



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 21, 2015

Mr. John J. George
Attorney at Law
Schuyler, Roche & Grisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Residential Planned Development No.
1117, 2950 N. Sheridan Road**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1117 ("PD 1117"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1117.

Wirtz Realty Corporation (the "Applicant") is seeking administrative relief to allow for an increase in the maximum allowed number of dwelling units from 79 allowed units to a maximum of 82 pursuant to Section 17-13-0611-A (3) of the Chicago Zoning Ordinance. Further, the Applicant is requesting a reduction in the north side setback, originally proposed to be 9' to that of a zero (0) side setback in order to reduce the height of the parking structure and the overall mass of the building. The remaining 15 foot setback on the south, 20 foot setback on the west and 1 foot setback on the east will remain unchanged from the original planned development. At the Department's request, the Applicant has submitted evidence that includes a map and photos of existing buildings pursuant to Section 17-13-0611-A-4 that a zero side setback is consistent with the typical pattern or architectural arrangement of surrounding structures along Sheridan Road and on several streets near the subject property. These images will be kept as part of the main file for this planned development with the Department of Planning and Development.

The Applicant is also proposing to eliminate the non-accessory parking for the building and instead provide 109 accessory parking spaces which is within the range of 79 minimum spaces required in the planned development and below the maximum of 120 allowed in the planned development.

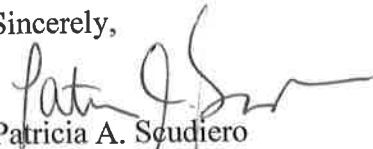
The parking garage entrance, building entrance and loading will all function as originally adopted in the planned development; however, a new pedestrian entry has been added on the south elevation along Oakdale.

While the height of the building remains at 214' feet and the building will primarily remain a glass and aluminum clad tower oriented east-west, the design of the parking base has changed to reduce its overall mass and to screen the garage through the use of masonry. These changes to the planned development are shown on the attached, revised Bulk Regulations and Data Table, revised Site Plan, Landscape/Green Roof Plan, East, South, North, and West Elevations prepared by Booth Hansen, dated July 7, 2015, and numbered A.000-A.0005.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed changes 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 Residential Planned Development No. 1117, 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.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG

C: Madeleine Hill, Mike Marmo, Erik Glass, Teresa McLaughlin, Main file

Bulk Regulations and Data Table

Gross Site Area: _____ 36,546 square feet/0.84 acre

Net Site Area: _____ 23,879 square feet/0.55 acre

Maximum Permitted F.A.R.: _____ 6.60

Proposed F.A.R.: _____ 6.60

Setbacks from property line: _____ In substantial performance with the Site Plan,
except at the North property line.

Maximum Percentage of Site Coverage: _____ In substantial conformance with the Site Plan

Maximum Number of Dwelling Units: _____ 82

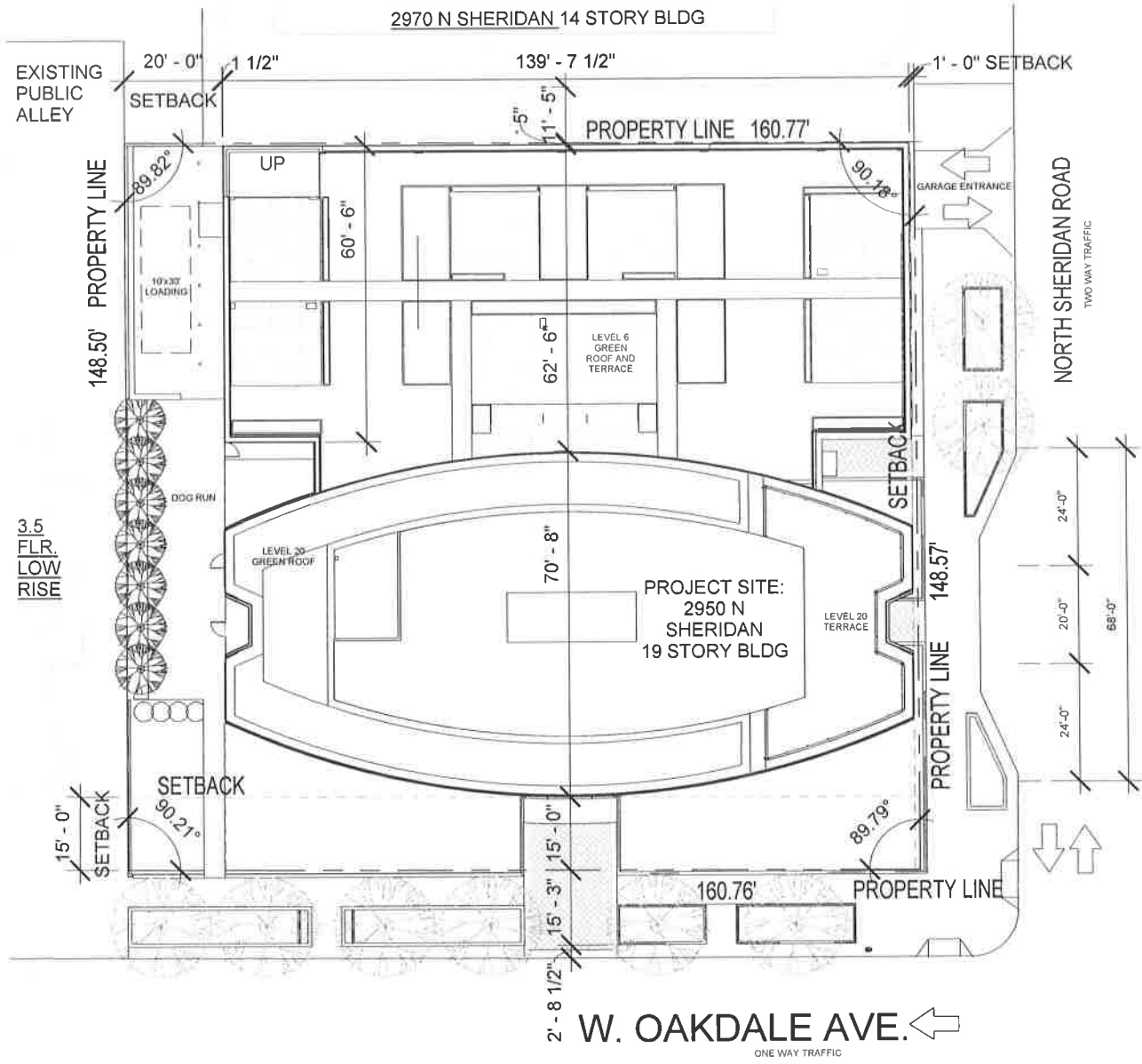
Residential Accessory Parking:

Maximum: _____ 120

Minimum: _____ 79

Minimum Number of Off-Street Loading Berths: _____ 1

Maximum Building Height: _____ 214 feet

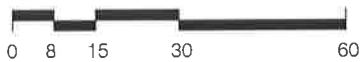


3.5 FLR.
LOW RISE

2930 N SHERIDAN
23 STORY BLDG

APPLICANT: WIRTZ REALTY
ADDRESS: 2950 N. SHERIDAN
CHICAGO, IL

1" = 30'-0"

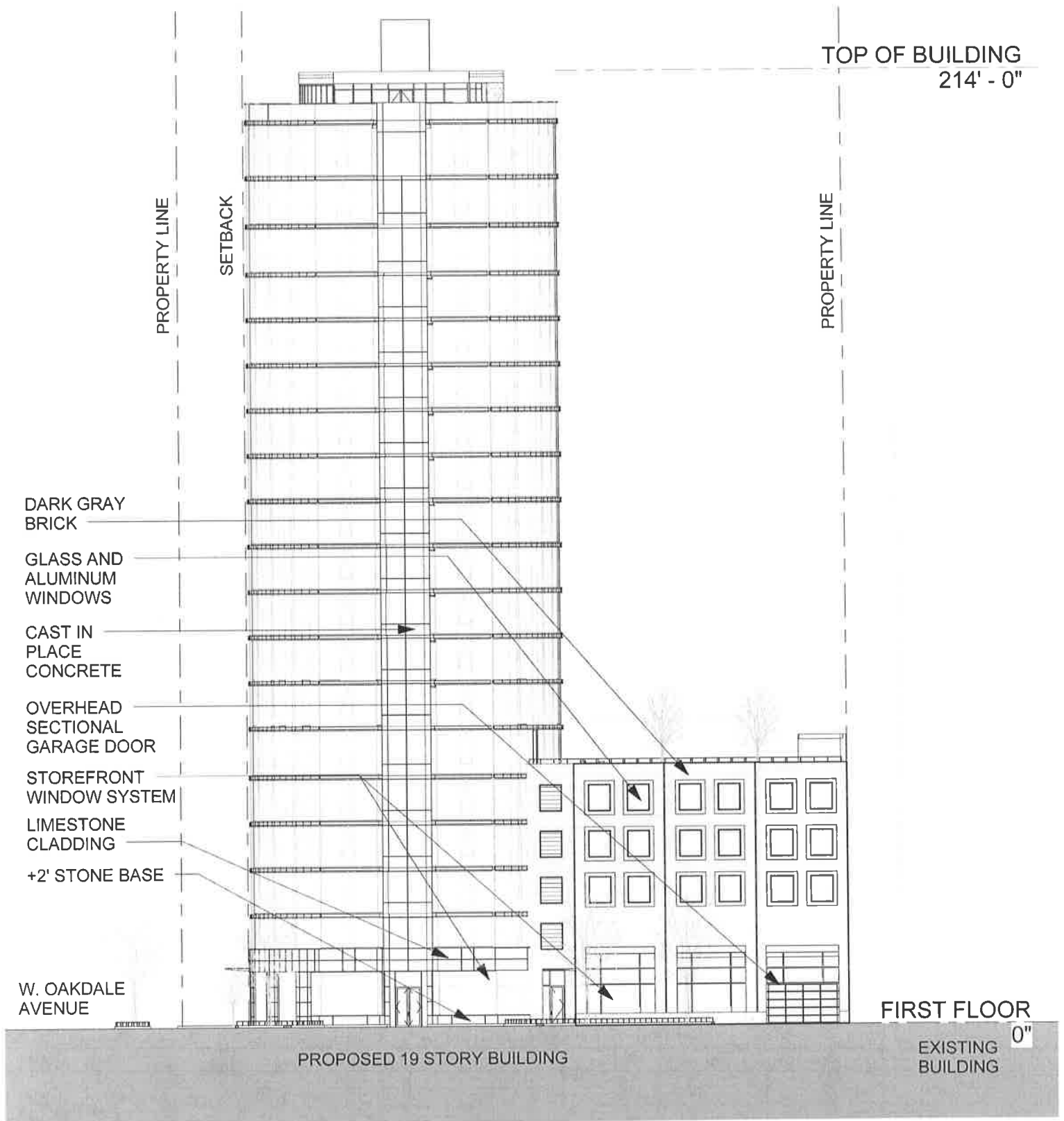


BOOTH HANSEN

2950 N. SHERIDAN RD.

SITE PLAN

1411.00
07.07.2015
A.000



APPLICANT: WIRTZ REALTY
 ADDRESS: 2950 N. SHERIDAN
 CHICAGO, IL

1" = 30'-0"



2950 N. SHERIDAN RD.
 EAST ELEVATION

BOOTH HANSEN

1411.00
 07.07.2015
 A.002

PROPERTY LINE

SETBACK

SETBACK
PROPERTY
LINE

TOP OF BUILDING
214' - 0"

GLASS AND
ALUMINUM
WINDOWS
LIMESTONE
CLADDING
STOREFRONT
WINDOW SYSTEM

N. SHERIDAN
ROAD

FIRST FLOOR
0"

PROPOSED 19 STORY BUILDING

APPLICANT: WIRTZ REALTY
ADDRESS: 2950 N. SHERIDAN
CHICAGO, IL

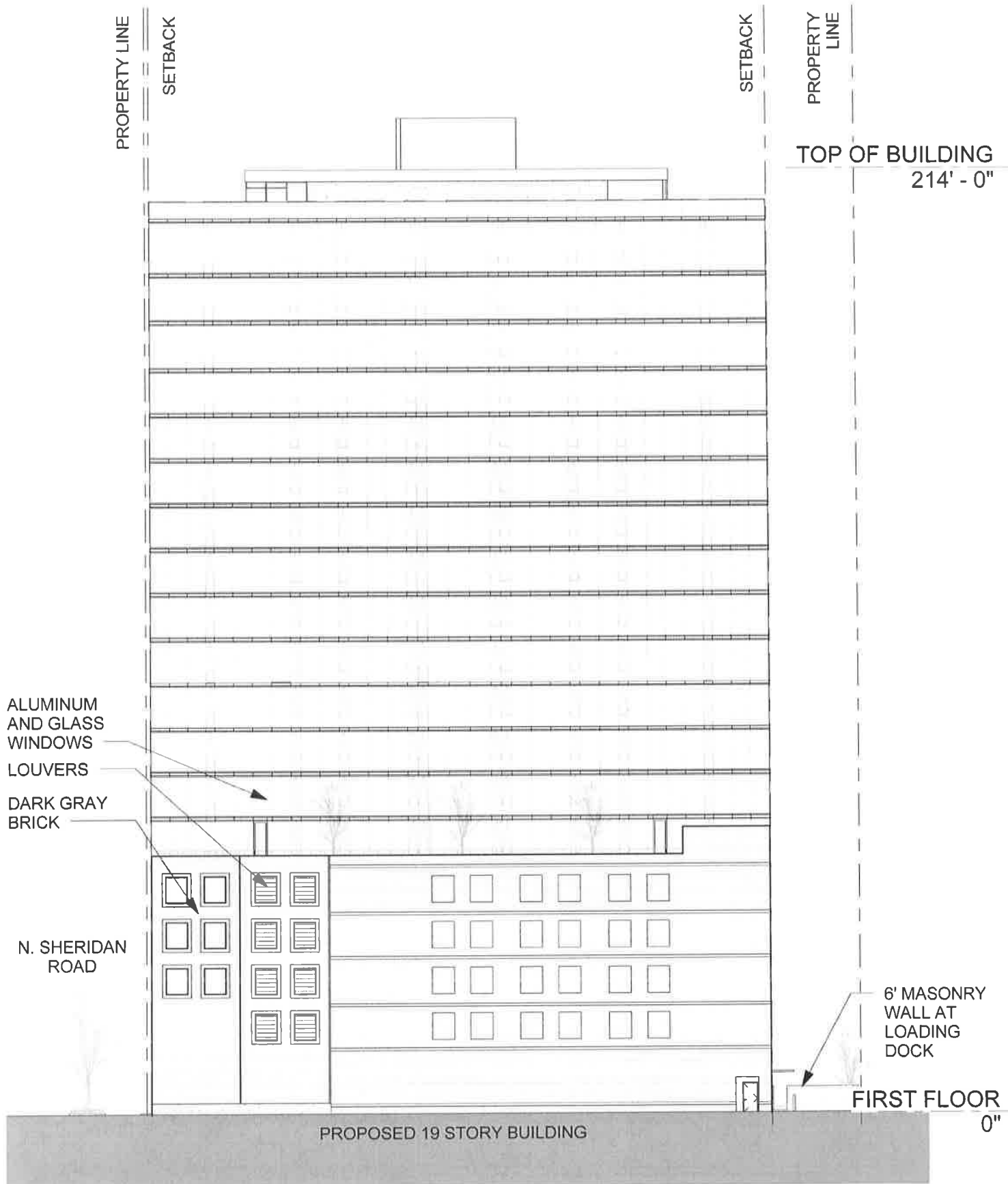
1" = 30'-0"



BOOTH HANSEN

2950 N. SHERIDAN RD.
SOUTH ELEVATION

1411.00
07.07.2015
A.003



APPLICANT: WIRTZ REALTY
ADDRESS: 2950 N. SHERIDAN
CHICAGO, IL

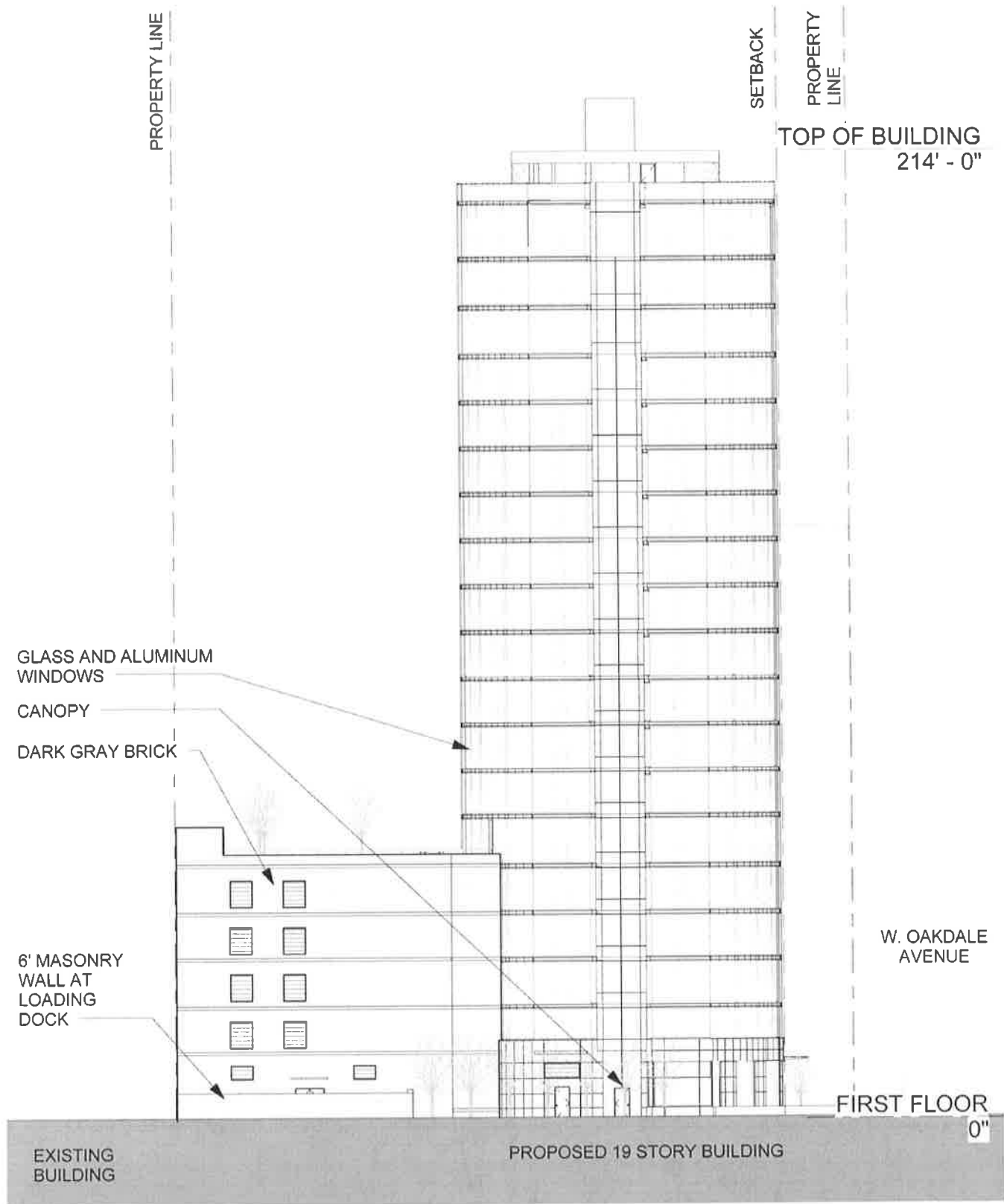
1" = 30'-0"



BOOTH HANSEN

2950 N. SHERIDAN RD.
NORTH ELEVATION

1411.00
07.07.2015
A.004



APPLICANT: WIRTZ REALTY
ADDRESS: 2950 N. SHERIDAN
CHICAGO, IL



BOOTH HANSEN

2950 N. SHERIDAN RD.
WEST ELEVATION

1411.00
07.07.2015
A.005



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 25, 2014

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: One-year sunset extension for Residential Planned Development No. 1117
2950 North Sheridan Road**


Dear Mr. George:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Planned Development No. 1117 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. 1117 was passed by the Chicago City Council on September 10, 2008. 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. As a result of economic conditions, you are requesting, on behalf of your client and the owner of the property, Wirtz Realty Corporation, a one-year extension of the sunset provisions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1117, I hereby approve a one-year sunset extension from September 10, 2014 to September 10, 2015.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Mike Marmo, Erik Glass, Main file

South Archer Avenue; a line 96 feet northeast of and parallel to South Pitney Court; the public alley next southwest of and parallel to South Archer Avenue; and a line 48 feet northeast of and parallel to South Pitney Court,

to those of an RS1 Residential Single-Unit District.

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

*Reclassification Of Area Shown On Map Number 6-K.
(As Amended)
(Application Number A-7378)*

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 B.M.I.P.D. 511, Business Manufacturing Institutional Planned Development Number 511 symbols and indications as shown on Map Number 6-K in the area bounded by:

West 26th Street; South Kostner Avenue; a line 1,067.38 feet south of West 26th Street; and a line 1,206.78 feet west of South Kostner Avenue,

to those of an M2-2 Light Industry District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map Number 7-F.
(As Amended)
(Application Number 16538)*

RPD 1117

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 RM6.5 Residential Multi-Unit District symbols and indications as shown on Map Number 7-F in the area bounded by:

a line 148.57 feet north of and parallel to West Oakdale Avenue; North Sheridan Road; West Oakdale Avenue; and a line 160.77 feet west of and parallel to North Sheridan Road,

to the designation of Residential Planned Development 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.

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

Residential Planned Development Number 1117.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1117, consists of approximately thirty-six thousand five hundred forty-six (36,546) square feet (zero and eighty-four hundredths (0.84) acre). The property is owned by Forman Realty Corporation (the "Applicant").
2. 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 easements, or adjustments of right-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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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 or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The

Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of these fifteen (15) statements a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape/Green Roof Plan; and South, East, North and West Elevations, dated August 21, 2008 prepared by Pappageorge Haymes, Ltd. Architects. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the 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 as "Residential Planned Development": residential units in an elevator building, accessory parking, nonaccessory parking and related uses.
6. On-premise business identification 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, subject to the 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. 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. 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.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development 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.

11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with parkway tree provisions of the 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 a 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 consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development 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 Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of at least fifty percent (50%) of the building's net roof area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment, approximately three thousand eight hundred eighteen (3,818) square feet.
14. 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 ("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 building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
15. 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 this 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.
16. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an RM6.5 Residential Multi-Unit District.

16538

37464

JOURNAL--CITY COUNCIL--CHICAGO

9/10/2008

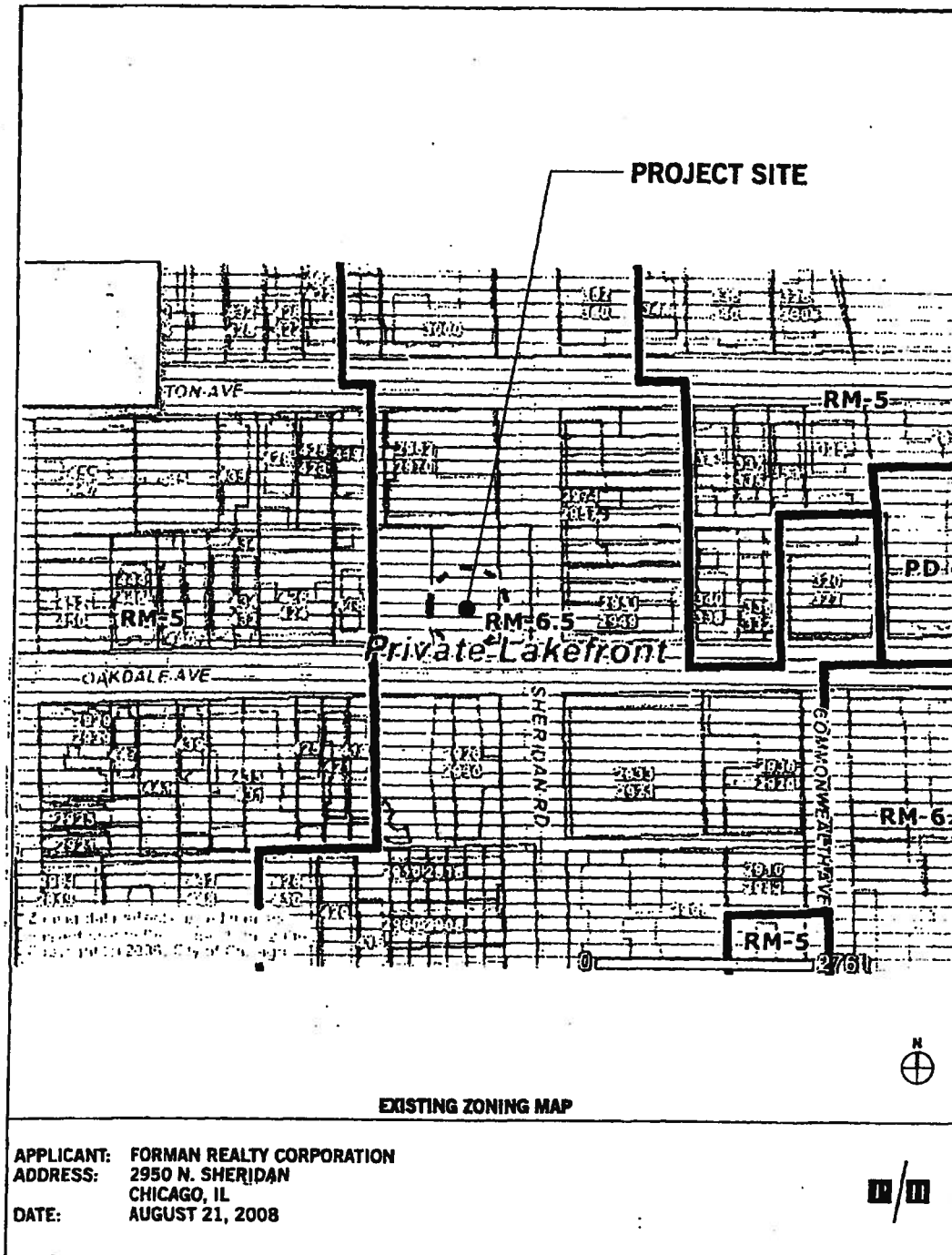
[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Site Plan; Landscape/Green Roof Plan; North, South, East and West Building Elevations; and Chicago Builds Green Application referred to in these Plan of Development Statements printed on pages 37465 through 37476 of this *Journal*.]

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

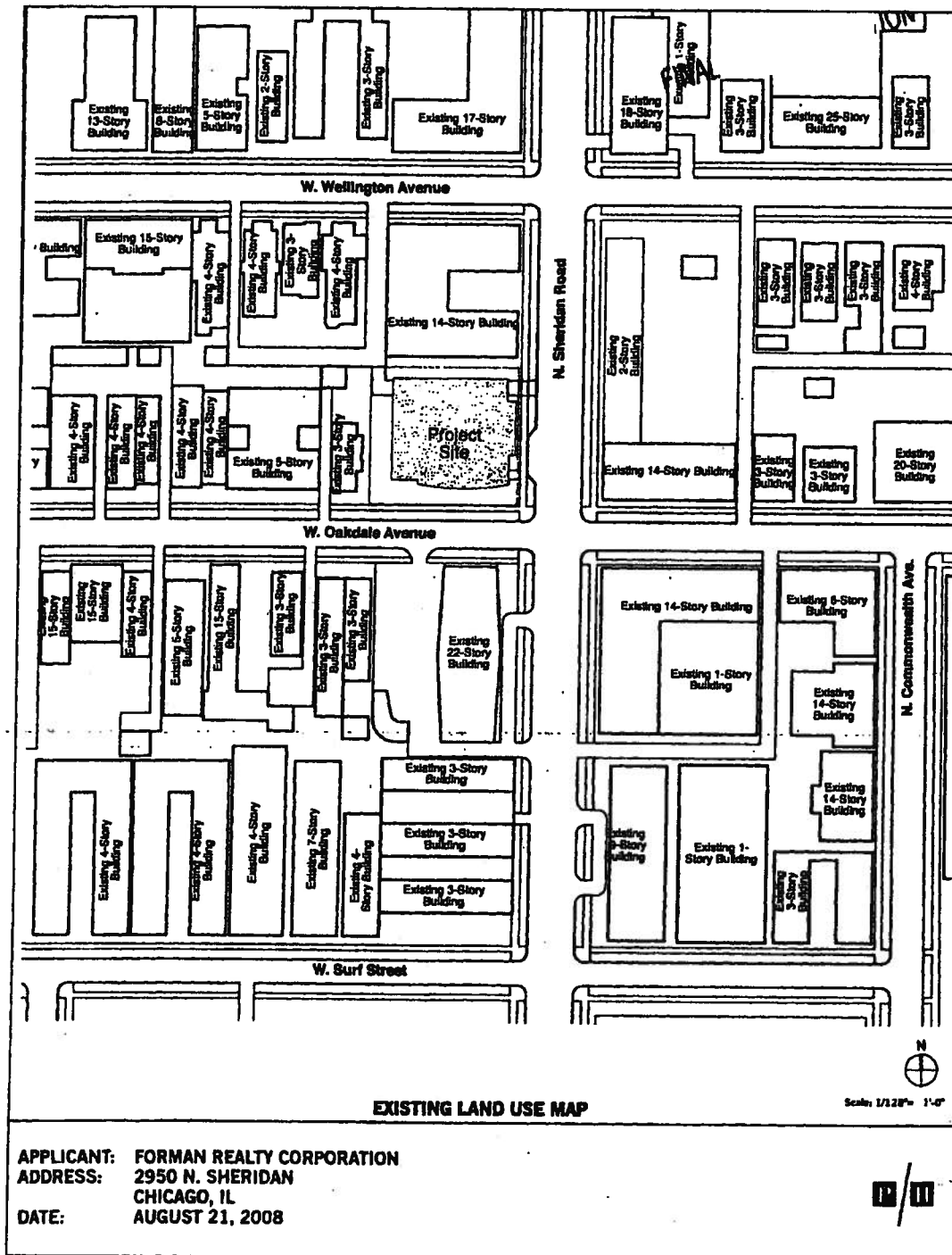
Bulk Regulations And Data Table.

Gross Site Area:	36,546 square feet/0.84 acre
Net Site Area:	23,879 square feet/0.55 acre
Maximum Permitted F.A.R.:	6.60
Proposed F.A.R.:	6.60
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Number of Dwelling Units:	79
Residential Accessory Parking:	
Maximum:	120
Minimum:	79
Maximum Proposed Non-Accessory Parking:	80
Minimum Number of Off-Street Loading Berths:	1
Maximum Building Height:	214 feet

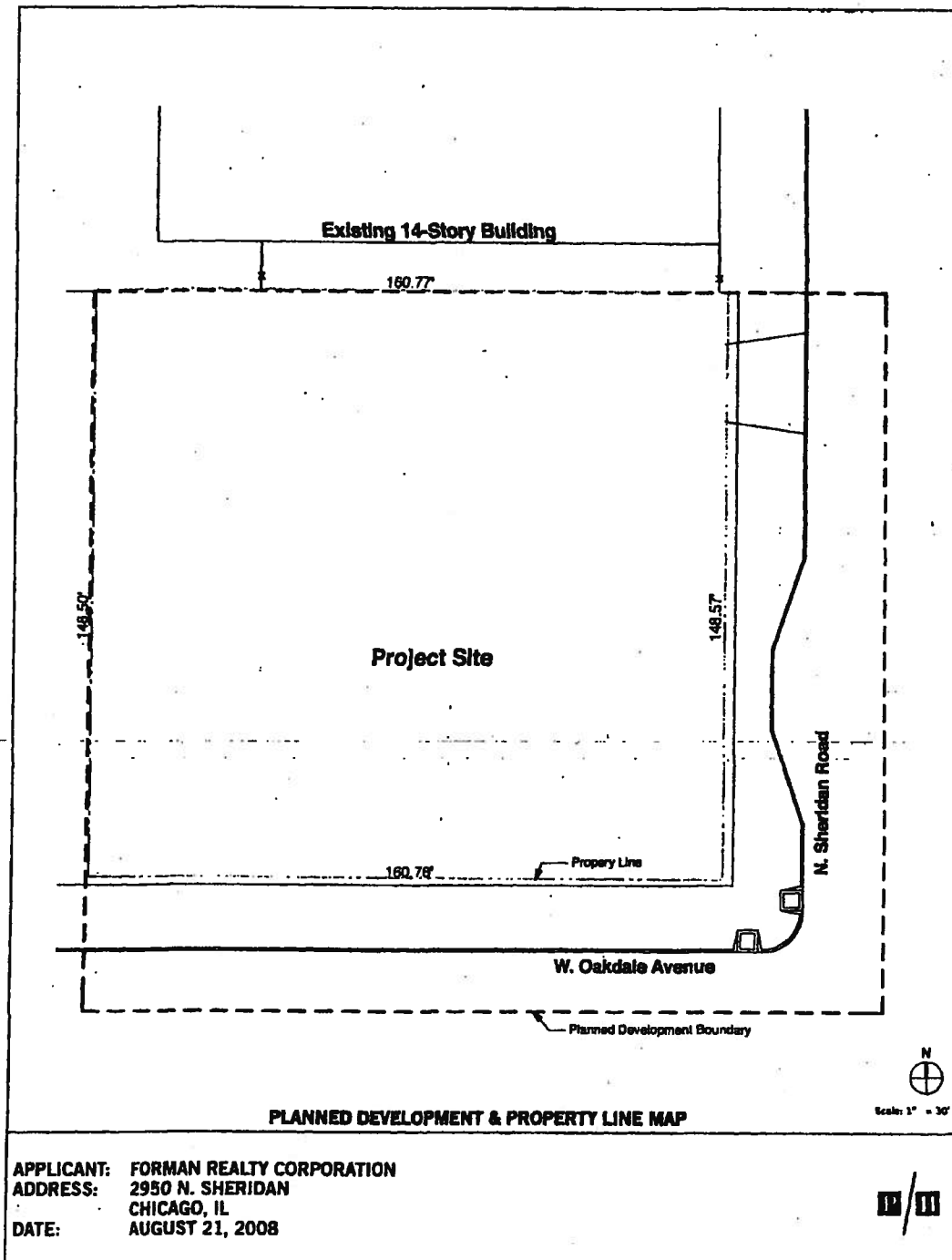
Existing Zoning Map.



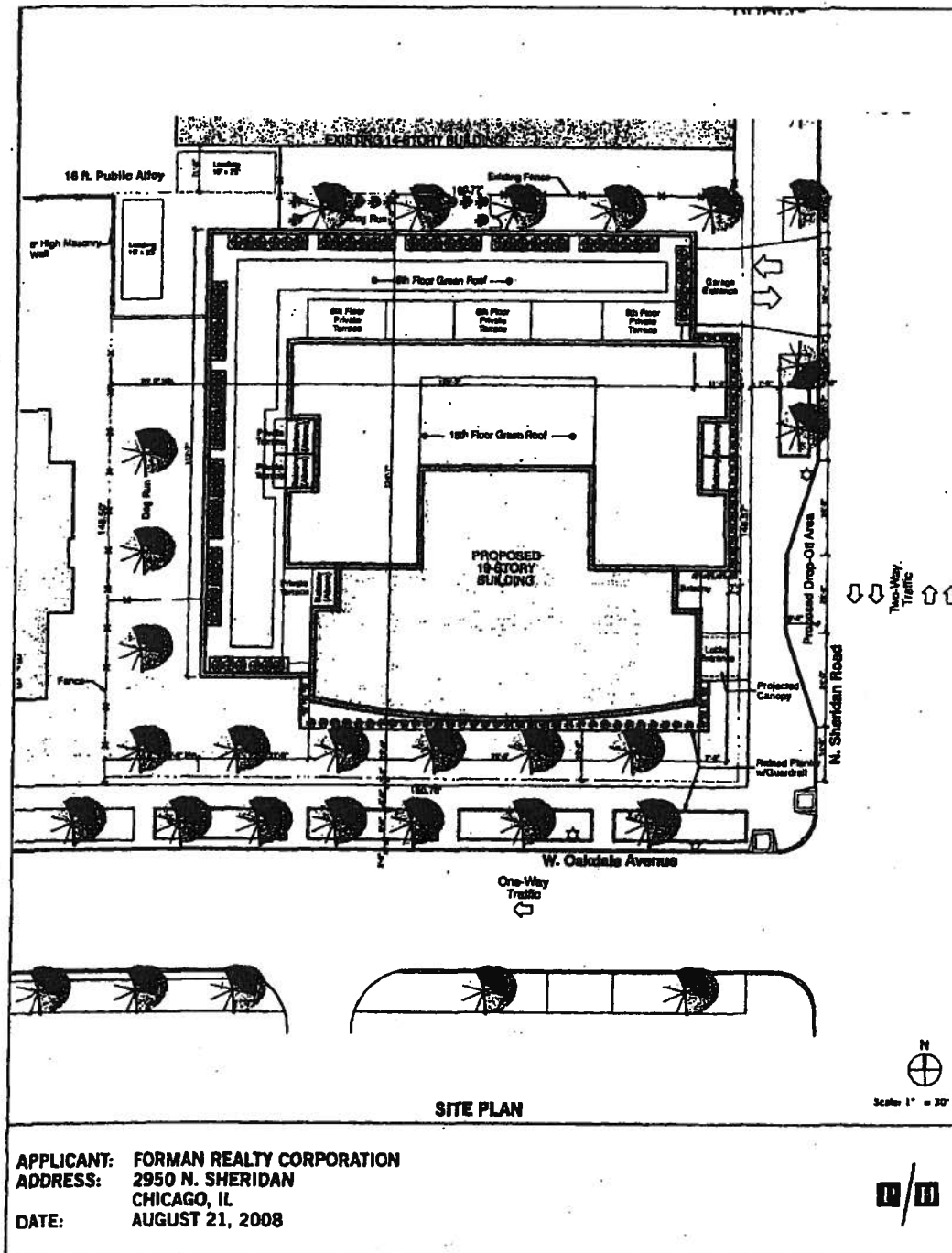
Existing Land-Use Map.



Planned Development And Property Line Map.



Site Plan.

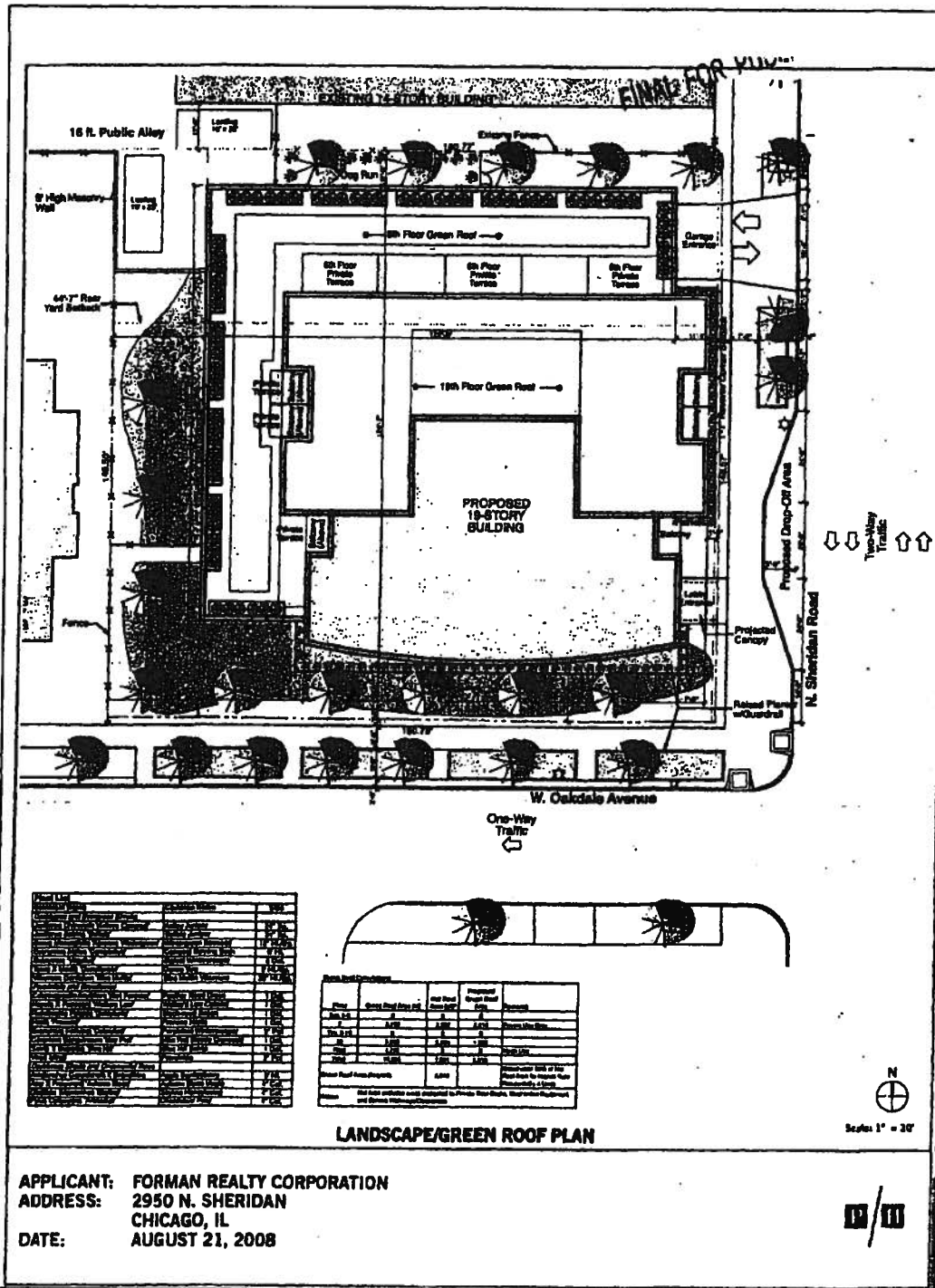


9/10/2008

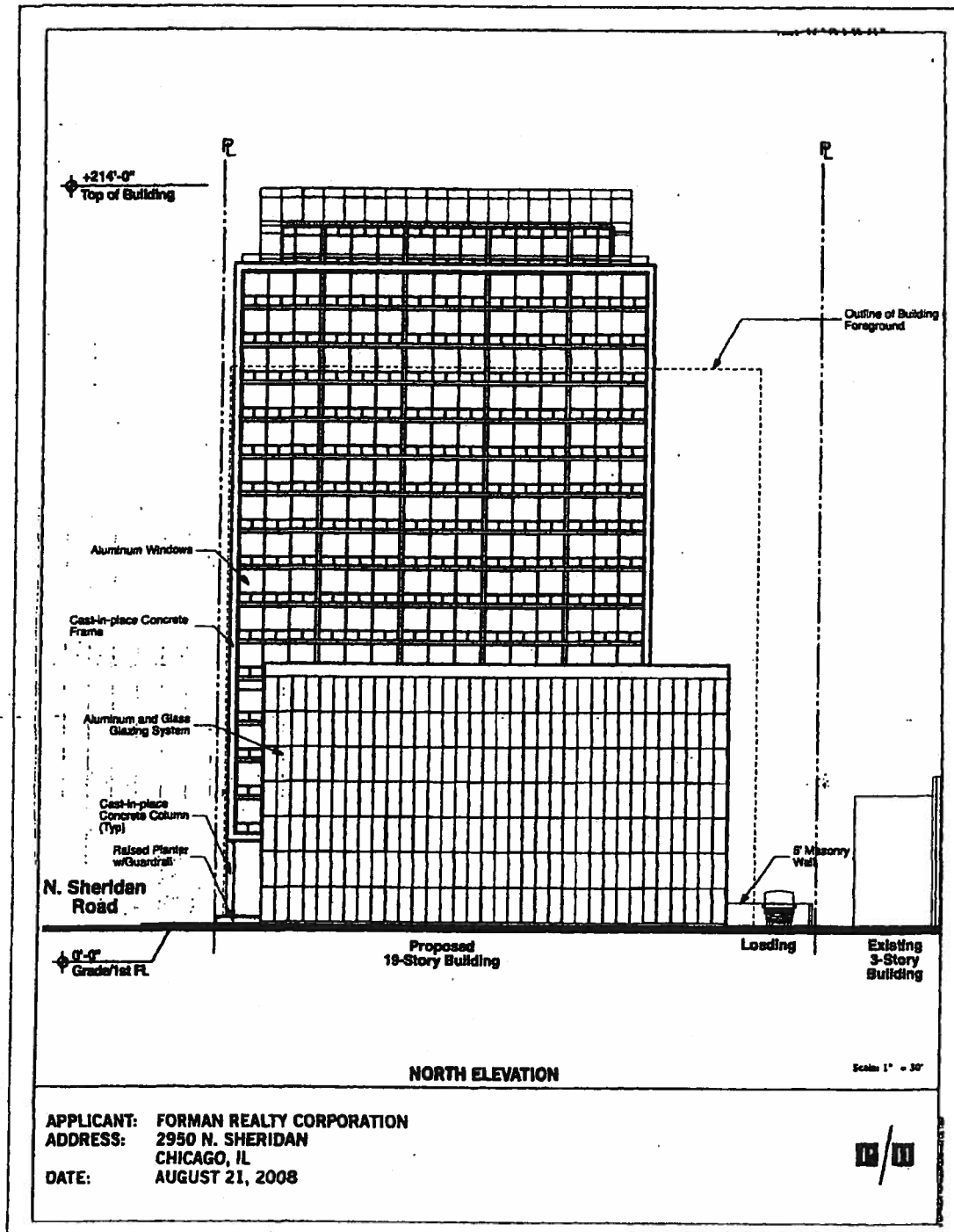
REPORTS OF COMMITTEES

37469

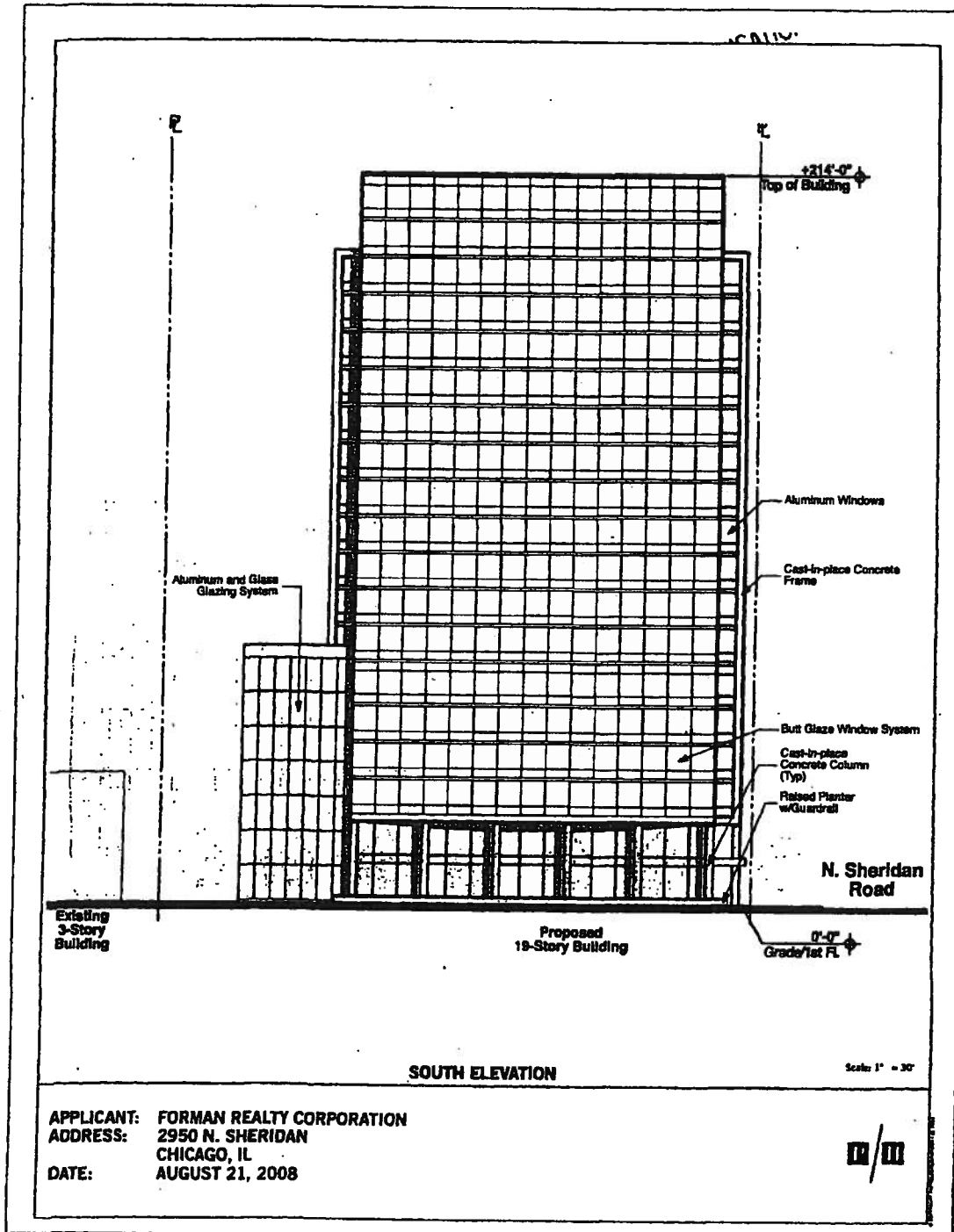
Landscape/Green Roof Plan.



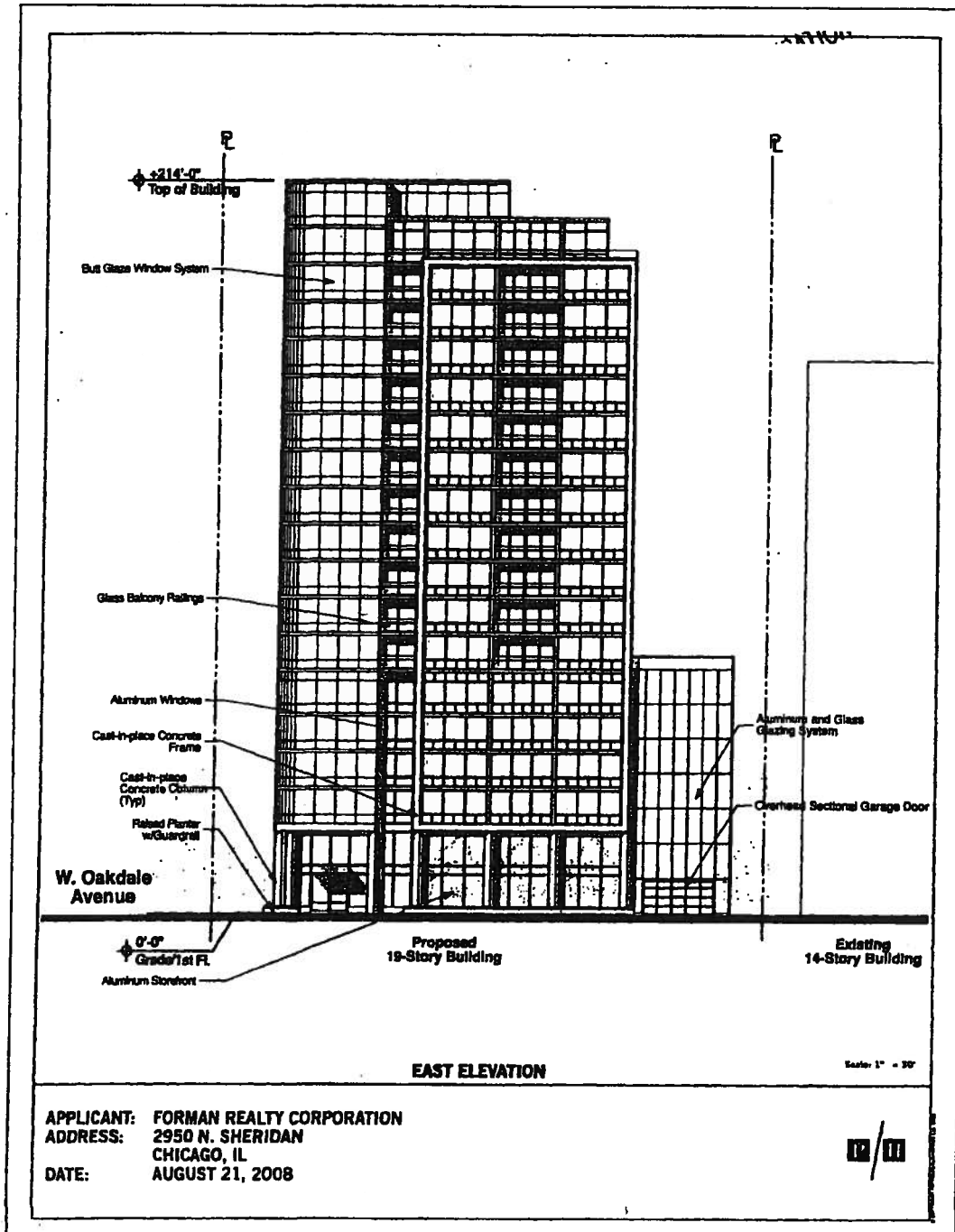
Building Elevations -- North.



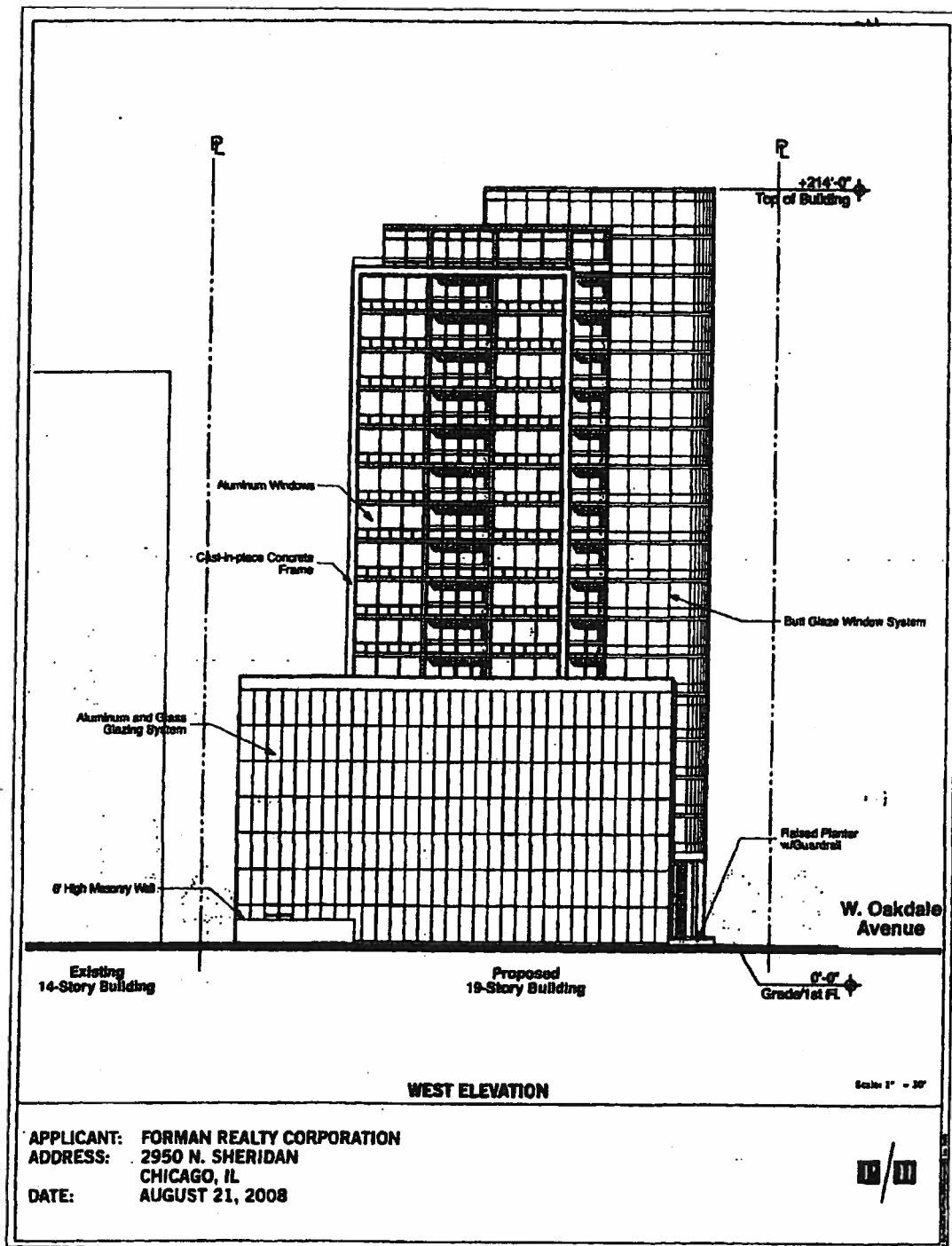
Building Elevations -- South.



Building Elevations -- East.



Building Elevations -- West.



Chicago Builds Green.
(Page 1 of 3)

Project Name:	2950 N. Sheridan			
<small>* Street Number (if the address only includes one street number, please fill only the cell "From"):</small>				
Project Location:	<small>From*</small> 2950	<small>To*</small> 	<small>Direction: Street Name:</small> N Sheridan	<small>Select Street Type:</small> Ave
	<small>Ward No:</small> 	<small>Community Area No:</small> 		
Project Type:	<small>Check applicable:</small>			
	<input checked="" type="checkbox"/> Planned Development <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> Zoning Change			
	PD No: <input type="text"/> RDA No: <input type="text"/> From: <input type="text"/> To: <input type="text"/>			
	<input type="checkbox"/> Public project <input type="checkbox"/> Landmark			
Project Size:	<small>Total land area in sq.ft.:</small> 23,879	<small>Total building(s) footprint in sq.ft.:</small> 157,601	<small>Total vehicular use area in sq.ft.:</small> 	
DPD Project Manager:	<small>Enter First Name Last Name</small> <input type="text"/>			
BG/GR Matrix:	<small>Select project category:</small> Res. 4 or more Market Rate			
Financial Incentives:	<small>Check applicable:</small>			
	<input type="checkbox"/> TIF <input type="checkbox"/> Empowerment Zone Grant <input type="checkbox"/> Class L			
	<input type="checkbox"/> GRIF <input type="checkbox"/> Ind. Dev. Revenue Bonds <input type="checkbox"/> Class 6b			
	<input type="checkbox"/> SBIF <input type="checkbox"/> Bank Participation Loan <input type="checkbox"/> DOH			
	<input type="checkbox"/> Land Sale Write Down			
Density Bonus:	<small>Check applicable:</small>			
	<input type="checkbox"/> Public plaza & pocket park <input type="checkbox"/> Water features in a plaza or pocket park			
	<input type="checkbox"/> Chicago Riverwalk improvements <input type="checkbox"/> Setbacks above the ground floor			
	<input type="checkbox"/> Winter gardens <input type="checkbox"/> Lower level planting terrace			
	<input type="checkbox"/> Indoor through-block connection <input type="checkbox"/> Green roof			
	<input type="checkbox"/> Sidewalk widening <input type="checkbox"/> Underground parking and loading			
	<input type="checkbox"/> Arcades <input type="checkbox"/> Concealed above-ground parking			

Chicago Builds Green.
(Page 2 of 3)

Landscaping:

7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		0	0

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	2844	2,844

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
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:	3,546	3818
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces	79	120
Total no. of parking spaces (Accessory + Non-Acc.)		200
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	50	50
Within 600 ft of CTA or Metra station entrance		<input type="checkbox"/>

Check if applicable:

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)

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

**Energy efficiency strategies
not captured above:**

JE: Other than Energy Star Pool - or Energy Star Building
Certification-

**Other sustainable strategies
and/or Project Notes:**