



CHICAGO PLAN COMMISSION

Department of Planning and Development

5440 N. SHERIDAN ROAD

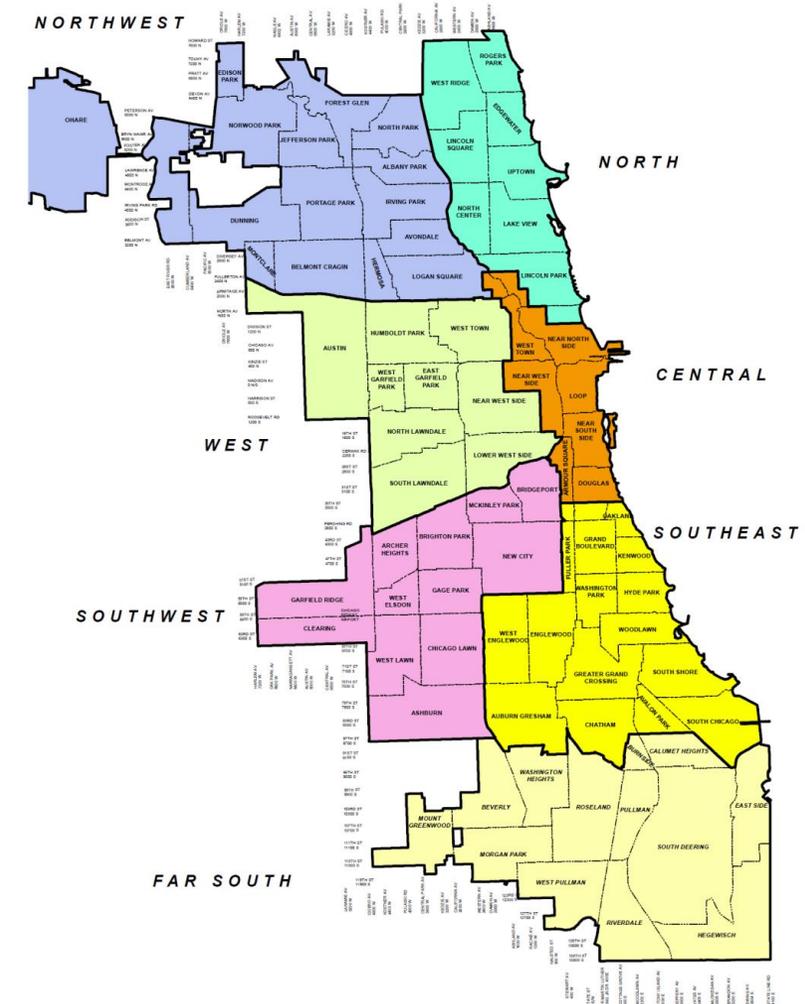
48th WARD

5440 N. SHERIDAN PROPERTY OWNER, LLC

October 15, 2020

★ Community Area Snap Shot

- North Region
- Edgewater Community Area
- Demographics:
 - Population: 57,022
 - Median Age: 38.5
 - Median income: \$53,183
- Multi-family residential is the predominant land use (31.9%) followed by Transportation (31.4%) and single-family residential (13.3%)
- Zoning: B3-5
- Adjacent Zoning: B3-5, PD 69, RM-6



Project Timeline + Community Outreach

May 2019	Meeting with Association of Sheridan Condominium/Co-Op Owners May 2019
Spring 2019	Meetings and review by Alderman
Summer 2019	Individual developer-led presentations with each of the surrounding ASCO constituent buildings
September 2019	Community open house and information session
October 2019	Community wide meeting
February 2020	Type 2 Rezoning filed
April 2020	LPO intake meeting with DPD staff
May 2020	LPO and ZBA Applications filed
September 2020	ZBA approval

BEFORE



AFTER



Summary of Project Changes from Feedback Received

Prior to the Applicant's ownership and involvement, the Property was entitled for 174 units in an 18-story building.

In response to community feedback, the project scope was reduced from a proposed 7-story building with 99 units to a 5-story building with 78 dwelling units.

In response to the project design review process, the Applicant implemented the following design enhancements:

- Replaced stucco with high quality, durable metal panel on all elevations;
- Added window to the north elevation at the lower level to create interest and break up expanse of blank wall on the north; and
- Added enhanced landscape details to the plans and renderings - softening, in particular, the northeast building corner view.

BEFORE



AFTER

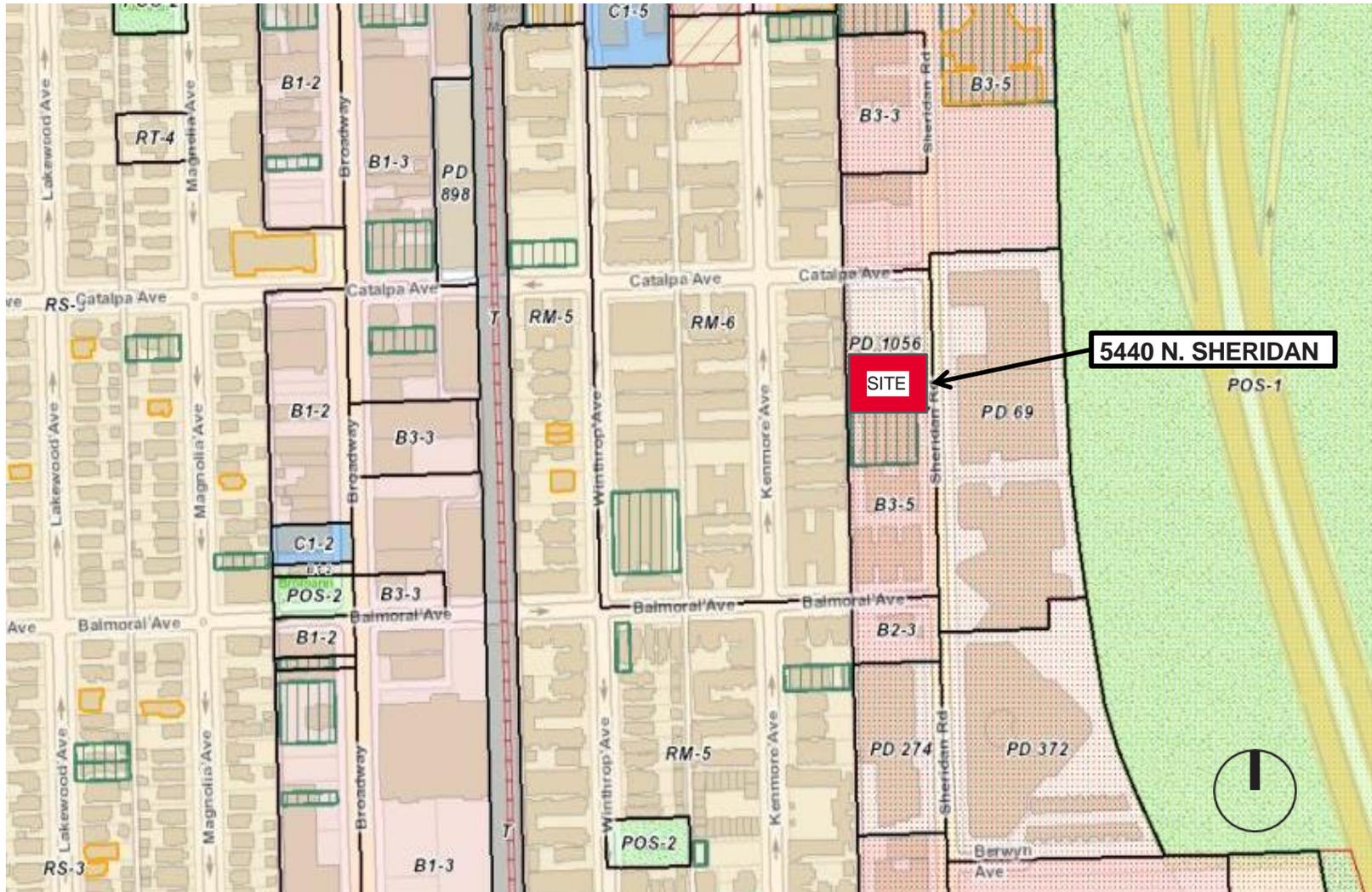




SITE CONTEXT



SITE CONTEXT





AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST

Pedestrian Context



RENDERING AT STREET LEVEL



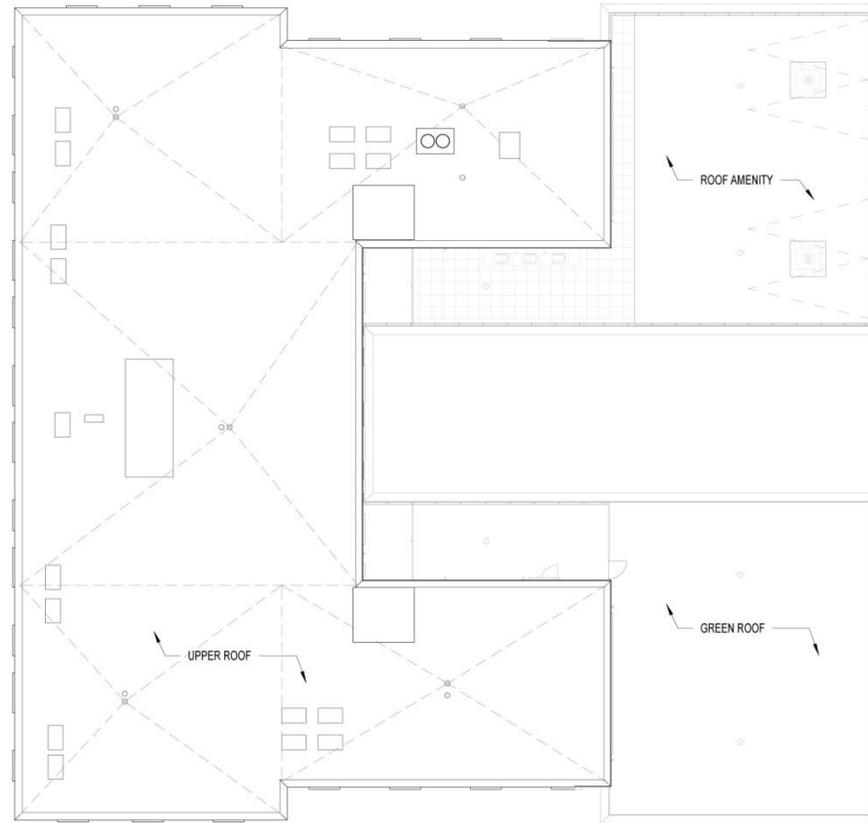
EXISTING STREET CONTEXT



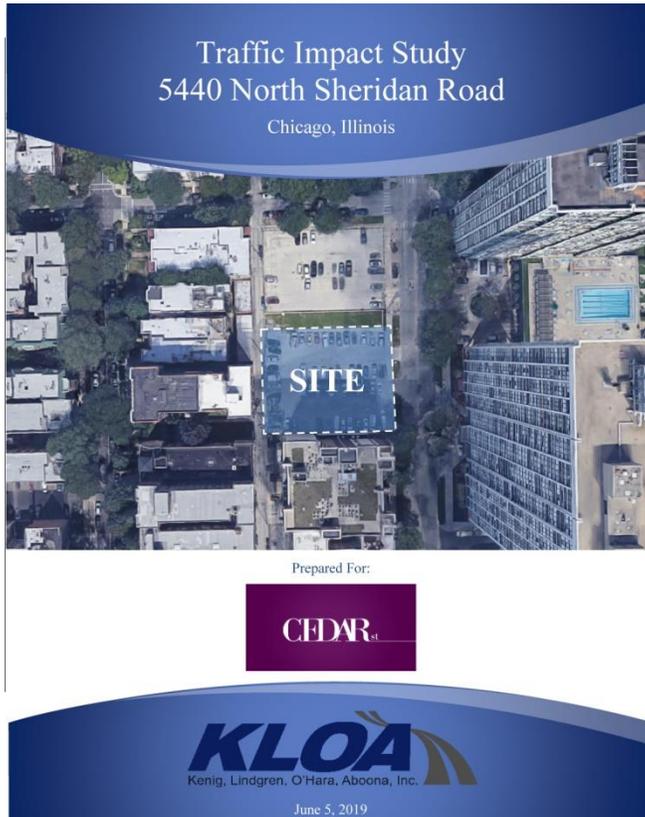
SECOND FLOOR PLAN



FIFTH FLOOR PLAN



Traffic Study Recommendations



- Given the location of the site within an urban area and its proximity to alternative modes of transportation, the number of generated trips will be reduced. In addition, some residents will utilize taxis or ride-sharing to arrive at the site.
- The existing street system has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- Access to the site will be provided off the public alley and will adequately accommodate the traffic that will be generated by the proposed development.
- The removal of the two existing access drives on Sheridan Road will improve the traffic flow and reduce the number of conflict points.
- In order to accommodate drop-off and pick-up curb activities, a 50-foot layby lane is proposed on Sheridan Road.
- In response to request by CDOT, the Applicant will install signage at the southeast and southwest corners of the intersection of Catalpa and Kenmore.



EXT. MATERIAL & SYSTEMS LEGEND

*NOTE: REFER TO SPECIFICATIONS AND WALL ASSEMBLY DETAILS FOR SPECIFIC SYSTEM DESCRIPTION AND INFORMATION

BRICK-1	EXTRUDED FACE BRICK (GLEN-GERY CA11-9003 OR EQUAL) W/ BLACK MORTAR/W/ INSUL. AND REINF. CMU BACKUP.
CONC-1	EXPOSED CONCRETE W/ SEALER
CW-1	PTD. ALUM. CURTAINWALL SYSTEM W/ CLEAR LOW-E INSUL. GLASS
ENTRY-1	PTD. ALUM. STILE & RAIL DOORS W/ INSUL. LOW-E GLASS W/ SECURITY ACCESS. DOOR FRAME SET INTO CURTAINWALL OPENING.
ENTRY-2	PTD. ALUM. STILE & RAIL DOORS W/ INSUL. LOW-E GLASS @ DUPLEXES. DOOR FRAME SET INTO WINDOW WALL OPENING.
ENTRY-3	PTD. ALUM. STILE & RAIL TERRACE TYPE DOORS W/ LOW-E INSUL. GLASS @ OUTDOOR TERRACES.
EXT. STAIR	EXPOSED CONCRETE STAIRS W/ CLR. SEALER. BOARD-FORM SURFACE ON EAST FACING WALL.
FCB-1	FIBER CEMENT BOARD RAIN-SCREEN CLADDING SYSTEM W/ EXPOSED S.S. FASTENERS AND S.S. BACKUP SUPPORT FRAMING SYSTEM. MINERAL WOOL INSUL @ CAVITY W/ BLACK FELT.
FENCE-1	6" TALL DECORATIVE DOG RUN FENCE. PREFIN. ALUM. SLATS SET ON ALUM. POSTS AND RAIL FRAMING.
FENCE-2	6" TALL DECORATIVE FENCE AND GATE ASSEMBLY. PTD. STL. POSTS W/ 10" SQ. STL. PICKETS @ 48" O.C.
GLS-1	STRUCT. SEALANT BUTT-GLAZED WINDOW WALL W/ GREY TONE INSUL. LOW-E GLASS. ZERO-SIGHTLINE OPERABLE AWNING WINDOWS.
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STUCCO-1	STO THERM "CI ESSENCE" STUCCO ASSEMBLY W/ CONT. XPS INSULATION. NFPA 285 COMPLIANT.

BUILDING ELEVATION - EAST



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BUILDING ELEVATION - NORTH



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BUILDING ELEVATION - WEST

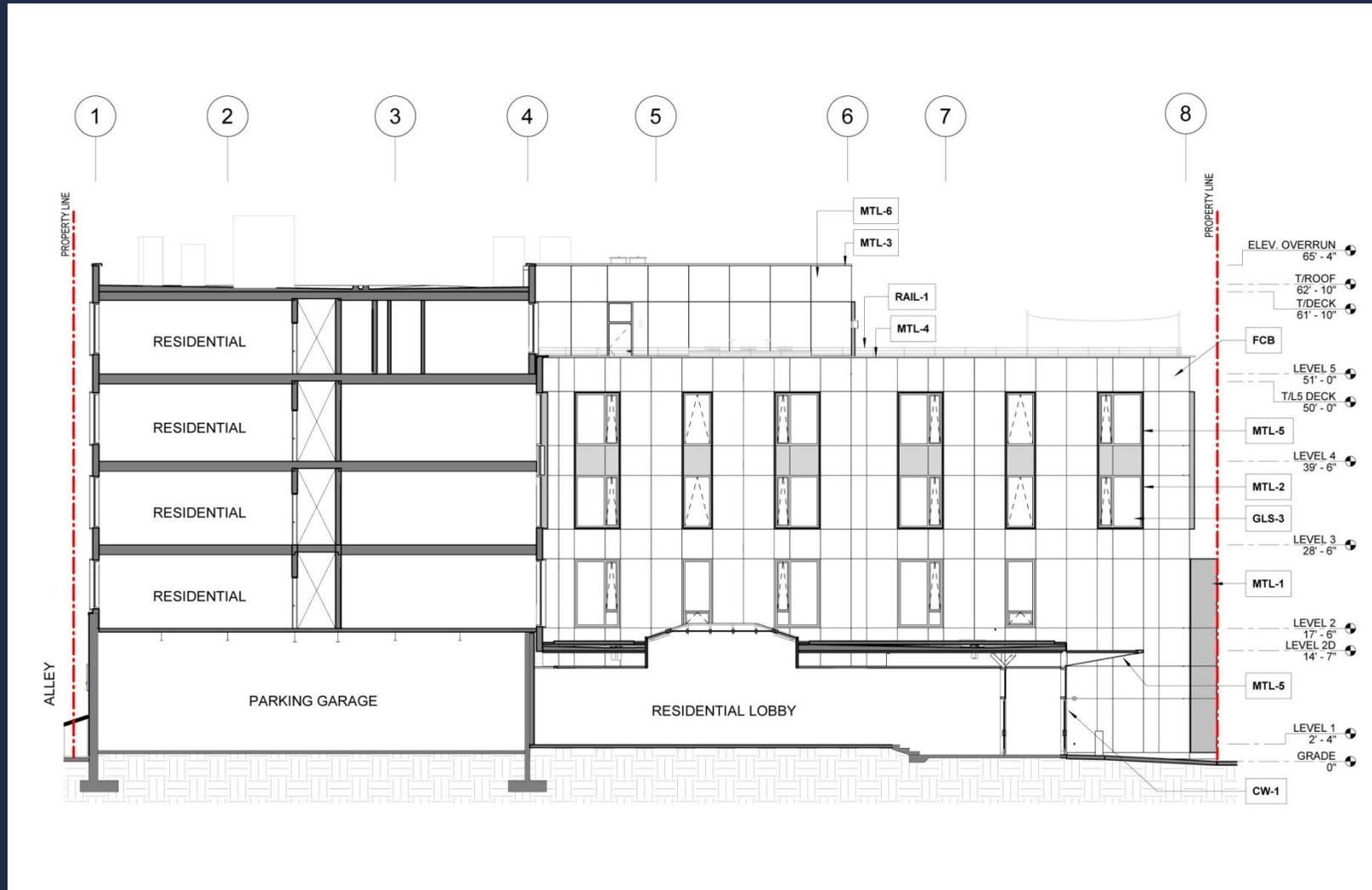


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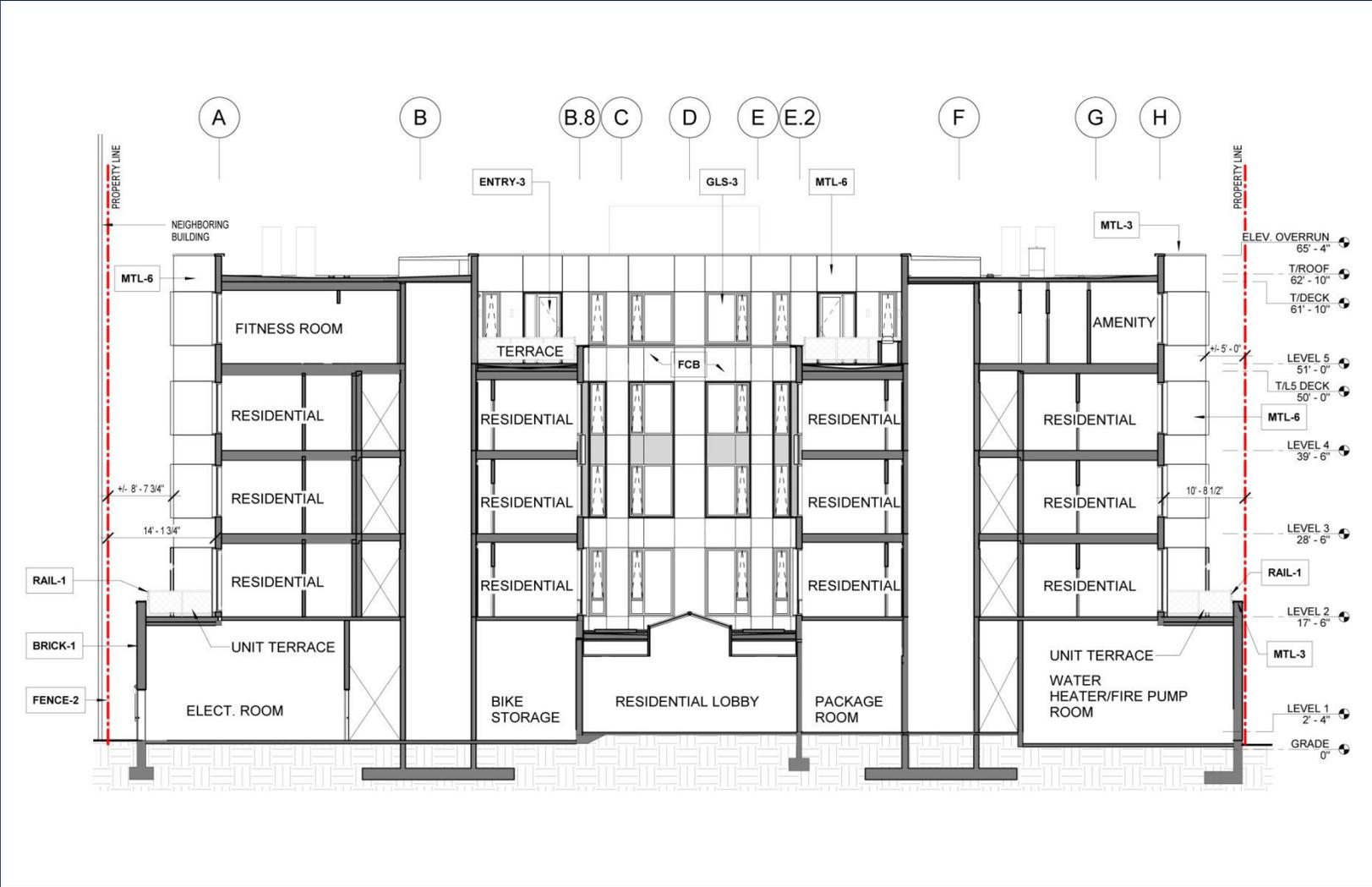
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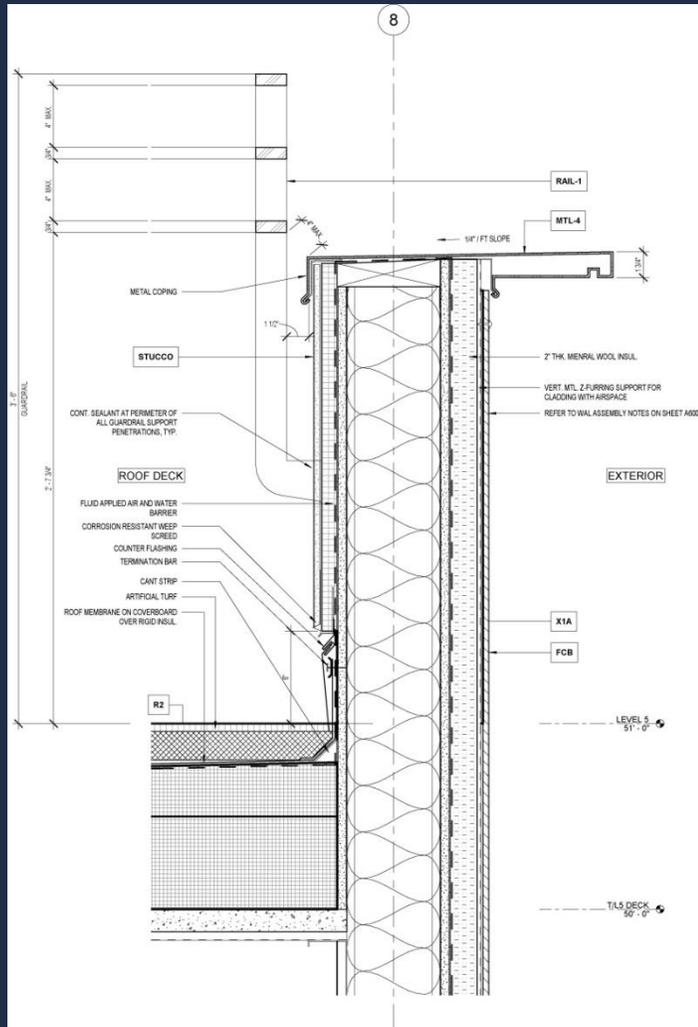
BUILDING ELEVATION - SOUTH



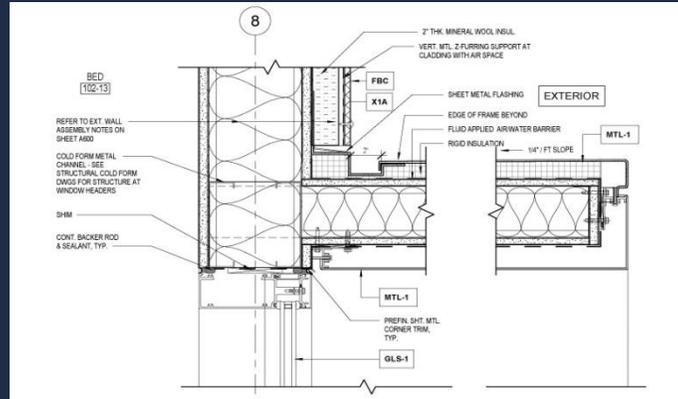
BUILDING SECTION – LOOKING NORTH



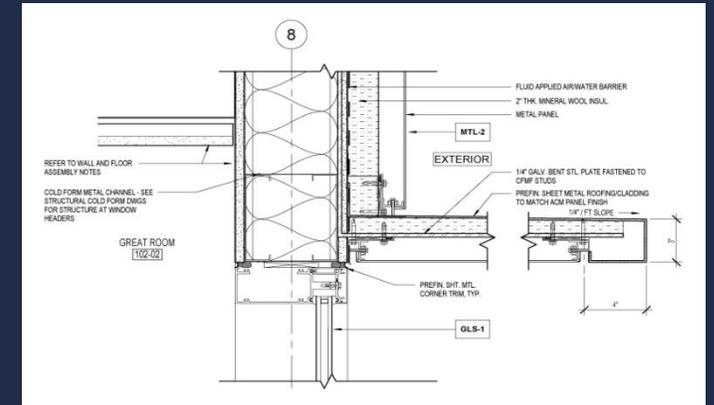
BUILDING SECTION – LOOKING WEST



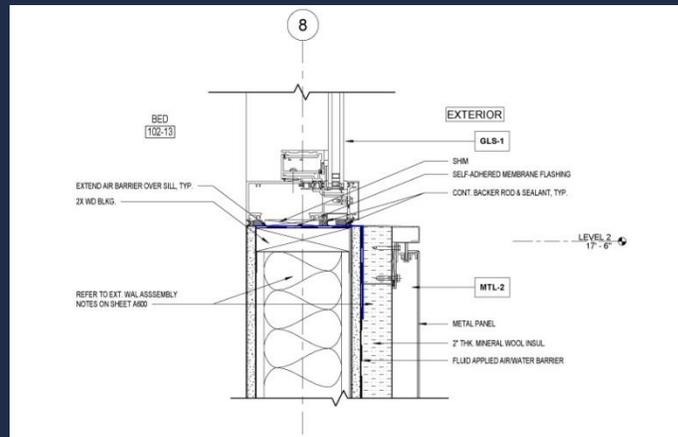
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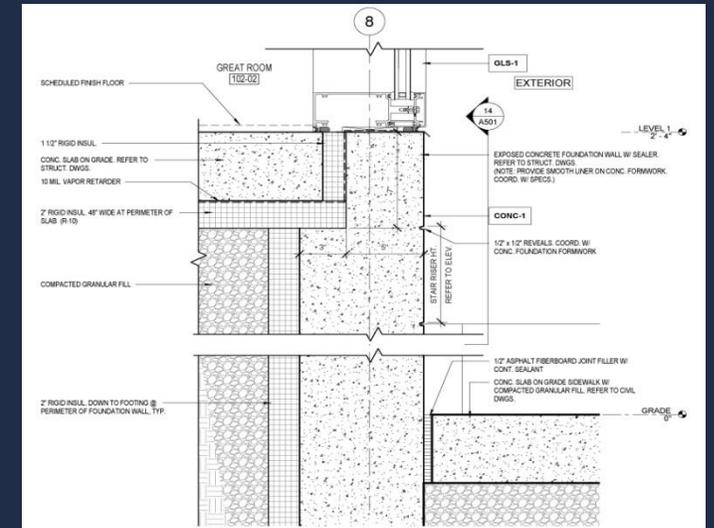
SECTION @ LVL 2 WINDOW HEAD



SECTION @ LVL 1 WINDOW HEAD



SECTION @ WINDOW SILL



SECTION @ BASE



METAL PANEL RAINSCREEN



FIBER-CEMENT BOARD RAINSCREEN



FACE BRICK

★ Applicable Lakefront Policies & Purposes

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



DPD Recommendations

- DPD has determined that the Application has met the minimum requirements of Section 17-6 of the Chicago Zoning Code
- DPD found that the project was assessed and is in compliance with Policies and Purposes in Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance