



CHICAGO PLAN COMMISSION

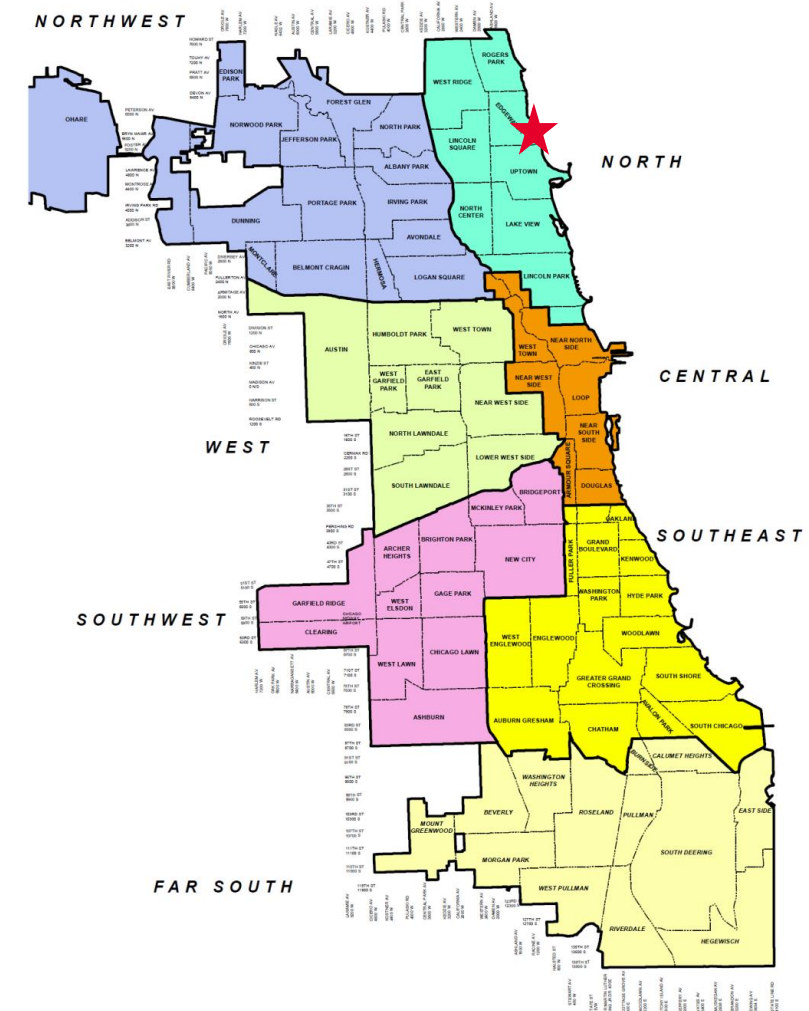
Department of Planning and Development

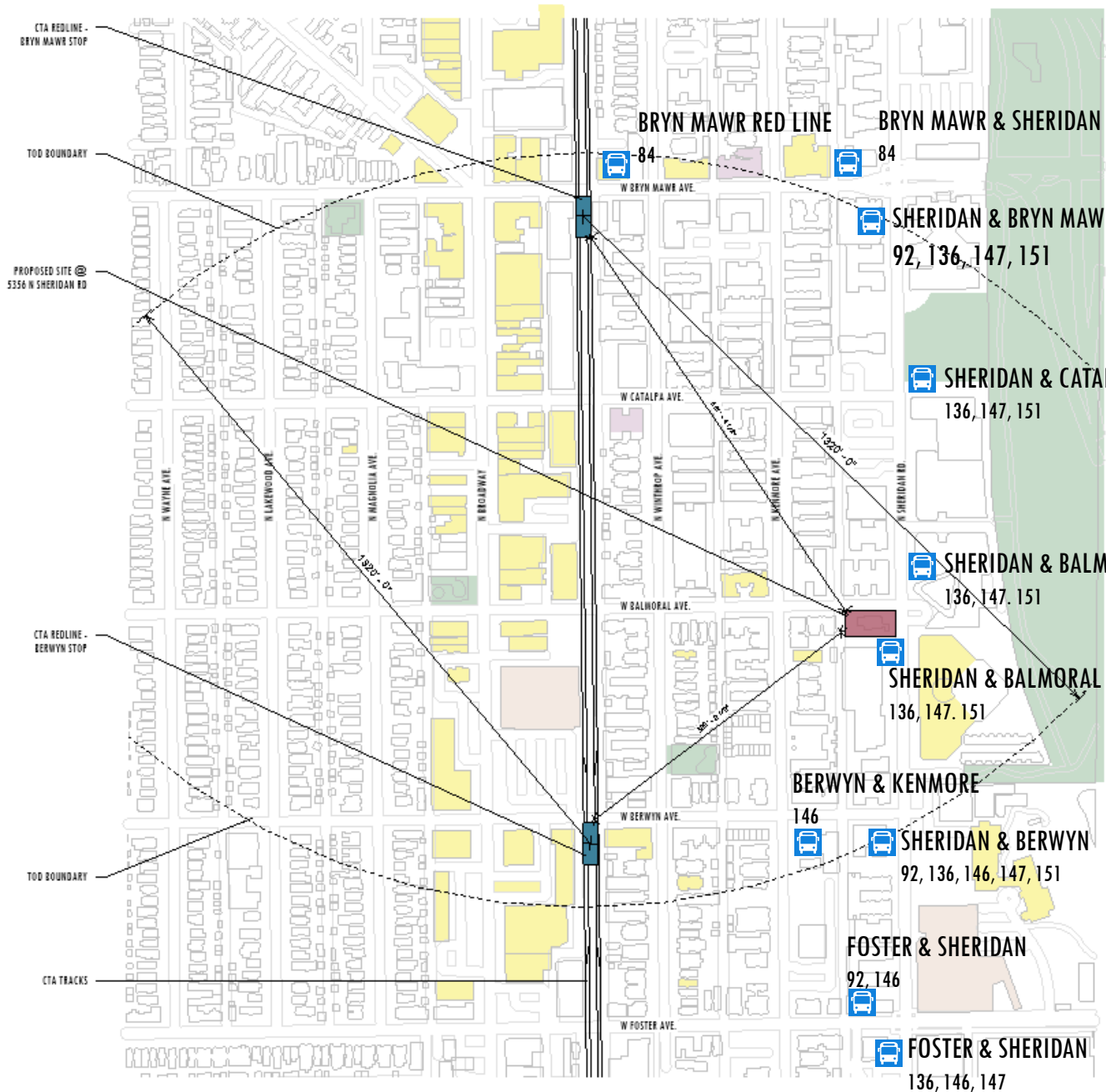
Lakefront Protection Ordinance Project
5356 North Sheridan Road (48th Ward)
Tempus Group Holding, LLC

04/21/2022

★ Community Area Snap Shot


- North Region
- Edgewater Community Area
- 48th Ward – Alderman Osterman
- Demographics:
 - Population: 56,296
 - Median Age: 38.3
 - Median income: \$55,768
- Land Use:
 - Transportation is the predominant land use (32.%) followed by multi-family (31.9%) and single-family residential (13.4%)



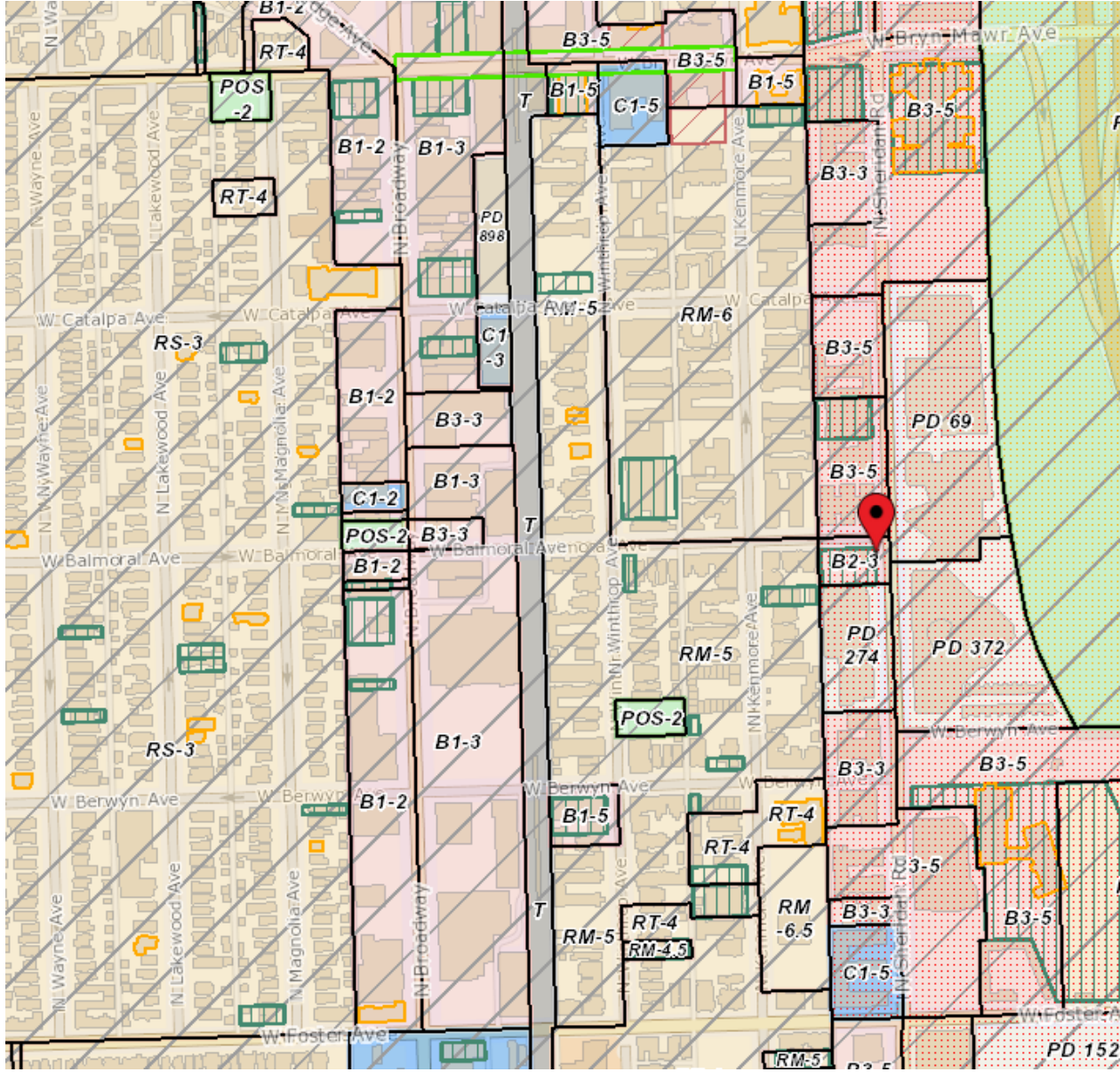


NEIGHBORHOOD ANCHORS

- PROPOSED SITE, 5356 N SHERIDAN
- BUSINESS
- GREEN SPACE
-
- THEATER
- RED LINE STATION
- BUS STOP



SITE CONTEXT MAP

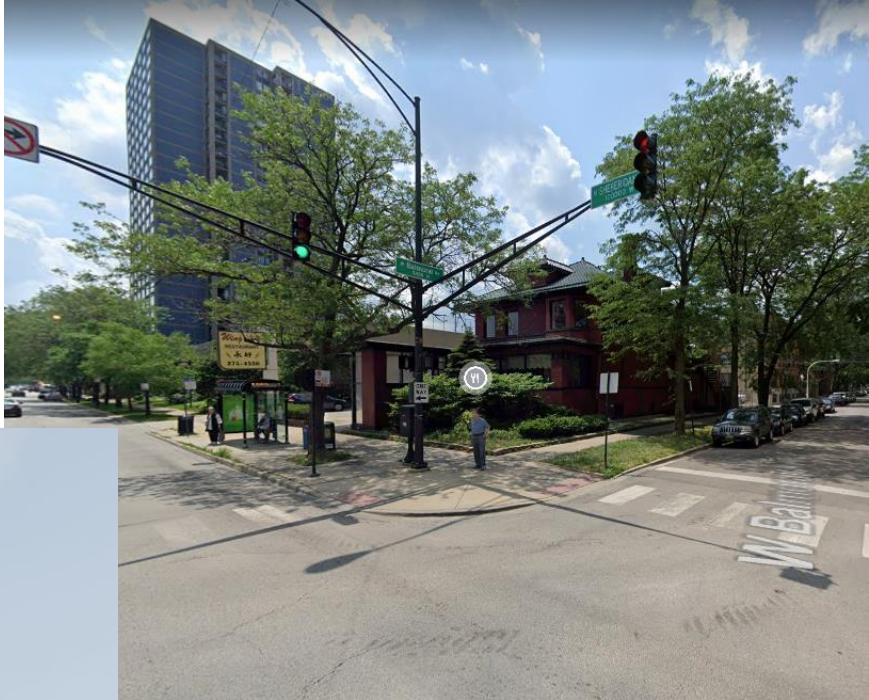


LAND USE CONTEXT PLAN



AERIAL VIEW FROM NORTHEAST CORNER

Pedestrian Context



VIEW AT SHERIDAN & BALMORAL

Pedestrian Context



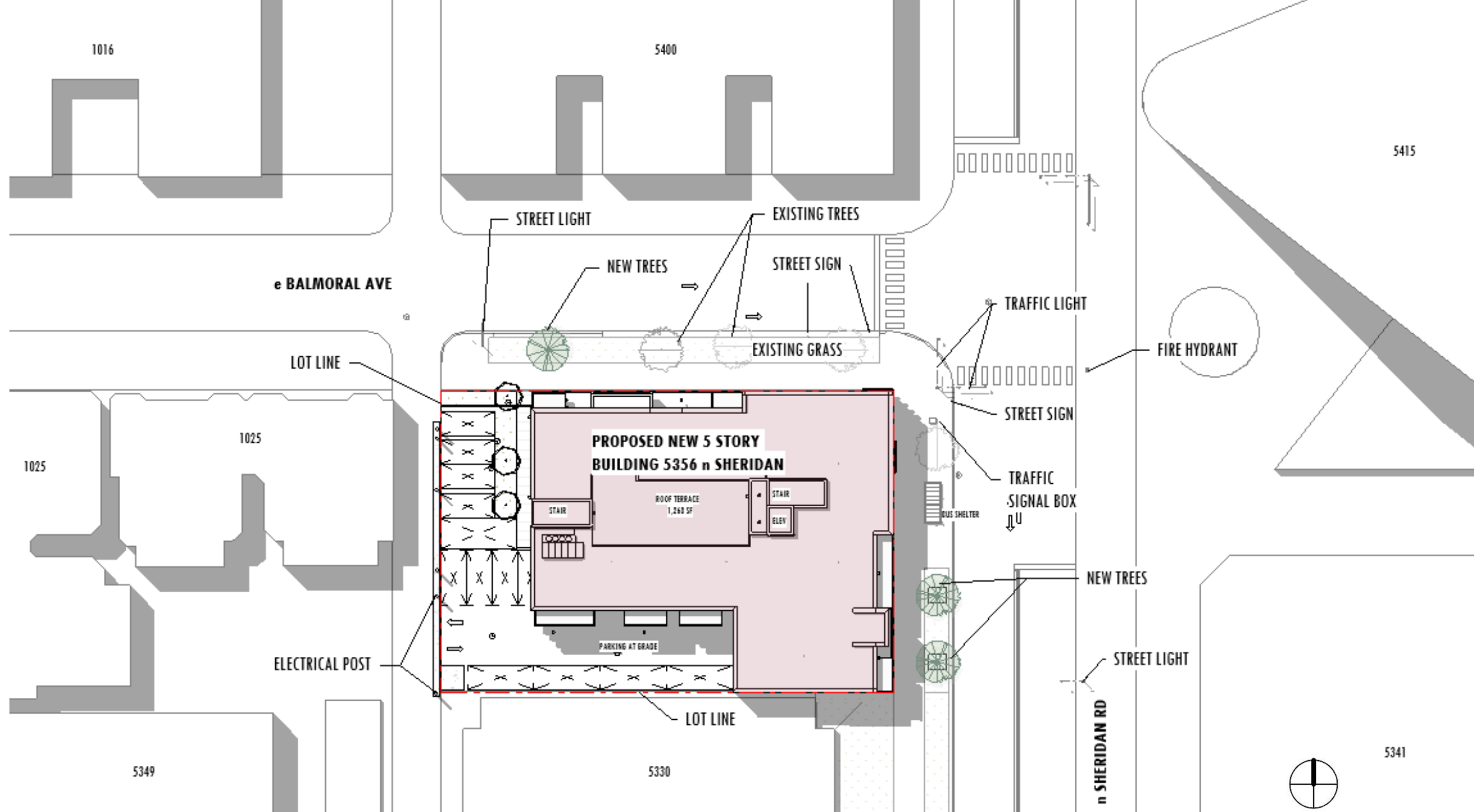
Project Timeline + Community Outreach

Lakefront Review Timeline:

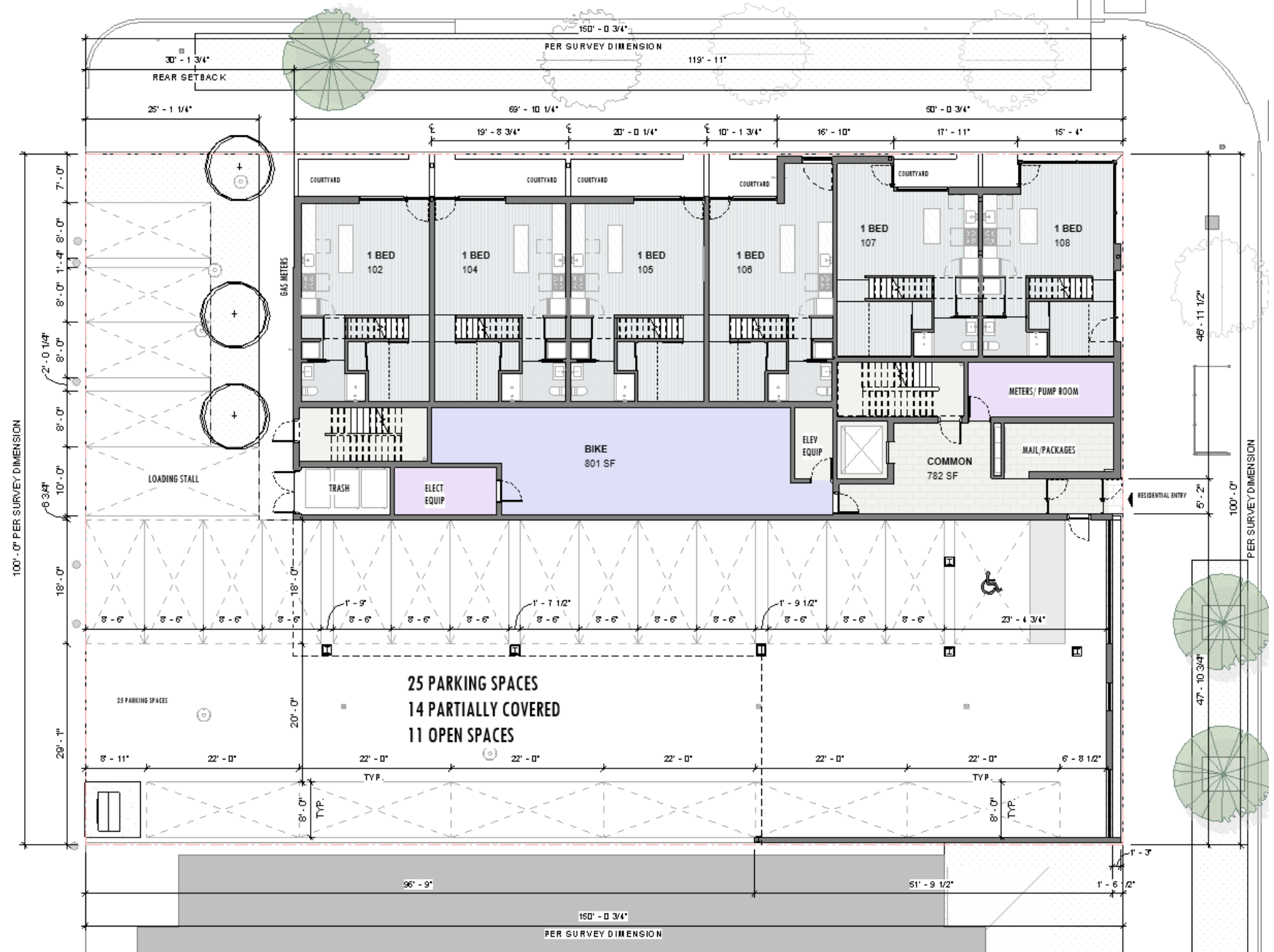
- 10/28/21 Intake Meeting & Initial Document Submittal
- 12/15/21 Initial Corrections Issued
- 1/04/21 Document Submittal to CFD, CDOT, MOPD, Landscape, and Stormwater
- 2/16/2021 Revised Drawings Submitted for Review
- 3/29/21 Lakefront Application Submitted

Project Changes Based on Feedback:

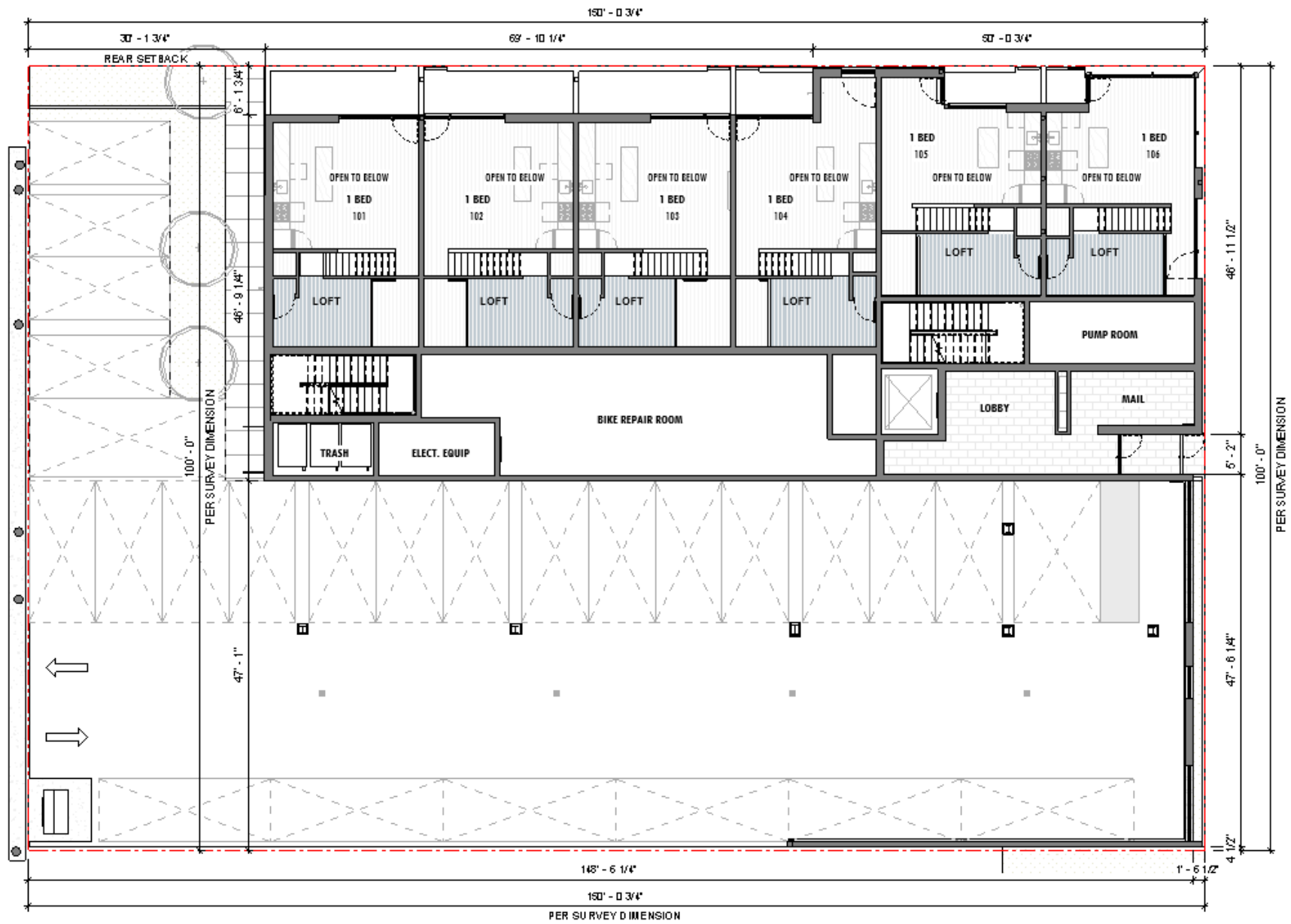
- Balconies projecting over public way have been reduced
- Façade along Sheridan has been recessed at the ground level to accommodate a planter along the pedestrian route
- Existing parkway along Sheridan has been extended
- Previously proposed lay-by lane has been removed as to not interfere with articulated buses
- Previously proposed brick along pedestrian route has been changed to concrete
- Windows along pedestrian route at the corner of Sheridan & Balmoral have been setback off exterior face of building



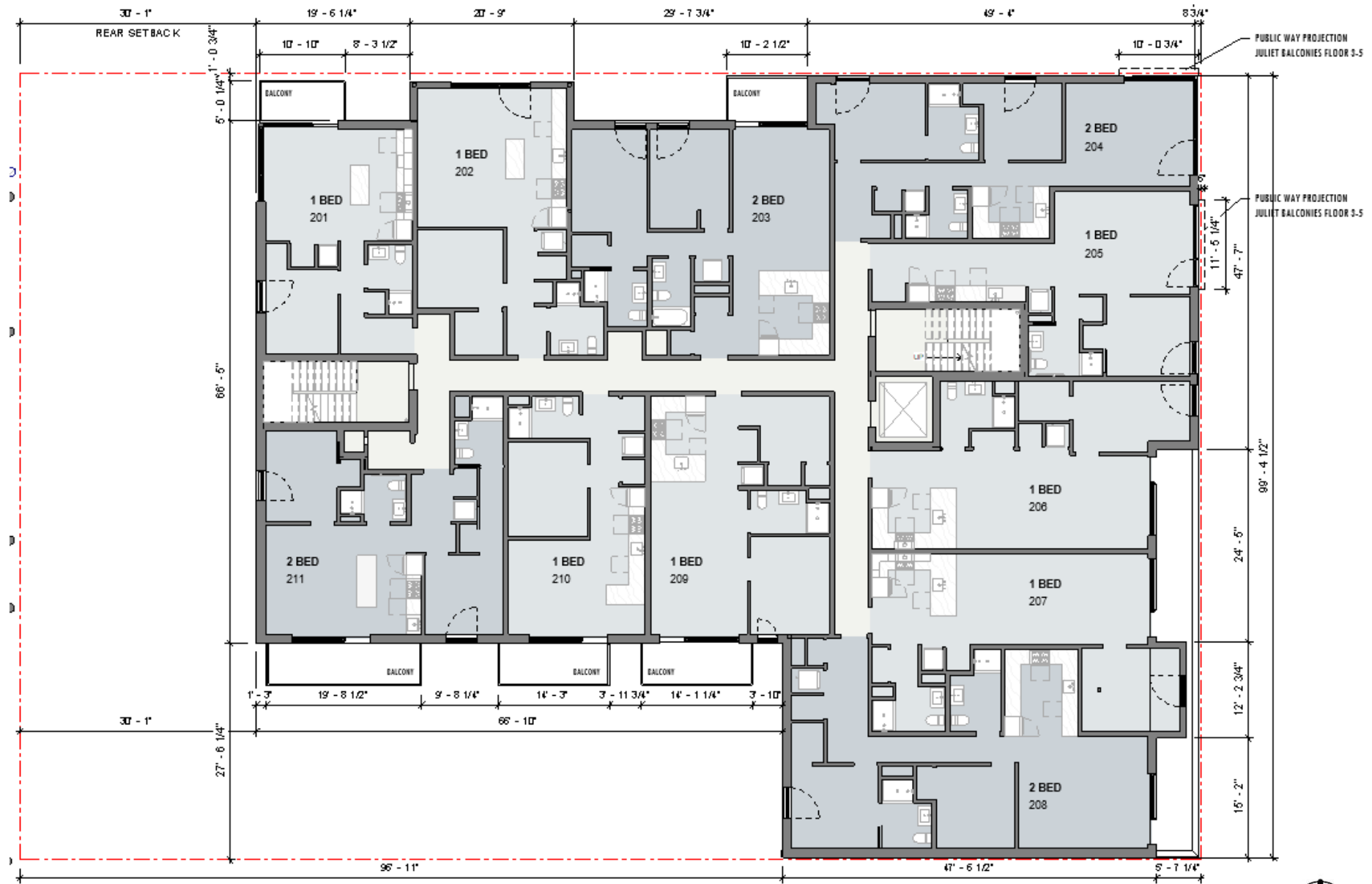
SITE PLAN



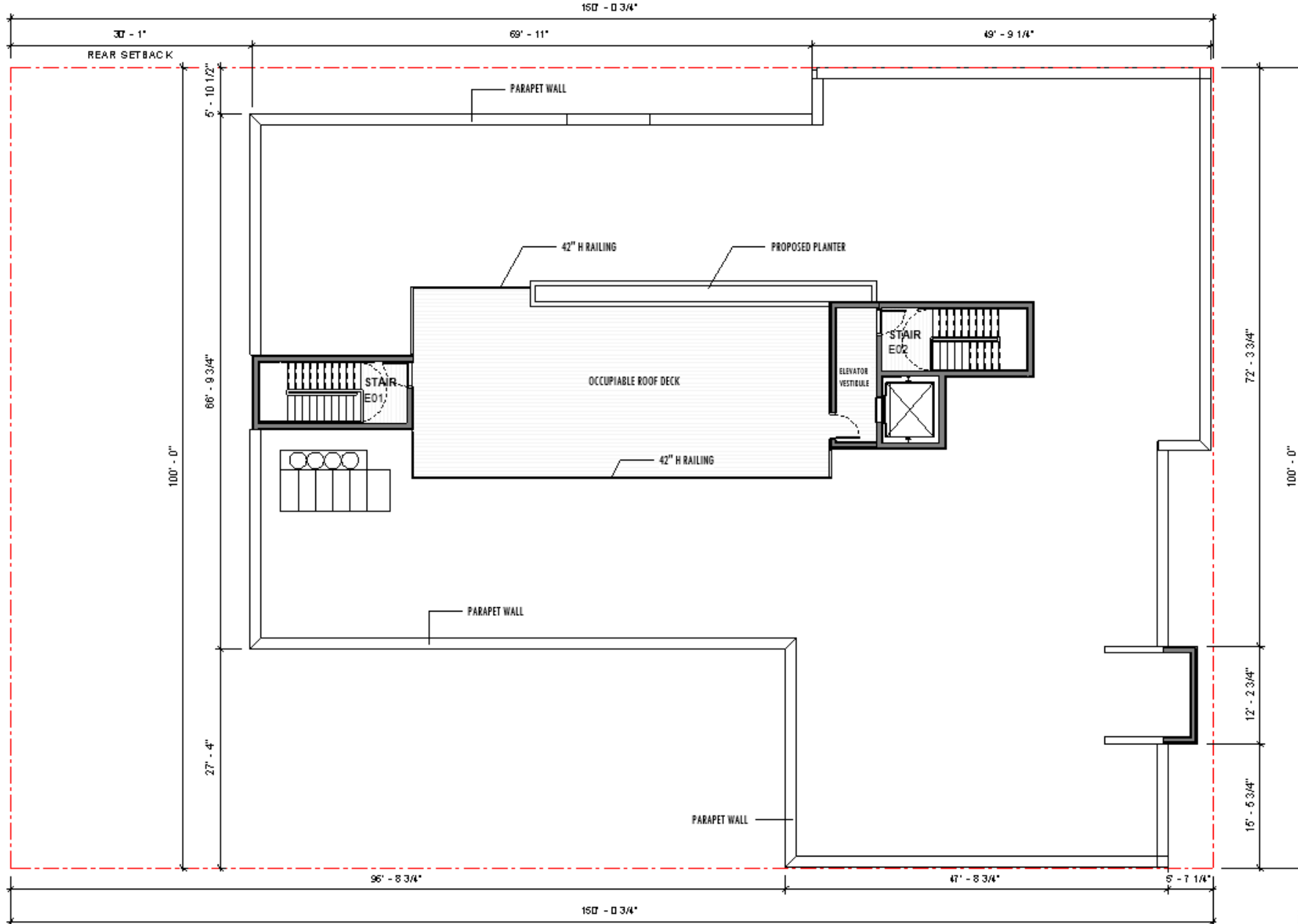
GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



TYPICAL FLOOR PLAN 2-5



ROOF PLAN

- M-1** FILLED + POLISHED CONCRETE MASONRY UNIT 8X8X16
TRENWYTH TRENSTONE COLOR TBD
- M-2** CAST IN PLACE CONCRETE
- MTL-1** SNAP CLAD STANDING SEAM METAL WALL PANEL,
VERTICAL ORIENTATION, COLOR TBD
- MTL-2** ALUMINUM BREAK METAL FLASHING, COLOR TO MATCH WDW-1
- MTL-3** METAL COPING, COLOR TO MATCH METAL PANEL
- MTL-4** METAL COPING, COLOR TO MATCH CEMENT PANEL
- PNL-1** CEMENT PANEL, COLOR TBD
- RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS TO BE PAINTED
PERFORATED METAL PANEL:
MCNICOLS ROUND, CARBON STEEL, HRPD, 3/16" GAUGE
(.1875" THICK), 1/2" ROUND ON 11/16" STAGGERED CENTERS,
48% OPEN AREA
- RAIL-2** GUARDRAIL - PAINTED METAL MESH W/ STANTION/FLOOR
MOUNTED
- WD-1** GEOLAM WOOD CLADDING PANEL VERTIGO 5010
PROFILE, MOLESKIN FINISH
- WDW-1** FIBERGLASS WINDOW, OKNOPLAST, PUNCHED OPENING,
COLOR TBD
- WDW-2** ALUM STOREFRONT ENTRY GLASS DOOR, COLOR TO MATCH WDW-1



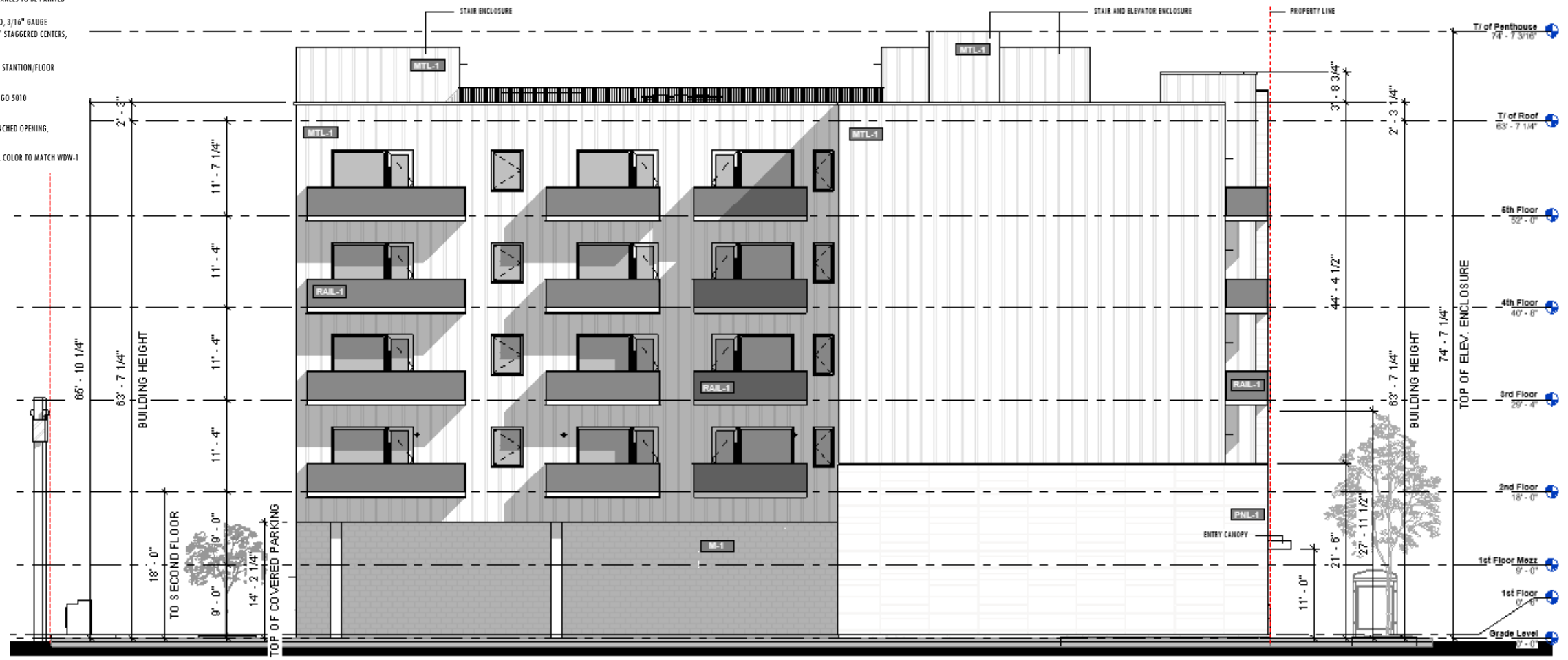
BUILDING ELEVATION (EAST ELEVATION)

- M-1** FILLED + POLISHED CONCRETE MASONRY UNIT 8X8X16
TRENWYTH TRENSTONE COLOR TBD
- M-2** CAST IN PLACE CONCRETE
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COLOR TBD
- WDW-2** ALUM STOREFRONT ENTRY GLASS DOOR, COLOR TO MATCH WDW-1



BUILDING ELEVATION (NORTH ELEVATION)

- M-1** FILLED + POLISHED CONCRETE MASONRY UNIT 8X8X16
TRENWYTH TRENSTONE COLOR TBD
- M-2** CAST IN PLACE CONCRETE
- MTL-1** SNAP CLAD STANDING SEAM METAL WALL PANEL,
VERTICAL ORIENTATION, COLOR TBD
- MTL-2** ALUMINUM BREAK METAL FLASHING, COLOR TO MATCH WDW-1
- MTL-3** METAL COPING, COLOR TO MATCH METAL PANEL
- MTL-4** METAL COPING, COLOR TO MATCH CEMENT PANEL
- PNL-1** CEMENT PANEL, COLOR TBD
- RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS TO BE PAINTED
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48% OPEN AREA
- RAIL-2** GUARDRAIL - PAINTED METAL MESH W/ STANTION/FLOOR
MOUNTED
- WDW-1** GEOLAM WOOD CLADDING PANEL VERTIGO 5010
PROFILE, MOLESKIN FINISH
- WDW-2** FIBERGLASS WINDOW, OKNOPLAST, PUNCHED OPENING,
COLOR TBD
- WDW-3** ALUM STOREFRONT ENTRY GLASS DOOR, COLOR TO MATCH WDW-1



BUILDING ELEVATION (SOUTH ELEVATION)

- M-1** FILLED + POLISHED CONCRETE MASONRY UNIT 8X8X16
TRENWYTH TRENSTONE COLOR TBD
- M-2** CAST IN PLACE CONCRETE
- MTL-1** SNAP CLAD STANDING SEAM METAL WALL PANEL,
VERTICAL ORIENTATION, COLOR TBD
- MTL-2** ALUMINUM BREAK METAL FLASHING, COLOR TO MATCH WDW-1
- MTL-3** METAL COPING, COLOR TO MATCH METAL PANEL
- MTL-4** METAL COPING, COLOR TO MATCH CEMENT PANEL
- PNL-1** CEMENT PANEL, COLOR TBD
- RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS TO BE PAINTED
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BUILDING ELEVATION (WEST ELEVATION)



CEMENT PANEL
PNL-1



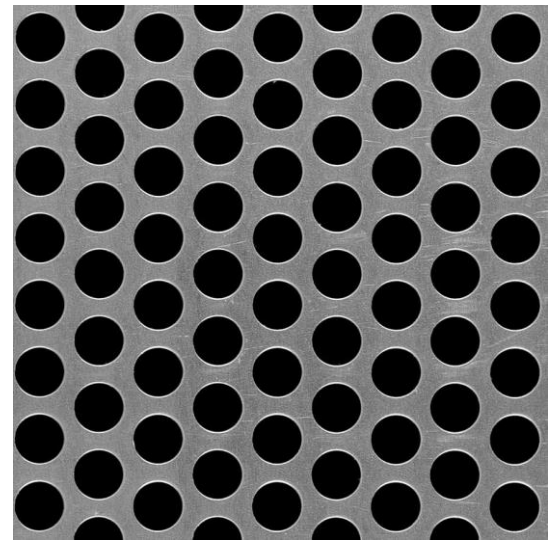
WOOD PANEL
WD-1



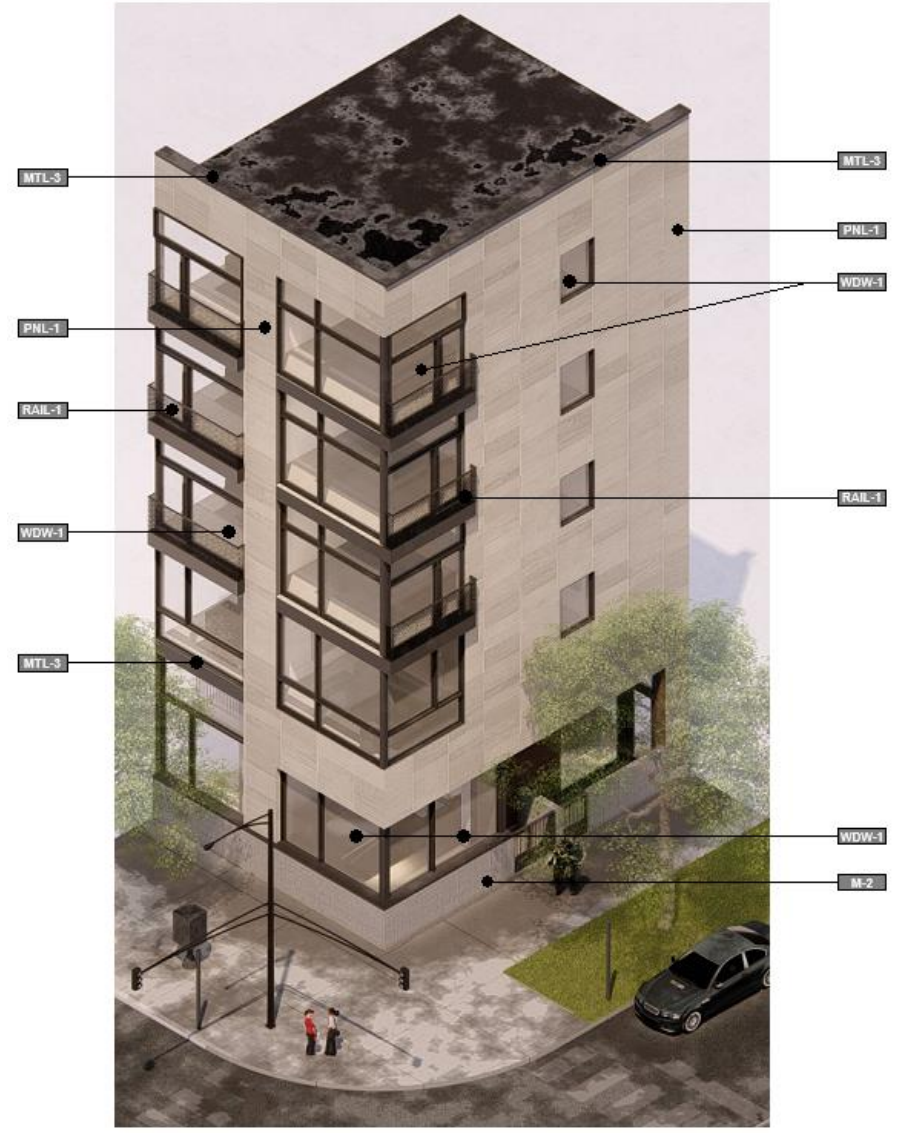
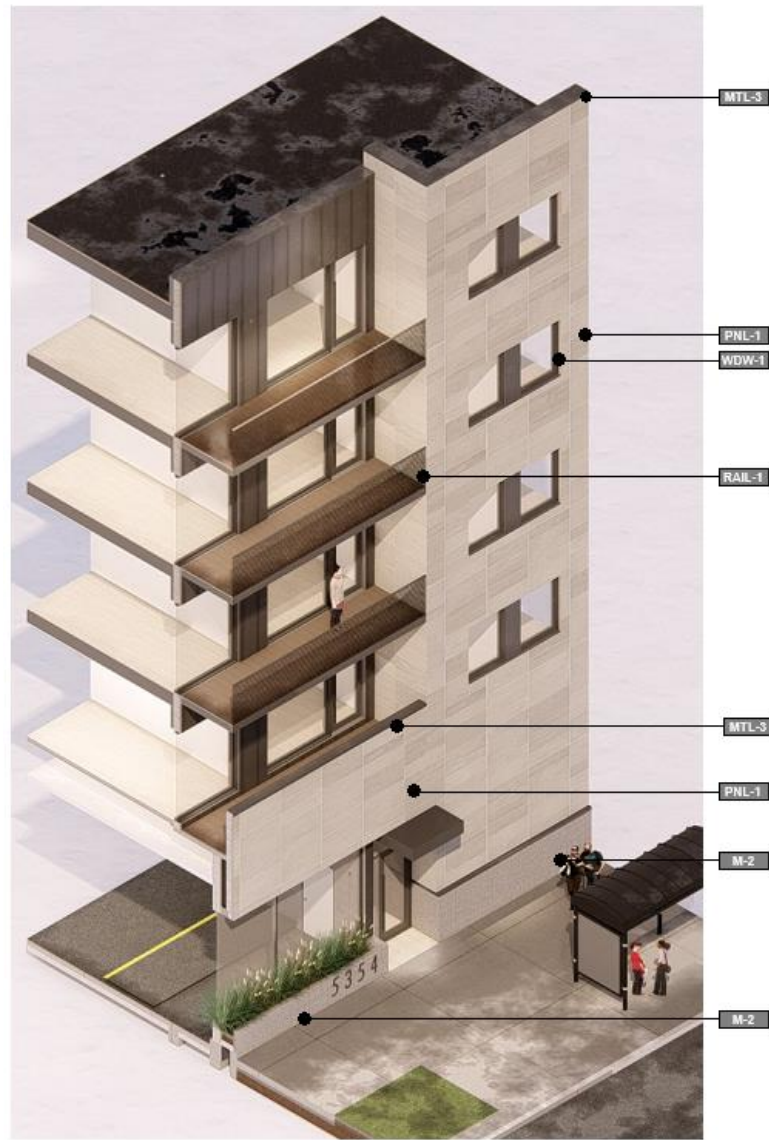
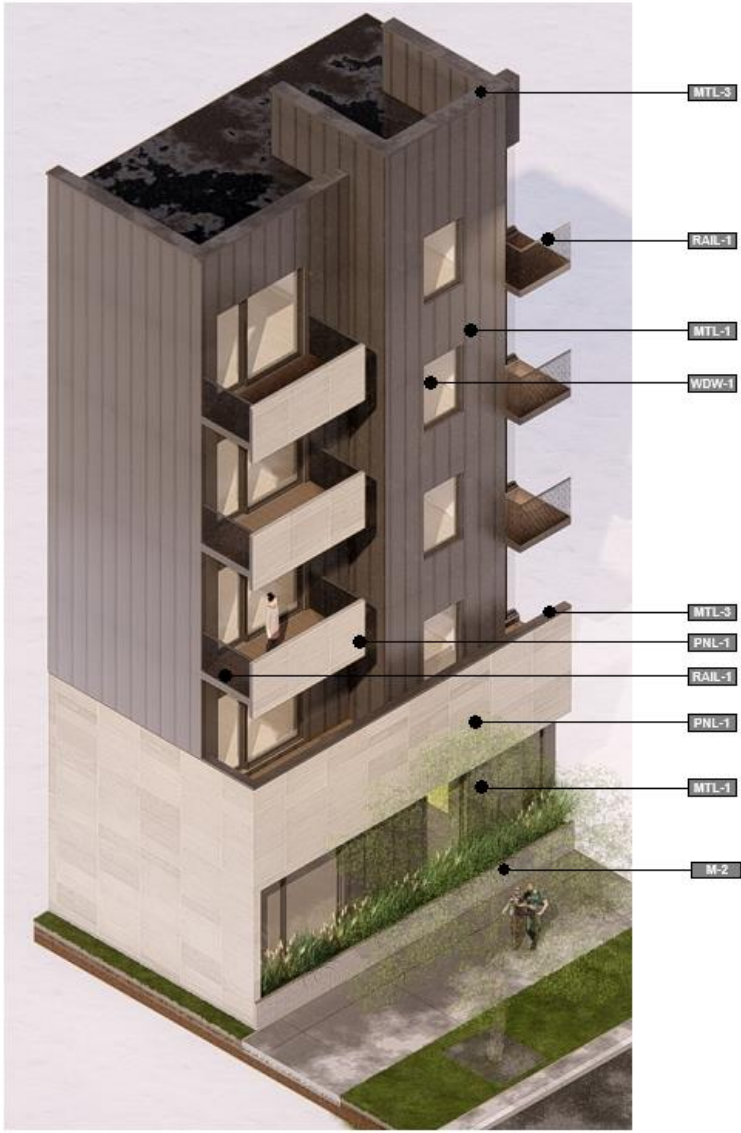
METAL PANEL
MTL-1



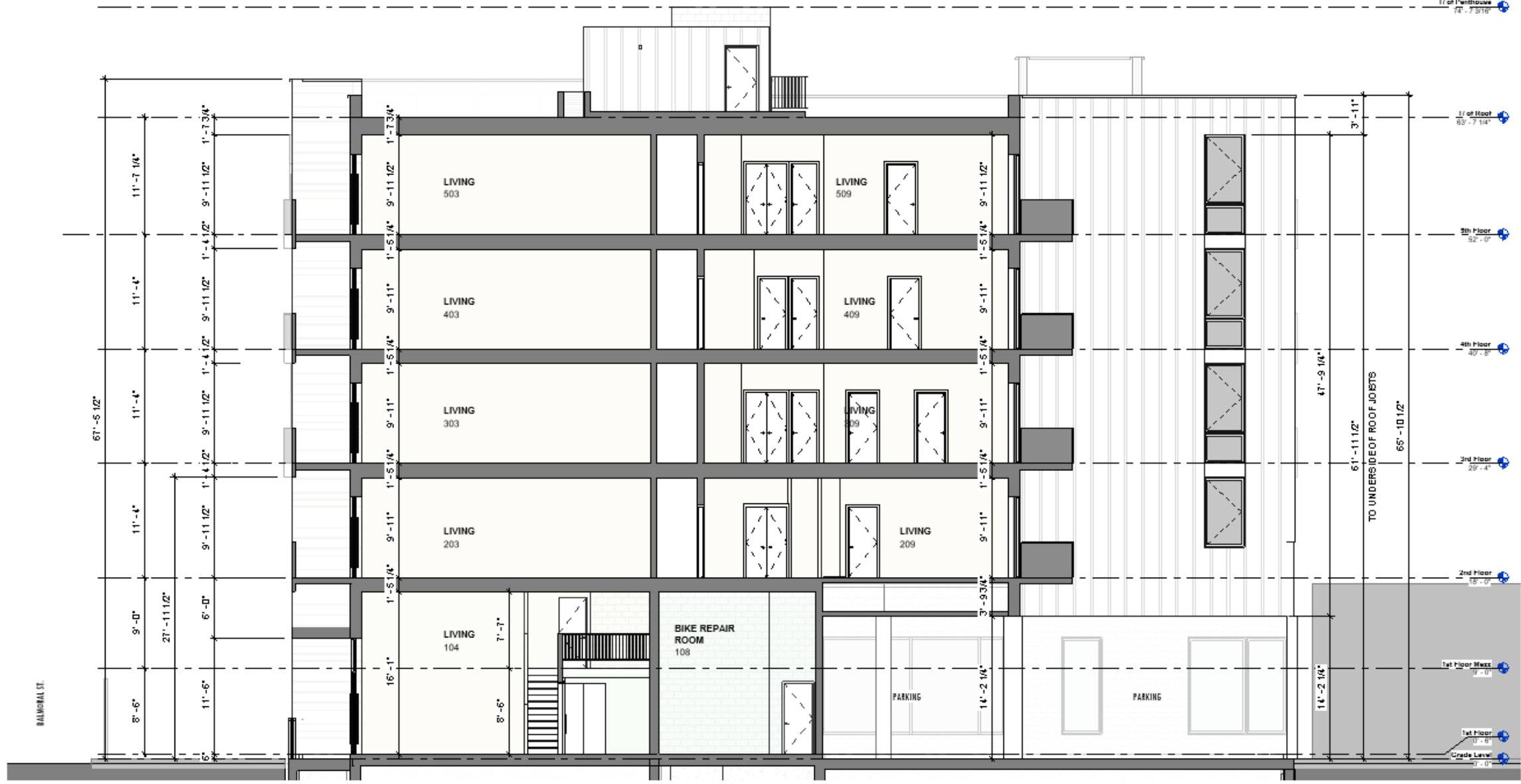
CAST IN PLACE CONCRETE
M-2



PERFORATED METAL PANEL
RAIL-1



FAÇADE SECTIONS



BUILDING SECTIONS

STORMWATER SUMMARY

SITE AREA: 15,006 SF

SITE IMPERVIOUS AREA: 14,627 SF

RATE CONTROL REQUIRED: 4,112 CU-FT

VOLUME CONTROL REQUIRED: 609 CU-FT

VOLUME AND RATE CONTROL REQUIRED:

4,721 CU-FT

VAULT VOLUME PROVIDED: 3,525.8 CU-FT

VOLUME VAULT TRENCH: 1,436 CU-FT

VOLUME PROVIDED: 4,961 CU-FT

Rate Control will be provided in an underground detention tank located beneath the parking at grade. The system will outlet through a control structure, utilizing the standard maximum release rate, to the existing combined sewer in Balmoral Ave.

HMA PAVEMENT

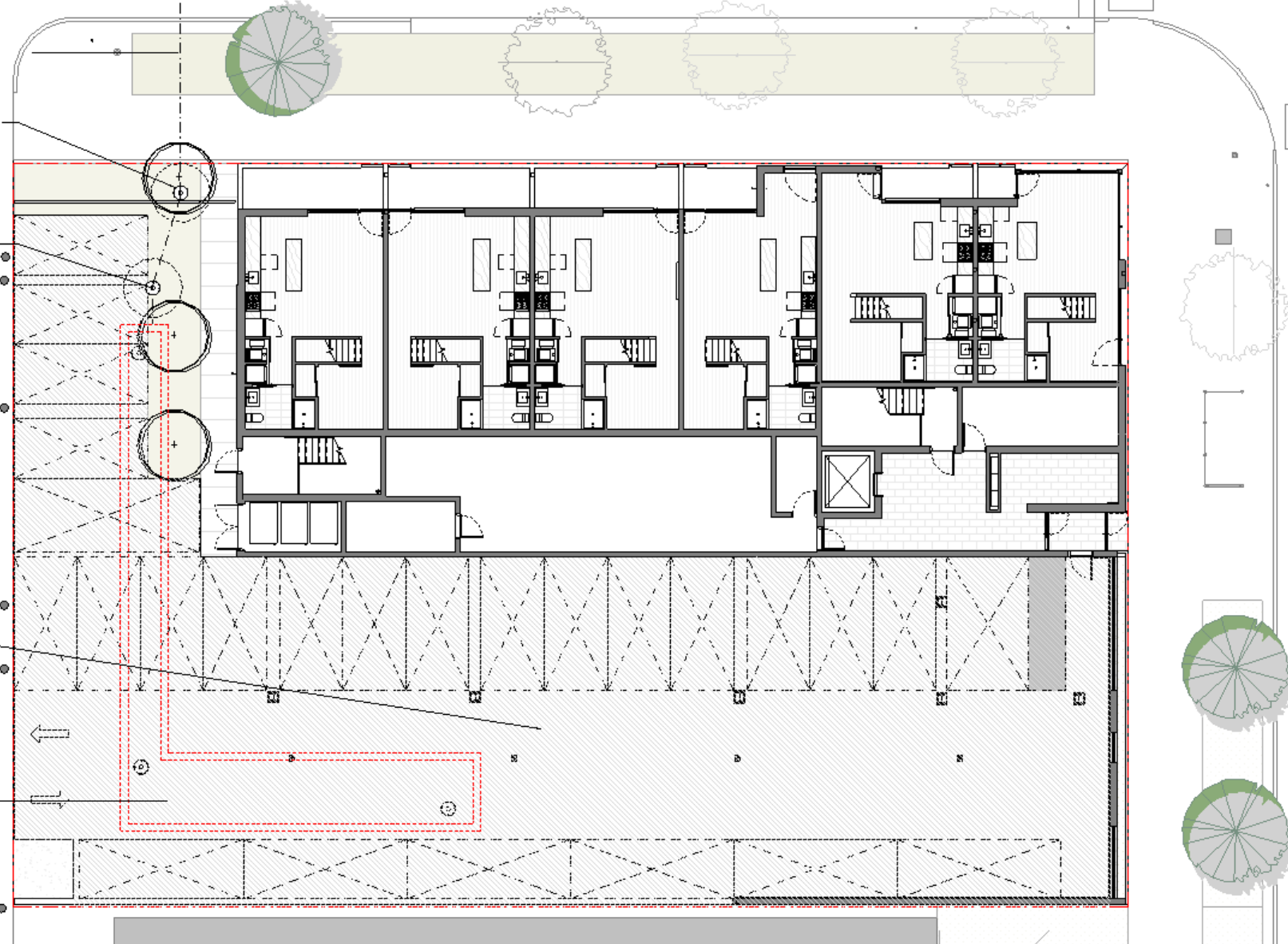
1.5" HMA SURFACE COURSE
2.5" HMA BINDER COURSE
8" SUBBASE GRANULAR MATERIAL, TYPE B

STORMWATER DETENTION VAULT

8" ESVP TO CONNECT TO EXISTING 54" BRICK SEWER

4' DIA. BASIN WITH MANHOLE

4' DIA. CATCH BASIN W/ 3" DIA. VORTEX RESTRICTOR



Affordable Housing Breakdown:

- 50 Units
- 5 Affordable units per the ARO to be provided (10% of 50 units)
- Applicant has submitted DOH intake to initiate the process and committed to work with DOH to meet 10% requirement

ADDRESS 5356 N SHERIDAN

UNIT TYPE	UNIT NO	% OF AHO	TOTAL AHO
1 BED	34	10%	3
2 BED	16	10%	2
TOTAL RESIDENTIAL		50	
TOTAL AFFORDABLE UNITS		10%	5

Public Benefits Include:

- 60 estimated construction jobs
- Transit Served Location relying on 50% parking reduction to increase transit use
- 38 bike parking spaces provided for residents
- Elimination of driveways along Balmoral & Sheridan to make sidewalk more pedestrian friendly
- Extended parkways and new landscaping along Balmoral and Sheridan

The Development team plans to meet the city's goals for minority and women's enterprises:

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents

Lakefront Protection - 14 Policies

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