

PD 1272

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December 20, 2021

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

Re: PD 1272, Subarea A, 1546-1556 N. Clark St. and 101-115 W. North Ave.

Dear Mr. George:

In response to your recent request, please be advised that the subject property is zoned Residential Business Planned Development Number 1272, Subarea A. Your client and the property owner, 1550 North Clark (Chicago) Owner LLC, has a prospective tenant who would like to use the commercial space within Subarea A as a museum to display various rail cars and equipment. The display would include parts and components, pictures, models, and related art products.

Pursuant to Statement No.5 of PD 1272, the following uses are permitted: multi-family dwelling units, eating and drinking establishments, small and medium venue entertainment uses, financial services (excluding pawn shops, payday loan stores, and drive-through facilities), food and beverage retail sales, personal service, general retail sales, indoor participant sports and recreation, office, animal service – veterinary (excluding shelter and boarding kennels and stables, provided that incidental overnight care of sick animals is permitted), accessory uses, and accessory parking.

Based on the information submitted, it is our opinion that the proposed use is a small and medium venue entertainment use. The retail sale of merchandise is also permitted. However, the production of merchandise, artwork, models, displays, etc., is not allowed on site.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Chris Leach, Noah Szafraniec, Main file

20783

37950

JOURNAL--CITY COUNCIL--CHICAGO

10/14/2021

*Reclassification Of Area Shown On Map No. 3-F.
(As Amended)*

(Application No. 20783)

(Common Address: 1546 -- 1556 N. Clark St., 101 -- 129 W. North Ave.
And 1555 -- 1565 N. LaSalle St.)

BBPD 1272, 99

[SO2021-3097]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the Residential-Business Planned Development Number 1272 symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; North Clark Street; a line 120.01 feet south of and parallel to West North Avenue; North Sandberg Terrace; a line 102.05 feet south of and parallel to West North Avenue; and North LaSalle Street,

to those of Residential-Business Planned Development Number 1272, 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 attached herewith and made a part thereof and to no others.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1272, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1272, as amended ("Planned Development"), consists of approximately 30,035 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 1550 North Clark (Chicago) Owner LLC.
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 of the Zoning Ordinance.

3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation 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 the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Right-of-Way Adjustment Map; Landscape Plan; Site Plan; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz dated July 23, 2018, which were approved in that Administrative Relief Letter dated August 20, 2018, and for convenience are attached and incorporated herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units, eating and drinking establishments, small and medium venue entertainment uses, financial services (excluding pawn shops, payday loan stores, and drive-through facilities), food and beverage retail sales, personal service, general retail sales, indoor participant sports

- and recreation, office, animal services -- veterinary (excluding shelter and boarding kennels and stables, provided that incidental overnight care of sick animals is permitted), accessory uses, and accessory parking.
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. Off-premises signs are prohibited within the boundary of the Planned Development.
 7. 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.
 8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 Table has been determined using a net site area of 30,035 square feet.
 9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and 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.
 10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. 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 13-32-125 of the Municipal Code, or any other provision of that code.
 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 the application for such a 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 Property. Plans for all buildings and improvements on the

Property shall be reviewed and approved by the Mayor's Office for People with Disabilities 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 and conserves energy and 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 set forth by the Department of Planning and Development. The applicant shall provide a green roof with 8,000 square feet.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago landmark buildings. The Planned Development includes the Village Theater, which is designated as a Chicago landmark or within a district designated as a Chicago landmark. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

The applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to the Village Theater, a Chicago landmark building. Pursuant to the Zoning Ordinance, Section 17-8-0911, the applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during construction as part of the project. The report shall be submitted as part of the Part II review application to the Historic Preservation Division and be subject to the review and acceptance of the Department of Planning and Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Residential-Business Planned Development Number 1272 dated January 13, 2016.

[Zoning and Land-Use Map; Property Line, Boundary and Subarea Map;
Right-of-Way Adjustment Map; Landscape Plan; Plant List and Site
Detail; Site Plan; and North, South, East and West Building
Elevations referred to in these Plan of Development
Statements printed on pages 37957
through 37966 of this *Journal*.]

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

Residential-Business Planned Development No. 1272, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:

Subarea A:

Net Site Area 18,122 square feet	
+ Public Right-of-Way	
13,061 square feet =	31,183 square feet

Subarea B:

Net Site Area 10,916 square feet	
+ Public Right-of-Way	
12,045 square feet =	22,961 square feet

Total Gross Site Area:	54,143 square feet
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Area of Public Rights-of-Way
To Be Vacated in Subarea A:

Air Rights Vacation:	692 square feet (To remain as part of the public right-of way)
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Fee Vacation:	997 square feet (Included as part of the Net Site of Subarea A)
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Subarea A Gross Site Area After Vacation:

Subarea A:

Net Site Area 18,122 square feet	
+ Fee Vacation 997 square feet =	19,119 square feet

Subarea A:

Public Right-of-Way 13,061 square feet	
- Fee Vacation 997 square feet =	12,064 square feet

Subarea A:

Total Gross Site Area	31,183 square feet
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Net Site Area:

Subarea A:	19,119 square feet
Subarea B:	10,916 square feet
Total:	30,035 square feet

FAR:

Subarea A:	6.85 FAR (130,963 square feet)
Subarea B:	1.76 FAR (19,212 square feet)
Total:	5.0

Maximum Dwelling Units:

Subarea A:	48
Subarea B:	0 -- existing condition

Minimum Parking Spaces:

Subarea A:	59*
Subarea B:	0 -- existing condition

* In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

Minimum Bicycle Parking:

Subarea A: 24*

Subarea B: 0 -- existing condition

Off Street Loading Berths:

Subarea A: 1

Subarea B: 2 -- existing condition

Building Height:

Subarea A: 116 feet, 6 inches (116 feet, 6 inches to top of building; 128 feet, 6 inches to top of mechanical penthouse)

Subarea B: Existing one-story commercial building

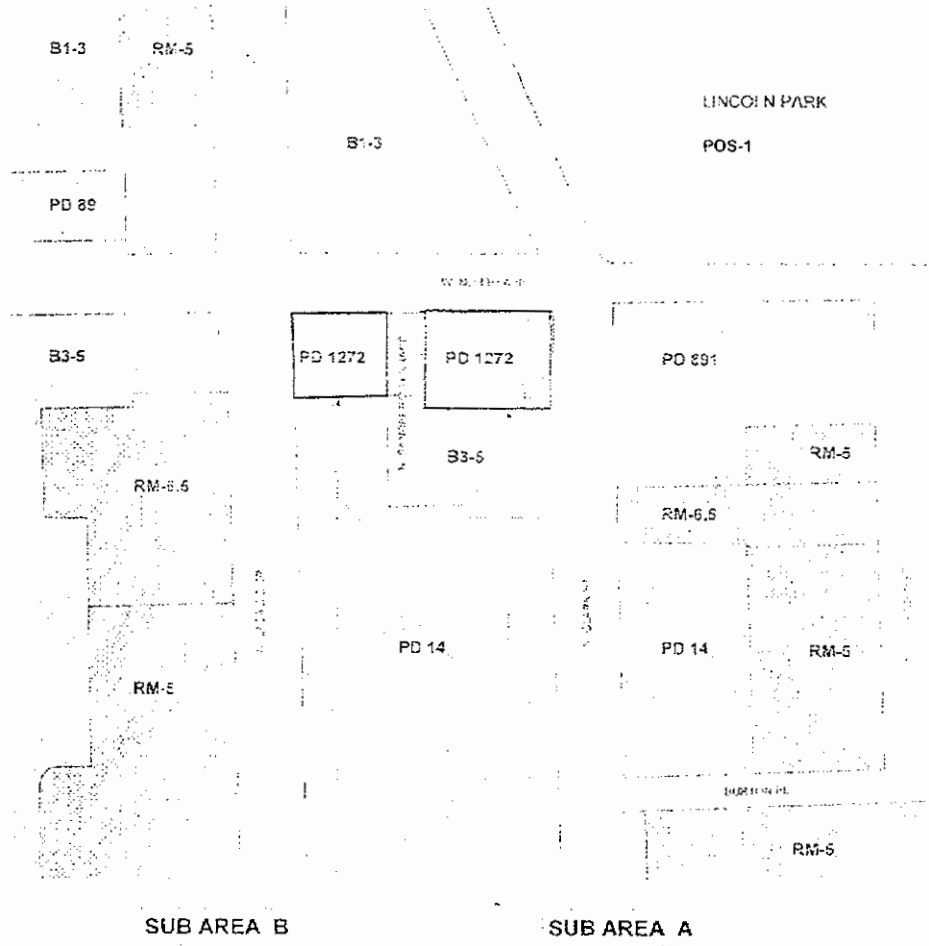
Lot Coverage:

Subarea A: Per Site Plan

Subarea B: Existing

* In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

FINAL FOR PUBLICATION



- EXISTING PDs
- EXISTING RESIDENTIAL
- EXISTING BUSINESS/COMMERCIAL

ZONING AND LAND USE MAP

ADMINISTRATIVE PROJECT NUMBER: 2021-001

APPLICANT: 1948 N. PLYMOUTH BOULEVARD, OWNER LLC

PROJECT: 1948 N. PLYMOUTH BOULEVARD, OWNER LLC

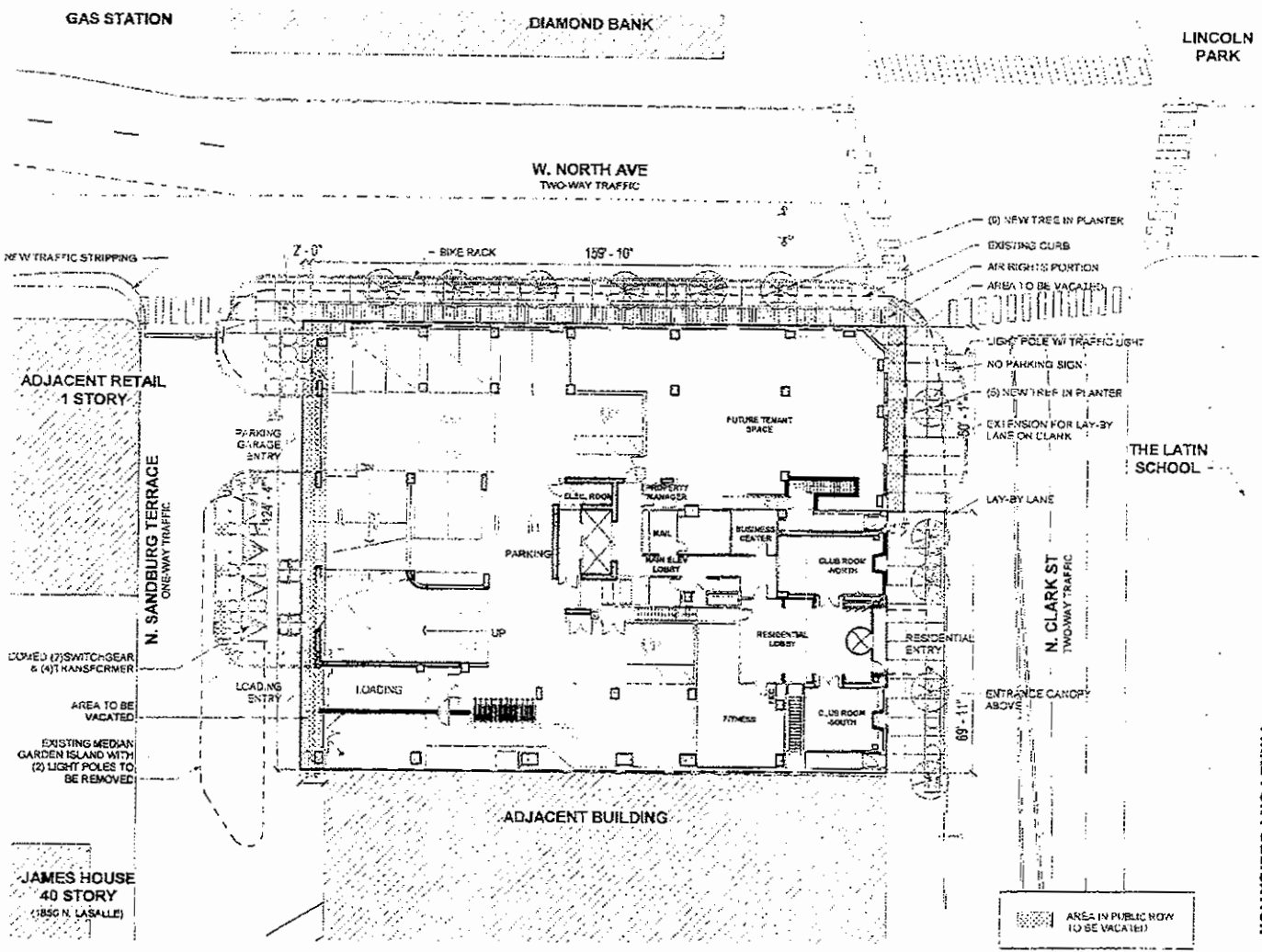
DATE: 10/14/2021

SCALE: 1" = 100'

PROJECT LOCATION: 1948 N. PLYMOUTH BOULEVARD, CHICAGO, IL 60614

PROJECT NUMBER: PD-10-1

FINAL FOR PUBLICATION



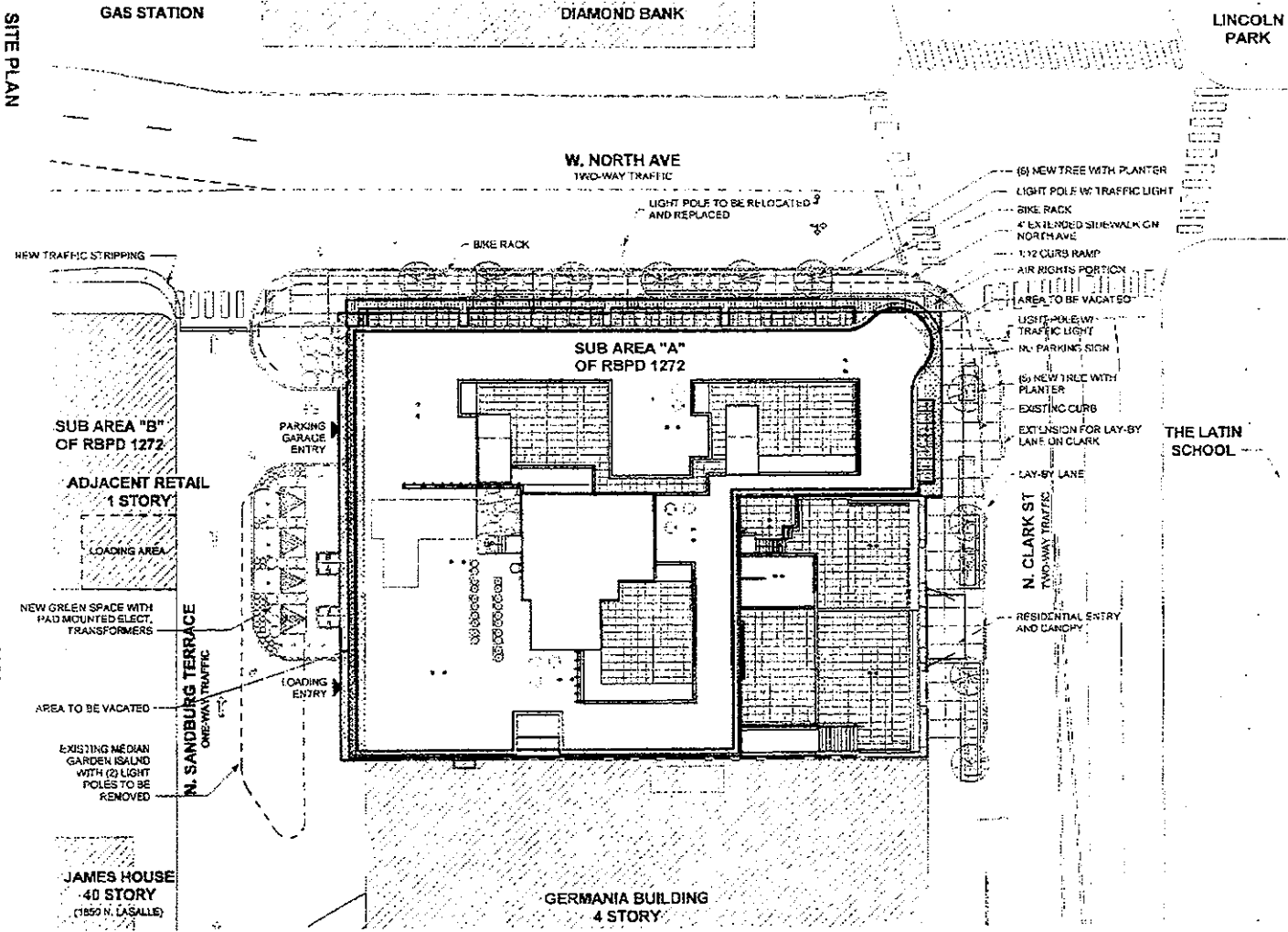
RIGHT OF WAY ADJUSTMENT MAP

ADMINISTRATIVE RELIEF: July 23, 2018



PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1548-1550 North Clark Street / 101-115 West North Avenue and 1555-1595 North LaSalle Street / 121-129 West North Avenue

FINAL FOR PUBLICATION



SITE PLAN



ADMINISTRATIVE RELEASE: JULY 23, 2018

PROJECT : 1550 N. CLARK, CHICAGO, IL 2017008

APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC

PROPERTY : 1548-1550 North Clark Street/ 101-115 West North Avenue and 1555-1585 North LaSalle Street/ 121-129 West North Avenue

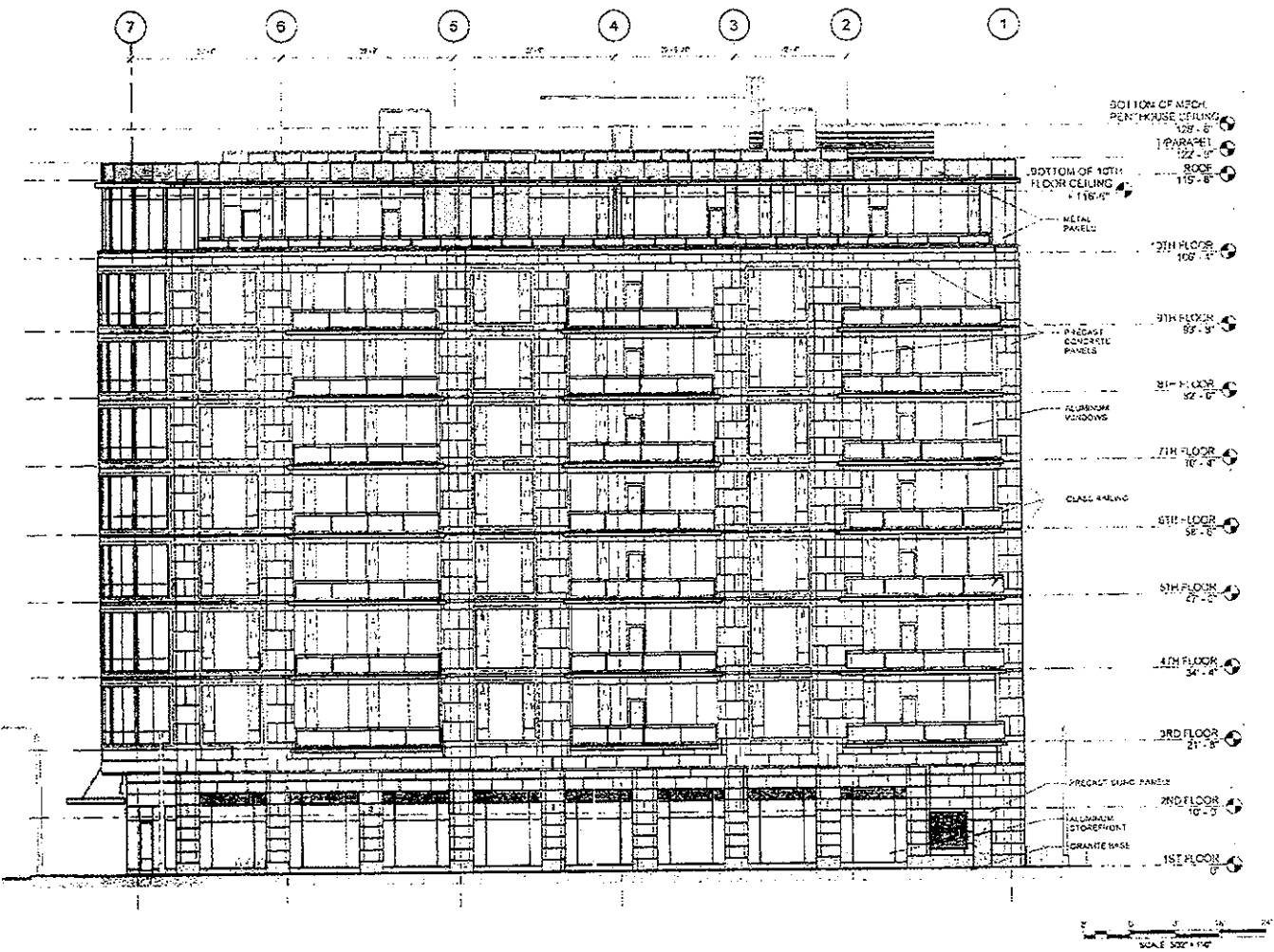
PO.10-5

10/14/2021

REPORTS OF COMMITTEES

37963

FINAL FOR PUBLICATION



NORTH ELEVATION

ADMINISTRATIVE RELIEF: July 23, 2018



2017/2008

PROJECT : 1550 N CLARK, CHICAGO, IL

APPLICANT : 1550 N CLARK (CHICAGO) OWNER, LLC

PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and 1555-1555 North LaSalle Street/ 121-129 West North Avenue

2017/2008

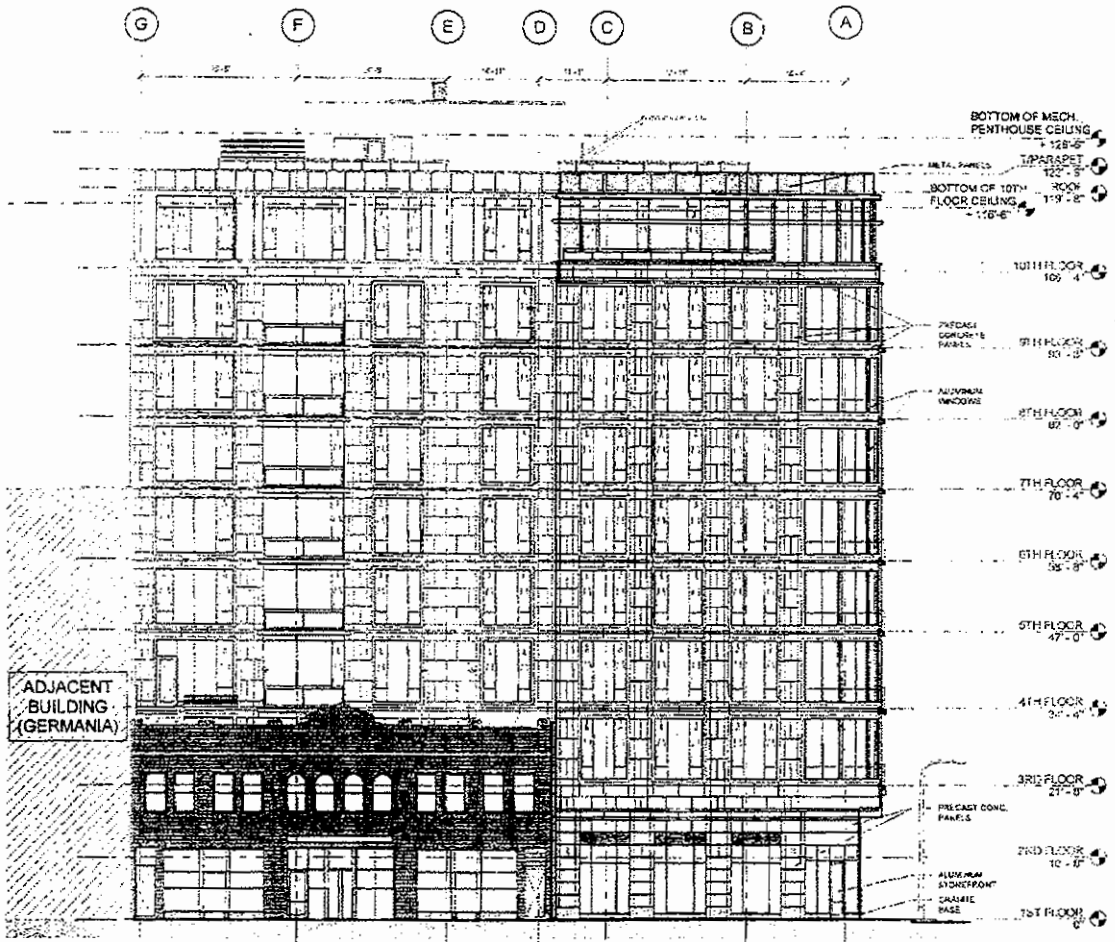
PD-10-7

10/14/2021

REPORTS OF COMMITTEES

37965

FINAL FOR PUBLICATION



EAST ELEVATION

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL

APPLICANT : 1550 N CLARK CHICAGO OWNER, LLC

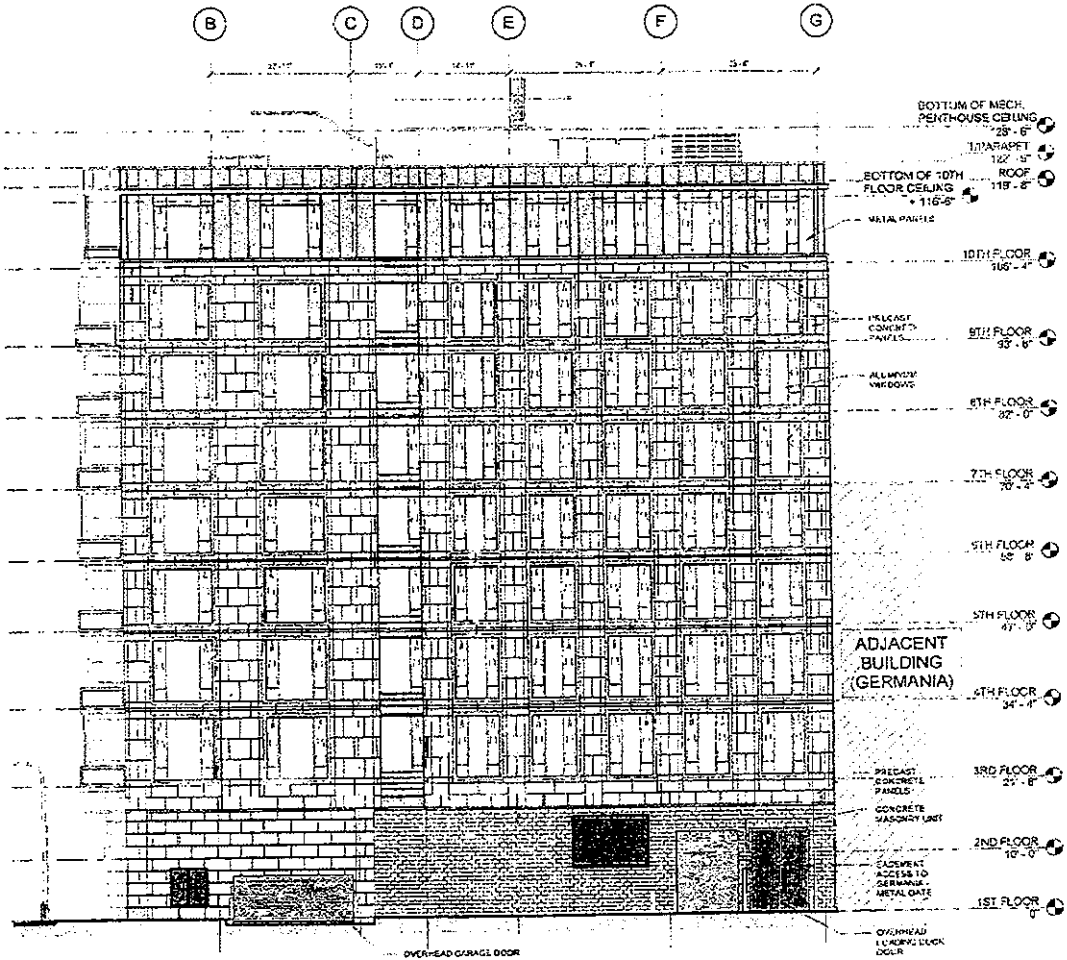
PROPERTY : 1546-1550 North Clark Street 101-115 West North Avenue and 1555-1565 North LaSalle Street 121-129 West North Avenue

2017008

PD.10-5



FINAL FOR PUBLICATION

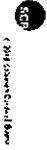


WEST ELEVATION

ADMINISTRATIVE RELIEF - July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL 2017008
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1555 North LaSalle Street/ 121-129 West North Avenue

PO.10-8





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 20, 2018

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

**Re: Administrative Relief request for Planned Development No. 1272, Sub area A
1550 N. Clark St.**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1272 ("PD 1272"), Sub area A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1272.

Your client and the owner of all of the property within Sub area A, 1550 North Clark (Chicago) Owner, LLC, is seeking administrative relief to allow for the following modifications to the proposed building at 1550 N. Clark St.:

- At the request of the CTA, changes were made to the site plan to accommodate the CTA's existing bus routes. They requested that the proposed partial vacation of North Ave. be changed from a fee vacation to an air rights vacation. As a result, the width of the north-south alley vacation along the west property line has increased from 4.3' to 6.5' to offset the loss of 431 square feet ("SF") in net site area. The Sub area A FAR building square footage has been reduced from 133,118 SF to 130,963 SF. The PD's overall FAR remains unchanged at 5.0. A revised Bulk Regulations and Data Table is attached.
- Design changes to the building, including the relocation of the residential lobby from North Ave. to Clark St., a reduction in the amount of ground floor retail space, the relocation of the parking garage entrance adjacent to the exit, the shifting of the loading dock to the south along Sandburg Terrace, and the relocation of the interior generator.
- On the exterior, the building will consist of a granite base on the north and east facades. The proposed brick and stone cladding has been replaced with precast concrete and the balcony railings are now glass instead of metal.
- Site plan changes include a new tapered curb alignment along North Ave., and pad mounted transformers along Sandburg Terrace. These modifications are shown on the attached, Zoning and Land Use Map, Property Line, Boundary and Sub Area Map, Right of Way Adjustment Map, Landscape Plan, Plant List & Site Detail, Site Plan, East Elevation, North Elevation, West Elevation, and South Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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. CDOT has also approved the modifications.

Finally, the Planned Development includes the Village Theater, which is designated as a Chicago Landmark. This minor change does not include any work to the Village Theater nor does it change any of the requirements pertaining to work on the Village Theater contained in Statement No. 15 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 1272, 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,



Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Dijana Cuvalo, Bill Higgins, Main file

Residential-Business Planned Development No. 1272, As Amended

Bulk Regulations and Data Table

Gross Site Area:

Subarea A: Net Site Area 18,122 sf + Public ROW 13,061 sf = 31,183 square feet

Subarea B: Net Site Area 10,916 sf + Public ROW 12,045 sf = 22,961 square feet

TOTAL GROSS SITE AREA: 54,143 square feet

**Area of Public Right-of-Way
To Be Vacated in Sub-Area A:**

Air Rights Vacation: 692 square feet (To remain as part
of the public right-of-way)

Fee Vacation: 997 square feet (Included as part of the
Net Site of Sub-Area A)

Sub-Area A Gross Site Area After Vacation:

Subarea A: Net Site Area 18,122 sf, plus Fee Vacation 997 sf = 19,119 square feet

Subarea A: Public ROW 13,061 sf, minus Fee Vacation 997 sf = 12,064 square feet

Subarea A: TOTAL GROSS SITE AREA 31,183 square feet

Net Site Area:

Subarea A: 19,119 square feet

Subarea B: 10,916 square feet

TOTAL: 30,035 square feet

FAR:

Subarea A: 6.85 FAR (130,963 square feet)

Subarea B: 1.76 FAR (19,212 square feet)

TOTAL: 5.0

Maximum Dwelling Units:

Subarea A:	48
Subarea B:	0 – existing condition

Minimum Parking Spaces:

Subarea A:	59*
Subarea B:	0 – existing condition

In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

Minimum Bicycle Parking:

Subarea A:	24*
Subarea B:	0 – existing condition

In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

Off Street Loading Berths:

Subarea A:	1
Subarea B:	2 – existing condition

Building Height

Subarea A:	116 feet, 6 inches (116 feet, 6 inches to top of building; 128 feet, 6 inches to top of mechanical penthouse)
Subarea B:	Existing one-story commercial building

Lot Coverage:

Subarea A:	Per Site Plan
Subarea B:	Existing

ZONING AND LAND USE MAP

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue

2017008



LINCOLN PARK
 POS-1

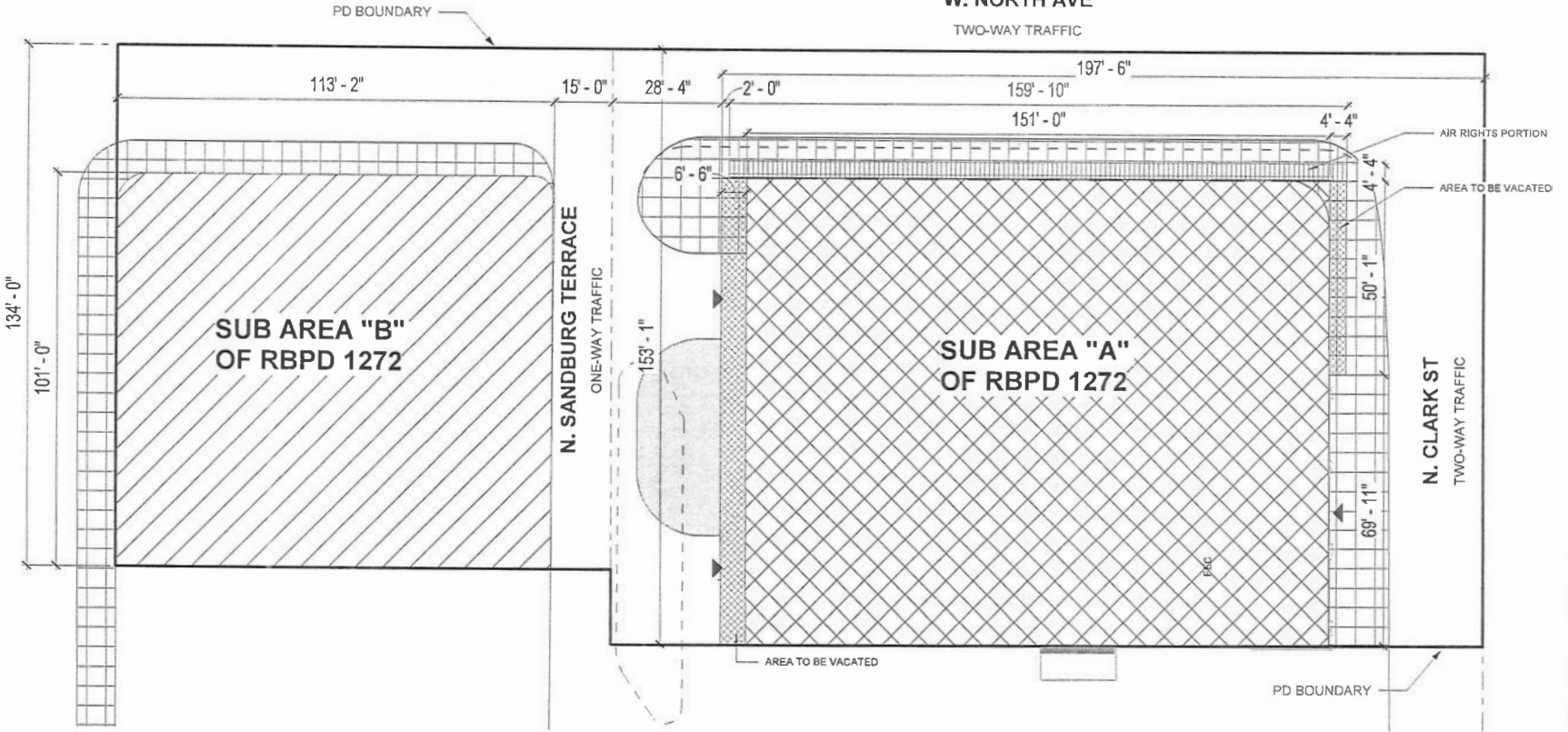
-  EXISTING PDs
-  EXISTING RESIDENTIAL
-  EXISTING BUSINESS/ COMMERCIAL

PROPERTY LINE, BOUNDARY AND SUB AREA MAP

ADMINISTRATIVE RELIEF: JULY 23, 2018

N. LITTLE DR

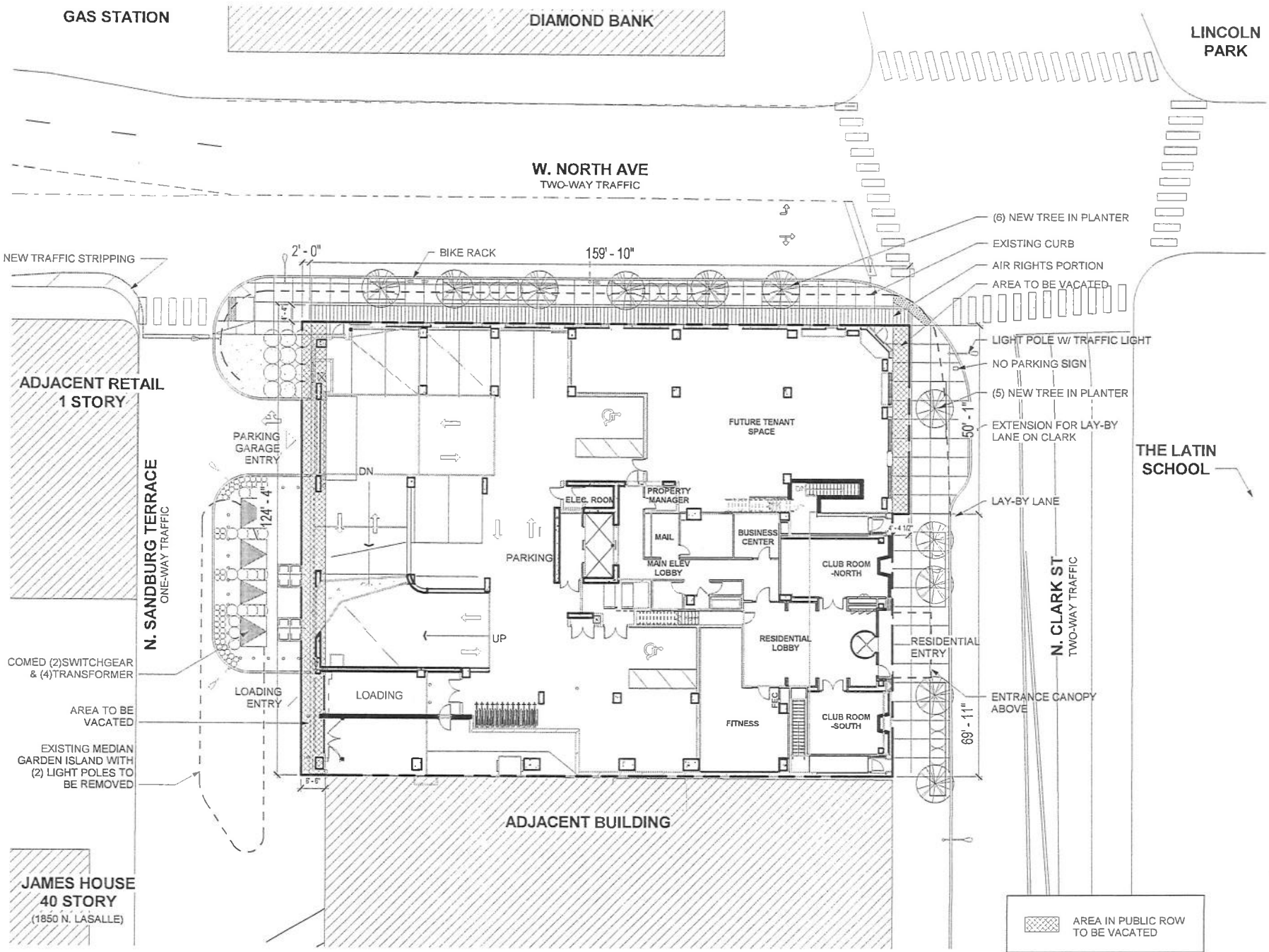
ONE-WAY TRAFFIC



RIGHT OF WAY ADJUSTMENT MAP

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1548-1550 North Clark Street/ 101-115 West North Avenue and 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 2017008



AREA IN PUBLIC ROW TO BE VACATED

PLANT LIST & SITE DETAIL

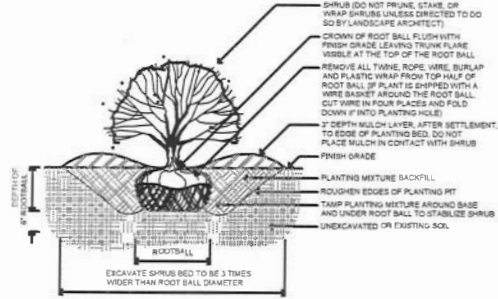
ADMINISTRATIVE RELIEF: July 29, 2018

PLANT LIST NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	00-0	CELTIS OCCIDENTALIS PRINCE SENTINEL (36x40)	PRINCE SENTINEL WALNUT	6	4"	-	-	BAB	HIGH BRANCH
	00-1	QUERCUS X QUERCUS NUTKER	HONORED SPIRIT OAK	3	-	-	-	BAB	HIGH BRANCH
SHRUBS	10-1	TAXUS X MEDIA TAUNTONI	TAUNTON VEW	29	-	-	25'	BAB	4'-0" ON CENTER
	10-2	TAXUS X MEDIA NICKER	NECKS VEW	29	-	-	30'	BAB	2'-0" ON CENTER
	RA-1	IRIGUS ARDANVICA 'DROLOW'	DRONLOW PROCKANT SUBAL	3	-	-	24'	BS	2'-0" ON CENTER
	RA-2	HYDRANGEA ARBORESCENS IRVINGBELLE BLUE	IRVINGBELLE BLUE HYDRANGEA	12	-	-	24'	BAB	4'-0" ON CENTER
WHEEL BAR BASKETS AND/OR CONTAINERS	ALL	ALLUM BILLENJUM	ORNAMENTAL ONION	1474	-	-	-	#1	1'-0" ON CENTER

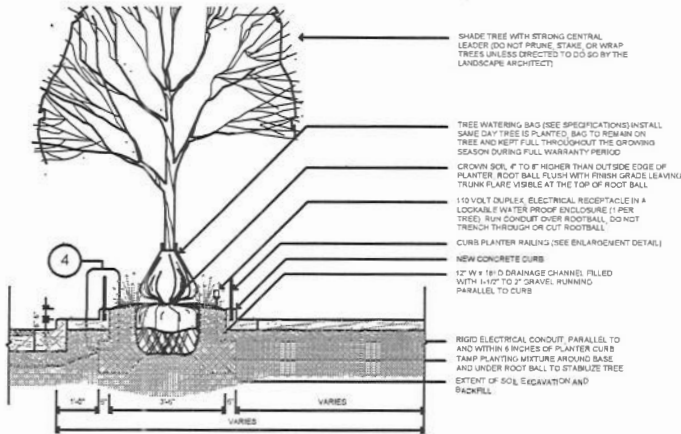
1 PLANT PALETTE

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



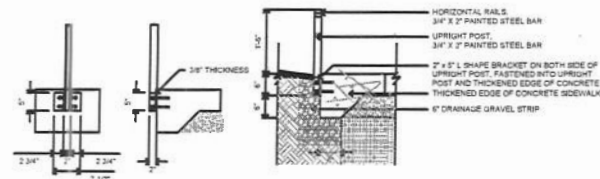
2 SHRUB INSTALLATION DETAIL

NOT TO SCALE



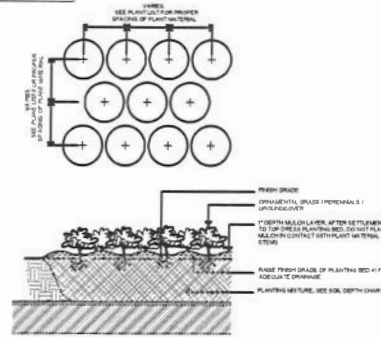
2 TREE IN CURBED PLANTER DETAIL (WEST NORTH AVENUE)

SCALE: 1/2" = 1'-0"



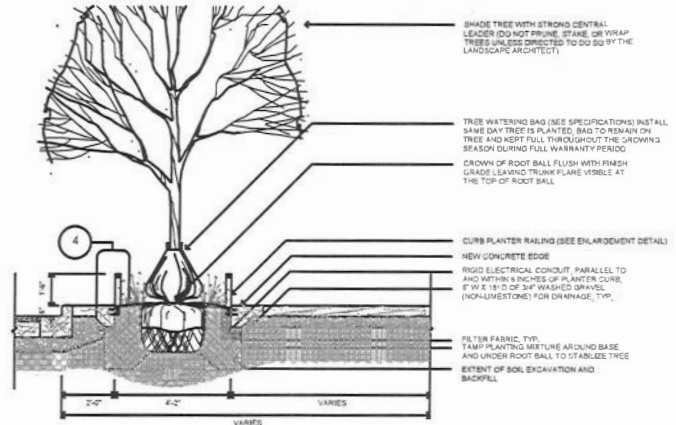
4 RAILING DETAIL

SCALE: 1/2" = 1'-0"



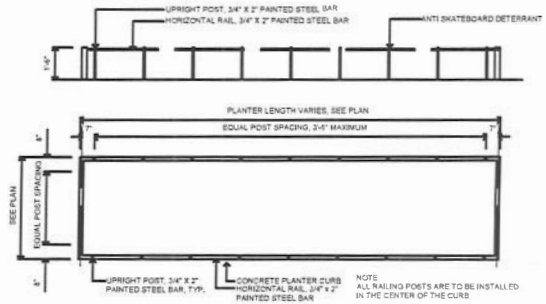
3 PERENNIAL & ORNAMENTAL GRASS INSTALLATION DETAIL

NOT TO SCALE



3 TREE IN OPEN PLANTER DETAIL (NORTH CLARK STREET)

SCALE: 1/2" = 1'-0"



5 ORNAMENTAL RAILING AT STREET TREE METAL

SCALE: 1/2" = 1'-0"

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1546-1550 North Clark Street / 101-115 West North Avenue and 1555-1565 North LaSalle Street / 121-129 West North Avenue

2017008

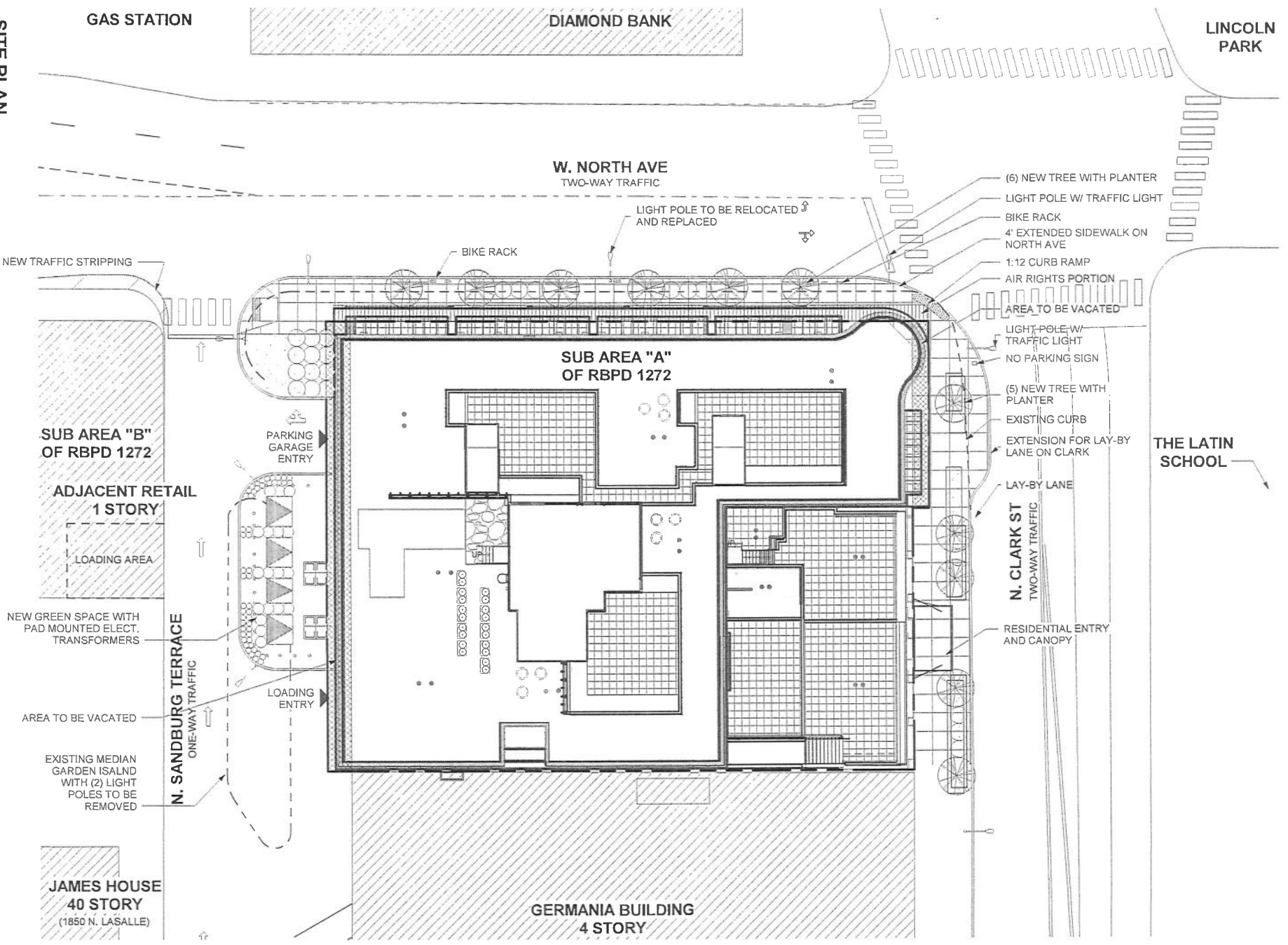
SITE PLAN

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC

PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue

2017008



GAS STATION

DIAMOND BANK

LINCOLN PARK

W. NORTH AVE
TWO-WAY TRAFFIC

NEW TRAFFIC STRIPPING

SUB AREA "B"
OF RBPD 1272

ADJACENT RETAIL
1 STORY

LOADING AREA

NEW GREEN SPACE WITH
PAD MOUNTED ELECT.
TRANSFORMERS

AREA TO BE VACATED

EXISTING MEDIAN
GARDEN ISLAND
WITH (2) LIGHT
POLES TO BE
REMOVED

JAMES HOUSE
40 STORY
(1850 N. LASALLE)

N. SANDBURG TERRACE
ONE-WAY TRAFFIC

PARKING
GARAGE
ENTRY

LOADING
ENTRY

SUB AREA "A"
OF RBPD 1272

GERMANIA BUILDING
4 STORY

LIGHT POLE TO BE RELOCATED
AND REPLACED

BIKE RACK

- (6) NEW TREE WITH PLANTER
- LIGHT POLE W/ TRAFFIC LIGHT
- BIKE RACK
- 4' EXTENDED SIDEWALK ON NORTH AVE
- 1:12 CURB RAMP
- AIR RIGHTS PORTION
- AREA TO BE VACATED

- LIGHT POLE W/ TRAFFIC LIGHT
- NO PARKING SIGN
- (5) NEW TREE WITH PLANTER
- EXISTING CURB
- EXTENSION FOR LAY-BY LANE ON CLARK

LAY-BY LANE

N. CLARK ST
TWO-WAY TRAFFIC

RESIDENTIAL ENTRY
AND CANOPY

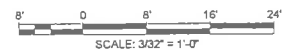
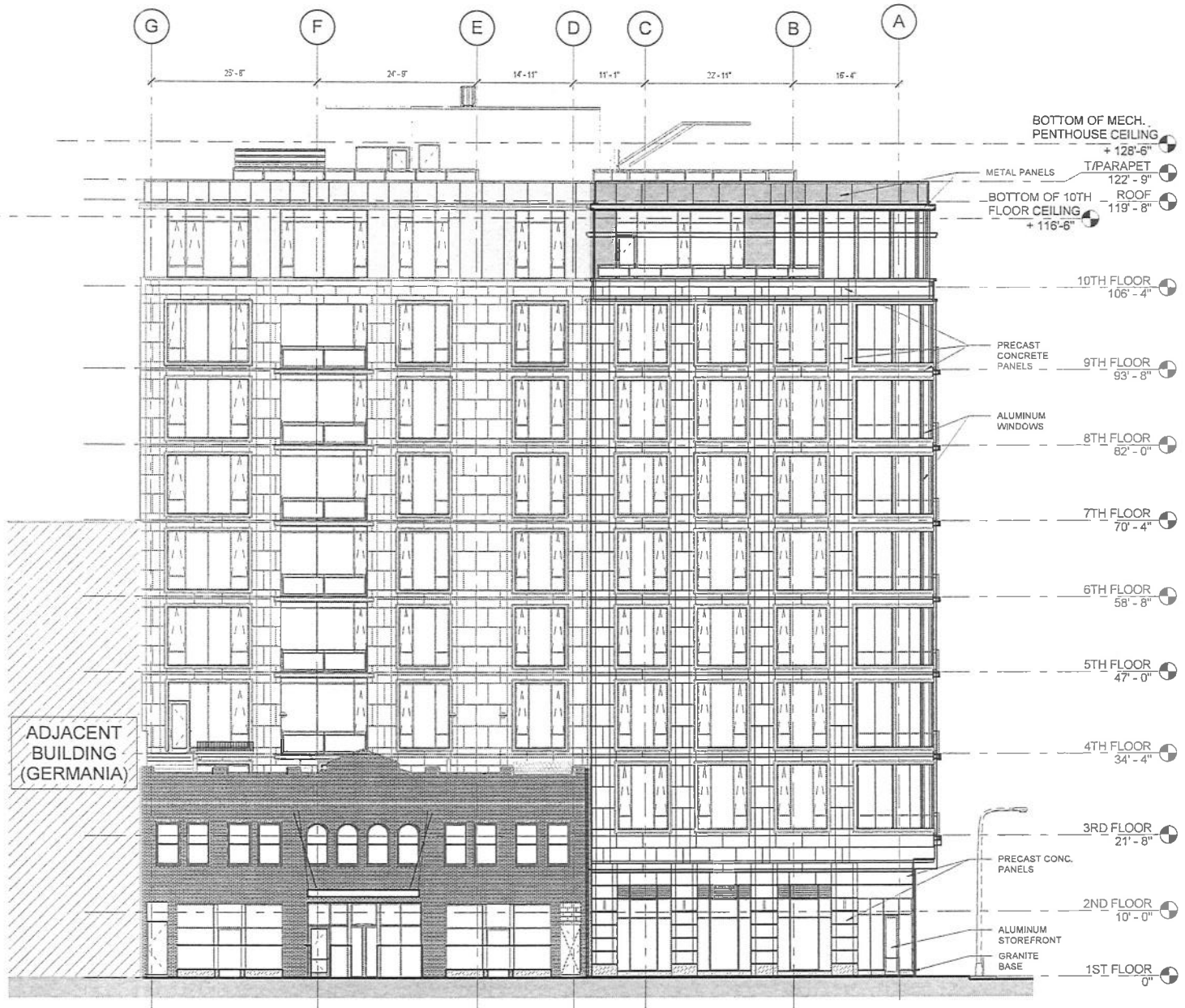
THE LATIN SCHOOL

EAST ELEVATION

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1548-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue

2017008



NORTH ELEVATION

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue

2017008

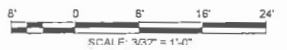
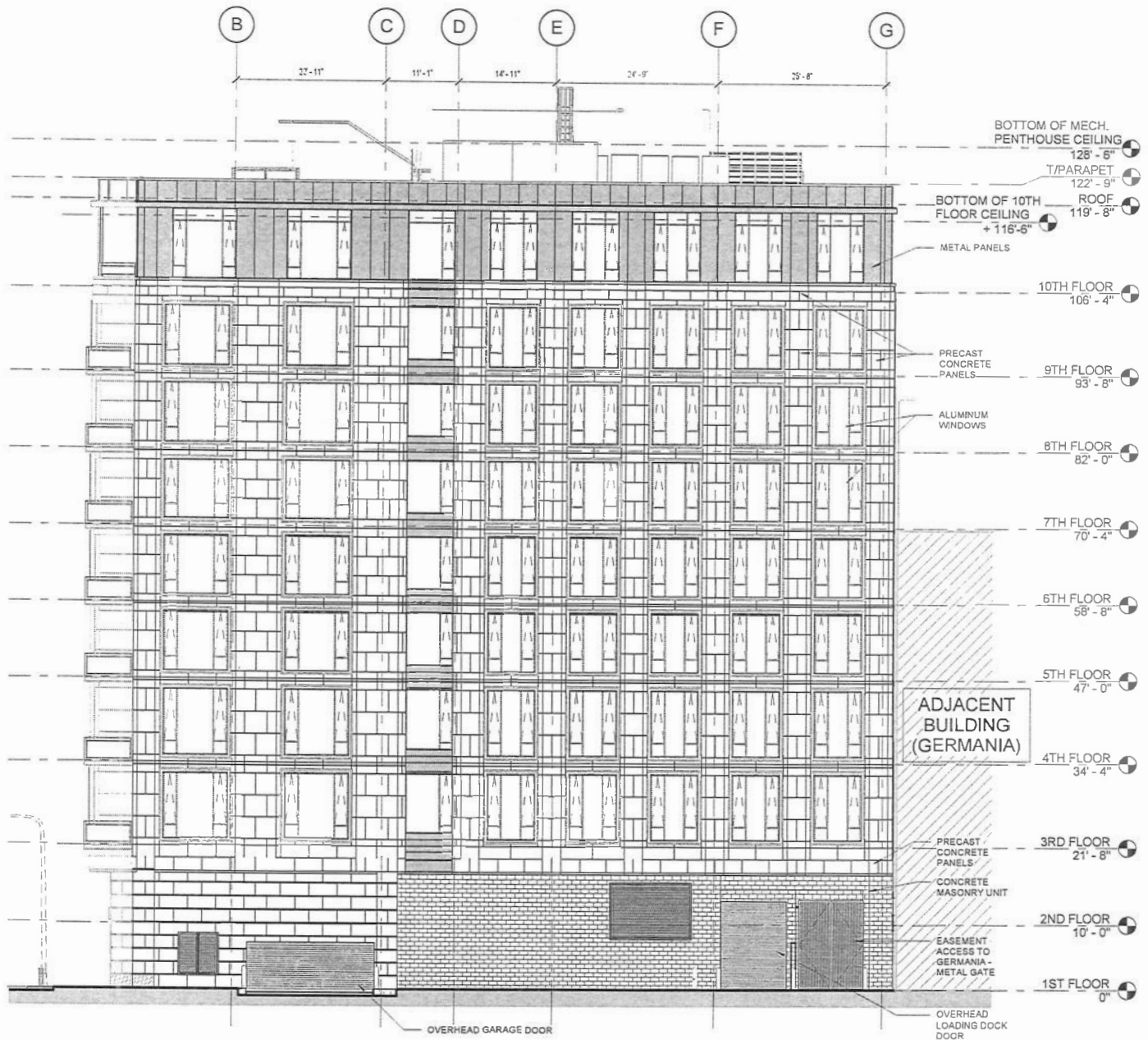


WEST ELEVATION

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue

2017008

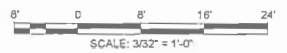
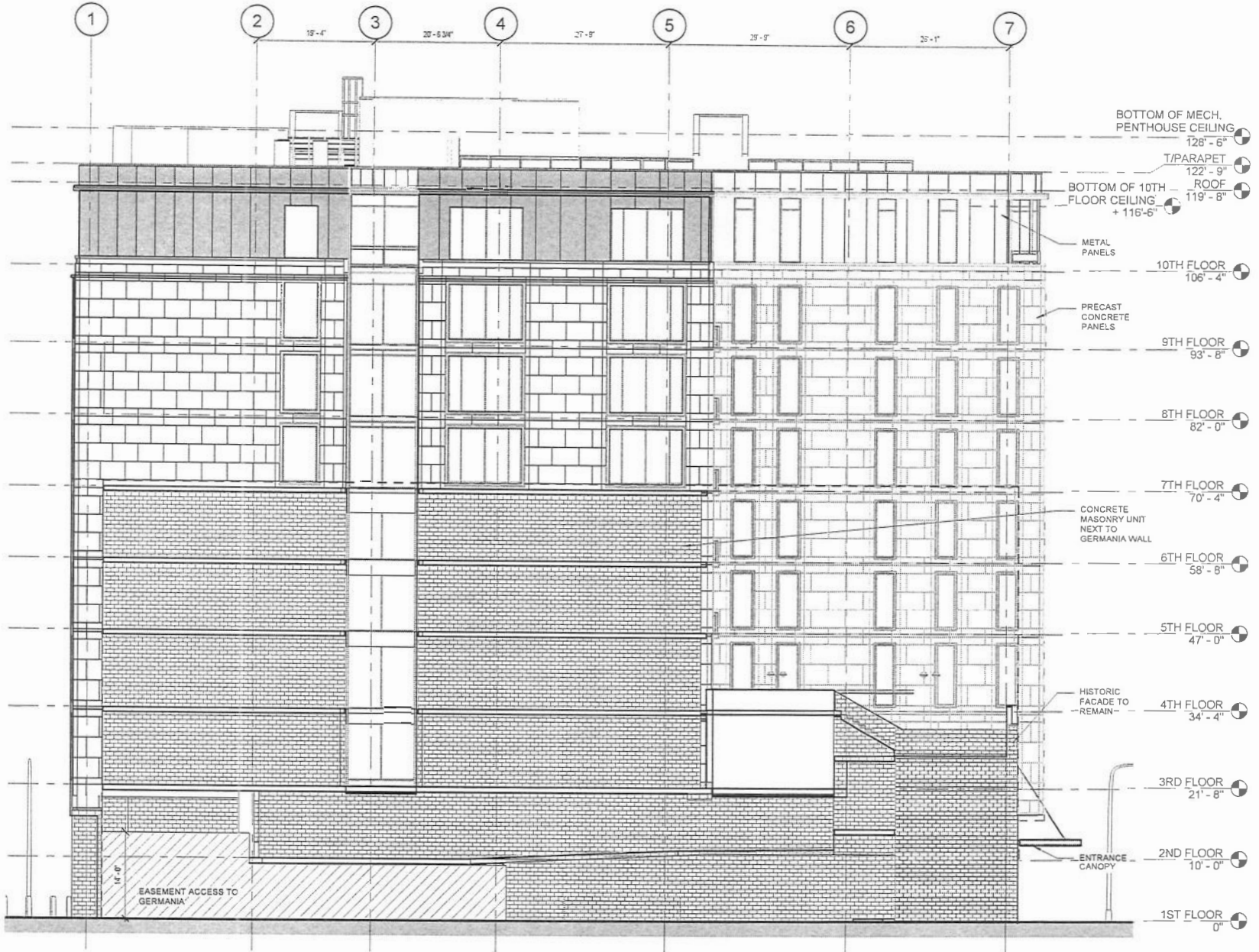


SOUTH ELEVATION

ADMINISTRATIVE RELIEF: July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC
 PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue

2017008



18479

meeting was held on January 5, 2016, I beg leave to recommend that Your Honorable Body *Pass* the following ordinances transmitted herewith for the purpose of reclassifying particular areas.

Page 7 contains applications for large signs. Page 7 also contains one order for the demolition of a historical landmark building.

I hereby move for passage of the proposed ordinance and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) JAMES CAPPLEMAN,
Vice-Chairman.

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

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Scott, Solis, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 45.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance 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. 3-F.
(As Amended)
(Application No. 18479)
(Common Address: 1546 -- 1550 N. Clark St., 101 -- 115 W. North Ave.,
1555 -- 1565 N. LaSalle St. And 121 -- 129 W. North Ave.)-

RBPD 1272,99

[SO2015-6357]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is

hereby amended by changing all of the Residential-Business Planned Development 1272 and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; North Clark Street; a line 120.03 feet south of and parallel to West North Avenue; North Sandburg Terrace; a line 102.05 feet south of and parallel to West North Avenue; and North LaSalle Street,

to those of Residential-Business Planned Development Number 1272, as amended.

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

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

Residential-Business Planned Development No. 1272, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1272 ("Planned Development") consists of approximately 30,495 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 1546 North Clark LLC.
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 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation 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 the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Site/Landscape Plan; a Green Roof Plan; Right-of-Way Adjustment Map and Building Elevations (North, South, East and West) prepared by Main Architecture/Richard C. Newman & Associates and dated December 17, 2015, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units, eating and drinking establishments, small and medium venue entertainment uses, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), food and beverage retail sales, personal service, general retail sales, indoor participant sports and recreation, office and accessory uses, accessory parking.
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. Off-premises signs are prohibited within the boundary of the Planned Development.
7. 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.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 Table has been determined using a Net Site Area of 30,495 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
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 the application for such a 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 Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities 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 and conserves energy and 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 set forth by the Department of Planning and Development. The applicant shall provide a green roof with 8,000 square feet, of green roof area.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago landmark buildings. The Planned Development includes the Village Theater, which is designated as a Chicago landmark or within a district designated as a Chicago landmark. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

The applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to the Village Theater, a Chicago landmark building. Pursuant to the Zoning Ordinance, Section 17-8-0911, the applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during construction as part of the project. The report shall be submitted as part of the Part II Review application to the Historic Preservation Division and be subject to the review and acceptance of the Department of Planning and Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-5 Community Shopping District.

[Green Roof Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Surrounding Zoning and Land-Use Map; Property Line, Boundary and Subarea Map; Right-of-Way Adjustment Map; Landscape Plan; Site Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 17397 through 17405 of this *Journal*.]

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

Residential-Business Planned Development No. 1272, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:

Subarea A: 31,183 square feet

Subarea B:	22,961 square feet
TOTAL:	54,143 square feet
Area of Public Right-of-Way To Be Vacated:	1,428 square feet
Net Site Area:	
Subarea A:	19,550 square feet
Subarea B:	10,916 square feet
TOTAL:	30,466 square feet
FAR:	
Subarea A:	6.81 FAR (133,118 square feet)
Subarea B:	1.76 FAR (19,212 square feet)
TOTAL FAR:	5.0
Maximum Dwelling Units:	
Subarea A:	48
Subarea B:	0 -- existing condition
Minimum Parking Spaces:	
Subarea A:	59*
Subarea B:	0 -- existing condition

In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

Minimum Bicycle Parking:

Subarea A:	24
Subarea B:	0 -- existing condition

In the event fewer dwelling units are constructed, fewer bicycle spaces may also be constructed so long as the .5:1 ratio is maintained pursuant to Section 17-10-0207-C.

Off Street Loading Berths:

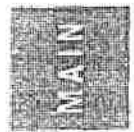
Subarea A:	1
Subarea B:	2 -- existing condition

Building Height:

Subarea A:	116 feet, 6 inches (116 feet, 6 inches to top of building; 128 feet, 6 inches to top of mechanical penthouse)
Subarea B:	Existing one-story commercial building

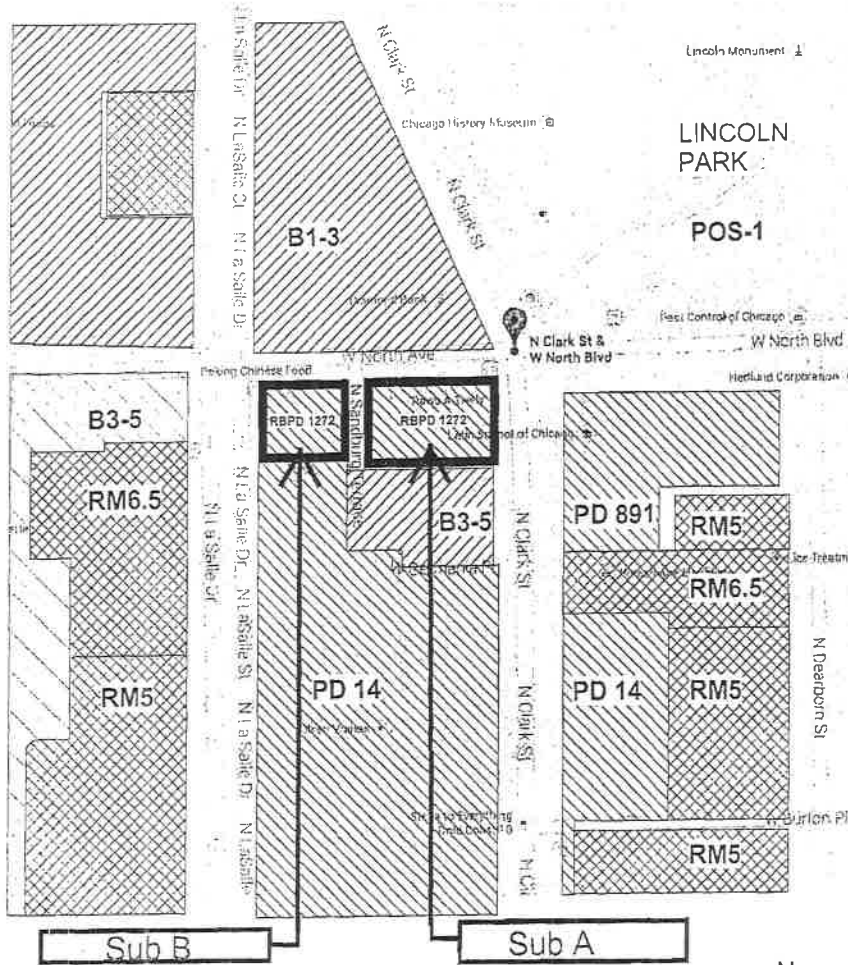
Lot Coverage:

Subarea A:	Per Site Plan
Subarea B:	Existing



ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES

FINAL FOR PUBLICATION



SURROUNDING ZONING AND LAND USE MAP (N.T.S.)



- EXISTING PD's
- EXISTING RESIDENTIAL
- EXISTING BUSINESS/ COMM.

PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015

1/13/2016

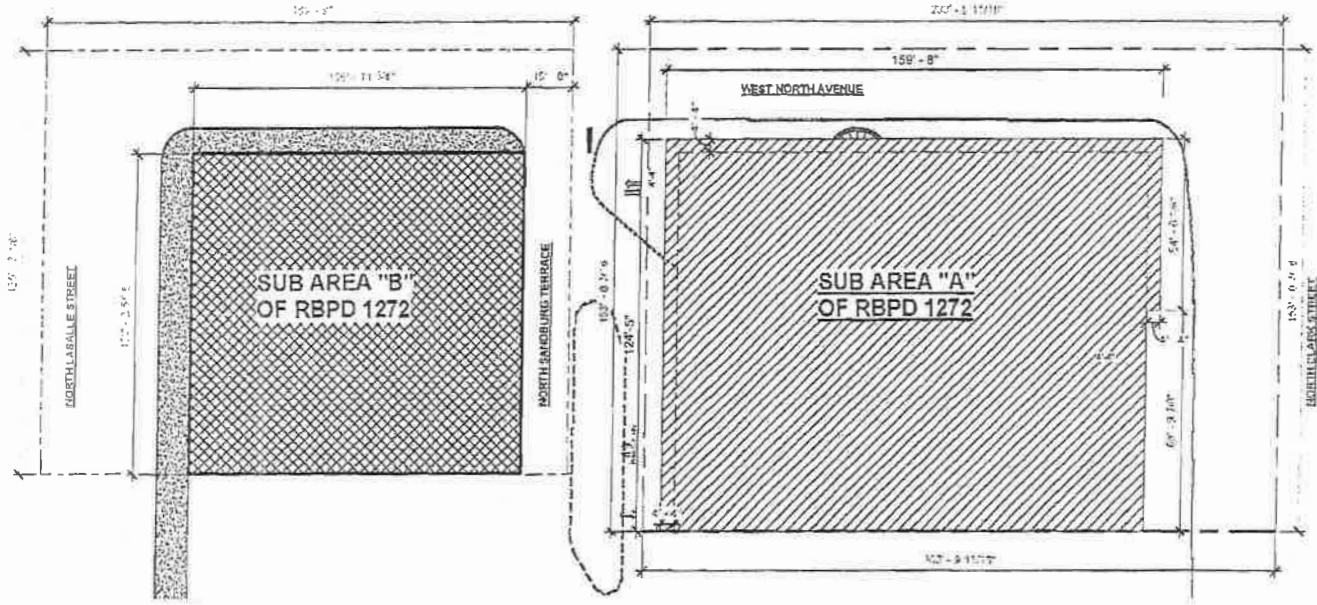
REPORTS OF COMMITTEES

17397



ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES

FINAL FOR PUBLICATION



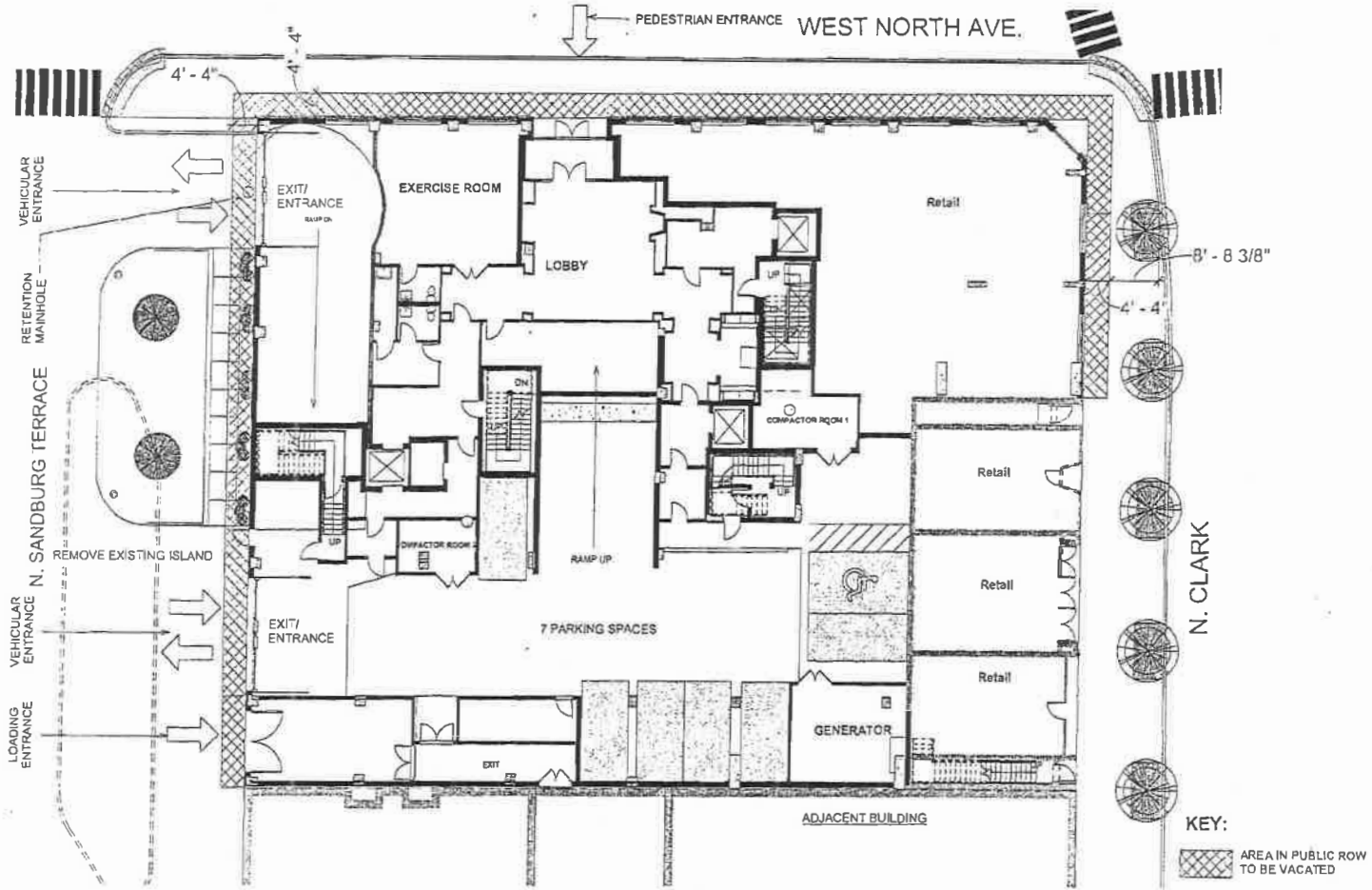
PROPERTY LINE, BOUNDARY AND SUB AREA MAP

PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015



ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES

FINAL FOR PUBLICATION



RIGHT OF WAY ADJUSTMENT MAP

PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015

17399

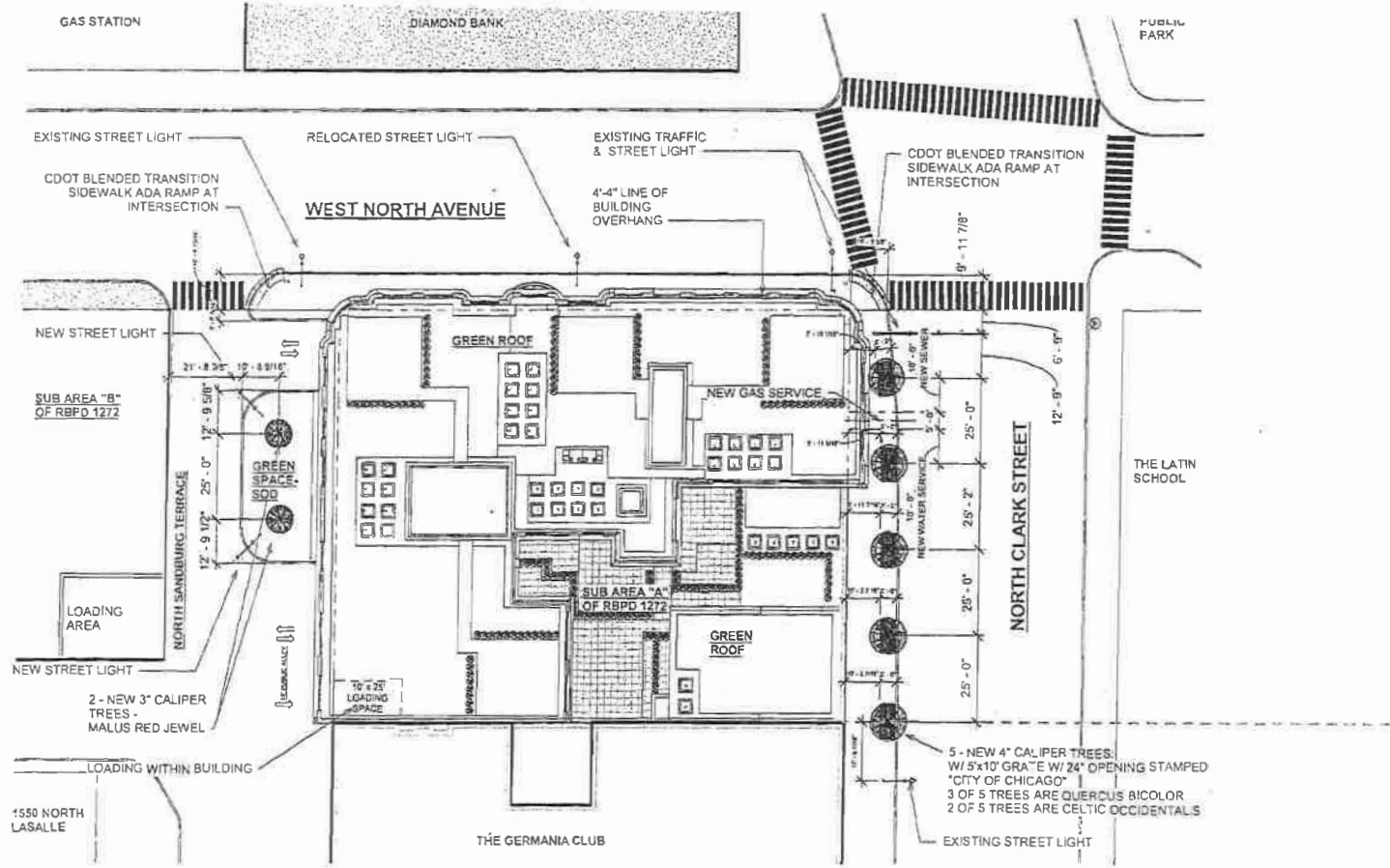
REPORTS OF COMMITTEES

1/13/2016



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LANDSCAPE PLAN

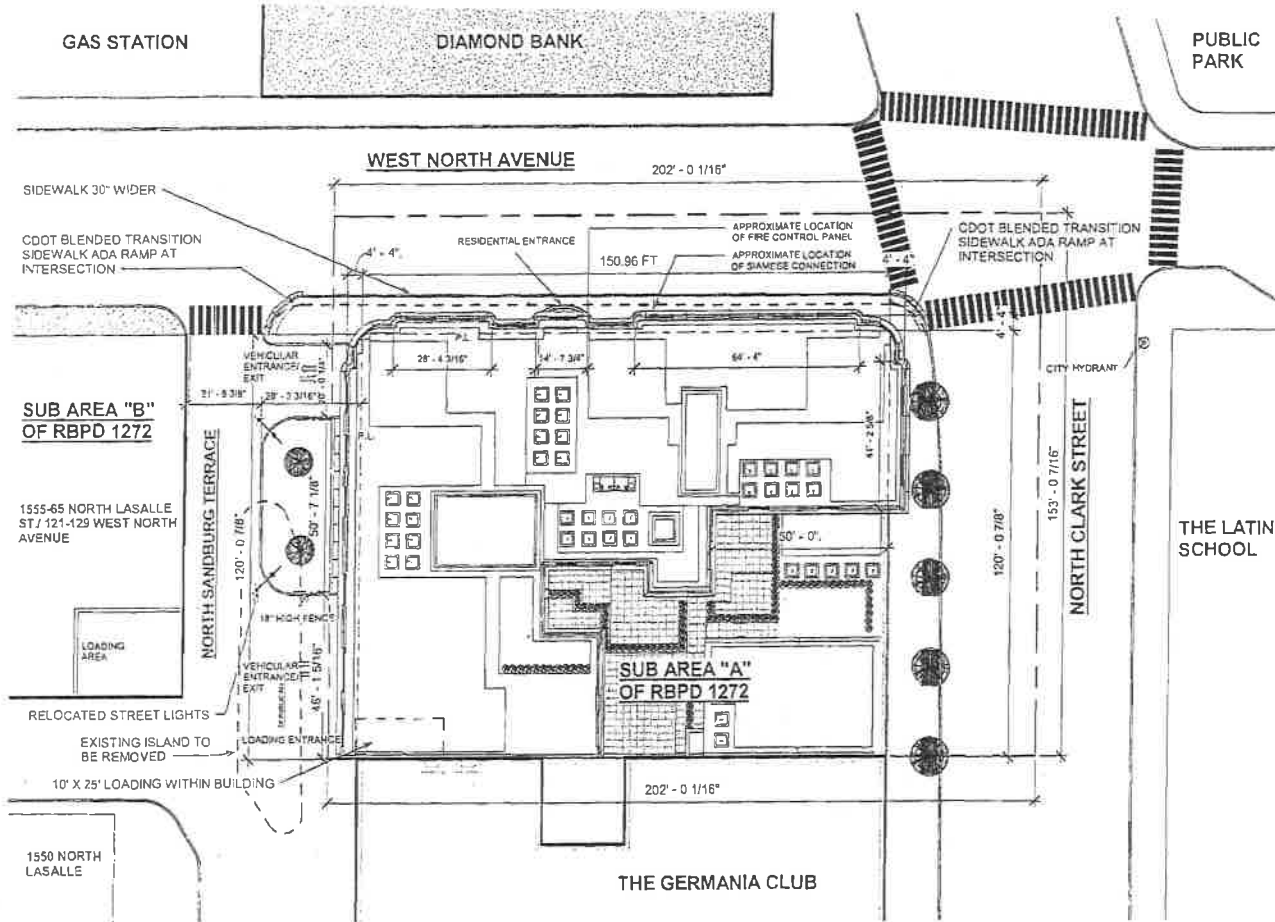


PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015

17400

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1/13/2016



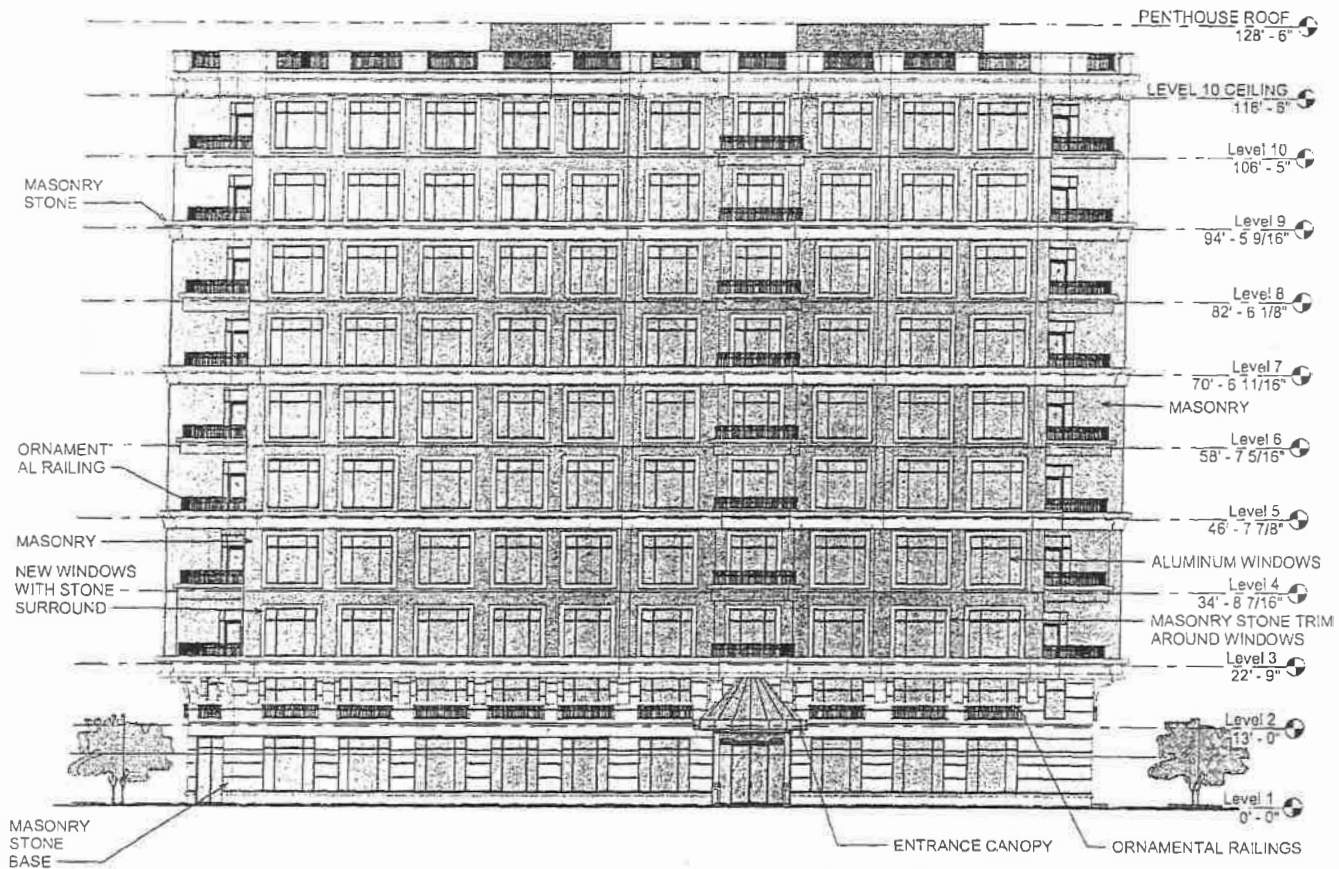
SITE PLAN



PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
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 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015

FINAL FOR PUBLICATION

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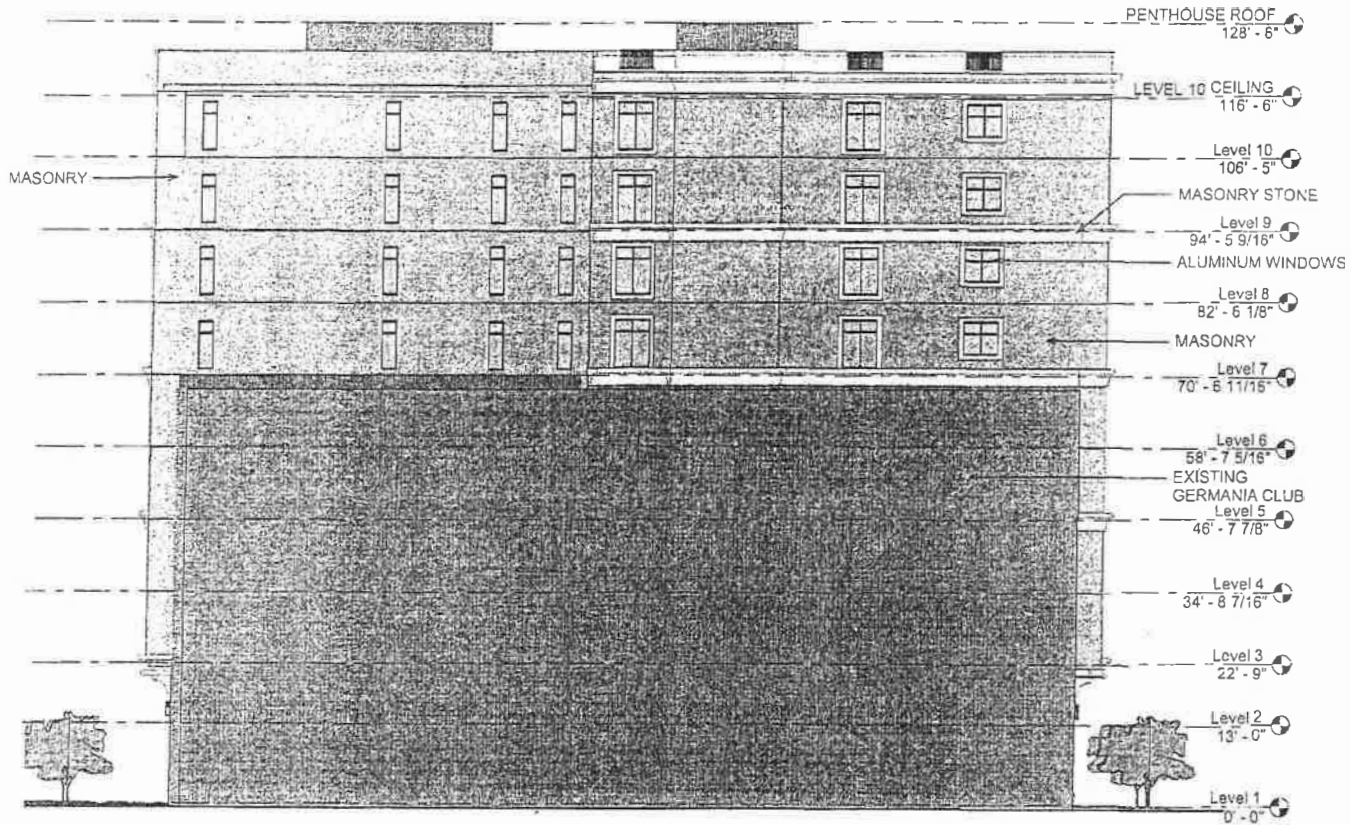
NORTH ELEVATION

PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015

17402

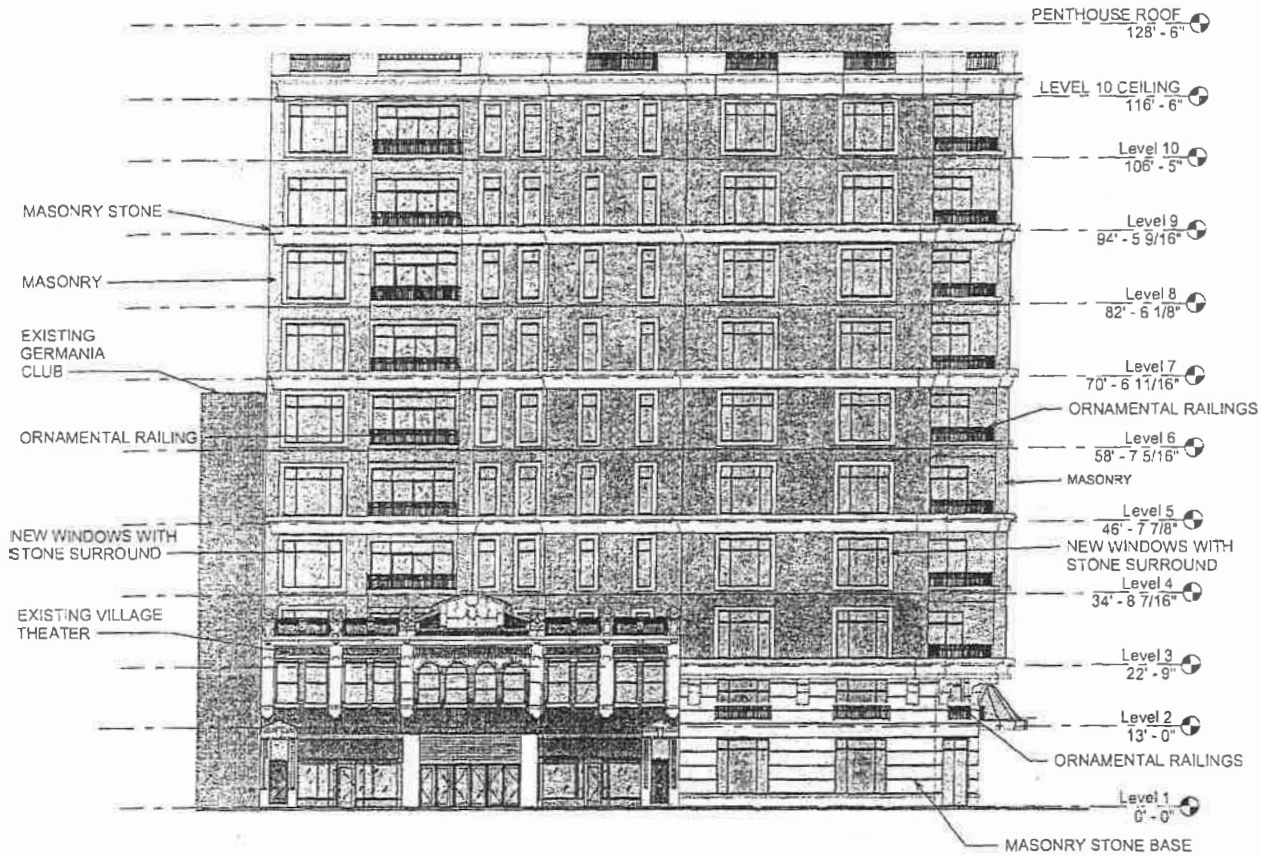
JOURNAL--CITY COUNCIL--CHICAGO

1/13/2016



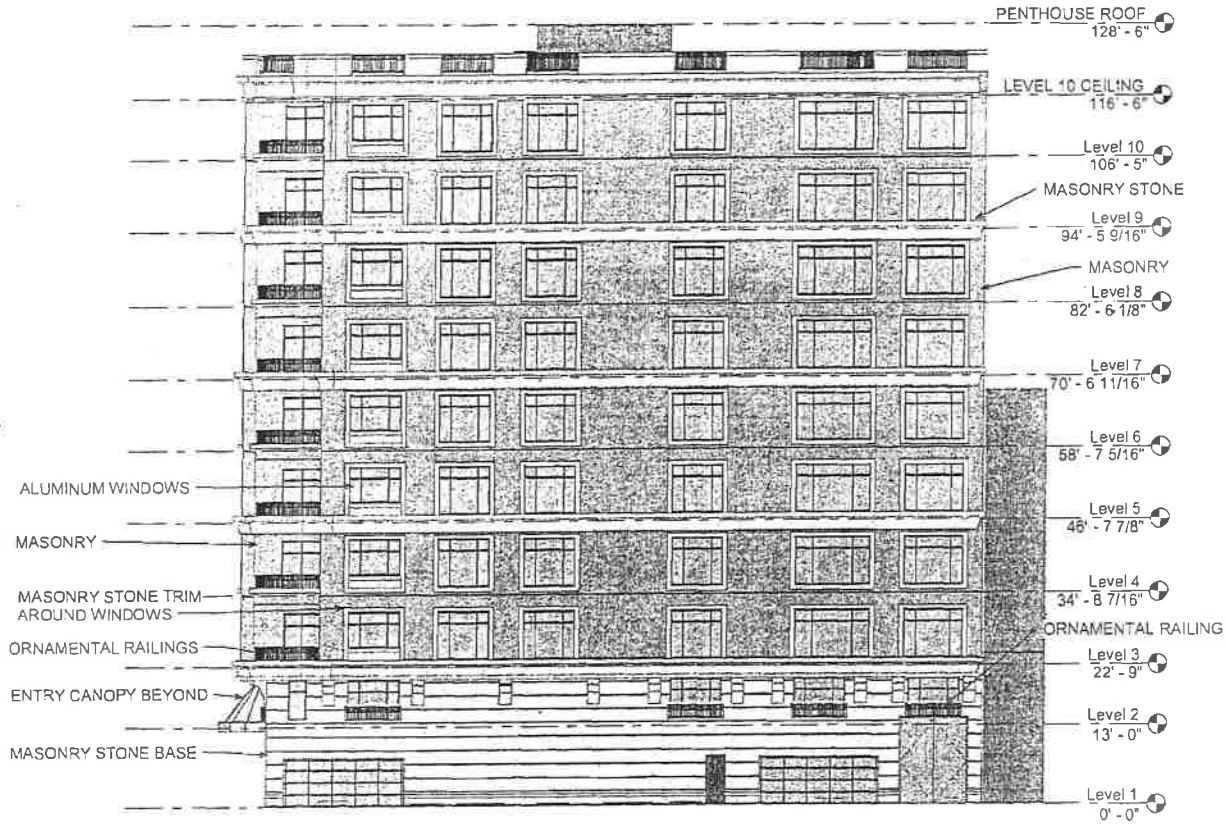
SOUTH ELEVATION

PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015



EAST ELEVATION

PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015



WEST ELEVATION

PROJECT: 101 NORTH
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: September 24, 2015
 PLAN COMMISSION: December 17, 2015

3/18/2015

REPORTS OF COMMITTEES

104935

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 17970)

(Common Address: 1546 -- 1550 N. Clark St./101 -- 115 W. North Ave.

And 1555 -- 1565 N. LaSalle St./121 -- 129 W. North Ave.)

[SO2014-1450]

RBPD 1272

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-5 Neighborhood Shopping District symbols and B3-5 Community Shopping District symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; North Clark Street; a line 120.03 feet south of and parallel to West North Avenue; Sandburg Terrace; a line 102.05 feet south of and parallel to West North Avenue; and North LaSalle Street.

SECTION 2. To those of a B3-5 Community Shopping District.

SECTION 3. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; North Clark Street; a line 120.03 feet south of and parallel to West North Avenue; Sandburg Terrace; a line 102.05 feet south of and parallel to West North Avenue; and North LaSalle Street.

SECTION 4. To those of a Residential Business Planned Development.

SECTION 5. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Business Planned Development No. 1272.

Plan Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1272 ("Planned Development") consists of approximately 30,279 square feet

of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 1546 North Clark LLC.

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 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation 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 the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Site/Landscape Plan; a Green Roof Plan; Right-of-Way Adjustment Map and Building Elevations (North, South, East and West) prepared by Main Architecture/Richard C. Newman & Associates and dated August 21, 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. 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 terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units, eating and drinking establishments, small and medium venue entertainment uses, financial services (excluding pawn shops, pay day loan stores, and drive-through facilities), food and beverage retail sales, personal service, general retail sales, indoor participant sports and recreation, office and accessory uses, accessory parking.
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. Off-premises signs are prohibited within the boundary of the Planned Development.
7. 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.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 Table has been determined using a Net Site Area of 30,279 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. 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 13-32-125 of the Municipal Code, or any other provision of that Code.

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 the application for such a 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 Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities 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 and conserves energy and 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 set forth by the Department of Planning and Development. The applicant shall provide a green roof with 8,000 square feet of green roof area.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes the Village Theater, which is designated as a Chicago landmark or within a district designated as a Chicago landmark. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

The applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to the Village Theater, a Chicago landmark building. Pursuant to the Zoning Ordinance, Section 17-8-0911, the applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during construction as part of the project. The report shall be submitted as part of the Part II Review application to the Historic Preservation Division and be subject to the review and acceptance of the Department of Planning and Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a B3-5 Community Shopping District.

[Surrounding Zoning and Land-Use Map; Site Plan; Property Line, Boundary and Subarea Map; Right-of-Way Adjustment Map; Landscape Plan; North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 104941 through 104949 of this *Journal*.]

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

Residential-Business Planned Development No. 1272.

Bulk Regulations And Data Table.

Net Site Area:

Subarea A:	19,472 square feet
Subarea B:	10,916 square feet
Total:	30,388 square feet

FAR:

Subarea A:	4.37 FAR (132,902 square feet)
Subarea B:	0.63 FAR (19,038 square feet)
Total FAR:	5.0

Maximum Dwelling Units:

Subarea A: 48
Subarea B: 0 -- existing condition

Minimum Parking Spaces:

Subarea A: 48*
Subarea B: 0 -- existing condition

Minimum Bicycle Parking:

Subarea A: 24
Subarea B: 0 -- existing condition

Off-Street Loading Berths:

Subarea A: 1
Subarea B: 2 -- existing condition

Building Height:

Subarea A: 117 feet, 0 inches (105 feet, 0 inches to top of building, 117 feet, 0 inches to top of mechanical penthouse)
Subarea B: existing one-story commercial building

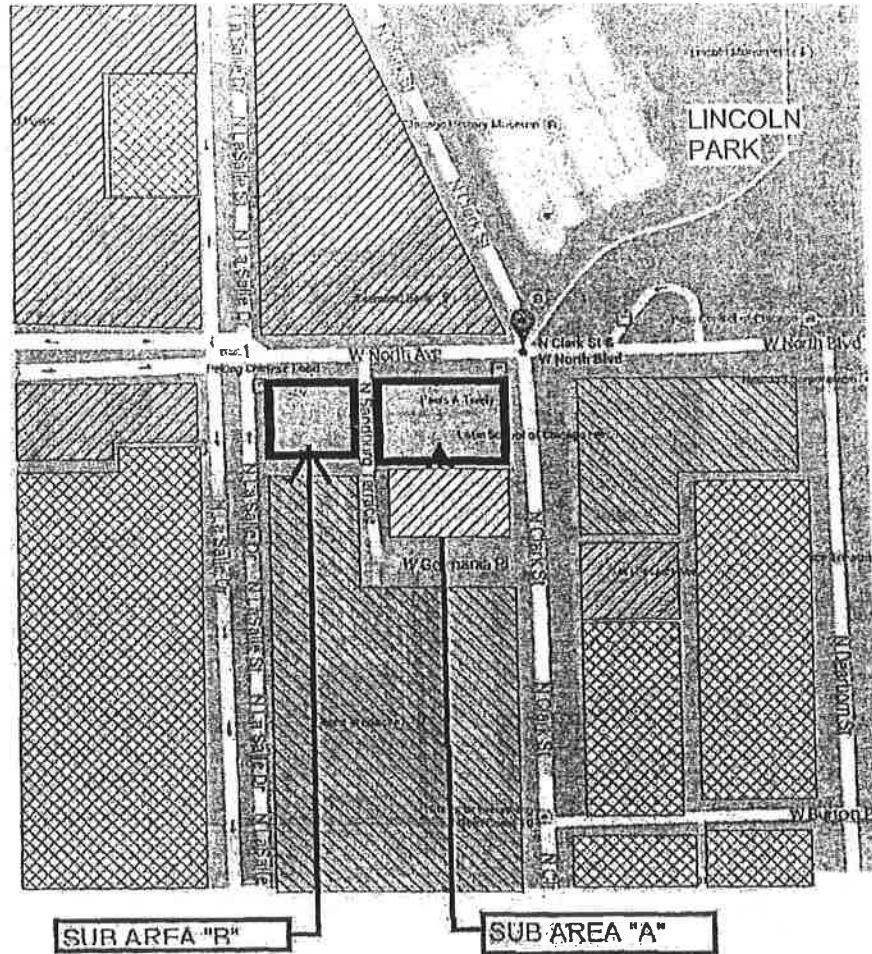
Lot Coverage:

Subarea A: per Site Plan
Subarea B: existing




* In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1:1 ratio is maintained pursuant to Section 17-10-0207-C.



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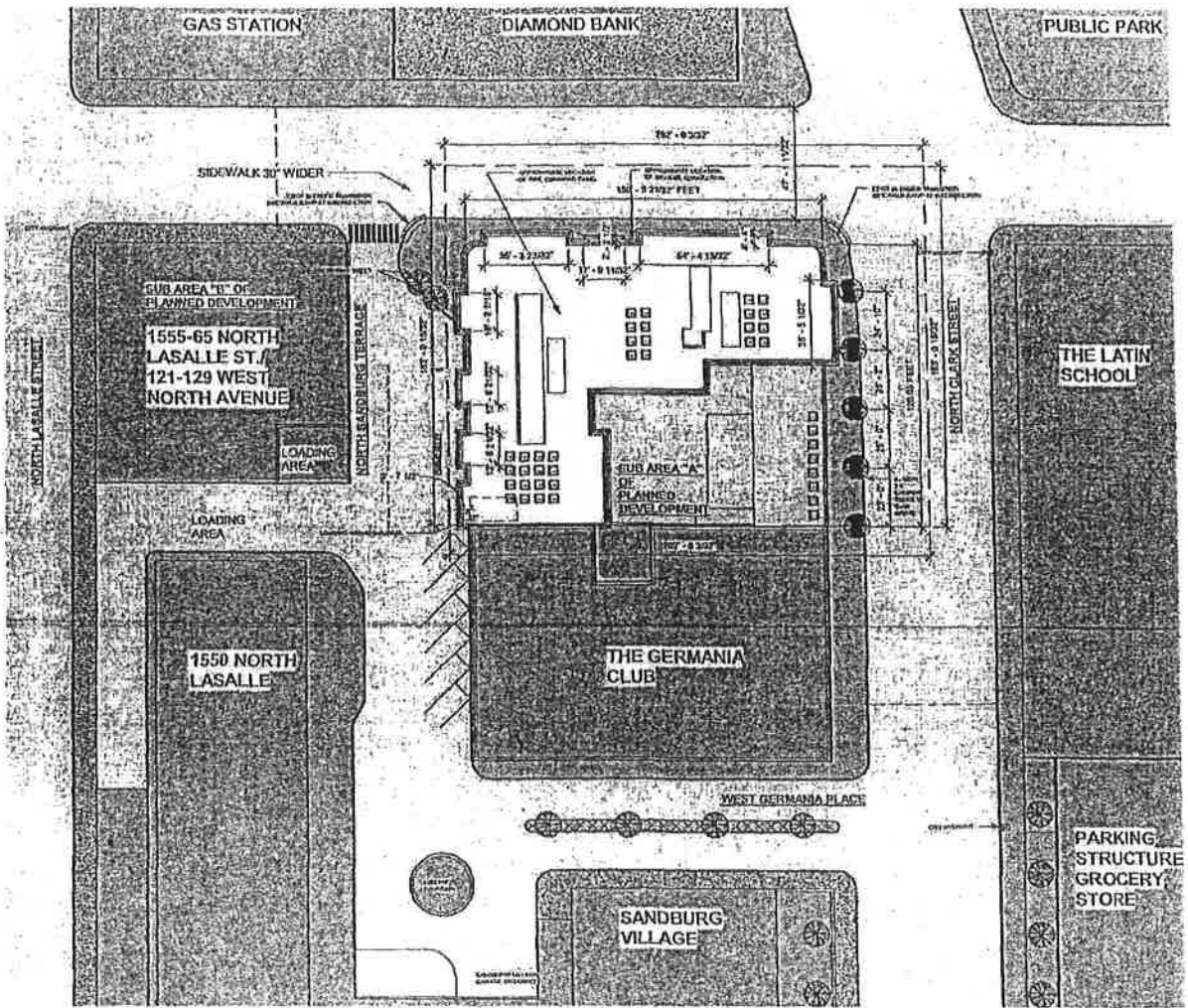


① EXISTING ZONING USES
N.T.S.

-  EXISTING PD
-  EXISTING RESIDENTIAL
-  EXISTING BUSINESS/ COMM.

SURROUNDING ZONING AND LAND USE MAP

PROJECT: THE GERMANIA AT LINCOLN PARK
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1565 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: March 5, 2014
 PLAN COMMISSION: September 18, 2014

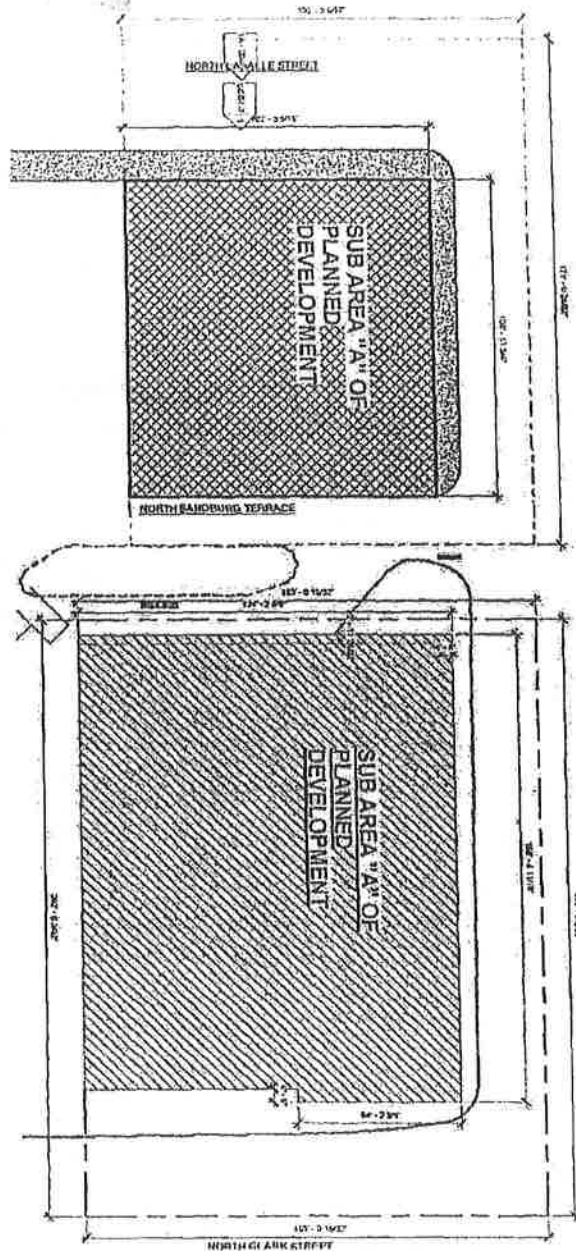


SITE PLAN

PROJECT: THE GERMANIA AT LINCOLN PARK
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1585 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: March 5, 2014
 PLAN COMMISSION: September 18, 2014



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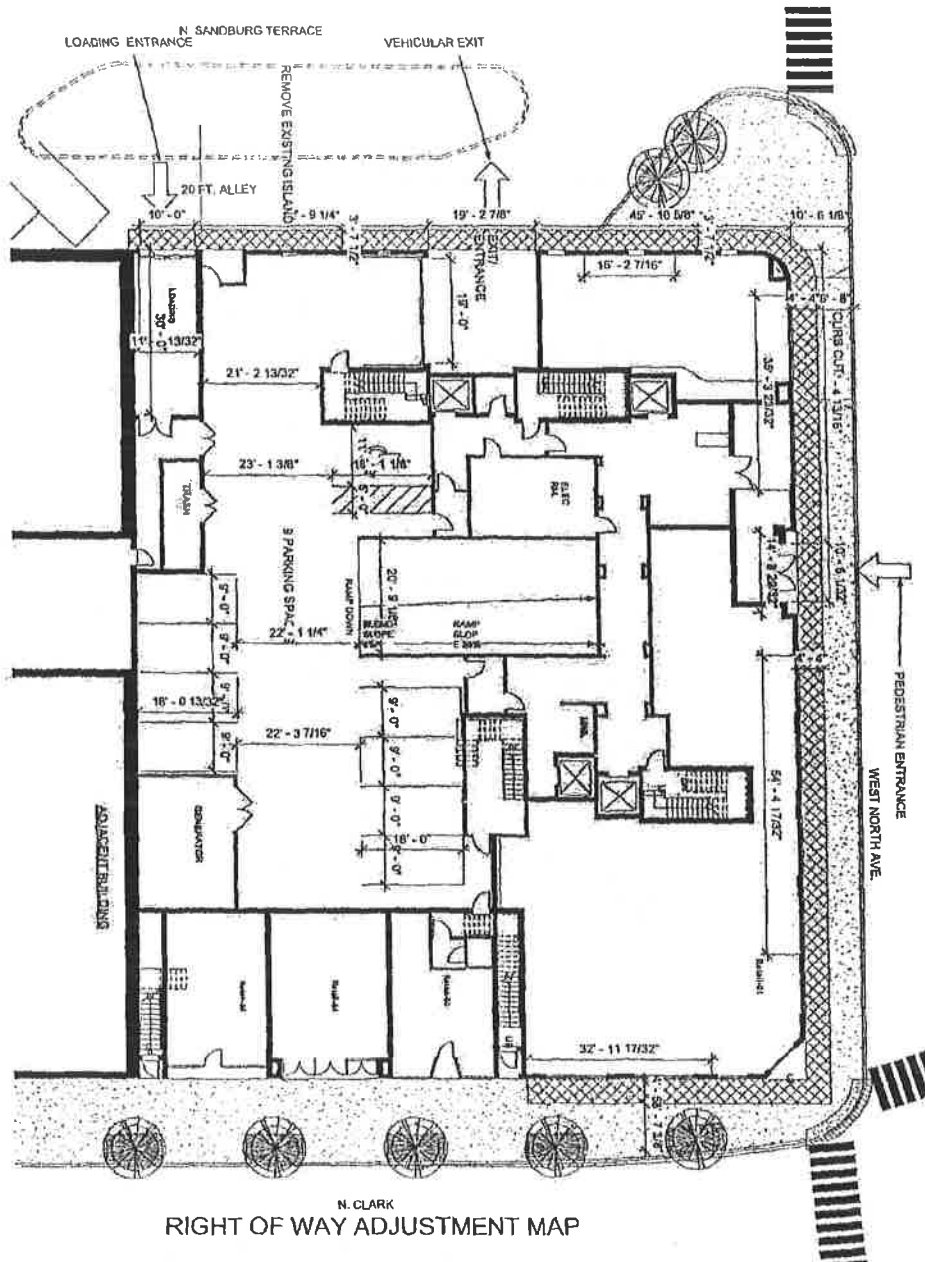


PROPERTY LINE, BOUNDARY AND SUB AREA MAP

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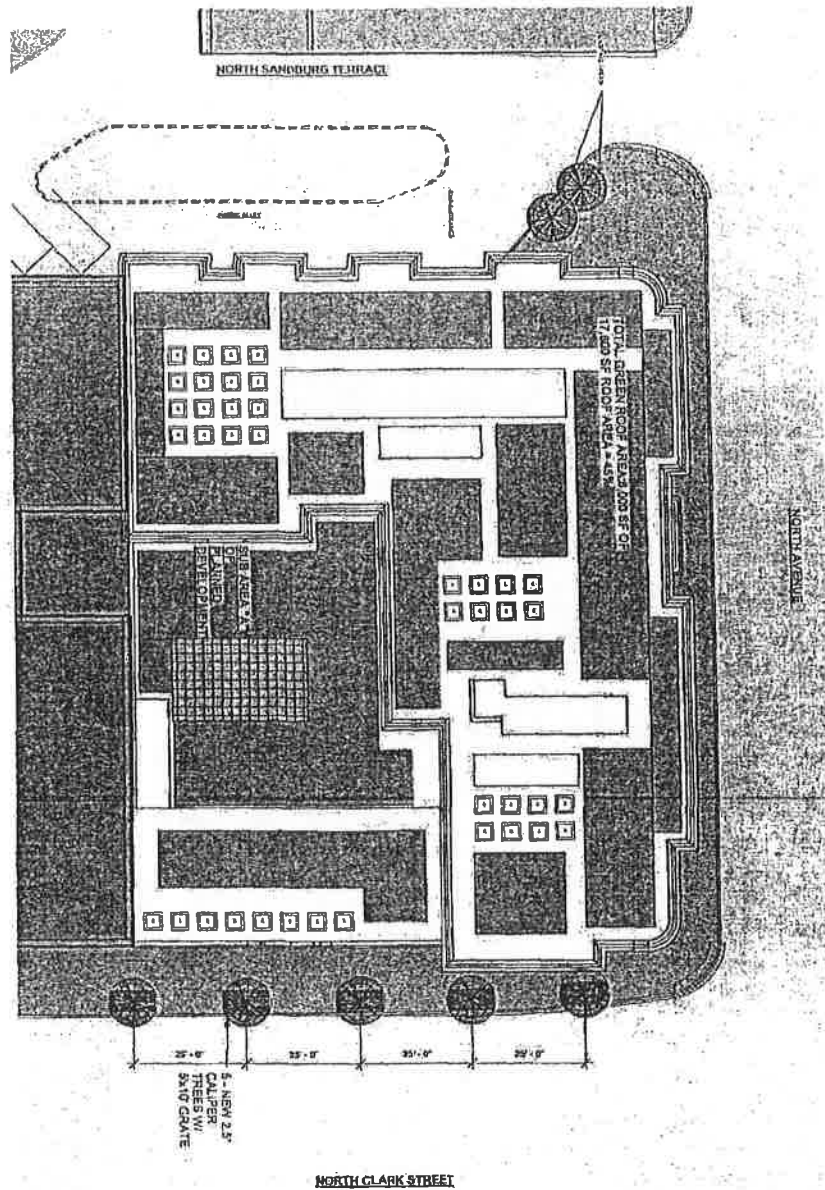
ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES



N. CLARK
RIGHT OF WAY ADJUSTMENT MAP

PROJECT: THE GERMANIA AT LINCOLN PARK
 APPLICANT: 1546 NORTH CLARK STREET, LLC.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1665 North LaSalle Street/ 121-129 West North Avenue
 SUBMITTED: March 5, 2014
 PLAN COMMISSION: September 18, 2014

MAIN ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES

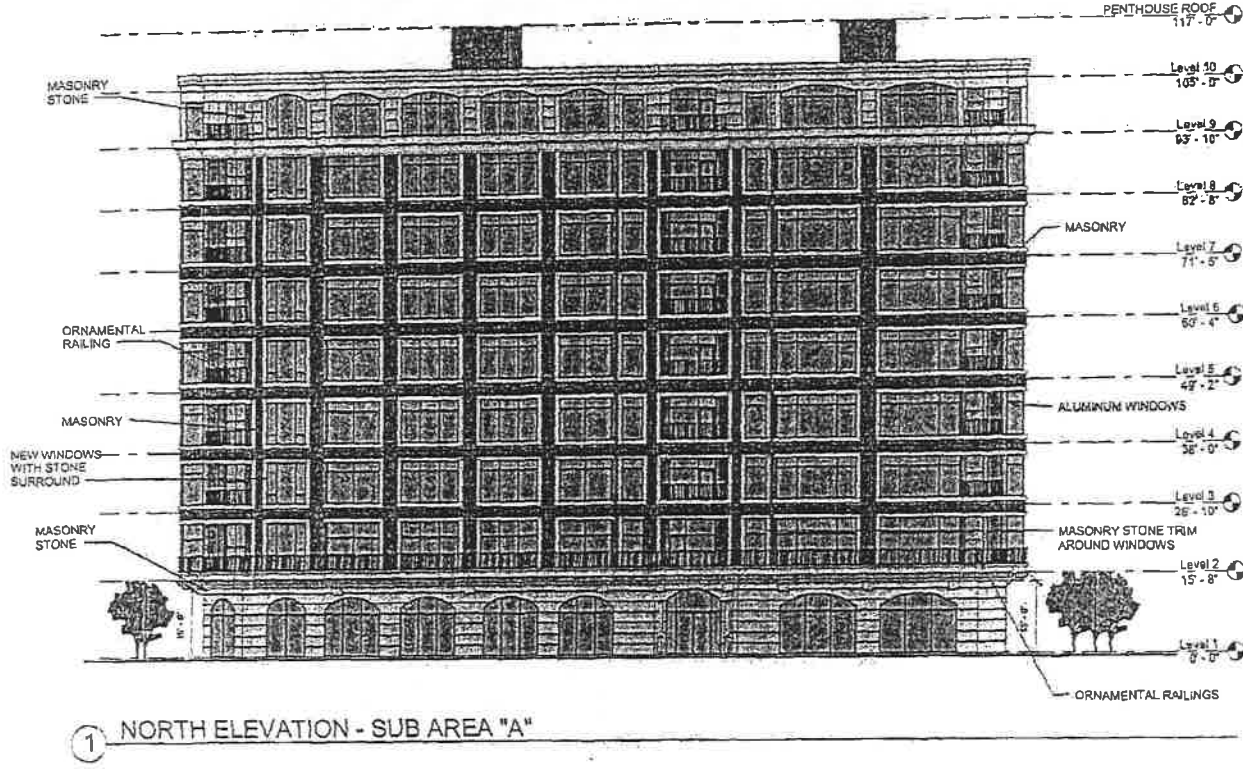


LANDSCAPE PLAN

PROJECT: THE GERMANIA AT LINCOLN PARK
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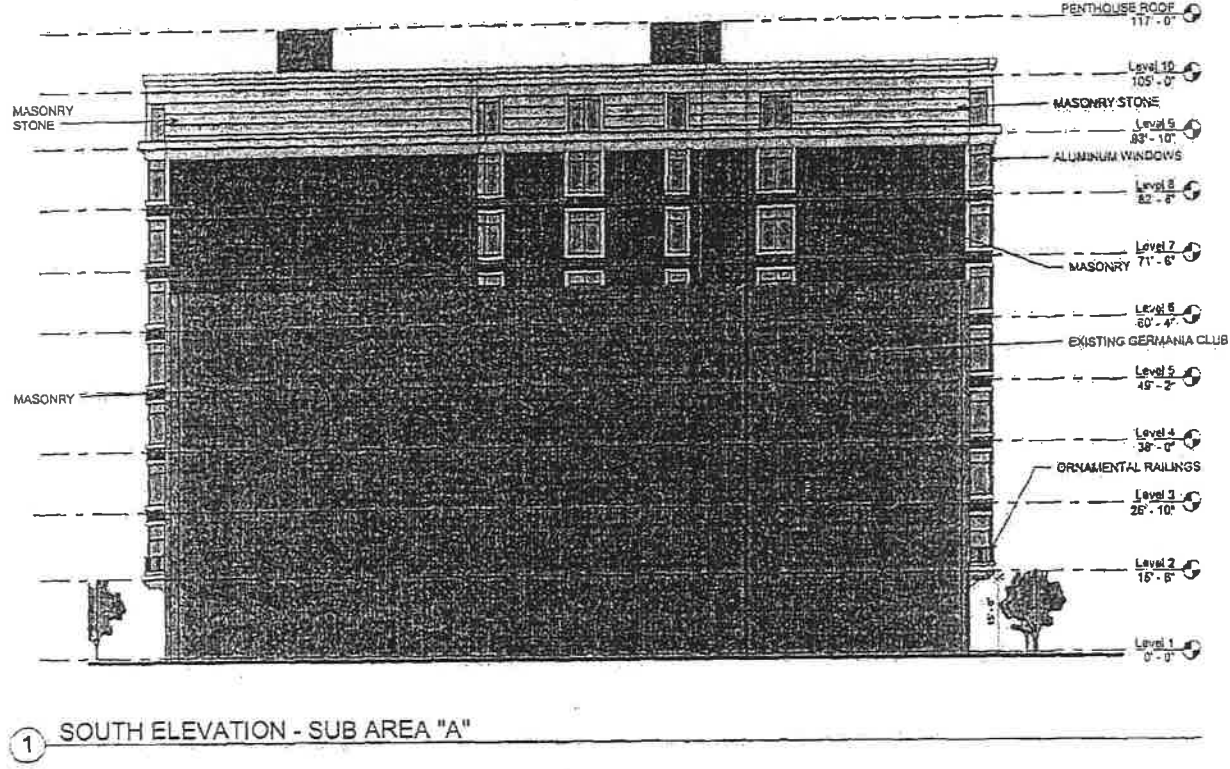
ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES



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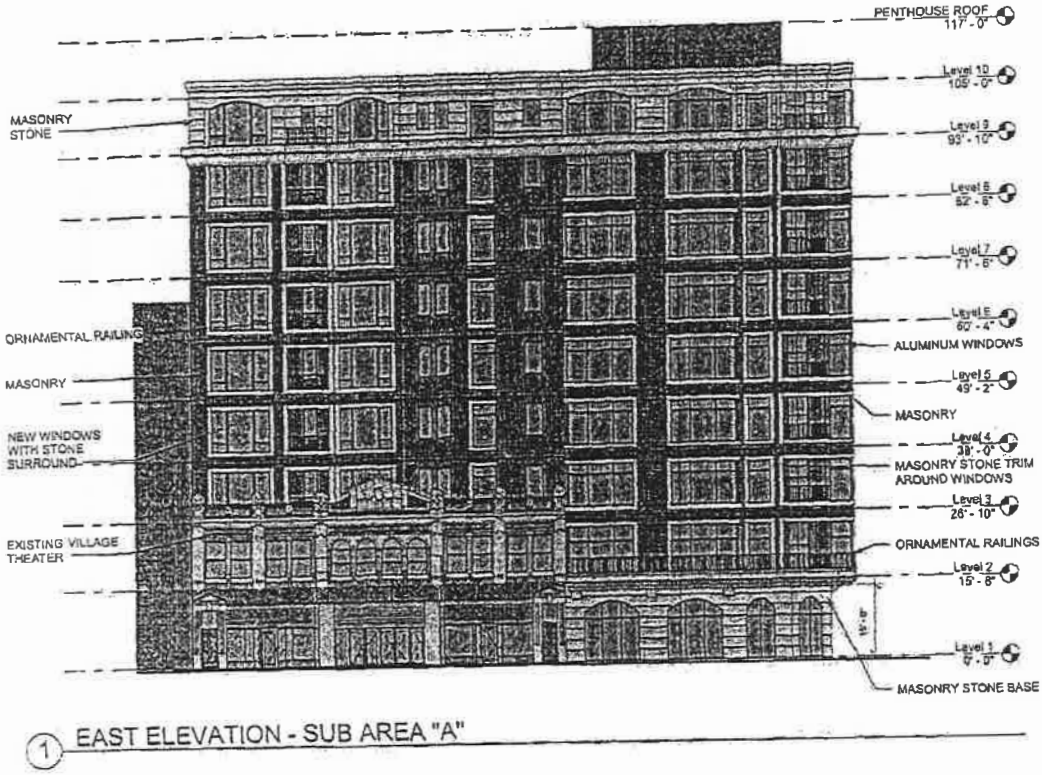
ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES



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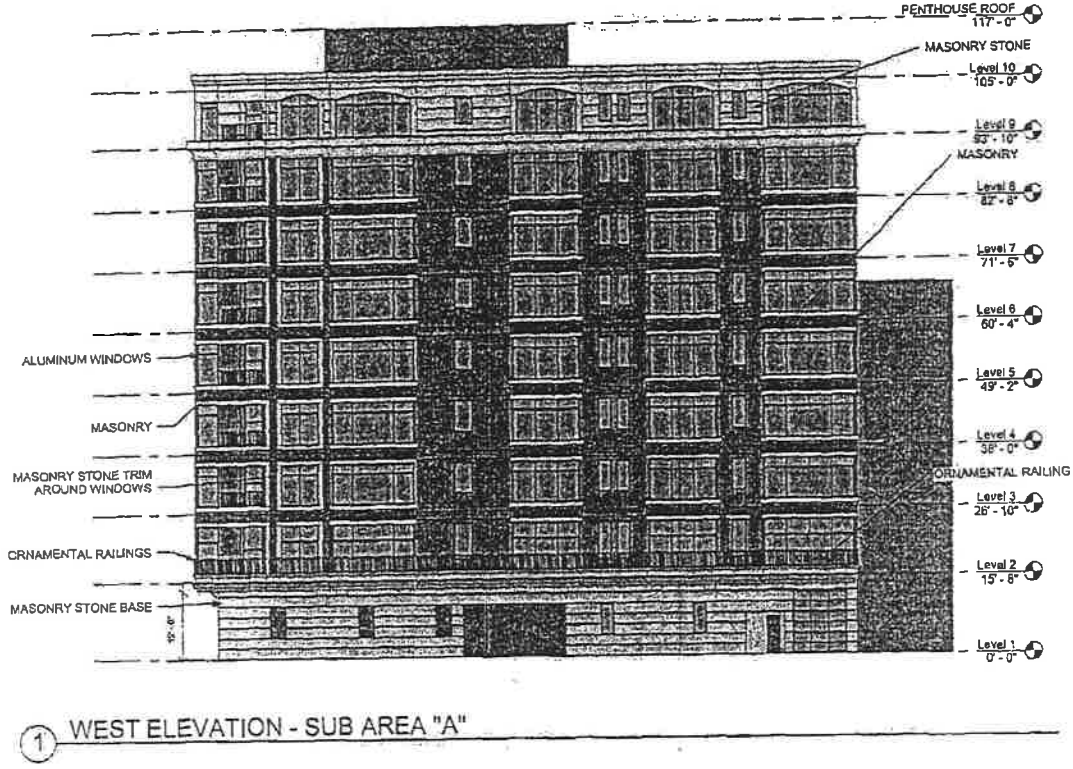
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M/A/N ARCHITECTURE / RICHARD C. NEWMAN & ASSOCIATES



PROJECT: THE GERMANIA AT LINCOLN PARK
 APPLICANT: 1546 NORTH CLARK STREET, L.L.C.
 PROPERTY: 1546-1550 North Clark Street/ 101-115 West North Avenue and
 1555-1865 North LaSalle Street/ 121-129 West North Avenue
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 PLAN COMMISSION: September 18, 2014