



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

January 29, 2001

Victor I. Dziekiewicz
Designbridge, Ltd.
900 North Franklin Street Suite 702
Chicago, Illinois 60610

Re: Administrative Relief - Residential Planned
Development (PD # 717) Lakefront Application
(LF# 377) 7740 North Sheridan Road, Chicago,
Illinois

Dear Mr. Dziekiewicz:

Please be advised that your request for minor changes to Residential Planned Development No.717 and LF# 377, on behalf of Lake Point Townhomes & Condominiums, Inc, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested to reduce the number of total units from 69 to 57 and the number of total on site parking spaces from 132 to 103. This revision eliminates the condominium building identified as building 'D' and the 2-story, above-grade parking structure as identified in the lakefront application and the planned development approved by the Chicago Planned Commission on May 13th, 1999. This area will be replaced by a driveway gradually ramping down from the street (elevation 0) to a -4 elevation. This driveway will give access to a proposed row of eight (8), 2-car garages; to a 15-space open air parking area and to the garages within the 'J' shape proposed structure (47 parking spaces, including 25 tandem spaces). This area would also include trash enclosures as indicated in the site plan. In addition, the main 'J'- shaped building which will include townhomes, duplex terrace homes and condominiums will be slightly modified in its shape, height and design, while the common central landscaped area will be increase to a total of 15,335 square feet. You requested that the approved plans be replaced by the revised plans by Designbridge, dated January 23, 2001.

The Department feels that the proposed changes are acceptable and appropriate. The increased open space, the density reduction and elimination of the building along the west property will enhance this lakefront site which faces Lake Michigan and is the northern gateway of



the City.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 717. I hereby approve the foregoing minor changes as stated, but no other changes to Residential Planned Development No. 717 and LF# 377.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is written in a cursive, flowing style.

Alicia Mazur Berg
Commissioner

cc: Philip Levin, Carmen Vidal-Hallett, Mike Marmo, Paul Woznicki,

*Institutional Planned Development
 New Dooley Park Elementary School
 Bulk Regulations And Data Table.*

Gross Site Area	Public Right-Of-Way	Net Site Area
197,866 square feet (4.54 acres)	39,406 square feet (0.90 acres)	158,460 square feet (3.64 acres)
Maximum Permitted Floor Area Ratio For Total Net Site Area:		.70.
Minimum Number of Off-Street Parking Spaces:		45.
Minimum Number of Off-Street Loading Spaces:		1.
Maximum Building Height:		60 feet, 0 inches.
Minimum Setbacks:		Per Site Plan.

*Reclassification Of Area Shown On Map Number 19-G.
 (As Amended)
 (Application Number 12645) RPD 717*

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 R4 General Residence District symbols and indications as shown on Map Number 19-G in the area bounded by:

(Continued on page 5838)

(Continued from page 5831)

the north line of the alley next north of West Juneway Terrace; North Sheridan Road; West Juneway Terrace; and a line 60 feet east of and parallel to the alley next west of North Sheridan Road,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the R5 General Residence District established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development Number 717.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one and thirty-eight hundredths (1.38) acres (sixty thousand ninety-three (60,093) square feet) which is controlled by Lakepoint Townhomes & Condominiums, Inc. (the "Applicant") for purposes of this Residential 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 rights-of-way, or consolidation or resubdivision of parcels, shall require a 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 contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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 other 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 homeowners association which is formed to represent the property owners.
4. This Plan of Development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; a Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map, a Site Plan, a Landscape Plan and Building Elevations prepared by Design Bridge, Ltd., dated May 13, 1999. A full 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.
5. The following uses shall be permitted within the area delineated herein:

townhouse and multi-family dwelling units, accessory uses and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary sales offices shall be allowed subject to the approval of the Department of Planning and 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.
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. 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 and the Site Plan 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 applicable standards of the City of Chicago Zoning Ordinance and corresponding regulations and guidelines.
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, that such modification is minor, appropriate and 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 11.11-3 (c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent set back

reduction pertaining to individual residential units.

13. 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 insure 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 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
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 energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. 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 property shall automatically revert to that of its preexisting R4 General Residence Zoning District.

[Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 5844 through 5853 of this Journal.]

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

Residential Planned Development Number 717.

Bulk Regulations And Data Table.

Gross Site Area: 81,460 square feet (1.87 acres).

Net Site Area: 81,460 square feet (1.87 acres) (Gross Site Area).

- 21,367 square feet (0.49 acres) (Area in Public Street and Alleys).

60,093 square feet (1.38 acres) (Net Site Area).

Maximum Floor Area Ratio: 1.76.

Maximum Number of Residential Units: ~~69~~ 57

Maximum Site Coverage: In accordance with Site Plan.

Minimum Number of Off-Street Parking Spaces: 103 ~~432~~ (9 of which are tandem spaces).

1.92 per dwelling unit.

Minimum Building Setbacks:

In Accordance with Site Plan

West Property Line 5 feet.

South Property Line along Juneway 30 feet.

South along Sheridan Road Varies 0 feet to 75 feet.

East to Property Point 30 feet.

North along Alley to be Vacated Varies 0 feet to 48 feet.

Maximum Building Heights:**In Accordance with Building Elevations**

Townhomes	31 feet, 6 inches.
Terrace Homes	42 feet, 6 inches.
Sheridan Road Condominiums	46 feet, 6 inches.
Condominiums	65 feet, 0 inches.

(All heights listed are to top of roof parapets. Roof access structures/penthouses are 7 feet, 0 inches above roof parapets; typical).

*Reclassification Of Area Shown On Map Number 20-C.
(Application Number 12700)*

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 B5-2 General Service District symbols and indications as shown on Map Number 20-C in the area bounded by:

a line 385 feet northwesterly of and parallel to South East End Avenue; the alley next south of and parallel to East 79th Street; the alley next northeasterly of and parallel to South South Chicago Avenue; the alley next west of and parallel to South East End Avenue; a line 250 feet northwesterly of and parallel to South East End Avenue; and South South Chicago Avenue,

to the designation of a B4-4 Restricted Service District and a corresponding use district which is hereby established in the area above described.

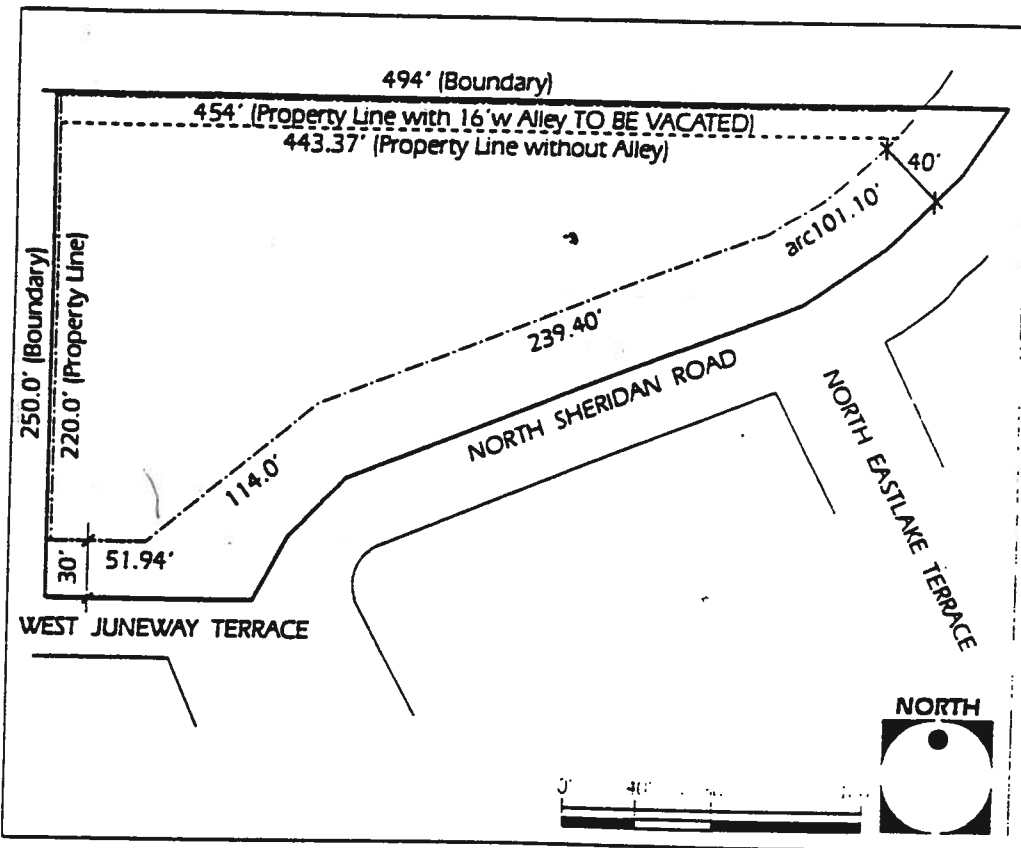
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 5854)

Planned Development Property Line, Boundary And Right-Of-Way Adjustment Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PLANNED DEVELOPMENT PROPERTY LINE, BOUNDARY AND RIGHT OF WAY ADJUSTMENT MAP

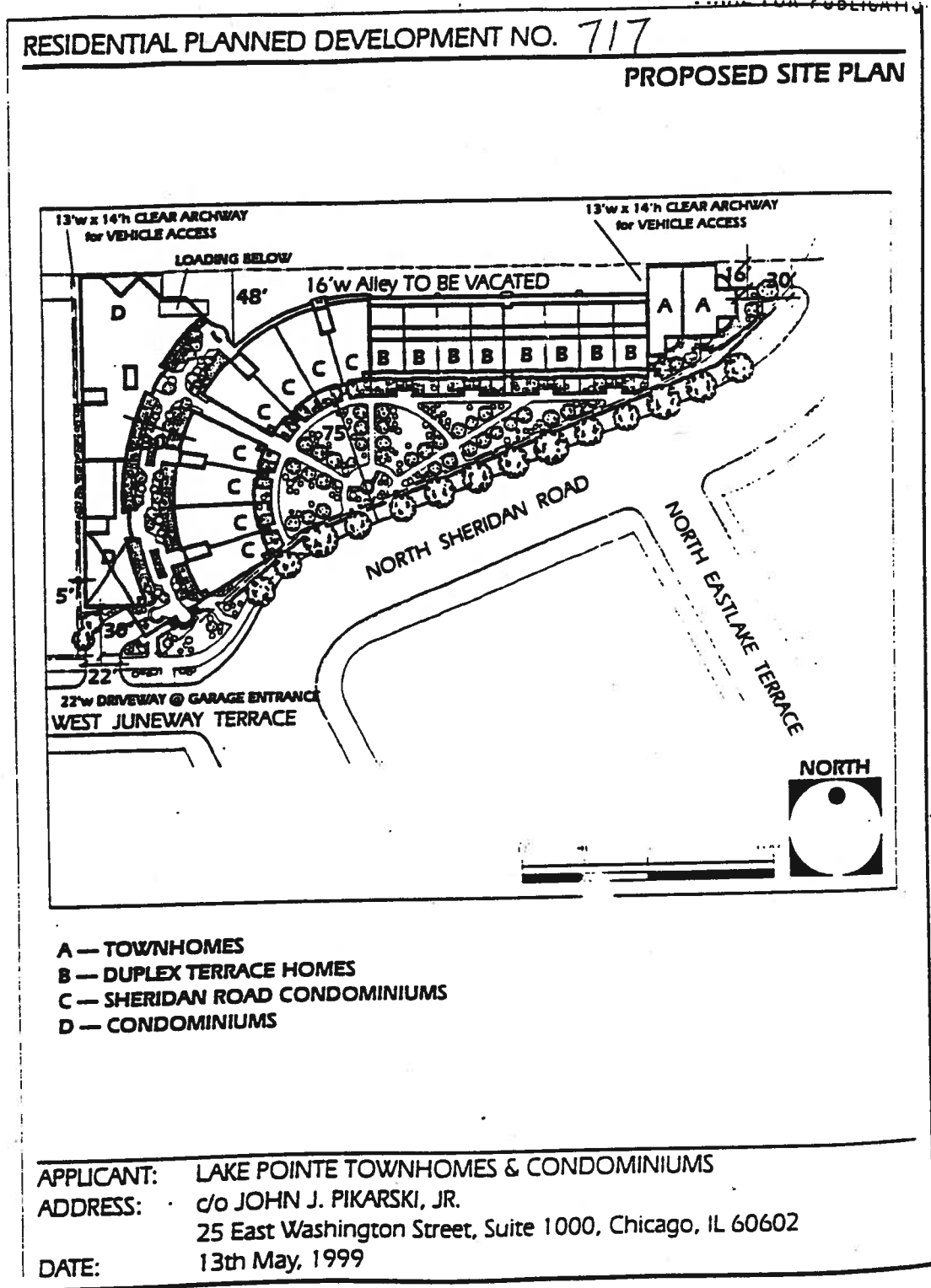


LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINES DIMENSIONED IN FEET

APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
 ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
 DATE: 13th May, 1999

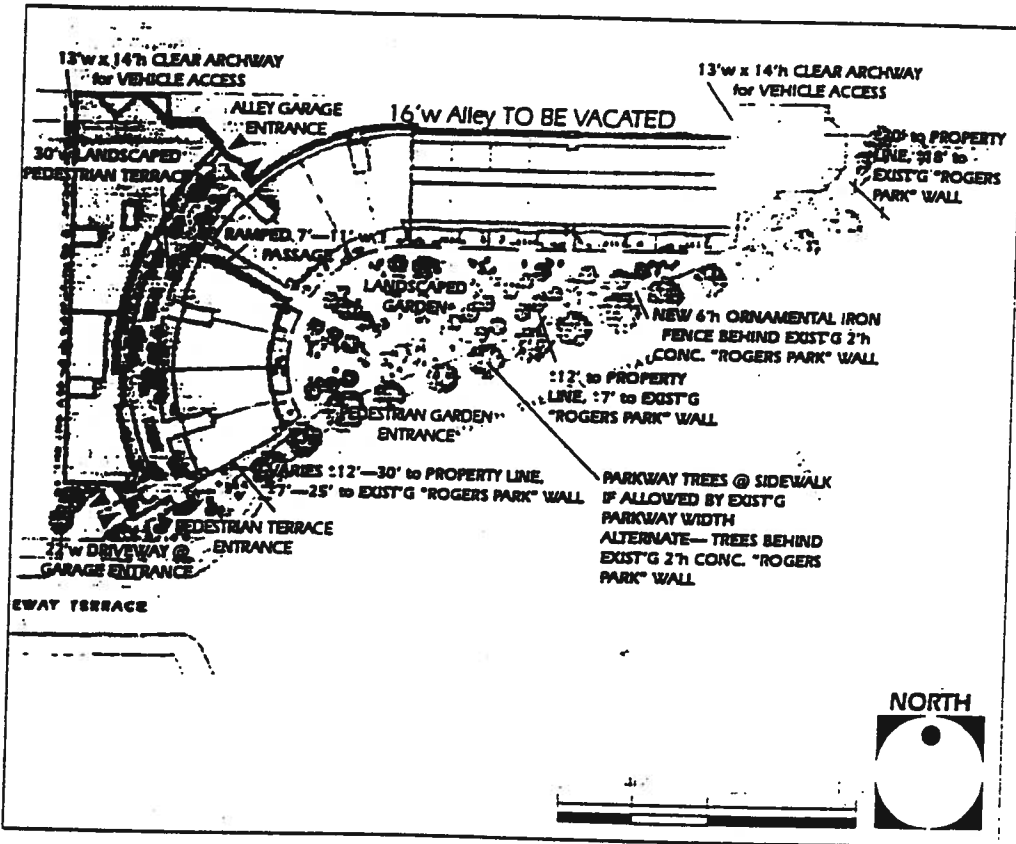
Site Plan.



Landscape Plan.

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PROPOSED LANDSCAPED PLAN



FINAL LANDSCAPE PLAN SUBJECT TO APPROVAL AT TIME OF PART II SUBMITTAL

APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
 ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
 DATE: 13th May, 1999

Building Elevations.
(Page 1 of 6)

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PROPOSED FRONT ELEVATION

FACADE MATERIALS:

- ① LIMESTONE / PRAIRIE STONE
- ② BRICK
- ③ METAL / PRAIRIE STONE ACCENTS
- ④ STUCCO ACCENTS

ROOFACES
STRUCTURES /
PENTHOUSES ARE
7'-0" ABOVE ROOF
FINISHES (118)

ROOF FINISHES
TERRACE HOMES
E. 42'-6"

GRADE
E. 0'-0"

ELEVATION PARALLEL TO SHERIDAN ROAD
LOOKING NORTH

0' 15' 30' 60'

APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
 ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
 DATE: 13th May, 1999

Building Elevations.
(Page 2 of 6)

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PROPOSED REAR ELEVATION

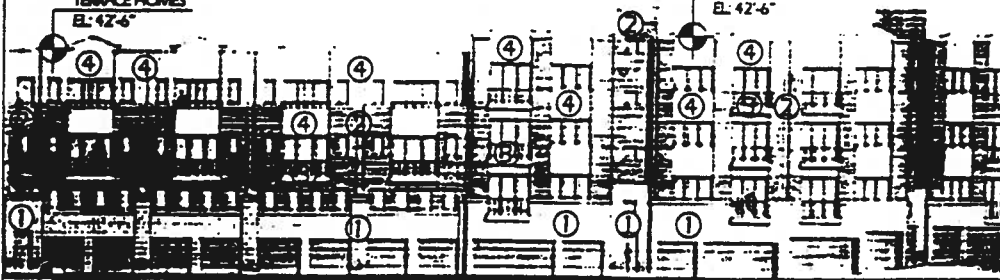
FACADE MATERIALS:

- ① PRAIRIE STONE / SPLIT FACE MASONRY UNITS
- ② BRICK
- ③ METAL / PRAIRIE STONE ACCENTS
- ④ STUCCO ACCENTS

ROOF ACCESS
STRUCTURES/
PENTHOUSES ARE
7'-0" ABOVE ROOF
PARAPETS (117)

ROOF PARAPET@
TERRACE HOMES
EL: 42'-6"

ROOF PARAPET@
SHERIDAN ROAD
CONDOMINIUMS
EL: 42'-6"



GRADE
EL: 0'-0"

ELEVATION PARALLEL TO ALLEY (TO BE VACATED)
LOOKING SOUTH

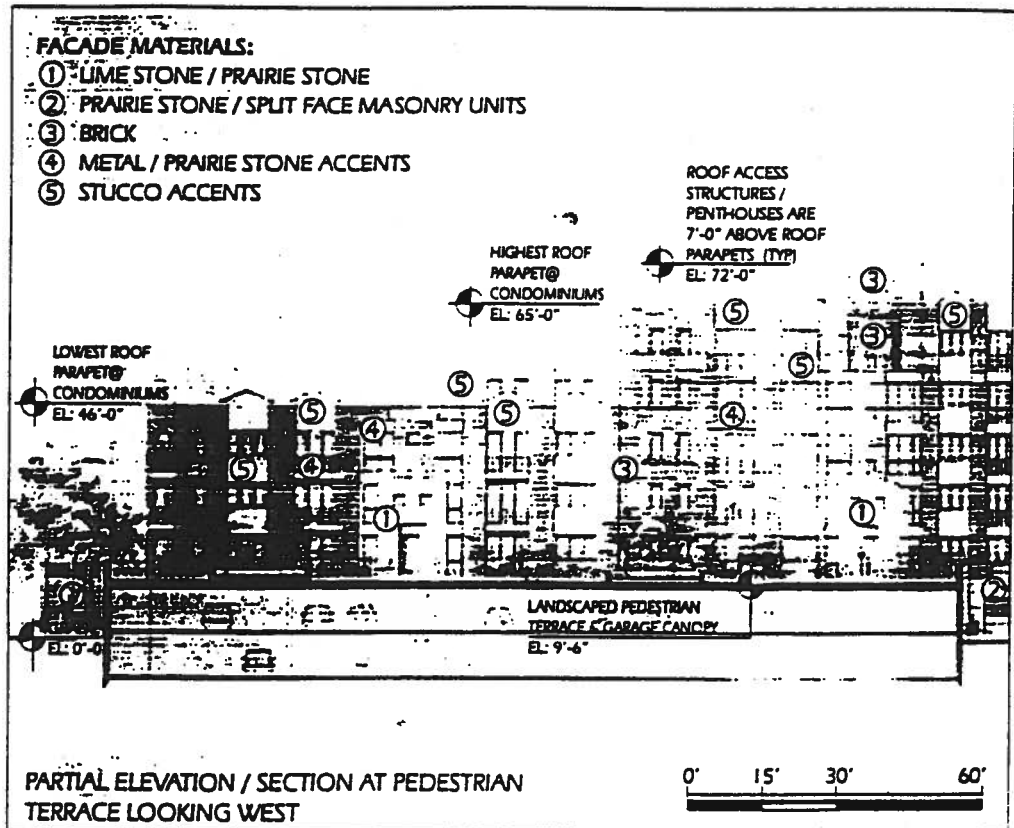


APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
 ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
 DATE: 13th May, 1999

Building Elevations.
(Page 3 of 6)

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PROPOSED PEDESTRIAN TERRACE @ JUNEWAY ELEVATION

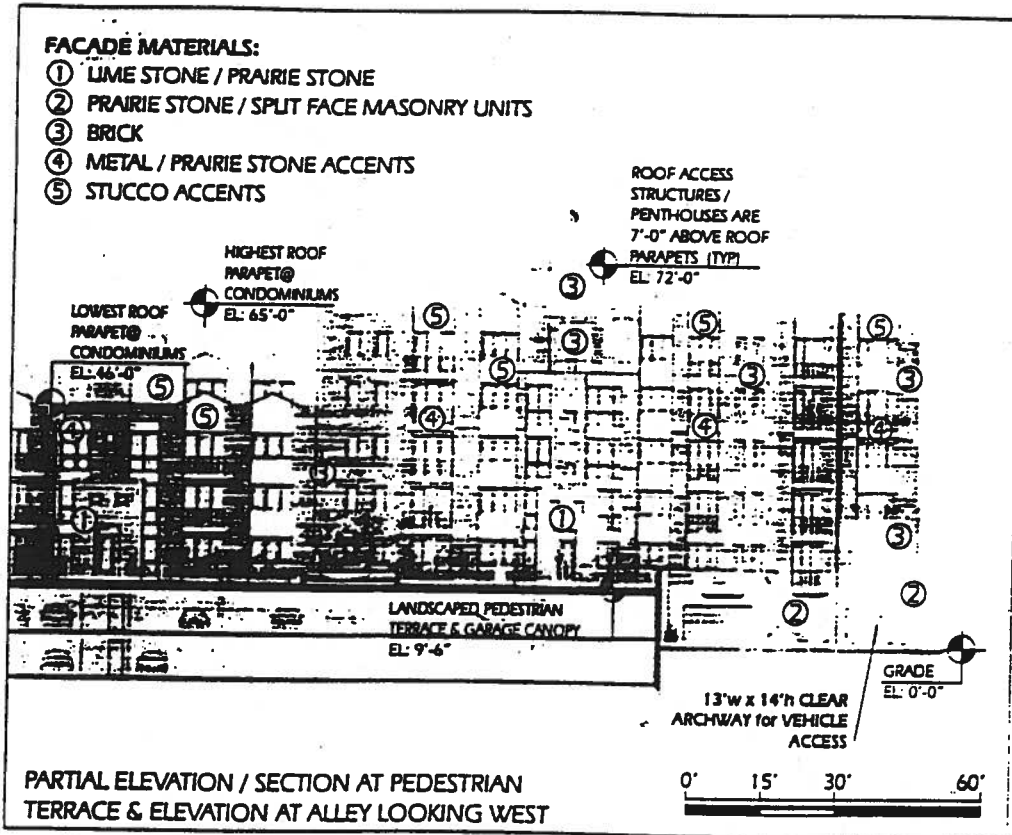


APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
 ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
 DATE: 13th May, 1999

Building Elevations.
(Page 4 of 6)

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PROPOSED PEDESTRIAN TERRACE @ ALLEY ELEVATION

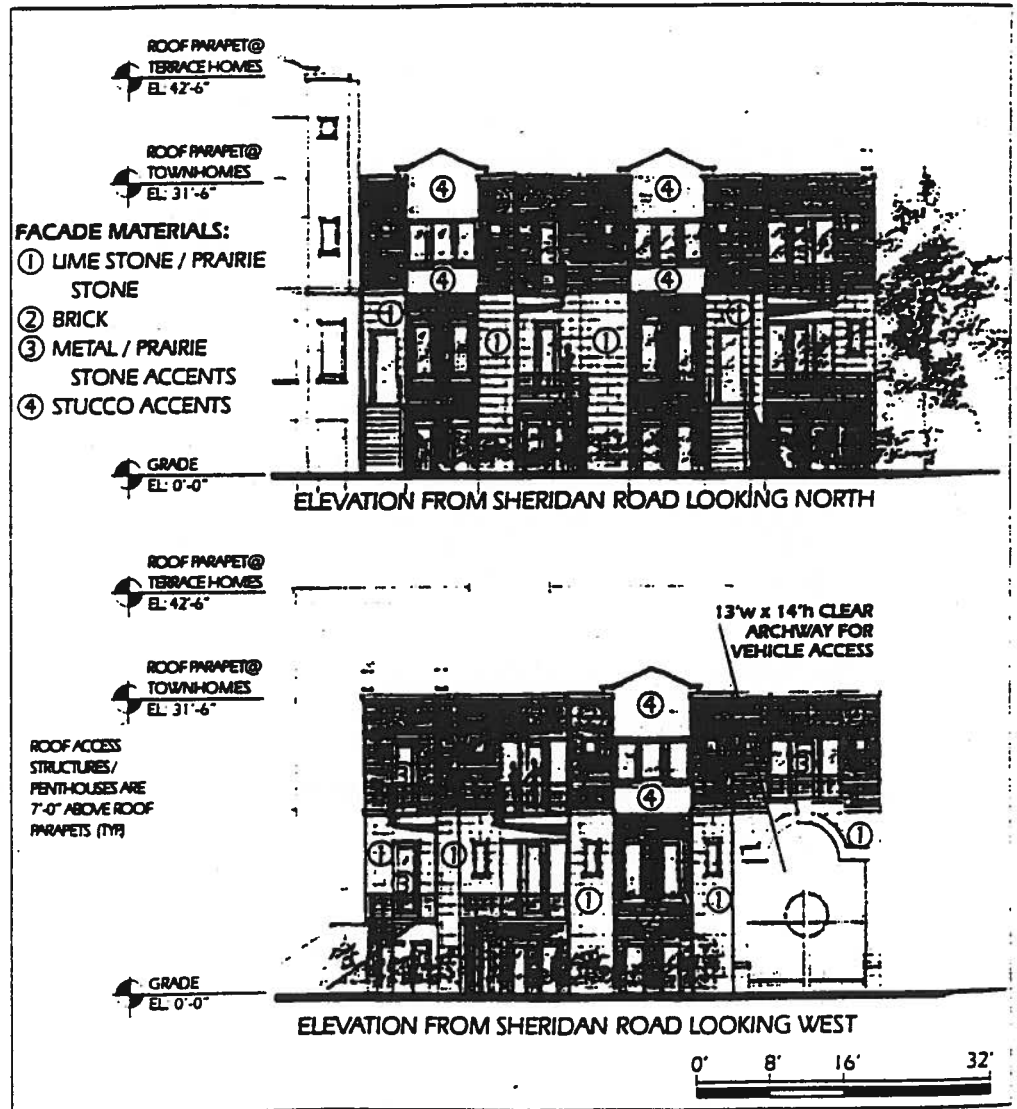


APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
 ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
 DATE: 13th May, 1999

Building Elevations.
(Page 5 of 6)

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PROPOSED TOWNHOMES ELEVATION



APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
DATE: 13th May, 1999

Building Elevations.
(Page 6 of 6)

RESIDENTIAL PLANNED DEVELOPMENT NO. 717

PROPOSED PEDESTRIAN TERRACE ENTRANCE ELEVATION

FACADE MATERIALS:

- ① LIME STONE / PRAIRIE STONE
- ② BRICK
- ③ METAL / PRAIRIE STONE ACCENTS
- ④ STUCCO ACCENTS

ROOF ACCESS
STRUCTURES/
PENT-HOUSES ARE
7'-0" ABOVE ROOF
PARAPETS (17)

ROOF PARAPET@
SHERIDAN ROAD
CONDOMINIUMS
EL: 46'-0"

TOW/ROOF
PARAPET@
CONDOMINIUMS
EL: 46'-0"

ELEVATION FROM SHERIDAN ROAD LOOKING NORTH WEST

0' 8' 16' 32'

APPLICANT: LAKE POINTE TOWNHOMES & CONDOMINIUMS
 ADDRESS: c/o JOHN J. PIKARSKI, JR.
 25 East Washington Street, Suite 1000, Chicago, IL 60602
 DATE: 13th May, 1999