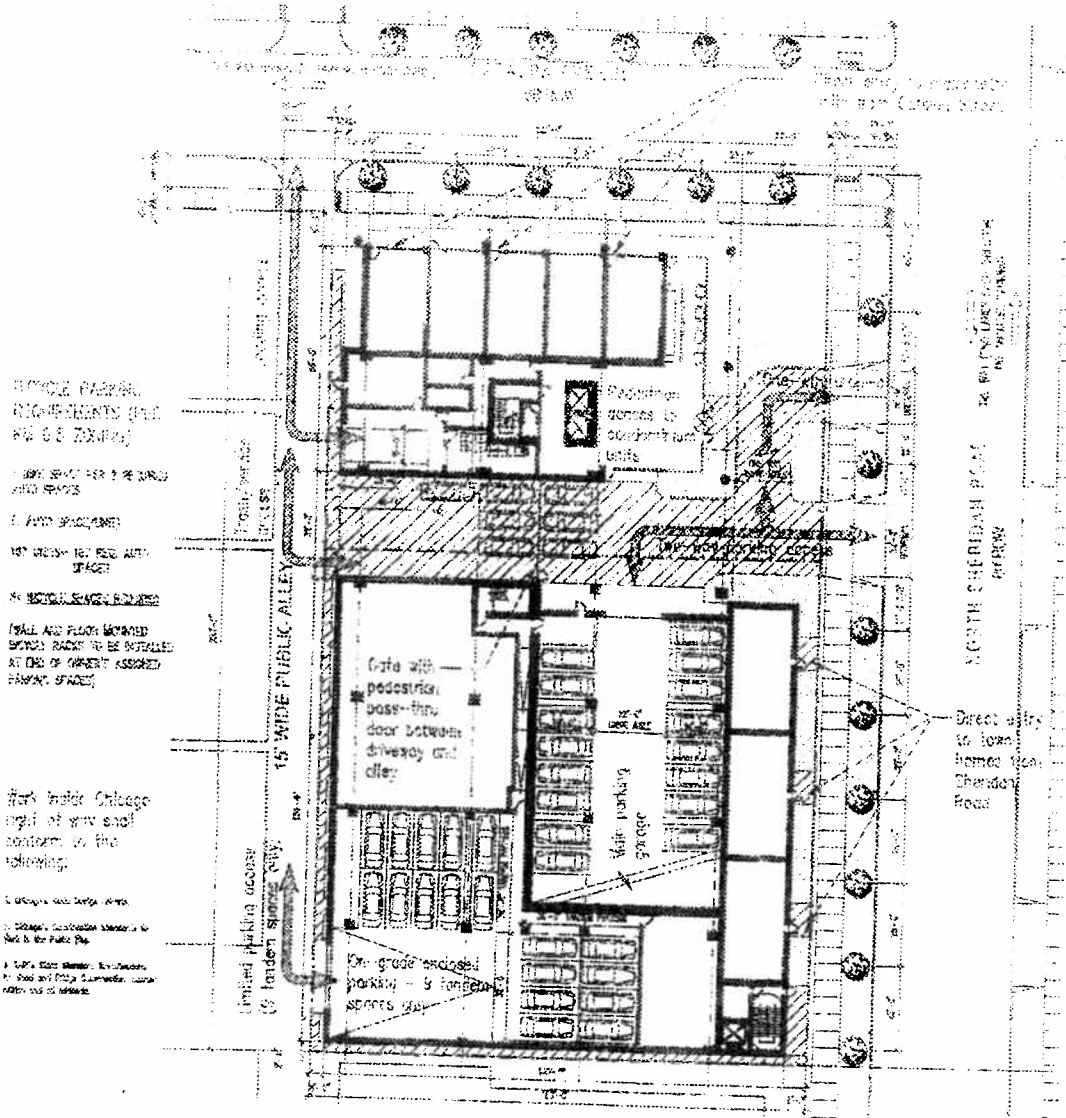
Planned Development Property
And Boundary Map.



Site Plan.



Site Access Plan.



RECYCLE BASKETS
 REQUIREMENTS (SEE
 R20 0.8 ZONING)

1. ONE SPACE PER 2 UNITS
 AND SPACES

2. AUTO SPACEMATS

3. 1ST FLOOR 10' PER AUTO
 SPACES

4. 2ND FLOOR 8' PER UNIT

5. WALL AND FLOOR MOUNTED
 SPYGLASS RACKS TO BE INSTALLED
 AT END OF GARAGE ASSIGNED
 PARKING SPACES

Work under Chicago
 right of way shall
 conform to the
 following:

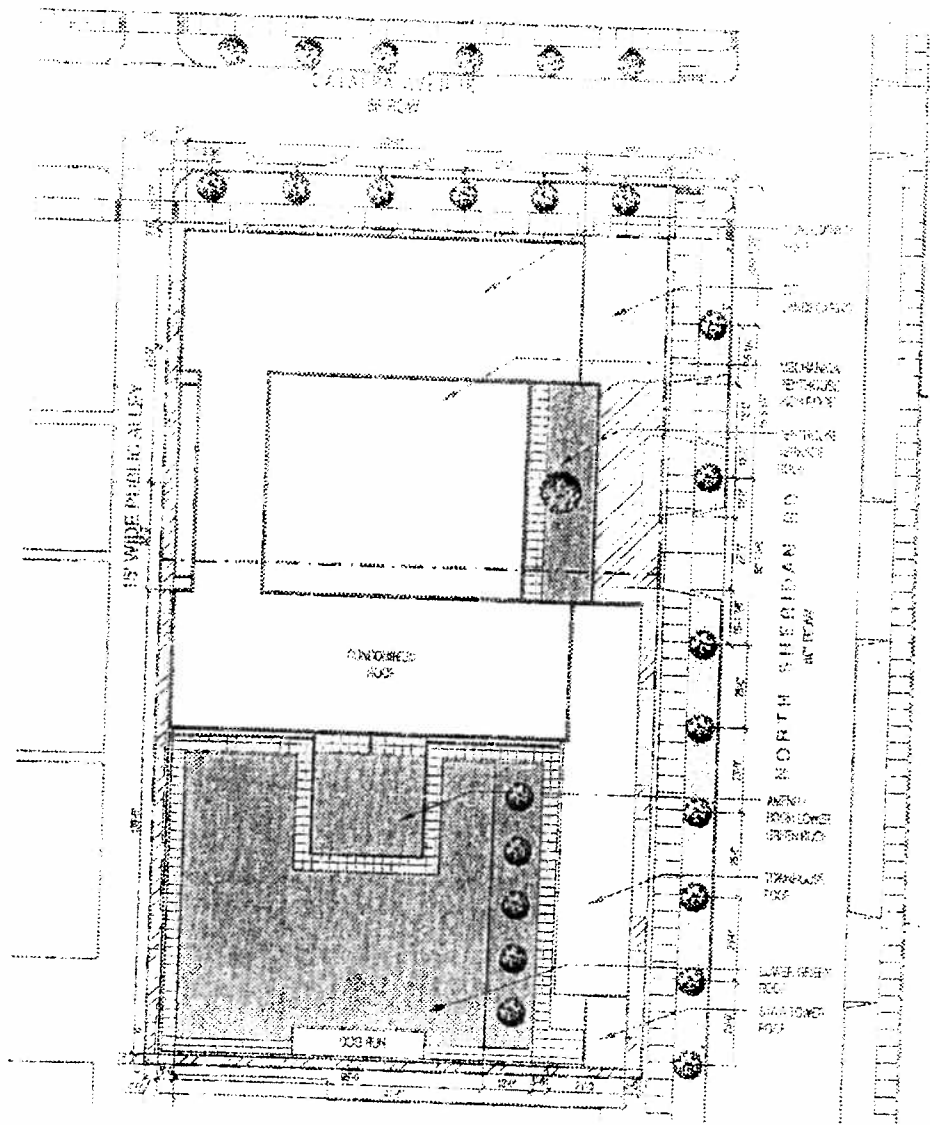
1. Chicago's Code Book, Article
 2. Chicago's Construction Standards for
 Sid & Fire Public Use

3. City of Chicago, Engineering
 Department and Public Works
 Department, various
 rules and regulations

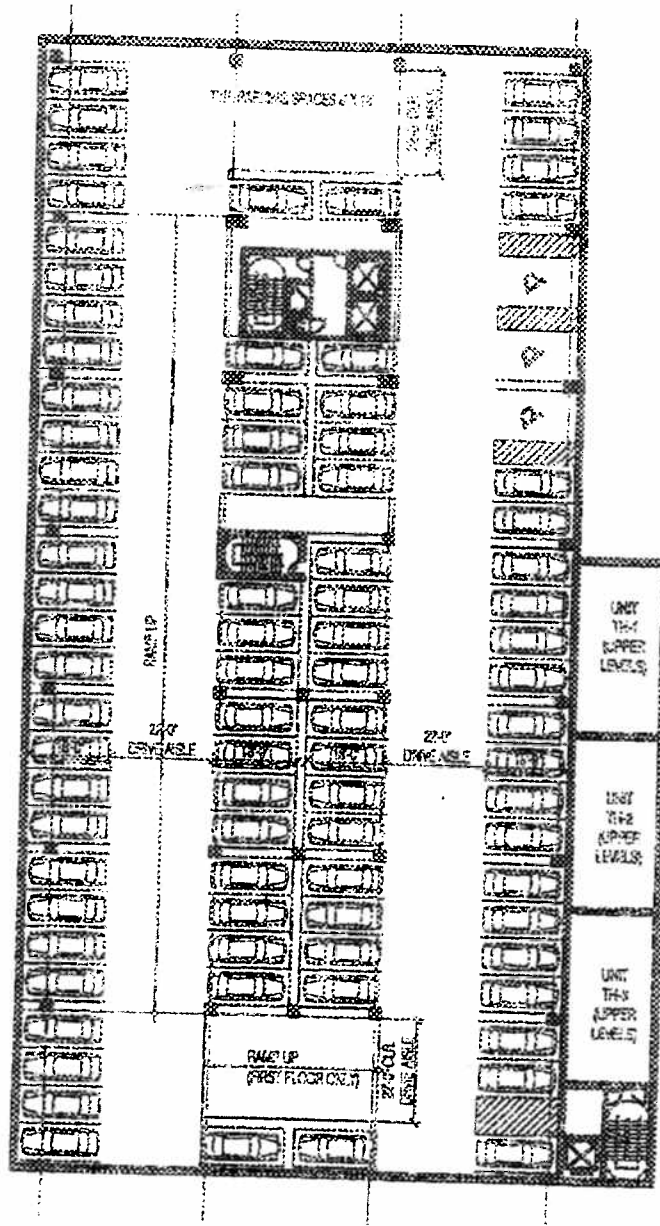
NORTH SHERIDAN ROAD
 24' BROWN LINE
 10' BROWN LINE
 10' BROWN LINE

Direct entry
 to town
 home from
 Sheridan
 Road

Site Landscaping Plan.

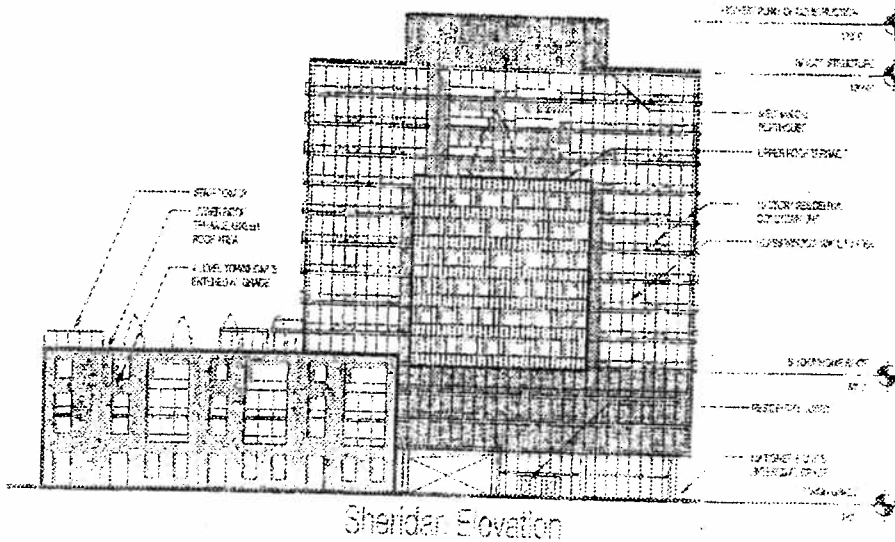
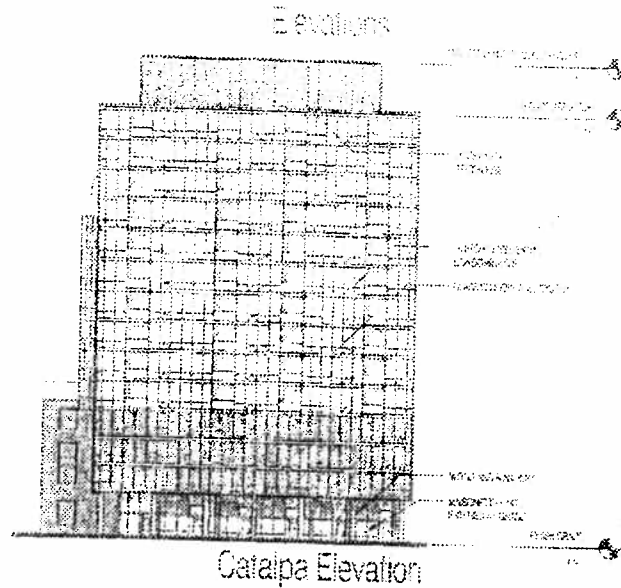


Floors Two Through Four Plan.

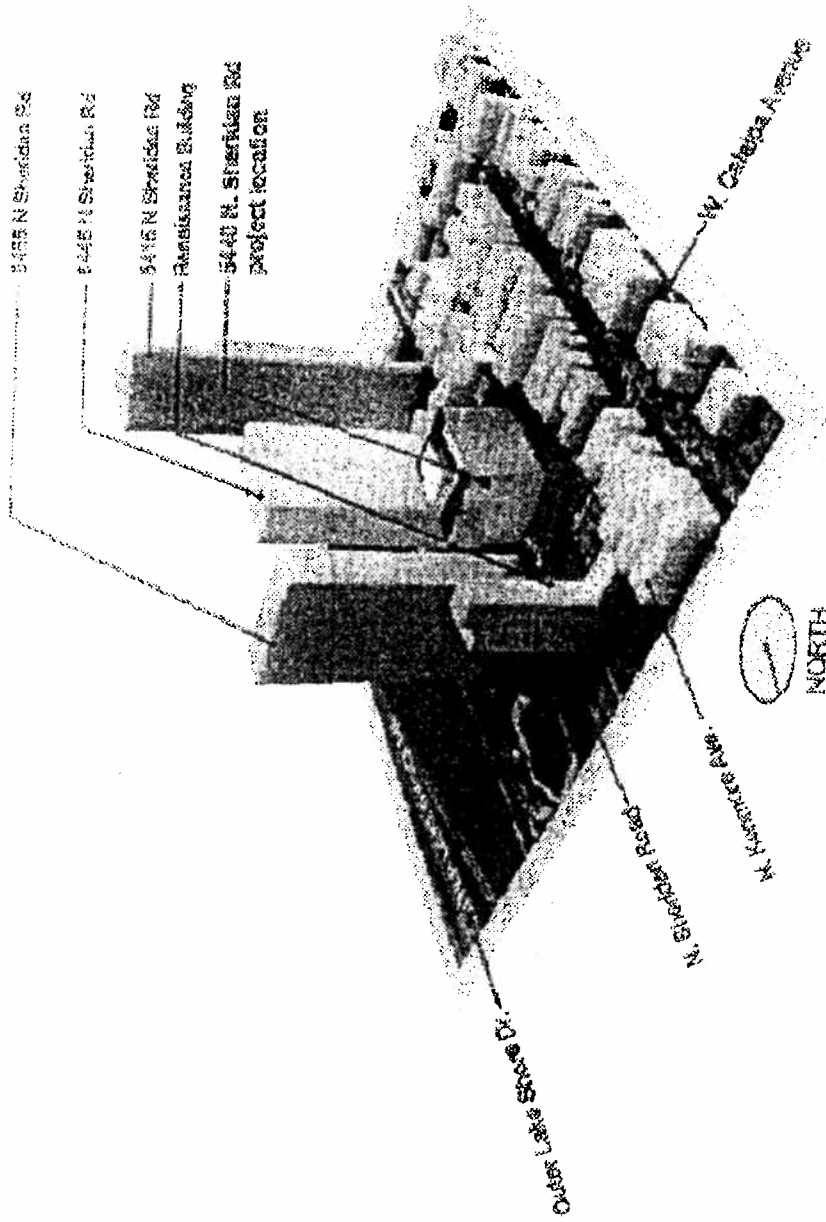


Building Elevations.

(Page 1 of 2)



Contextual Rendering.



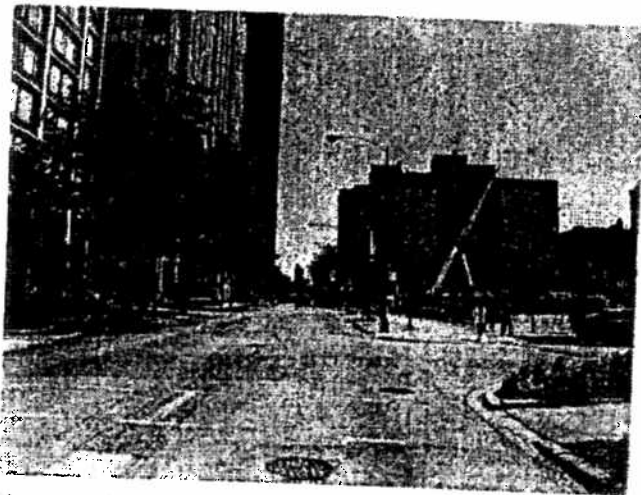
Site Photos.



View of site looking west from Sheridan



View of site looking north from alley to the west



View of site looking south from intersection of Sheridan + Catalpa



View of site looking east from Catalpa