

# PD 1242

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19229

*Reclassification Of Area Shown On Map No. 9-G.  
(As Amended)  
(Application No. 19229)  
(Common Address: 3200 -- 3226 N. Clark St.  
And 840 -- 854 W. Belmont Ave.)*

RBPD 1242, 99

[SO2017-3828]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Business Planned Development Number 1242 symbols and indications as shown on Map Number 9-G in the area bounded by:

beginning at a line 215 feet northwest of the intersection of North Clark Street and West Belmont Avenue, as measured along the westerly right-of-way line of North Clark Street and perpendicular thereto; North Clark Street; West Belmont Avenue; and the alley next west of and parallel to North Clark Street (ToB),

to the designation of Residential-Business Planned Development Number 1242, 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. 1242,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1242, as amended ("Planned Development"), consists of approximately twenty-five thousand seven hundred and fifty-nine (25,725)\* square feet or zero point five nine (0.59) acre of real property ("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant/Owner -- 3200 North Clark LLC, an Illinois limited liability company, has filed this application on its own behalf and upon its own volition.

\* Editor's note: Numbering discrepancy per original document.

2. 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 than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with this Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT). All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for Work in the Public Way, and shall be in compliance with Municipal Code of Chicago -- accordingly. Prior to the issuance of any "Part II" Approval, the submitted plans -- for the Planned Development, as amended, must be approved by the Chicago Department of Transportation (CDOT).
4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; Floor Plans and Building Elevations, all of which were prepared by Hirsch Associates LLC and dated August 17, 2017, and which are submitted and referenced herein -- accordingly. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the tenets of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as Residential-Business Planned Development Number 1242, as amended, and shall include the following, without limitation: residential units; permitted uses in the Commercial Use Group in the B3 Community Shopping District, with related and accessory uses and off-street parking and loading. The following uses are excluded from the allowed uses: building material sales, pawn shops, automated teller machine facility, auto-supply/accessory sales and motor vehicular repair shops.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, as amended, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development, as amended.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the property, shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR, identified in the Bulk Regulations and Data Table, has been determined using a net site area of 25,725 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development, under this Planned Development ordinance, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, 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.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor

environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing, before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy, as set necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must forth by the Department of Planning and Development. The Applicant shall obtain the number of points provide documentation verifying compliance. The multi-story building includes a vegetated ("green") roof, totaling a fifty-three percent (53%) of the net roof area (10,270 square feet) and is in the process of obtaining LEED certification.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant acknowledges and agrees that the City adopted a Zoning Ordinance, on May 28, 2014, that approved the rezoning of the property from B3-3 to B3-5 and then to Residential-Business Planned Development Number 1242, for the

construction of an eight-story mixed-use building with ninety (90) residential dwelling units ("Phase I"), and subjecting the Applicant to a nine (9) unit affordable obligation, under the 2007 Affordable Requirements Ordinance ("ARO"). The Applicant made an in-lieu payment of Nine Hundred Thousand Dollars (\$900,000) to the Affordable Housing Opportunity Fund on August 10, 2015. This rezoning of the property from Residential Planned Development Number 1242 to Residential-Business Planned Development Number 1242, as amended, constitutes the second phase ("Phase II") of that development, and thereby triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Subject Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 98 units. As a result, the Applicant's affordable housing obligation is 10 affordable units (10 percent of 98 rounded up). Because the Applicant met the full Phase I 2007 ARO obligation, by making an in-lieu payment, one (1) unit is a Required Unit for Phase II. The Applicant has agreed to satisfy its affordable housing obligation by providing one (1) affordable unit in the rental building to be constructed in the Residential-Business Planned Development Number 1242, as amended, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development, as amended, shall be governed by Section 17-13-0612, et seq. Should this Planned Development ordinance lapse, the Commissioner of the ~~Department~~ Department of Planning and Development (DPD) shall initiate a zoning map amendment to rezone the property to Residential Planned Development Number 1242 (as ratified on May 28, 2014 -- *Journal of the Proceedings of the City Council of the City of Chicago*, pages 82531 -- 82544.)

[Level 3 Floor Plans; Existing Zoning Map (400 feet in each direction); Existing Land-Use Map; Property Line and Boundary Map; Site Plan; Landscape/Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 55590 through 55600 of this *Journal*.]

Bulk Regulations and Data Table and 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1242, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	41,484 square feet
Area of Public Right-of-Way:	15,759 square feet
Net Site Area:	25,725 square feet
Permitted Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	98 units
Minimum Number of Off-Street Parking Spaces to be provided:	40 parking spaces
Minimum Number of Bicycle Spaces:	70
Minimum Off-Street Loading Spaces:	Two (2) spaces at 10 feet by 50 feet
Setbacks from Property Lines:	In substantial compliance with the attached Site Plan
Maximum Percentage of Site Coverage:	In substantial compliance with the attached Site Plan
Maximum Building Height:	96 feet, 0 inches

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**2015 Affordable Housing Profile Form (AHP)**

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Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More Information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 8/10/17

**DEVELOPMENT INFORMATION**

Development Name: 3200 N Clark  
 Development Address: 3200 N Clark St. Chicago IL 60657  
 Zoning Application Number, if applicable: 19229 Ward:44  
 If you are working with a Planner at the City, what is his/her name? Emily Thrun

- Type of City Involvement *check all that apply*
- |   |  |
|---|--|
| <input type="checkbox"/> City Land            | <input checked="" type="checkbox"/> Planned Development (PD)   |
| <input type="checkbox"/> Financial Assistance | <input type="checkbox"/> Transit Served Location (TSL) project |
| <input type="checkbox"/> Zoning increase      |  |

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on 8/10/17
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**

Developer Name BlitzLake PartnerS  
 Developer Contact David Blitz  
 Developer Address 214 W Erie Chicago IL 60654  
 Email [David@blitzlake.com](mailto:David@blitzlake.com) Developer Phone 312-410-9000  
 Attorney Name Sara Barnes Attorney Phone 312-782-1983

**TIMING**

Estimated date marketing will begin Ongoing  
 Estimated date of building permit\* January 2018  
 Estimated date ARO units will be complete October 2018  
 \*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

	8-11-17
Kara Breems, DPD	Date
	8/10/17
Developer/Project Manager	Date

ARO Web Form

**FINAL FOR PUBLICATION****Development Information****Address**

Submitted Date: 08/11/2017

Address Number From :3200    Address Number To: null    Street Direction: N  
Street :Clark    Postal Code: 60657

**Development Name, if applicable**

3200 Clark

**Information**

Ward :44    ARO Zone: Higher Income

**Details**

Type of city involvement :Zoning change and planned development  
Total Number of units in development: 8  
Type of development: Rent  
Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :1    Required \*On-site aff. Units: 0

How do you intend to meet your required obligation

On-Site: 1    Off-Site: 0

On-Site to CHA or Authorized agency: 0    Off-Site to CHA or Authorized agency: 0

Total Units Committed: 1 Remaining In-Lieu Fee Owed: 0

9/6/2017

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Project Name	3200 Clark
Zoning Application number, if applicable	19229
Address	3200 Clark Chicago IL 60657
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	\$3.00

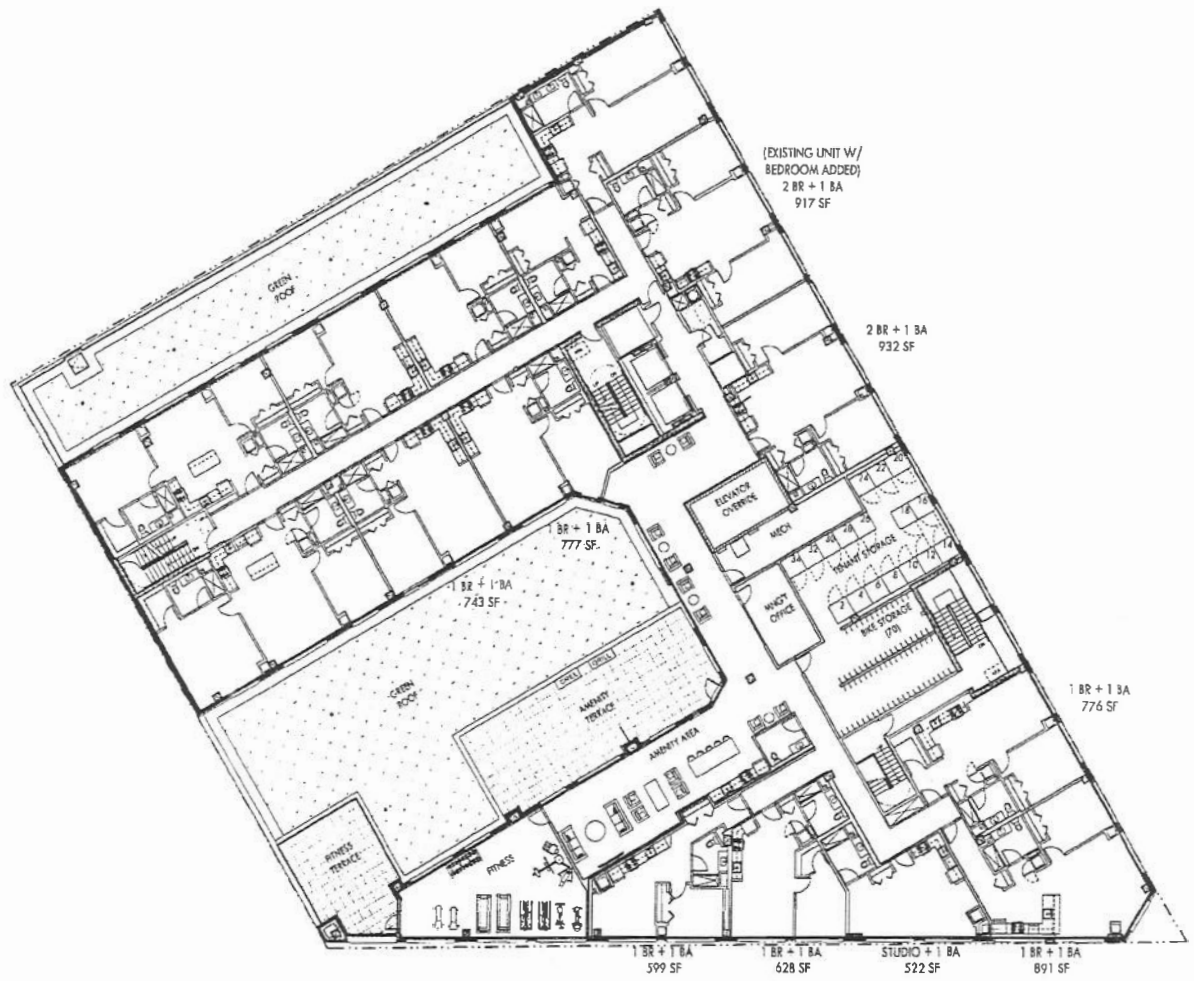
Total Units in Project   
 Total Affordable units

\*If this is a for-sale project, please submit a current Appraisal or CMA for the market rate units in the development.

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	7	7%	447	0	0%	n/a
one-bed	56	57%	692	0	0%	n/a
two-bed	34	35%	1,062	1	100%	932

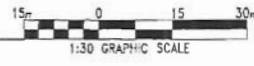
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All projects with proposed ARO units must complete this tab		
	Market Rate Units	Affordable Units
Parking		0
Laundry	YES	YES
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	TBD	TBD
Dishwasher <i>age/EnergyStar/make/model/color</i>	TBD	TBD
Stove/Oven <i>age/EnergyStar/make/model/color</i>	TBD	TBD
Microwave <i>age/EnergyStar/make/model/color</i>	TBD	TBD
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	1 BATH	1 BATH
Kitchen countertops <i>material</i>	TBD	TBD
Flooring <i>material</i>	TBD	TBD
HVAC	IN UNIT	IN UNIT
Other		



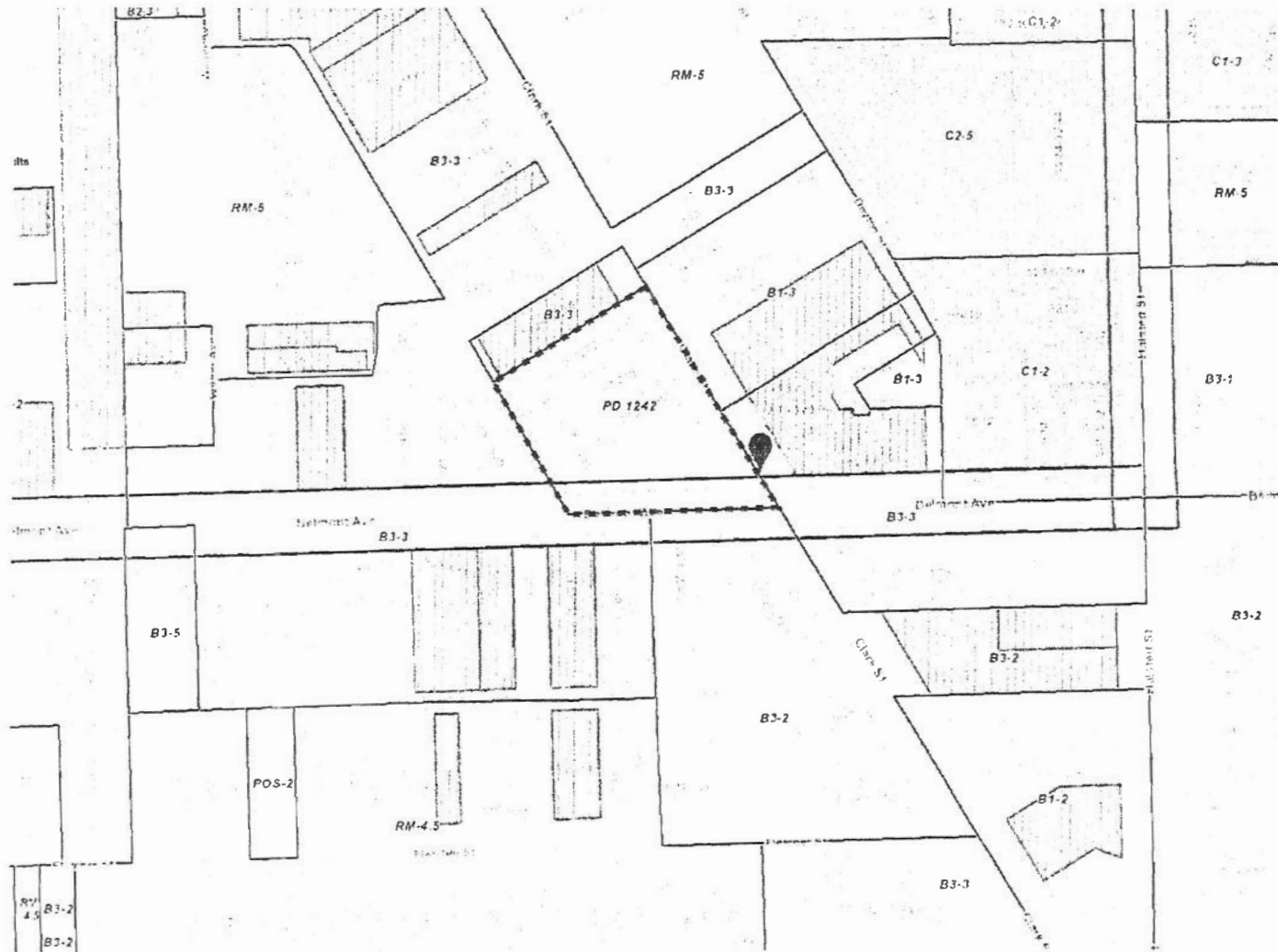
LEVEL 3 PLAN

APPLICANT: 3200 N. CLARK, L.L.C  
 ADDRESS: 832-850 BELMONT AVENUE & 3205-3218 N. CLARK STREET, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: MAY 24, 2017  
 PLANNING COMMISSION: AUGUST 17, 2017



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**EXISTING ZONING MAP (400' in each direction)**

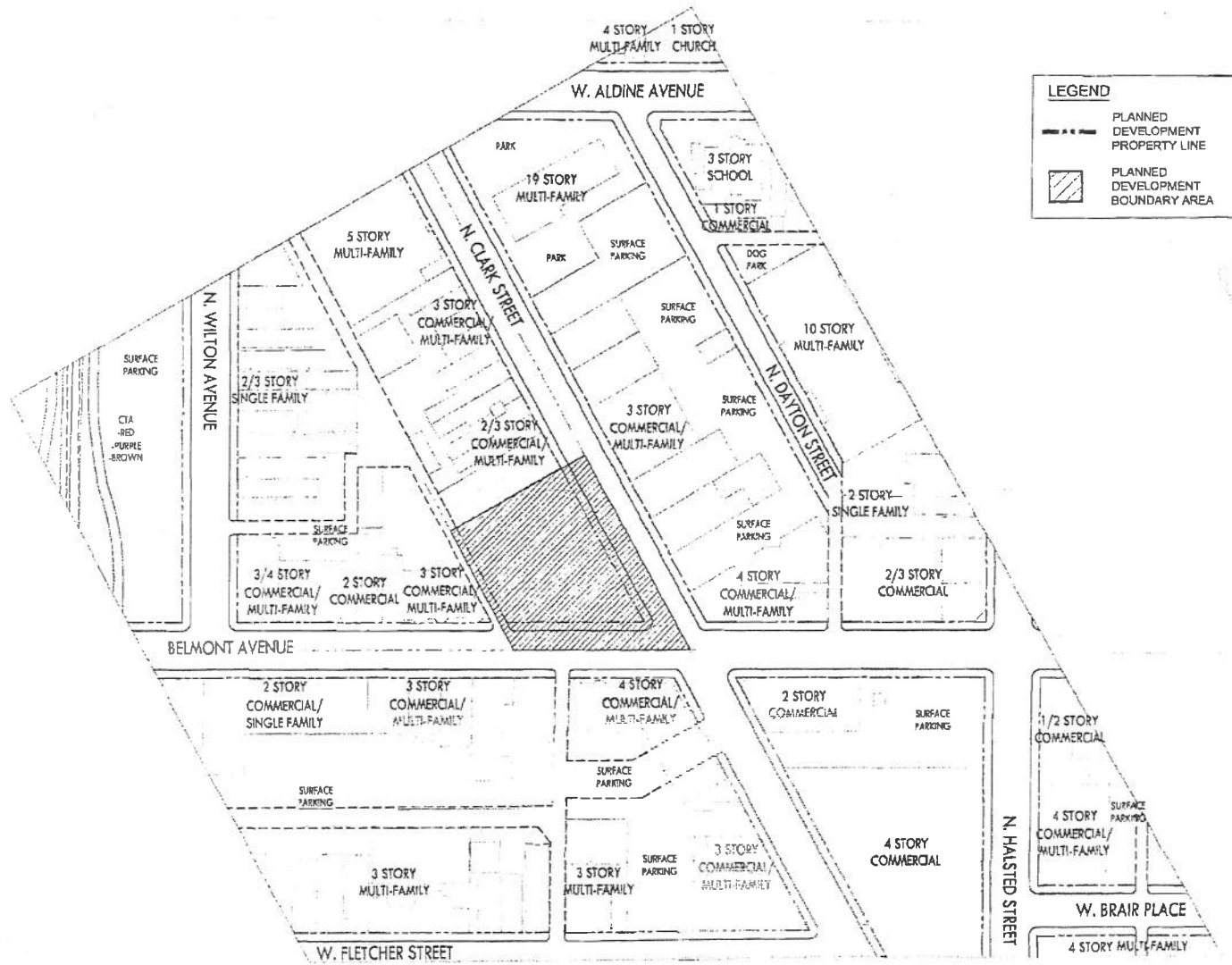
APPLICANT: 3200 N. CLARK, LLC  
 ADDRESS: 3200-3226 NORTH CLARK STREET and 840-854 WEST BELMONT AVENUE, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: MAY 24, 2017  
 PLANNING COMMISSION: AUGUST 17, 2017

NOT TO SCALE  
 PD 1242  
 AREA OF  
 PLANNED DEVELOPMENT



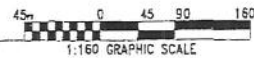
FIVE POINTS ARCHITECTURE

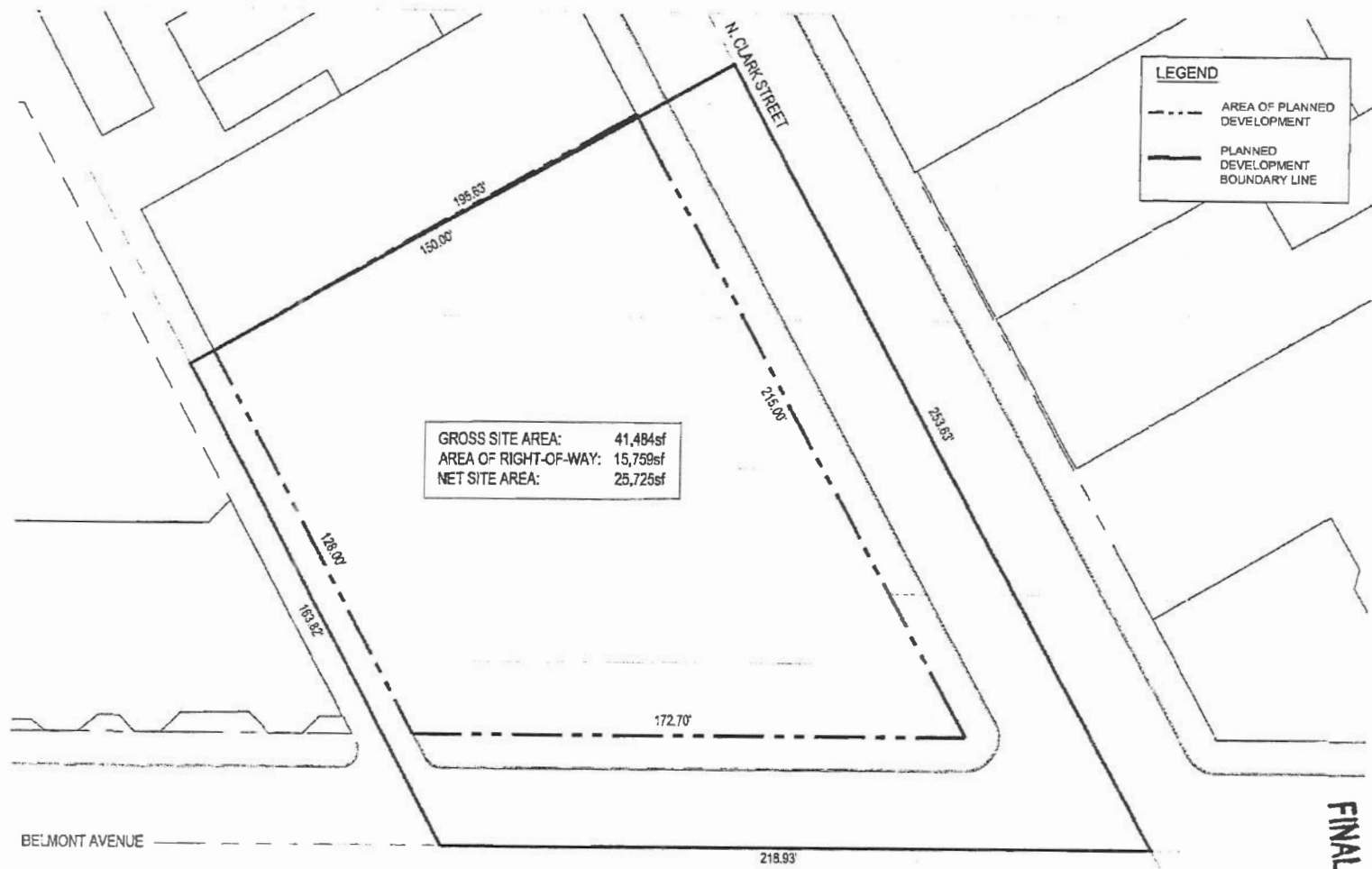
FINAL FOR COUNCIL INTRODUCTION



EXISTING LAND USE MAP

APPLICANT: 3200 N. CLARK, LLC  
 ADDRESS: 3200-3226 NORTH CLARK STREET and 840-854 WEST BELMONT AVENUE, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: MAY 24, 2017  
 PLANNING COMMISSION: AUGUST 17, 2017





GROSS SITE AREA:	41,484sf
AREA OF RIGHT-OF-WAY:	15,759sf
NET SITE AREA:	25,725sf

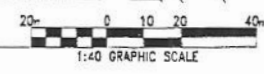
**LEGEND**

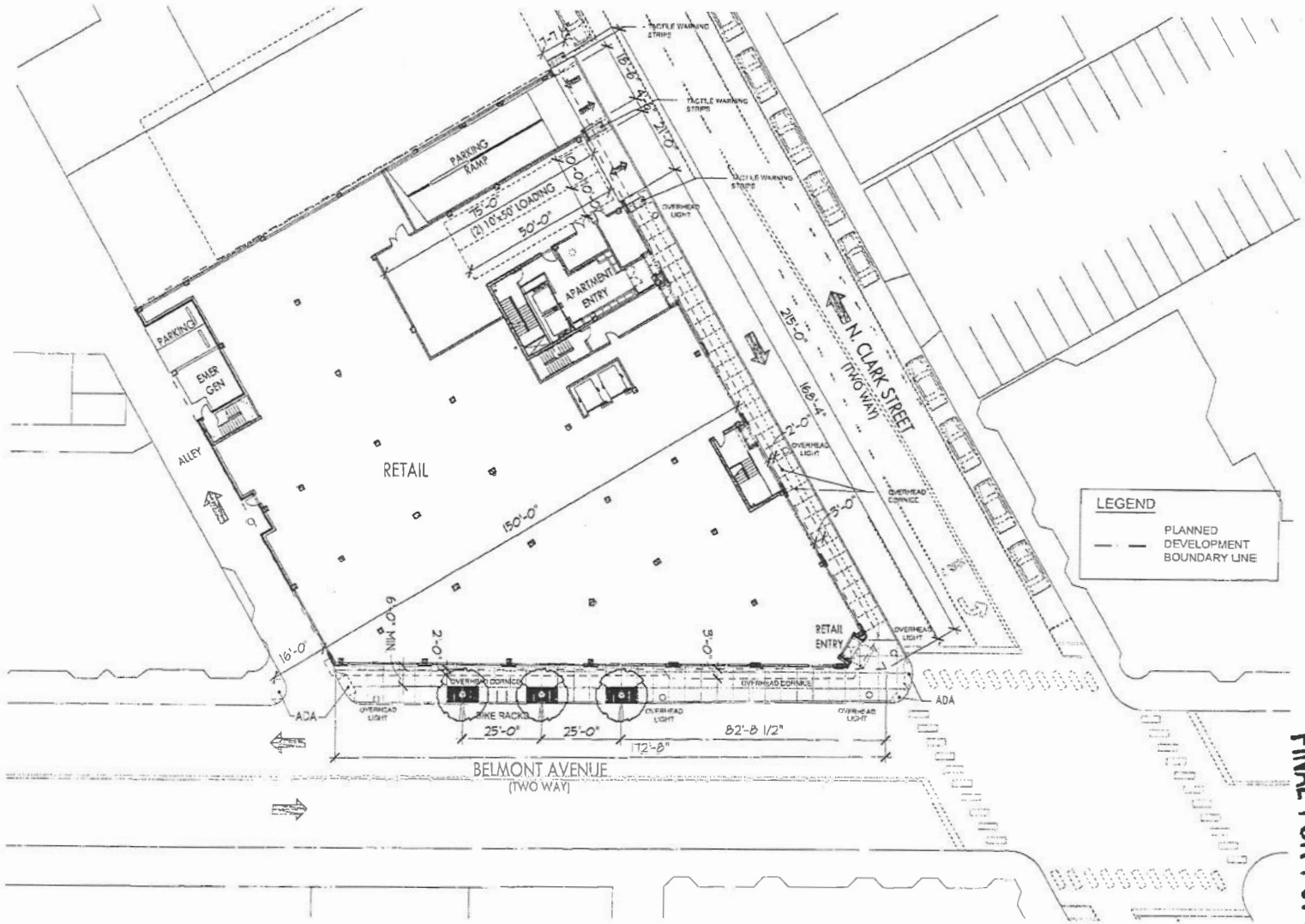
- AREA OF PLANNED DEVELOPMENT
- PLANNED DEVELOPMENT BOUNDARY LINE

FINAL PLAN

**PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP**

APPLICANT: 3200 N. CLARK, LLC  
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 COUNCIL INTRODUCTION: MAY 24, 2017  
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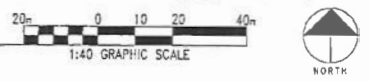




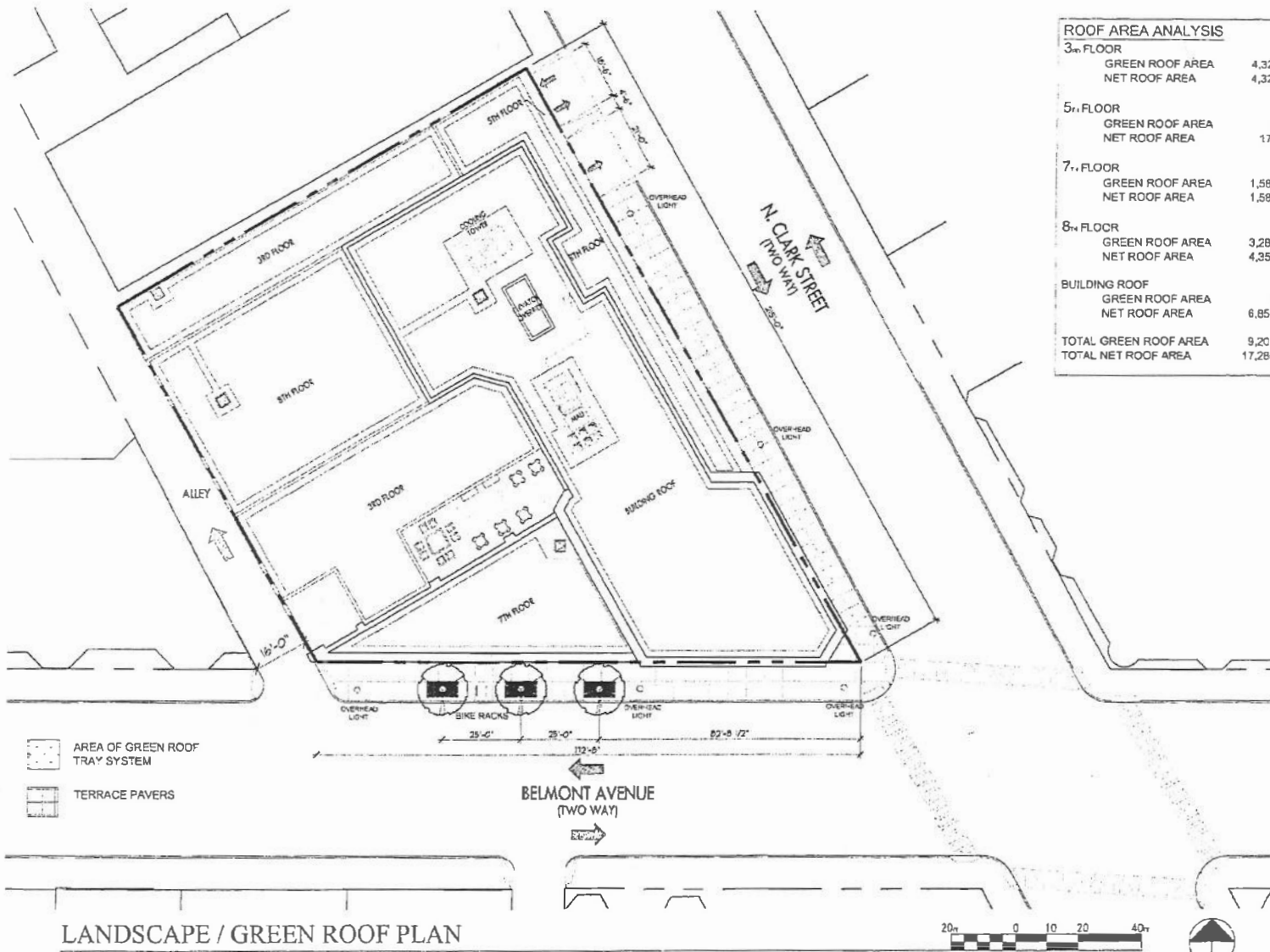
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SITE PLAN

APPLICANT: 3200 N. CLARK, LLC  
 ADDRESS: 832-850 BELMONT AVENUE & 3205-3218 N. CLARK STREET, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: MAY 24, 2017  
 PLANNING COMMISSION: AUGUST 17, 2017



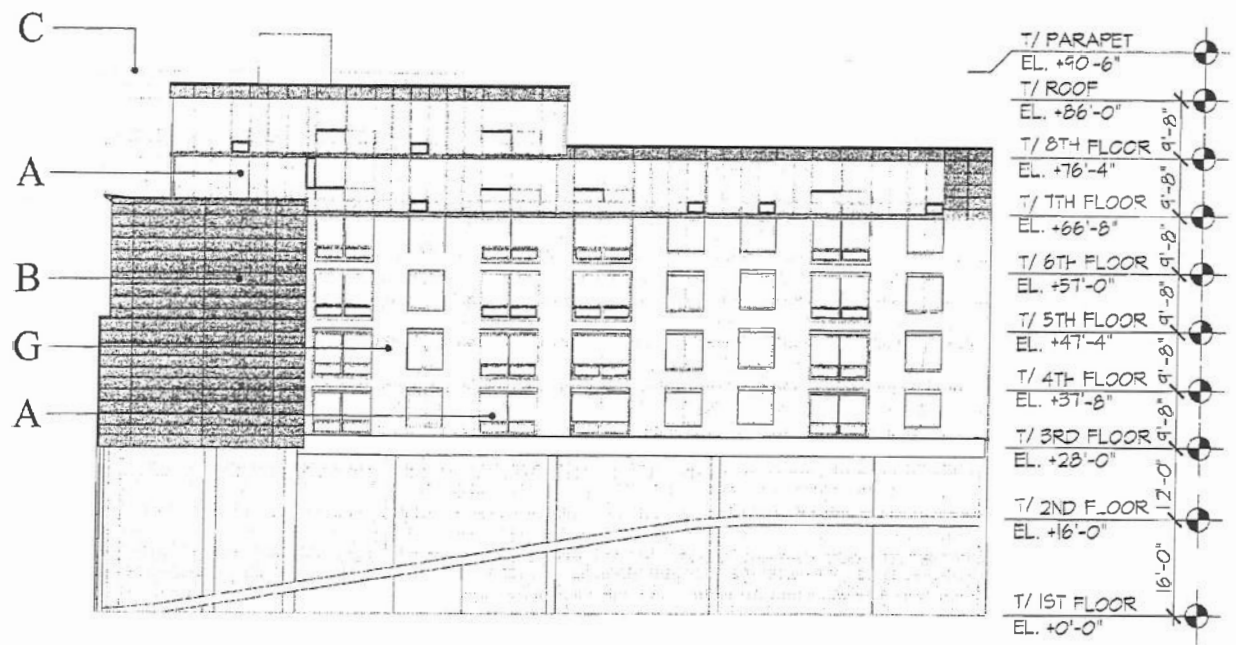
ROOF AREA ANALYSIS		
<b>3<sup>rd</sup> FLOOR</b>		
GREEN ROOF AREA	4,326 sf	
NET ROOF AREA	4,326 sf	
<b>5<sup>th</sup> FLOOR</b>		
GREEN ROOF AREA	0 sf	
NET ROOF AREA	170 sf	
<b>7<sup>th</sup> FLOOR</b>		
GREEN ROOF AREA	1,587 sf	
NET ROOF AREA	1,587 sf	
<b>8<sup>th</sup> FLOOR</b>		
GREEN ROOF AREA	3,288 sf	
NET ROOF AREA	4,350 sf	
<b>BUILDING ROOF</b>		
GREEN ROOF AREA	0 sf	
NET ROOF AREA	6,851 sf	
<b>TOTAL GREEN ROOF AREA</b>	<b>9,201 sf (53%)</b>	
<b>TOTAL NET ROOF AREA</b>	<b>17,285 sf</b>	



**LANDSCAPE / GREEN ROOF PLAN**

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 ADDRESS: 3200-3226 NORTH CLARK STREET and 840-854 WEST BELMONT AVENUE, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: MAY 24, 2017  
 PLANNING COMMISSION: AUGUST 17, 2017

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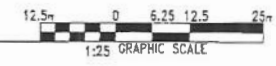


NORTH ELEVATION

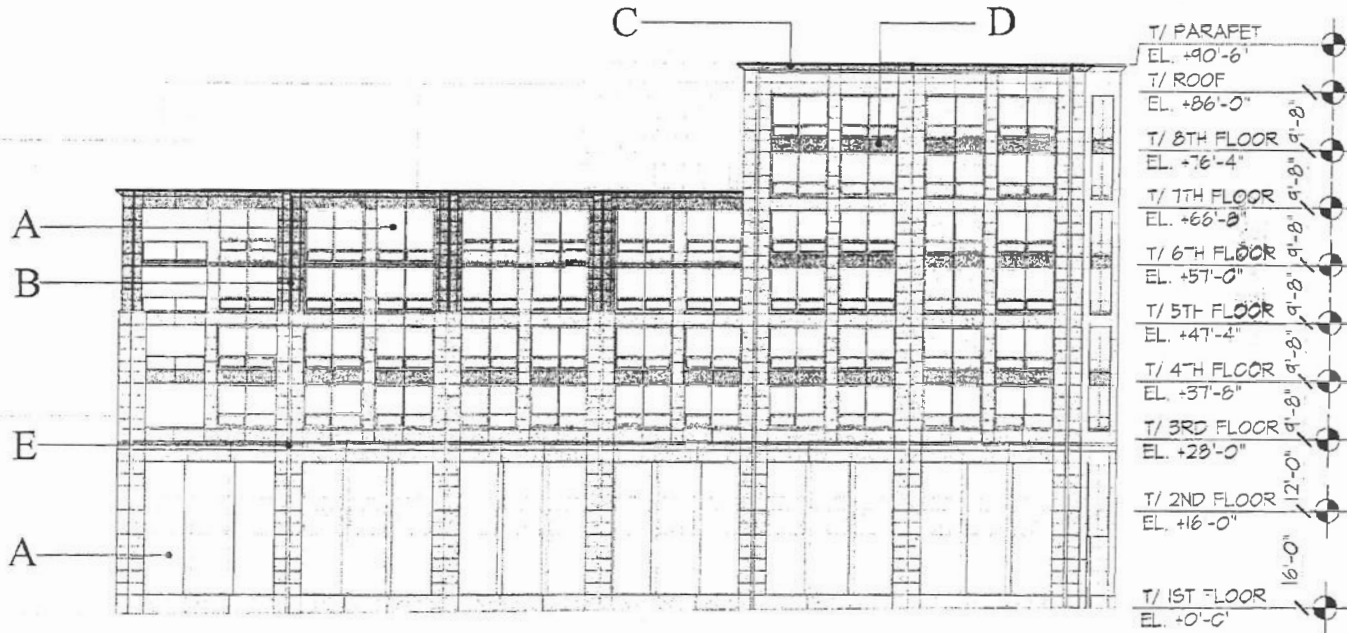
- FEATURES
- A.....GLASS AND METAL WINDOWS
  - B.....METAL PANEL SYSTEM
  - C.....METAL PANEL CORNICE
  - D.....METAL ACCENT BAND
  - E.....ARCHITECTURAL PRECAST
  - F.....INSULATED METAL PANEL DOOR
  - G.....BRICK MASONRY

**BUILDING ELEVATIONS**

APPLICANT: 3200 N. CLARK, LLC  
 ADDRESS: 3200-3226 NORTH CLARK STREET and 840-854 WEST BELMONT AVENUE, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: MAY 24, 2017  
 PLANNING COMMISSION: AUGUST 17, 2017



Final Publication



### SOUTH ELEVATION

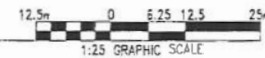
#### FEATURES

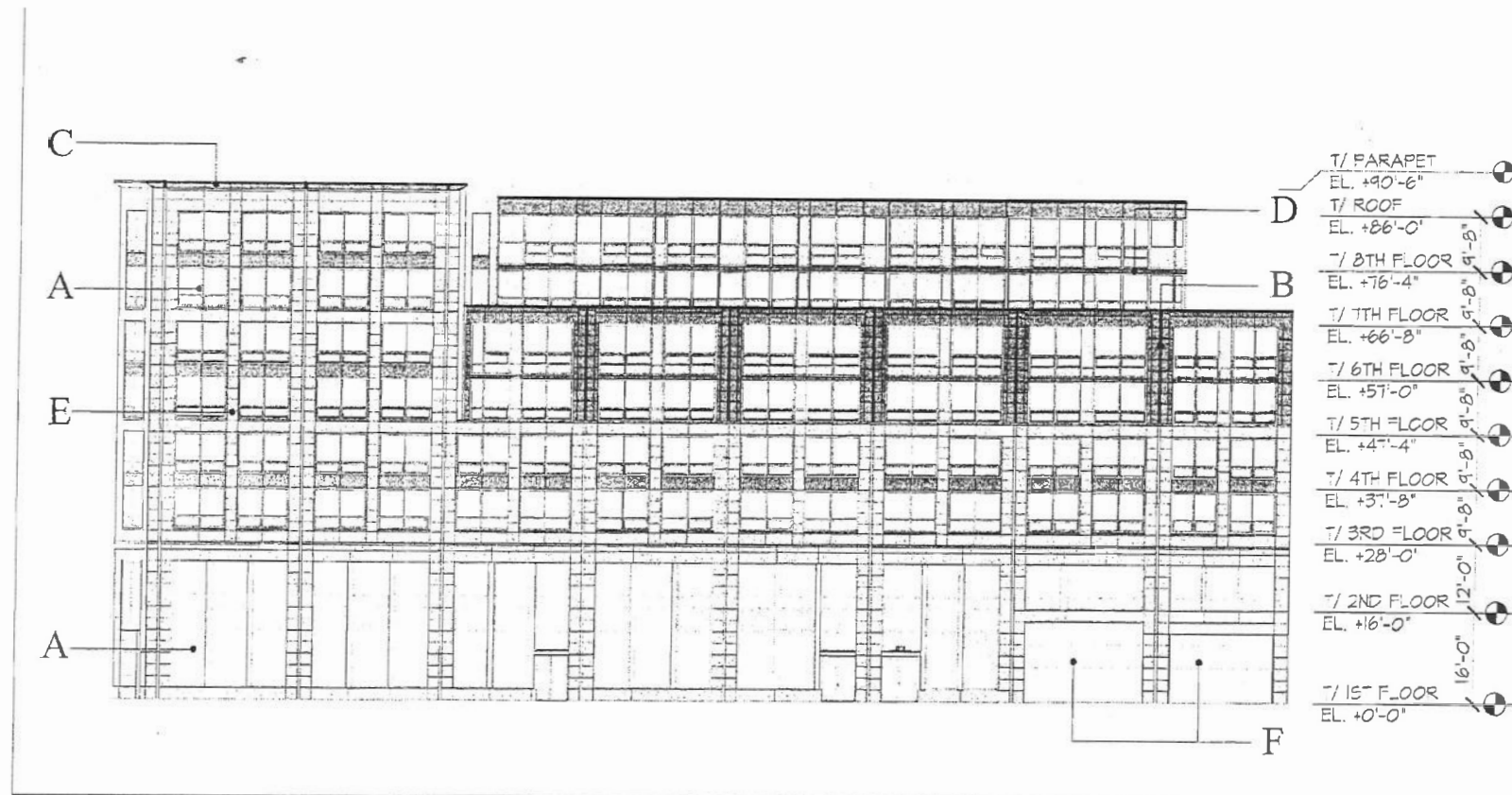
- A.....GLASS AND METAL WINDOWS
- B.....METAL PANEL SYSTEM
- C.....METAL PANEL CORNICE
- D.....METAL ACCENT BAND
- E.....ARCHITECTURAL PRECAST
- F.....INSULATED METAL PANEL DOOR
- G.....BRICK MASONRY

FINAL FOR PERMIT

### BUILDING ELEVATIONS

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 COUNCIL INTRODUCTION: MAY 24, 2017  
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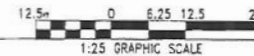
### EAST ELEVATION

#### FEATURES

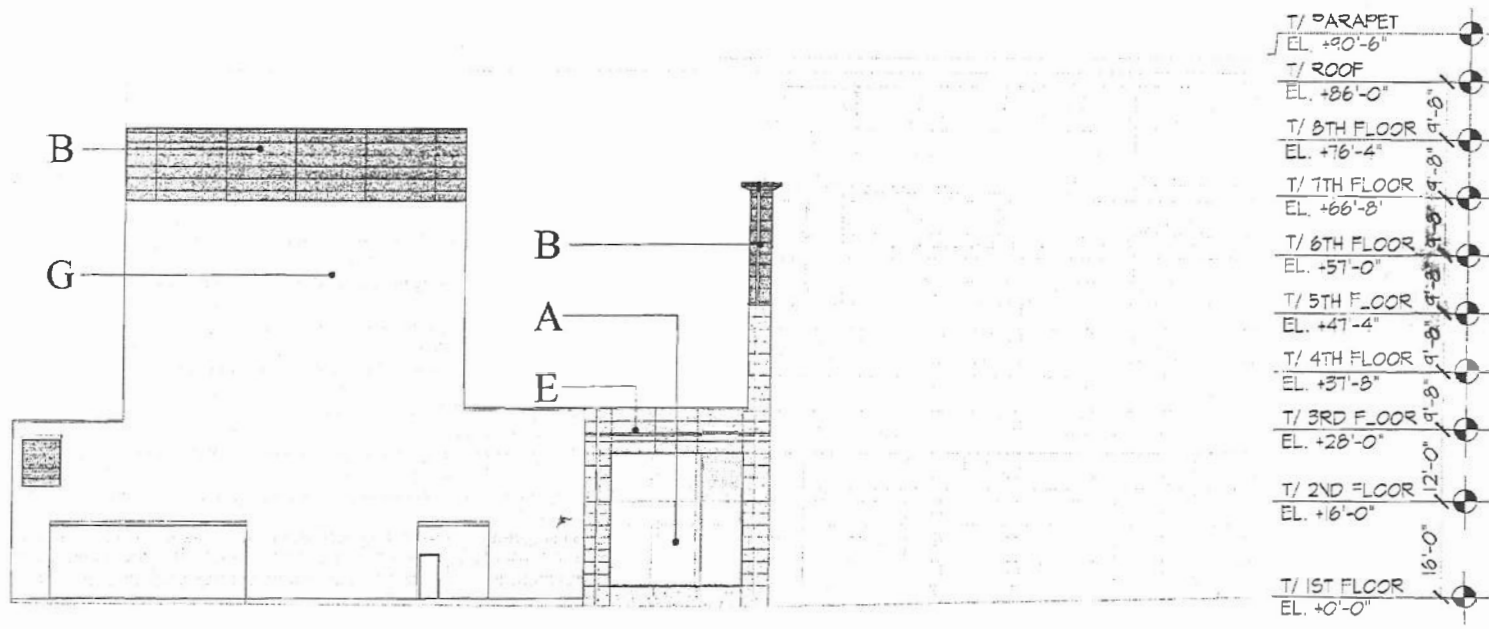
- A.....GLASS AND METAL WINDOWS
- B.....METAL PANEL SYSTEM
- C.....METAL PANEL CORNICE
- D.....METAL ACCENT BAND
- E..... ARCHITECTURAL PRECAST
- F..... INSULATED METAL PANEL DOOR
- G.....BRICK MASONRY

### BUILDING ELEVATIONS

APPLICANT: 3200 N. CLARK, LLC  
 ADDRESS: 3200-3226 NORTH CLARK STREET and 840-854 WEST BELMONT AVENUE, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: MAY 24, 2017  
 PLANNING COMMISSION: AUGUST 17, 2017



FINAL PLAN



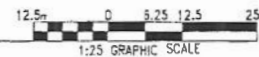
WEST ELEVATION

FEATURES

- A.....GLASS AND METAL WINDOWS
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BUILDING ELEVATIONS

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FINAL FOR SUBMISSION

17912

5/28/2014

REPORTS OF COMMITTEES

82531

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

RBPD 1242

(As Amended)

(Application No. 17912)

(Common Address: 3200 -- 3226 N. Clark St./854 -- 856 W. Belmont Ave.)

[SO2014-36]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

beginning at a line 215 feet northwest of the intersection of North Clark Street and West Belmont Avenue, as measured along the westerly right-of-way line of North Clark Street and perpendicular thereto; North Clark Street; West Belmont Avenue; and the alley next west of and parallel to North Clark Street (ToB),

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 the B3-5 Community Shopping District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development Number 1242 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. 1242.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1242 (the "Planned Development") consists of approximately twenty-five thousand, seven hundred twenty-five (25,725) square feet (0.59 acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, "3200 North Clark 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, alleys or easements or any adjustment of the right-of-way 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 than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Designated control for the purpose of this paragraph shall mean that any application to the City for any amendments to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the owners of the Property and any ground lessors. An agreement among property owners, the board of directors of any property owners' association, or a covenant binding the property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and a Site Plan, Landscape Plan and Building Elevations, prepared by Hirsch Associates LLC and dated May 15, 2014, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development ("DPD"). These and no other zoning controls shall apply to this Property.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereto and satisfies the established criteria for approval as a planned development.

5. The following uses are allowed in the area delineated herein as the Residential-Business Planned Development Number 1242: residential units, permitted uses in the Commercial Use Group in the B3 Community Shopping District, with related and accessory uses and off-street parking and loading. The following uses are excluded from the allowed uses: building material sales, pawn shops, automated teller machine facility, non-accessory parking, auto supply/accessory sales, and motor vehicular repair shops.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of this Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, subject to the review of the Chicago Department of Transportation ("CDOT") and the approval of the Department of Planning and Development ("DPD").

8. Ingress or egress shall be subject to the review and approval by the Chicago Department of Transportation ("CDOT") and the Department of Planning and Development ("DPD"). Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation ("CDOT"). 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.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("FAR") for the parcel(s) shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review fee in the amount of \$ 0.25 per square feet for the total buildable square feet (FAR). The Part II Review fee is assessed by the Department of Planning and Development ("DPD") during the actual Part II Review. The fee as determined by DPD staff at that 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, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan and Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The terms, conditions and exhibits in this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development ("DPD") upon the application for such a modification by the applicant or its successors or assigns and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for Persons 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.

15. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
16. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All development shall be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the Department of Planning and Development. The proposed multi-story building shall provide a vegetated ("green") roof totaling a minimum of 50 percent of the net roof area (10,270 square feet) and obtain LEED's certification.
17. The applicant acknowledges and agrees that the rezoning of the Property from a B3-3 Community Shopping District to a B3-5 Community Shopping District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the applicant has agreed to make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000.00 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, the applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this statement Number 17 (i.e. amount of Cash Payment) accordingly, without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including without limitation, excavation or foundation permits, the applicant must make the required Cash Payment. The Commissioner of the Department of Planning and Development may enforce remedies with respect to any breach of this statement 17, and may enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
18. Unless substantial construction of any improvements as contemplated by this Planned Development amendment has commenced within six years following adoption of this Planned Development and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to its prior B3-3 Community Shopping District. This six-year period may be extended for up to one additional year if, before expiration of the six-year period, the

Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

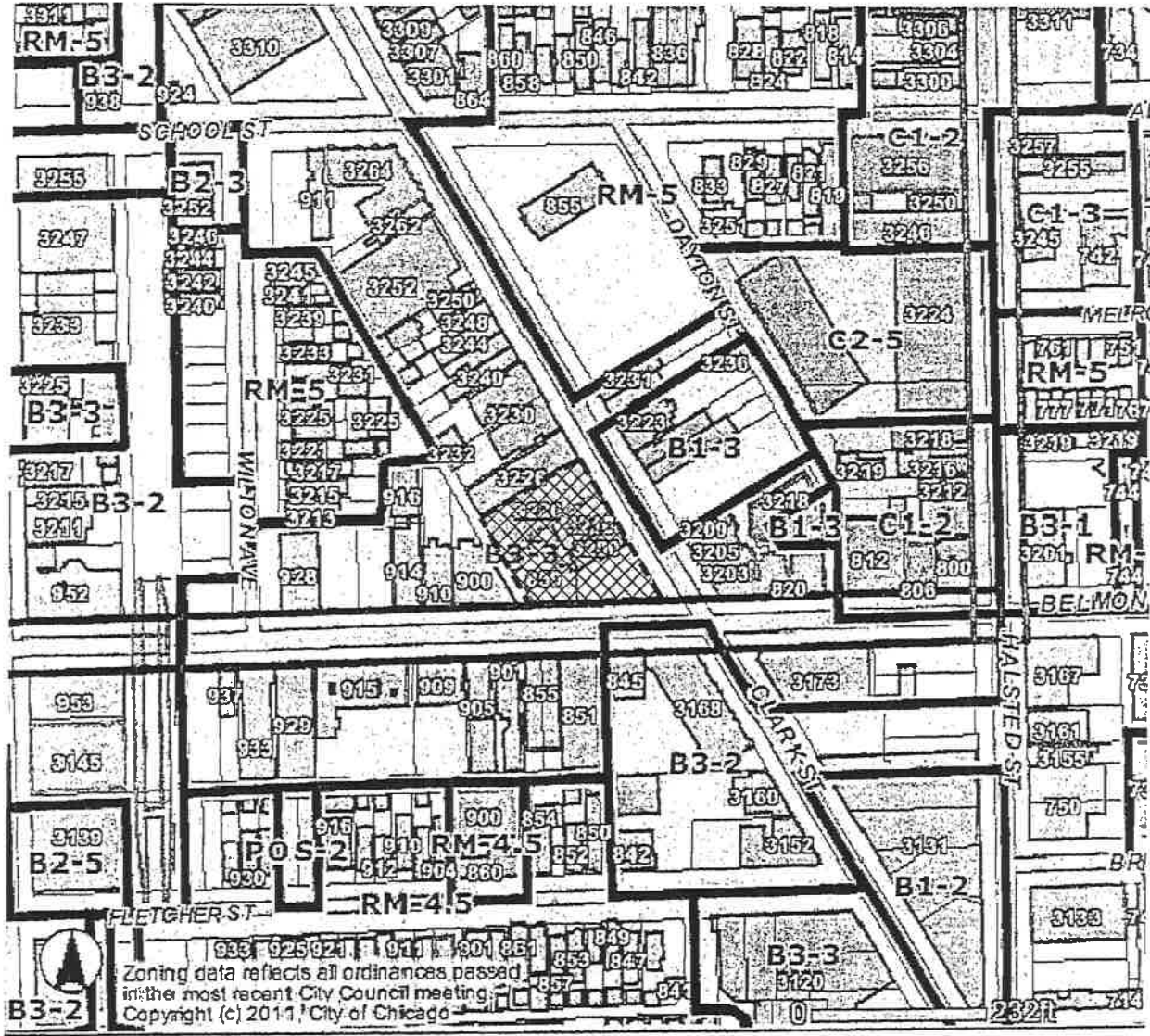
[Existing Zoning Map; Existing Land Use Map; Planned Development Property Line and Boundary Map; Site Plan; Proposed Landscape/Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 82536 through 82544 of this *Journal*.]

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

*Residential-Business Planned Development No. 1242.*

*Bulk Regulations And Data Table.*

Gross Site Area:	41,484 square feet
Area in Public Rights-of-Way:	15,759 square feet
Net Site Area:	25,725 square feet
Permitted Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	90
Minimum Number of Accessory Off-Street Parking Spaces to be provided:	39 parking spaces; 1 "shared" vehicle
Minimum Number of Bicycle Parking Spaces:	20 (50 percent of provided vehicle parking)
Minimum Off-Street Loading Spaces:	Two (2) spaces at 10 feet x 50 inches each
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Percentage of Site Coverage:	In substantial compliance with the attached Site Plan
Maximum Building Height:	96 feet, 0 inches
Setbacks from Property Lines:	In substantial compliance with the attached Site Plan



LEGEND

AREA OF PLANNED DEVELOPMENT



Zoning data reflects all ordinances passed in the most recent City Council meeting.  
Copyright (c) 2011, City of Chicago

NOT TO SCALE



EXISTING ZONING MAP

APPLICANT: 3200 N. CLARK, LLC  
 ADDRESS: 832-850 BELMONT AVENUE & 3205-3218 N. CLARK STREET, CHICAGO IL 60657  
 COUNCIL INTRODUCTION: APRIL 18, 2014  
 PLANNING COMMISSION: MAY 15, 2014

5/28/2014

REPORTS OF COMMITTEES

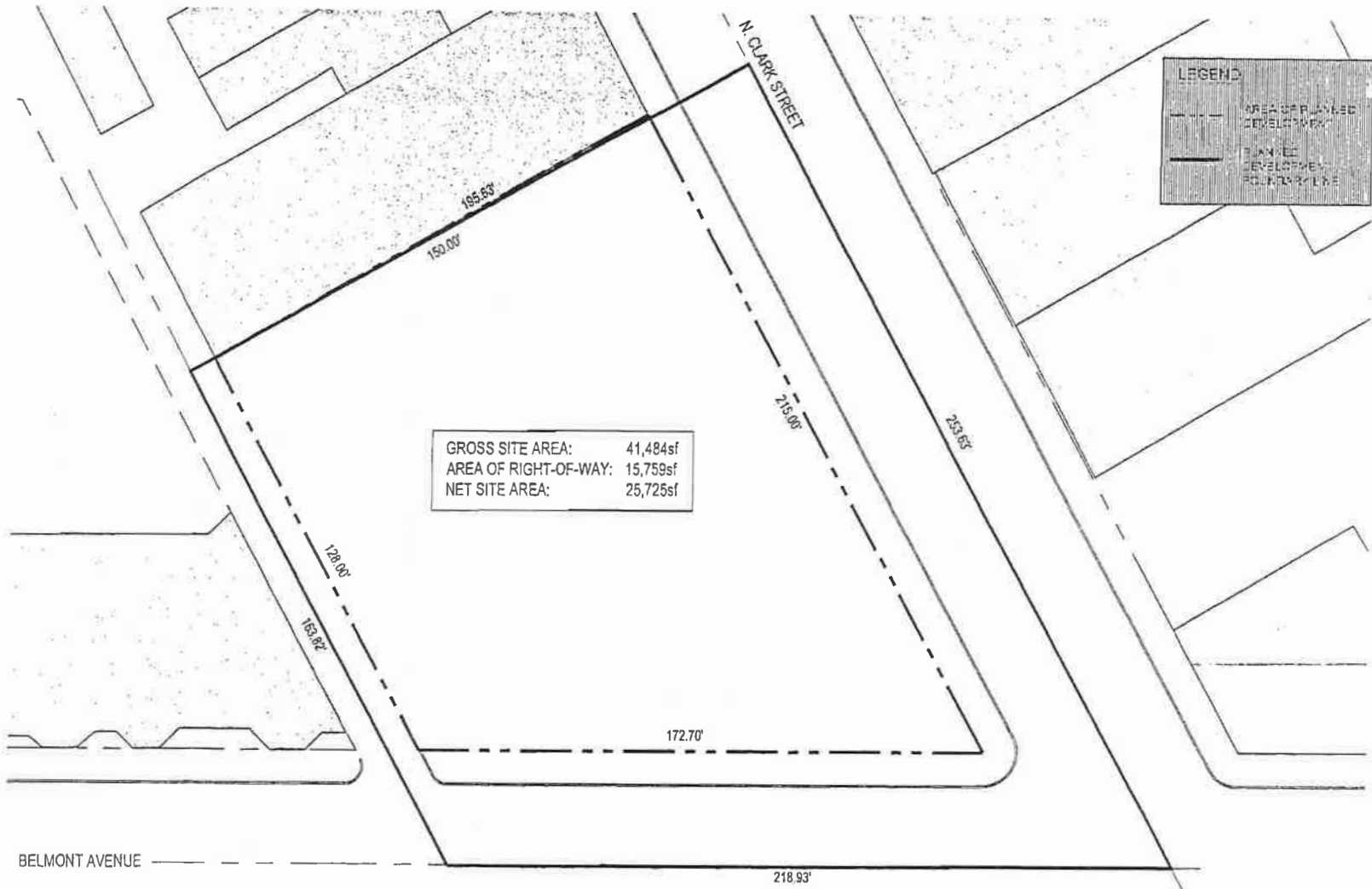
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**EXISTING LAND USE MAP**

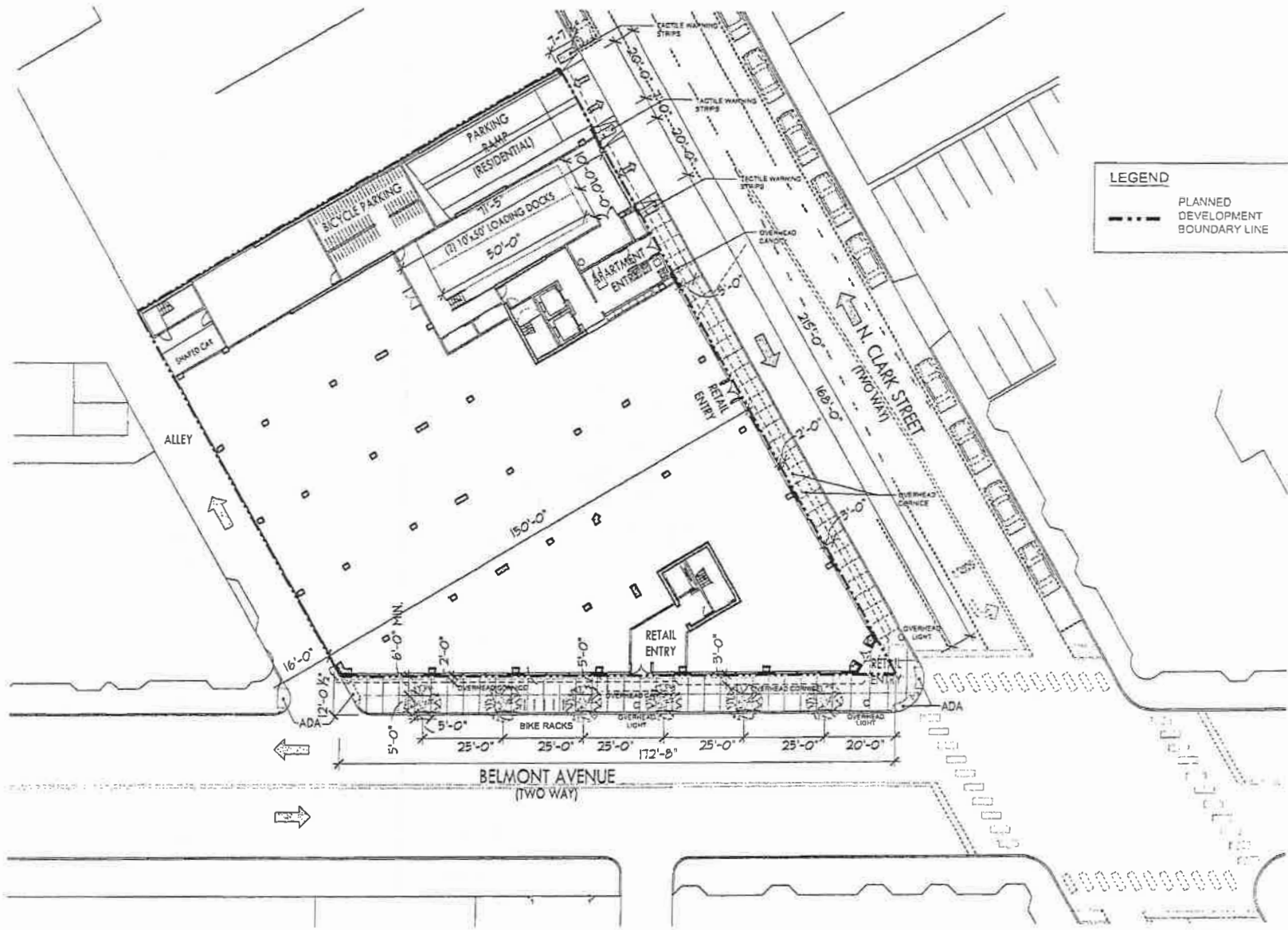
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PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

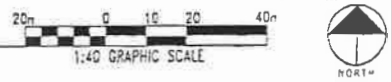
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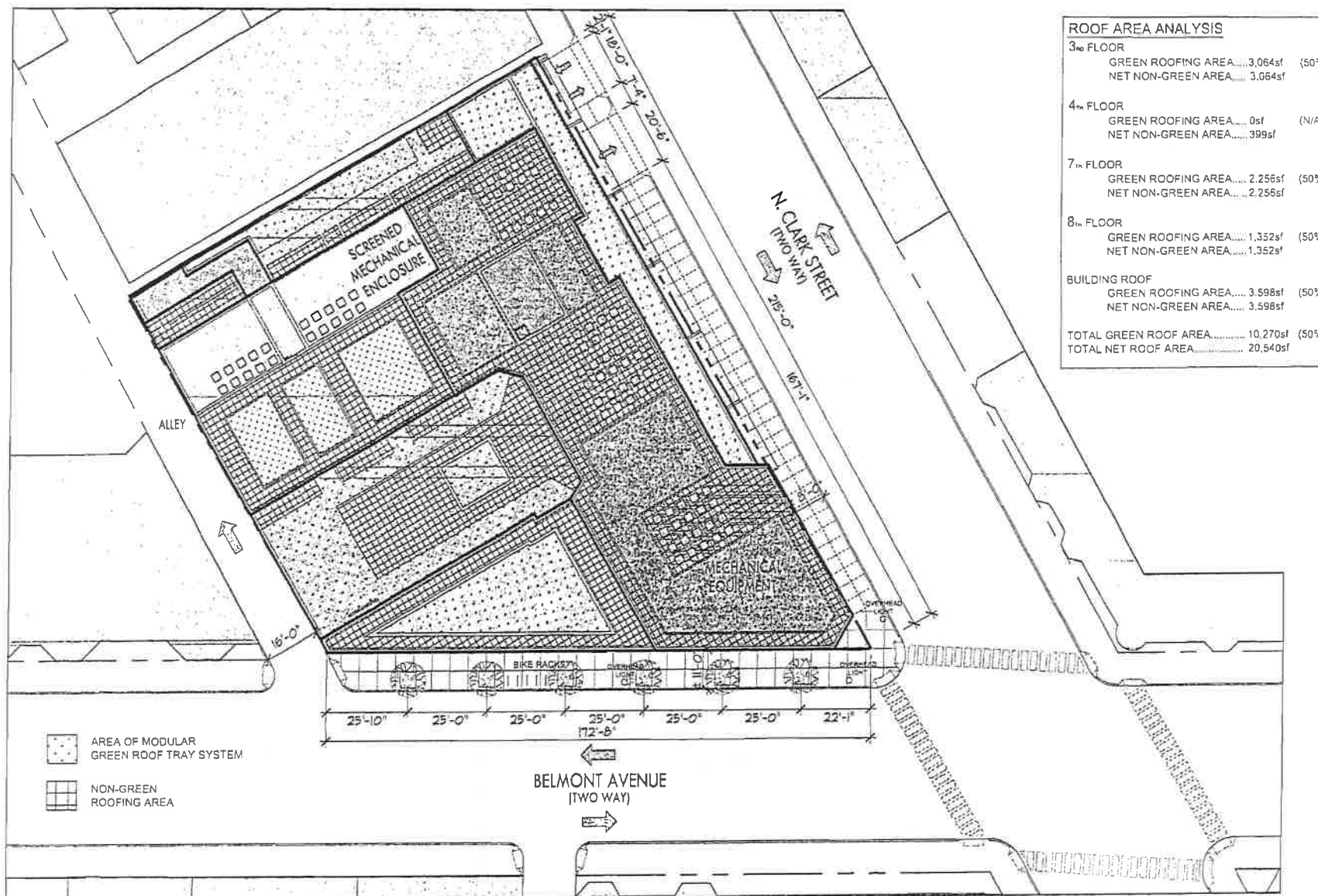


**LEGEND**  
 - - - - - PLANNED DEVELOPMENT BOUNDARY LINE



**SITE PLAN**

APPLICANT: 3200 N. CLARK, LLC  
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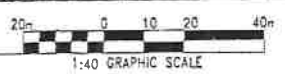


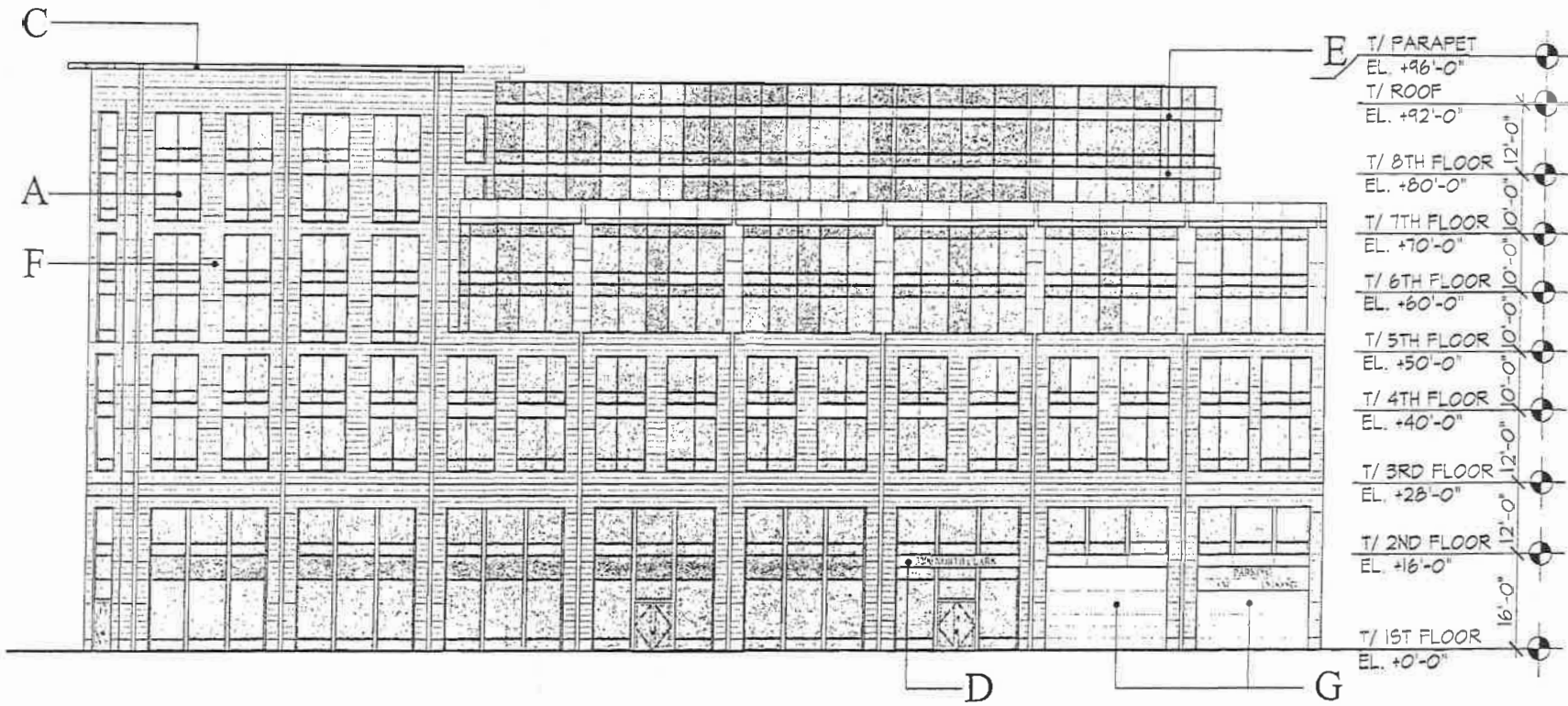
ROOF AREA ANALYSIS		
<b>3<sup>RD</sup> FLOOR</b>		
GREEN ROOFING AREA.....	3,064sf	(50%)
NET NON-GREEN AREA.....	3,064sf	
<b>4<sup>TH</sup> FLOOR</b>		
GREEN ROOFING AREA.....	0sf	(N/A)
NET NON-GREEN AREA.....	399sf	
<b>7<sup>TH</sup> FLOOR</b>		
GREEN ROOFING AREA.....	2,256sf	(50%)
NET NON-GREEN AREA.....	2,256sf	
<b>8<sup>TH</sup> FLOOR</b>		
GREEN ROOFING AREA.....	1,352sf	(50%)
NET NON-GREEN AREA.....	1,352sf	
<b>BUILDING ROOF</b>		
GREEN ROOFING AREA.....	3,598sf	(50%)
NET NON-GREEN AREA.....	3,598sf	
<b>TOTAL GREEN ROOF AREA.....</b>	<b>10,270sf</b>	<b>(50%)</b>
<b>TOTAL NET ROOF AREA.....</b>	<b>20,540sf</b>	

 AREA OF MODULAR GREEN ROOF TRAY SYSTEM  
 NON-GREEN ROOFING AREA

**PROPOSED LANDSCAPE/ GREEN ROOF PLAN**

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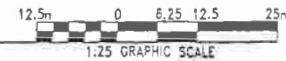
### EAST ELEVATION

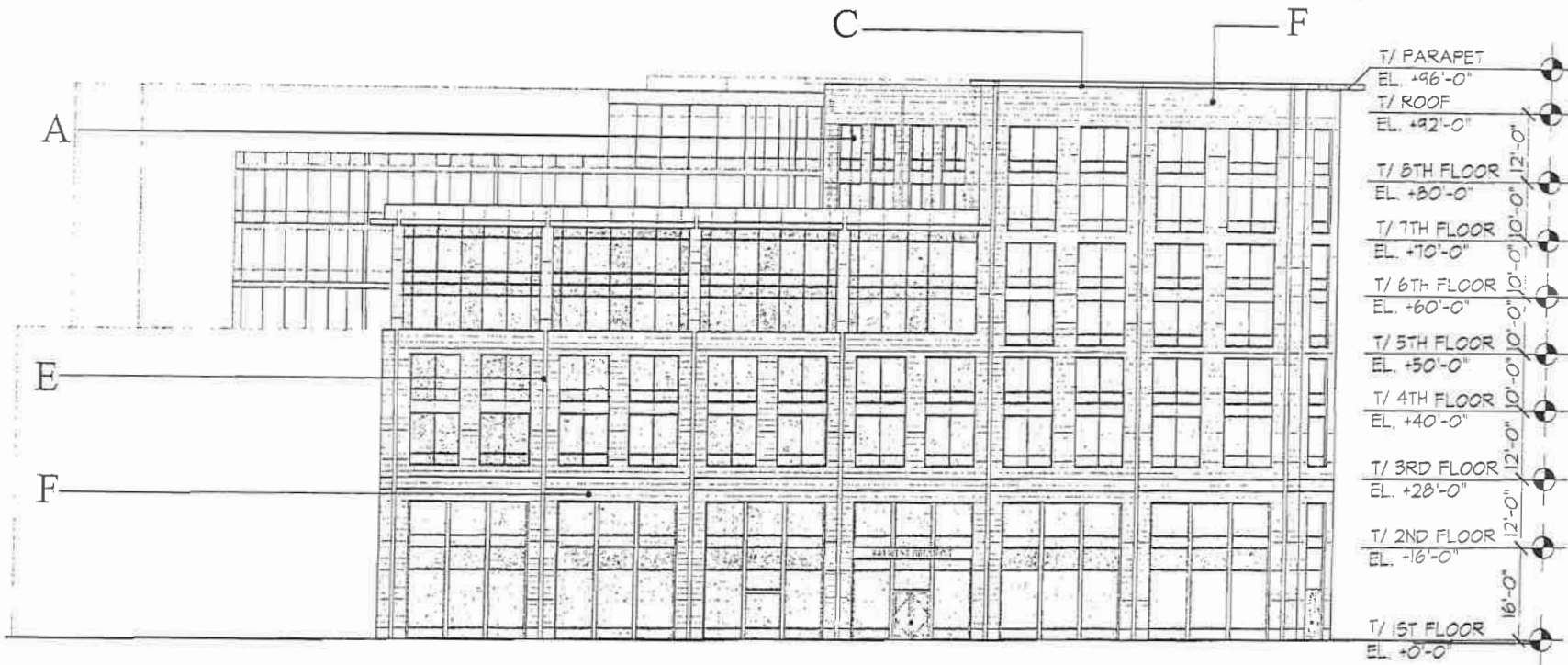
PROPOSED FEATURES

- A..... GLASS AND METAL WINDOWS
- B..... METAL PANEL SYSTEM
- C..... METAL PANEL CORNICE
- D..... METAL PANEL CANOPY
- E..... METAL ACCENT BAND
- F..... GLAZED TERRACOTTA
- G..... INSULATED METAL PANEL DOOR
- H..... MASONRY

### BUILDING ELEVATIONS

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### SOUTH ELEVATION

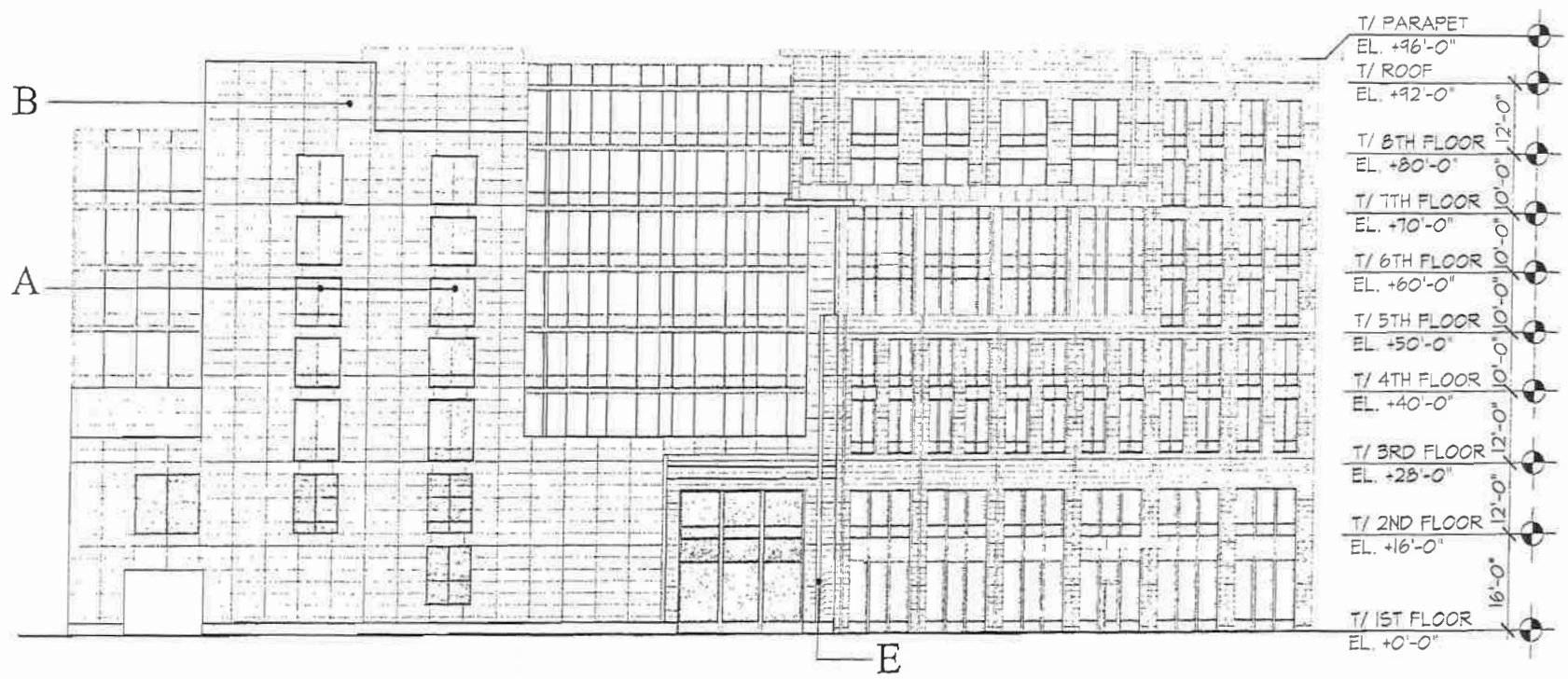
PROPOSED FEATURES

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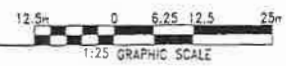


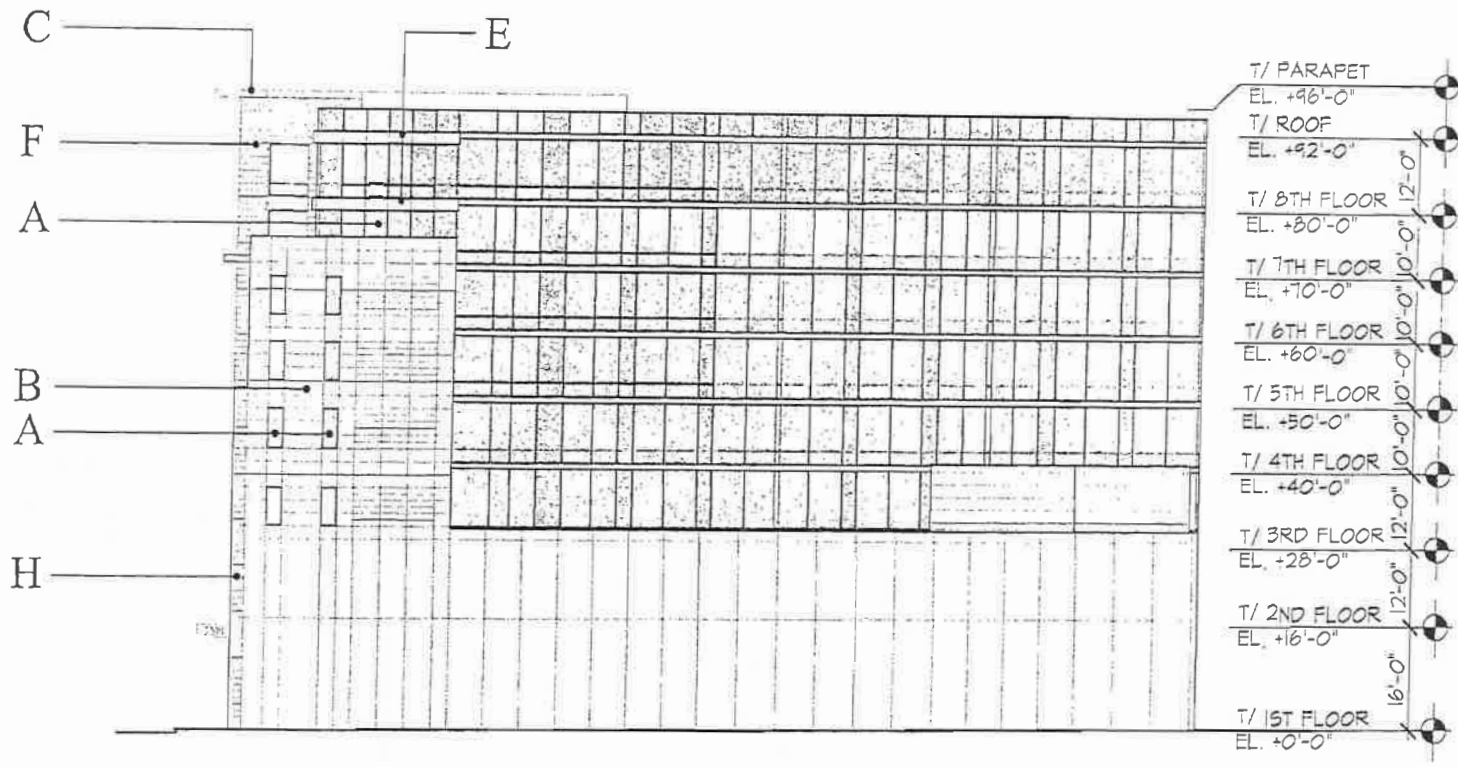
WEST ELEVATION

- PROPOSED FEATURES
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**BUILDING ELEVATIONS**

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NORTH ELEVATION

PROPOSED FEATURES

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**BUILDING ELEVATIONS**

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