

PD 1164

Table of Contents

09/14/2023 PD Amendment	2
Ordinance	2
Statements	2
Bulk Table	7
Exhibits	8
06/26/2023 Minor Change	22
Bulk Table	23
05/23/2018 Signage Master Plan	24
Exhibits	25
06/28/2017 PD Amendment	29
Ordinance	29
Statements	29
Bulk Table	34
Exhibits	36
12/10/2015 Minor Change	50
Exhibits	52
11/26/2013 PD Amendment	62
Ordinance	62
Statements	63
Bulk Table	67
Exhibits	69
06/30/2010 PD Adoption	83
Ordinance	85
Statements	86
Bulk Table	90
Exhibits	92

9/14/2023

REPORTS OF COMMITTEES

22228
3005

Reclassification Of Area Shown On Map No. 9-G.
(As Amended)
(Application No. 22228)
(Common Address: 3515 -- 3549 N. Clark St., 1001 -- 1029 W. Addison St.
And 3546 -- 3558 N. Sheffield Ave.)

RBPD 1164, 99

[SO2023-0002777]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Residential-Business Planned Development Number 1164 symbols and designations as shown on Map Number 9-G in the area bounded by:

West Addison Street; North Sheffield Avenue; the alley next south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line 287.63 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line drawn from a point 335.15 feet south of West Addison Street and 135.55 feet east of North Clark Street to a point on the east line of North Clark Street 455.98 feet south of the south line of West Addison Street; North Clark Street; a line 65.30 feet south of and parallel to West Addison Street; a line 393.89 feet west of and parallel to North Sheffield Avenue; a line 44.97 feet south of and parallel to West Addison Street; and a line 302.21 feet west of and parallel to North Sheffield Avenue,

to the designation of Residential-Business Planned Development Number 1164, as amended, 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 2. 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-Business Planned Development No. 1164, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development consists of property commonly known as 3515 -- 3549 North Clark Street;

1001 -- 1029 West Addison Street; and 3546 -- 3558 North Sheffield Avenue, Chicago, Illinois ("the Property"). The Property consists of approximately 93,015 square feet (2.13 acres) and is owned or controlled by the Applicant, Addison & Clark Property Owner LLC.

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 titleholders 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, then to the owners of record title to all of the Property and to 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 as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of 19 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; Landscape Plan/First Floor Plan; Basement Plan; Second Floor Plan; Third Floor Parking Plan; Fourth Floor Parking Plan; Landscape Planting Details; Green Roof Plan; Building Elevations; and Building Section Plan prepared by Solomon Cordwell Buenz dated June 21, 2023. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development.
5. The following uses shall be permitted within the area herein delineated as "Residential-Business Planned Development": residential, office, health club, retail sales, pharmacy, banks and financial institutions, private clubs, entertainment small, medium and large venue, banquet and meeting halls, restaurants, liquor sales as an accessory use, grocery/convenience store with packaged goods liquor sales as an accessory use, day care, veterinary, artist work and sales space, indoor special events including incidental liquor sales, personal services, repair or laundry service, consumer, indoor sports and recreation, amusement arcades as an incidental use only, entertainment cabaret, children's play center, vehicle sales and service -- light equipment sales/rental, indoor, vehicle sales and service -- motor vehicle repair shop, not including body work, painting or commercial vehicle repairs, co-location of wireless communication facilities, accessory and related uses and accessory and non-accessory parking, of which 45 percent of the required residential parking (maximum 67 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses.

6. On-premises and Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. A comprehensive sign package for the Planned Development shall be approved by the Department of Housing and Economic Development prior to the issuance of any Part II approval. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off-premises signs shall be permitted.
7. 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. Notwithstanding the designation of North Clark Street, between West Newport Avenue and West Addison Street as a P Pedestrian Retail Street (Section 17-3-0500 of the Zoning Ordinance), a curb cut shall be permitted on North Clark Street at the location indicated on the attached Site Plan.
8. Prior to the issuance of a Part II approval, the applicant shall work with CDOT to develop a traffic management plan. A copy of this CDOT approved plan containing details on traffic management strategies, signalization, streetscape and lighting must be provided to the Department of Planning and Development at the time of the Part II submittal.
9. For the purposes of measuring height, the definition in the Chicago Zoning Ordinance shall apply. Maximum height shall be 93 feet to the roof of the highest occupied space and 108 feet to the ceiling of the highest enclosed space. 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.
10. For purposes of floor area ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Upon review and determination, pursuant to Section 17-13-0610 of the Zoning Ordinance, "Part II review", a Part II review fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. 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 the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. 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.

13. The improvements on the Property shall be designed, constructed, maintained and operated in accordance with the exhibits attached hereto and the following general design and operating standards:
 - (a) The developer shall install brick return walls to conceal the side walls of the adjacent buildings exposed due to the four (4) foot set back on North Clark Street as depicted on the attached Site Plan dated October 17, 2013; and
 - (b) Floors 1 through 4 of the building shall be set back from the property line along North Clark Street, as depicted on the Site Plan, to provide for an expanded pedestrian path and parkway trees along North Clark Street. The setback along North Clark Street shall measure approximately four (4) feet, zero (0) inches. The pedestrian setback shall remain free and clear of obstructions except for building elements as illustrated on the Site Plan and Elevations; and the pedestrian set back shall be open to the public at all times after completion of construction for purposes of pedestrian access.
14. Pursuant to the 2007 Affordable Requirements Ordinance of the City of Chicago Municipal Code, Title 2, Section 2-44-090, et seq. ("2007 ARO"), the Applicant has asked for the rezoning of a lot to permit a higher floor area ratio than would otherwise be permitted in the base district and to develop the lot with residential housing units. The Applicant hereby acknowledges that according to the 2007 ARO at least 10 percent of the housing units must be affordable units, or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund in accordance with Section 2-44-090 (d)(1)(ii). The Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of \$1,500,000.00. The payment is required to be made to the Department of Housing and Economic Development prior to the issuance of building permits. The Applicant must comply with all of the applicable sections of the Affordable Requirements Ordinance which sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement is also incorporated into this Planned Development.
15. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance by the Zoning Administrator, upon the application for such a modification by the Applicant and after a determination by the Zoning Administrator 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 these statements by the Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

16. 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 design, construct and maintain the improvements and buildings on the Property consistent with the Energy Star or the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of at least fifty percent (50%) of the net roof area of the buildings within the Planned Development measuring approximately 41,725 square feet in size. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
17. 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 (MOPD) 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 17-13-0610 of the Chicago Zoning Ordinance until the director of MOPD has approved detailed construction drawings for each building or improvement.
18. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of Facilities and Fleet Management, and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
19. All minimum construction as set forth in Statement Number 19 of the June 28, 2017 version of Residential-Business Planned Development has been completed.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan/ First Floor Plan; Basement and Second Floor Plans; Third and Fourth Floor Parking Plans; Landscape Planting Details; Green Roof Plan; and Building Elevations and Sections referred to in these Plan of Development Statements printed on pages 3011 through 3024 of this *Journal*.]

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

*Residential-Business Planned Development No. 1164, As Amended.**Bulk Regulations And Data Table.*FINAL FOR PUBLICATION
#22228**Site Area**

Gross Site Area	124,817 sf (2.87 acres)
Net Site Area	93,015 sf (2.13 acres)
Public R.O.W. to be Vacated	7,500 sf
Public R.O.W. to be Dedicated	2,700 sf
Maximum Floor Area Ratio	3.87
Total Buildable Area	360,000 sf

Maximum Height93'-0" to the roof of the highest occupied floor
108'-0" to the ceiling of the highest enclosed space**Dwelling Units**

Maximum Number of Residential Units	148 units
Maximum Percentage of Efficiency Units	30%

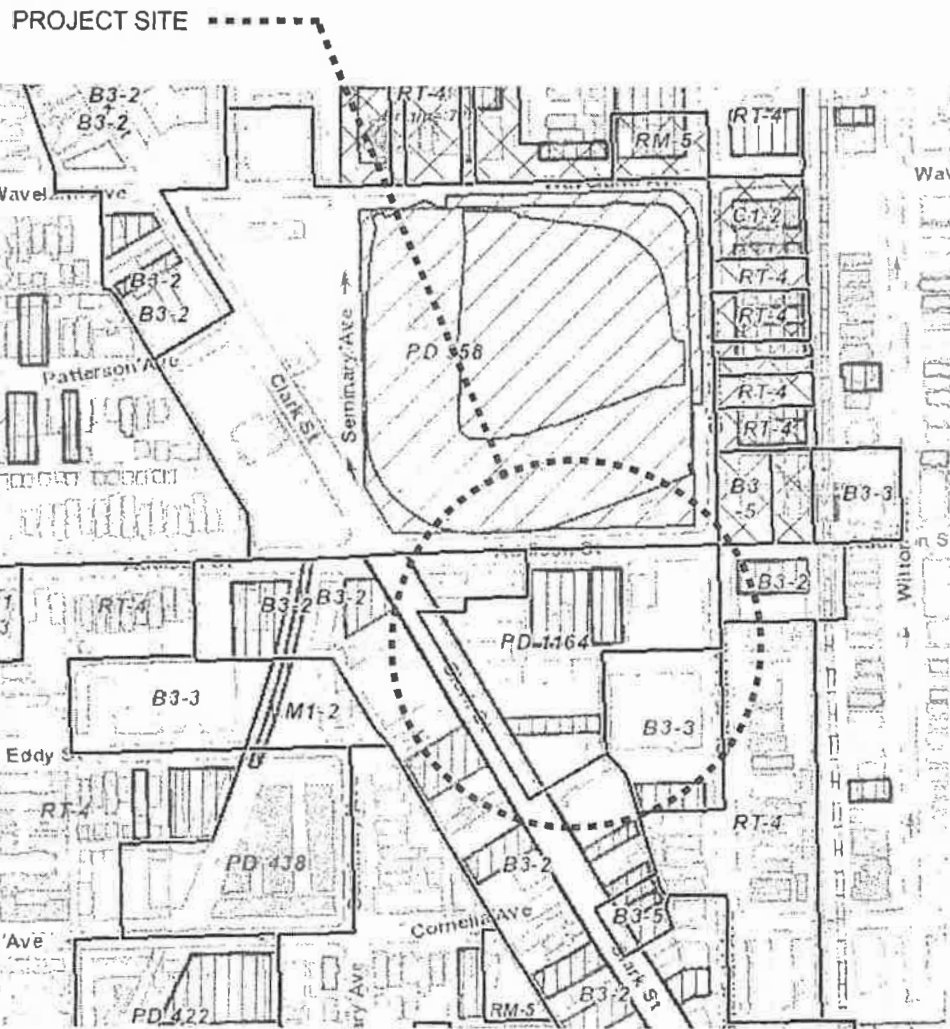
Setbacks from Property Line

Clark Street	4'-9 1/2"	(Floors 1-2)
	10'-0"	(Floors 3-4)
	44'-0"	(Floors 5-Roof; At Res. Tower)
	36'-0"	(Floors 5-Roof; At Amenity)
	8'-0"	(Floors 1-4; At the Fitness Entry)
Addison Street	0'-0"	(Floors 1-2)
	4'-0"	Floors (3-4)
	14'-0"	(Floors 5-Roof)
Sheffield Avenue	0'-0"	(Floors 1-2)
	4'-0"	(Floors 3-4)
	14'-0"	(Floors 5-Roof)

Parking / Loading

Maximum Number of Accessory Off Street Parking Spaces	410
Maximum Number of Non-Accessory Parking Spaces	83
Minimum Number of Off-Street Loading Docks	3
Minimum Number of Bicycle Spaces	50 spaces
Green Roof	50% of Net Roof Area (approx. 36,502 sq ft)

FINAL FOR PUBLICATION
#22228



© 2015 Solomon Cordwell Buenz

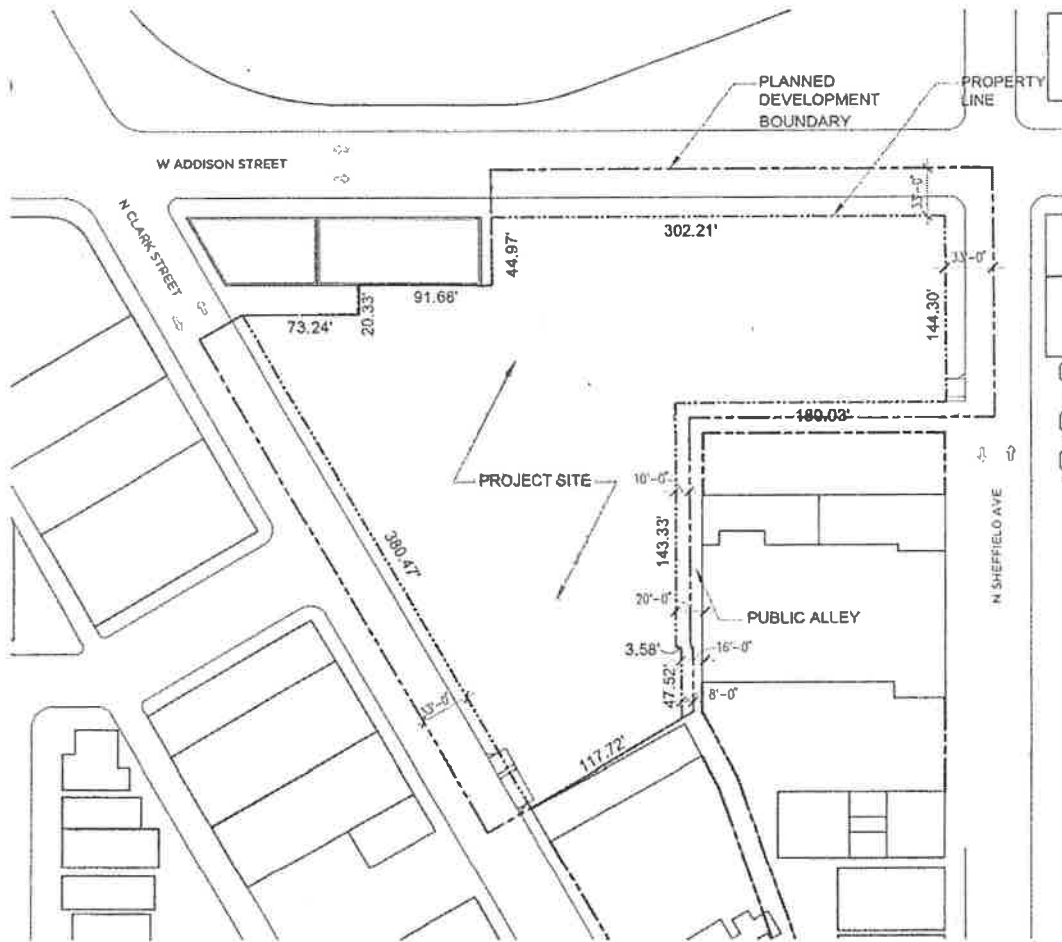
EXISTING ZONING MAP

Applicant: Addison & Clark Property Owner LLC
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Intro Date: 07.19.2023 **CPC Date:** TBD

FINAL FOR PUBLICATION
#22228



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

Applicant: Addison & Clark Property Owner LLC
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

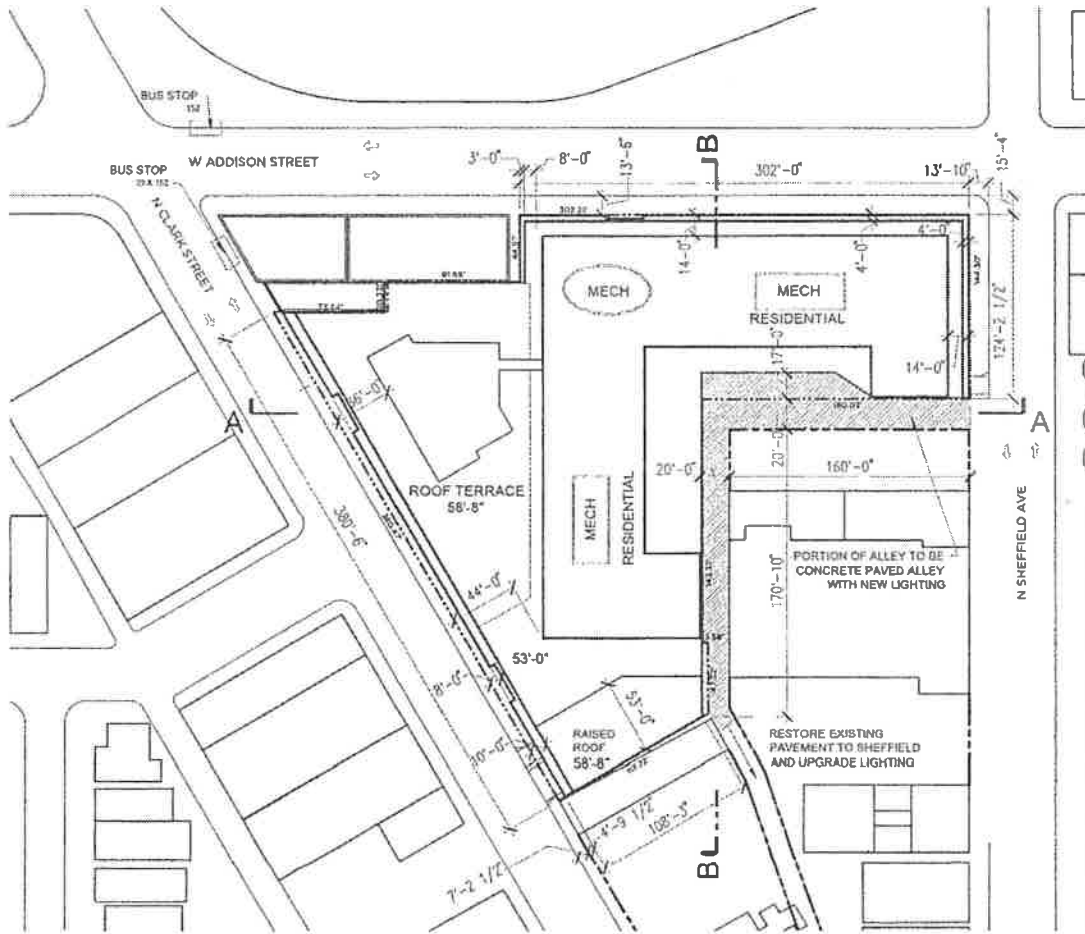
Project: Addison Park on Clark

Intro Date: 07.19.2023

CPC Date: TBD

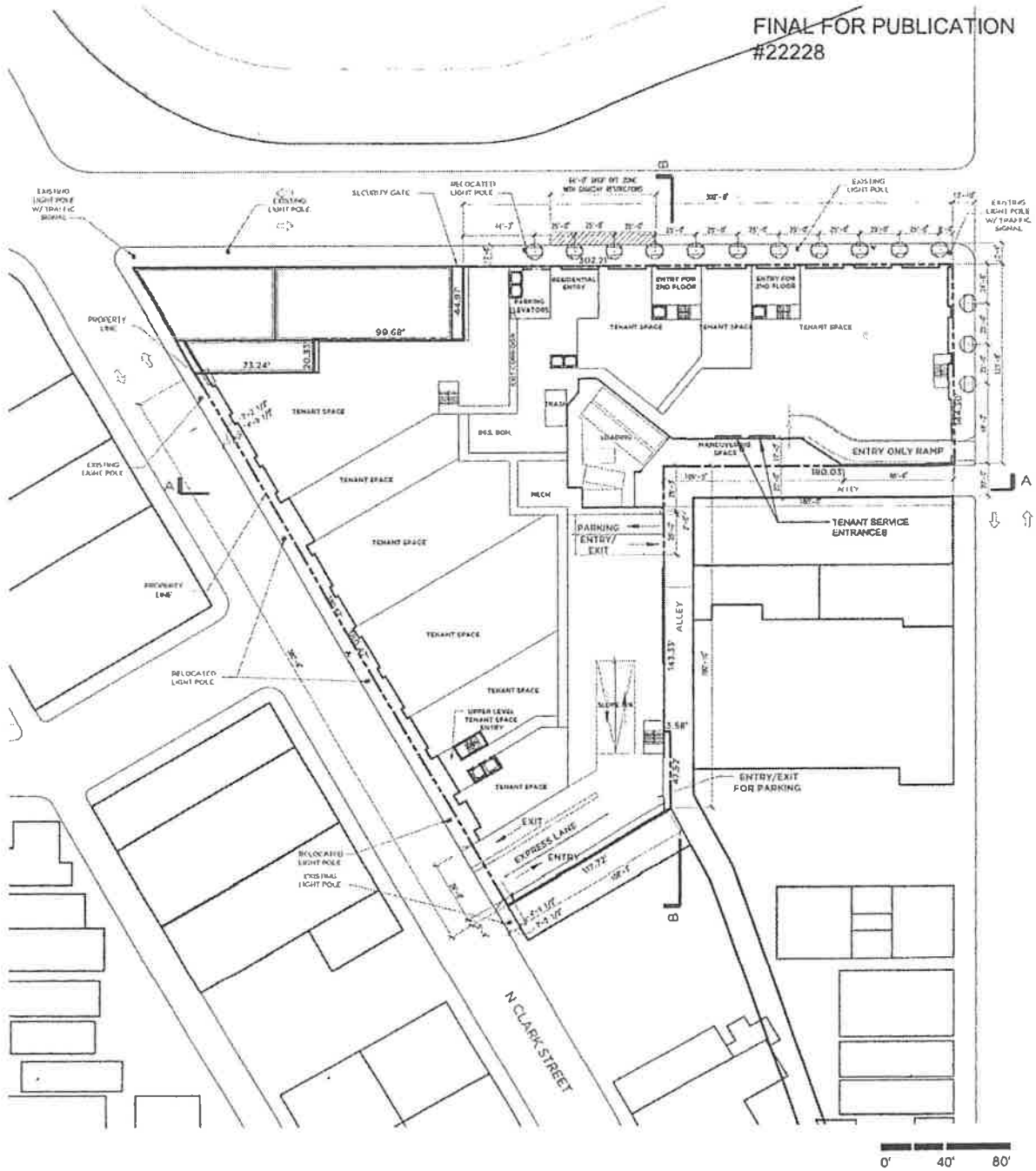


FINAL FOR PUBLICATION
#22228



© 2015 Solomon Cordwell Buenz

SITE PLAN
Applicant: Addison & Clark Property Owner LLC
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue
Project: Addison Park on Clark
Intro Date: 07.19.2023 **CPC Date:** TBD



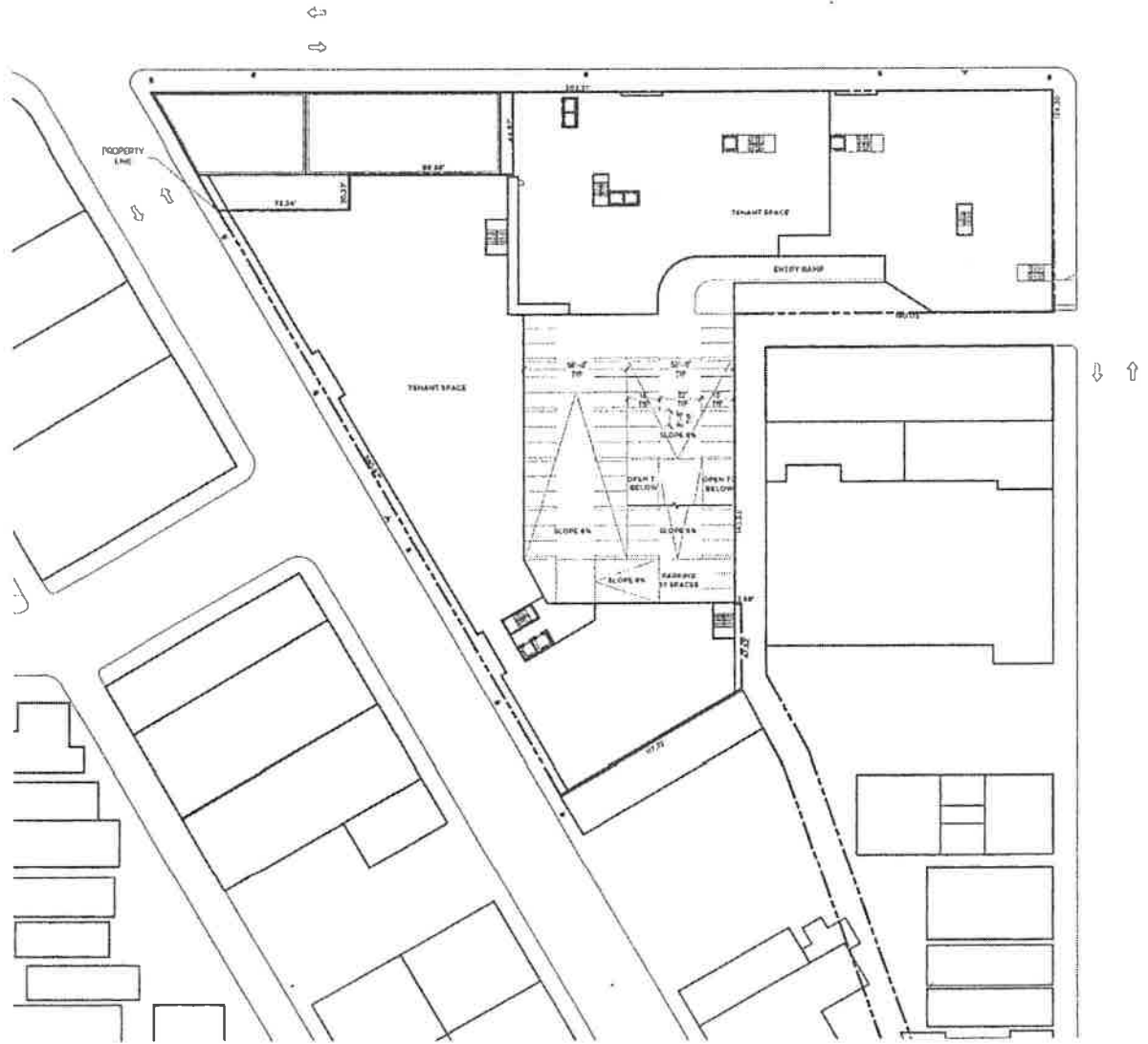
FINAL FOR PUBLICATION #22228

LANDSCAPE PLAN / FIRST FLOOR PLAN

Applicant: Addison & Clark Property Owner LLC
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 07.19.2023 **CPC Date:** TBD





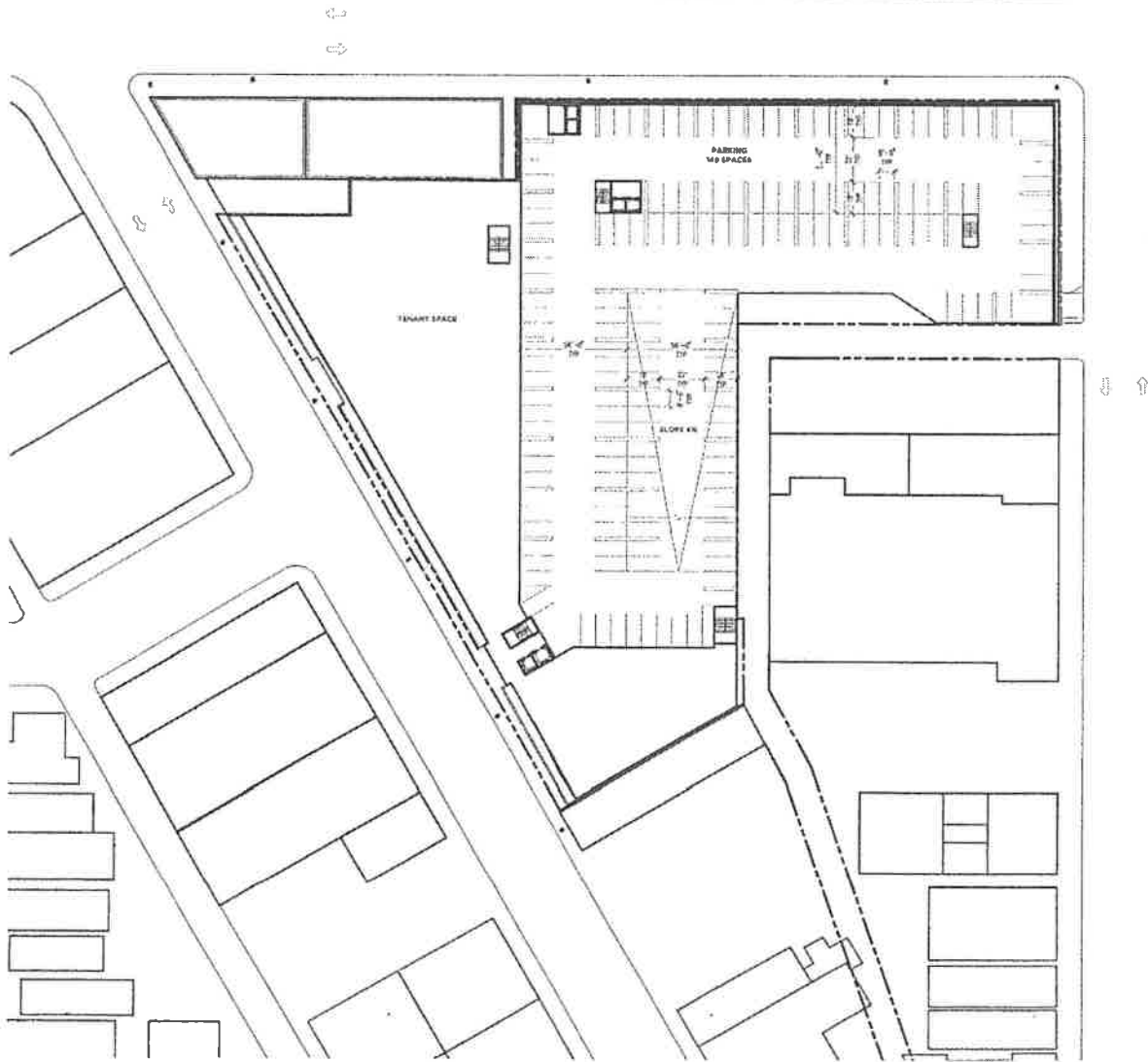
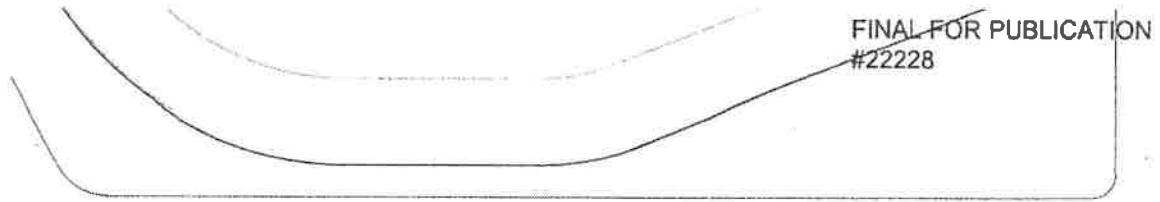
SECOND FLOOR PLAN

Applicant: Addison & Clark Property Owner LLC
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

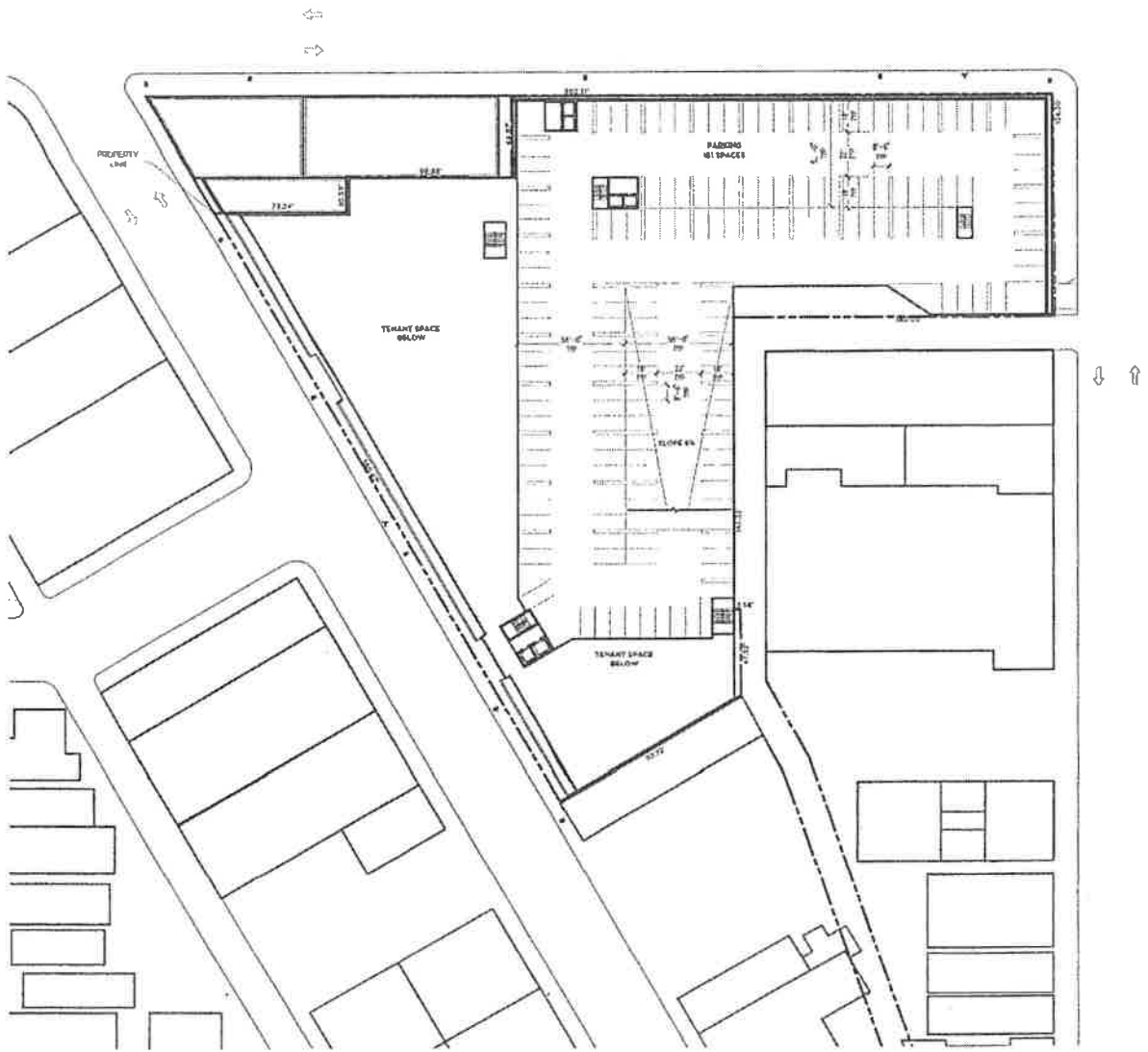
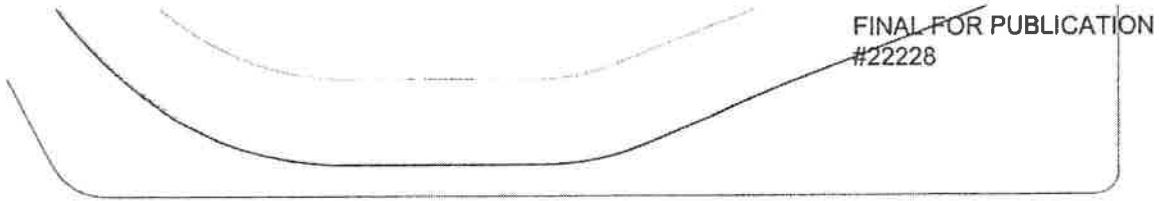
Intro Date: 07.19.2023 **CPC Date:** TBD





© 2015 Solomon Cordwell Buenz

THIRD FLOOR PARKING PLAN
Applicant: Addison & Clark Property Owner LLC
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue
Project: Addison Park on Clark
Intro Date: 07.19.2023 **CPC Date:** TBD



© 2015 Solomon Cordwell Buenz

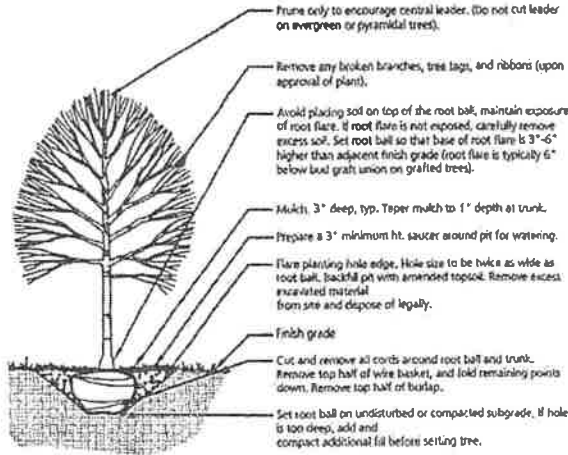
Applicant: Addison & Clark Property Owner LLC
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

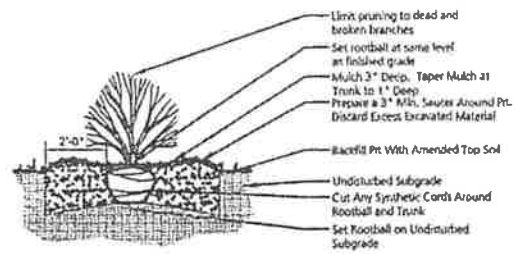
Intro Date: 07.19.2023 **CPC Date:** TBD



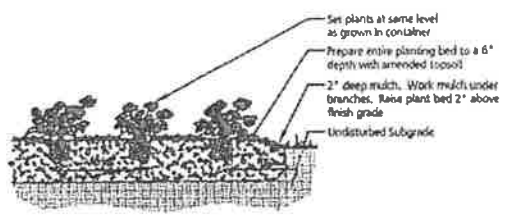
FINAL FOR PUBLICATION
#22228



1 Tree Planting D-Tree
1/2" = 1'-0"



2 Shrub Planting D-Shrub
1/2" = 1'-0"



3 Perennial and Groundcover Planting D-Perennial-Grid
1/2" = 1'-0"

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SPACE TREES	ULMUS X 'MORTON'	ACCOLADE ELM	4" CALIPER	
	PYRUS CALLERYANA 'CHANTICLEER'	GALLERY PEAR	4" CALIPER	
SHRUBS	TAXUS MEDIA DENSIFORMIS	DENSE YEW	30" HT	2'-6" O.C.
PERENNIALS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HOSTA SIEBOLDIANA 'FRANCIS WILLIAMS'	FRANCIS WILLIAMS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GALLON	1' O.C.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POT	8" O.C.
BULBS	NARCISSUS 'DUTCHMASTER'	DUTCHMASTER DAFFODIL	BULB	INTERPLANT AT 1' O.C.



Applicant: Addison & Clark Property Owner LLC
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 07.19.2023 **CPC Date:** TBD

FINAL FOR PUBLICATION
#22228

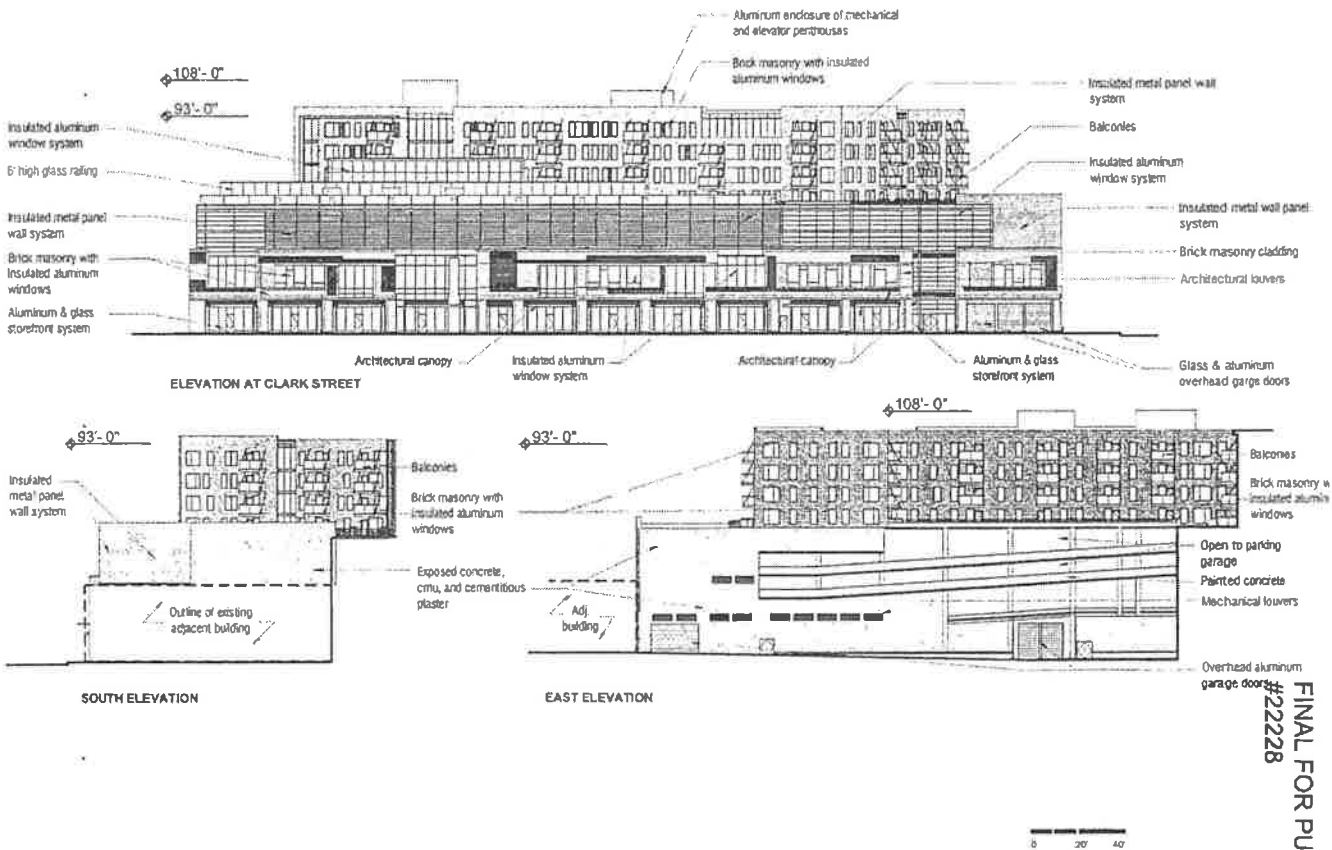


GREEN ROOF PLAN

Applicant: Addison & Clark Property Owner LLC
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 07.19.2023 **GPC Date:** TBD





FINAL FOR PUBLICATION
#22228

BUILDING ELEVATIONS

Applicant:

Addison & Clark Property Owner, LLC
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue
Addison Park on Clark

Project:

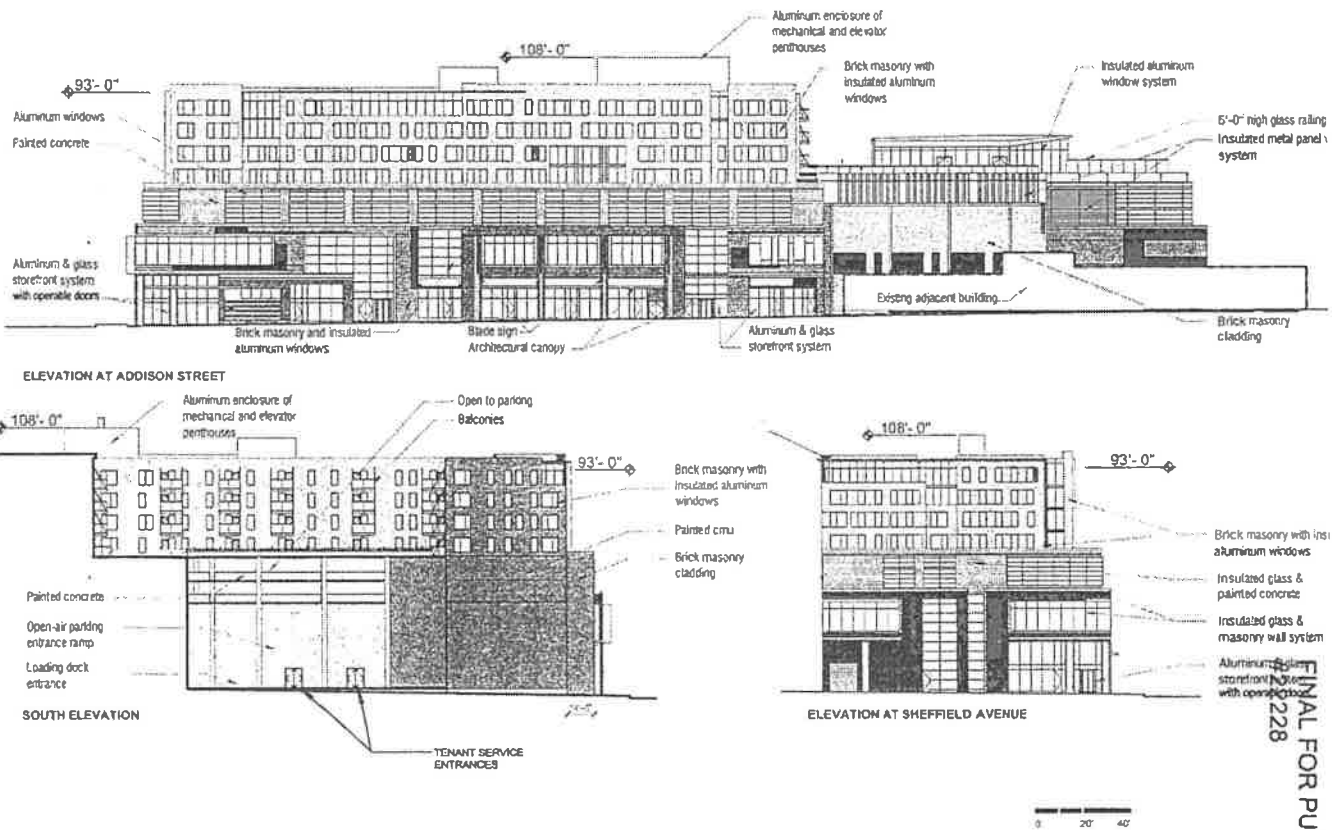
Intro Date:

07.19.2023

CPC Date:

TBD





BUILDING ELEVATIONS

Applicant:

Addison & Clark Property Owner, LLC
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue
Addison Park on Clark

Project:

Intro Date: 07.19.2023

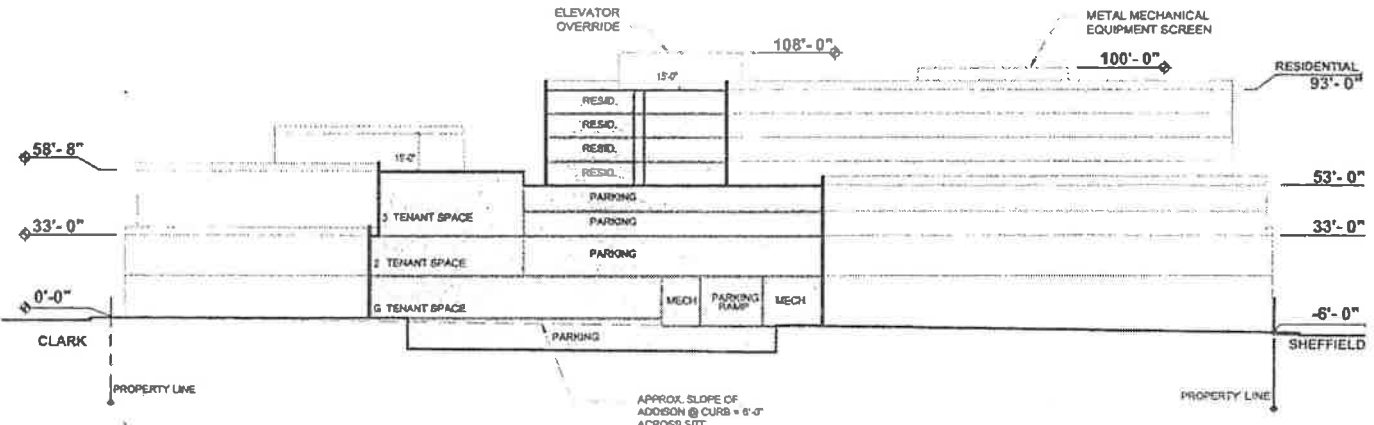
CPC Date:

TBD

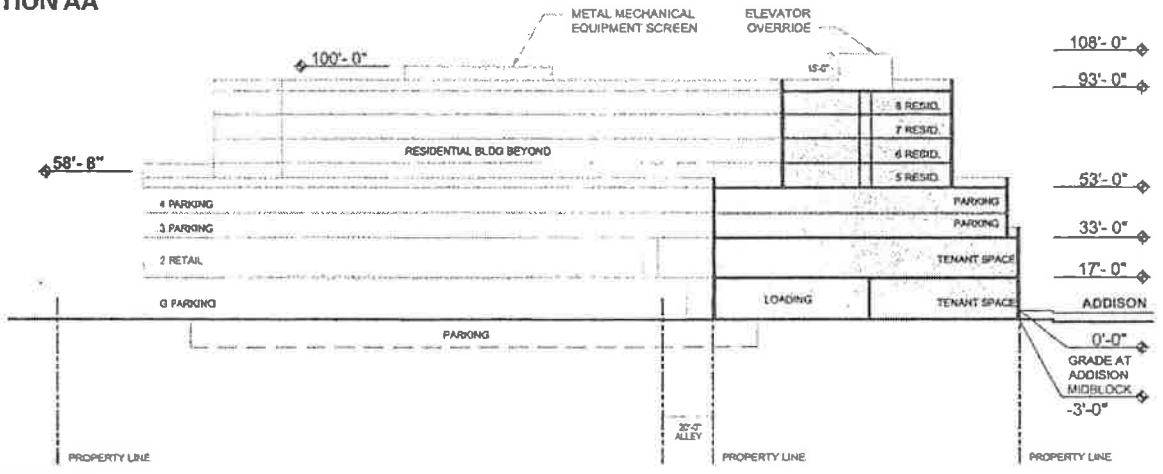




© 2015 Solomon Cordwell Buenz



SECTION AA



SECTION BB

FINAL FOR PUBLICATION
#222228



Applicant:
Addison & Clark Property Owner LLC
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue
Addison Park on Clark

Project:
Addison Park on Clark

Intro Date: 07.19.2023

CPC Date: TBD

BUILDING SECTIONS



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 26, 2023

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Minor change to PD 1164, Clark, Addison, and Sheffield

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1164 ("PD 1164") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 15 of PD 1164.

On behalf of your client and the sole property owner of PD 1164, Addison & Clark Property Owner LLC, you are seeking a minor change to increase the maximum floor area by 500 SF. This will allow the buildout of additional commercial floor area for a new tenant in the development. As shown on the attached, revised Bulk Table, the total buildable area has increased from 349,801 SF to 350,301 SF and the resulting FAR increase is from 3.76 to 3.77. The required PD amendment application was submitted to the Department for review on June 23, 2023, with the intention of being filed at the next City Council Hearing.

The Department of Planning and Development has determined that allowing this temporary floor area increase will not create an adverse impact on the Planned Development or surrounding neighborhood and will not change the character of the development. Pursuant to Section 17-13-0611-A.2 of the Zoning Ordinance, an increase in the maximum permitted floor area ratio for the total net site area is only allowed as a minor change provided that phases of the development may temporarily exceed the maximum floor ratio. The temporary floor area ratio increase from 3.76 to 3.77 is allowed until the pending PD amendment is passed by City Council.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1164, 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 issuance of a building permit and 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,

Noah Szafraniec
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file

**RESIDENTIAL – BUSINESS PLANNED DEVELOPMENT NO. 1164, AS AMENDED
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area	124,817 sf (2.87 acres)
Net Site Area	93,015 sf (2.13 acres)
Public R.O.W. to be Vacated	7,500 sf
Public R.O.W. to be Dedicated	2,700 sf
Maximum Floor Area Ratio	3.77
Total Buildable Area	350,301 sf

Maximum Height

93'-0" to the roof of the highest occupied floor
108'-0" to the ceiling of the highest enclosed space

Dwelling Units

Maximum Number of Residential Units	148 units
Maximum Percentage of Efficiency Units	30%

Setbacks from Property Line

Clark Street	4'-9 1/2"	(Floors 1-2)
	10'-0"	(Floors 3-4)
	44'-0"	(Floors 5-Roof; At Res. Tower)
	36'-0"	(Floors 5-Roof; At Amenity)
	8'-0"	(Floors 1-4; At the Fitness Entry)
Addison Street	0'-0"	(Floors 1-2)
	4'-0"	Floors (3-4)
	14'-0"	(Floors 5-Roof)
Sheffield Avenue	0'-0"	(Floors 1-2)
	4'-0"	(Floors 3-4)
	14'-0"	(Floors 5-Roof)

Parking / Loading

Maximum Number of Accessory Off Street Parking Spaces	410
Maximum Number of Non-Accessory Parking Spaces	83
Minimum Number of Off-Street Loading Docks	3
Minimum Number of Bicycle Spaces	50 spaces
Green Roof	50% of Net Roof Area (approx. 36,502 sq ft)



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 23, 2018

Timothy E. Gardels
SVP Construction Management
Bucksbaum Retail Properties LLC
71 S. Wacker Drive
Suite 2130
Chicago IL 60606

Re: Signage Proposal for PD 1164, Addison Park on Clark, 1025 W. Addison St.


Dear Mr. Gardels:

We have reviewed the attached, comprehensive sign plan you submitted pursuant to Statement No. 6 of Planned Development No. 1164. Addison Park on Clark is a new, mixed-use development currently under construction at the southeast corner of Addison and Clark Streets. The approximately 350,000 square foot development consists of commercial space on the lower floors and residential units on the upper floors.

You are proposing a total of 3,206 square feet ("SF") of on-premise signage for the development, which is the maximum amount allowed. The total is based on an allowance of 1,209 SF for Addison St., 1,500 SF for Clark St., and 497 SF for Sheffield Ave. We understand that the proposed sign locations are based on proposed tenant layouts and actual sizes and layouts may change slightly as tenants occupy the space.

Also, please be advised that this portion of Clark St. is classified as a Pedestrian Retail Street and pursuant to Section 17-12-1002-F of the Zoning Ordinance, freestanding signs and off-premise signs are prohibited on Pedestrian Streets. Further, pursuant to Statement No. 6 of the PD, off-premise signs are prohibited within the entire Planned Development and temporary signs, such as marketing signs are permitted, subject to our review and approval. All signs must comply with Chapter 17-12 of the Zoning Ordinance, and temporary sign requirements are identified in Section 17-12-0804. If you have any questions, or require additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

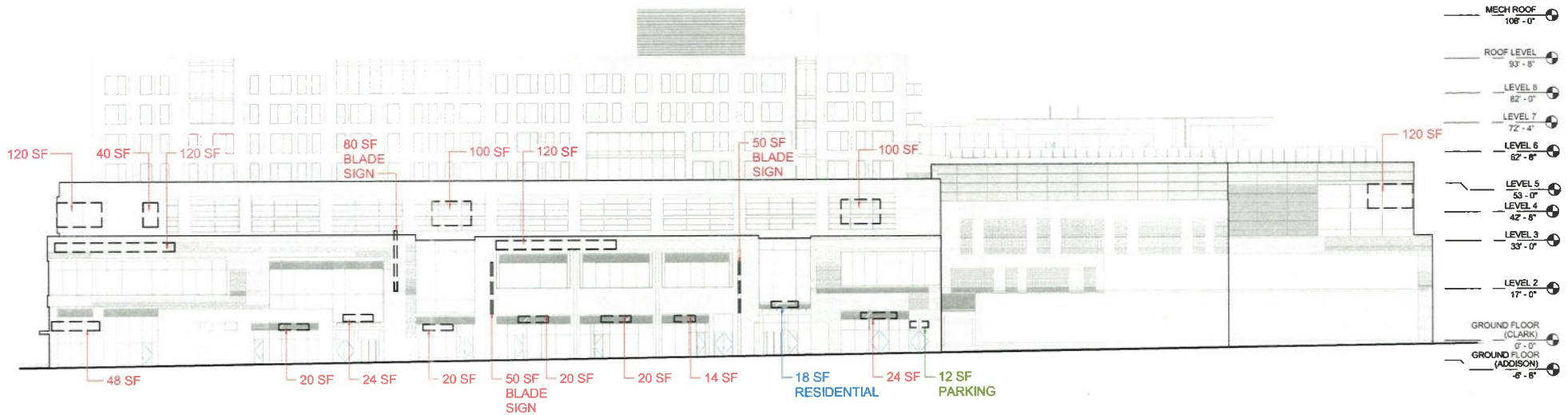

Patricia A. Scudiero
Zoning Administrator

C: Kate Duncan, Teresa McLaughlin, Main file

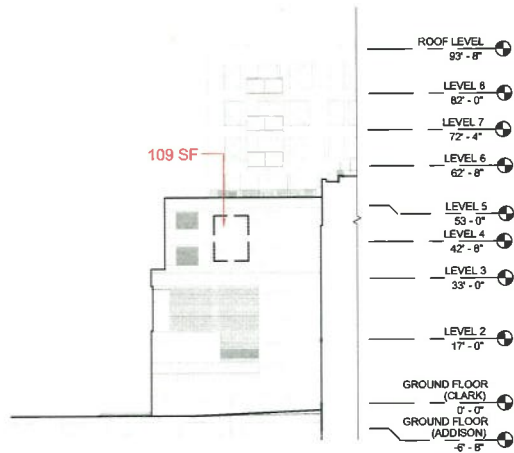
	CITY ALLOWANCE (SF)	PROPOSED (SF)	REMARKS
ADDISON ST (302'-2" FRONTAGE)			
Level 1 Retail Tenant @ 0.75 SF/LF		190	
Level 1 Residential @ 0.75 SF/LF		18	
Level 1 Parking @ 2 SF/LF		12	
Level 2 Retail Tenant @ 1.25 SF/LF		420	
Level 3 Retail Tenant @ 1.25 SF/LF		569	109 SF proposed is facing ATT alley (2/SIG-A) and 100 SF is in back alley facing south (2/SIG-C)
TOTAL	1,209	1,209	City Allowance = 4 x 302'-2" Linear Frontage
CLARK ST (380'-6" FRONTAGE)			
Level 1 Retail Tenant @ 0.75 SF/LF		226	
Level 1 Bldg. Entrance @ 0.75 SF/LF		19	
Level 1 Parking @ 2 SF/LF		175	112 SF proposed is in back alley facing east (3/SIG-C) and 6 SF is in back alley facing south (2/SIG-C)
Level 2 Retail Tenant @ 1.25 SF/LF		480	100 SF is in back alley facing east (3/SIG-C)
Level 3 Retail Tenant @ 1.25 SF/LF		600	180 SF proposed is facing adjacent building due South (2/SIG-B) and 120 SF proposed is facing adjacent building due North (1/SIG-A)
TOTAL	1,500	1,500	City Allowance = 1,500 SF (Less than 4 x 380'-6")
SHEFFIELD ST (124'-3" FRONTAGE)			
Level 1 Retail Tenant @ 0.75 SF/LF		62	
Level 1 Parking @ 2 SF/LF		55	
Level 2 Retail Tenant @ 1.25 SF/LF		260	
Level 3 Retail Tenant @ 1.25 SF/LF		120	
TOTAL	497	497	City Allowance = 4 x 124'-3" Linear Frontage

Note: City allowable signage calculation is per CBC 17-12-1003-E Sign Area and Height Table





1 ADDISON STREET ELEVATION
GROUND FLOOR FRONTAGE = 302'-2"



2 WEST ELEVATION



KEY PLAN

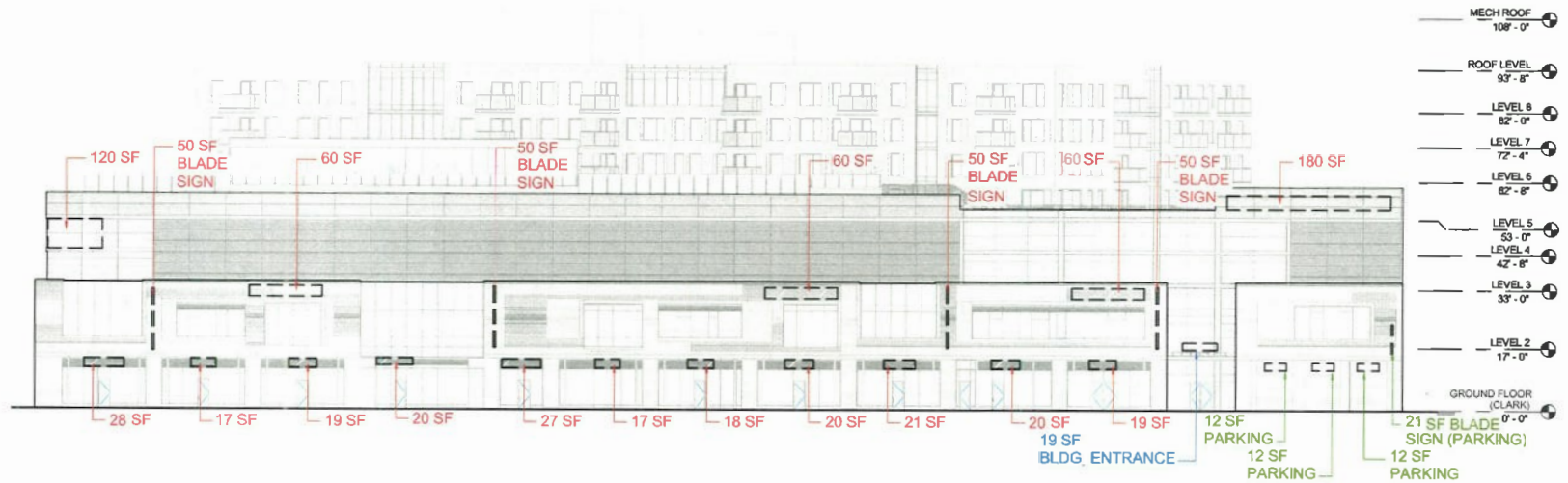


© 2017 Solomon Cordwell Buenz

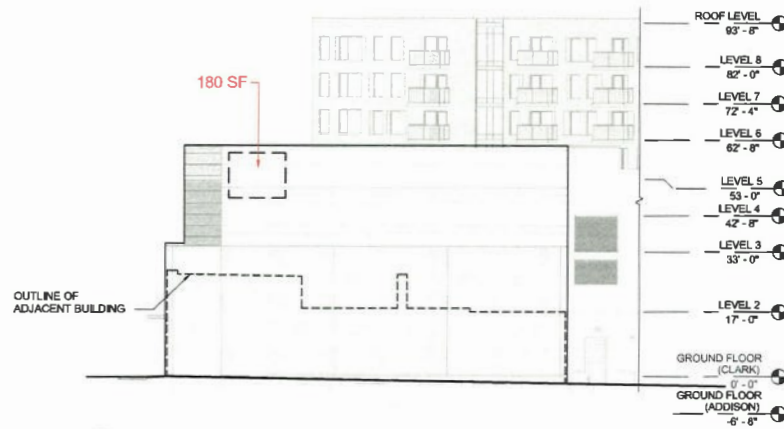
ADDISON STREET SIGNAGE DIAGRAMS
ADDISON PARK ON CLARK
M&R Development
Bucksbaum Retail Properties

11.13.2017
2014034





1 CLARK STREET ELEVATION
GROUND FLOOR FRONTAGE = 380'-6"



2 CLARK STREET ELEVATION



© 2017 Solomon Cordwell Buenz

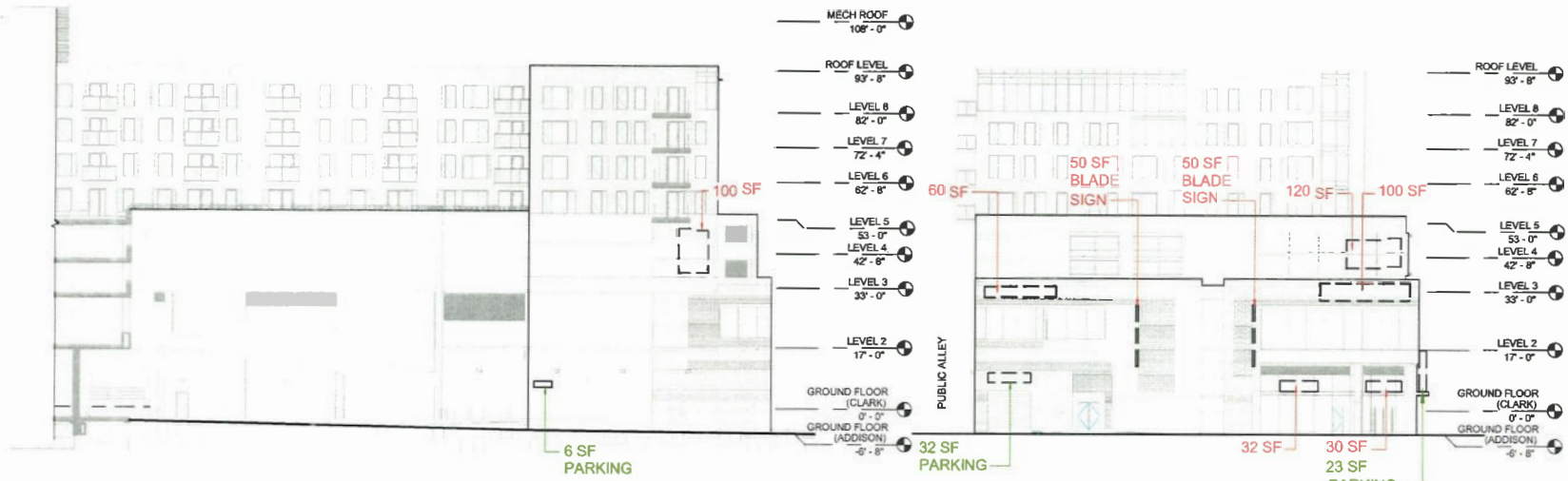
SOUTH EAST ELEVATION SIGNAGE STUDY

CLARK STREET - SIGNAGE STUDY
ADDISON PARK ON CLARK
M&R Development
Bucksbaum Retail Properties

11.13.2017
2014034



SIG-B



2 PUBLIC ALLEY SOUTH ELEVATION

1 SHEFFIELD STREET ELEVATION
GROUND FLOOR FRONTAGE = 124'-3"



3 PUBLIC ALLEY EAST ELEVATION



© 2017 Solomon Cordwell Buenz

SHEFFIELD STREET AND ALLEY SIGNAGE DIAGRAMS
ADDISON PARK ON CLARK
M&R Development
Bucksbaum Retail Properties

11.13.2017
2014034



⊕ **SIG-C**

19171

6/28/2017

REPORTS OF COMMITTEES

51951

*Reclassification Of Area Shown On Map No. 9-G.
(As Amended)*

RBPD1164,99

(Application No. 19171)

*(Common Address: 3515 -- 3549 N. Clark St., 1001 -- 1029 W. Addison St.
And 3546 -- 3558 N. Sheffield Ave.)*

[SO2017-2216]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Residential-Business Planned Development Number 1164 symbols and designations as shown on Map Number 9-G in the area bounded by:

West Addison Street; North Sheffield Avenue; the alley next south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line 287.63 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line drawn from a point 335.15 feet south of West Addison Street and 135.55 feet east of North Clark Street to a point on the east line of North Clark Street, 455.98 feet south of the south line of West Addison Street; North Clark Street; a line 65.30 feet south of and parallel to West Addison Street; a line 393.89 feet west of and parallel to North Sheffield Avenue; a line 44.97 feet south of and parallel to West Addison Street; and a line 302.21 feet west of and parallel to North Sheffield Avenue,

to the designation of Residential-Business Planned Development Number 1164, as amended, 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 2. 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-Business Planned Development No. 1164, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development consists of property commonly known as 3515 -- 3549 North Clark Street; 1001 -- 1029 West Addison Street; and 3546 -- 3558 North Sheffield Avenue, Chicago, Illinois (the "Property"). The Property consists of approximately 93,015 square feet (2.13 acres)

and is owned or controlled by the Applicant, 1025 West Addison Street Apartments Owner LLC.

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 titleholders 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, then to the owners of record title to all of the Property and to 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 as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of 19 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; Landscape Plan/First Floor Plan; Basement Plan; Second Floor Plan; Third Floor Parking Plan; Fourth Floor Parking Plan; Landscape Planting Details; Green Roof Plan; Building Elevations; and Building Section Plan prepared by Solomon Cordwell Buenz dated March 29, 2017. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development.
5. The following uses shall be permitted within the area herein delineated as "Residential-Business Planned Development": residential, office, health club, retail sales, pharmacy, banks and financial institutions, private clubs, entertainment small, medium and large venue, banquet and meeting halls, restaurants, liquor sales as an accessory use, grocery/convenience store with packaged goods liquor sales as an accessory use, day care, veterinary, artist work and sales space, indoor special events including incidental liquor sales, personal services, repair or laundry service, consumer, indoor sports and recreation, amusement arcades as an incidental use only, entertainment cabaret, children's play center, vehicle sales and service -- light equipment sales/rental, indoor, vehicle sales and service -- motor vehicle repair shop, not including body work, painting or commercial vehicle repairs, co-location of wireless communication facilities, accessory and related uses and accessory and non-accessory parking, of which 45 percent of the required residential parking

(maximum 67 spaces) may be leased out on a daily, weekly or monthly basis to persons ~~who are not~~ residents, tenants, patrons, employees or guests of the principal uses.

6. On-premises and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. A comprehensive sign package for the Planned Development shall be approved by the Department of Housing and Economic Development prior to the issuance of any Part II Approval. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off-premises signs shall be permitted.
7. 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. Notwithstanding the designation of North Clark Street, between West Newport Avenue and West Addison Street, as a P Pedestrian Retail Street (Section 17-3-0500 of the Zoning Ordinance), a curb cut shall be permitted on North Clark Street at the location indicated on the attached Site Plan.
8. Prior to the issuance of a Part II Approval, the Applicant shall work with CDOT to develop a traffic management plan. A copy of this CDOT approved plan containing details on traffic management strategies, signalization, streetscape and lighting must be provided to the Department of Housing and Economic Development at the time of the Part II Submittal.
9. For the purposes of measuring height, the definition in the Chicago Zoning Ordinance shall apply. Maximum height shall be 93 feet to the roof of the highest occupied space and 108 feet to the ceiling of the highest enclosed space. 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.
10. For purposes of Floor Area Ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Upon review and determination, pursuant to Section 17-13-0610 of the Zoning Ordinance, "Part II Review", a Part II Review fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

12. 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 the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. 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.
13. The improvements on the Property shall be designed, constructed, maintained and operated in accordance with the exhibits attached hereto and the following general design and operating standards:
 - (a) The developer shall install brick return walls to conceal the side walls of the adjacent buildings exposed due to the four (4) foot setback on Clark Street as depicted on the attached Site Plan dated October 17, 2013; and
 - (b) Floors 1 through 4 of the building shall be set back from the Property line along North Clark Street, as depicted on the Site Plan, to provide for an expanded pedestrian path and parkway trees along Clark Street. The setback along Clark Street shall measure approximately four (4) feet, zero (0) inches. The pedestrian setback shall remain free and clear of obstructions except for building elements as illustrated on the Site Plan and Elevations; and the pedestrian setback shall be open to the public at all times after completion of construction for purposes of pedestrian access.
14. Pursuant to the 2007 Affordable Requirements Ordinance of the City of Chicago Municipal Code Section 2-44-090, et seq. ("2007 ARO"), the Applicant has asked for the rezoning of a lot to permit a higher floor area ratio than would otherwise be permitted in the base district and to develop the lot with residential housing units. The Applicant hereby acknowledges that according to the 2007 ARO at least 10 percent of the housing units must be affordable units or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund in accordance with Section 2-44-090 (d)(1)(ii). The Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of \$1,500,000.00. The payment is required to be made to the Department of Housing and Economic Development prior to the issuance of building permits. The Applicant must comply with all of the applicable sections of the Affordable Requirements Ordinance which sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement is also incorporated into this Planned Development.

15. The terms, conditions and exhibits of this Planned Development Ordinance may be modified ~~administratively~~ pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance by the Zoning Administrator, upon the application for such a modification by the Applicant and after a determination by the Zoning Administrator 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 these statements by the Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. 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 design, construct and maintain the improvements and buildings on the Property consistent with the Energy Star or the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of at least fifty percent (50%) of the net roof area of the buildings within the Planned Development measuring approximately 41,725 square feet in size. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.
17. 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 (MOPD) 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
18. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of Facilities and Fleet Management, and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
19. 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 the base zoning of the Property of the B3-3 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan/First Floor Plan; Basement and Second Floor Plans; Third and Fourth Floor Parking Plans; Landscape Planting Details; Green Roof Plan; Building Elevations and Building Sections referred to in these Plan of Development Statements printed on pages 51958 through 51971 of this *Journal*.]

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

Residential-Business Planned Development No. 1064, As Amended.

Bulk Regulations And Data Table.

Site Area:

Gross Site Area:	124,817 square feet (2.87 acres)
Net Site Area:	93,015 square feet (2.13 acres)
Public ROW to be Vacated:	7,500 square feet
Public ROW to be Dedicated:	2,700 square feet
Maximum Floor Area Ratio:	3.76
Total Buildable Area:	349,801 square feet
Remaining Available Buildable Area:	0 square feet

Maximum Height:	93 feet, 0 inches to the roof of the highest occupied floor
	108 feet, 0 inches to the ceiling of the highest enclosed space

Dwelling Units:

Maximum Number of Residential Units: 148 units

Maximum Percentage of Efficiency Units: 30 percent

Setbacks from Property Line:

Clark Street: 4 feet, 9½ inches (Floors 1 -- 2)
 10 feet, 0 inches (Floors 3 -- 4)
 44 feet, 0 inches (Floors 5 -- Roof; at Res. Tower)
 36 feet, 0 inches (Floors 5 -- Roof; at amenity)
 8 feet, 0 inches (Floors 1 -- 4; at the fitness entry)

Addison Street: 0 feet, 0 inches (Floors 1 -- 2)
 4 feet, 0 inches (Floors 3 -- 4)
 14 feet, 0 inches (Floors 5 -- Roof)

Sheffield Avenue: 0 feet, 0 inches (Floors 1 -- 2)
 4 feet, 0 inches (Floors 3 -- 4)
 14 feet, 0 inches (Floors 5 -- Roof)

Parking/Loading:

Maximum Number of Accessory Off-Street Parking Spaces: 410

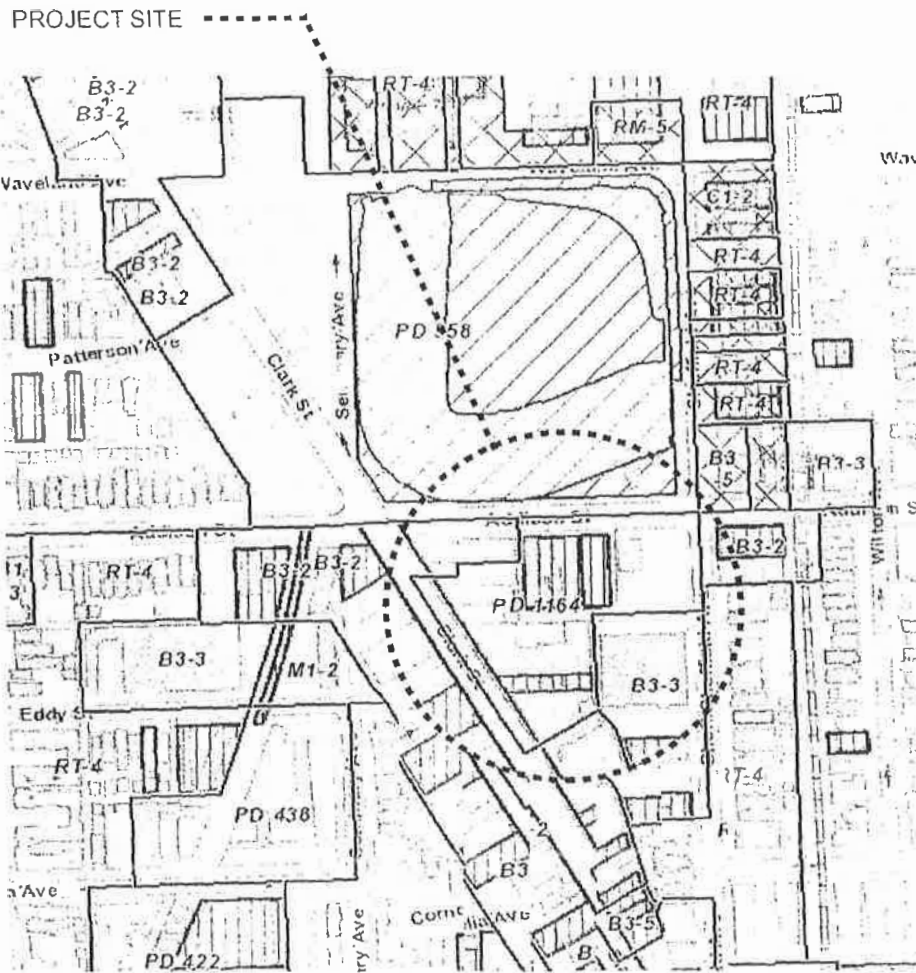
Maximum Number of Non-Accessory Parking Spaces: 83

Minimum Number of Off-Street Loading Docks: 3

Minimum Number of Bicycle Spaces: 50 spaces

Green Roof: 50 percent of Net Roof Area (approximately 36,502 square feet)

FINAL FOR PUBLICATION



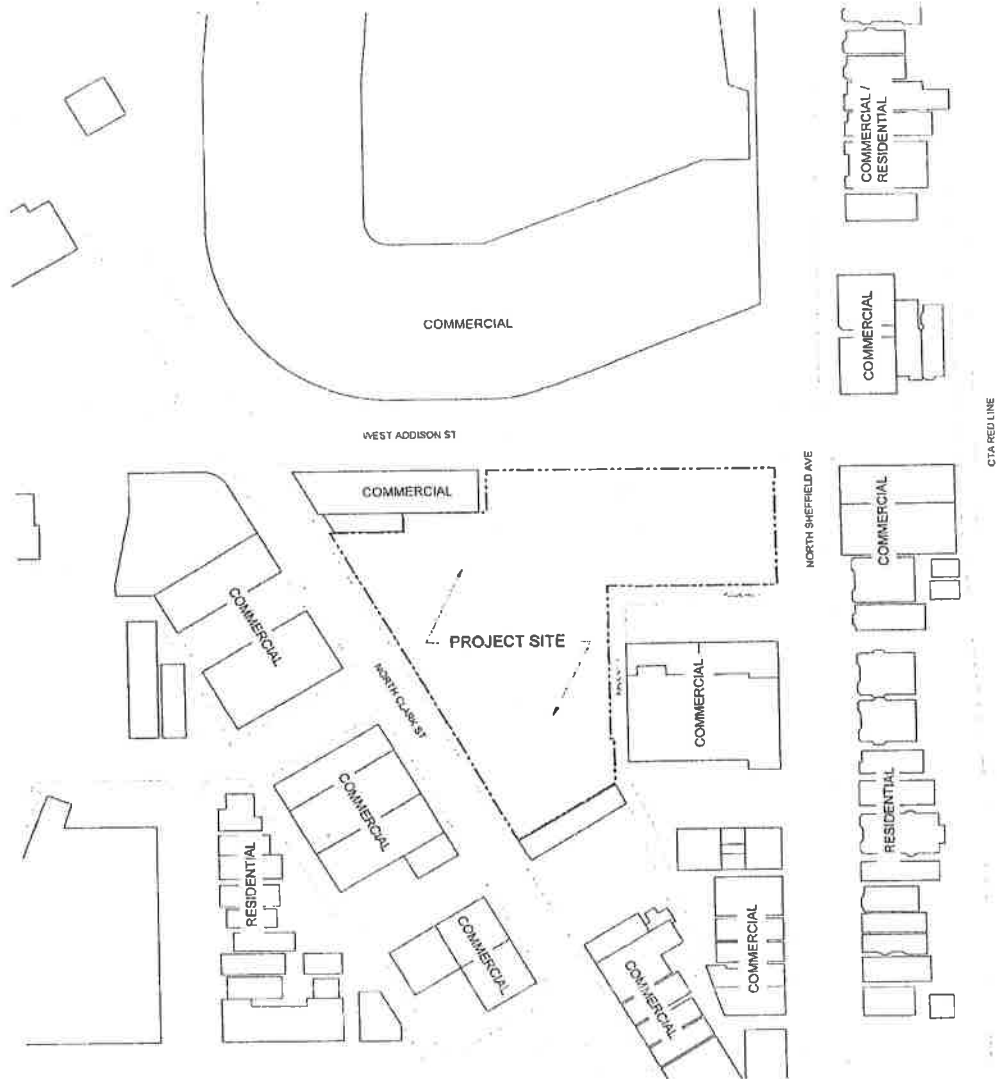
EXISTING ZONING MAP

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Intro Date: 03.29.2017 CPC DATE: 06.15.2017

FINAL FOR PUBLICATION



EXISTING LAND USE MAP

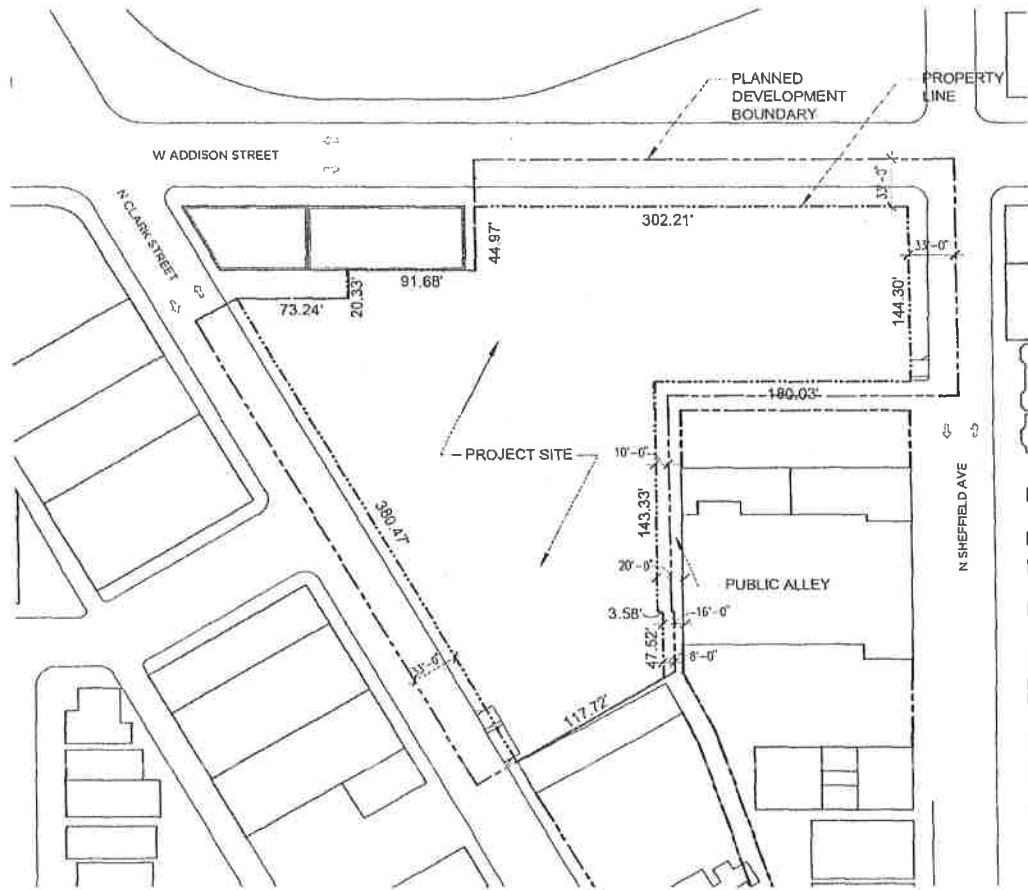
Applicant: 1025 W. Addison Street Apartments Owner, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



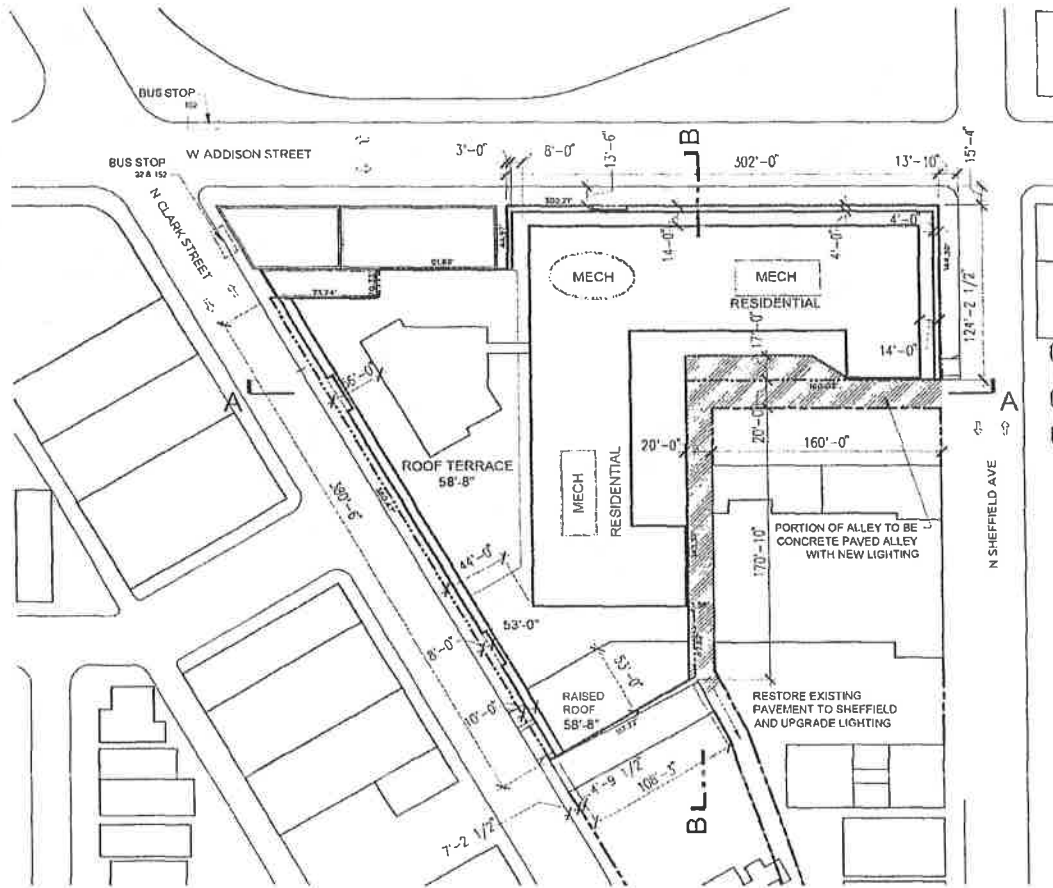
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE & RIGHT OF WAY ADJUSTMENT MAP

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



SITE PLAN

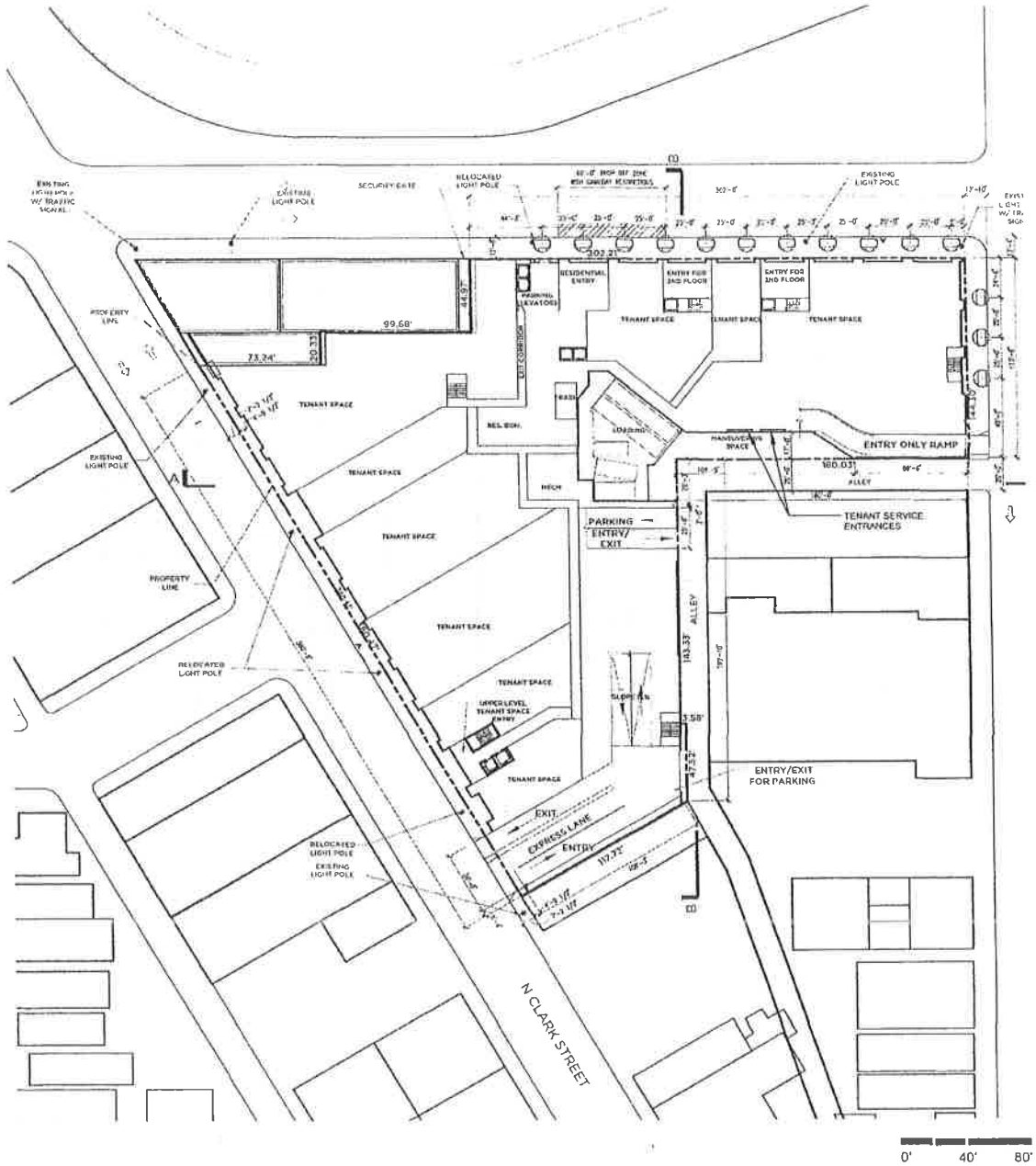
Applicant: 1025 W. Addison Street Apartments Owner, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



LANDSCAPE PLAN / FIRST FLOOR PLAN

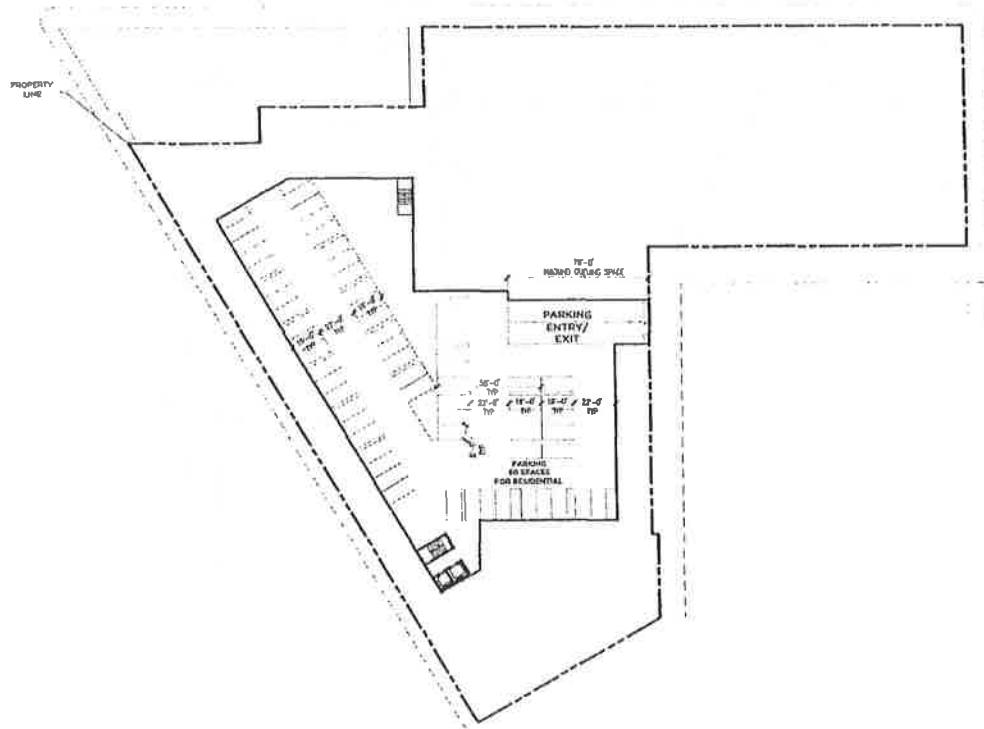
Applicant: 1025 W. Addison Street Apartments Owner, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



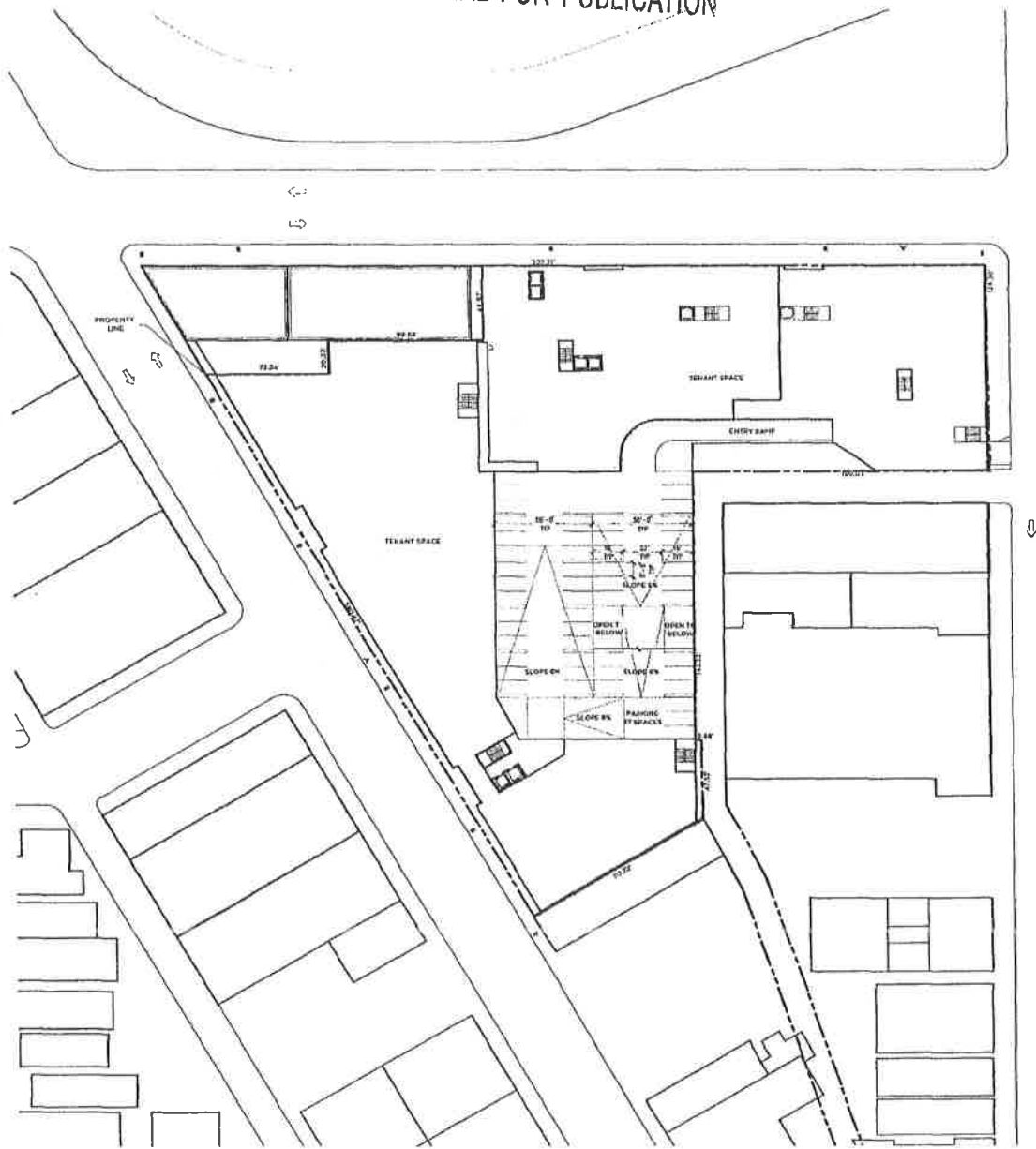
BASEMENT PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



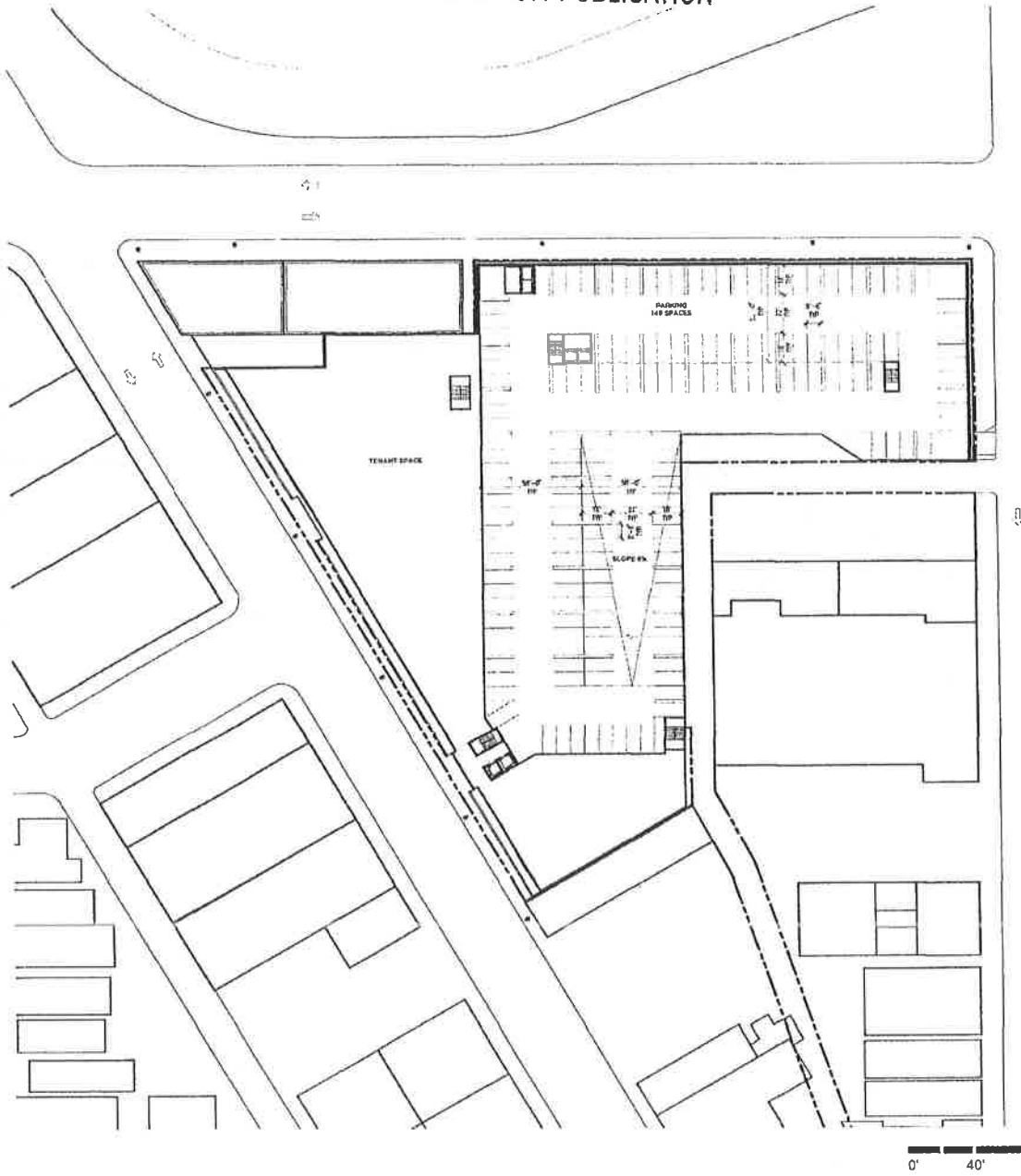
SECOND FLOOR PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



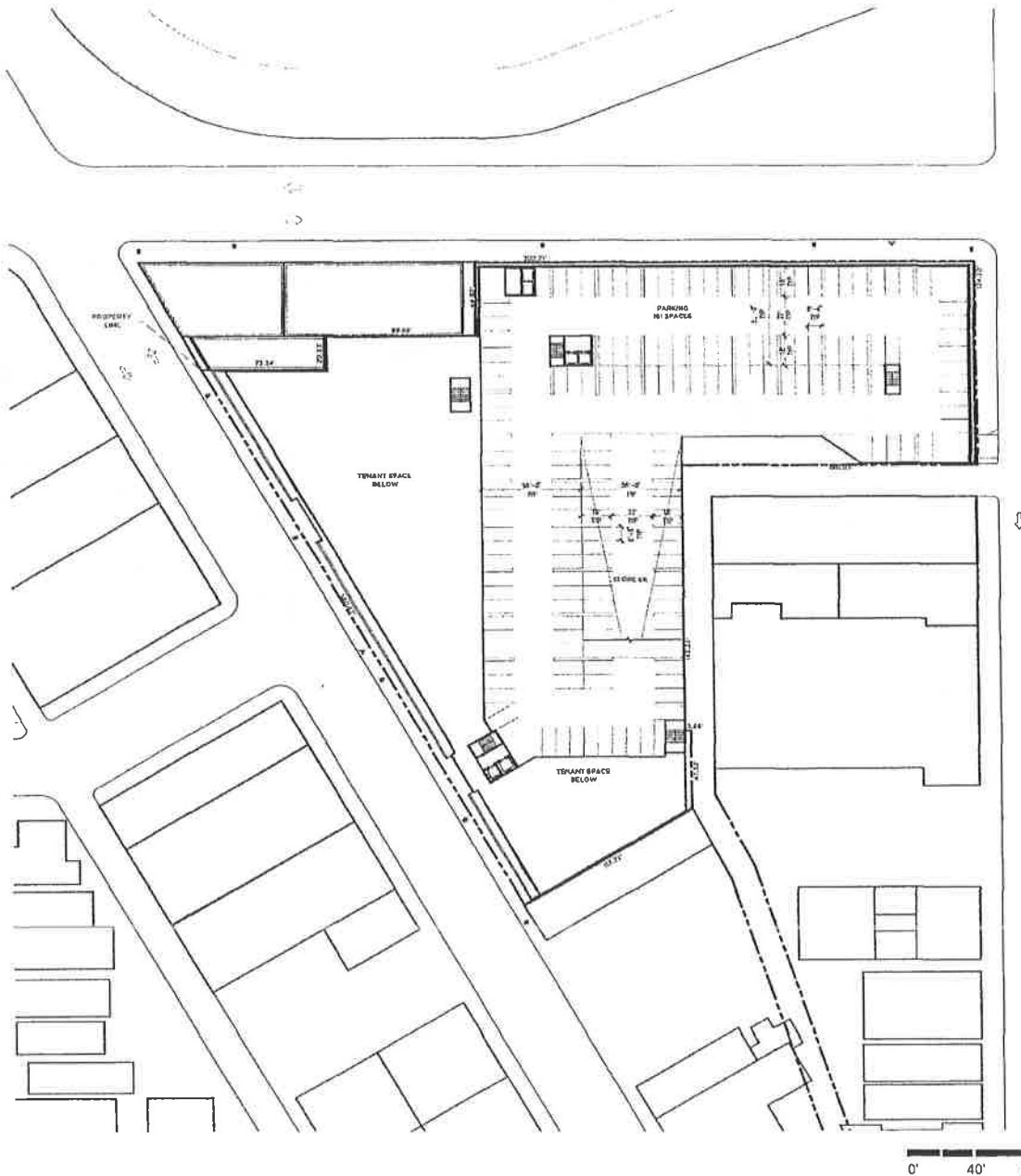
THIRD FLOOR PARKING PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



FOURTH FLOOR PARKING PLAN

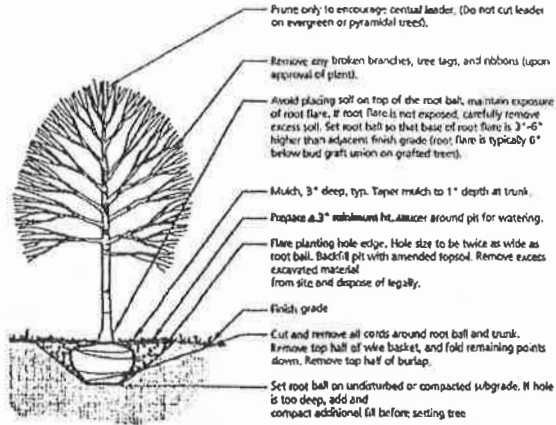
Applicant: 1025 W. Addison Street Apartments Owner, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

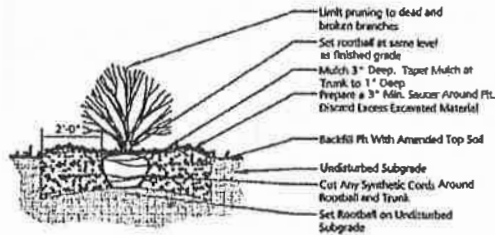
Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



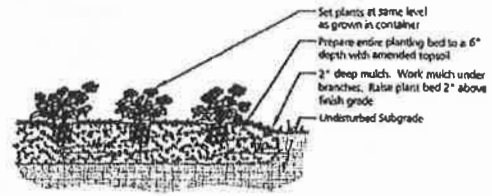
FINAL FOR PUBLICATION



1 Tree Planting D-Tree 1/2" = 1'-6"



2 Shrub Planting D-Shrub 1/2" = 1'-0"



3 Perennial and Groundcover Planting D-Perenn-Grnd 1/2" = 1'-0"

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SPACE TREES	ULMUS X 'MORTON'	ACCOLADE ELM	4" CALIPER	
	PYRUS CALLERYANA 'CHANTICLEER'	CALLERY PEAR	4" CALIPER	
SHRUBS	TAXUS MEDIA DENSIFORMIS	DENSE YEWE	30" HT	2'-6" O.C.
PERENNIALS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HOSTA SIEBOLDIANA 'FRANCIS WILLIAMS'	FRANCIS WILLIAMS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GALLON	1' O.C.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POT	8" O.C.
BULBS	NARCISSUS 'DUTCHMASTER'	DUTCHMASTER DAFFODIL	BULB	INTERPLANT AT 1' O.C.

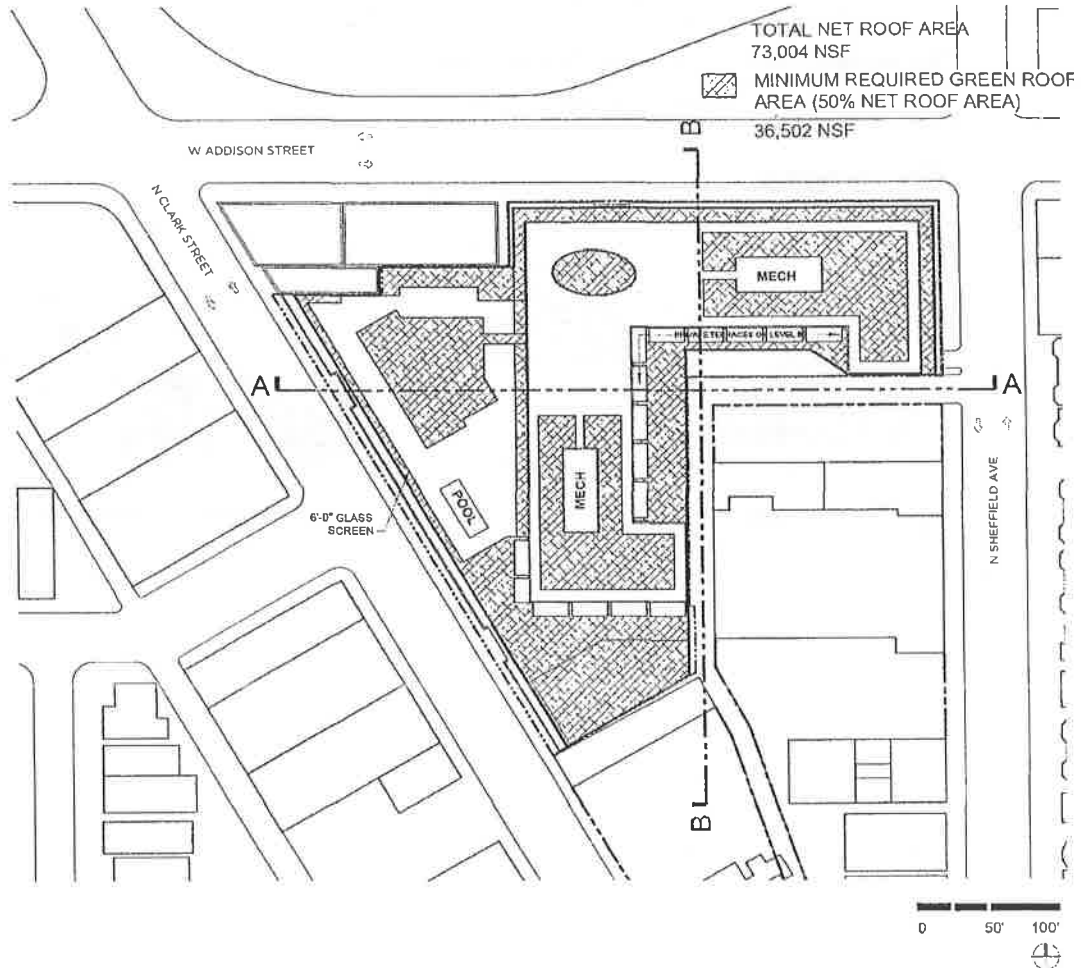
LANDSCAPE PLANTING DETAILS

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



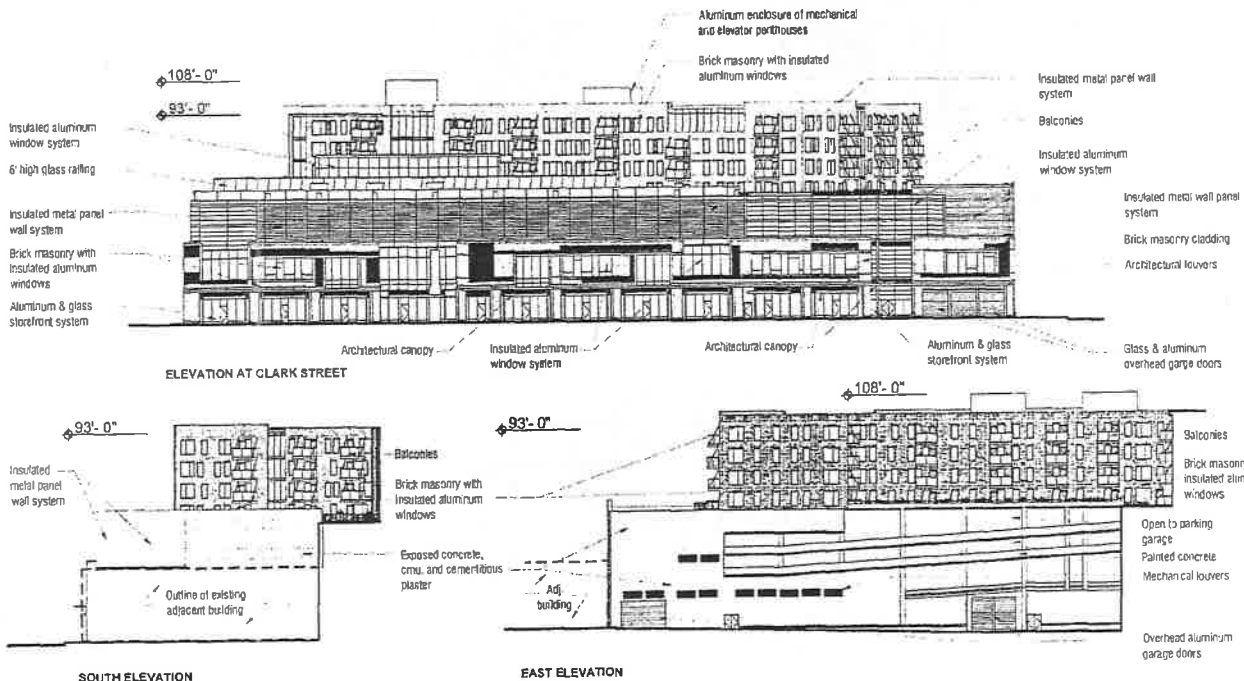
GREEN ROOF PLAN

Applicant: 1025 W. Addison Street Apartments Owner, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017



FINAL FOR PUBLICATION



Applicant:

BUILDING ELEVATIONS

1025 W. Addison Street Apartments Owner, LLC.

3515 - 3549 North Clark Street

1001 - 1029 West Addison Street

3546 - 3558 North Sheffield Avenue

Addison Park on Clark

Project:

Addison Park on Clark

Intro Date:

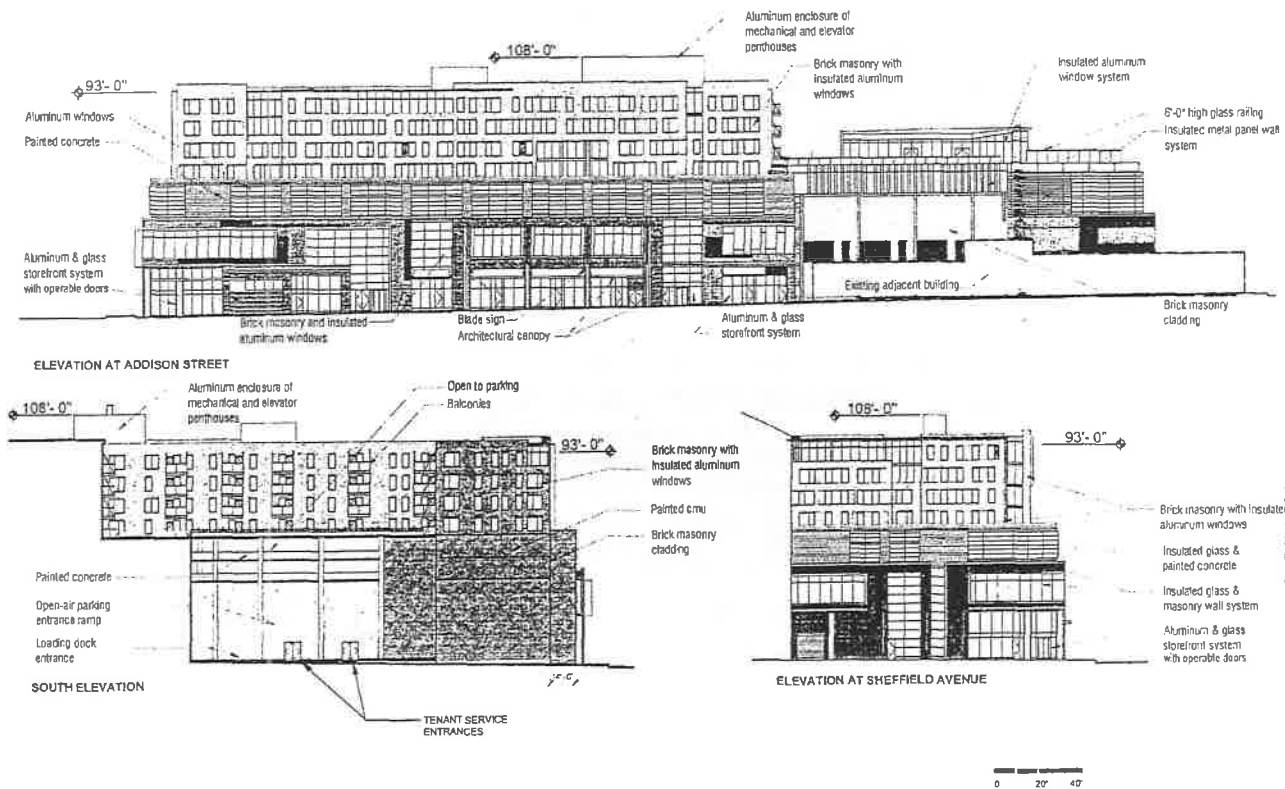
03.29.2017

CPC DATE:

06.15.2017



FINAL FOR PUBLICATION



BUILDING ELEVATIONS

Applicant: 1025 W. Addison Street Apartments Owner, LLC.

3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

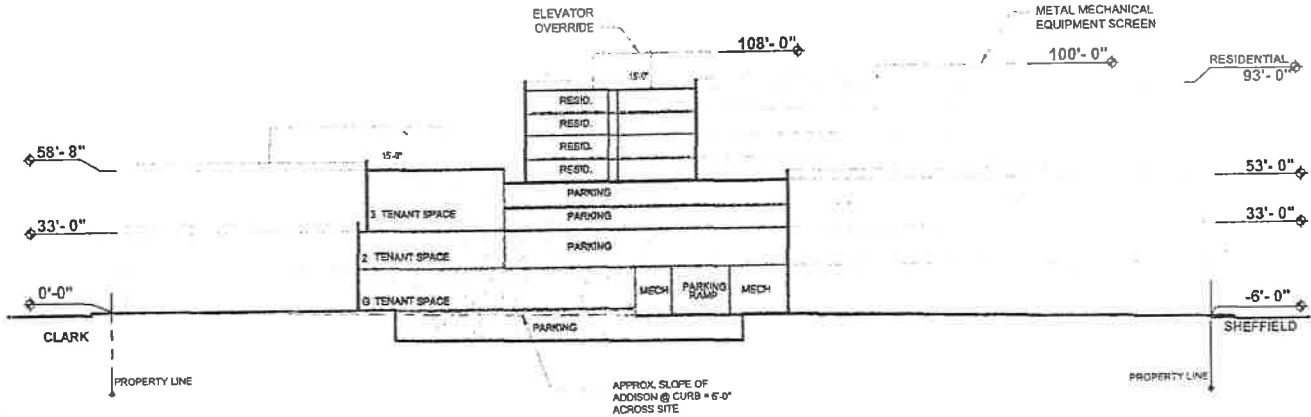
Project: Addison Park on Clark

Intro Date: 03.29.2017 **CPC DATE:** 06.15.2017

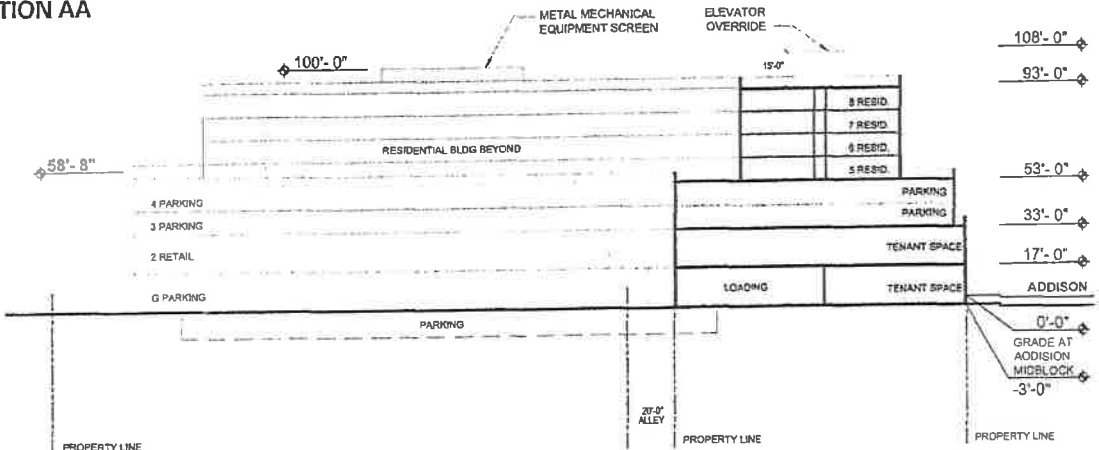




© 2015 Solomon Cordwell Buenz

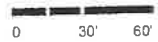


SECTION AA



SECTION BB

FINAL FOR PUBLICATION



Applicant:

BUILDING SECTIONS
1025 W. Addison Street Apartments Owner, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue
Addison Park on Clark

Project:

Intro Date: 03.29.2017 CPC DATE: 06.15.2017



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 10, 2015

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

Re: Administrative Relief request for Planned Development No. 1164, 3515-3549 N. Clark St., 1001-1029 W. Addison St., 3546-3558 N. Sheffield Ave.

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1164 ("PD 1164"), 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. 15 of PD 1164.

Your client and the sole owner of all of the property within PD 1164, M&R Development, LLC is seeking administrative relief for the following changes:

- Deletion of the parking garages entrance/exit on Addison St., the reconfiguration of the entrance ramp off of Sheffield Ave. and the addition of an express lane to the Clark St. parking garage entrance/exit;
- Reconfiguration of the loading dock from three, 10 foot x 50 foot loading berths to two, 10 foot x 50 foot and one, 10 foot x 25 foot loading berths;
- Reconfiguration of the parking levels;
- Removal of trees from the Clark St. sidewalk at the request of CDOT, the Bureau of Forestry, and the Department of Planning and Development;
- Reduction of the upper level setback on the Clark St. 5th floor roof at the residential tower from 45'-6" to 44'-0" and at the 5th floor amenity level from 45'-6" to 36'-0";
- Increase in the height of the Clark St. podium roof from 53'-0" to 58'-8";
- Modified elevations and the removal of the cladding on the parking garage along the alley elevations;
- Reconfiguration of the footprint/floor plan of residential floors 5-8 and the green roof;

The attached Site Plan, Landscape Plan/First Floor Plan, Basement Plan, Second Floor Plan, Third Floor Parking Plan, Fourth Floor Parking Plan, Green Roof Plan, Building Elevations (2), and Building Sections, dated November 24, 2015, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed revisions 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. Additionally, the revised Site Plan was approved by the Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1164, 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.

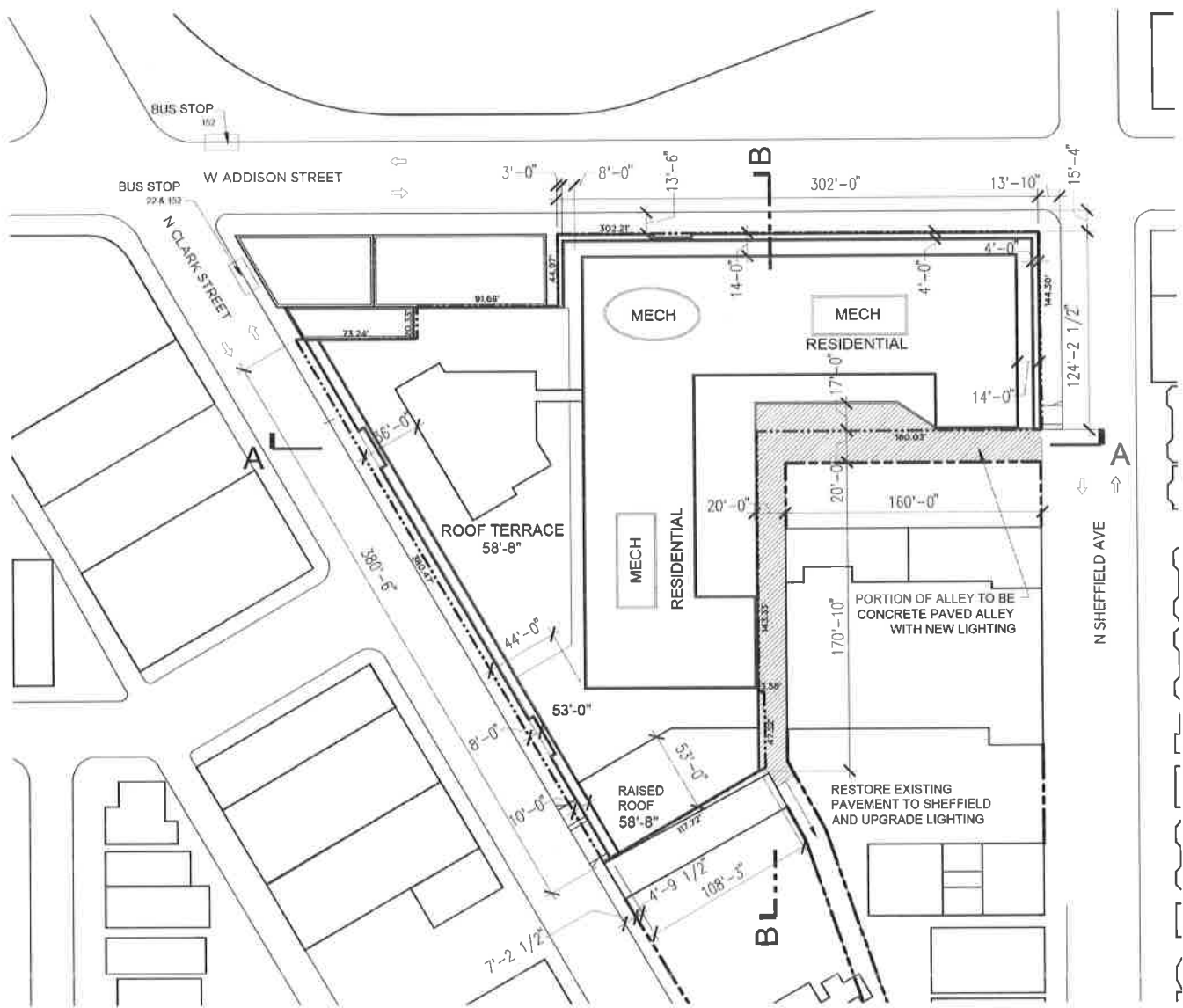
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

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



© 2015 Solomon Cordwell Buenz

SITE PLAN

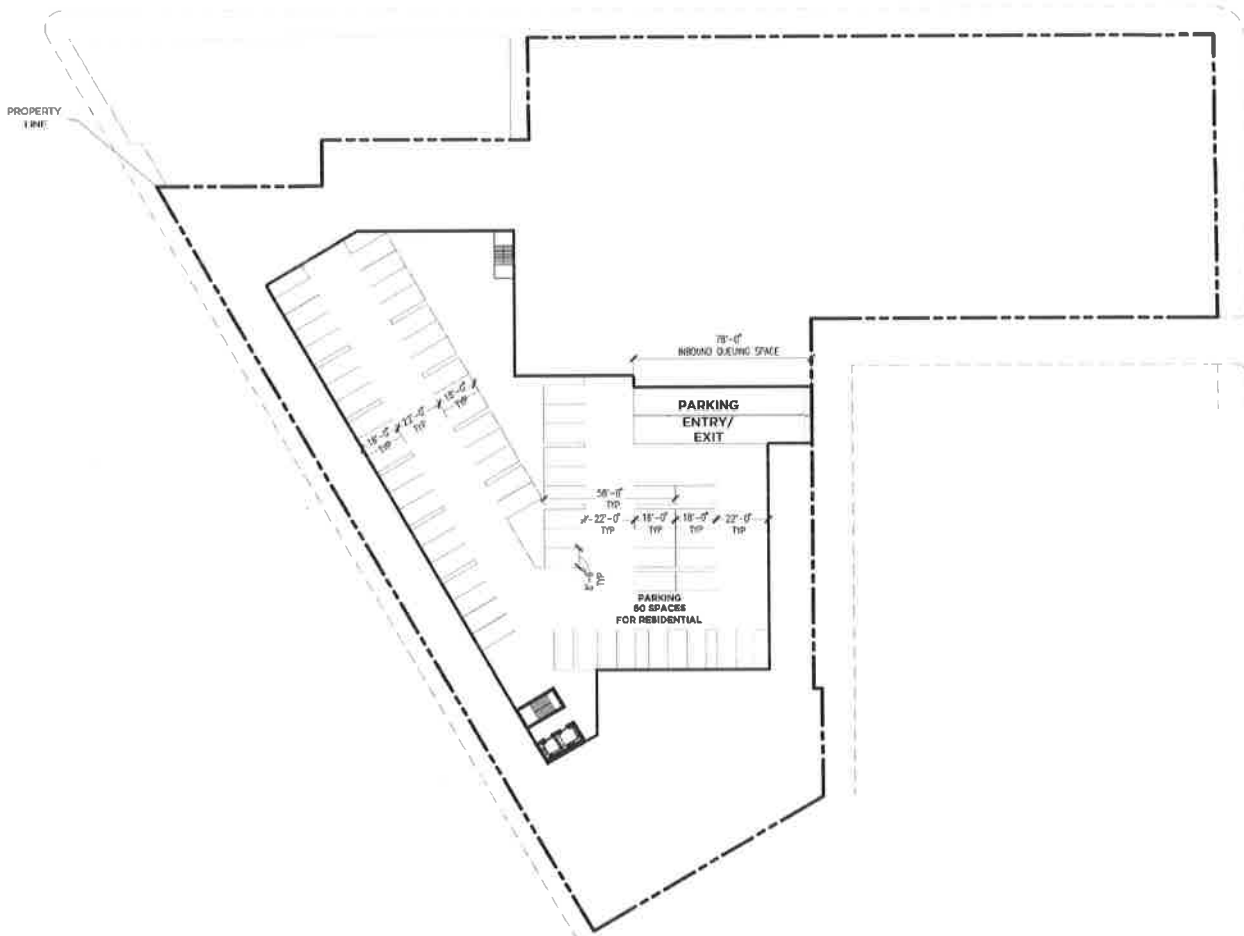
Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013

CPC DATE: 10.17.2013

Admin. Relief: 11.24.2015



0' 40' 80'



© 2015 Solomon Cordwell Buenz

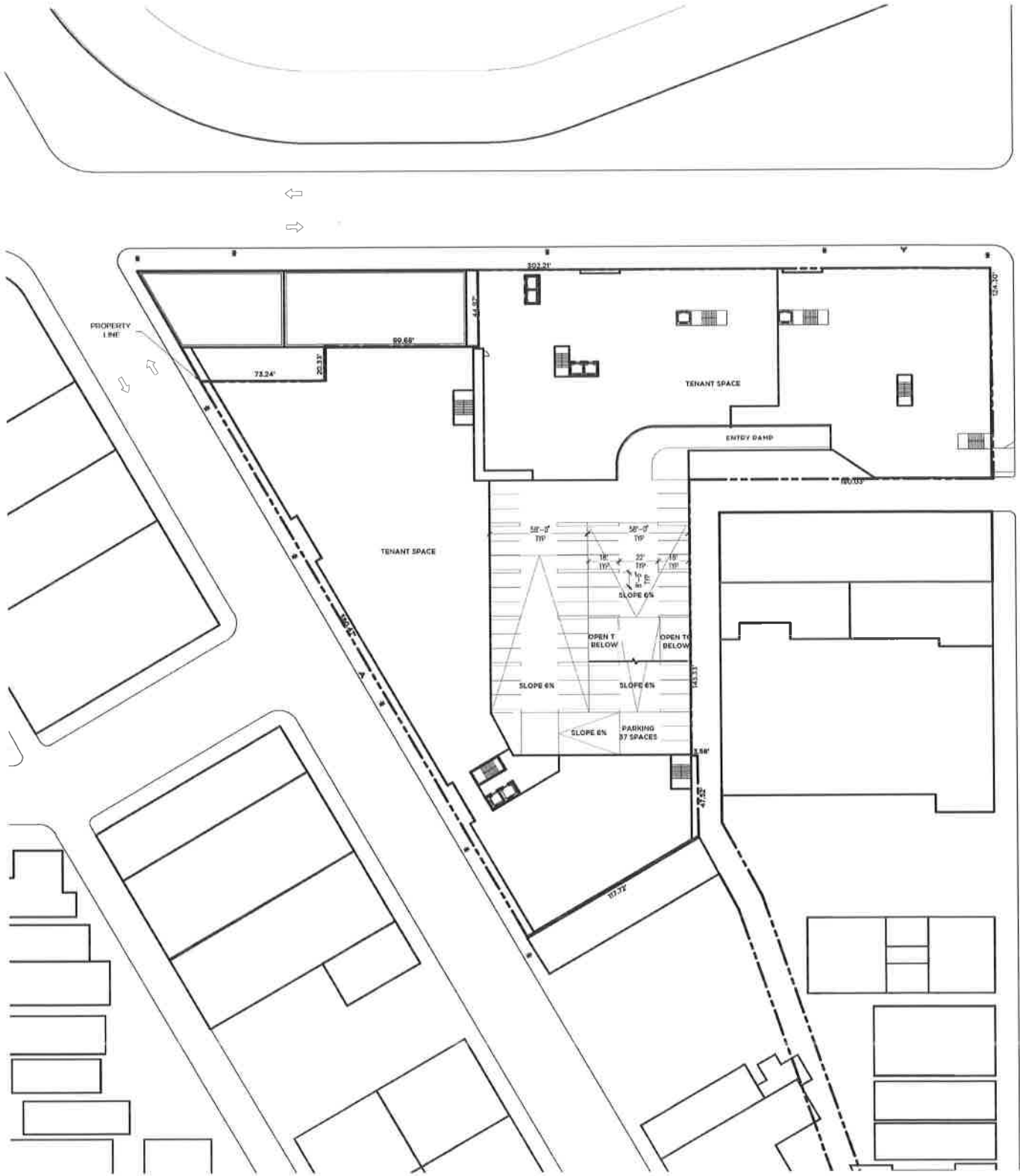
BASEMENT PLAN

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013

Admin. Relief: 11.24.2015



SECOND FLOOR PLAN

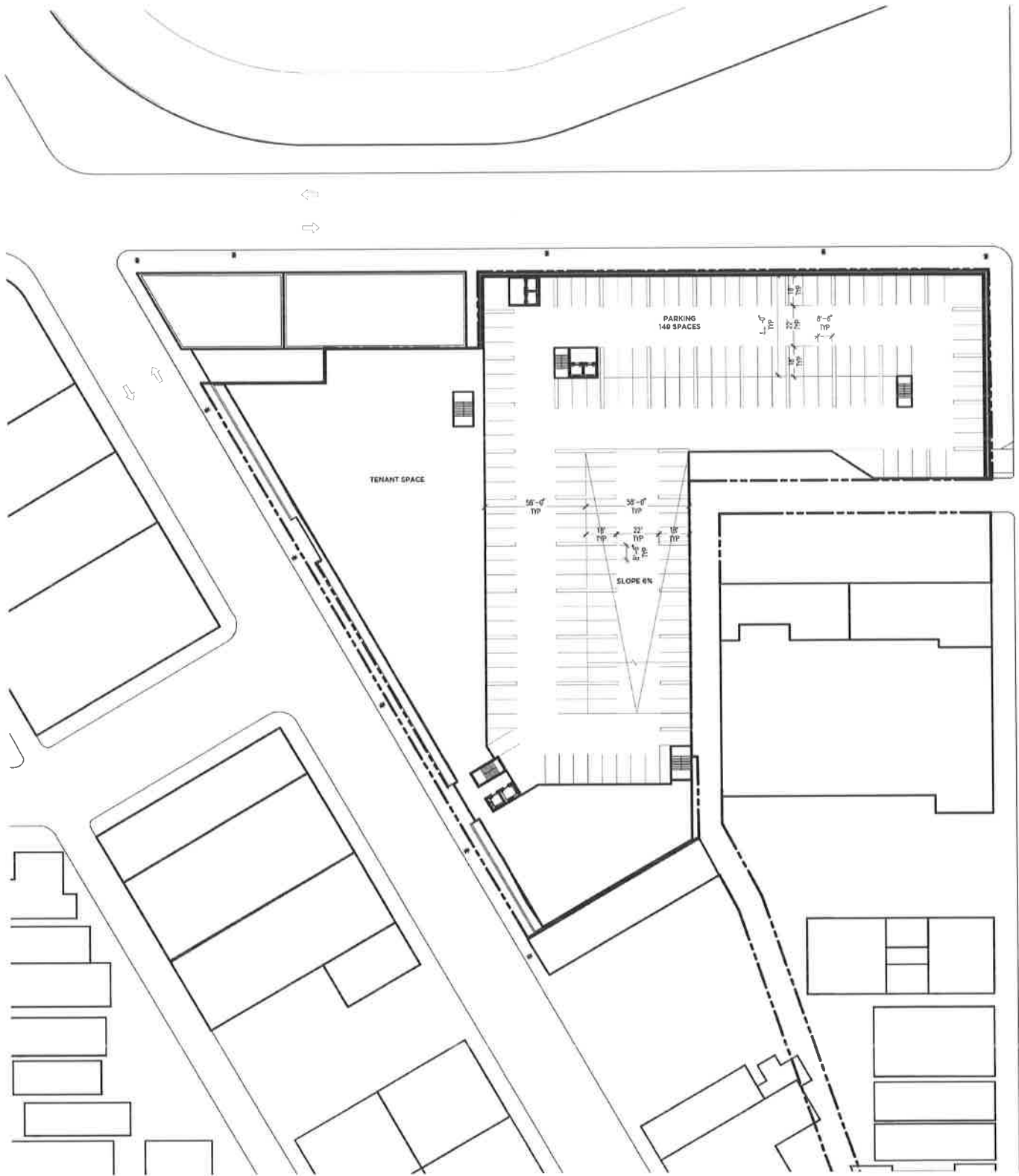
Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013

Admin. Relief: 11.24.2015





© 2015 Solomon Cordwell Buenz

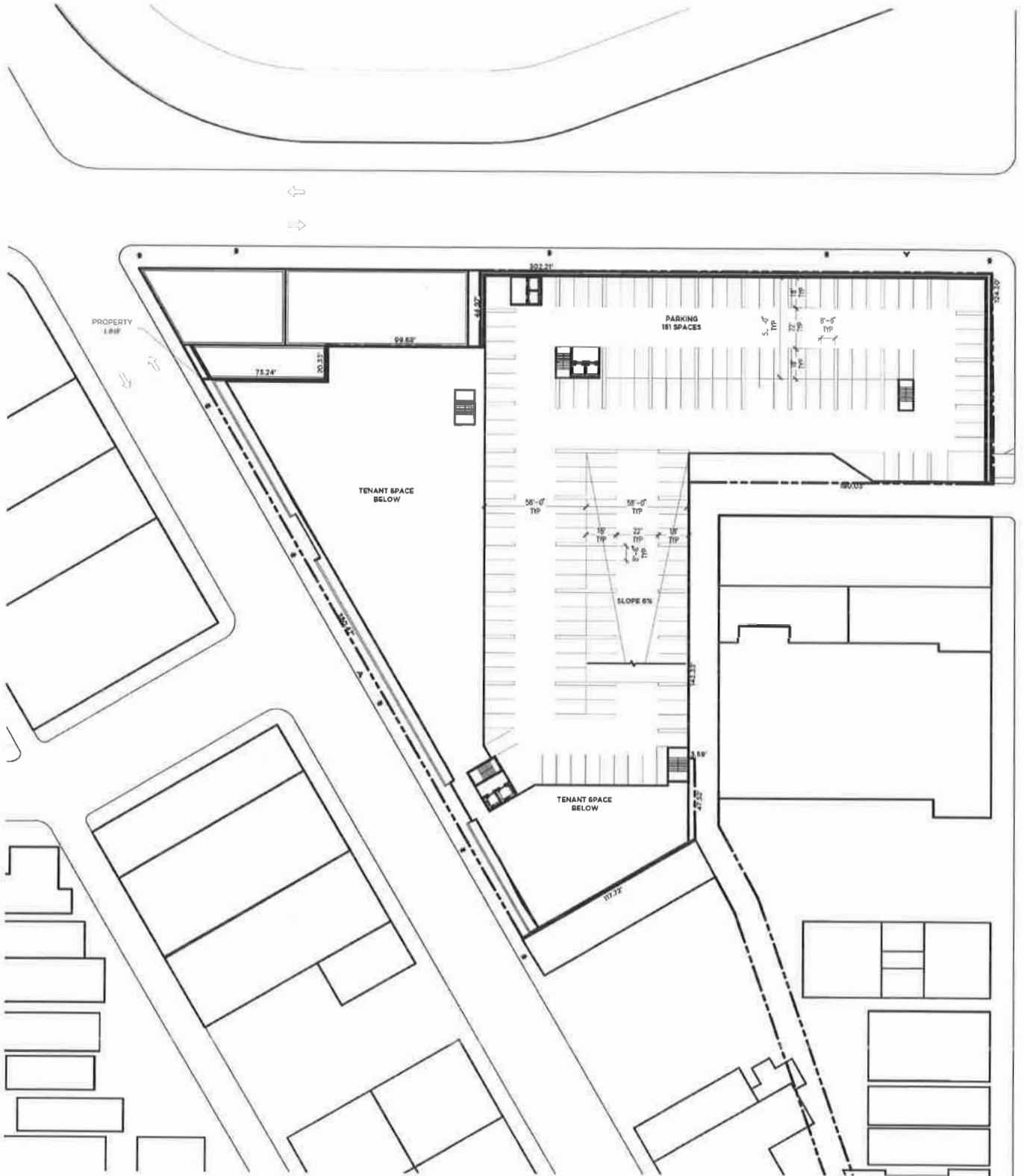
THIRD FLOOR PARKING PLAN

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013

Admin. Relief: 11.24.2015



FOURTH FLOOR PARKING PLAN

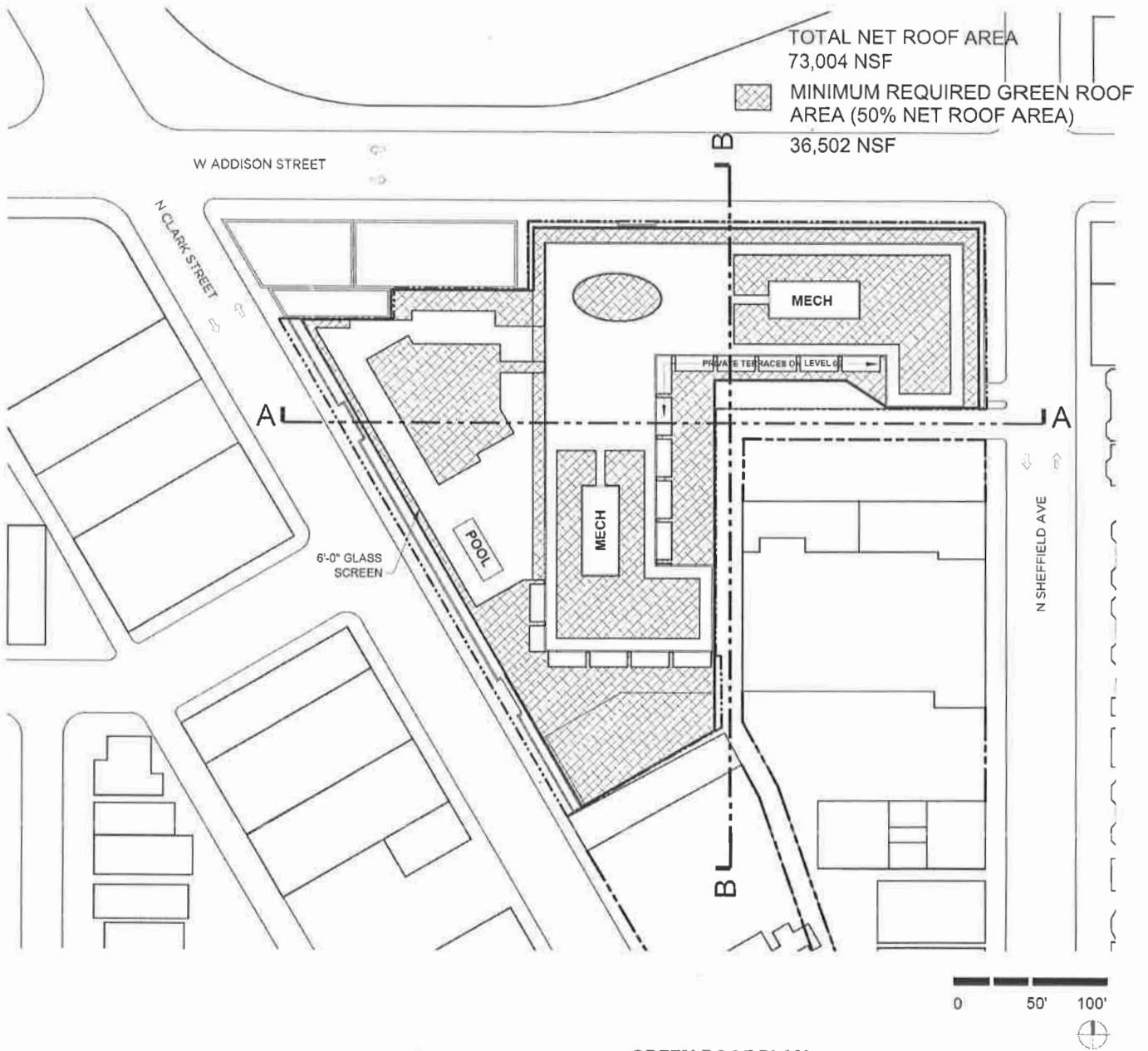
Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013

Admin. Relief: 11.24.2015





GREEN ROOF PLAN

Applicant: M&R Development, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

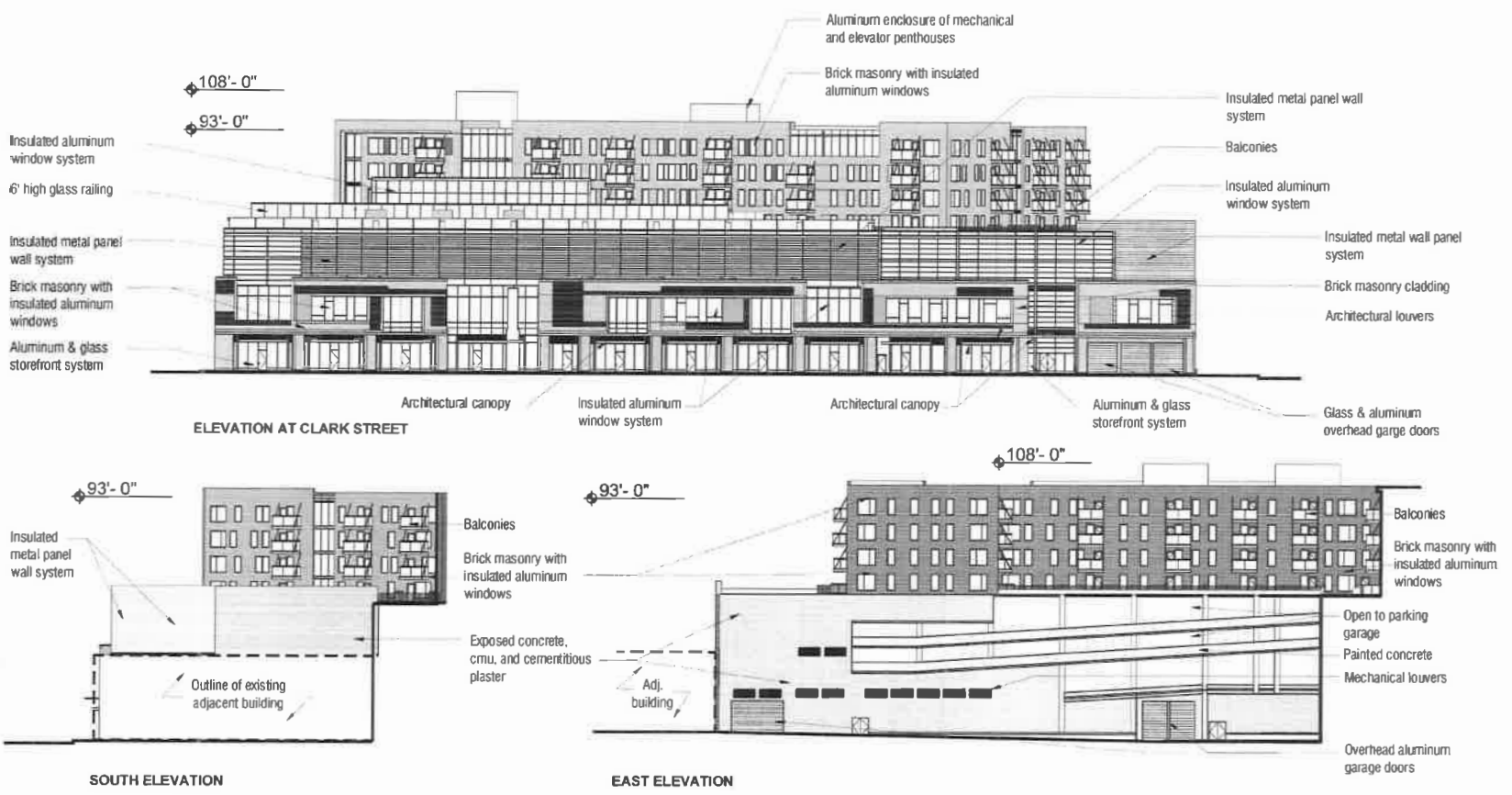
Date: 07.17.2013 **CPC DATE:** 10.17.2013

Admin. Relief: 11.25.2015





© 2015 Solomon Cordwell Buenz



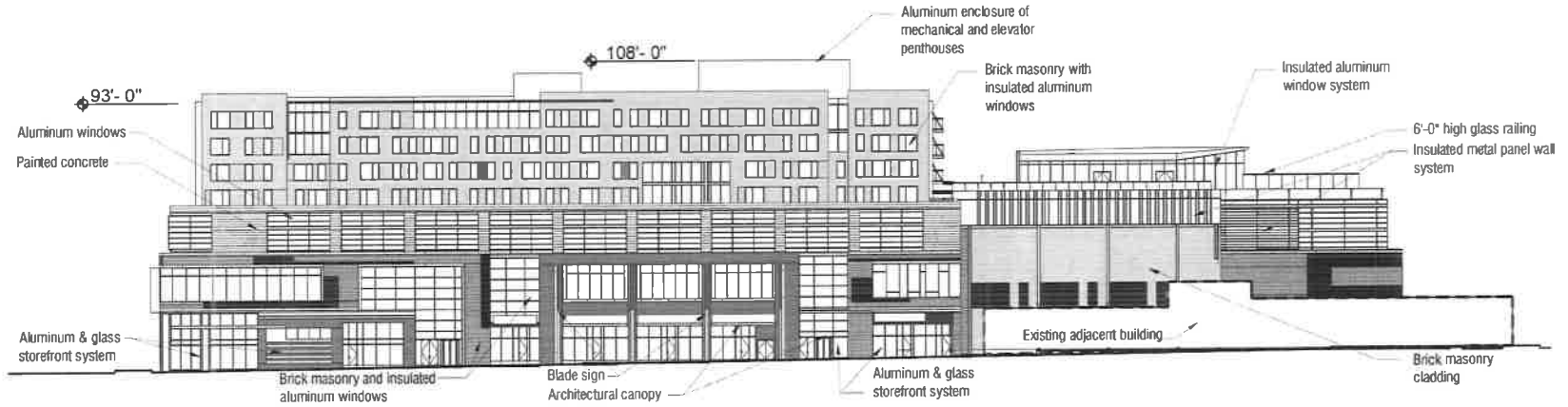
BUILDING ELEVATIONS

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue
 Addison Park on Clark

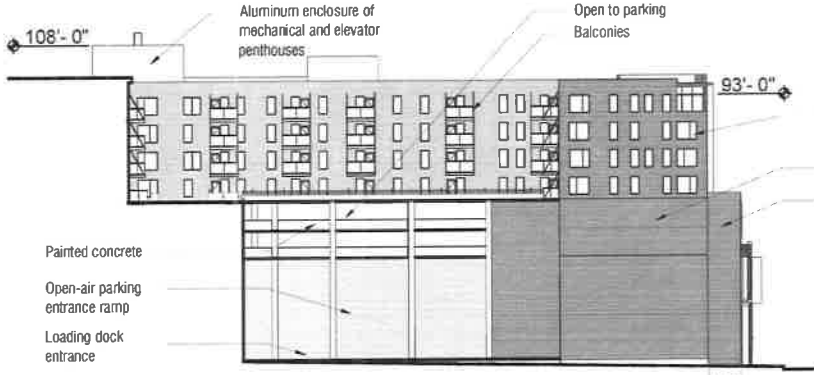
Project: Addison Park on Clark

Date: 07.17.2013
CPC DATE: 10.17.2013

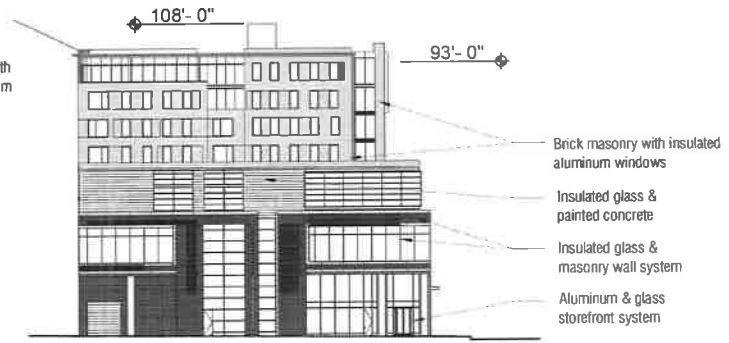
Admin. Relief: 11.24.2015



ELEVATION AT ADDISON STREET



SOUTH ELEVATION



ELEVATION AT SHEFFIELD AVENUE



Applicant:

BUILDING ELEVATIONS

M&R Development, LLC,
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue
 Addison Park on Clark

Project:

Addison Park on Clark

Date:

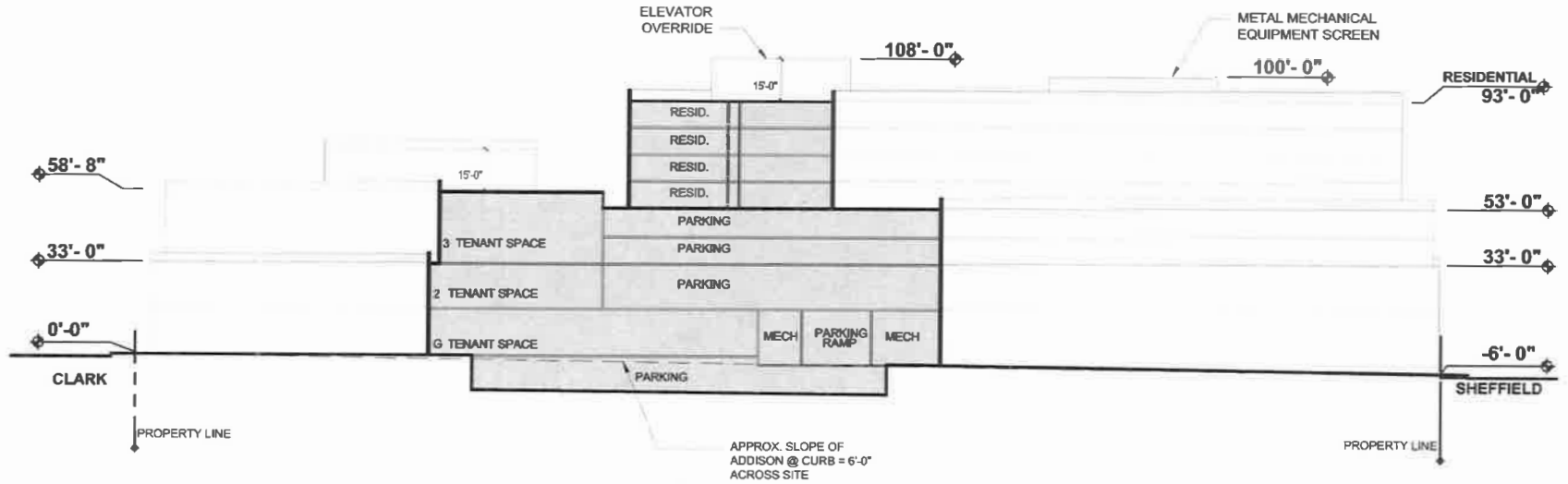
07.17.2013

CPC DATE:

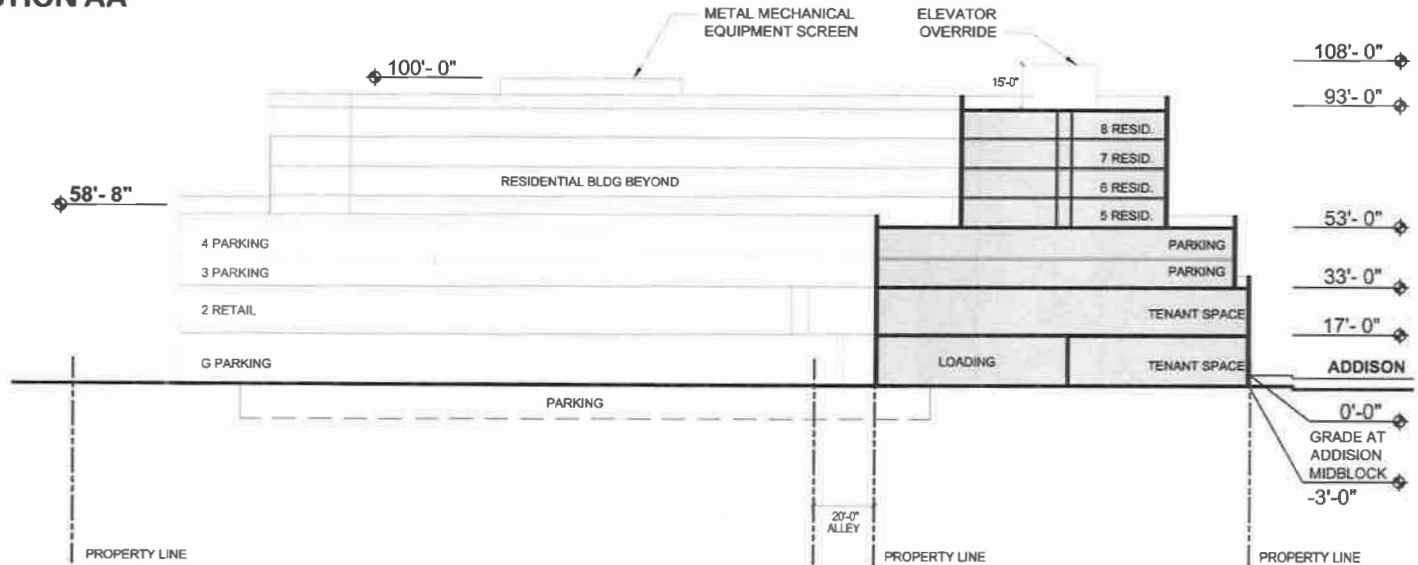
10.17.2013

Admin. Relief:

11.24.2015



SECTION AA



SECTION BB



Applicant:

BUILDING SECTIONS

M&R Development, LLC.

3515 - 3549 North Clark Street

1001 - 1029 West Addison Street

3546 - 3558 North Sheffield Avenue

Addison Park on Clark

Project:

Date:

Admin. Relief:

07.17.2013

11.24.2015

CPC DATE:

10.17.2013

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 9-G.

(As Amended)

(Application No. 17781)

(Common Address: 3515 -- 3549 N. Clark St., 1001 -- 1029 W. Addison St.
And 3546 -- 3558 N. Sheffield Ave.)

RBPD 1164, aa

[SO2013-5511]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Residential Business Planned Development Number 1164 symbols and designations as shown on Map Number 9-G in the area bounded by:

West Addison Street; North Sheffield Avenue; a line 144.30 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line 287.63 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line drawn from a point 335.15 feet south of West Addison Street and 135.55 feet east of North Clark Street to a point on the east line of North Clark Street and 455.98 feet south of the south line of West Addison Street; North Clark Street; a line 65.30 feet south of and parallel to West Addison Street; a line 393.89 feet west of and parallel to North Sheffield Avenue; a line 44.97 feet south of and parallel to West Addison Street; and a line 302.21 feet west of and parallel to North Sheffield Avenue,

to the designation of Residential-Business Planned Development Number 1164, as amended, 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 2. 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-Business Planned Development No. 1164, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development consists of property commonly known as 3515 -- 3549 North Clark Street; 1001 -- 1029 West Addison Street; and 3546 -- 3558 North Sheffield Avenue, Chicago, Illinois ("the Property"). The Property consists of approximately 93,015 square feet (2.13 acres) and is owned or controlled by the applicant, M & R Development LLC.
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 titleholders 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, then to the owners of record title to all of the Property and to 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 as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of nineteen statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; Landscape Plan/First Floor Plan; Basement Plan; Second Floor Plan; Third Floor Parking Plan; Fourth Floor Parking Plan; Landscape Planting Details; Green Roof Plan; Building Elevations; and Building Section Plan prepared by Solomon Cordwell Buenz dated October 17, 2013. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development.
5. The following uses shall be permitted within the area herein delineated as "Residential-Business Planned Development": residential, office, health club, retail sales, pharmacy, banks and financial institutions, private clubs, entertainment small and medium venue, restaurants, liquor sales as an accessory use, grocery/convenience store with packaged goods liquor sales as an accessory use and related uses and accessory and non-accessory parking of which 45 percent of the required residential parking (maximum 67 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses.

6. On-premises and business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. A comprehensive sign package for the planned development shall be approved by the Department of Housing and Economic Development prior to the issuance of any Part II Approval. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off-premises signs shall be permitted.
7. 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. Notwithstanding the designation of North Clark Street, between West Newport Avenue and West Addison Street as a P Pedestrian Retail Street (Section 17-3-0500 of the Zoning Ordinance), a curb cut shall be permitted on North Clark Street at the location indicated on the attached Site Plan.
8. Prior to the issuance of a Part II Approval, the applicant shall work with CDOT to develop a traffic management plan. A copy of this CDOT approved plan containing details on traffic management strategies, signalization, streetscape and lighting must be provided to the Department of Housing and Economic Development at the time of the Part II submittal.
9. For the purposes of measuring height, the definition in the Chicago Zoning Ordinance shall apply. Maximum height shall be 93 feet to the roof of the highest occupied space and 108 feet to the ceiling of the highest enclosed space. 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.
10. For purposes of Floor Area Ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Upon review and determination, pursuant to Section 17-13-0610 of the Zoning Ordinance, "Part II Review", a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
12. 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 the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. 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 the 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.

13. The improvements on the Property shall be designed, constructed, maintained and operated in accordance with the exhibits attached hereto and the following general design and operating standards:
 - (a) The developer shall install brick return walls to conceal the side walls of the adjacent buildings exposed due to the four (4) foot set back on North Clark Street as depicted on the attached Site Plan dated October 17, 2013; and
 - (b) Floors 1 -- 4 of the building shall be set back from the Property line along North Clark Street, as depicted on the Site Plan, to provide for an expanded pedestrian path and parkway trees along North Clark Street. The setback along North Clark Street shall measure approximately four (4) feet, zero (0) inches. The pedestrian setback shall remain free and clear of obstructions except for building elements as illustrated on the Site Plan and Elevations; and the pedestrian set back shall be open to the public at all times after completion of construction for purposes of pedestrian access.
14. Pursuant to the Affordable Requirements Ordinance of the City of Chicago Municipal Code, Title 2, Chapter 2-44-090, et seq. ("ARO"), the applicant has asked for the rezoning of a lot to permit a higher floor area ratio than would otherwise be permitted in the base district and to develop the lot with residential housing units. The applicant hereby acknowledges that according to the ARO at least 10 percent of the housing units must be affordable units or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund in accordance with Section 2-44-090(d)(1)(ii). The applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of \$1,500,000.00. The payment is required to be made to the Department of Housing and Economic Development prior to the issuance of building permits. The applicant must comply with all of the applicable sections of the Affordable Requirements Ordinance which sections are hereby incorporated into this planned development. The Affordable Housing Agreement is also incorporated into this planned development.
15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance by the Zoning Administrator, upon the application for such a modification by the applicant and after a determination by the Zoning Administrator 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 these statements by the Zoning Administrator shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

16. 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 design, construct and maintain the improvements and buildings on the Property consistent with the Energy Star or the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The applicant shall provide a vegetated ("green") roof of at least fifty percent (50%) of the net roof area of the buildings within the planned development measuring approximately 41,725 square feet in size. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
17. 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 ("MOPD") 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
18. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Facilities and Fleet Management, and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
19. 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 the base zoning of the Property of the B3-3 Community Shopping District.

[Existing Zoning Map; Existing Land Use Map; Planned Development Boundary, Property Line and Right-of Way Adjustment Map; Site Plan; Landscape Plan/First Floor Plan; Basement Plan; Second Floor Plan; Third Floor Parking Plan; Fourth Floor Parking Plan; Landscape Planting Details; Green Roof Plan; Building Elevations; and Building Sections referred to in these Plan of Development Statements printed on pages 68826 through 68839 of this *Journal*.]

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

Residential-Business Planned Development No. 1064, As Amended.

Bulk Regulations And Data Table.

Site Area

Gross Site Area:	124,817 square feet (2.87 acres)
Net Site Area:	93,015 square feet (2.13 acres)
Public R.O.W. to be Vacated:	7,500 square feet
Public R.O.W. to be Dedicated:	2,700 square feet
Maximum Floor Area Ratio:	3.76
Total Buildable Area:	349,801 square feet
Remaining Available Buildable Area:	0 square feet

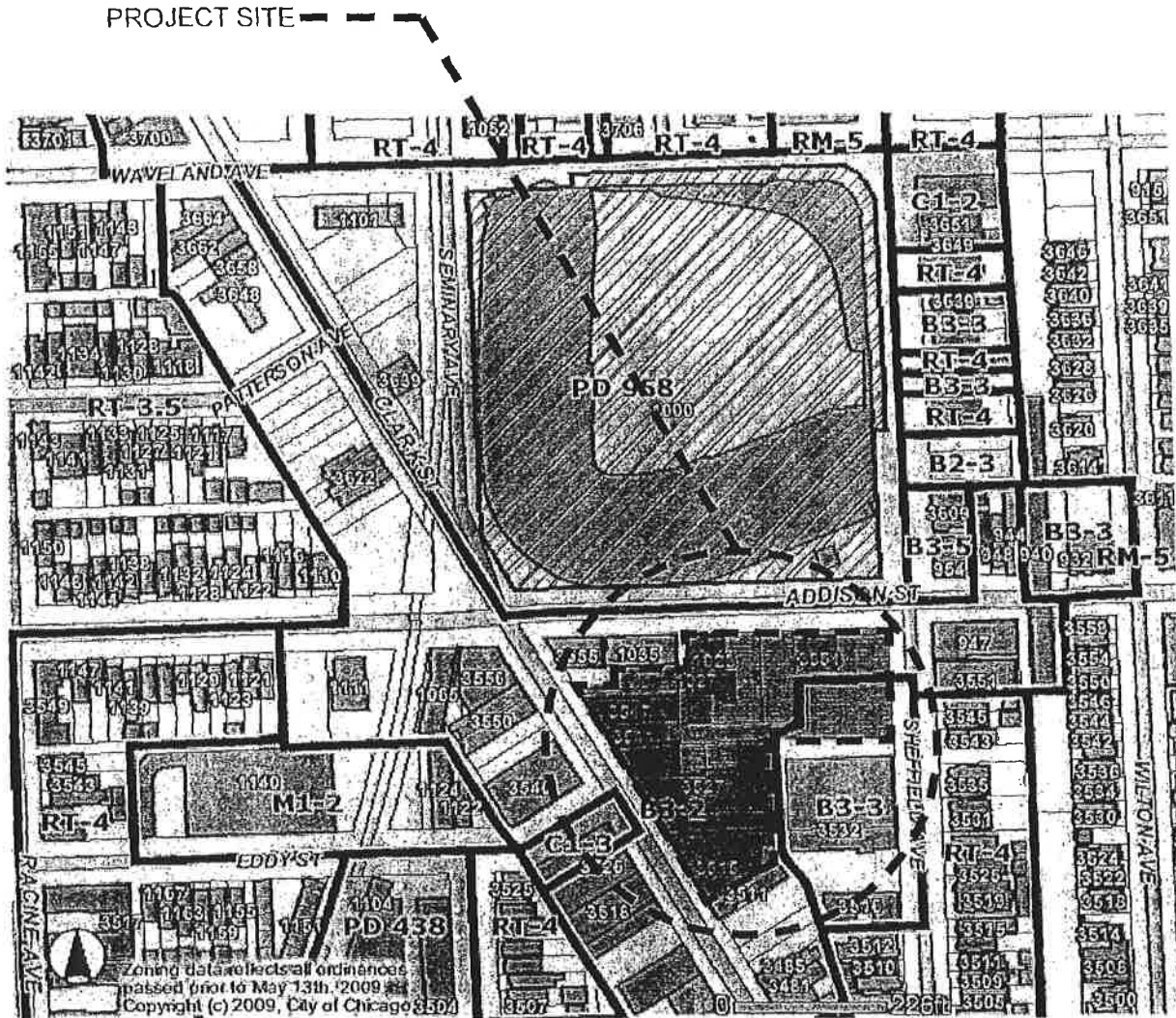
Maximum Height	93 feet to the roof of the highest occupied floor
	108 feet to the ceiling of the highest enclosed space

Dwelling Units

Maximum Number of Residential Units:	148 units
Maximum Percentage of Efficiency Units:	30 percent

Setbacks from Property Line

Clark Street	4 feet, 9½ inches (Floors 1 and 2)
	10 feet (Floors 3 and 4)
	45 feet, 6 inches (Floor 5 -- Roof)
	8 feet (Floors 1 -- 4; at the Fitness Entry)
Addison Street	0 feet (Floors 1 and 2)
	4 feet (Floors 3 and 4)
	14 feet (Floor 5 -- Roof)
Sheffield Avenue	0 feet (Floors 1 and 2)
	4 feet (Floors 3 and 4)
	14 feet (Floor 5 -- Roof)
Parking/Loading	
Maximum Number of Accessory Off-Street Parking Spaces:	410
Maximum Number of Non-Accessory Parking Spaces:	83
Minimum Number of Off-Street Loading Docks:	3
Minimum Number of Bicycle Spaces:	50 spaces
Green Roof:	50 percent of Net Roof Area (approximately 41,725 square feet)



EXISTING ZONING MAP

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013





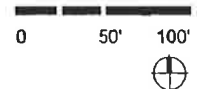
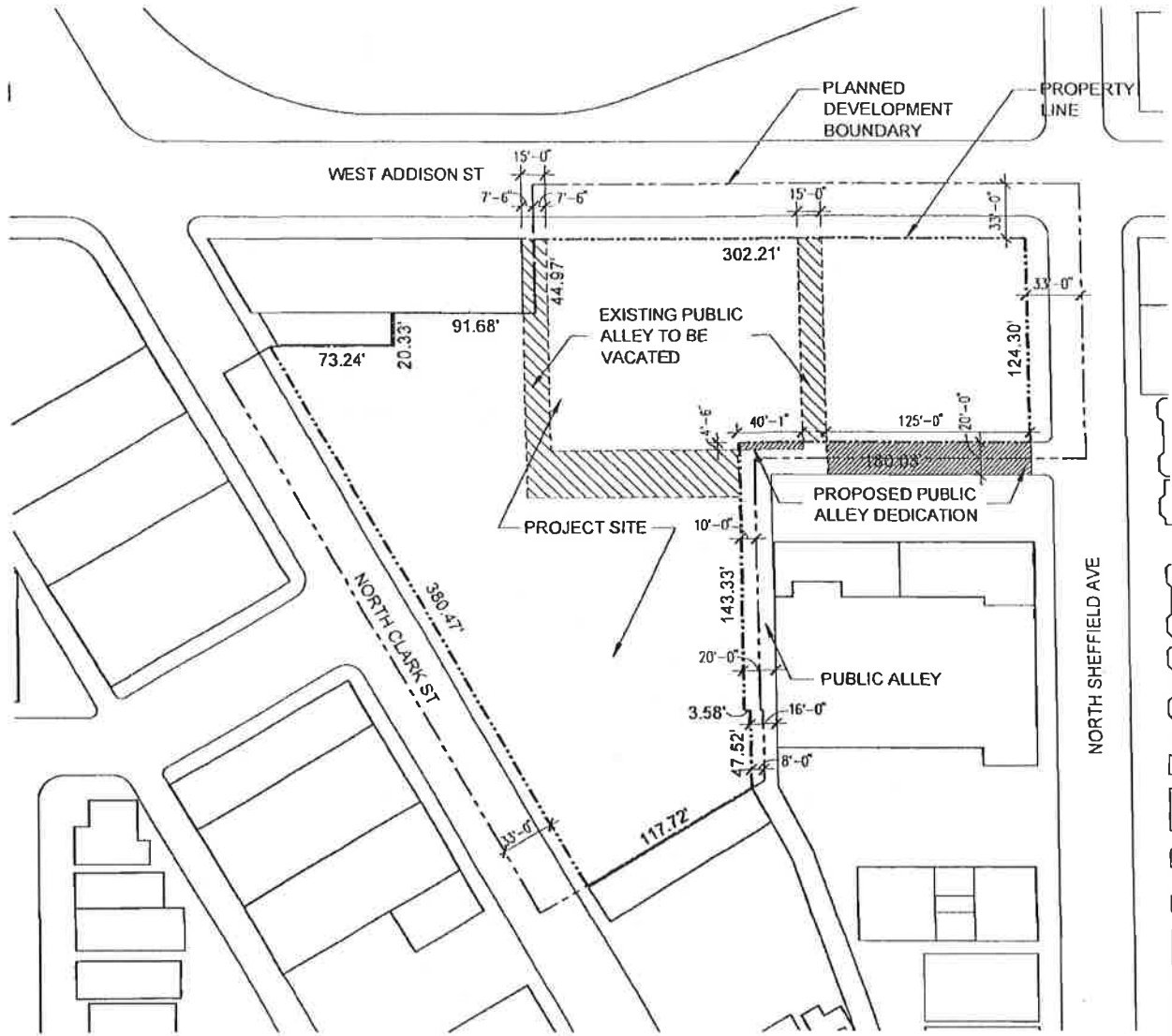
© 2009 Solomon Cordwell Buenz

EXISTING LAND USE MAP

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013



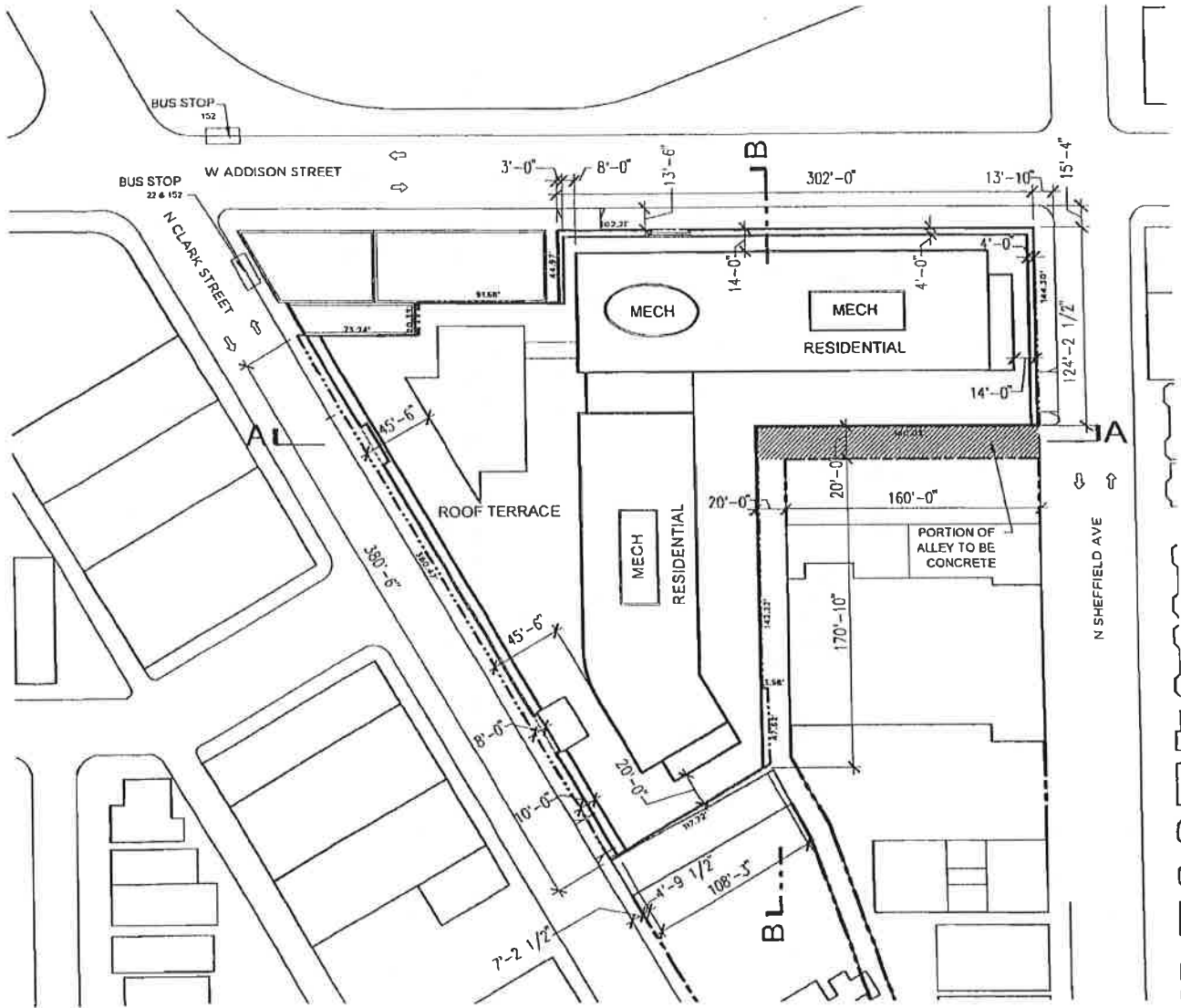
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE & RIGHT OF WAY ADJUSTMENT MAP



Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013



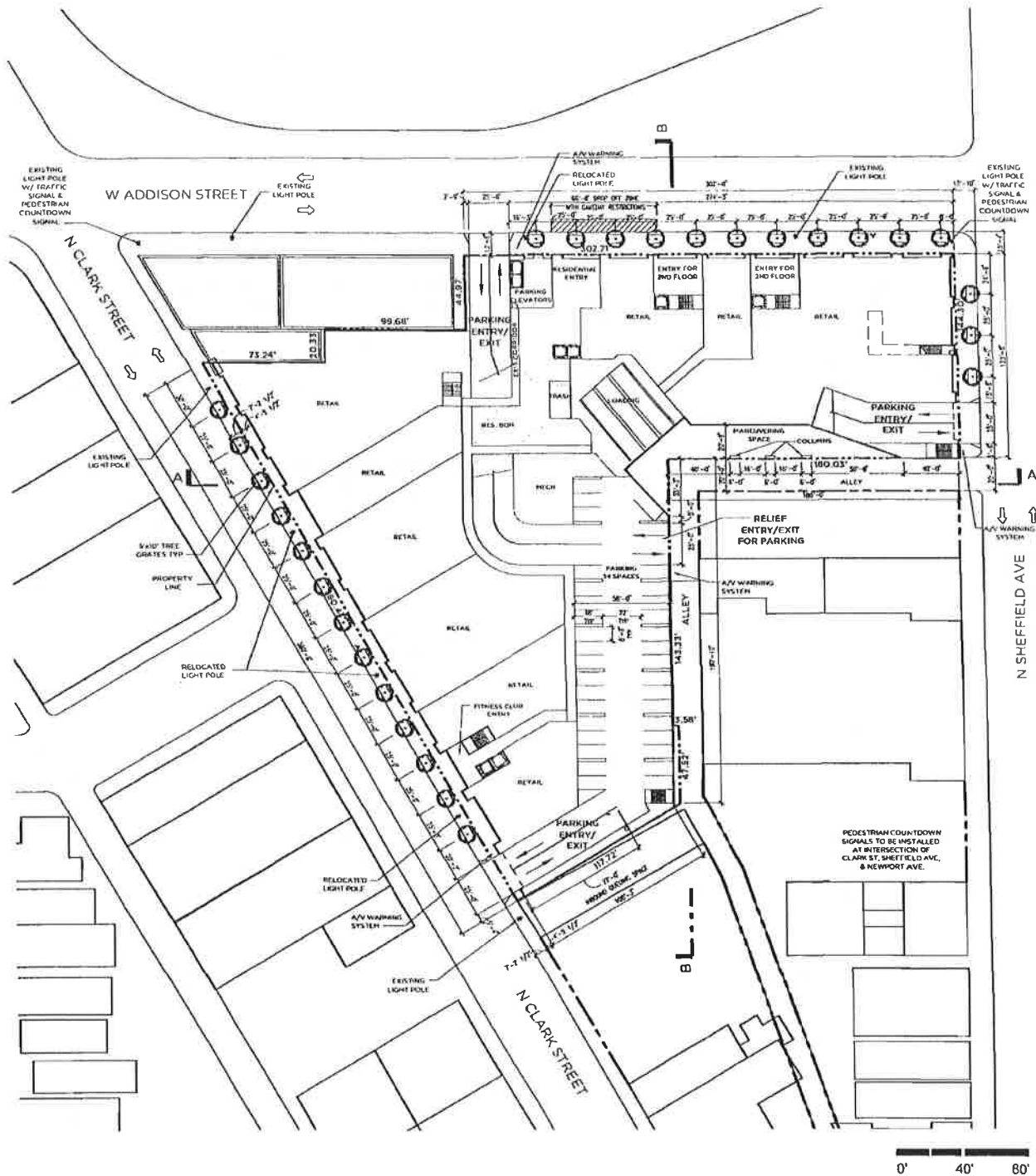
SITE PLAN

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013





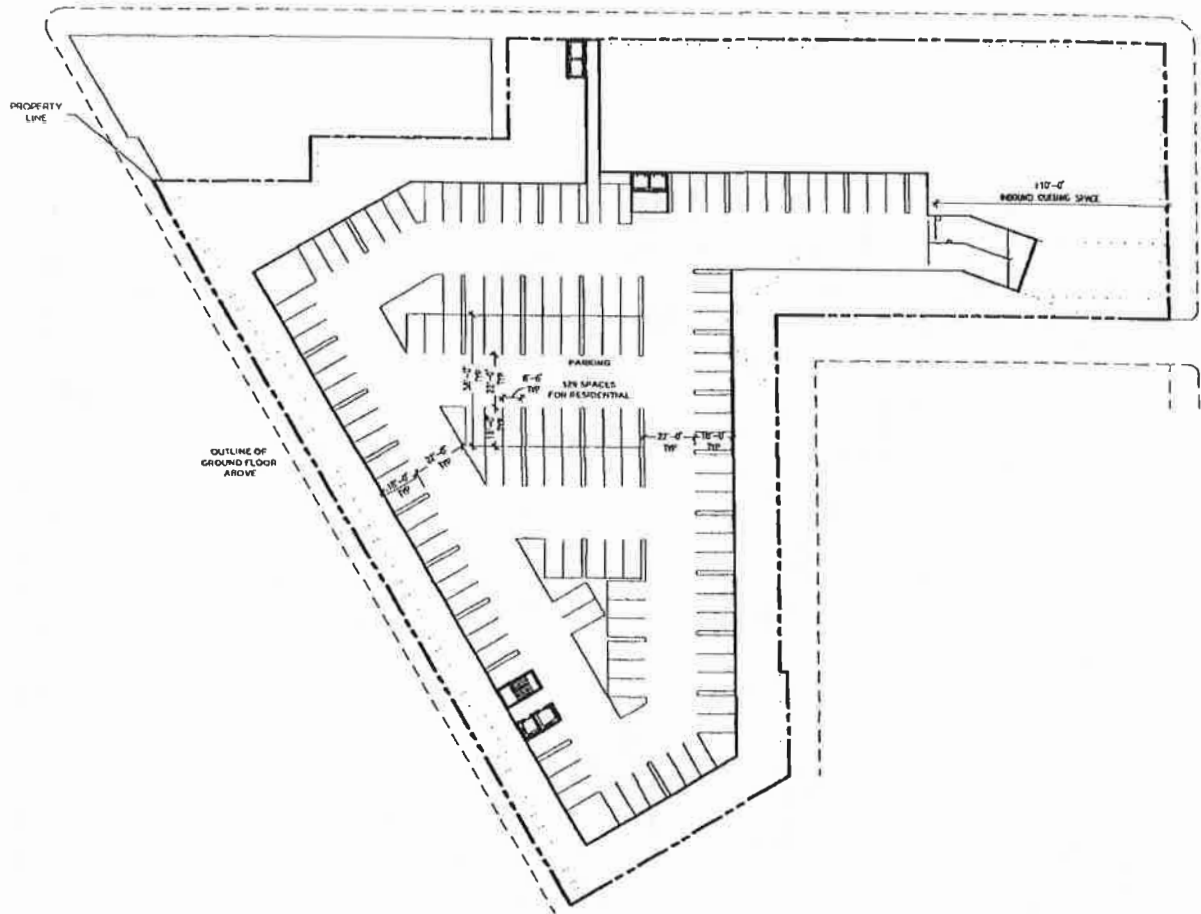
LANDSCAPE PLAN / FIRST FLOOR PLAN



Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Date: 07.17.2013 **CPC DATE:** 10.17.2013





0' 40' 80'



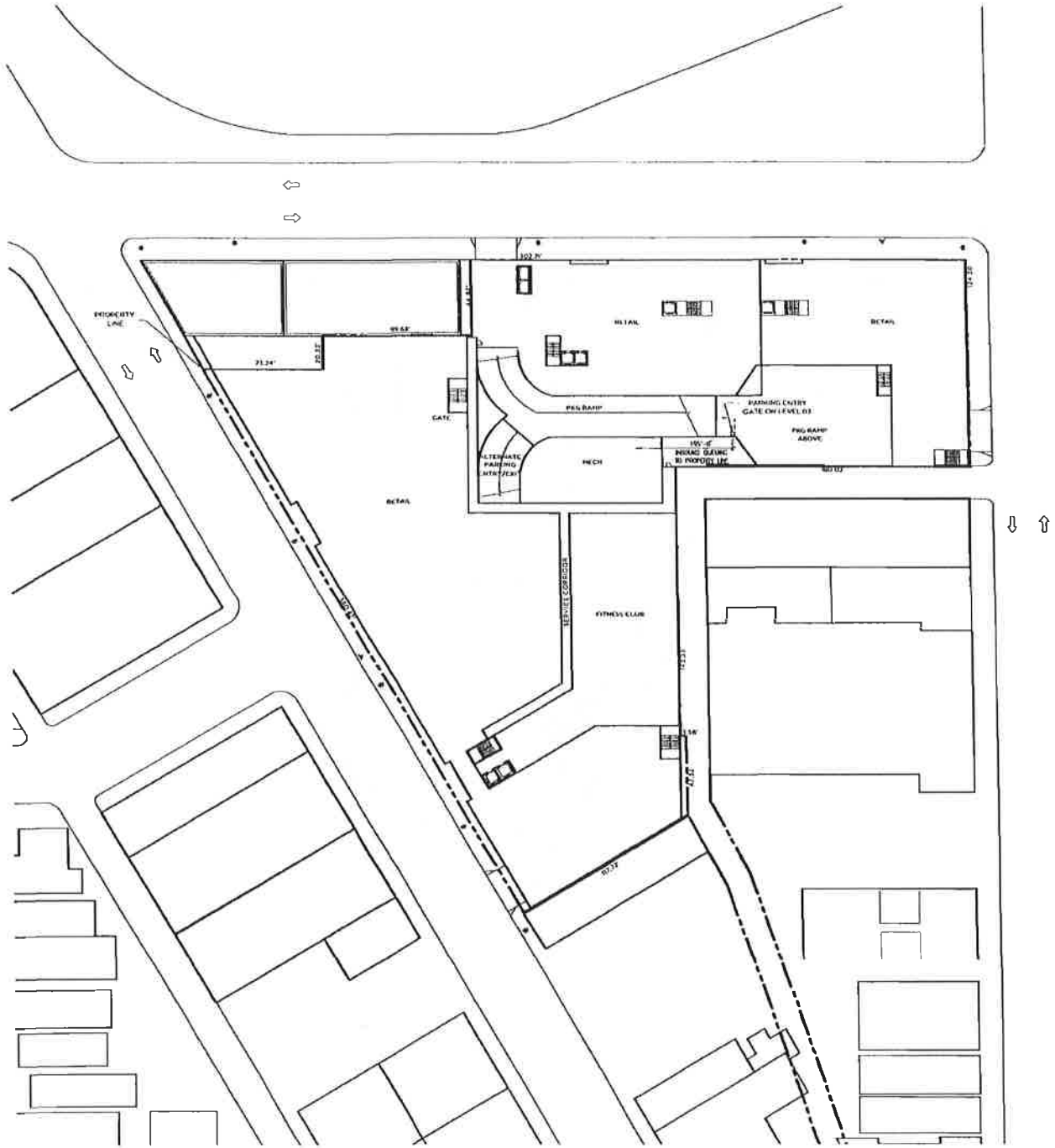
© 2009 Solomon Cordwell Buenz

BASEMENT PLAN

Applicant: M&R Development, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013

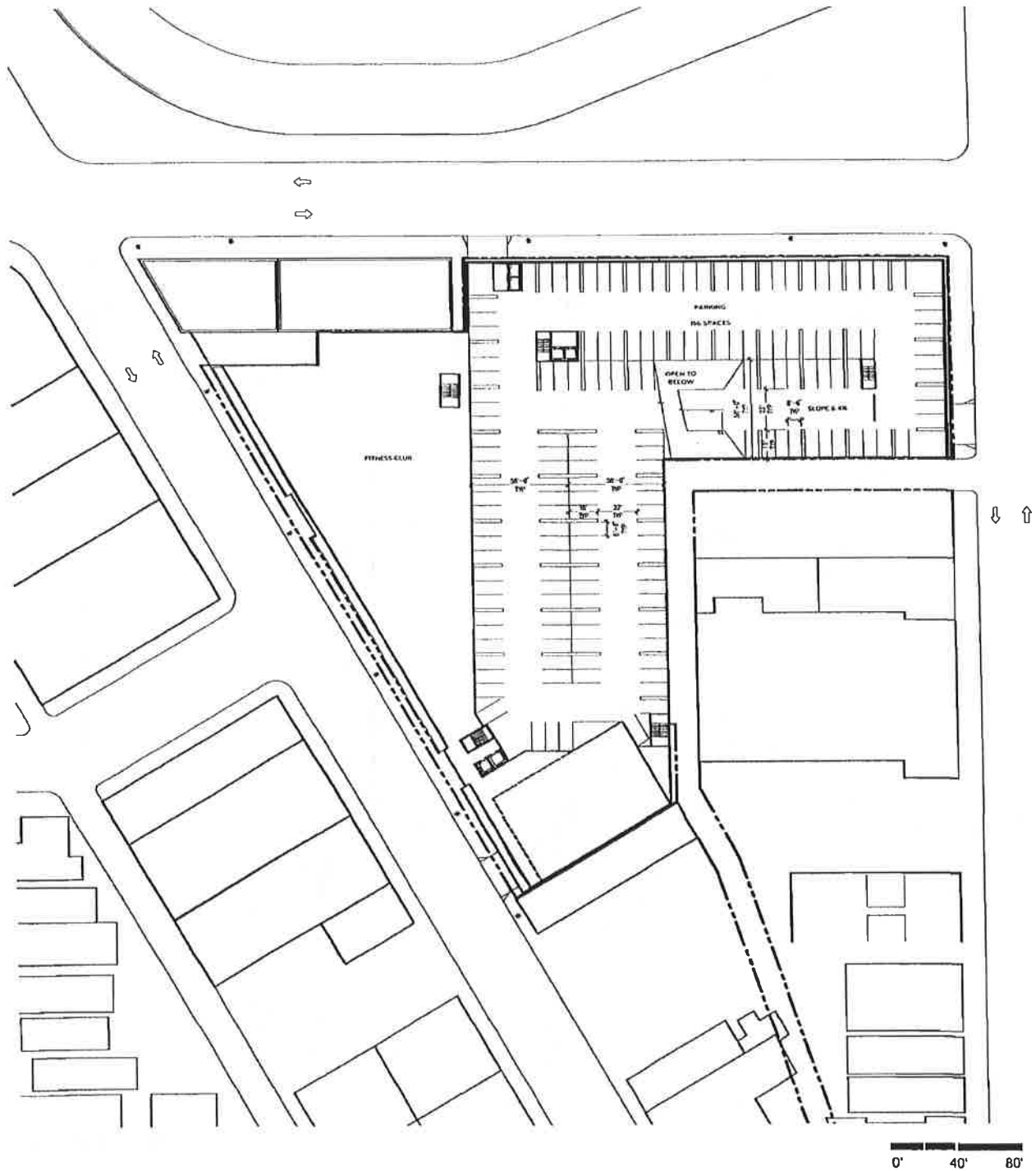


SECOND FLOOR PLAN

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark
Date: 07.17.2013 **CPC DATE:** 10.17.2013





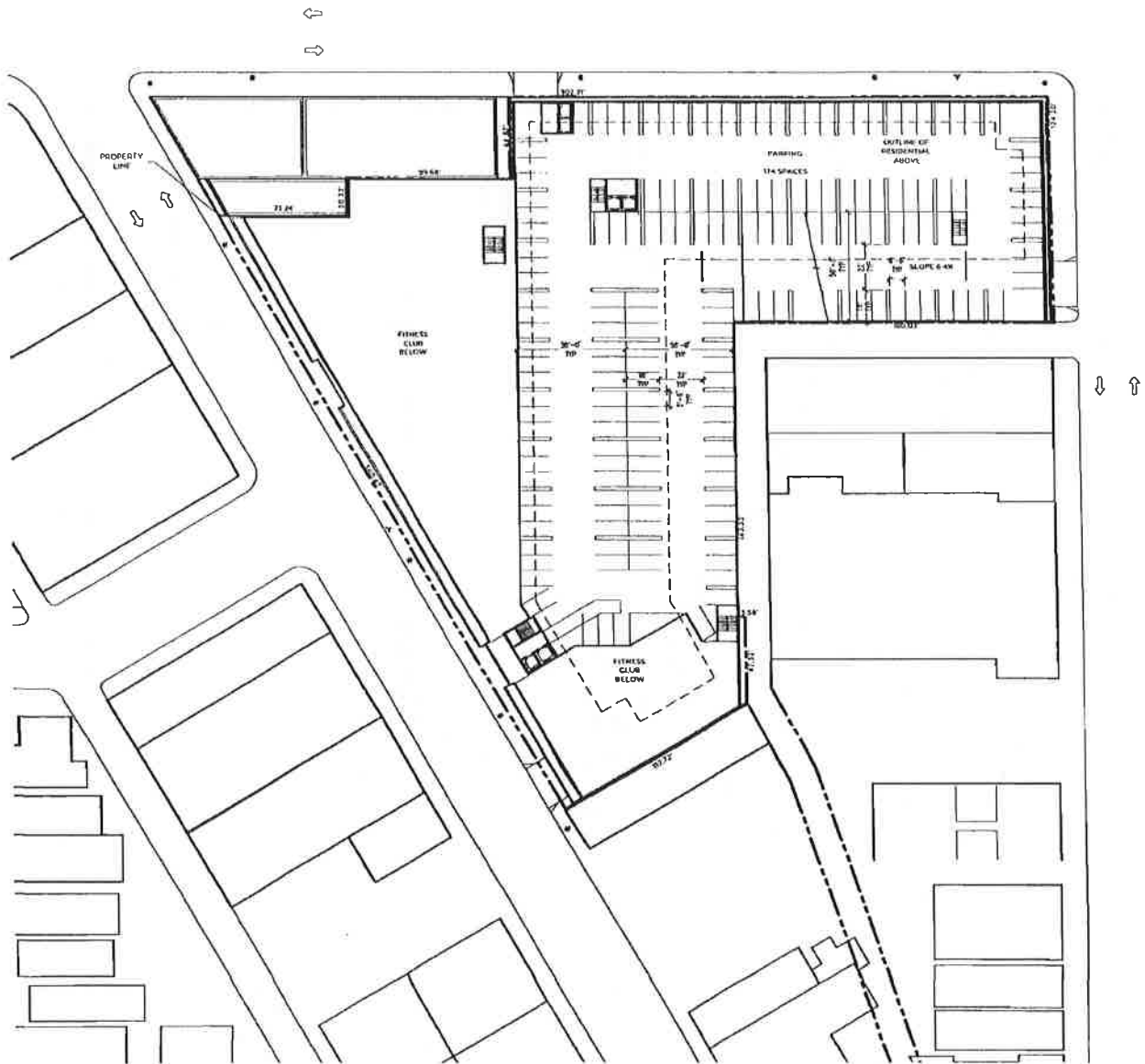
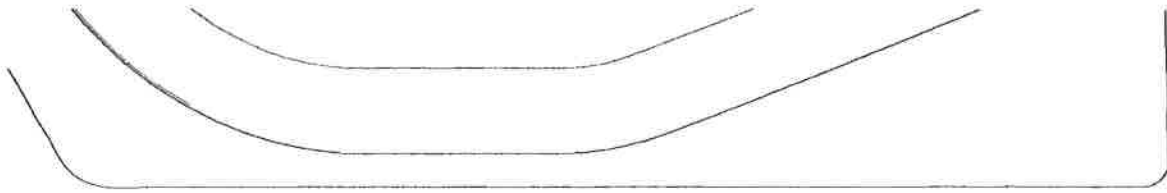
THIRD FLOOR PARKING PLAN

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013





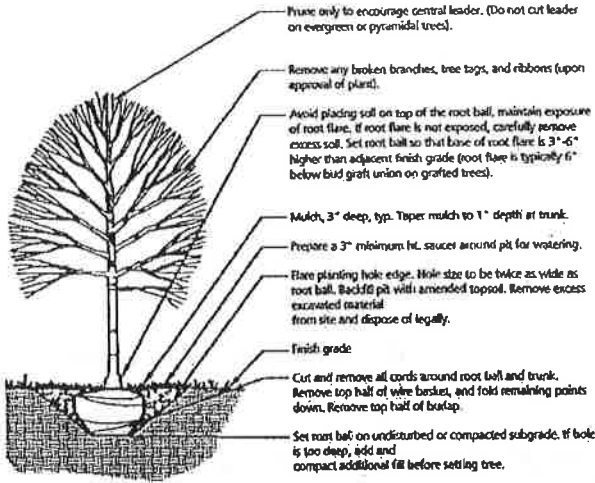
FOURTH FLOOR PARKING PLAN

Applicant: M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue

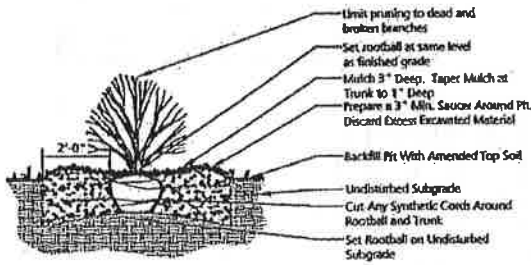
Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013

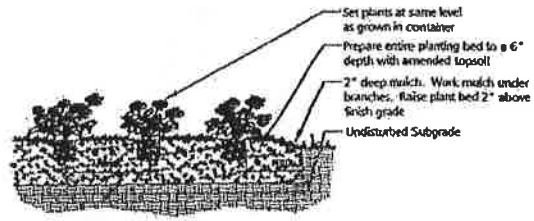




1 Tree Planting D-Tree 1/2" = 1'-0"



2 Shrub Planting D-Shrub 1/2" = 1'-0"



3 Perennial and Groundcover Planting D-Peren-Grnd 1/2" = 1'-0"

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHADE TREES	ULMUS X 'MORTON'	ACCOLADE ELM	4" CALIPER	
	PYRUS CALLERYANA 'CHANTICLEER'	GALLERY PEAR	4" CALIPER	
SHRUBS	TAXUS MEDIA DENSIFORMIS	DENSE YEW	30" HT	2'-6" O.C.
PERENNIALS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HOSTA SIEBOLDIANA 'FRANCIS WILLIAMS'	FRANCIS WILLIAMS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GALLON	1' O.C.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POT	8" O.C.
BULBS	NARCISSUS 'DUTCHMASTER'	DUTCHMASTER DAFFODIL	BULB	INTERPLANT AT 1' O.C.

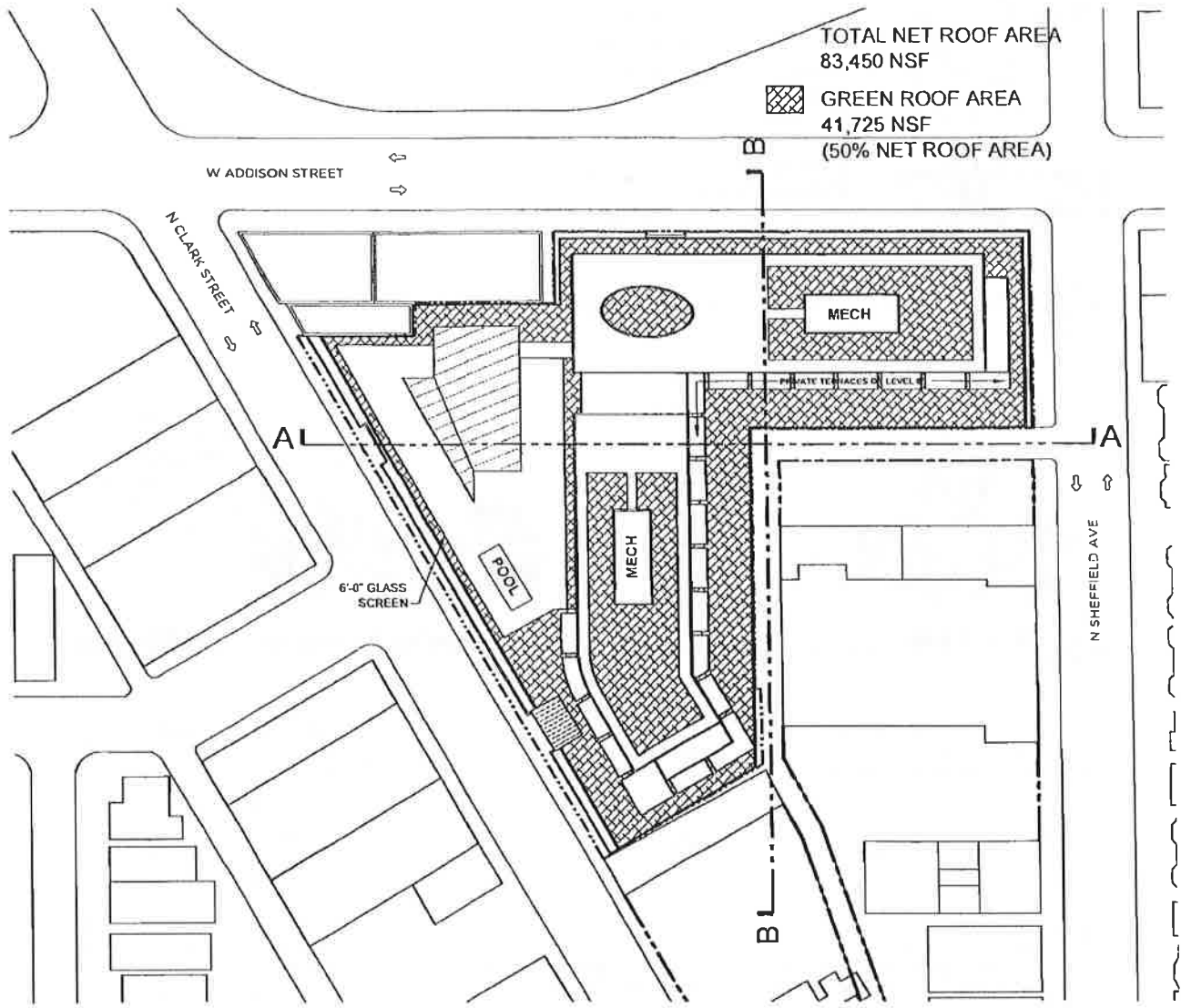
LANDSCAPE PLANTING DETAILS

Applicant: M&R Development, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue


Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013





TOTAL NET ROOF AREA
83,450 NSF

 GREEN ROOF AREA
41,725 NSF
(50% NET ROOF AREA)

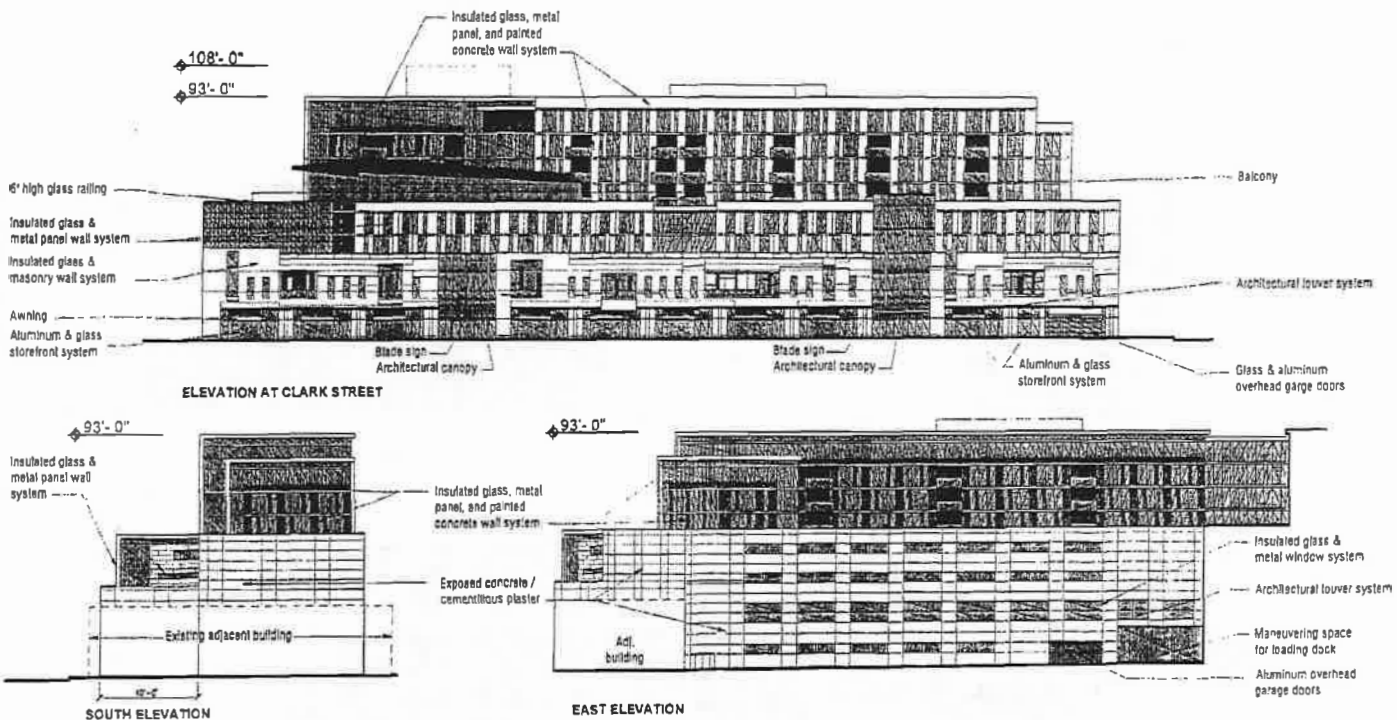


GREEN ROOF PLAN

Applicant: M&R Development, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project: Addison Park on Clark

Date: 07.17.2013 **CPC DATE:** 10.17.2013



BUILDING ELEVATIONS

Applicant:

M&R Development, LLC.
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue

Project:

Addison Park on Clark

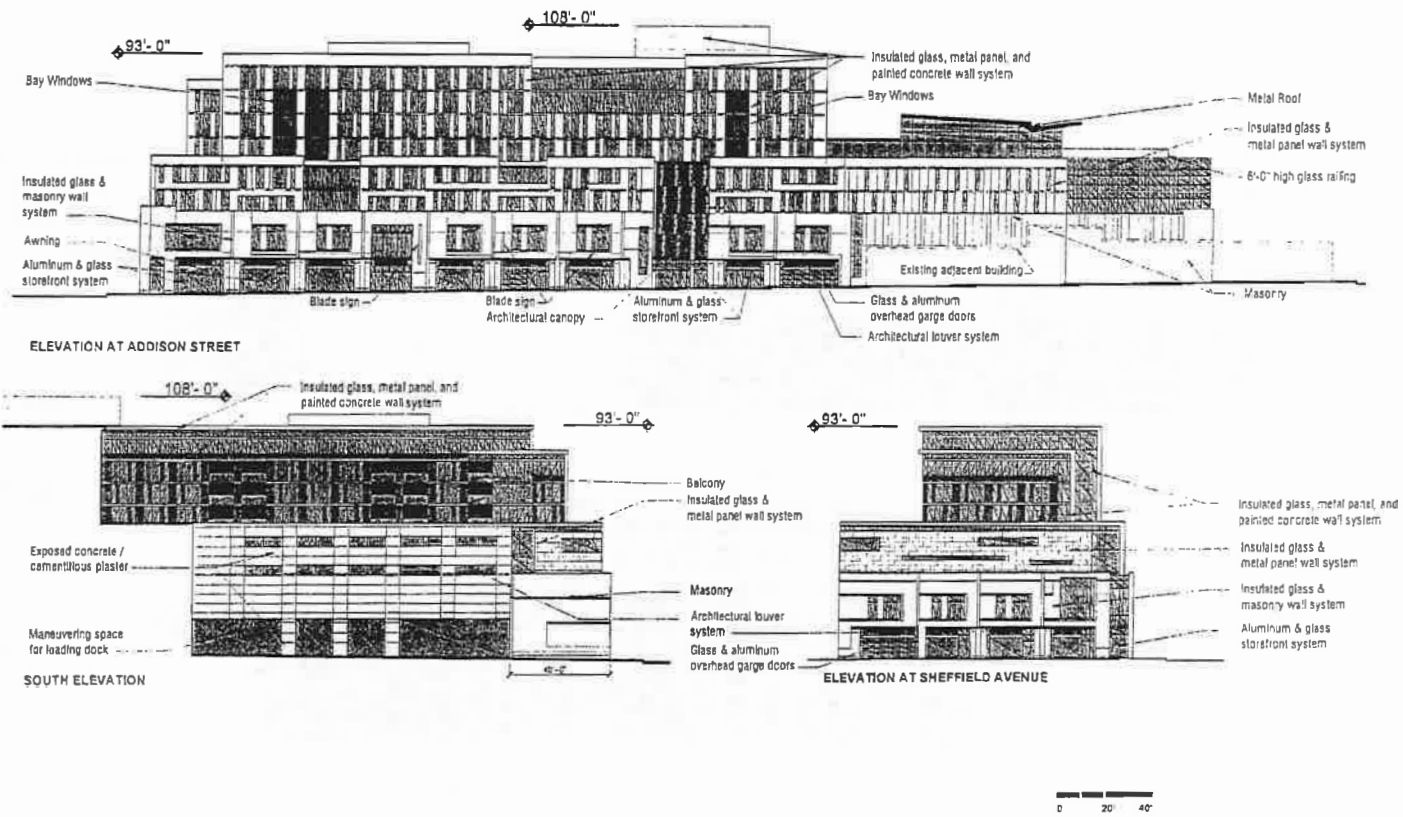
Date:

07.17.2013

CPC DATE:

10.17.2013





© 2009 Solomon Cordwell Buenz

Applicant:

BUILDING ELEVATIONS

M&R Development, LLC.
 3515 - 3549 North Clark Street
 1001 - 1029 West Addison Street
 3546 - 3558 North Sheffield Avenue
 Addison Park on Clark

Project:

Addison Park on Clark

CPC DATE:

10.17.2013

Date:

07.17.2013



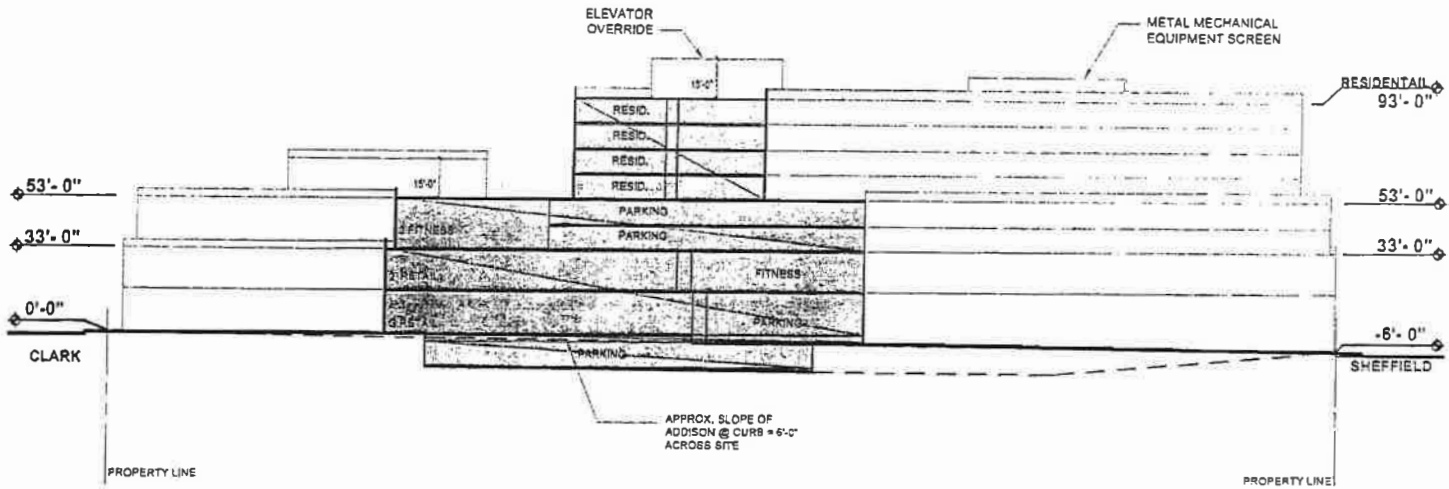
© 2009 Solomon Cordwell Buenz

Project:
Date:

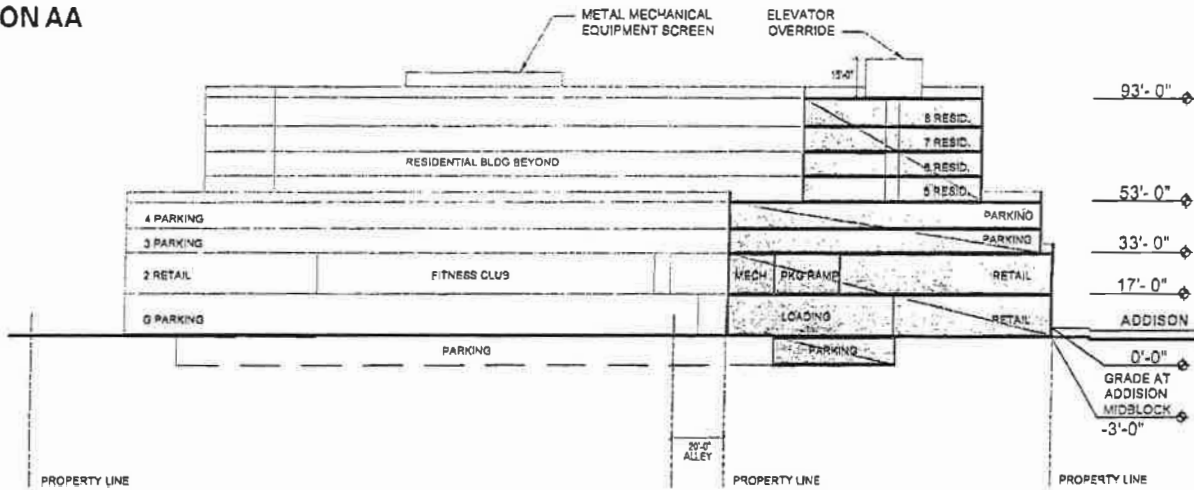
APPLICANT:
M&R Development, LLC,
3515 - 3549 North Clark Street
1001 - 1029 West Addison Street
3546 - 3558 North Sheffield Avenue
Addison Park on Clark
CPC DATE: 10.17.2013

Applicant:

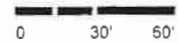
BUILDING SECTIONS



SECTION AA



SECTION BB



11/26/2013

REPORTS OF COMMITTEES

68839

16963

95606

JOURNAL--CITY COUNCIL--CHICAGO

6/30/2010

Street	Segment		Coordinates	
	From	To	From	To
Lincoln	Addison	Montrose Berteau	3600N	4400N 4200N
Lincoln	Hutchinson	Montrose	4217N east side	4400N
Lincoln	Hutchinson	Montrose	4218N west side	4400N
Milwaukee	Division	North	1200N	1600N
Southport	Roscoe	Grace	3400N	3800N

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 9-G.

(As Amended)

(Application No. 16963)

(Common Address: 3515 -- 3549 N. Clark St., 1001 -- 1029 W. Addison St.

And 3546 -- 3558 N. Sheffield Ave.)

RBPD 1164

[SO2010-3116]

The Committee on Zoning submitted the following report:

CHICAGO, June 30, 2010.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on June 24, 2010, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of one text amendment known as TAD-442 which was corrected and amended in its amended form regarding pedestrian streets and retail streets in the 44th Ward.

I beg leave to recommend the passage of one text amendment known as TAD-439 regarding pedestrian streets and retail streets in the 44th Ward.

I beg leave to recommend the passage of one text amendment known as TAD-440 regarding pedestrian streets and retail streets in the 1st Ward.

I beg leave to recommend the passage of one text amendment known as TAD-441 which was corrected and amended in its amended form regarding pedestrian streets and retail streets in the 47th Ward.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their amended forms. They are Application Numbers 16623, 16938, 17023, 15614, 16963 and 16967.

Please let the record reflect that Alderman Bernard Stone and Alderman Gene Schulter abstained from voting on Application Number 16963 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

I beg leave to recommend the passage of one ordinance which was amended and corrected in its amended form known as Application Number 16962 regarding a development in the Pullman area at 720 East 111th Street.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed ordinance transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Rice, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, M. Smith, Moore -- 48.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Schulter invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he serves on the Board of Directors of the North Community Bank.

Alderman Stone invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that the ordinance would involve displacing the IO Chicago Theater where he had performed on various occasions and therefore had a personal interest in the theater not being displaced.

The following is said ordinance as passed:

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 B3-2 and B3-3 Community Shopping District symbols and designations as shown on Map Number 9-G in the area bounded by:

West Addison Street; North Sheffield Avenue; a line 144.30 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line 287.63 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line drawn from a point 335.15 feet south of West Addison Street and 135.55 feet east of North Clark Street to a point on the east line of North Clark Street 455.98 feet south of the south line of West Addison Street; North Clark Street; a line 65.30 feet south of and parallel to West Addison Street; a line 393.89 feet west of and parallel to North Sheffield Avenue; a line 44.97 feet south of and parallel to West Addison Street; and a line 302.21 feet west of and parallel to 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. That the Chicago Zoning Ordinance be amended by changing all B3-5 Community Shopping District symbols and designations as shown on Map Number 9-G in the area bounded by:

West Addison Street; North Sheffield Avenue; a line 144.30 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line 287.63 feet south of and parallel to West Addison Street; the alley next west of and parallel to North Sheffield Avenue; a line drawn from a point 335.15 feet south of West Addison Street and 135.55 feet east of North Clark Street to a point on the east line of North Clark Street 455.98 feet south of the south line of West Addison Street; North Clark Street; a line 65.30 feet south of and parallel to West Addison Street; a line 393.89 feet west of and parallel to North Sheffield Avenue; a line 44.97 feet south of and parallel to West Addison Street; and a line 302.21 feet west of and parallel to North Sheffield Avenue,

to the designation of a Residential Business 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-Business Planned Development No. 1164

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development consists of property commonly known as 3515 -- 3549 North Clark Street; 1001 -- 1029 West Addison Street; and 3546 -- 3558 North Sheffield Avenue, Chicago, Illinois ("the Property"). The Property consists of approximately ninety-three thousand fifteen (93,015) square feet (two and thirteen hundredths (2.13) acres) and is owned or controlled by the applicant, M & R Development, L.L.C.
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 titleholders 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 then to the owners of record title to all of the Property and to 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 as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of nineteen statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary and Property Line and Right-of-Way Adjustment Map; a Site Plan; Landscape Plan/First Floor Plan; Green Roof Plan; Amenity/Terrace Plan; Building Elevations and

Building Section Plan prepared by Solomon Cordwell Buenz dated June 17, 2010. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area herein delineated as "Residential Business Planned Development": all uses permitted in the B3-5 Community Shopping District, including but not limited to residential (one hundred thirty-five (135) dwelling units), hotel (one hundred thirty-seven (137) keys) health club, retail sales, pharmacy, banks and financial institutions, restaurants, liquor sales as an accessory use only, including an outdoor patio (located on a rooftop), office, and related uses and accessory parking, of which forty-five percent (45%) of the required residential parking (maximum forty-six (46) spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses.
6. On-premise business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. A comprehensive sign package for the planned development shall be approved by the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Zoning and Land Use Planning. No off premise signs shall be permitted.
7. 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. Prior to the issuance of a Part II approval, the applicant shall work with C.D.O.T. to develop a traffic management plan. A copy of this C.D.O.T. approved plan containing details on traffic management strategies, signalization, streetscape and lighting must be provided to the Department of Zoning and Land Use Planning at the time of Part II submittal.
9. For the purposes of measuring height, the definition in the Chicago Zoning Ordinance shall apply. 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.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). The Part II Review Fee will be assessed by the Department of Zoning and Land Use during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use prior to the issuance of any Part II approval.
12. 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 the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. 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.
13. The improvements on the Property shall be designed, constructed, maintained and operated in accordance with the exhibits attached hereto and the following general design and operating standards:
 - (a) The developer shall construct the planned development as a single phased development with the hotel and residential building structures being constructed at the same time. However this single phased development provision shall not preclude the foundation, full building and other building permits from being issued sequentially or at different times with the Part II approval occurring as required.
 - (b) The developer shall install brick return walls to conceal the side walls of the adjacent buildings exposed due to the four (4) foot set back on Clark Street as depicted on the attached site plan dated June 17, 2010; and
 - (c) Floors 1 and 2 of the building shall be set back from the property line along North Clark Street, as depicted on the Site Plan, to provide for an expanded pedestrian path and parkway trees along Clark Street. The setback along Clark Street shall measure approximately four (4) feet, zero (0) inches. The pedestrian setback shall remain free and clear of obstructions except for building elements as illustrated on the Site Plan and Elevations; and the pedestrian set back shall be open to the public at all times after completion of construction for purposes of pedestrian access.
14. Pursuant to the Affordable Requirements Ordinance of the City of Chicago Municipal Code, Title 2 Chapter 2-44-090, et seq. ("A.R.O.") the applicant has asked for the rezoning of a lot to permit a higher floor area ratio than would otherwise be permitted

in the base district and to develop the lot with residential housing units. The applicant hereby acknowledges that according to the A.R.O. at least ten percent (10%) of the housing units must be affordable units or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund in accordance with Section 2-44-090 (d)(l)(ii). The applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of One Million Four Hundred Thousand and no/100 Dollars (\$1,400,000.00). The payment is required to be made to the Department of Community Development prior to the issuance of building permits. The applicant must comply with all of the applicable sections of the Affordable Requirements Ordinance which sections are hereby incorporated into this planned development. The Affordable Housing Agreement is also incorporated into this planned development.

15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance by the Commissioner of the Department of Zoning and Land Use, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Zoning and Land Use 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 statement by the Commissioner of the Department of Zoning and Land Use shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. 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 design, construct and maintain the improvements and buildings on the Property consistent with the Energy Star or 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 net roof area of the buildings within the planned development measuring twenty-eight thousand fifty (28,050) square feet in size. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment.
17. 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 approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

- 18. The applicant will comply with rules and regulations for the maintenance of stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
- 19. 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 the underlying zoning of the property of the B3-3 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Site Details; Landscape Plan/First Floor Plan; Landscape Planting Details; Amenities/Terrace Plan; Green Roof Plan; Building Elevations; Building Sections; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 95615 through 95629 of this *Journal*.]

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

Residential Business Planned Development No. 1164

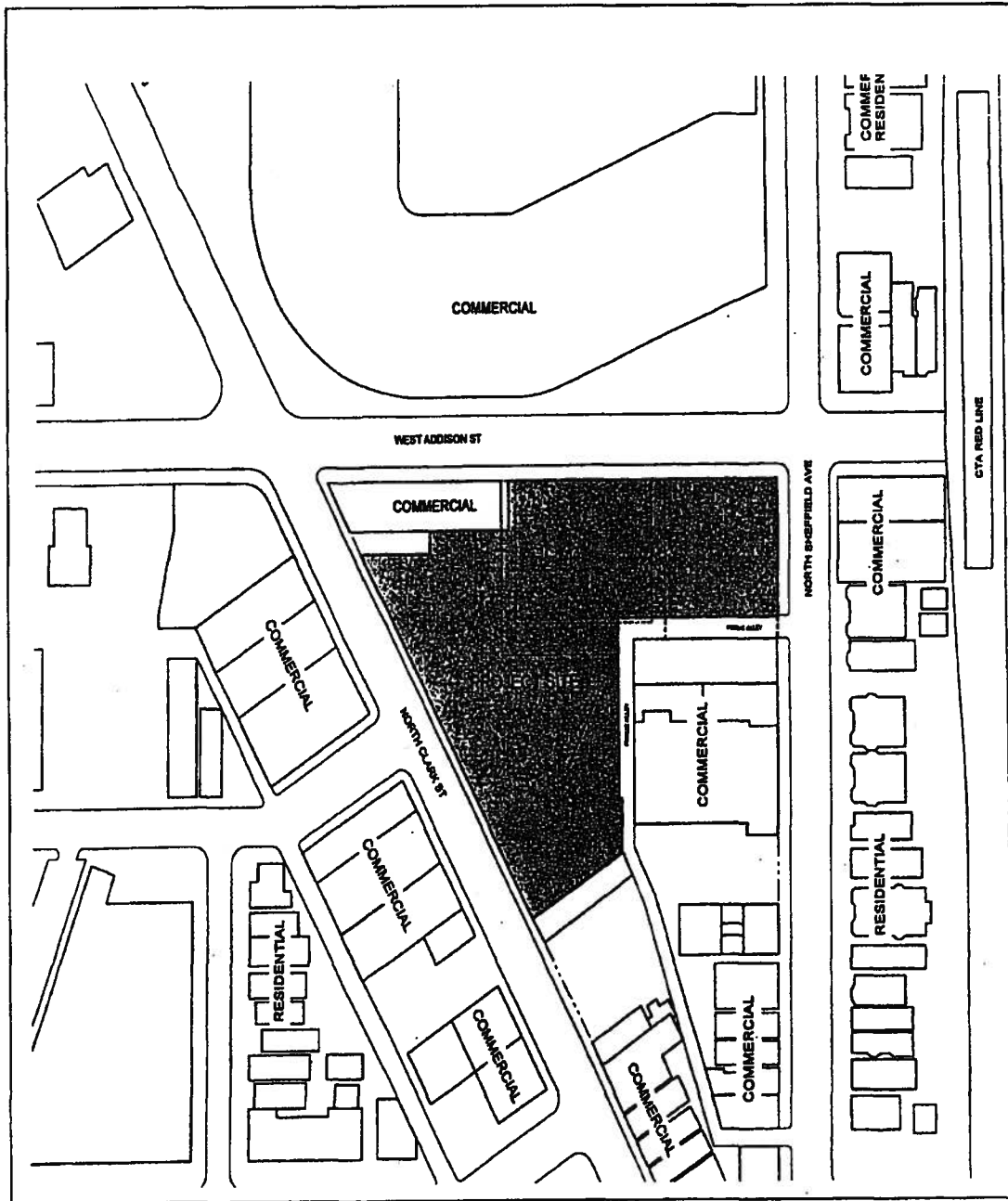
Bulk Regulations And Data Table.

Site Area

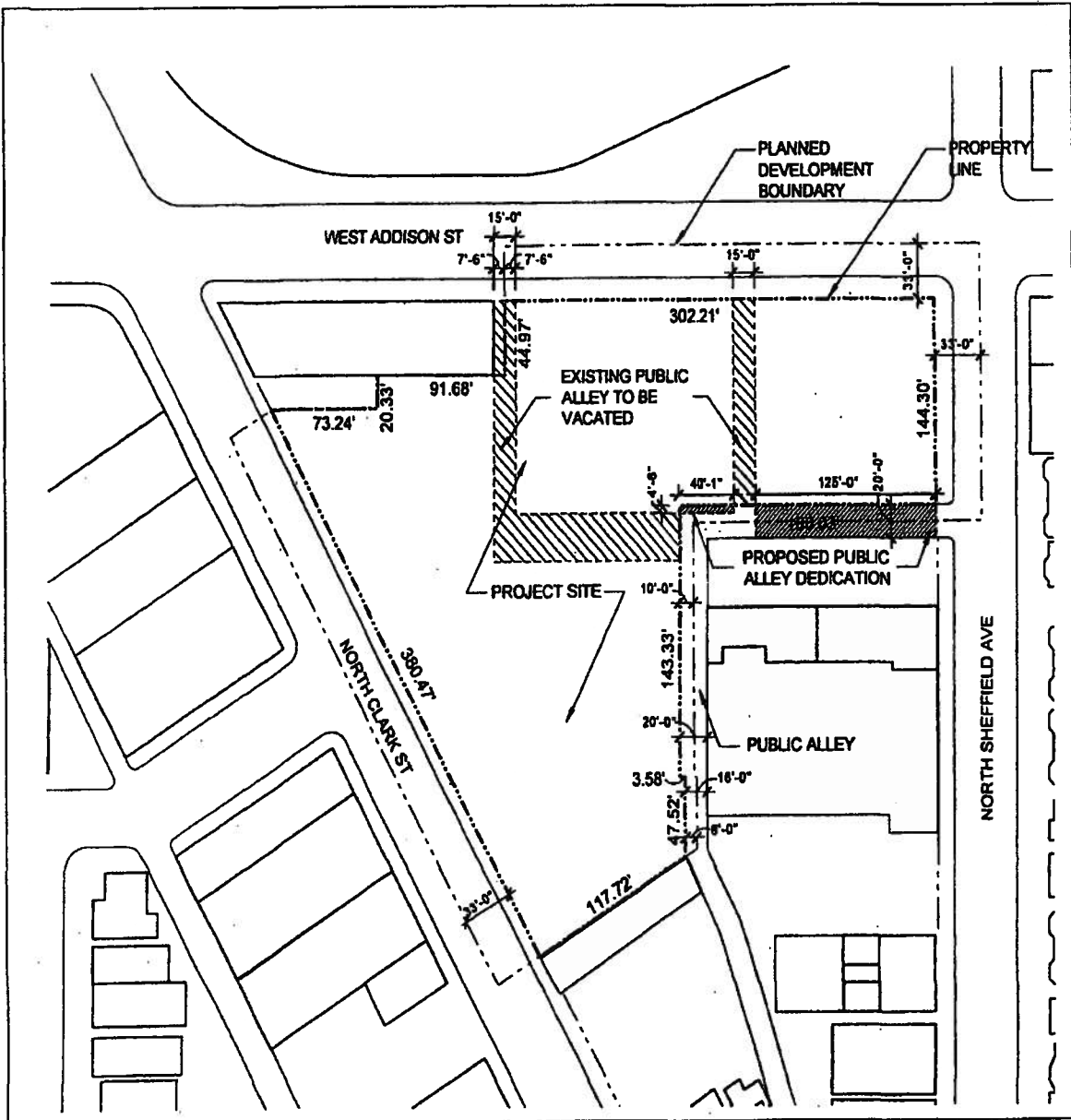
Gross Site Area	124,817 square feet (2.87 acres)
Area in Public Right-of-Way	31,802 square feet (0.74 acres)
Net Site Area	93,015 square feet (2.13 acres)
Maximum Floor Area Ratio	3.99
Total Buildable Area	371,129 square feet
Remaining Available Buildable Area	0 square feet

Maximum Height	91 feet, 0 inches	
Dwelling Units/Hotel Keys		
Maximum Number of Residential Units	135 units	
Maximum Number of Hotel Keys	137 keys	
Setbacks		
Clark Street	4 feet, 0 inches	(Floors 1 and 2)
	45 feet, 6 inches	(Floors 3 to Roof, for the northern 270 feet of the street frontage)
	15 feet, 6 inches	(Floors 3 to Roof, for the southern 110 feet of the street frontage)
	8 feet, 9½ inches	(Floors 1 -- 3; at the hotel entry)
Addison Street	0 feet, 0 inches	(Floors 1 -- 2)
	14 feet, 0 inches	(Floors 3 to Roof)
Sheffield Avenue	0 feet, 0 inches	(Floors 1 and 2)
	8 feet, 6 inches	(Floors 3 to Roof)
Parking/Loading		
Minimum Number of Accessory Off-Street Parking Spaces	399	
Minimum Number of Off-Street Loading Docks:	3	
Green Roof	50% of the Net Roof Area	

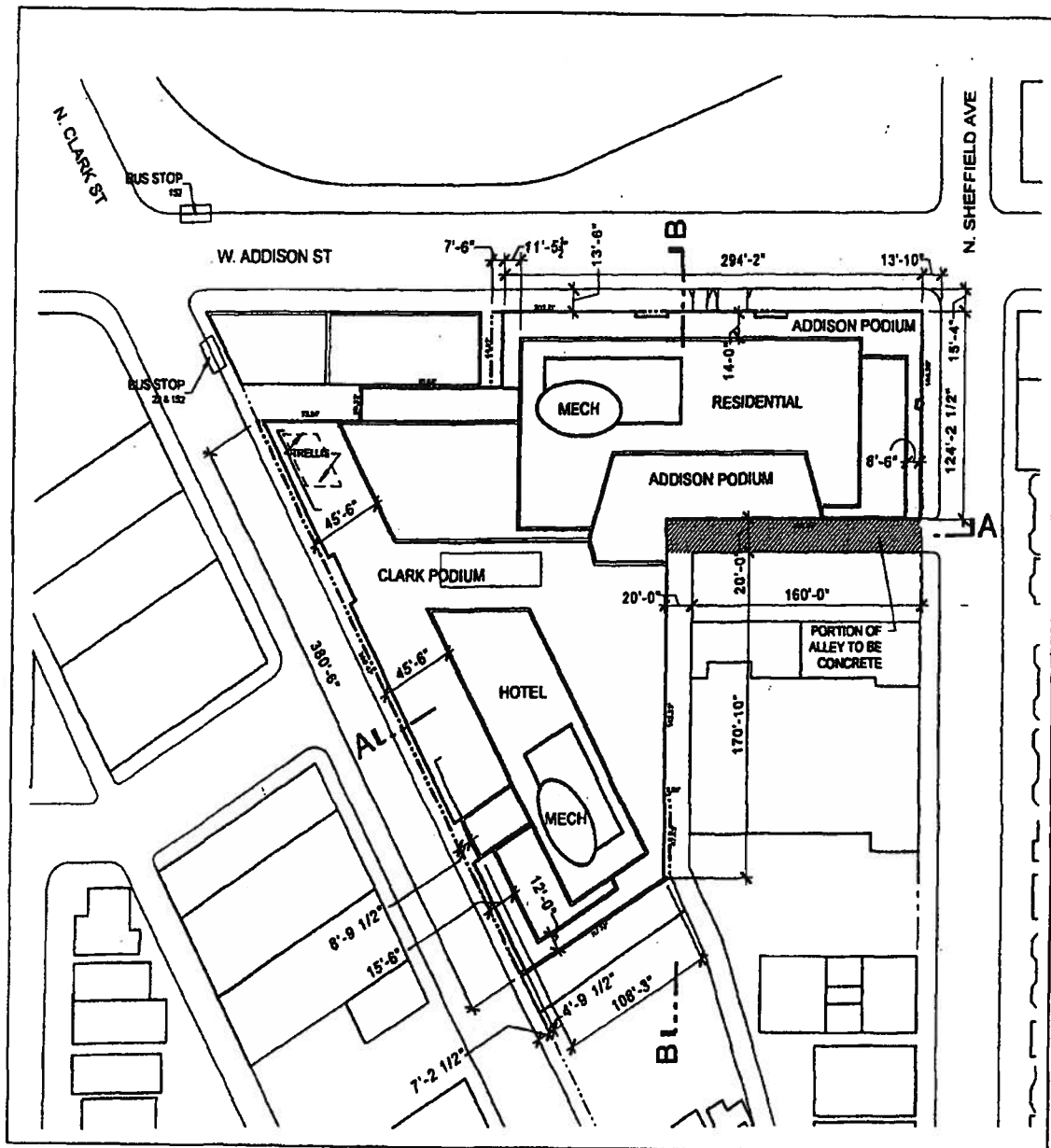
Existing Land-Use Map.



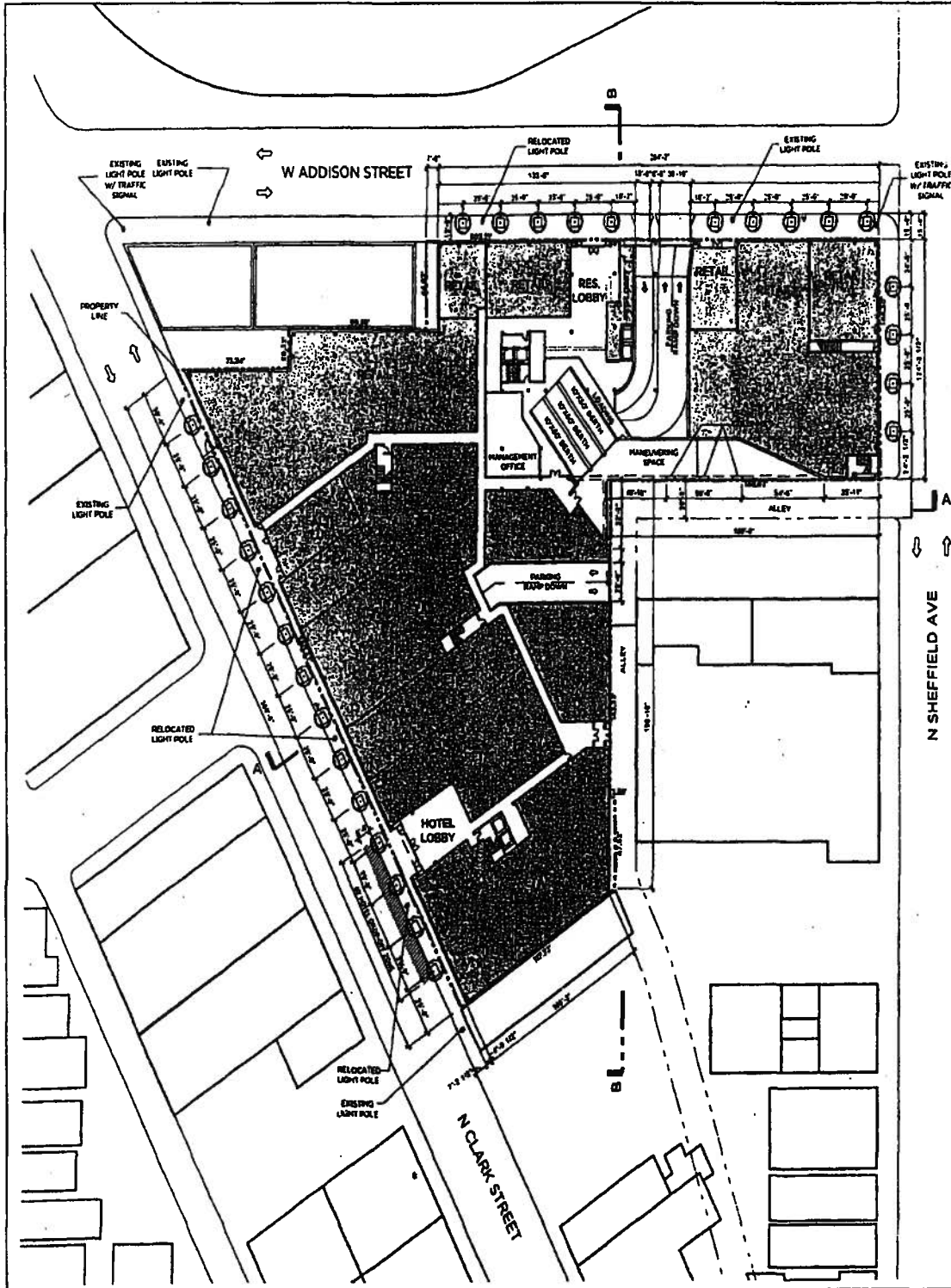
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



Site Plan.



Landscape Plan/First Floor Plan.



Landscape Planting Details.

1 Tree Planting D-Tree
1/2" = 1'-0"

- Prune only to encourage central leader. (Do not cut leader on evergreen or pyramidal trees.)
- Remove any broken branches, saw tags, and ribbons upon approval of plant.
- After placing soil on top of the root ball, maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Set root ball so that base of root flare is 3"-6" higher than adjacent finish grade (root flare is typically 6" below bud graft union on grafted trees).
- Make 3" deep, 1/2" taper match to 1" depth at trunk.
- Prepare a 3" minimum ht. spacer around pit for watering.
- Flare planting hole edge. Hole size to be twice as wide as root ball. Backfill pit with amended topsoil. Remove excess excavated material from site and dispose of legally.
- Finish grade
- Cut and remove all cords around root ball and trunk. Remove top half of wire basket, and fold remaining portion down. Remove top half of basket.
- Set root ball on undisturbed or compacted subgrade. If hole is too deep, add and compact additional fill before setting tree.

2 Shrub Planting D-Shrub
1/2" = 1'-0"

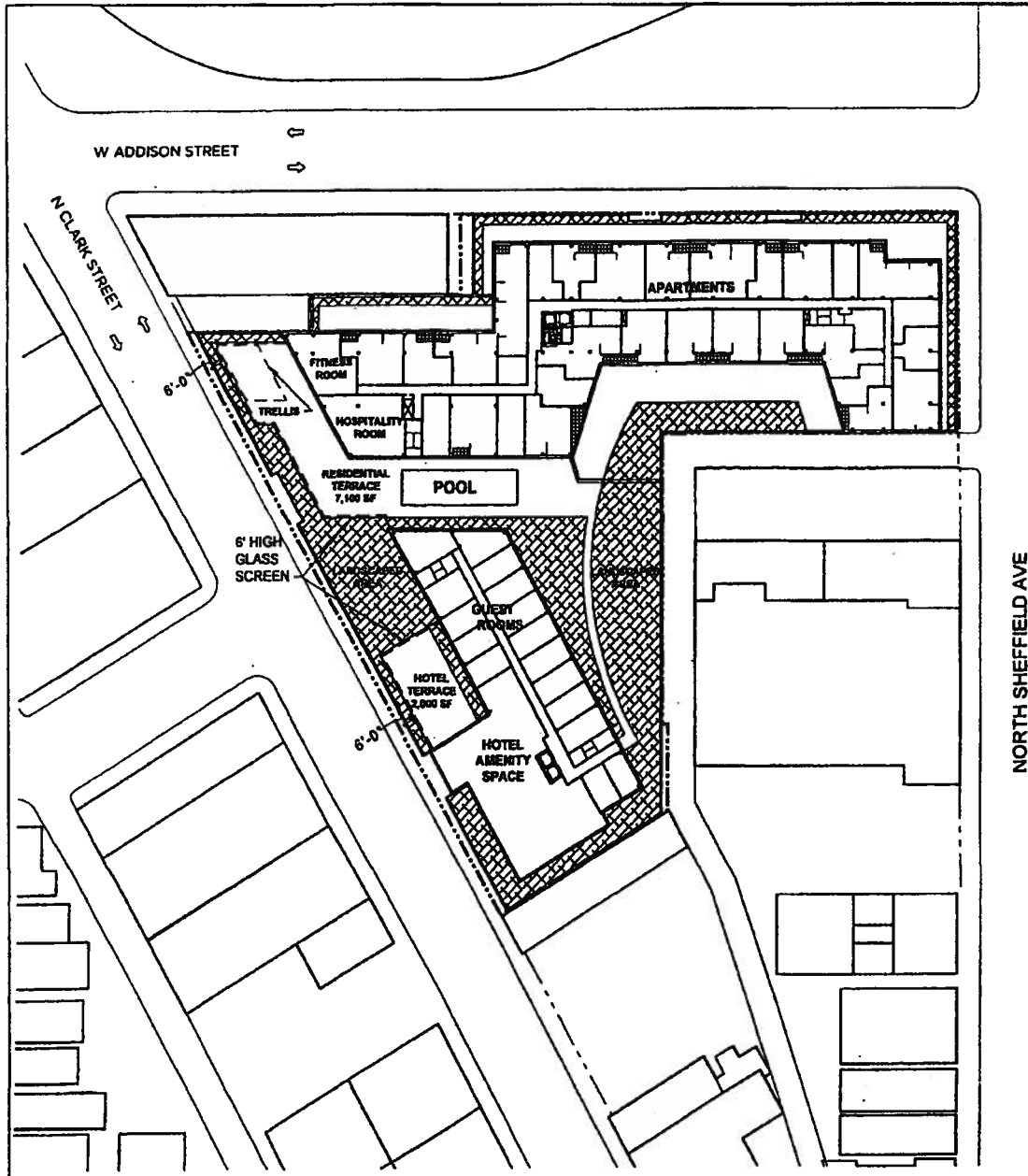
- Limit pruning to dead and broken branches
- Set rootball at same level as finished grade
- Make 3" Deep, Taper Match at Trunk to 1" Deep
- Prepare a 3" Min. Spacer Around Pit. Discard Excess Excavated Material
- Backfill Pit With Amended Top Soil
- Undisturbed Subgrade
- Cut Any Synthetic Cords Around Rootball and Trunk
- Set Rootball on Undisturbed Subgrade

3 Perennial and Groundcover Planting D-Peren-Gnd
1/2" = 1'-0"

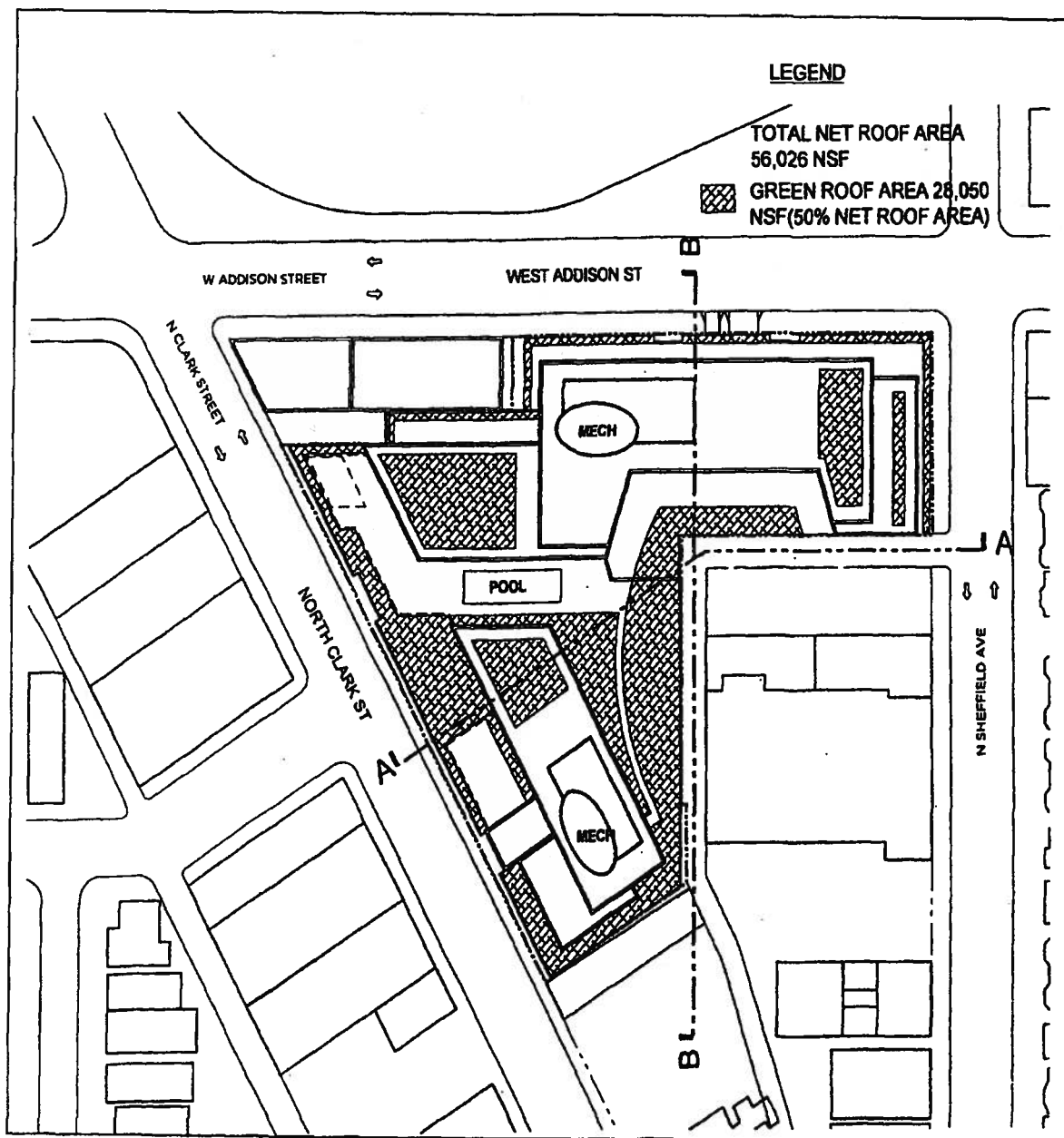
- Set plants at same level as grown in container
- Prepare entire planting bed to a 6" depth with amended topsoil
- 2" deep match. Work match under branches. Raise plant bed 2" above finish grade
- Undisturbed Subgrade

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUB TREES	ULMUS X 'MORTON'	ACCOLADE ELM	4" CALIPER	
	PYRUS CALLERYANA 'CHANTICLEER'	CALLERY PEAR	4" CALIPER	
SHRUBS	TAXUS MEDIA DENSIFORMIS	DENSE YEW	30" HT	2'-6" O.C.
PERENNIALS	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HOSTA SIEBOLDIANA 'FRANCIS WILLIAMS'	FRANCIS WILLIAMS PLANTAIN LILY	1 GALLON	1'-6" O.C.
	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GALLON	1' O.C.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	3" POT	6" O.C.
BULBS	NARCISSUS 'DUTCHMASTER'	DUTCHMASTER DAFFODIL	BULB	INTERPLANT AT 1' O.C.

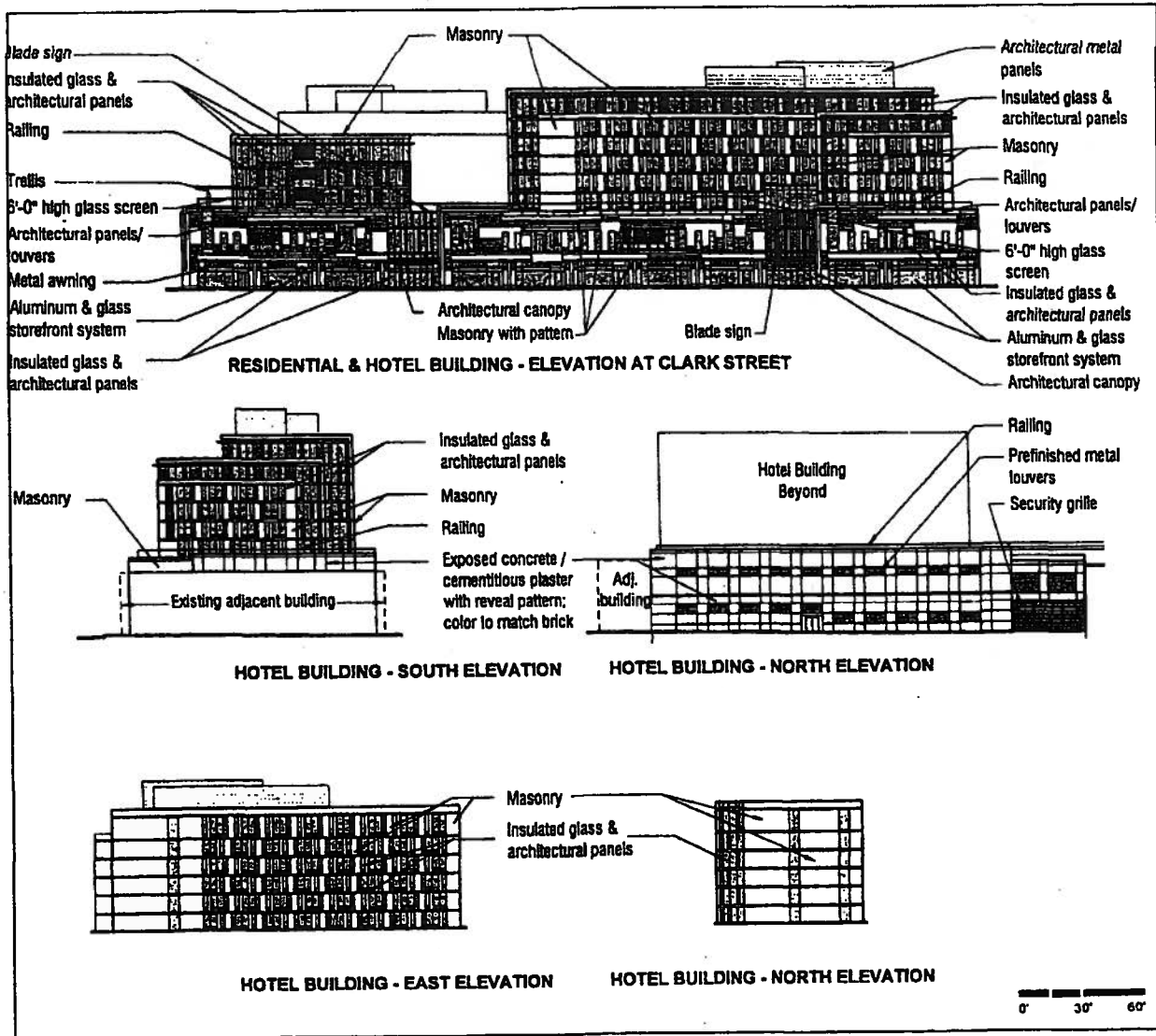
Amenities/Terrace Plan.



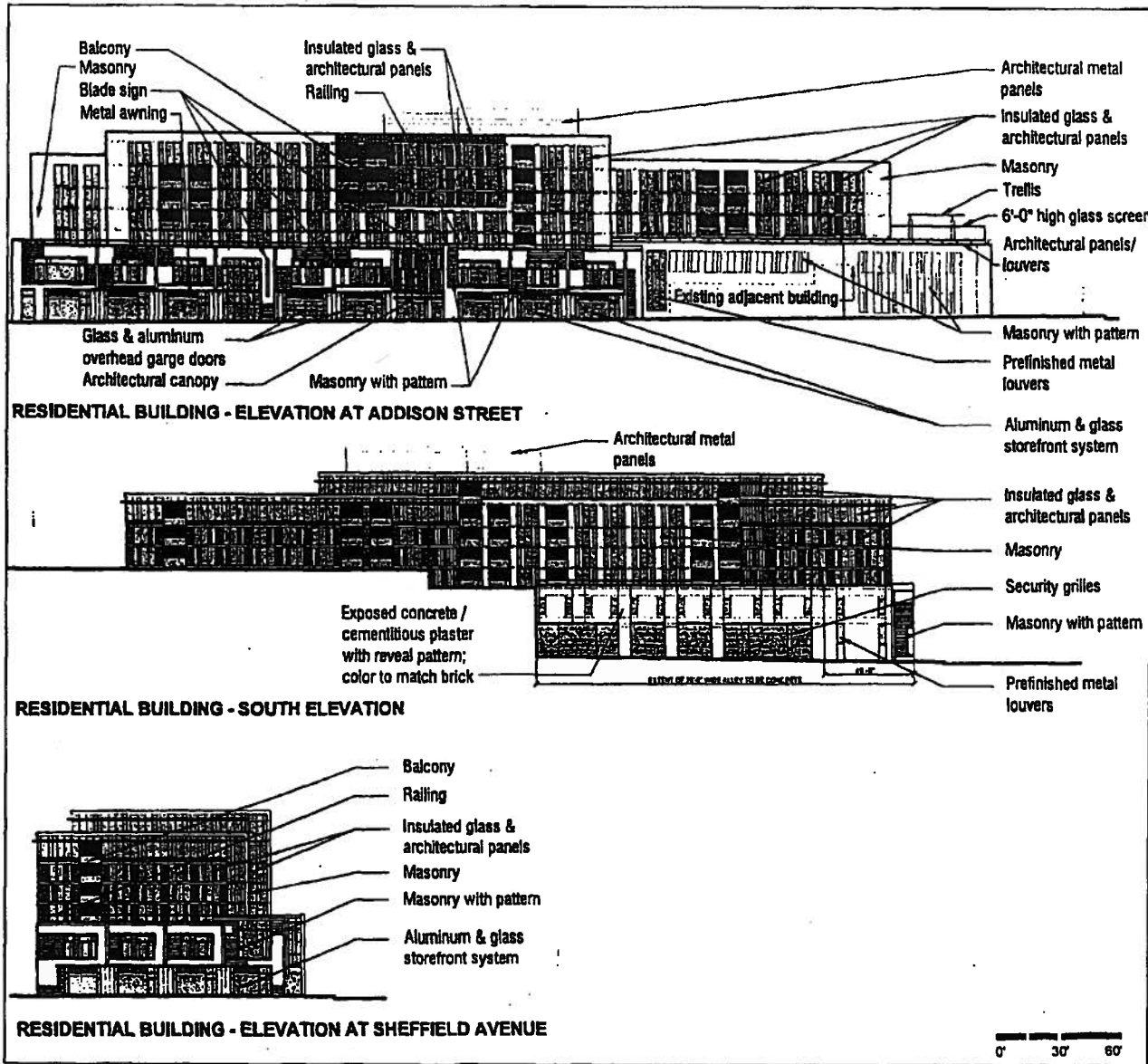
Green Roof Plan.



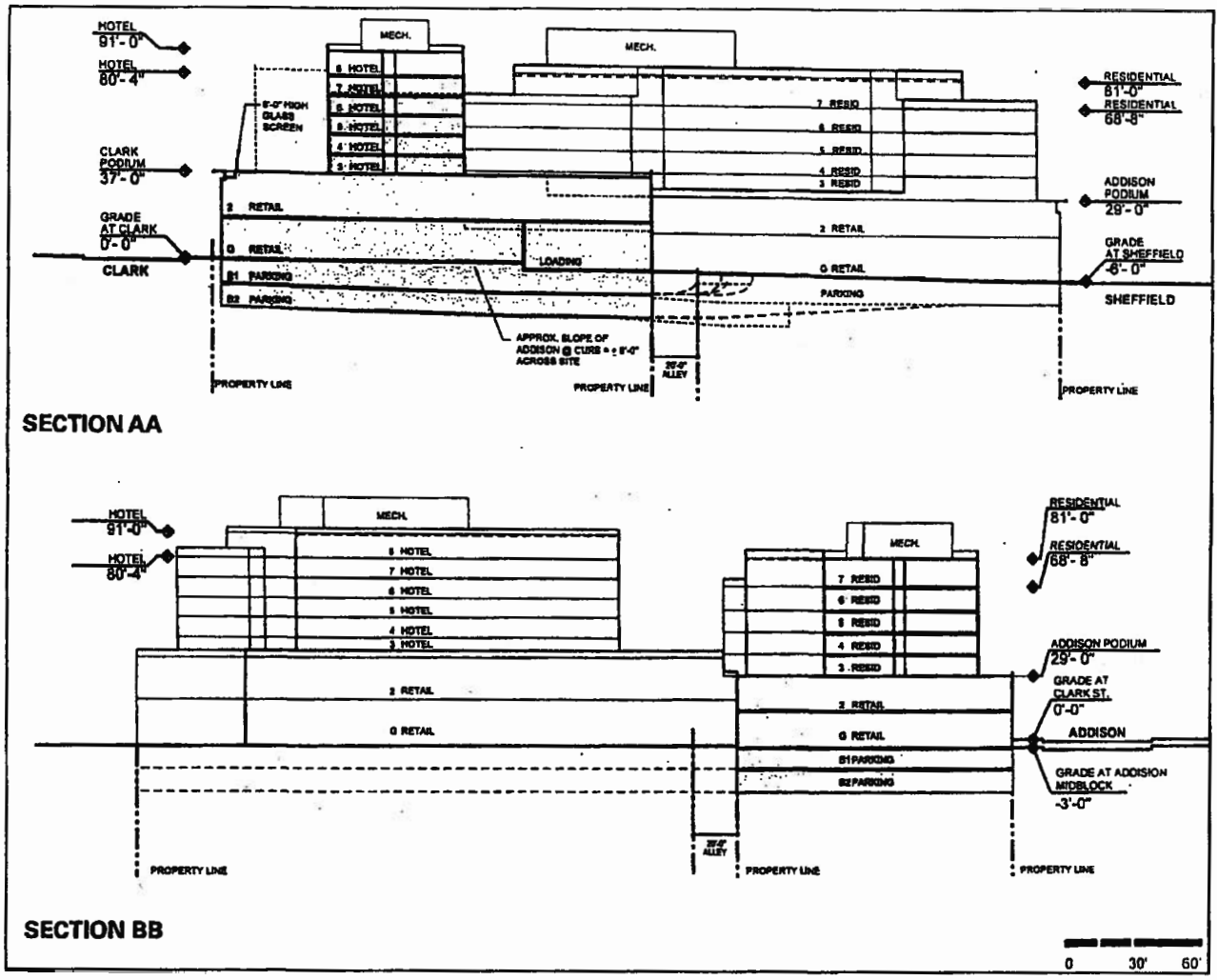
Building Elevations
(Page 1 of 2)



Building Elevations
(Page 2 of 2)



Building Sections.



HOTEL 91'-0"
 HOTEL 80'-4"
 CLARK PODIUM 37'-0"
 GRADE AT CLARK 0'-0"
 CLARK

RESIDENTIAL 81'-0"
 RESIDENTIAL 68'-8"
 ADDISON PODIUM 29'-0"
 GRADE AT SHEFFIELD 0'-0"
 SHEFFIELD

HOTEL 91'-0"
 HOTEL 80'-4"

RESIDENTIAL 81'-0"
 RESIDENTIAL 68'-8"
 ADDISON PODIUM 29'-0"
 GRADE AT CLARK ST. 0'-0"
 ADDISON
 GRADE AT ADDISON MIDBLOCK -3'-0"

Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

Addison Park on Clark

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction	Street Name:	Select Street Type:
3515	3549	N	Clark	St

Ward No: Community Area No:

44	
----	--

Project Type:

Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
93,015	91,156	168,400

DPD Project Manager:

Enter First Name Last Name

Sarah Sheehan

BG/GR Matrix:

Select project category:

Res. 135 Units Market Rate

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L

GRIF Ind. Dev. Revenue Bonds Class 6b

SBIF Bank Participation Loan DOH

Land Sale Write Down

Density Bonus:

Check applicable:

Public plaza & pocket park Water features in a plaza or pocket park

Chicago Riverwalk improvements Setbacks above the ground floor

Winter gardens Lower level planting terrace

Indoor through-block connection Green roof

Sidewalk widening Underground parking and loading

Arcades Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

- 7' Landscape Setback
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	0
	0	28

Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	15,300
Square footage:	0	0

Stormwater Management (At-grade volume control):

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistern/barrel
- Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage:	28,050 sf	28,050 sf
Square footage:	0	0
Square footage:	0	0

Transportation:

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non- Acc.)
- No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

399	399
	399
0	0
109	109

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]

Energy efficiency strategies not captured above:

-E: Other than Energy Star Roof - or Energy Star Building Certification-

Development of skin with low-e vision glass with high performance U values, SHGC and SC's and the remainder of the wall being an energy efficient masonry and insulated metal panel wall system.

Use of high efficiency central plant and individual unit HVAC systems

Use of energy efficient lighting

Use of motion sensor lighting controls in certain common areas

Allowance for individual controls for lighting and temperature in common areas

Use of low volume plumbing fixtures.

Other sustainable strategies and/or Project Notes:

Use of some materials with pre-consumer and post-consumer waste

Use of locally harvested and manufactured materials

Development of sustainable education program for residents

Diversion of construction waster from landfills.