

PD 1124

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

November 27, 2013

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Business Planned Development No. 1124
Proposed Chicago Self Storage Addition at 3835 North Sheffield Avenue**

Dear Mr. Citron:

Please be advised that your request for a minor change to Business Planned Development No. 1124 ("PD1124"), has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Your client and the property owner, Cardiff Mason Development, is seeking an administrative relief for design and material changes to the proposed five-story addition to the existing five-story, Orange-rated, building at the southeast corner of N. Sheffield Ave. and W. Sheridan Rd. Specifically, you are seeking the following modifications:

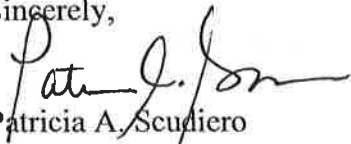
- Eliminate the proposed Sheridan Rd. driveway and provide access to the site and addition from the existing rear alley. The Department of Transportation approved the revised Site Plan on November 5, 2013.
- Design and material modifications to the elevations, including the replacement of Harvard Brick with metal panels on the South and East Elevations. The North Elevation will remain face brick. The following revised drawings, prepared by Pappageorge Haymes and dated November 18, 2013, shall be inserted into the main file: Site Plan, Landscape Plan, Green Roof Plan, and North, South, East and West Elevations.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications to the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1124, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Finally, your letter also requests approval for the six on-premise signs totaling 720 square feet as shown on the attached Signage Elevations. These signs are permitted pursuant to the Planned Development. While sign permits are required, administrative relief is not required for these signs.

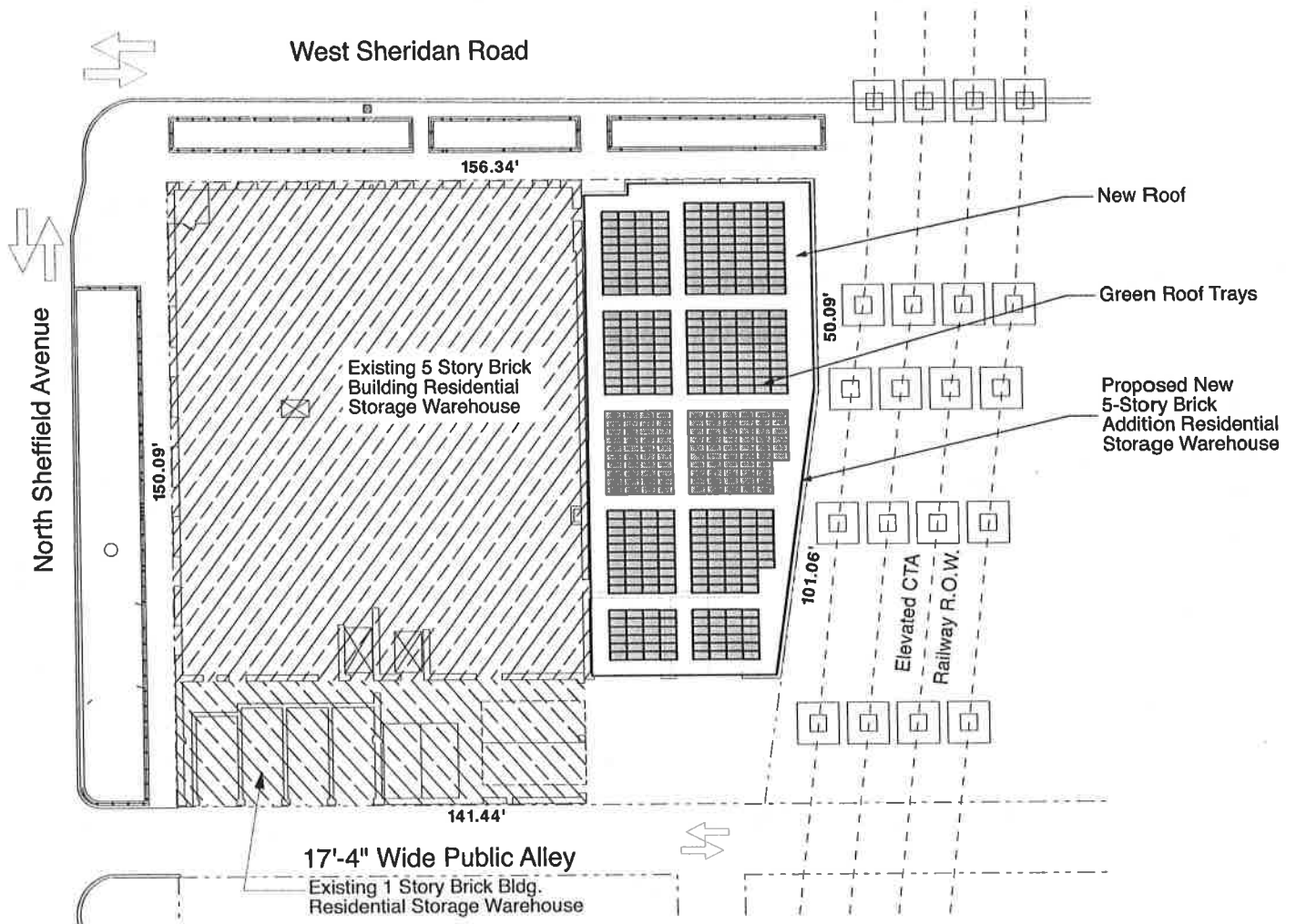
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

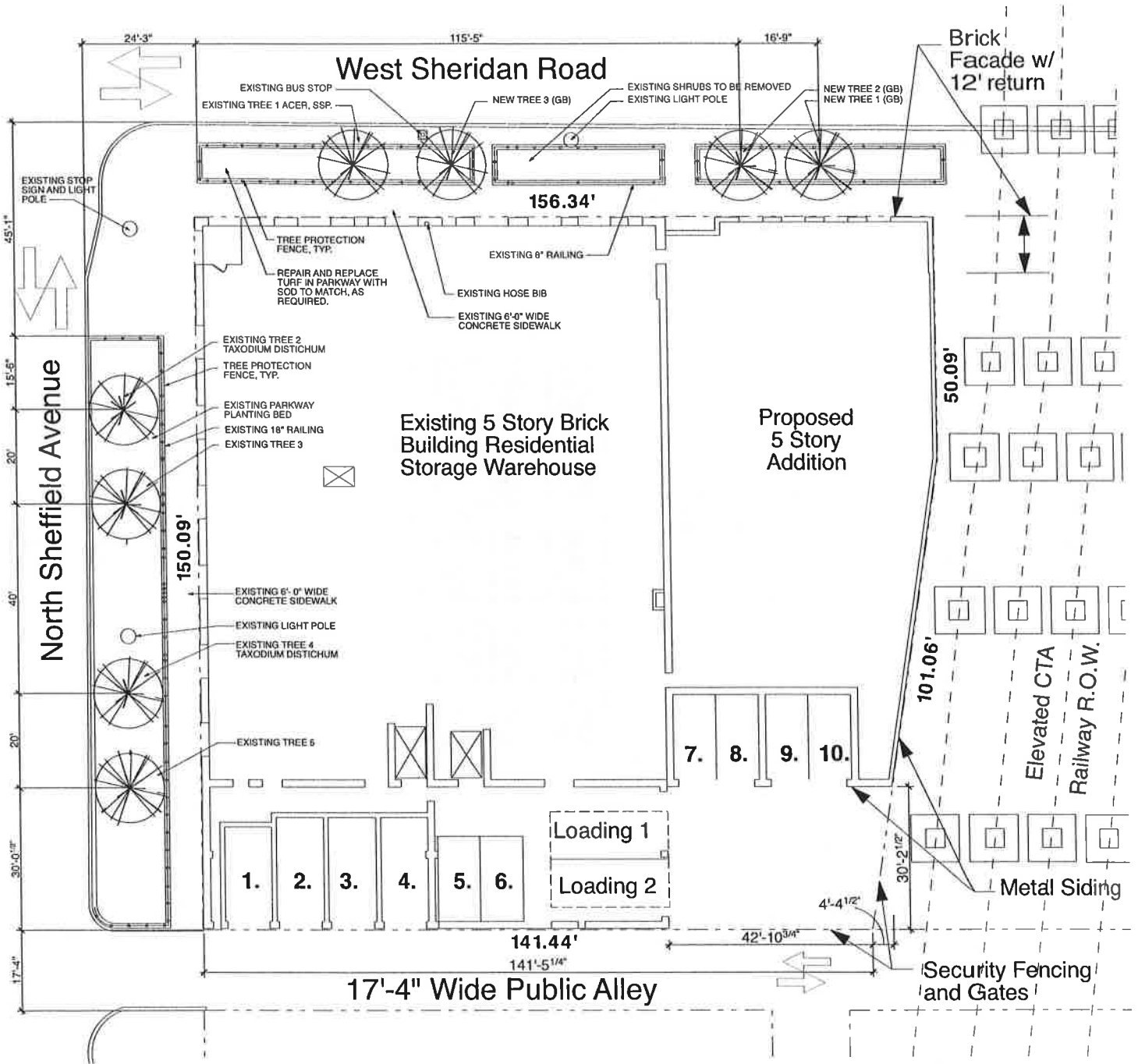
C: Mike Marmo, Erik Glass, Ron Daye, Main file



Site Plan

APPLICANT: Chicago Self Storage LLC.
 ADDRESS: 941-957 West Sheridan Road, Chicago, Illinois
 DATE: APRIL 9, 2008
 REVISED: November 18, 2013

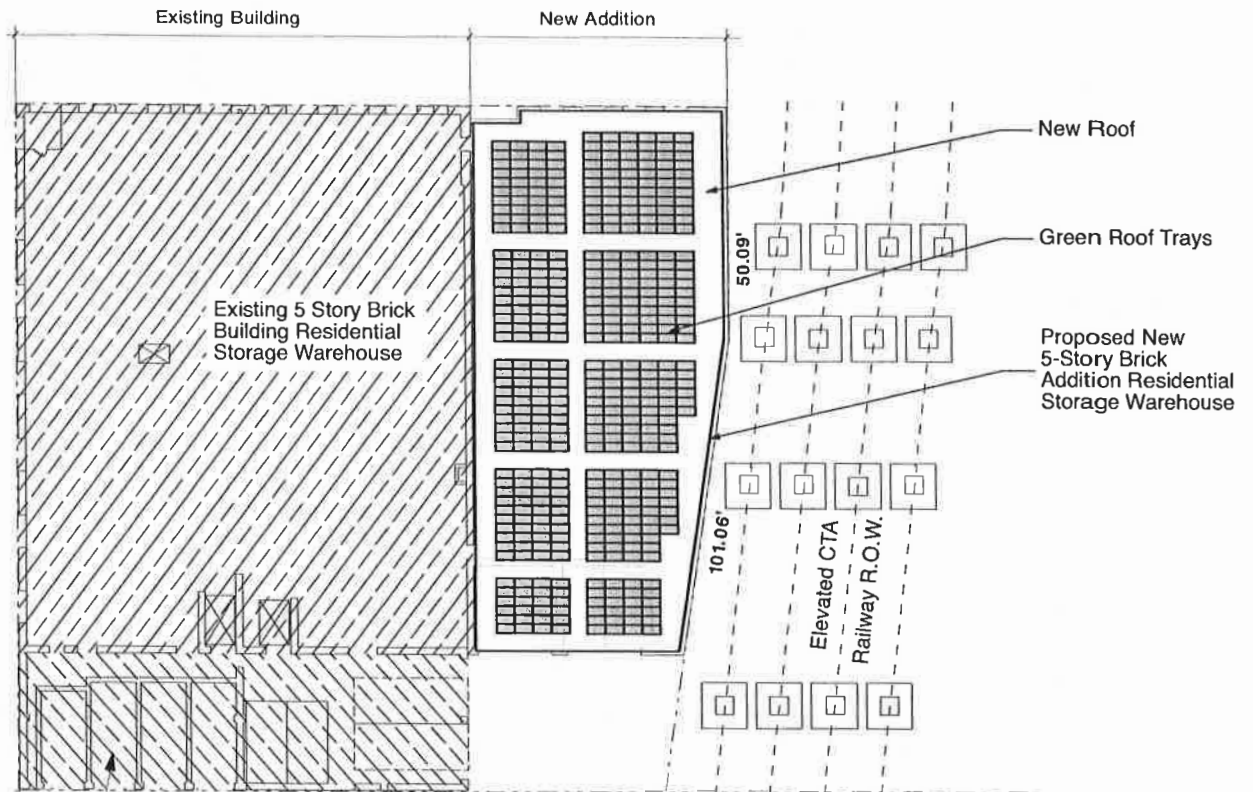




Landscape Plan

APPLICANT: Chicago Self Storage LLC.
 ADDRESS: 941-957 West Sheridan Road, Chicago, Illinois
 DATE: APRIL 9, 2008
 REVISED: November 18, 2013





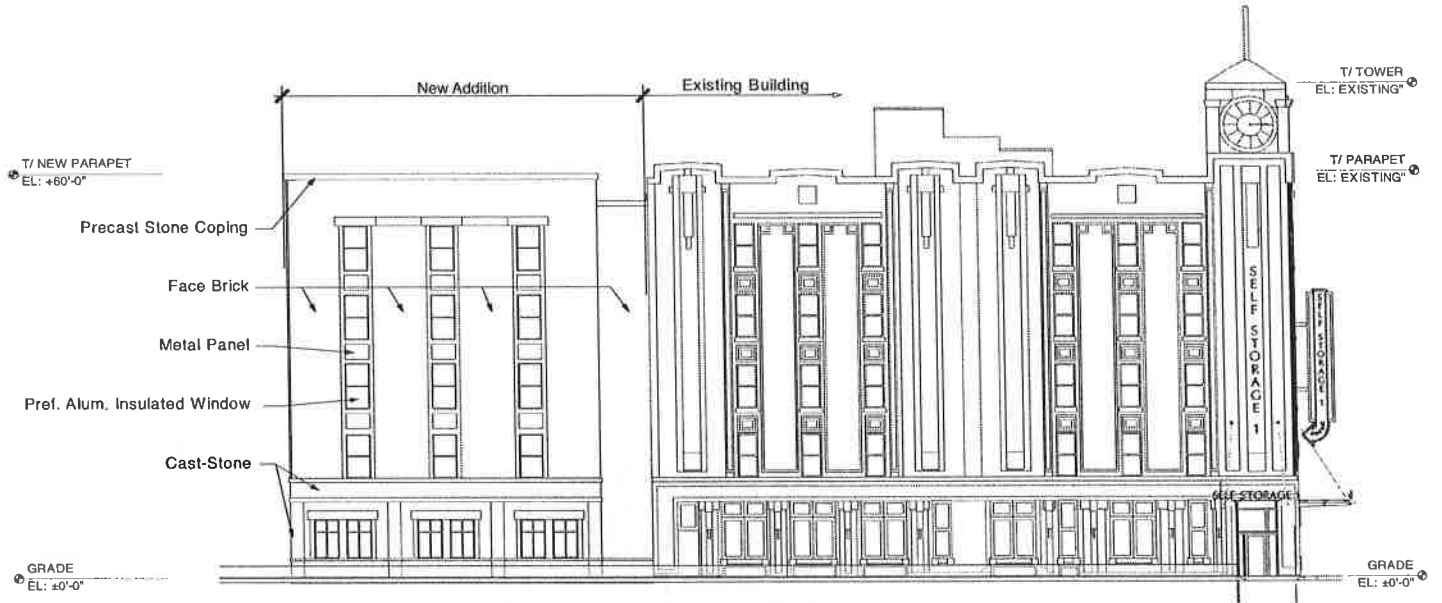
Building Addition Data

Gross Roof Area:	20,773 SqFt
Roof Area Excluded:	14,672 SqFt
Net Roof Area:	6,101 SqFt
Area of Green Roof:	3,496 SqFt
Green Roof Percentage of Net Roof Area:	53%

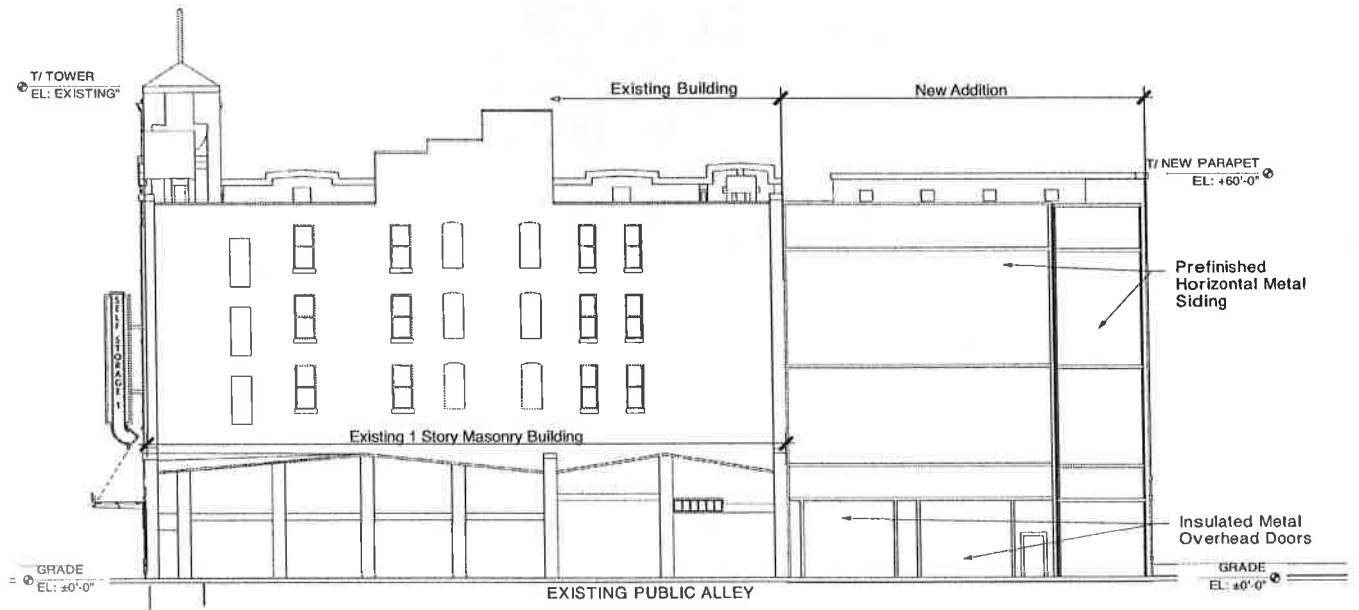
Green Roof Plan

APPLICANT: Chicago Self Storage LLC.
 ADDRESS: 941-957 West Sheridan Road, Chicago, Illinois
 DATE: APRIL 9, 2008
 REVISED: November 18, 2013





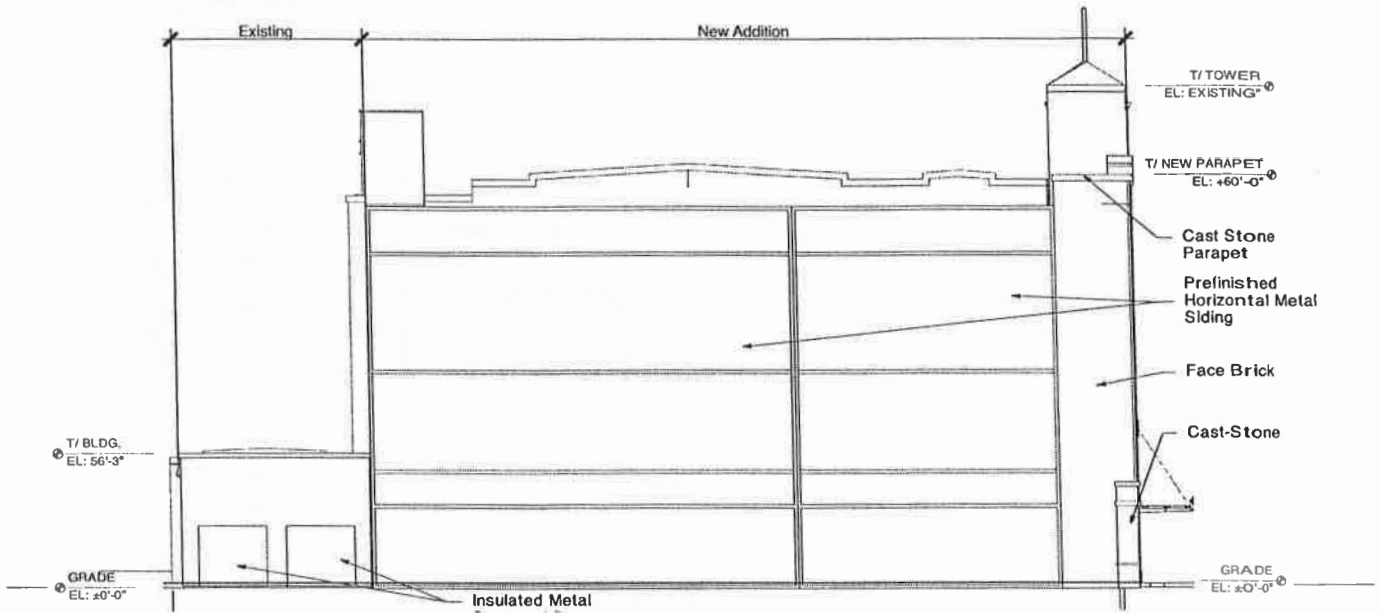
North Elevation



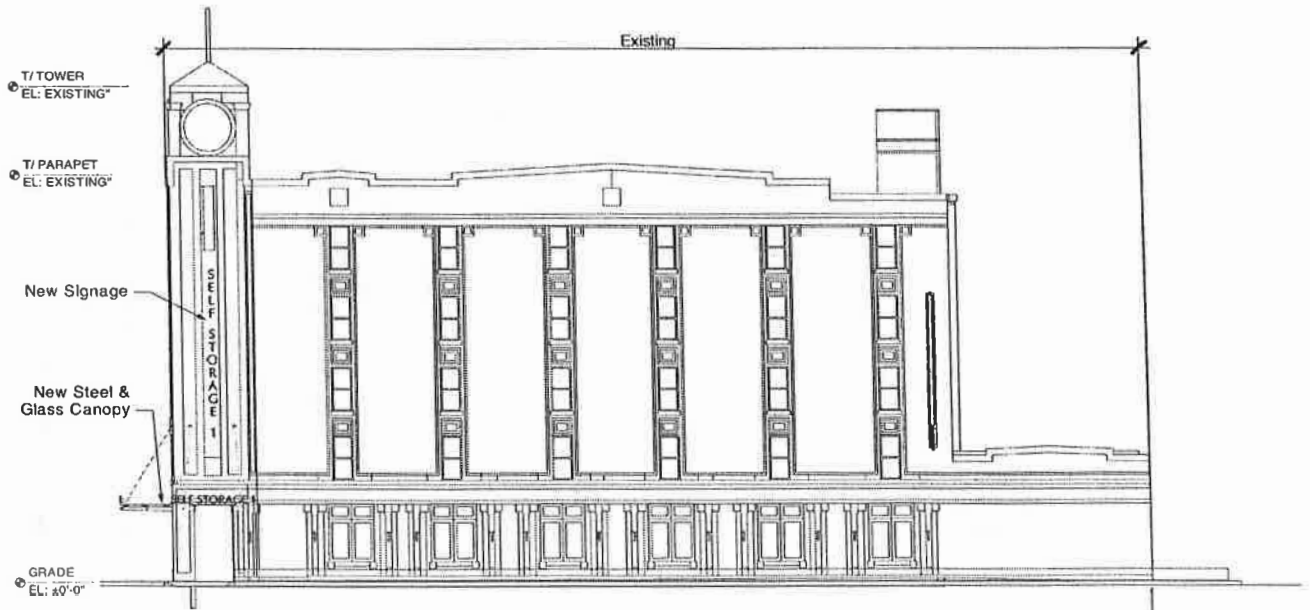
South Elevation

Building Elevations

APPLICANT: Chicago Self Storage LLC.
 ADDRESS: 941-957 West Sheridan Road, Chicago, Illinois
 DATE: APRIL 9, 2008
 REVISED: November 18, 2013



East Elevation



West Elevation

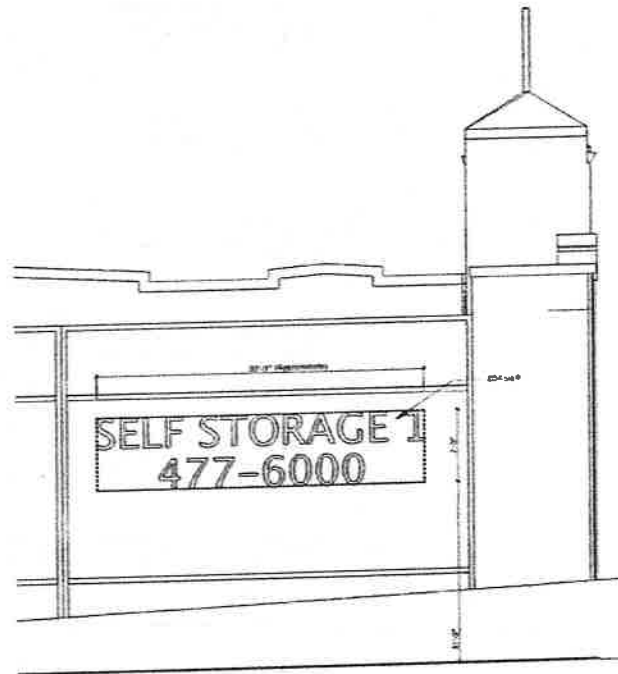
Building Elevations

APPLICANT: Chicago Self Storage LLC.
 ADDRESS: 941-957 West Sheridan Road, Chicago, Illinois
 DATE: APRIL 9, 2008
 REVISED: November 18, 2013

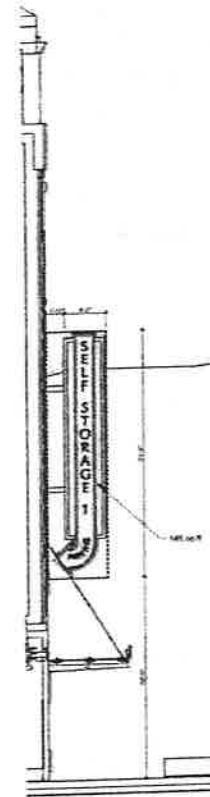
Signage Areas

- A- 16sf (2)
- B- 45sf (2)
- C- 146sf
- D- 234sf

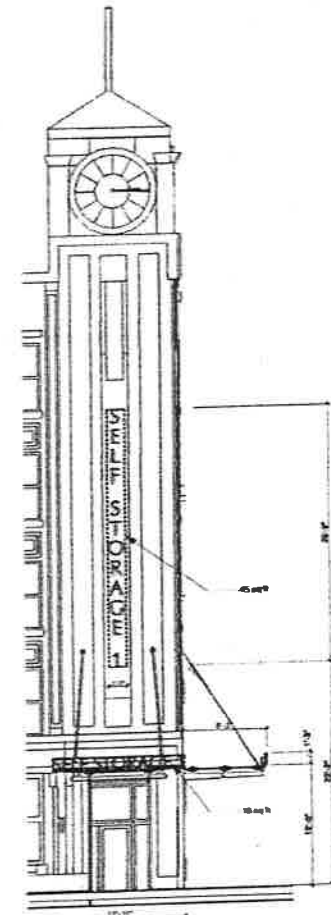
Total Signage Area : 486sf



D- Existing Relocated Signage



C- Electric Sign



A - Wall Mounted Lettering on Tower
B- Canopy with Electric Sign



16585

*Reclassification Of Area Shown On Map Number 7-G
(As Amended)
(Application Number 16585)*

BPD 1124

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 7-G in the area bounded by:

West Sheridan Road; a line being the west boundary line of Chicago Transit Authority elevated track right-of-way line; the east/west public alley south of and parallel to West Sheridan Road; and North Sheffield Avenue,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols to those of a Business Planned Development and a corresponding use is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Number 1124.

Plan of Development Statements.

1. The area delineated herein as a business planned development consists of a net site area of approximately zero point five two (0.52) acres (twenty-two thousand eight hundred forty (22,840) square feet) which is owned or controlled by Chicago Self Storage, L.L.C. for purposes of this business planned development.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions within this planned development shall be binding upon the applicant, its successors and assigns and if different than the applicant, 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 17-8-0400 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the applicant, or its direct successor, or the owners of all the property or any association which is formed to represent the property owners.
4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Building Elevations (North and West, East and South); and Green Roof Plan, as prepared by Sullivan, Goulette & Wilson Architects, dated September 18, 2008. Copies of the Site Plan, Landscape 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 in 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 planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein: residential self-storage uses, accessory uses, and accessory parking.
6. On-premises signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Signage shall not obscure any historical architectural features or damage historic materials and should be compatible with the historic character of the building in terms of size, location, number, design, materials and illumination. The existing wall sign on the east elevation shall be permitted to be relocated along the east elevation on the proposed addition to the existing building. The existing roof sign is nonconforming and shall be removed. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Off-premises signs shall not be permitted in the planned development.
7. 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 proposed

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 compliance with the Municipal Code of the City of Chicago.

8. Off-street parking shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. For purposes of height measurement and determination, the definitions in the Chicago Zoning Ordinance shall apply. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations, and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and the Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

The applicant acknowledges that the building, commonly known as 957 West Sheridan Road, is identified in the Chicago Historic Resources Survey. The applicant agrees to retain and preserve the significant features of the building. The significant features are the two street elevations, including rooflines, and all elevations of the clock tower. In general, original features and materials should be retained and preserved as much as possible, while changes should be compatible with the building's historic character.

12. 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 application for such modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification 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.

13. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area) of the area of the building subject to the Part II Review. The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee will be assessed by the Department of Planning and Development staff at that time and 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.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("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 standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings 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 System. Copies of these standards may be obtained from the Department of Planning and Development. The applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) (approximately three thousand nine hundred fifty-two (3,952) square feet) of the net roof area of the building addition to be constructed within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
16. Unless substantial construction of the improvements contemplated by this planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to that of B3-5 Community Shopping District.

[Existing Zoning Map; Land-use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 41041 through 41048 of this *Journal*.]

16585

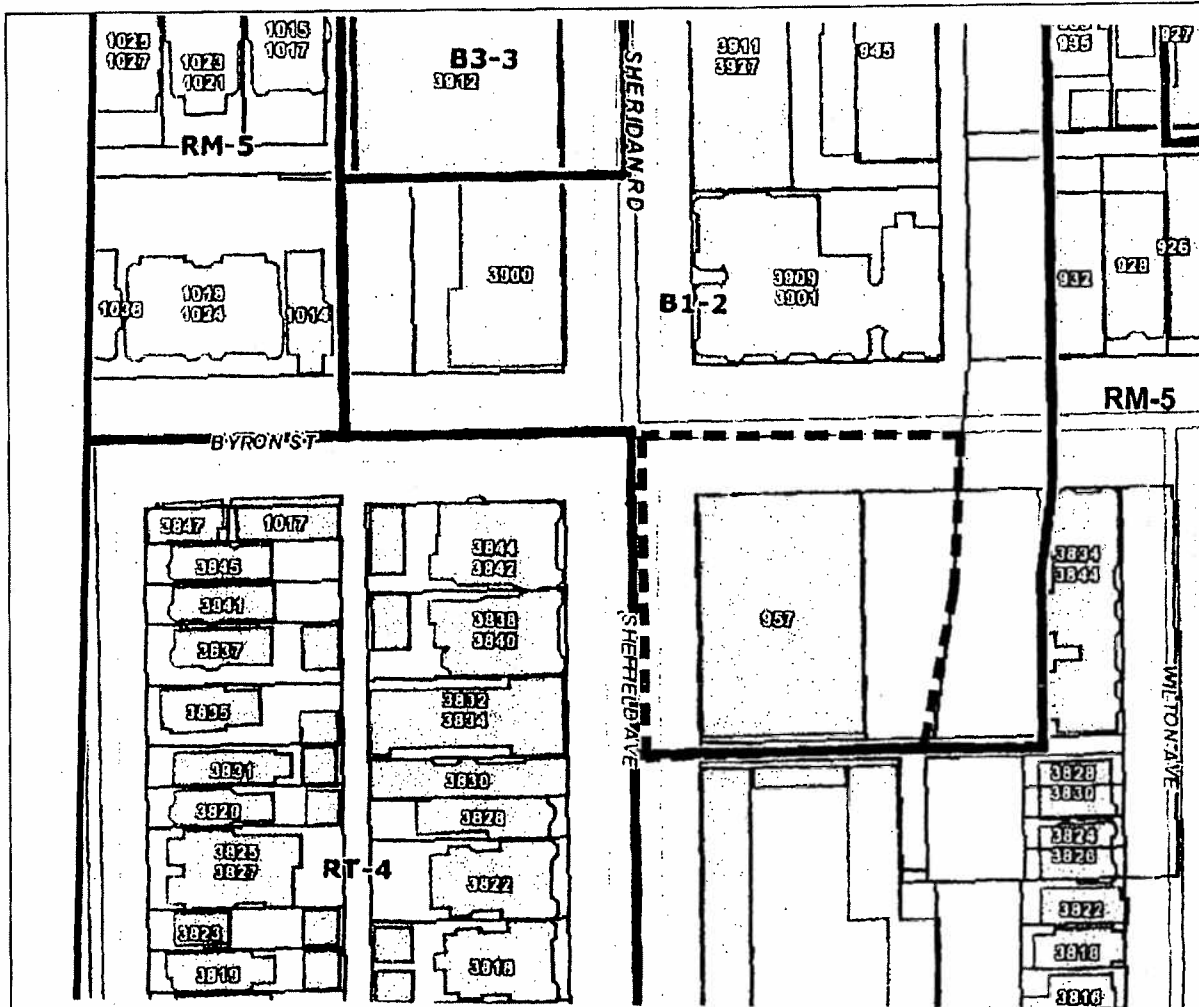
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development Number 1124.

Bulk Regulations And Data Table.

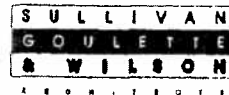
Gross Site Area:	38,167 square feet (0.87 acre)
Net Site Area:	22,840 square feet (0.52 acre)
Maximum Floor Area Ratio:	5.0 *
Permitted Uses:	Residential self-storage, accessory uses and accessory parking
Minimum Off-Street Parking Spaces required:	10
Minimum Off-Street Loading Spaces required:	(2) 10 foot x 25 foot spaces
Minimum Periphery Setbacks [see site plan]:	
North Property Line:	0
East Property Line:	0
South Property Line:	0
West Property Line:	0
Minimum Distance Between Buildings:	N/A
Maximum percent of coverage allowed:	100%
*Existing Improvements:	71,412 square feet

Existing Zoning Map.

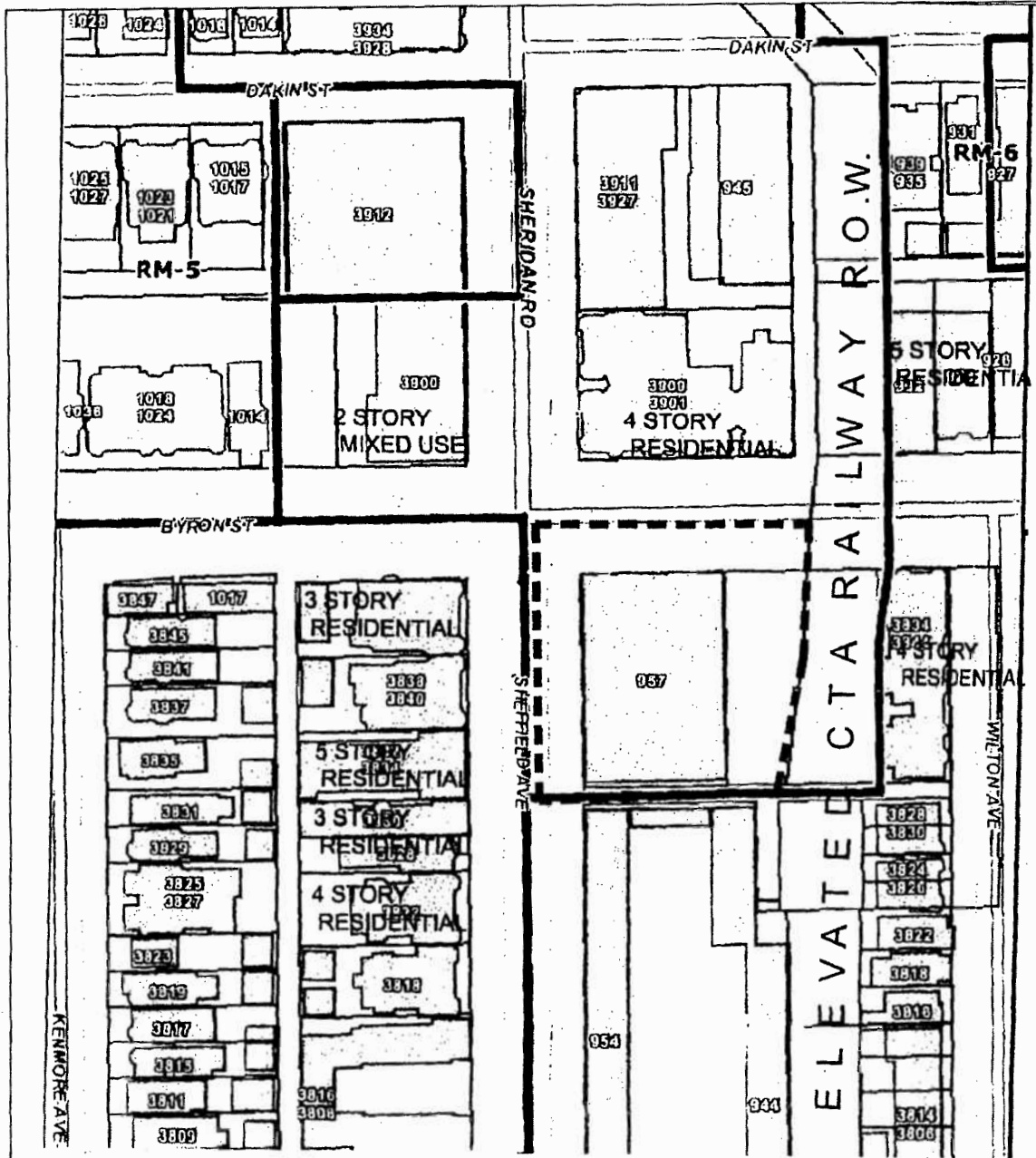


EXISTING ZONING MAP

APPLICANT: CHICAGO SELF STORAGE, LLC
 ADDRESS: 941-957 WEST SHERIDAN ROAD ; CHICAGO, ILLINOIS
 DATE: APRIL 9, 2008
 REVISED: SEPTEMBER 18, 2008.

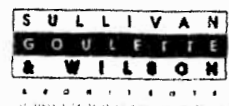


Land-Use Map.

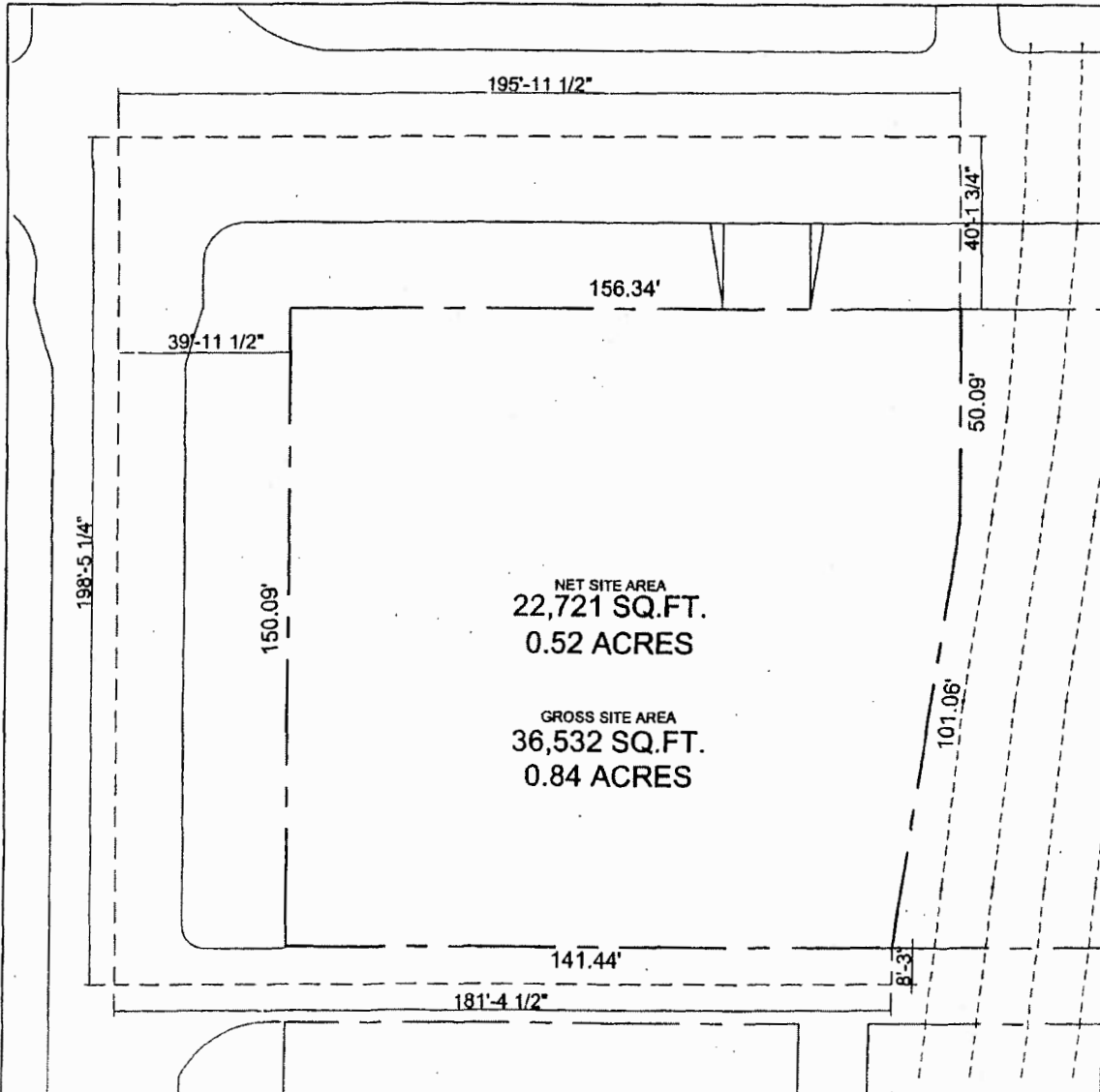


LAND USE MAP

APPLICANT: CHICAGO SELF STORAGE, LLC
 ADDRESS: 941-957 WEST SHERIDAN ROAD ; CHICAGO, ILLINOIS
 DATE: APRIL 9, 2008
 REVISED: SEPTEMBER 18, 2008

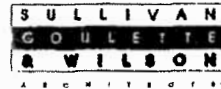


Planned Development Boundary
And Property Line Map.

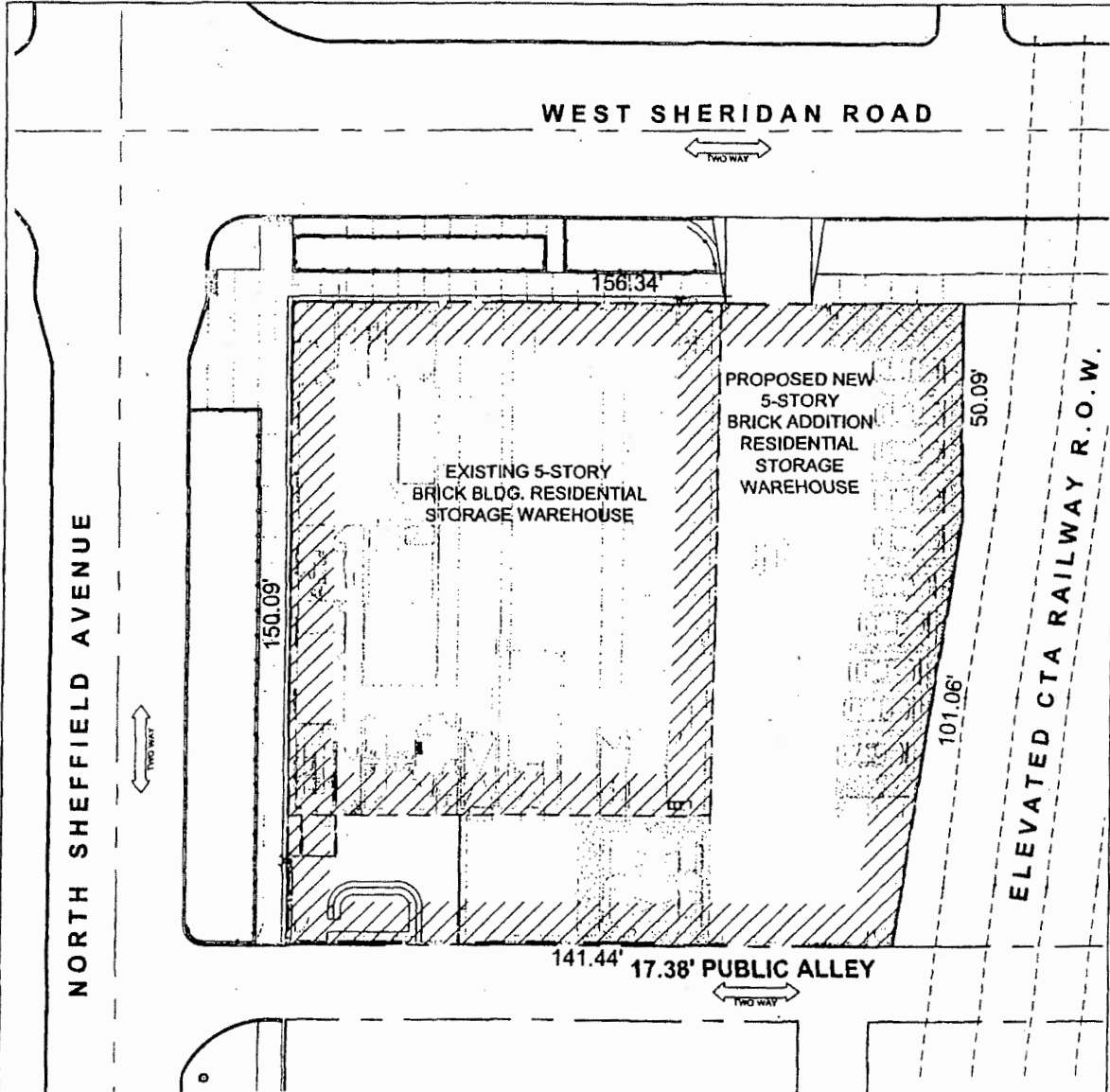


PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP

APPLICANT: CHICAGO SELF STORAGE, LLC
ADDRESS: 941-957 WEST SHERIDAN ROAD ; CHICAGO, ILLINOIS
DATE: APRIL 9, 2008
REVISED: SEPTEMBER 18, 2008



Site Plan.

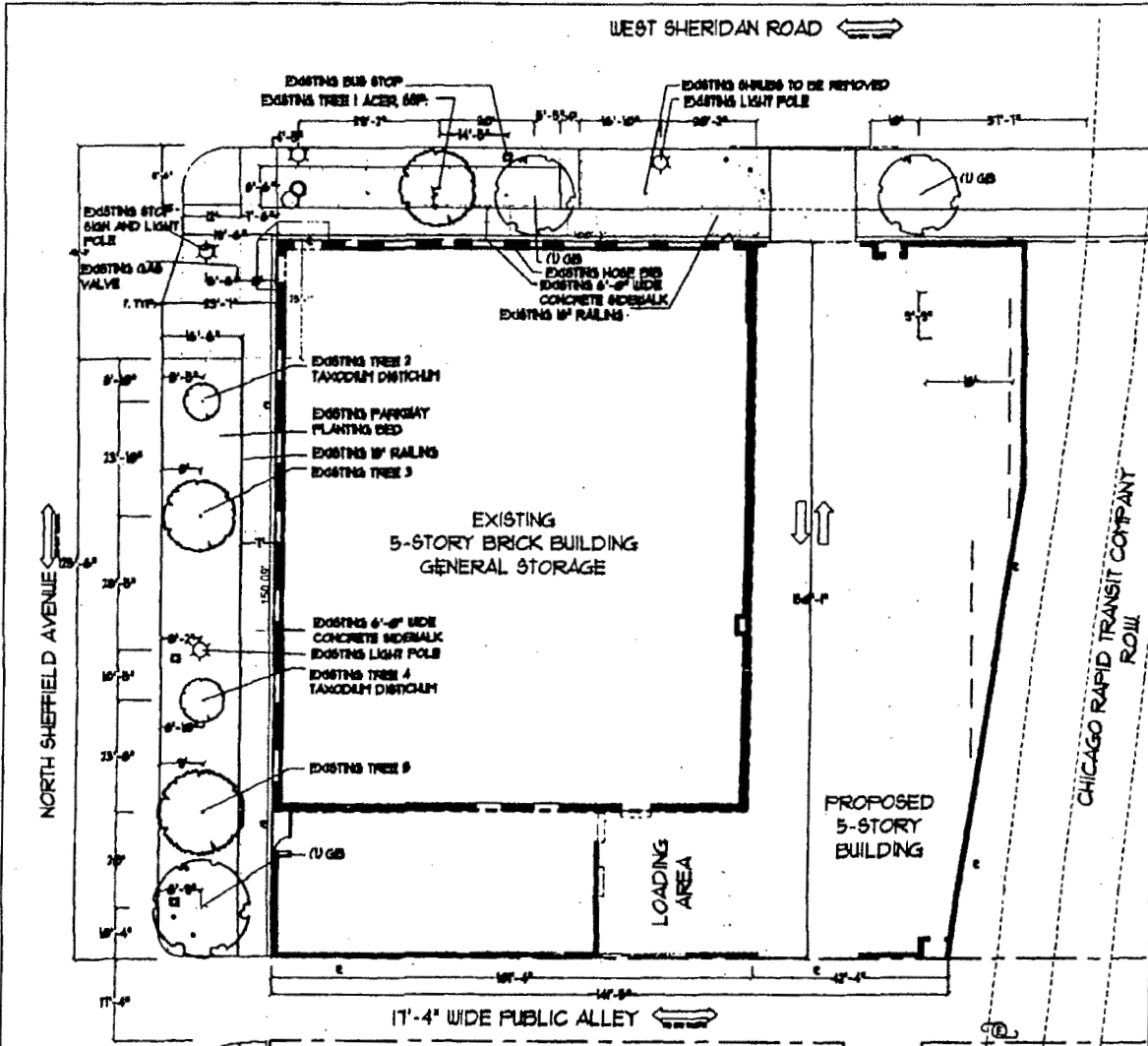


SITE PLAN

APPLICANT: CHICAGO SELF STORAGE, LLC
 ADDRESS: 941-957 WEST SHERIDAN ROAD ; CHICAGO, ILLINOIS
 DATE: APRIL 9, 2008
 REVISED: SEPTEMBER 18, 2008

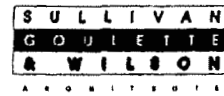
SULLIVAN
GOULETTE
& WILSON

Landscape Plan.

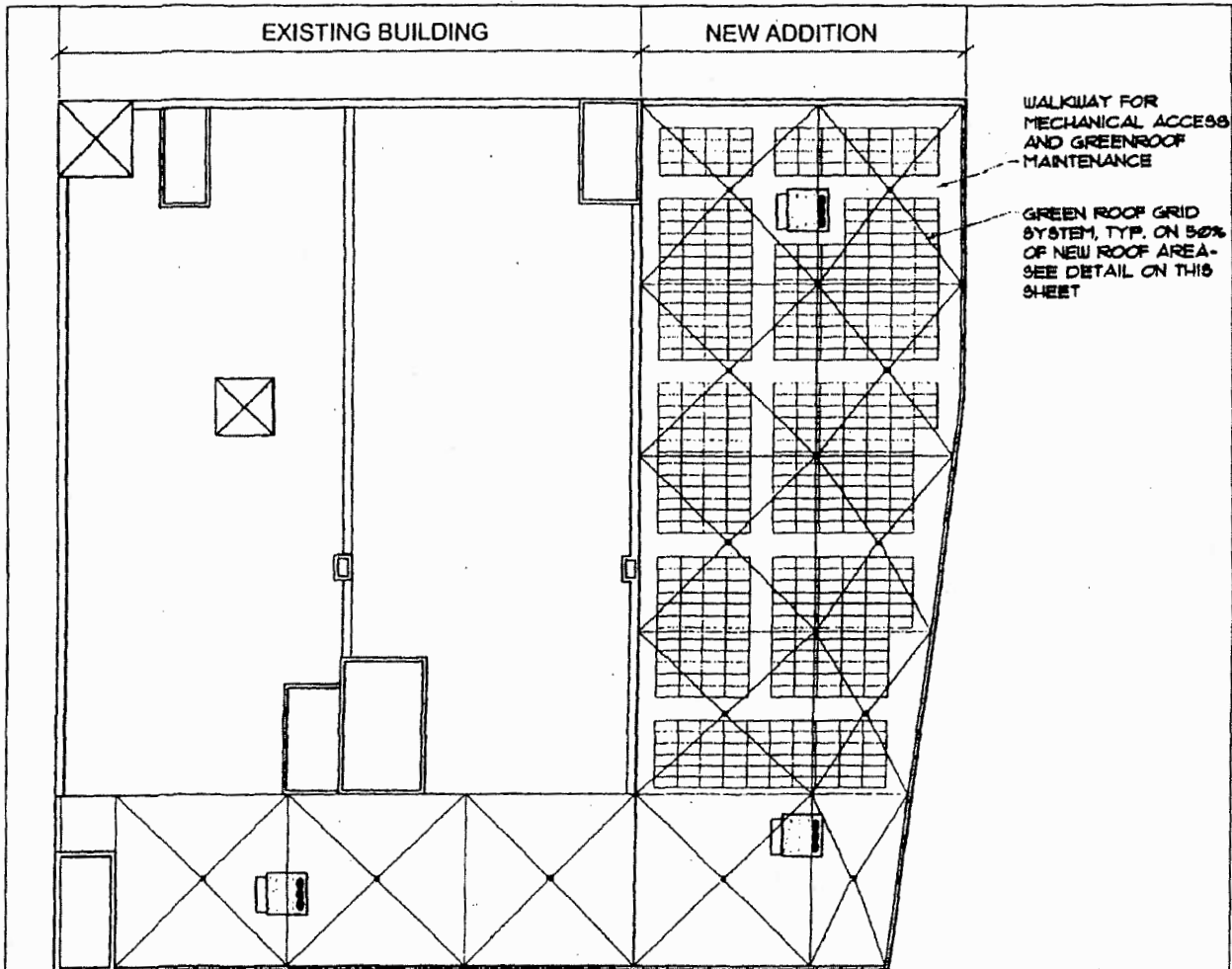


LANDSCAPE PLAN

APPLICANT: CHICAGO SELF STORAGE, LLC
 ADDRESS: 941-957 WEST SHERIDAN ROAD ; CHICAGO, ILLINOIS
 DATE: APRIL 9, 2008
 REVISED: SEPTEMBER 18, 2008



Green Roof Plan.

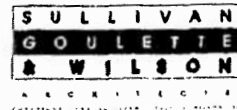


BUILDING ADDITION DATA

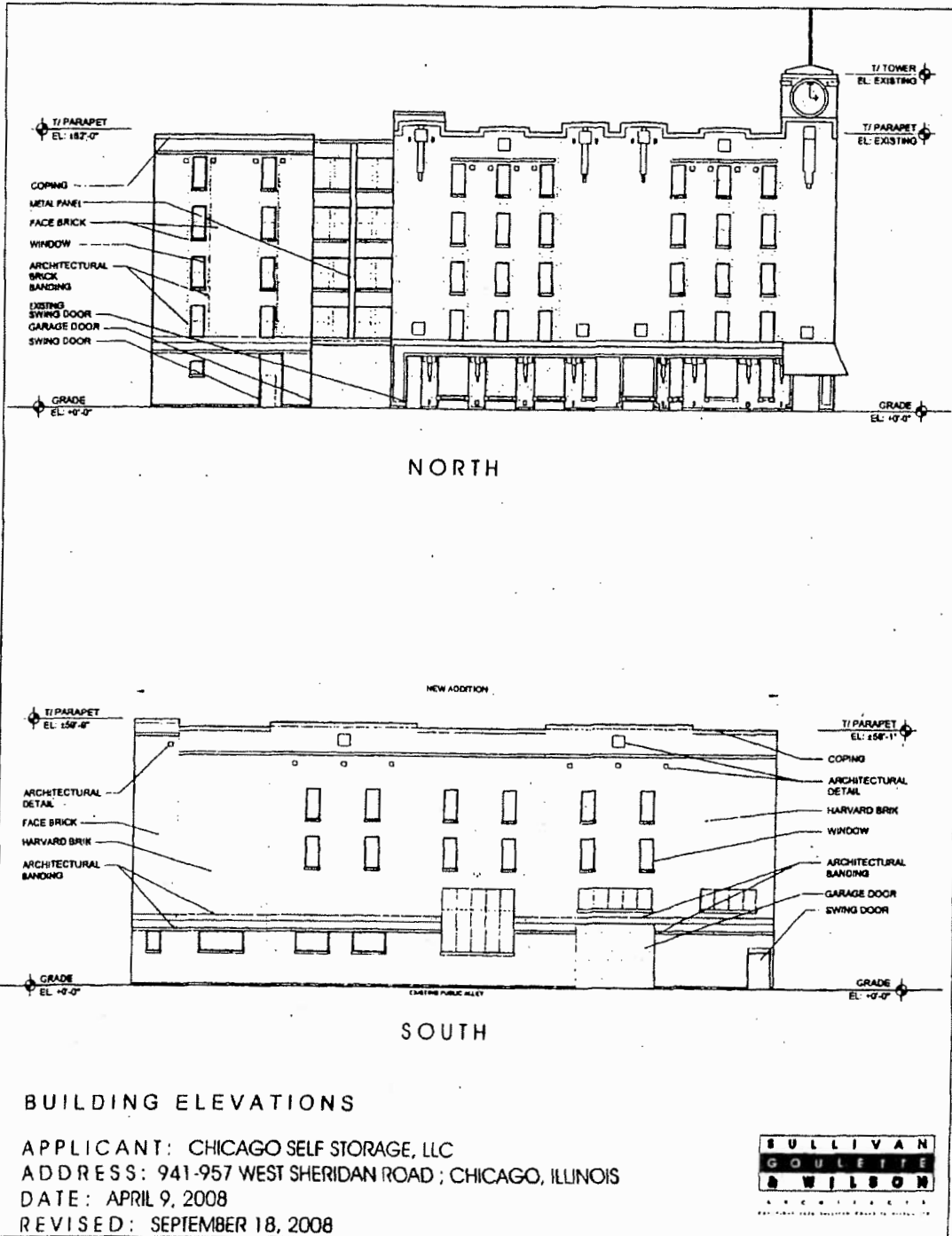
GROSS ROOF AREA:	22,694 SQ.FT.
ROOF AREA EXCLUDED:	15,230 SQ.FT.
NET ROOF AREA:	7,464 SQ.FT.
AREA OF GREEN ROOF:	3,952 SQ.FT.
GREEN ROOF PERCENTAGE OF NET ROOF AREA:	53%

GREEN ROOF PLAN

APPLICANT: CHICAGO SELF STORAGE, LLC
 ADDRESS: 941-957 WEST SHERIDAN ROAD ; CHICAGO, ILLINOIS
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Building Elevations -- South.



Building Elevations -- East.

