

PD 1276

Table of Contents

05/17/2017 Minor Change	2
Bulk Table	4
Exhibits	5
06/22/2016 PD Amendment	14
Ordinance	14
Statements	14
Bulk Table	18
ARO	19
Exhibits	21
04/15/2015 PD Adoption	33
Ordinance	33
Statements	33
Bulk Table	37
Exhibits	38



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 17, 2017

Katriina S. McGuire
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Planned Development No. 1276
2328-2340 N. California Avenue**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1276 ("PD 1276"), 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 1276.

Your client and the owner of all of the property within PD 1276, Logan Square Owner, LLC, is seeking administrative relief for the correction of transposed numbers on the bulk table and design modifications resulting in the substitution of revised plans and elevations.

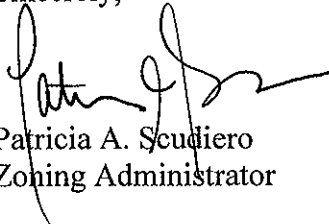
The net site area of the property is 30,534 square feet. However, the bulk table in the PD Ordinance incorrectly transposed two numbers and identified the net site area as 30,354 square feet. The attached, revised bulk table identifies the correct net site area as 30,534 square feet.

Secondly, the owner is also seeking the following design revisions: squaring off the southern corner of the proposed building and thereby increasing the size of the proposed open space, relocating the loading berth to the alley on the south from the alley on the north, replacing the ground floor parking at the south end with surface parking, and replacing the 2nd floor terrace/courtyard space with a roof deck. CDOT approved the revised Site Plan on May 12, 2017. The attached, revised drawings shall be inserted into the main file: Planned Development Boundary, Site Plan 01, Site Plan/Green Roof, North Elevation, South Elevation, East Elevation, West Courtyard Elevation, South Courtyard Elevation, and Southwest Elevation.

With regard to your request, the Department of Planning and Development has determined that correcting the scrivener's error on the bulk table and allowing the proposed design revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to ~~the~~ authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1276, 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,

A handwritten signature in black ink, appearing to read 'Patricia A. Scudiero', written over the typed name and title.

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

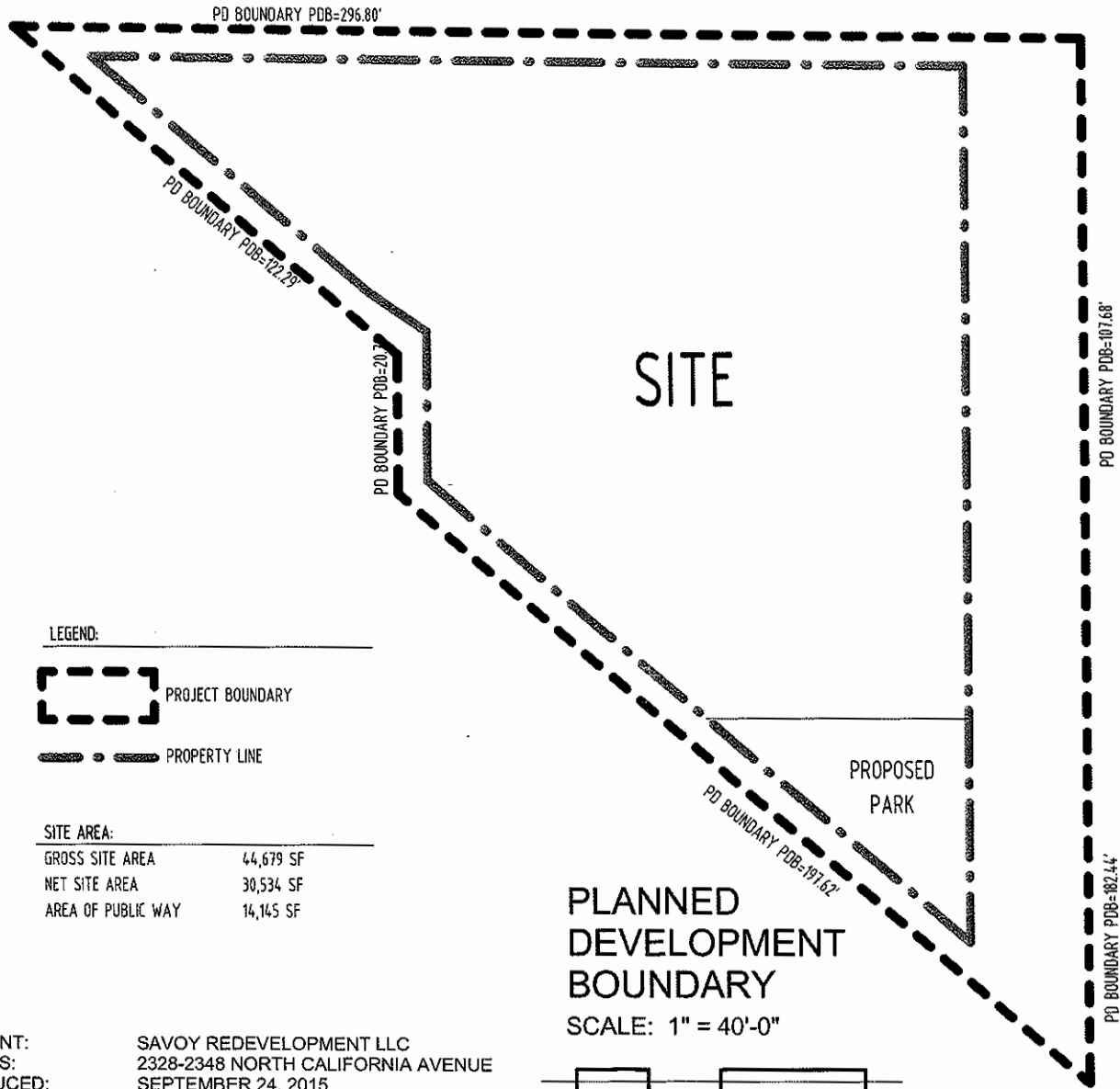
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1276, AS AMENDED



BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA:	44,679 sq. ft.
AREA IN PUBLIC RIGHT-OF-WAY:	14,145 sq. ft.
NET SITE AREA:	30,534 sq. ft.
Maximum FAR:	4.0
Maximum Dwelling Units:	138
Minimum Accessory Parking Spaces:	44
Minimum Bicycle Parking:	138 bike spaces
Off Street Loading Berths:	1
Building Height:	71'-0 ft. (roof); 74'-4" (top of parapet)

Applicant: Savoy RE Development, LLC
Property: 2328-2348 North California
Introduced: September 24, 2015
Plan Commission: June 16, 2016



LEGEND:

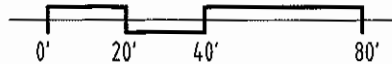
-  PROJECT BOUNDARY
-  PROPERTY LINE

SITE AREA:

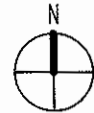
GROSS SITE AREA	44,679 SF
NET SITE AREA	30,534 SF
AREA OF PUBLIC WAY	14,145 SF

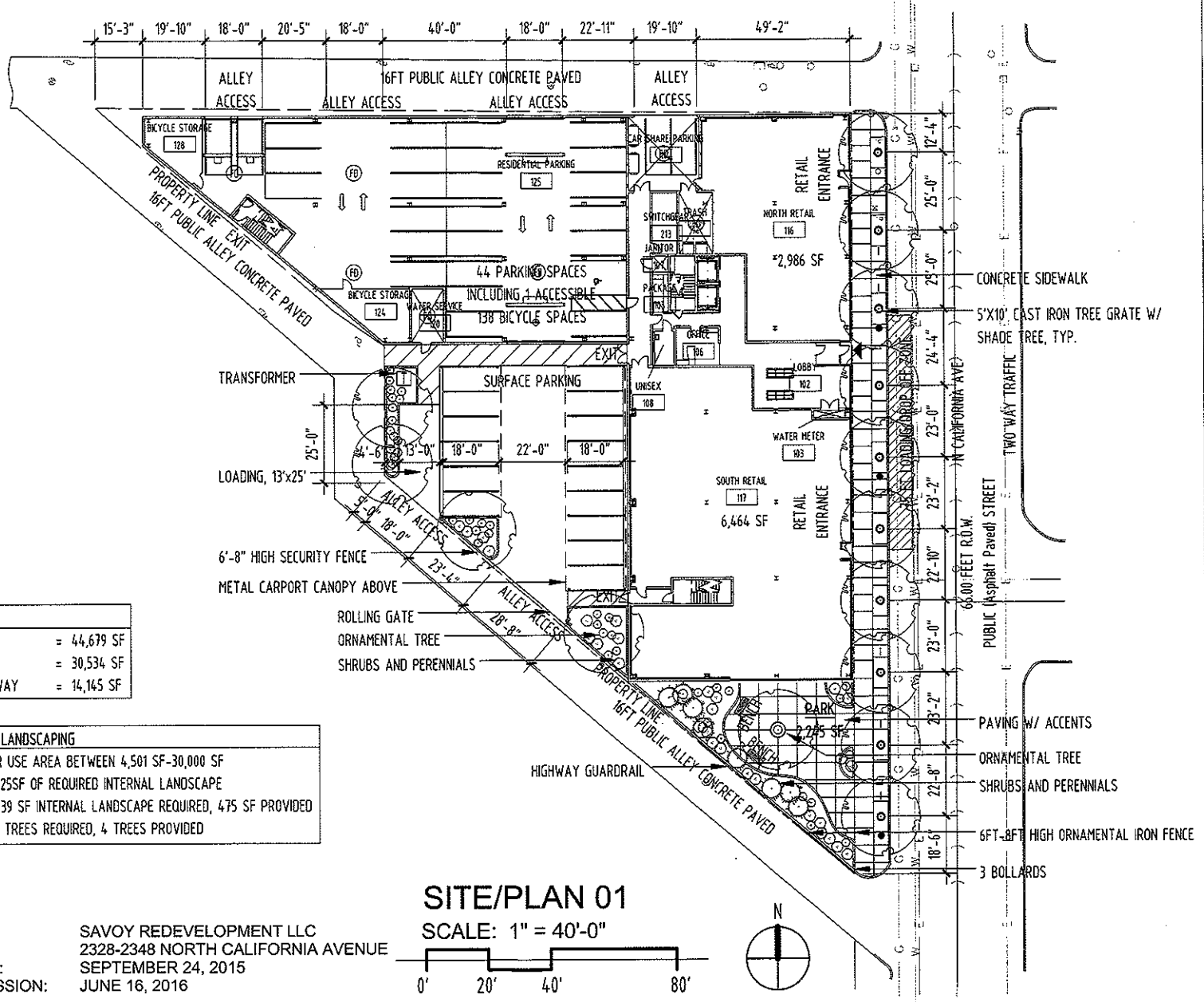
PLANNED
DEVELOPMENT
BOUNDARY

SCALE: 1" = 40'-0"



APPLICANT: SAVOY REDEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016



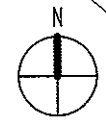


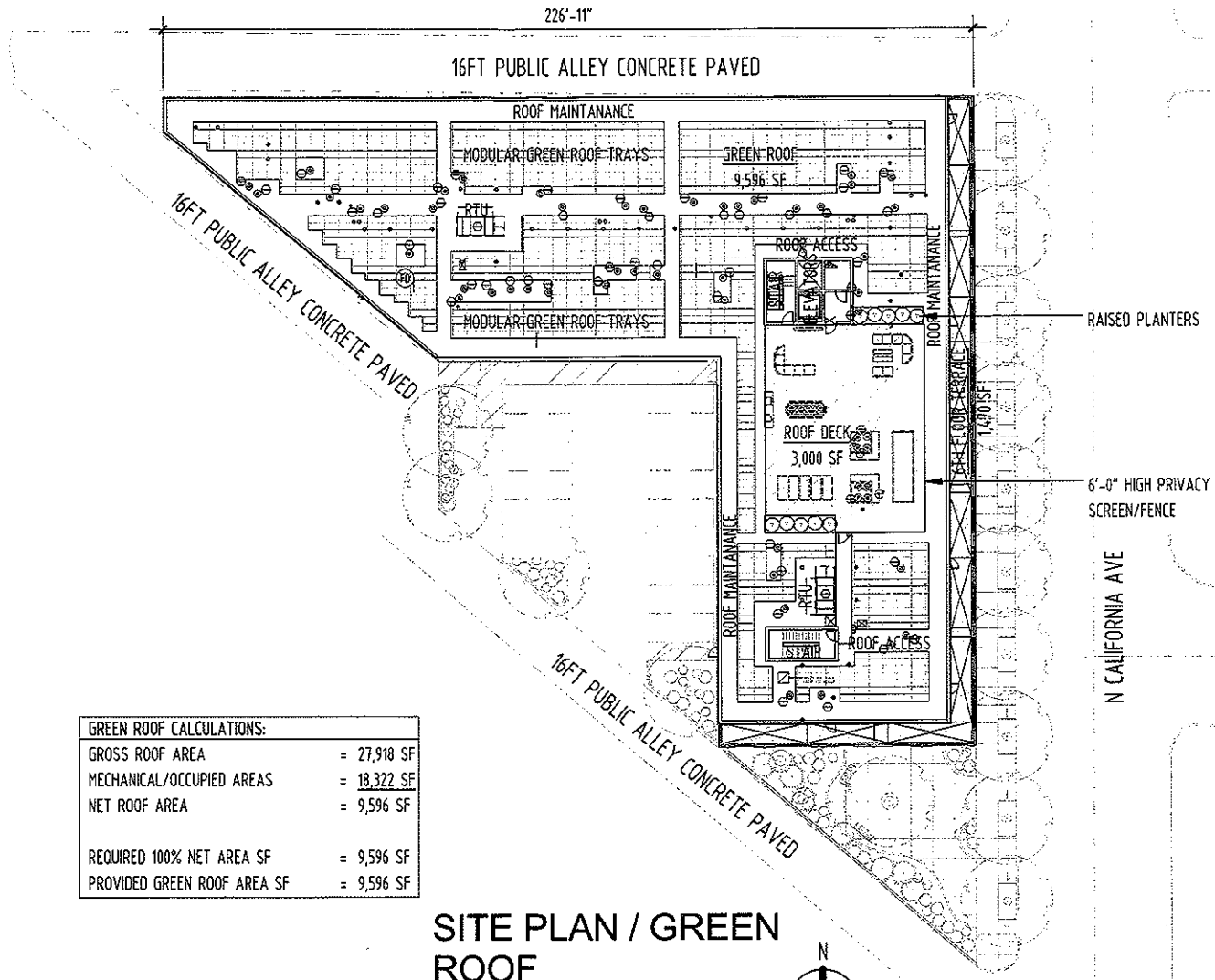
SITE AREA:	
GROSS SITE AREA	= 44,679 SF
NET SITE AREA	= 30,534 SF
AREA OF PUBLIC WAY	= 14,145 SF

PARKING INTERIOR LANDSCAPING	
7.5% OF VEHICULAR USE AREA BETWEEN 4,501 SF-30,000 SF	
ONE (1) TREE PER 125SF OF REQUIRED INTERNAL LANDSCAPE	
5,850SF X .075 = 439 SF INTERNAL LANDSCAPE REQUIRED, 475 SF PROVIDED	
439 SF/125 SF = 4 TREES REQUIRED, 4 TREES PROVIDED	

APPLICANT: SAVOY REDEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

SITE/PLAN 01
 SCALE: 1" = 40'-0"
 0' 20' 40' 80'

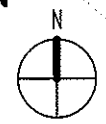
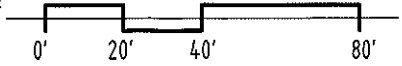




GREEN ROOF CALCULATIONS:	
GROSS ROOF AREA	= 27,918 SF
MECHANICAL/OCCUPIED AREAS	= 18,322 SF
NET ROOF AREA	= 9,596 SF
REQUIRED 100% NET AREA SF	= 9,596 SF
PROVIDED GREEN ROOF AREA SF	= 9,596 SF

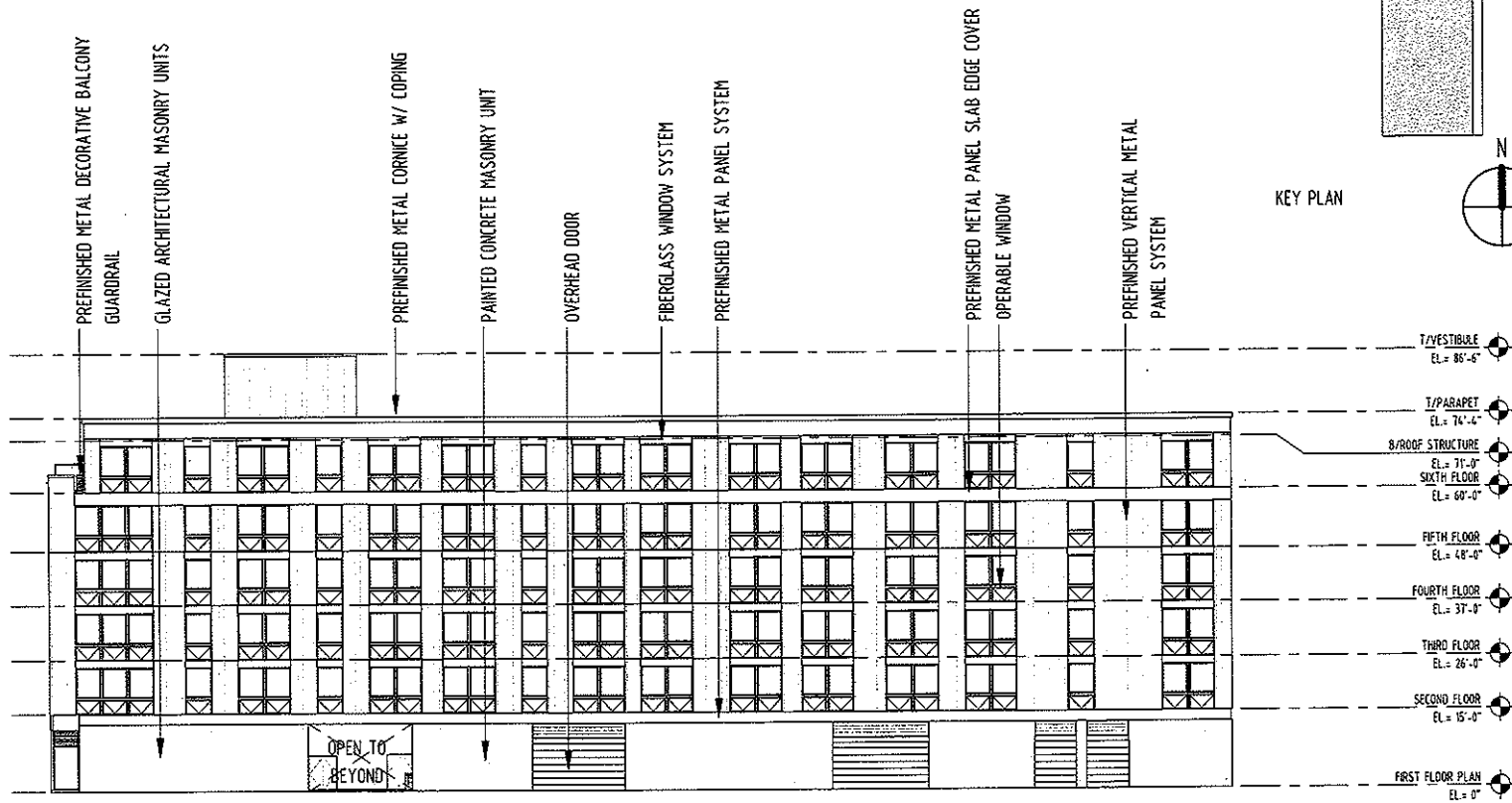
SITE PLAN / GREEN ROOF

SCALE: 1" = 40'-0"



APPLICANT:
 ADDRESS:
 INTRODUCED:
 PLAN COMMISSION:

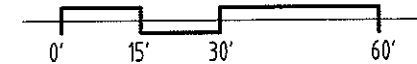
SAVOY REDEVELOPMENT LLC
 2328-2348 NORTH CALIFORNIA AVENUE
 SEPTEMBER 24, 2015
 JUNE 16, 2016

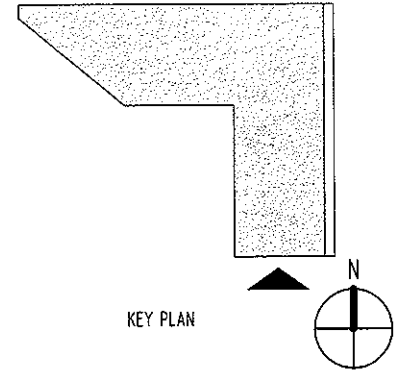
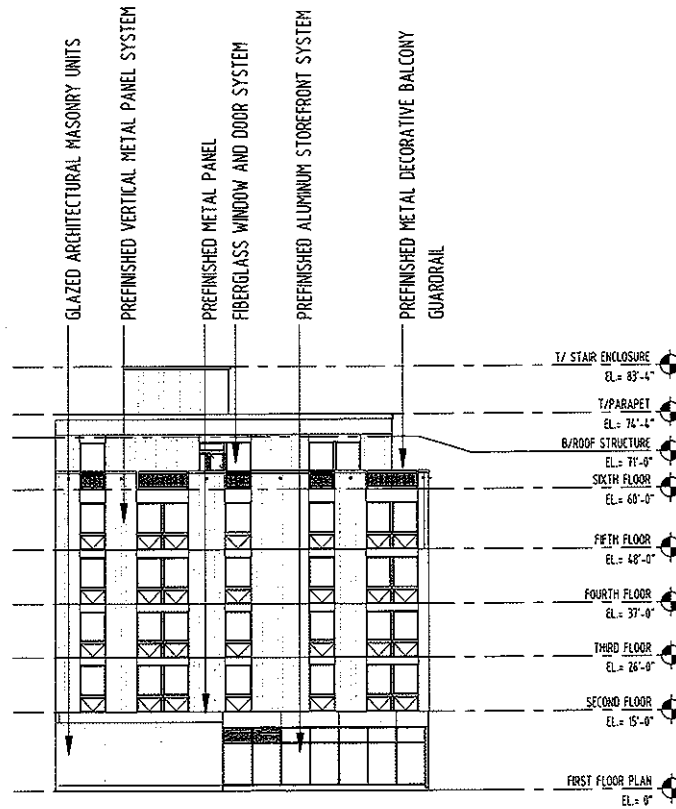


APPLICANT:
 ADDRESS:
 INTRODUCED:
 PLAN COMMISSION:

SAVOY REDEVELOPMENT LLC
 2328-2348 NORTH CALIFORNIA AVENUE
 SEPTEMBER 24, 2015
 JUNE 16, 2016

NORTH ELEVATION
 SCALE: 1" = 30'-0"

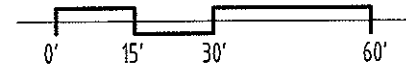


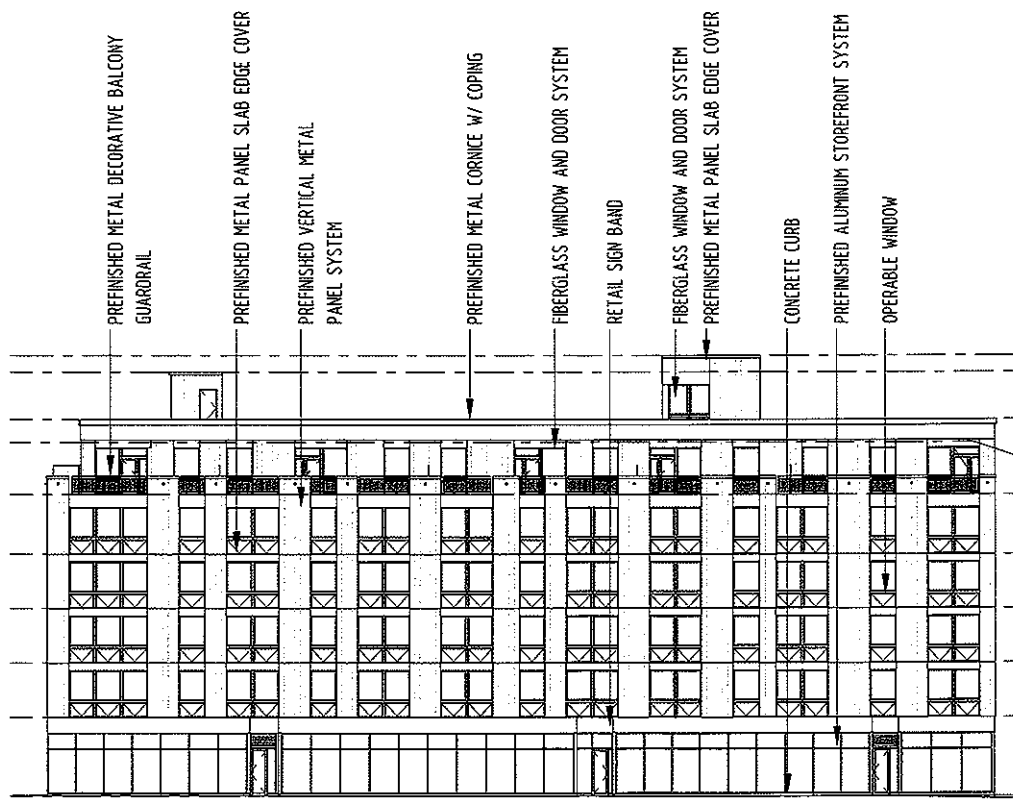


APPLICANT: SAVOY REDEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

SOUTH ELEVATION

SCALE: 1" = 30'-0"





PREFINISHED METAL DECORATIVE BALCONY
 GUARDRAIL

PREFINISHED METAL PANEL SLAB EDGE COVER

PREFINISHED VERTICAL METAL
 PANEL SYSTEM

PREFINISHED METAL CORNICE W/ COPING

FIBERGLASS WINDOW AND DOOR SYSTEM

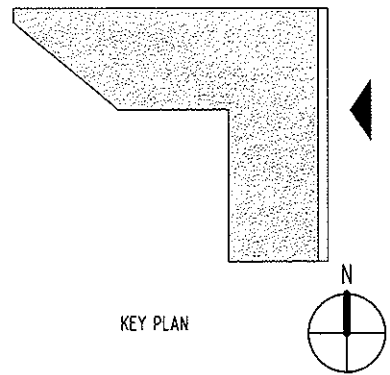
RETAIL SIGN BAND

FIBERGLASS WINDOW AND DOOR SYSTEM
 PREFINISHED METAL PANEL SLAB EDGE COVER

CONCRETE CURB

PREFINISHED ALUMINUM STOREFRONT SYSTEM

OPERABLE WINDOW



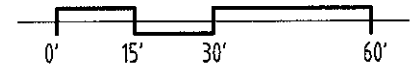
KEY PLAN

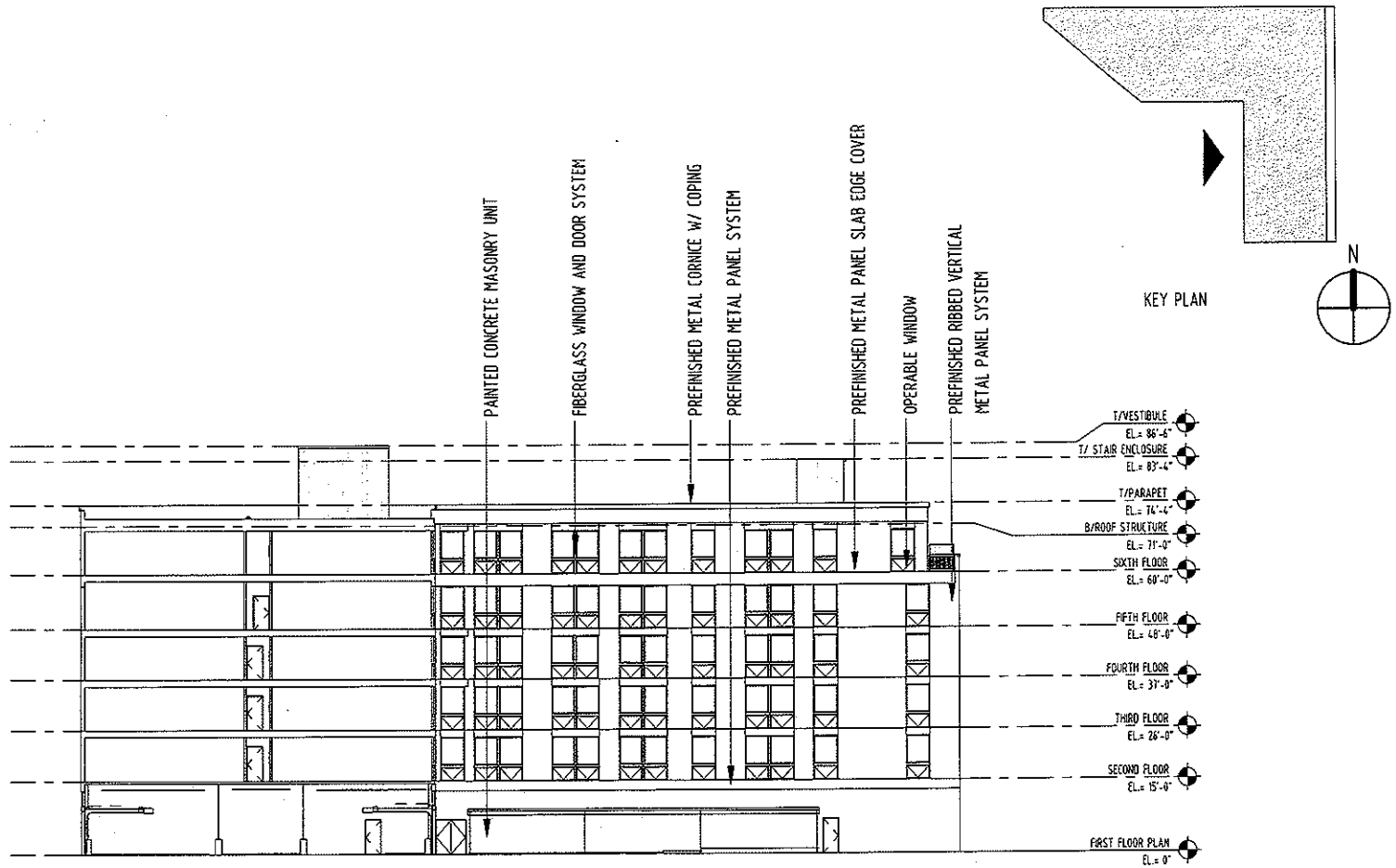
- T/VESTIBULE
EL. = 86'-6"
- T/ STAIR ENCLOSURE
EL. = 83'-4"
- T/PARAPET
EL. = 74'-4"
- B/ROOF STRUCTURE
EL. = 71'-0"
- SIXTH FLOOR
EL. = 60'-0"
- FIFTH FLOOR
EL. = 48'-0"
- FOURTH FLOOR
EL. = 37'-0"
- THIRD FLOOR
EL. = 26'-0"
- SECOND FLOOR
EL. = 15'-0"
- FIRST FLOOR PLAN
EL. = 0"

APPLICANT: SAVOY REDEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

EAST ELEVATION

SCALE: 1" = 30'-0"

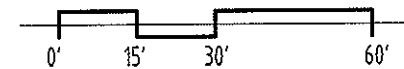


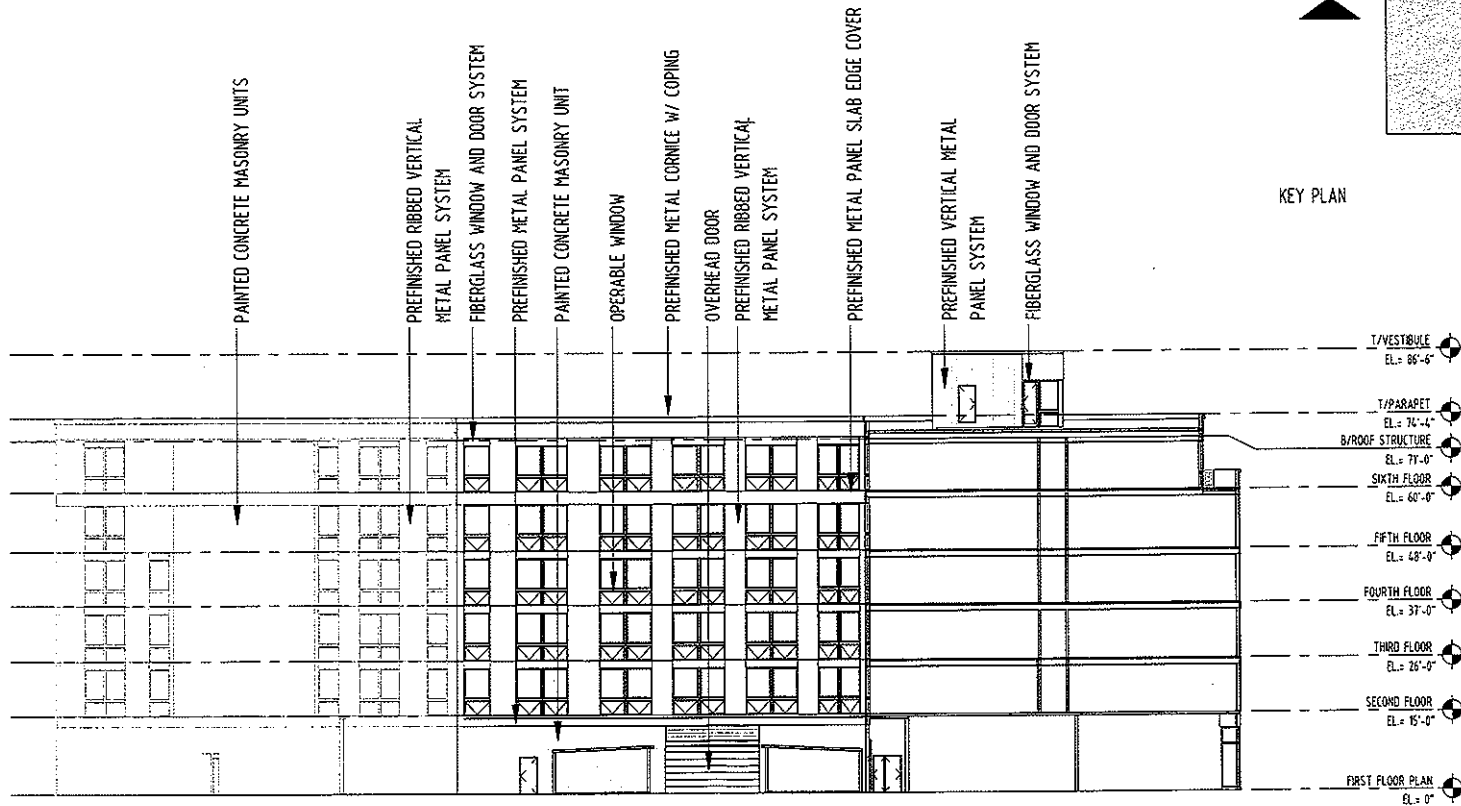


APPLICANT: SAVOY REDEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

WEST COURTYARD ELEVATION

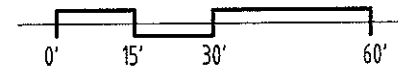
SCALE: 1" = 30'-0"



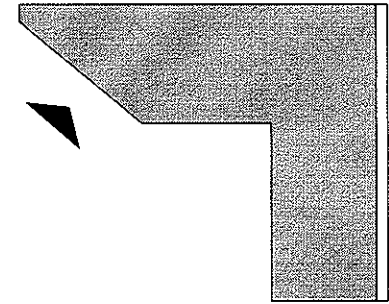


SOUTH COURTYARD ELEVATION

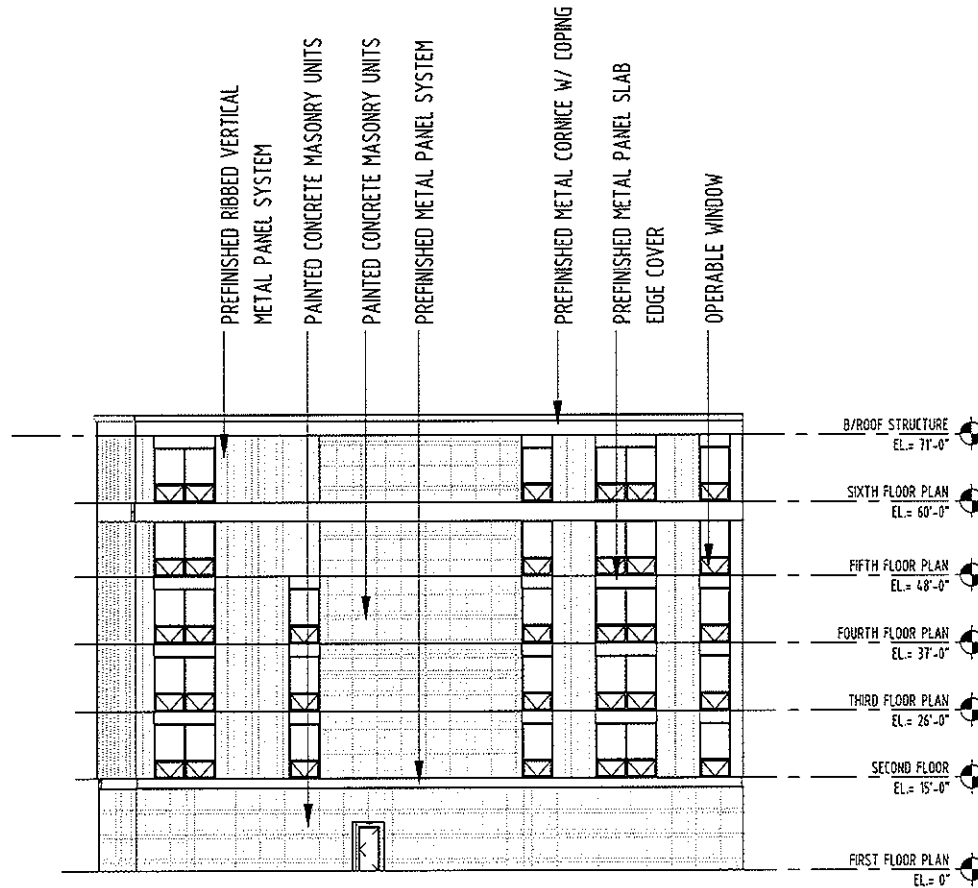
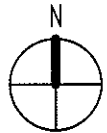
SCALE: 1" = 30'-0"



APPLICANT: SAVOY REDEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

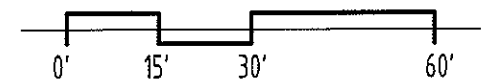


KEY PLAN



SOUTH WEST ELEVATION

SCALE: 1" = 30'-0"



APPLICANT:
 ADDRESS:
 INTRODUCED:
 PLAN COMMISSION:

SAVOY RE DEVELOPMENT LLC
 2328-2348 NORTH CALIFORNIA AVENUE
 SEPTEMBER 24, 2015
 JUNE 16, 2016

Reclassification Of Area Shown On Map No. 5-1.
 (As Amended)
 (Application No. 18484)
 (Common Address: 2328 -- 2348 N. California Ave.)

RBPD 1276, 99

[SO2015-6375]

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 5-1 in the area bounded by:

the 16-foot public alley next south of and parallel to West Fullerton Avenue; North California Avenue; a line 241 feet south of and parallel to West Fullerton Avenue; the 16-foot public alley next west of and parallel to North California Avenue; and the 16-foot public alley next northeast of and parallel to North Milwaukee Avenue.

SECTION 2. To those of a B2-3 Neighborhood Mixed-Use District.

SECTION 3. Changing all of the B2-3 Neighborhood Mixed-Use District and all of the Residential Business Planned Development 1276 symbols and indications as shown on Map Number 5-1 in the area bounded by:

the 16-foot public alley next south of and parallel to West Fullerton Avenue; North California Avenue; the 16-foot public alley next northeast of and parallel to North Milwaukee Avenue; the 16-foot public alley next west of and parallel to North California Avenue; and the 16-foot public alley northeast of and parallel to North Milwaukee Avenue.

SECTION 4. To those of Residential Business Planned Development 1276, as amended.

SECTION 5. This ordinance takes effect after its passage and due publication.

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

Residential-Business Planned Development No. 1276, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1276 ("Planned Development") consists of approximately 30,534 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, Savoy RE Development 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 and Property Line Map; Site Plan: a Landscape/Green Roof Plan; and Building Elevations prepared by Studio 222 Architects and dated June 16, 2016, 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 (excluding drive through facilities), financial services (excluding pawn shops, pay day loan stores, and drive through facilities), food and beverage retail sales, personal service, general retail sales, 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 30,534 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 will achieve Energy Star certification for the Project and will have a green roof consisting of a minimum of 100 percent of the net roof area, or 9,596 square feet.
15. The applicant acknowledges and agrees that the rezoning of the Property from C1-1 to B2-3 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 Exhibit A, the applicant has agreed to provide 10 percent or 14 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"). At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") 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 15 (i.e., number of Affordable Units) 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 execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the 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. If this Planned Development does not receive City Council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this section.

- 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 B2-3 Neighborhood Mixed-Use District.

[Boundary Map; Existing Zoning Map; Site Plans; Green Roof; and Building Elevations referred to in these Plan of Development Statements printed on pages 27355 through 27368 of this *Journal*.]

Bulk Regulations and Data Table and Exhibit A (2007 Affordable Housing Profile Form (Rental)) referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1276, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	44,679 square feet
Area in Public Right-of-Way:	14,145 square feet
Net Site Area:	30,354 square feet
Maximum FAR:	4.0
Maximum Dwelling Units:	138
Minimum Accessory Parking Spaces:	44
Minimum Bicycle Parking:	138 bike spaces
Off-Street Loading Berths:	1
Building Height:	71 feet, 0 inches (roof); 74 feet, 4 inches (top of parapet)

FINAL FOR PUBLICATI

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: 6/6/16

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Savoy on the Park

Development Address: 2340 N. California Avenue, Chicago, IL, 60647

Ward: 1st

If you are working with a Planner at the City, what is his/her name? Noah Szafraniec

Type of City involvement:
(check all that apply)

- City Land
- Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *If yes, please provide copy of the TIF Eligible Expenses
- Zoning increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: NOCA 2340, LLC

Developer Contact (Project Coordinator): Enrico Platt

Developer Address: 110 E. DELAWARE, Chicago, 60614

Email address: efplatt@savoydevelopment.com

Telephone Number: 312.498.8008

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For **ARO** projects: $\frac{138}{\text{Total units}} \times 10\% = 14$ (always round up) **total affordable units required**

*20% if TIF assistance is provided

For **Density Bonus** projects: $\text{Bonus Square Footage} \times 25\% = \text{Affordable sq. footage required}$

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other: (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? \$150 _____

Estimated date for the commencement of marketing: 10/1/17

Estimated date for completion of construction of the affordable units: 2/1/17

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	Studio/ 1 Bath	5	0	462		798	60%	<input checked="" type="checkbox"/>
	1 Bed/ 1 Bath	6	1	573		855	60%	<input checked="" type="checkbox"/>
	2 Bed/ 2 Bath	3	2	857		1026	60%	<input checked="" type="checkbox"/>
Market Rate Units	Studio/ 1 Bath	41	0	464	1395	N/A	N/A	<input type="checkbox"/>
	1 Bed/ 1 Bath	57	1	633	1725	N/A	N/A	<input type="checkbox"/>
	2 Bed/ 2 Bath	26	2	927	2575	N/A	N/A	<input type="checkbox"/>

*Rent amounts updated annually in the City of Chicago's Maximum Affordable Monthly Rent Chart

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu?

(typically corresponds with issuance of building permits)

Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times \$100,000 = \$ \text{Amount owed}$$

N/A-TSL

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

[Signature]
Kara Breems, DRP
[Signature]
Developer/Project Manager

6-8-16 *
Date
6/6/16
Date

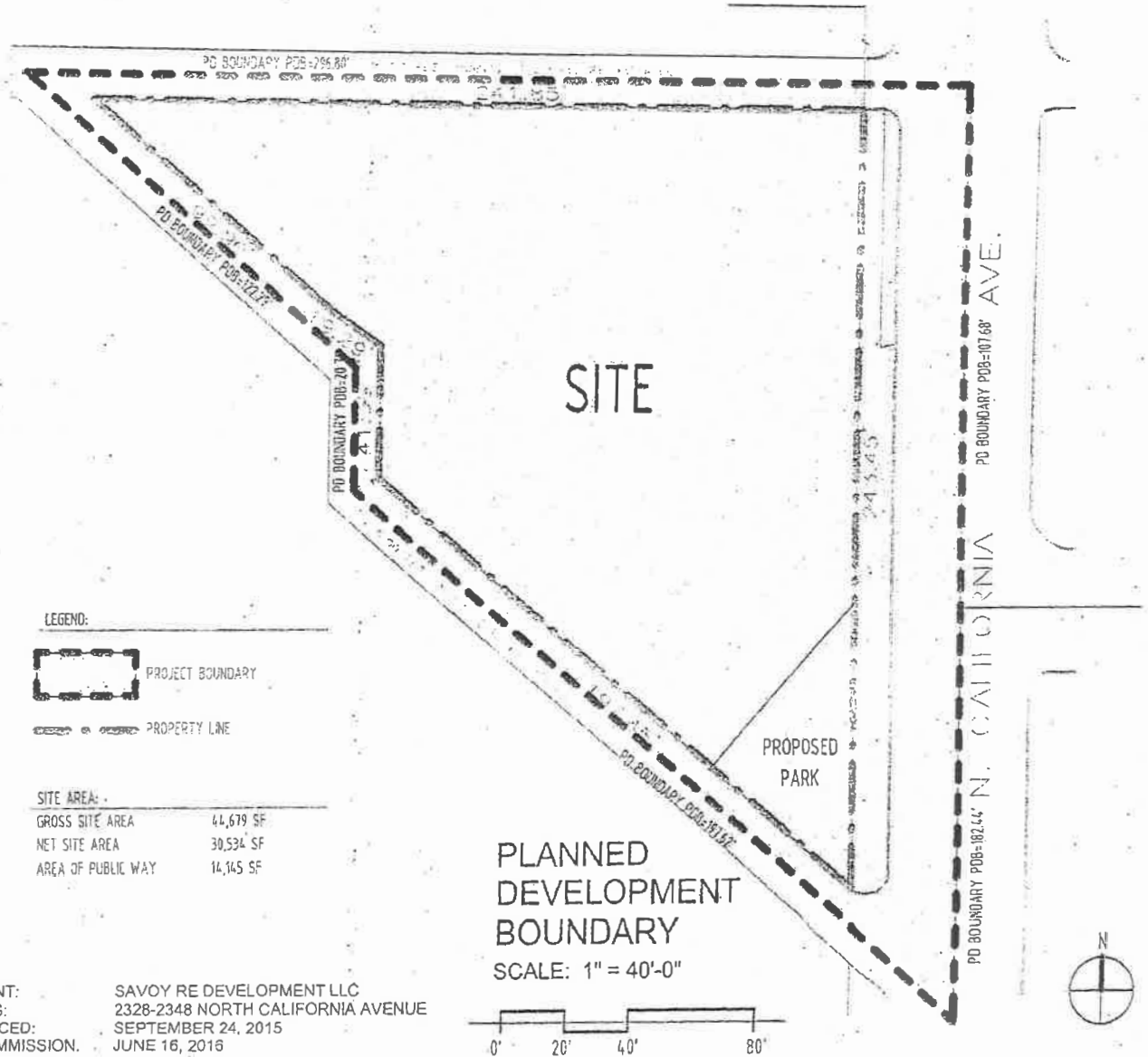
* If project does not receive city Council approval by 7.13.16, the 2015 ARO will apply.

6/22/2016

REPORTS OF COMMITTEES

27357

FINAL FOR PUBLICATION



LEGEND:

-  PROJECT BOUNDARY
-  PROPERTY LINE

SITE AREA:

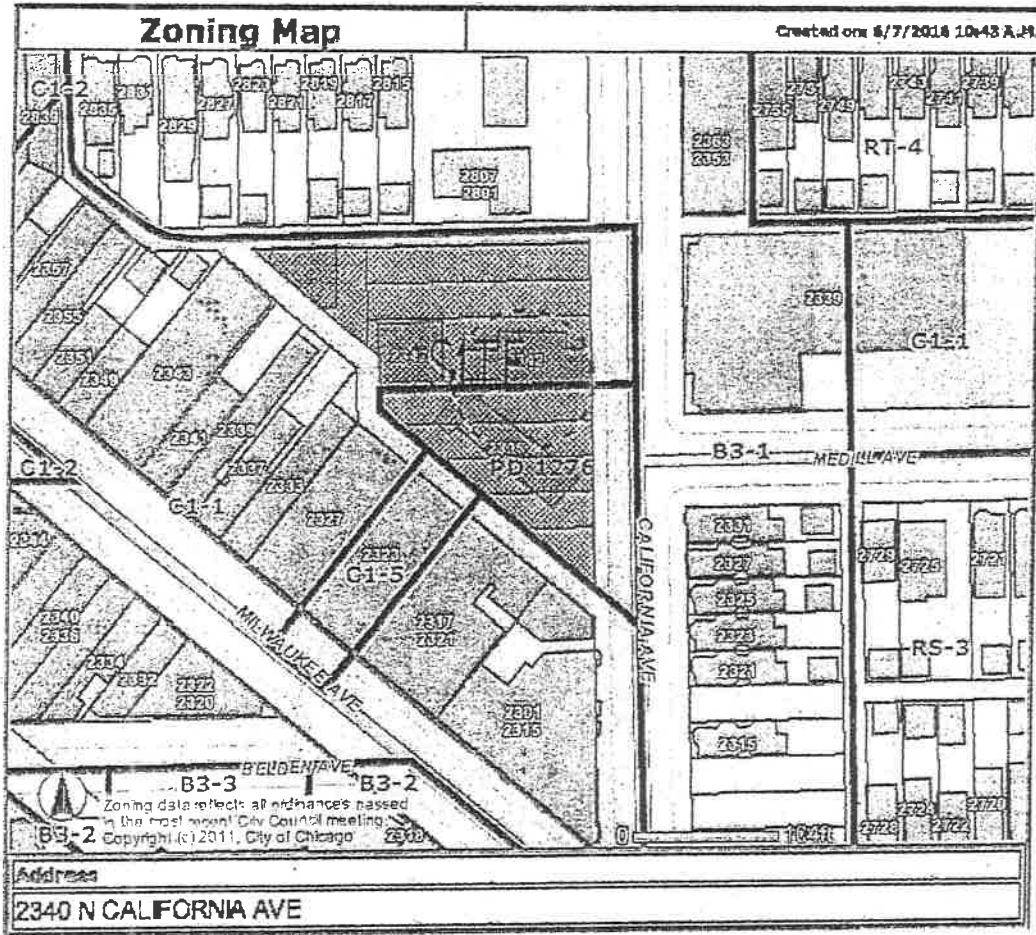
GROSS SITE AREA	44,679 SF
NET SITE AREA	30,534 SF
AREA OF PUBLIC WAY	14,145 SF

PLANNED DEVELOPMENT BOUNDARY

SCALE: 1" = 40'-0"



APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

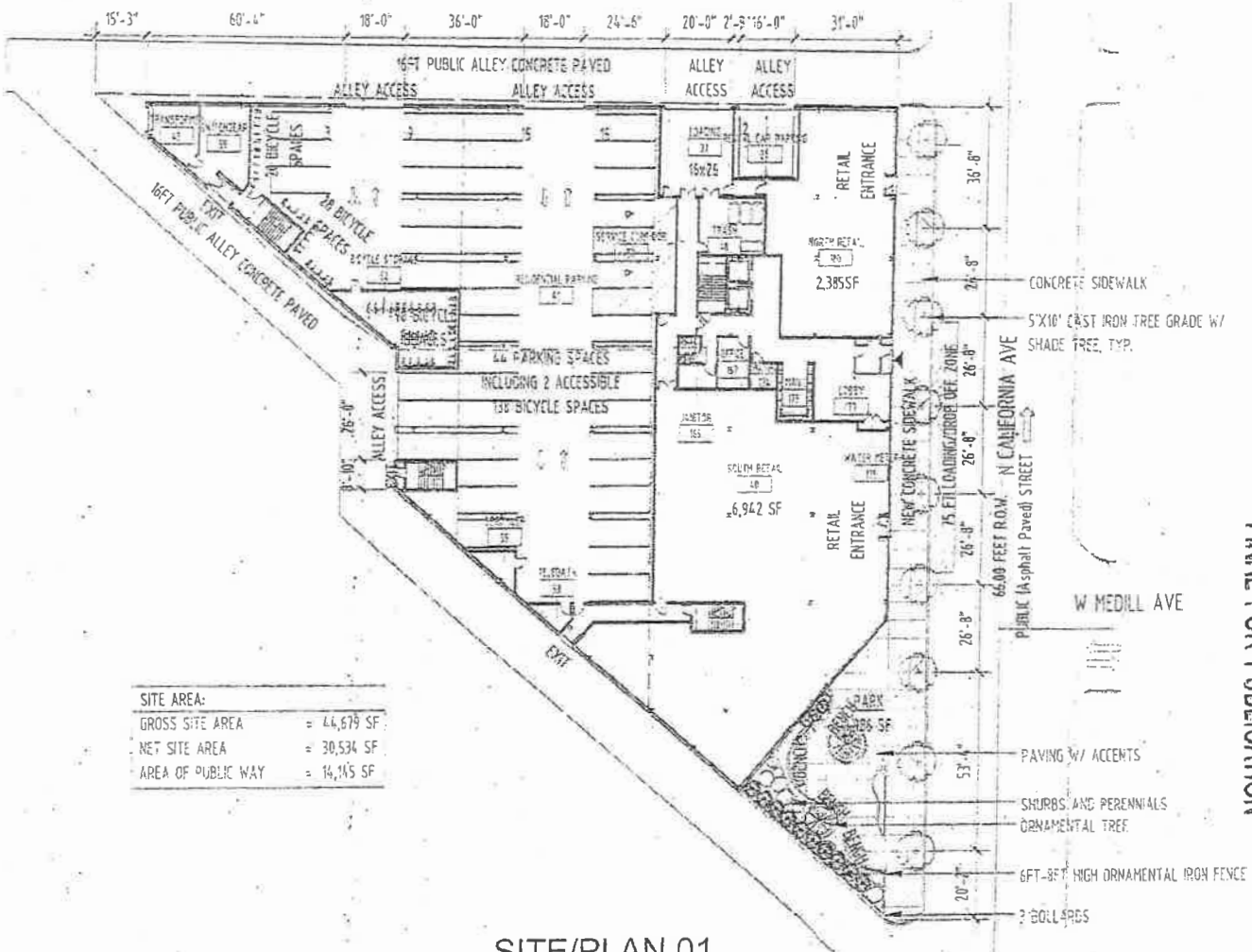


APPLICANT:
 ADDRESS:
 INTRODUCED:
 PLAN COMMISSION:

SAVOY RE DEVELOPMENT LLC
 2328-2348 NORTH CALIFORNIA AVENUE
 SEPTEMBER 24, 2015
 JUNE 16, 2016

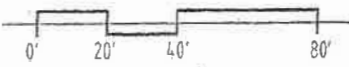
EXISTING ZONING MAP
 SCALE: NONE





SITE AREA:	
GROSS SITE AREA	= 44,679 SF
NET SITE AREA	= 30,534 SF
AREA OF PUBLIC WAY	= 14,145 SF

SITE/PLAN 01
SCALE: 1" = 40'-0"



APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

FINAL FOR PUBLICATION

6/22/2016

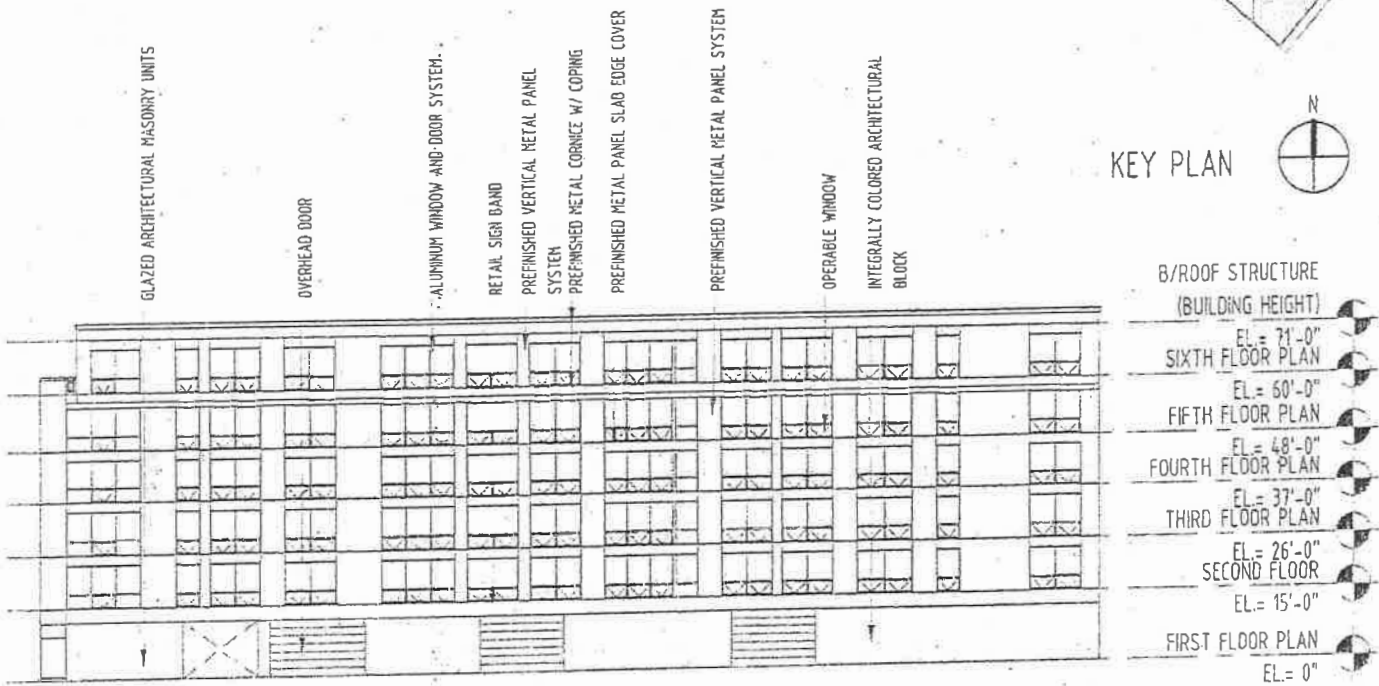
REPORTS OF COMMITTEES

27359

FINAL FOR PUBLICATION



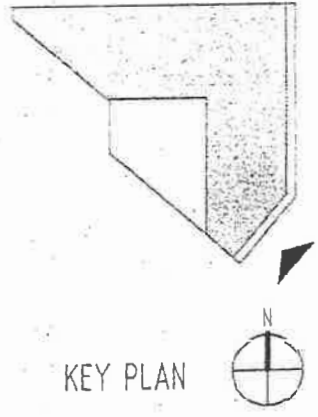
APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016



NORTH ELEVATION
SCALE: 1" = 30'-0"



APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

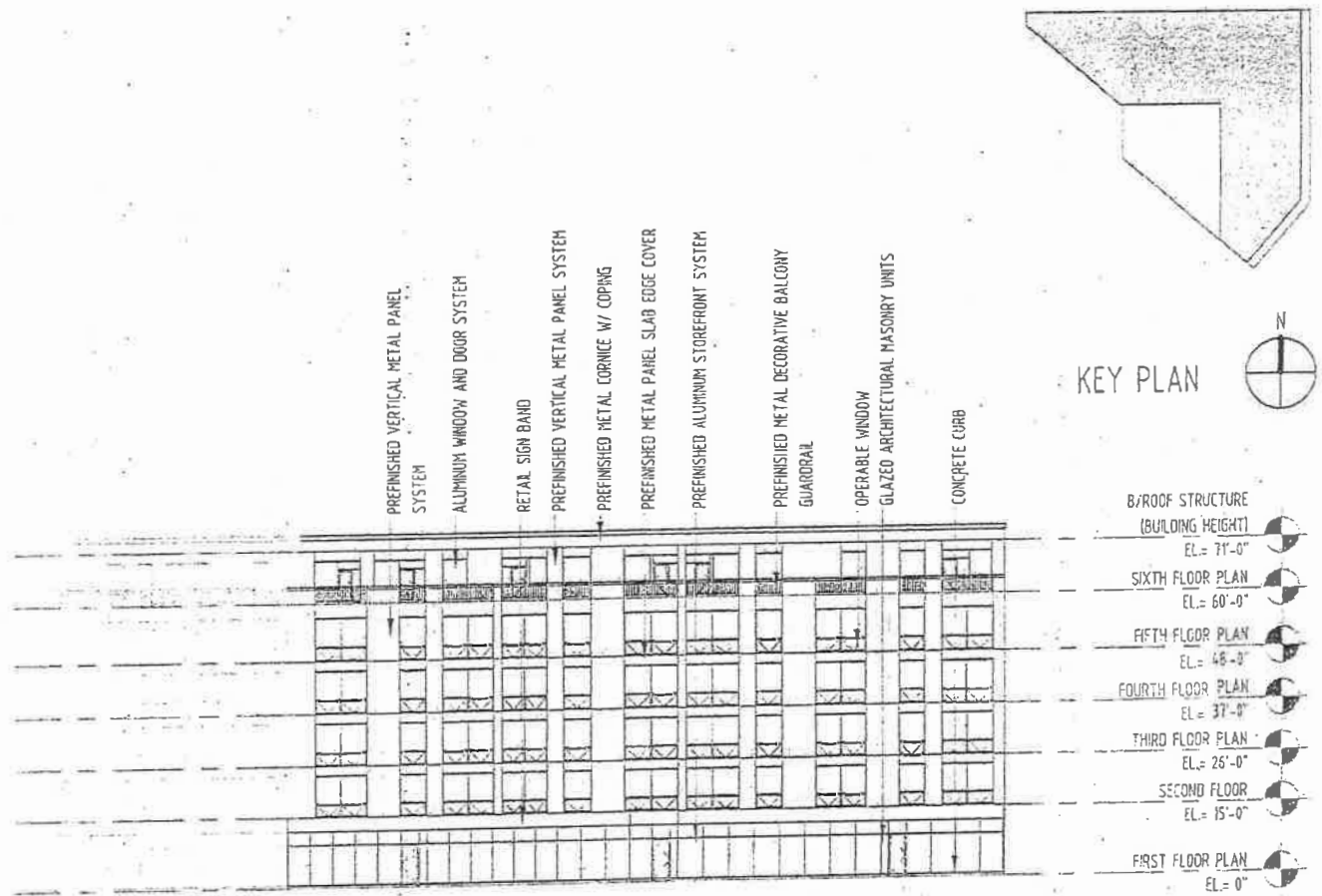


SOUTH EAST ELEVATION
 SCALE: 1" = 30'-0"



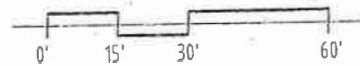
FINAL FOR PUBLICATION

APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016



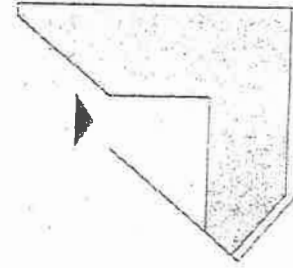
EAST ELEVATION

SCALE: 1" = 30'-0"

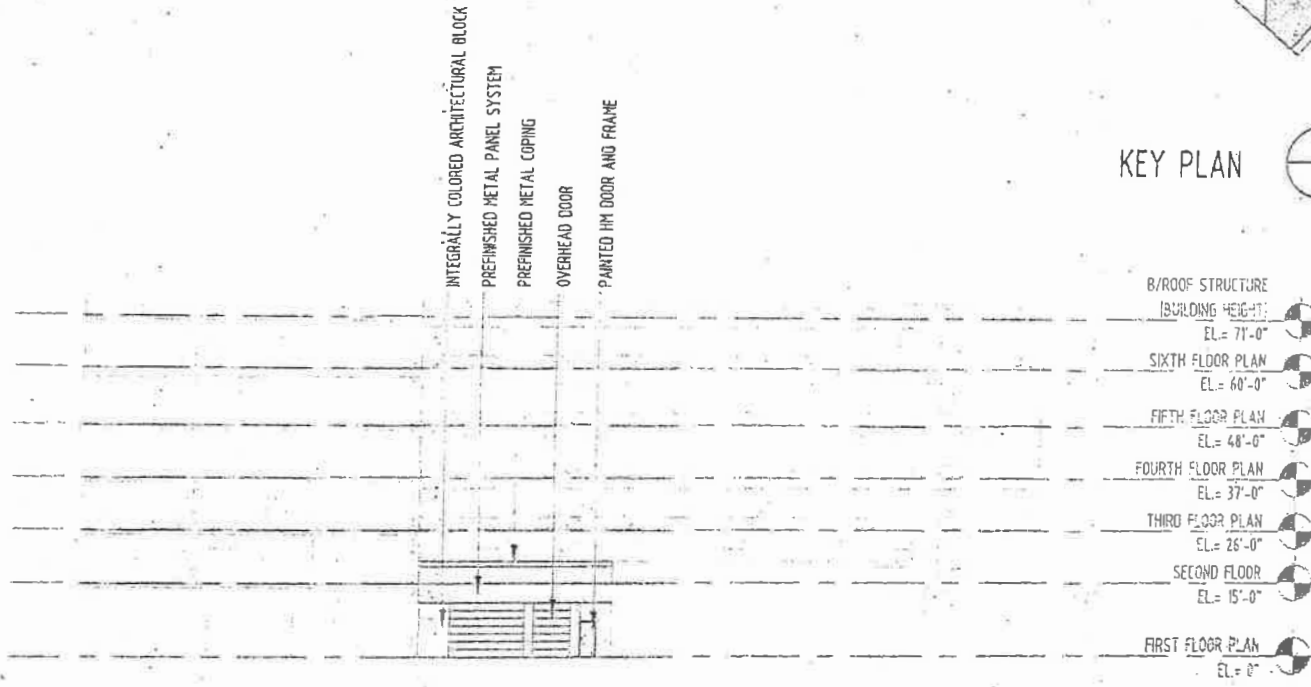


APPLICANT:
 ADDRESS:
 INTRODUCED:
 PLAN COMMISSION:

SAVOY RE DEVELOPMENT LLC
 2328-2348 NORTH CALIFORNIA AVENUE
 SEPTEMBER 24, 2015
 JUNE 16, 2016



KEY PLAN



WEST ELEVATION

SCALE: 1" = 30'-0"

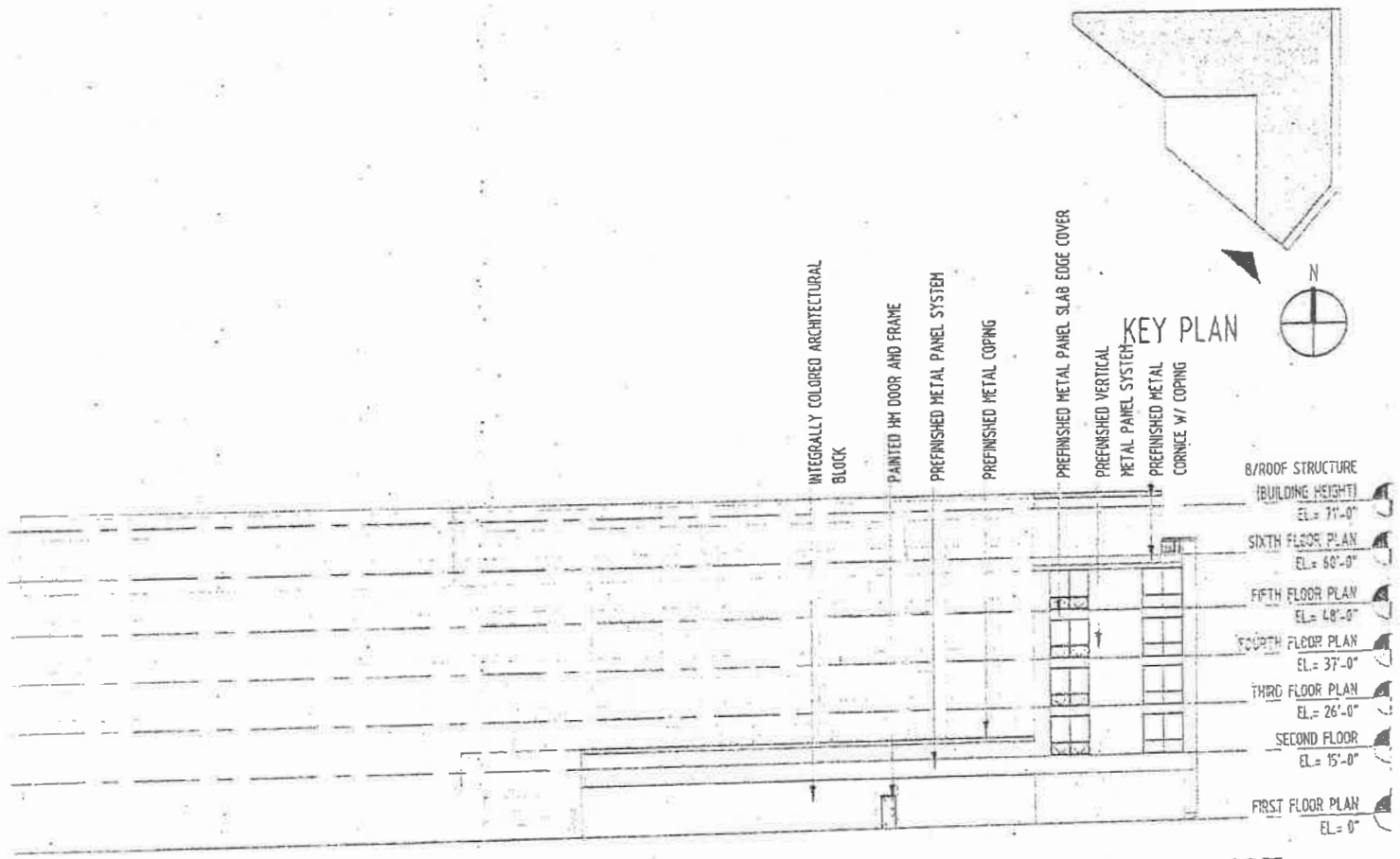


APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

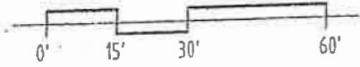
6/22/2016

REPORTS OF COMMITTEES

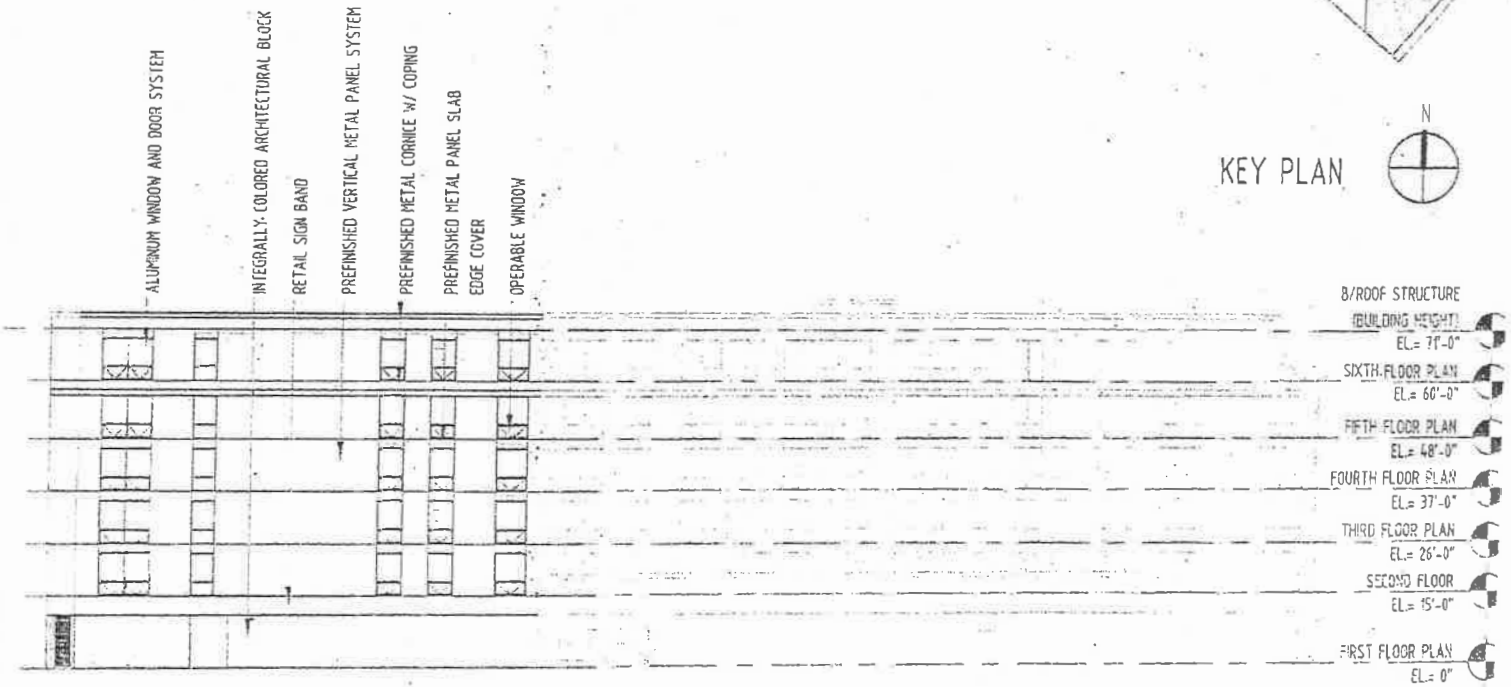
27365



**SOUTH WEST
ELEVATION 1**
SCALE: 1" = 30'-0"



APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

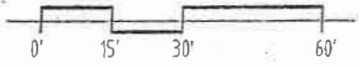


KEY PLAN



SOUTH WEST ELEVATION 2

SCALE: 1" = 30'-0"

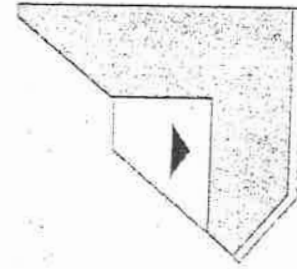


APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

6/22/2016

REPORTS OF COMMITTEES

27367



KEY PLAN

PREFINISHED VERTICAL METAL PANEL SYSTEM
ALUMINUM WINDOW AND DOOR SYSTEM
PREFINISHED METAL PANEL SLAB EDGE COVER
PREFINISHED METAL CORNICE W/ COPING
OPERABLE WINDOW



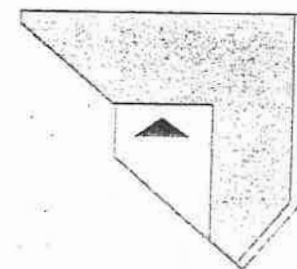
B/ROOF STRUCTURE
BUILDING HEIGHT
EL = 71'-0"
SIXTH FLOOR PLAN
EL = 66'-0"
FIFTH FLOOR PLAN
EL = 48'-0"
FOURTH FLOOR PLAN
EL = 37'-0"
THIRD FLOOR PLAN
EL = 26'-0"
SECOND FLOOR
EL = 15'-0"
FIRST FLOOR PLAN
EL = 0'

TERRACE WEST
ELEVATION

SCALE: 1" = 30'-0"



APPLICANT: SAVOY RE DEVELOPMENT LLC
ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
INTRODUCED: SEPTEMBER 24, 2015
PLAN COMMISSION: JUNE 16, 2016



KEY PLAN



TERRACE SOUTH ELEVATION

SCALE: 1" = 30'-0"



APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2348 NORTH CALIFORNIA AVENUE
 INTRODUCED: SEPTEMBER 24, 2015
 PLAN COMMISSION: JUNE 16, 2016

18185

107314

JOURNAL--CITY COUNCIL--CHICAGO

4/15/2015

Reclassification Of Area Shown On Map No. 5-1.
(As Amended)
(Application No. 18185)
(Common Address: 2328 -- 2340 N. California Ave.)

RBPID 1276

[SO2014-8024]

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 5-1 in the area bounded by:

a line 241 feet south of and parallel to West Fullerton Avenue; North California Avenue; the 16-foot public alley that begins at a point 384.62 feet south of West Fullerton Avenue along North California Avenue and runs northwesterly for a distance of 197.62 feet; and the north/south public alley west of and parallel to North California Avenue.

SECTION 2. To those of a B2-3 Neighborhood Mixed-Use District.

SECTION 3. Changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 5-1 in the area bounded by:

a line 241 feet south of and parallel to West Fullerton Avenue; North California Avenue; the 16-foot public alley that begins at a point 384.62 feet south of West Fullerton Avenue along North California Avenue and runs northwesterly for a distance of 197.62 feet; and the north/south public alley west of and parallel to North California Avenue.

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

SECTION 5. This ordinance takes effect after its passage and due publication.

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

Residential-Business Planned Development No. 1276.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1276 ("Planned Development") consists of approximately 12,010 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, Savoy RE Development 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 Map; Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site/First Floor Plan; a Landscape/Green Roof Plan; and Building Elevations prepared by William Szematowicz and Savoy RE Development LLC and dated March 19, 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 (excluding drive-through facilities), financial services (excluding pawn shops, pay day loan stores, and drive through facilities), food and beverage retail sales, personal service, general retail sales, 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 12,010 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 will achieve Energy Star certification for the Project and will have a 4,200 square foot green roof (50 percent of 8,372 square feet net roof area).
15. The applicant acknowledges and agrees that the rezoning of the Property from C1-1 to B2-3 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 Exhibit A, the Applicant has agreed to provide six affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("HED") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or 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 either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of HED may enforce remedies for breach of the 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.

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 B2-3 Neighborhood Mixed Use District.

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

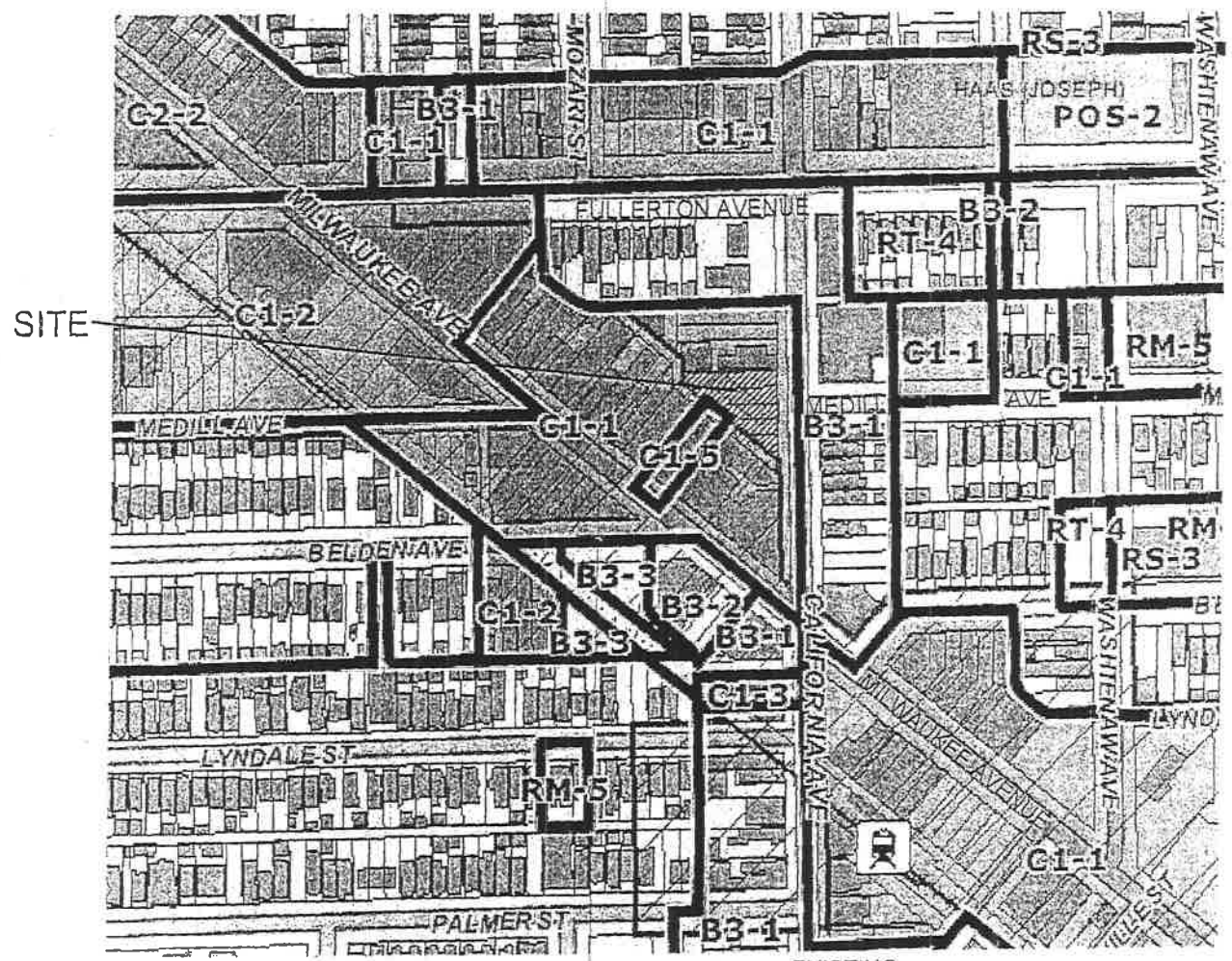
[Existing Zoning Map; Boundary and Property Line Plan; Courtyard Elevations; Site/Landscape Green Roof Plan; Site/First Floor Plan; and North, Southwest, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 107319 through 107327 of this *Journal*.]

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

Residential-Business Planned Development No. 1276.

Bulk Regulations And Data Table.

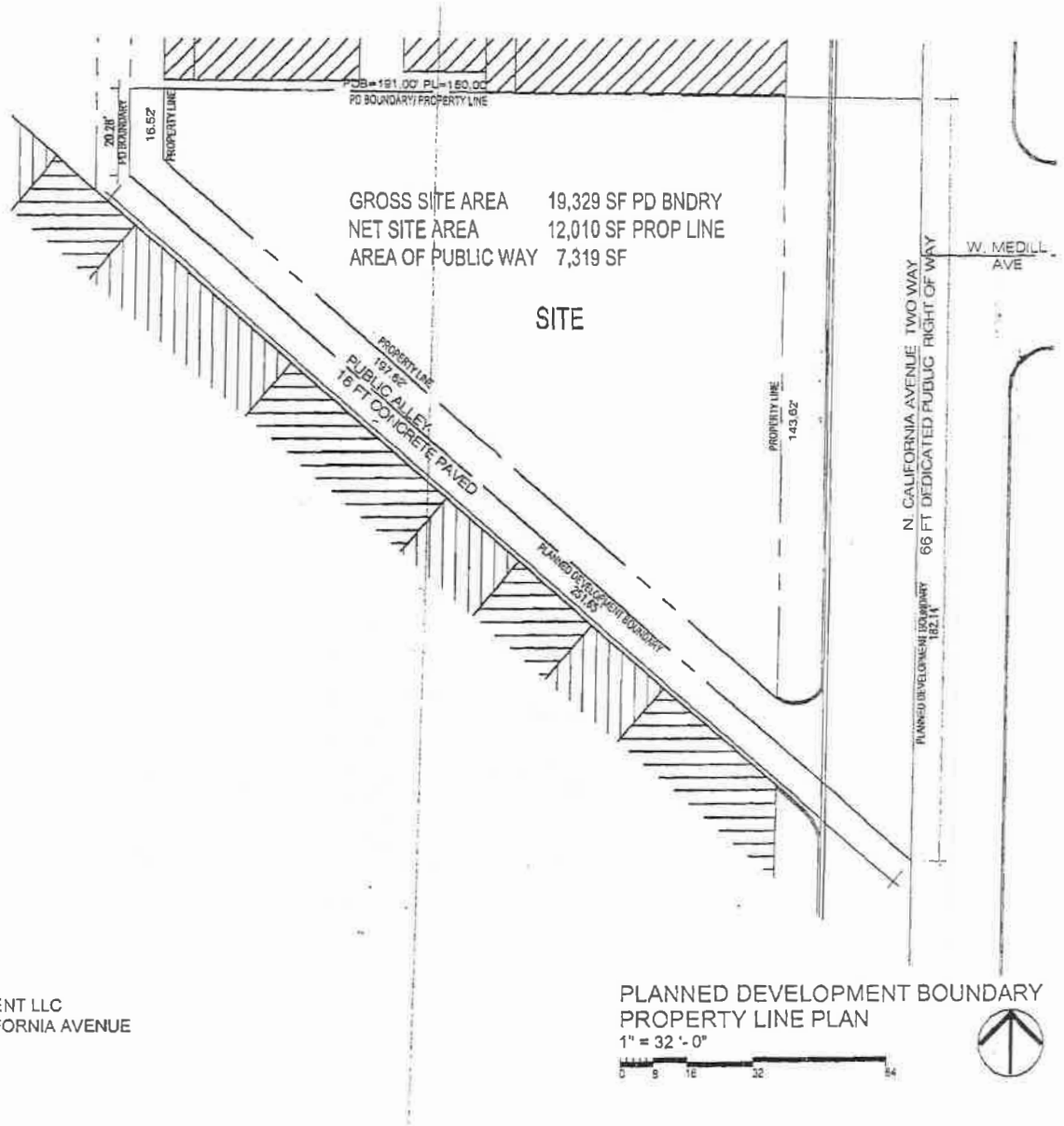
Gross Site Area:	19,329 square feet
Area in Public Right-of-Way:	7,319 square feet
Net Site Area:	12,010 square feet
Maximum FAR:	3.5
Maximum Dwelling Units:	52
Minimum Accessory Parking Spaces:	18
Minimum Bicycle Parking:	60 bicycle spaces
Off-Street Loading Berths:	0
Building Height:	65 feet, 4 inches (top of parapet)



APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
 INTRODUCED: OCTOBER 8, 2014
 PLAN COMMISSION: MARCH 19, 2015

EXISTING
 ZONING MAP
 SCALE: NONE



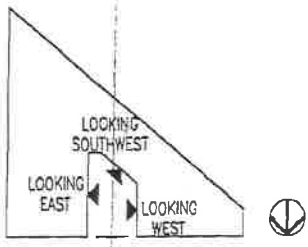
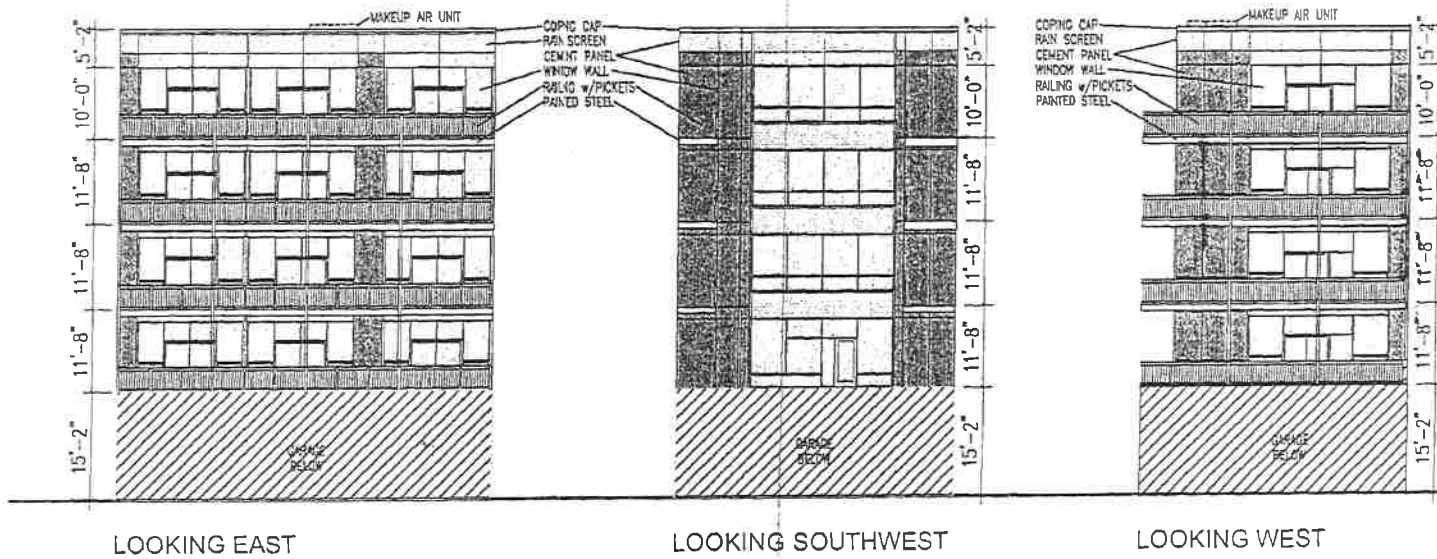


APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
 INTRODUCED: OCTOBER 8, 2014
 PLAN COMMISSION: MARCH 19, 2015

4/15/2015

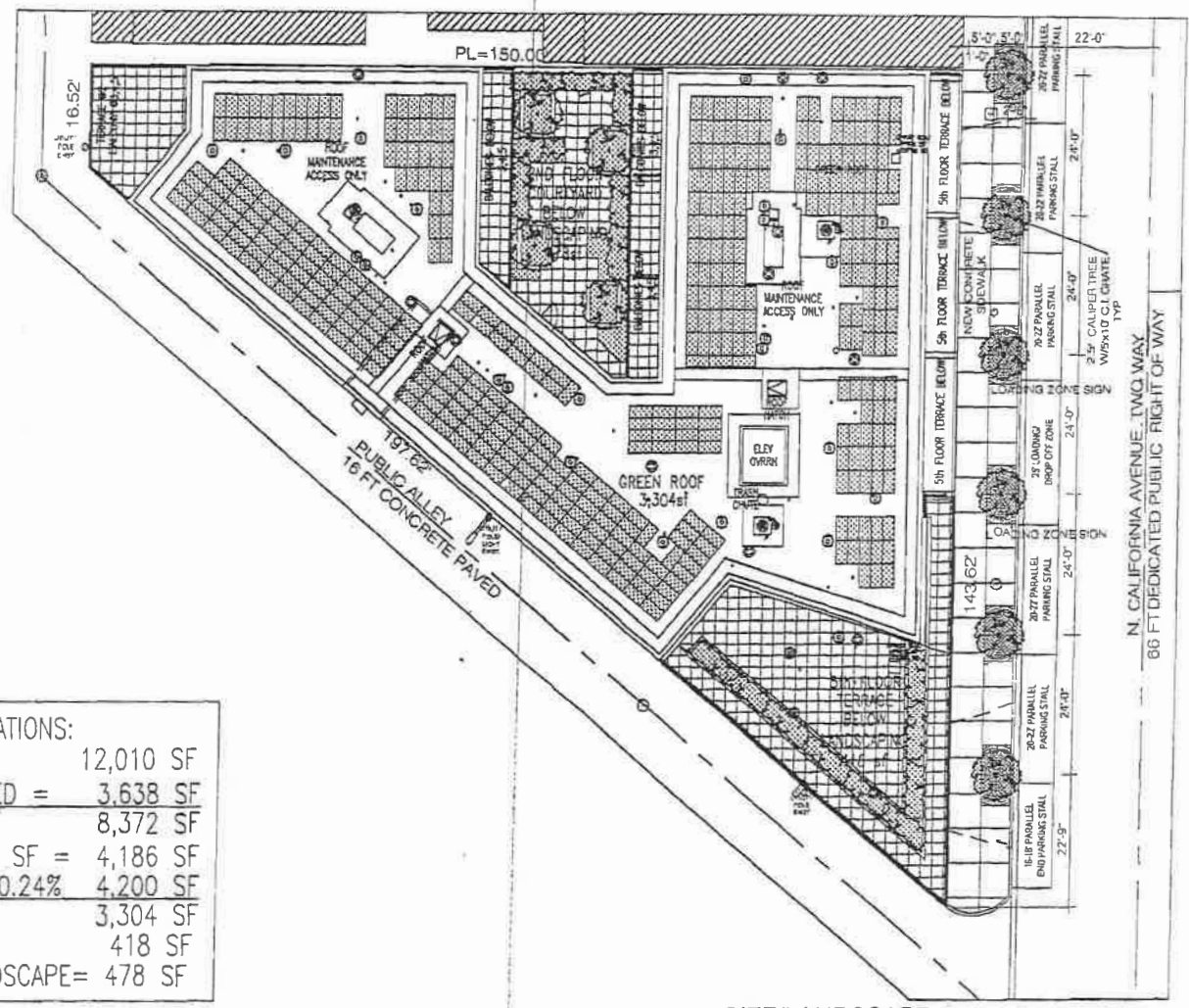
REPORTS OF COMMITTEES

107321



APPLICANT: SAVOY RE DEVELOPMENT LLC
ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
INTRODUCED: OCTOBER 8, 2014
PLAN COMMISSION: MARCH 19, 2015





GREEN ROOF CALCULATIONS:	
GROSS ROOF AREA =	12,010 SF
MECH AREAS/OCCUPIED =	3,638 SF
NET ROOF AREA. =	8,372 SF
REQ'D 50% NET AREA SF =	4,186 SF
PROVIDED AREA SF=50.24%	4,200 SF
GREEN ROOF=	3,304 SF
5TH FLR TERRACE =	418 SF
2ND COURTYARD LANDSCAPE=	478 SF

APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
 INTRODUCED: OCTOBER 8, 2014
 PLAN COMMISSION: MARCH 19, 2015

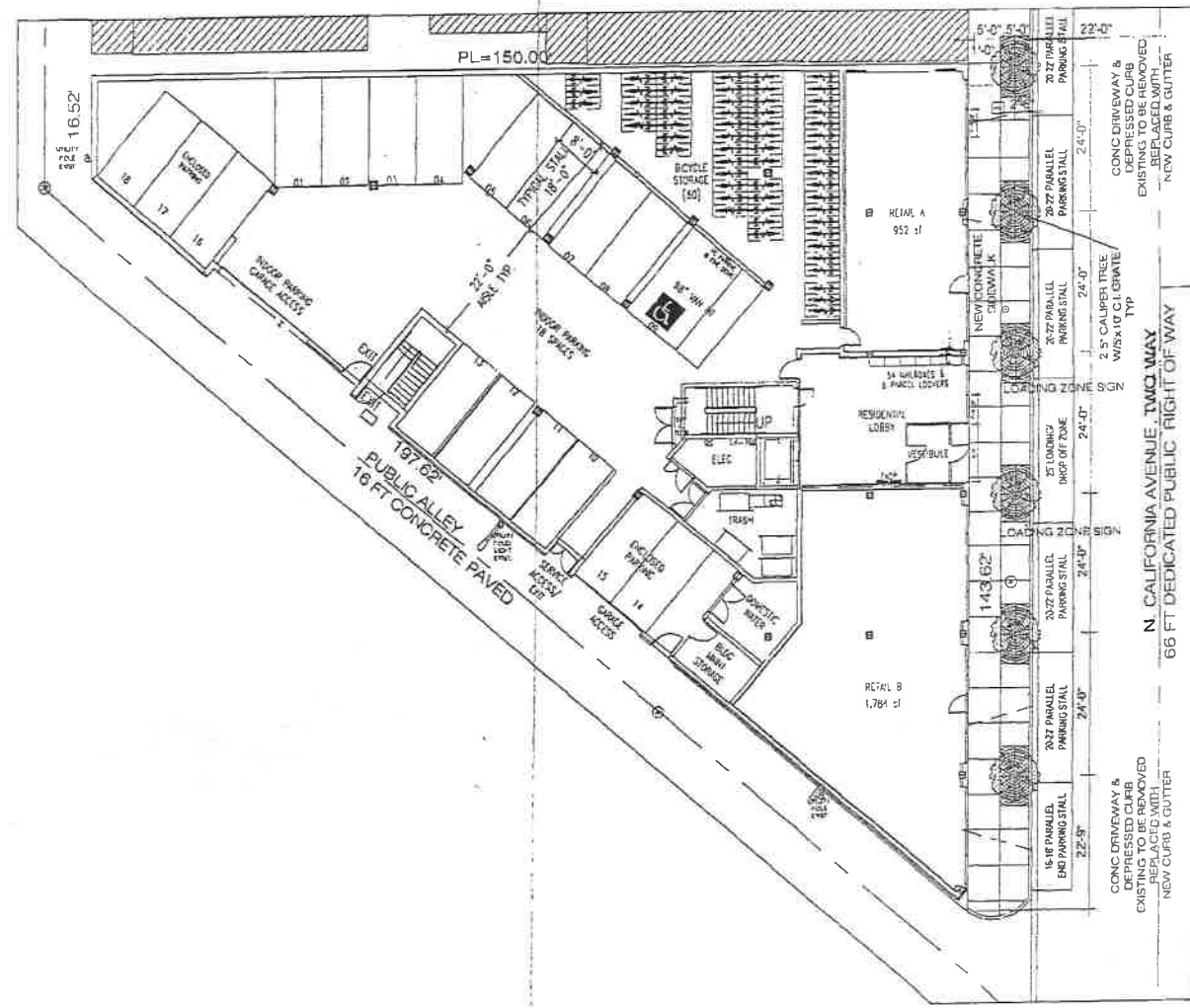
SITE/LANDSCAPE
 GREEN ROOF PLAN
 1" = 24' 0"



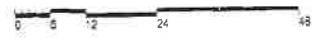
4/15/2015

REPORTS OF COMMITTEES

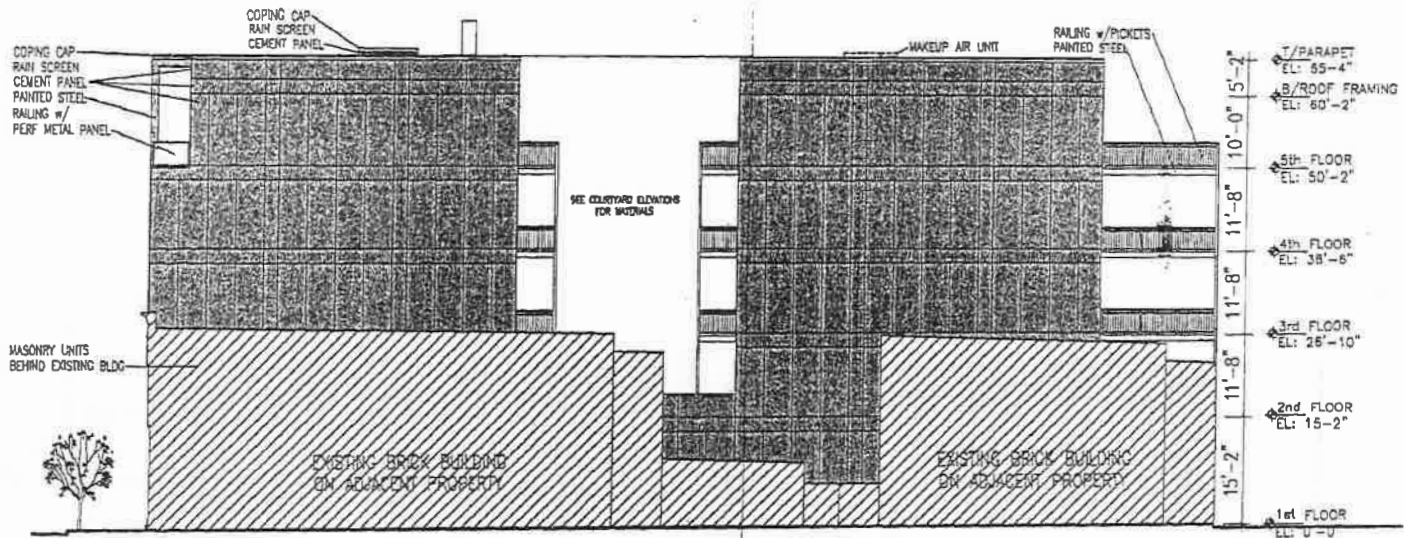
107323



SITE/FIRST FLOOR
 PLAN
 1" = 24'-0"

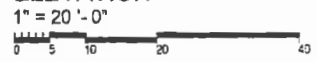


APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
 INTRODUCED: OCTOBER 8, 2014
 PLAN COMMISSION: MARCH 19, 2015



APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
 INTRODUCED: OCTOBER 8, 2014
 PLAN COMMISSION: MARCH 19, 2015

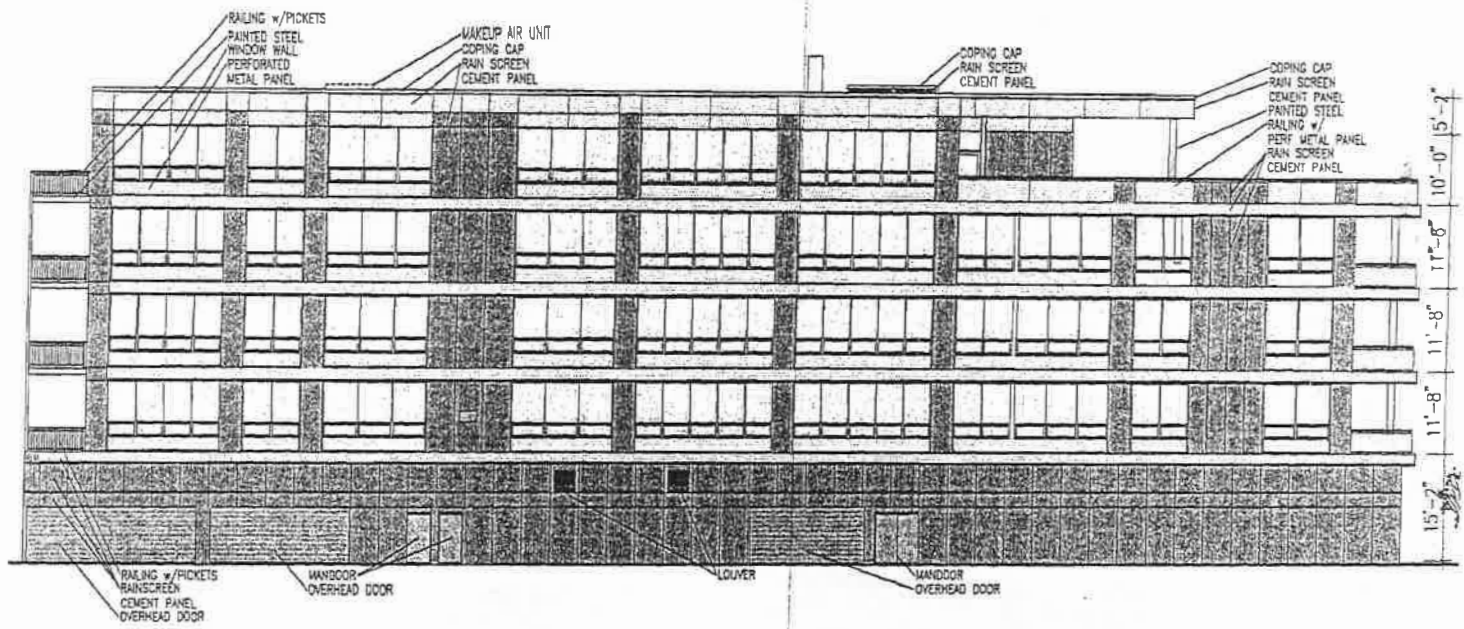
NORTH
 ELEVATION



4/15/2015

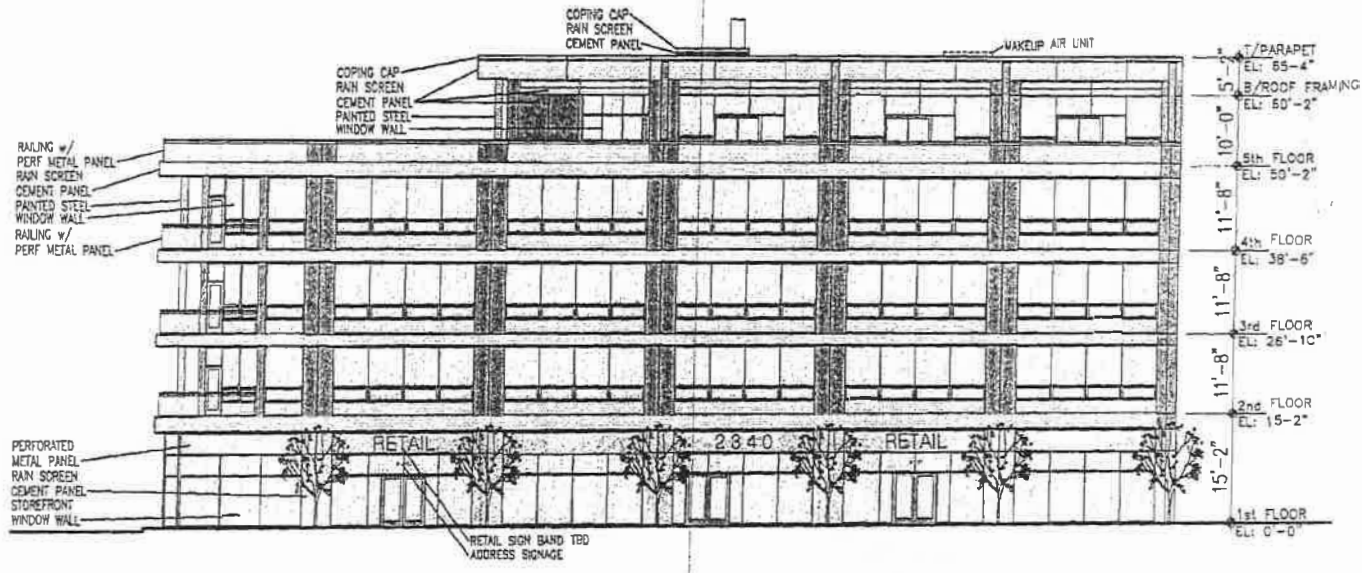
REPORTS OF COMMITTEES

107325



APPLICANT: SAVOY RE DEVELOPMENT LLC
ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
INTRODUCED: OCTOBER 8, 2014
PLAN COMMISSION: MARCH 19, 2015

SOUTHWEST ELEVATION
1" = 20'-0"
0 5 10 20 40



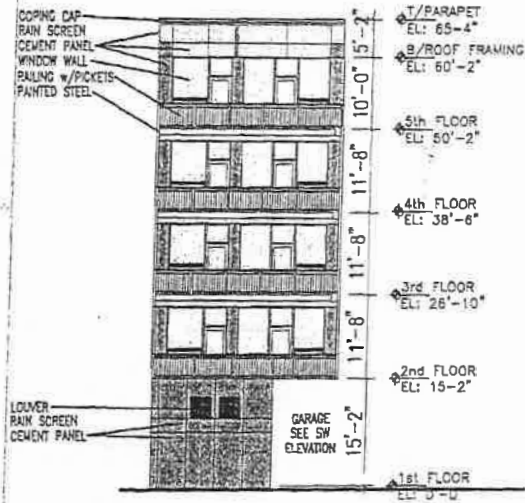
APPLICANT: SAVOY RE DEVELOPMENT LLC
 ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
 INTRODUCED: OCTOBER 8, 2014
 PLAN COMMISSION: MARCH 19, 2015

EAST
 ELEVATION
 1" = 20'-0"
 0 5 10 20 40

4/15/2015

REPORTS OF COMMITTEES

107327



WEST
ELEVATION
1" = 20' - 0"



APPLICANT: SAVOY RE DEVELOPMENT LLC
ADDRESS: 2328-2340 NORTH CALIFORNIA AVENUE
INTRODUCED: OCTOBER 8, 2014
PLAN COMMISSION: MARCH 19, 2015