

PD 1404

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22534

20040

JOURNAL--CITY COUNCIL--CHICAGO

10/30/2024

Reclassification Of Area Shown On Map No. 8-H.
(Application No. 22537)
(Common Address: 3338 S. Damen Ave.)

[O2024-0012195]

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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 8-H in an area bounded by:

a line 384 feet south of and parallel to West 33rd Street; South Damen Avenue; the northeasterly right-of-way line of the Golf, Mobile and Ohio Railroad; and the public alley next west of and parallel to South Damen Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Reclassification Of Area Shown On Map No. 9-G. RBPD 1404,09
(As Amended)
(Application No. 22534)
(Common Address: 3300 N. Clark St.)

[SO2024-0012182]

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 Number 1404 District symbols and indications as shown on Map Number 9-G in the area bound by:

beginning at a line 196.8 feet northwest of the intersection of North Clark Street and West School Street, as measured at the southwesterly right-of-way line of North Clark Street and perpendicular thereto; North Clark Street; West School Street; and the alley west of and parallel to North Clark Street running northwest to the point of beginning,

to those of Residential-Business Planned Development Number 1404, as amended.

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

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

Residential-Business Planned Development No. 1404, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1404, as Amended ("Planned Development") consists of approximately 23,027 square feet (0.529 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by 3300 N 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 "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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide

improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and 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 Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; Landscape and Green Roof Plan; the Wall Axonometric Drawings/Sections; and Building Elevations prepared by bKL Architecture LLC and dated December 11, 2018. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "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: Residential Dwelling Units located above

the ground floor, retail sales; restaurant, limited and general; postal service; animal services (except boarding or kennel); medical services; personal services; sports and recreation, participant-indoor (limited to a size not to exceed 8,600 square feet); repair or laundry services (consumer); general food and beverage retail sales; office; financial services (except payday/title secured loan store or pawn shop) without an accessory drive-through lane; and accessory off-street parking and loading.

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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 23,027 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 City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD or Planning Department). Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. 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.
12. 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.

13. 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering, and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach; including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. The Applicant acknowledges and agrees that the rezoning of the Property from B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential-Business Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago ("Affordable Requirements Ordinance" or "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The project contemplates a total of one hundred and forty (140) dwelling units. As a result, the Applicant's affordable housing obligation is fourteen (14) Affordable Units (10 percent of 140). The Applicant has agreed to satisfy its affordable housing obligation by providing five (5) Affordable Units within the proposed building, and by making a cash payment to the Affordable Housing Opportunity Fund in the amount of One Million One Hundred and Twenty-five Thousand Dollars (\$1,125,000) or One-Hundred and Twenty-five Thousand Dollars (\$125,000) per each Affordable Unit paid for, as set forth in the Affordable Housing Profile Form, attached hereto as Exhibit A. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a condominium project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements or number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation, or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
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 B3-3 Community Shopping District.

22534

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10/30/2024

[Levels 02, 03, 04, 05, 06 and 07 Floor Plans; Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; North, South, East and West Building Elevations; Exterior Wall Axon Retail Entrance; Typical Retail; Exterior Wall Axon Residential (South, East and West) and Exterior Wall Axon Residential Entry referred to in these Plan of Development Statements printed on pages 20051 through 20066 of this *Journal*.]

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

Business Planned Development No. 1404, As Amended.

Bulk Regulations And Data Table.

Gross Lot Area:	38.867 square feet (0.892 acre)
Area in Right-of-Ways:	15,840 square feet (0.363 acre)
Net Site Area:	23,027 square feet (0.529 acre)
Maximum Floor Area Ratio:	5.0
Maximum Dwelling Units:	140 dwelling units
Minimum Vehicular Off-Street Parking Spaces:	20 parking spaces
Required Bicycle Spaces:	120 bicycle spaces
Loading Spaces:	1 loading space
Setbacks from Property Line:	Per the attached site plan
Maximum Building Height:	92 feet

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2015 ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO. This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 11/27/18

DEVELOPMENT INFORMATION

Development Name: 3300 N Clark LLC
 Development Address: 3300 N Clark Chicago IL 60657
 Zoning Application Number, if applicable: 19482 Ward: 44
 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
 - Planned Development (PD)
 - Financial Assistance
 - Transit Served Location (TSL) project
 - Zoning increase

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

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

DEVELOPER INFORMATION

Developer Name 3300 N. CLARK LLC
 Developer Contact David Blitz
 Developer Address 670 N. CLARK ST. CHICAGO, IL
 Email David@Witzlake.com Developer Phone 312-410-9000
 Attorney Name Nick Friskas Attorney Phone 312-782-1983

TIMING

Estimated date marketing will begin February 2020
 Estimated date of building permit* February 2019
 Estimated date ARO units will be complete MAY 2020

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

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

[Signature]
 Kara Breems, DPD
 Date 12/13/18

[Signature]
 Justin Root
 Developer/Project Manager
 Date 11/27/18



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Requirements

Affordable units :14 *On-site aff. Units: 4

How do you intend to meet your required obligation

On-Site: 5 Off-Site: 0

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

Total Units: 5 In-Lieu Fee Owed: 1,125,000

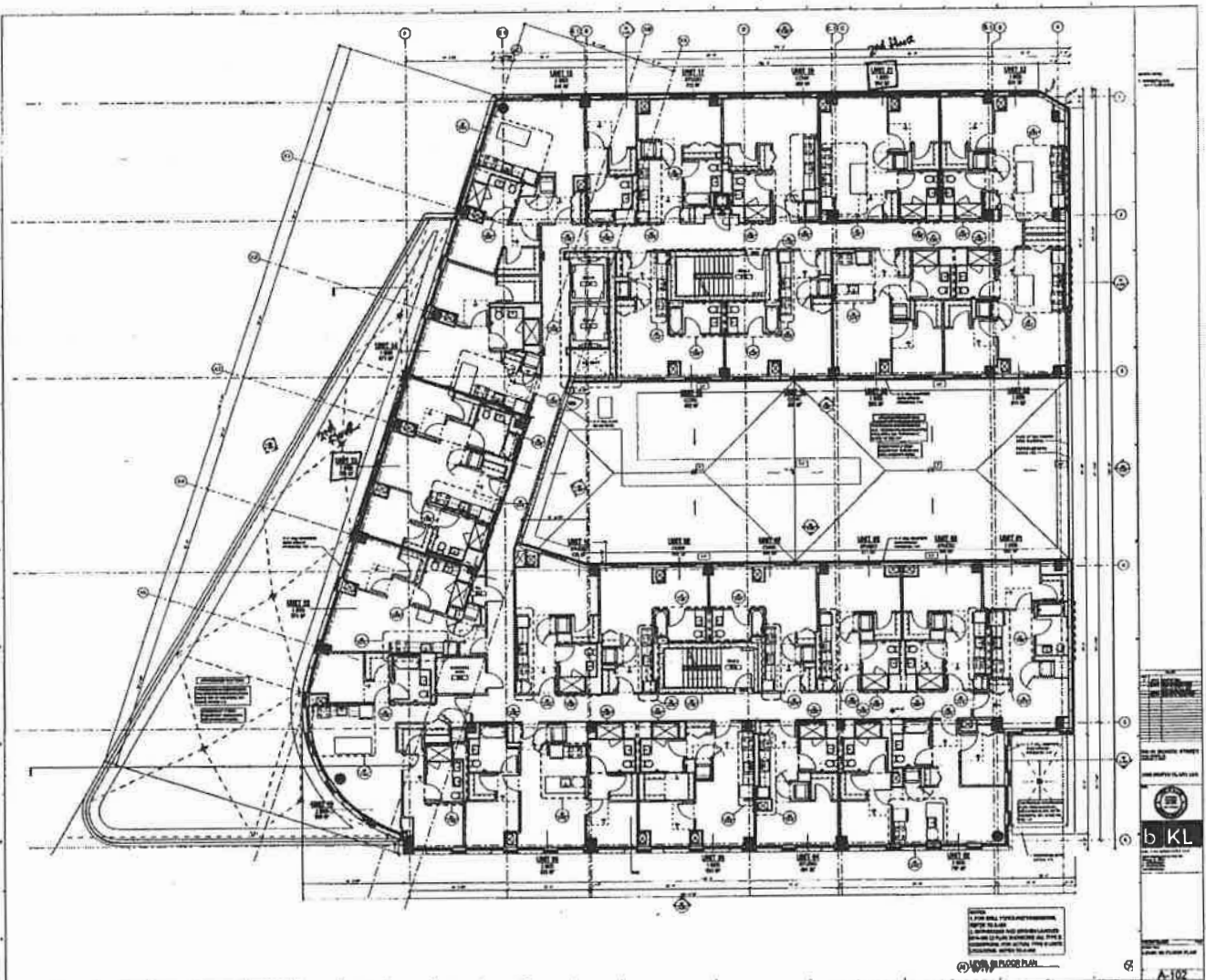
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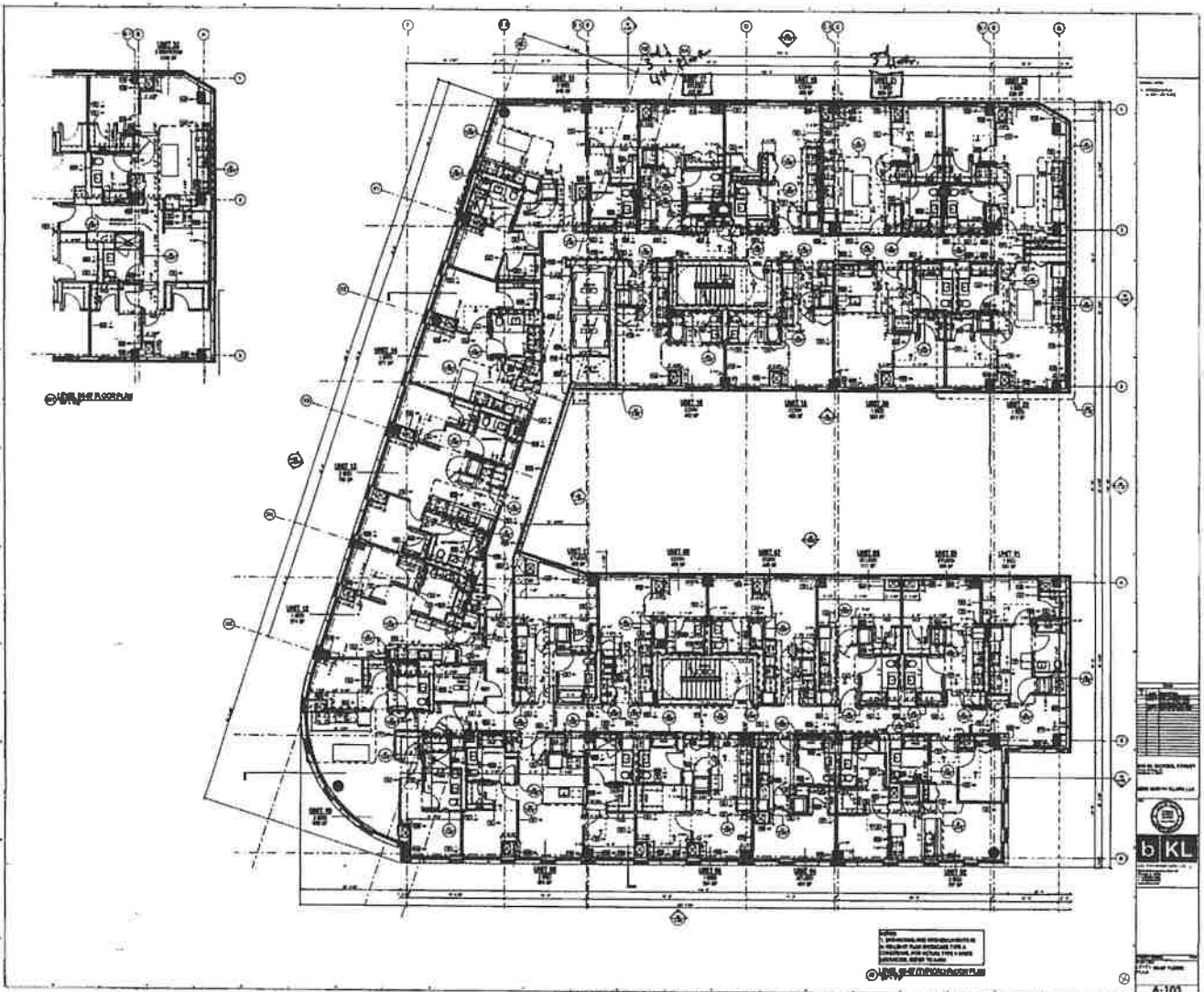
All projects with proposed ARU units must complete this tab

	Market Rate Units	Affordable Units*
Parking	22 spots for the building	Comparable to Market Rate Units
Laundry	In-Unit	Comparable to Market Rate Units
Appliances		
Refrigerator	New	Comparable to Market Rate Units
age/EnergyStar/make/model/color		
Dishwasher	New	Comparable to Market Rate Units
age/EnergyStar/make/model/color		Comparable to Market Rate Units
Stove/Oven	New	Comparable to Market Rate Units
age/EnergyStar/make/model/color		Comparable to Market Rate Units
Microwave	New	Comparable to Market Rate Units
age/EnergyStar/make/model/color		Comparable to Market Rate Units
Bathroom(s)		
how many?	Variable	Comparable to Market Rate Units
Half bath? Full bath?		
Kitchen countertops		
material	TBD	Comparable to Market Rate Units
Flooring		
material	TBD	Comparable to Market Rate Units
HVAC		
	TBD	Comparable to Market Rate Units
Other		Comparable to Market Rate Units

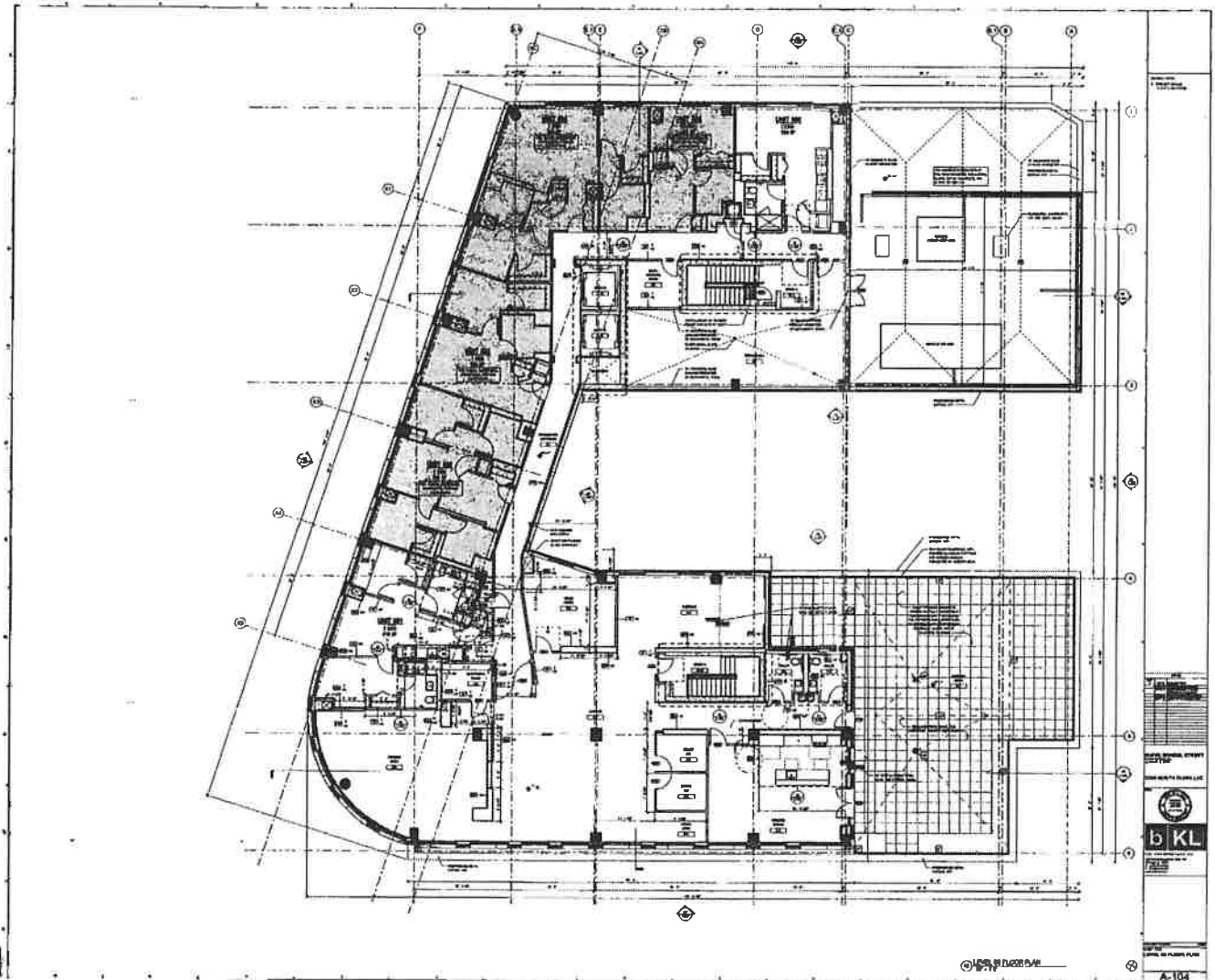
*All features and amenities of the market rate units will be consistent with the affordable units.

Project Name	1300 N Clark LLC	Summary							
		market rate				ARU			
Zoning Application number, if applicable	19482	unit type	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	% market square footage*
Address		small	60	48%	426	2	60%	413	94%
Is this a For Sale or Rental Project?	Rental	one-bed	30	24%	572	2	46%	534	102%
Anticipated average psf rent/price?	\$3.00	two-bed	52	38%	665	1	20%	700	91%
Total Units in Project	140	three-bed	4	3%	1,340	0	#VALUE!	#DIV/0!	#DIV/0!
Total Affordable units	5	four-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!





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EXISTING ZONING MAP
Scale: N.T.S.



Subject Property

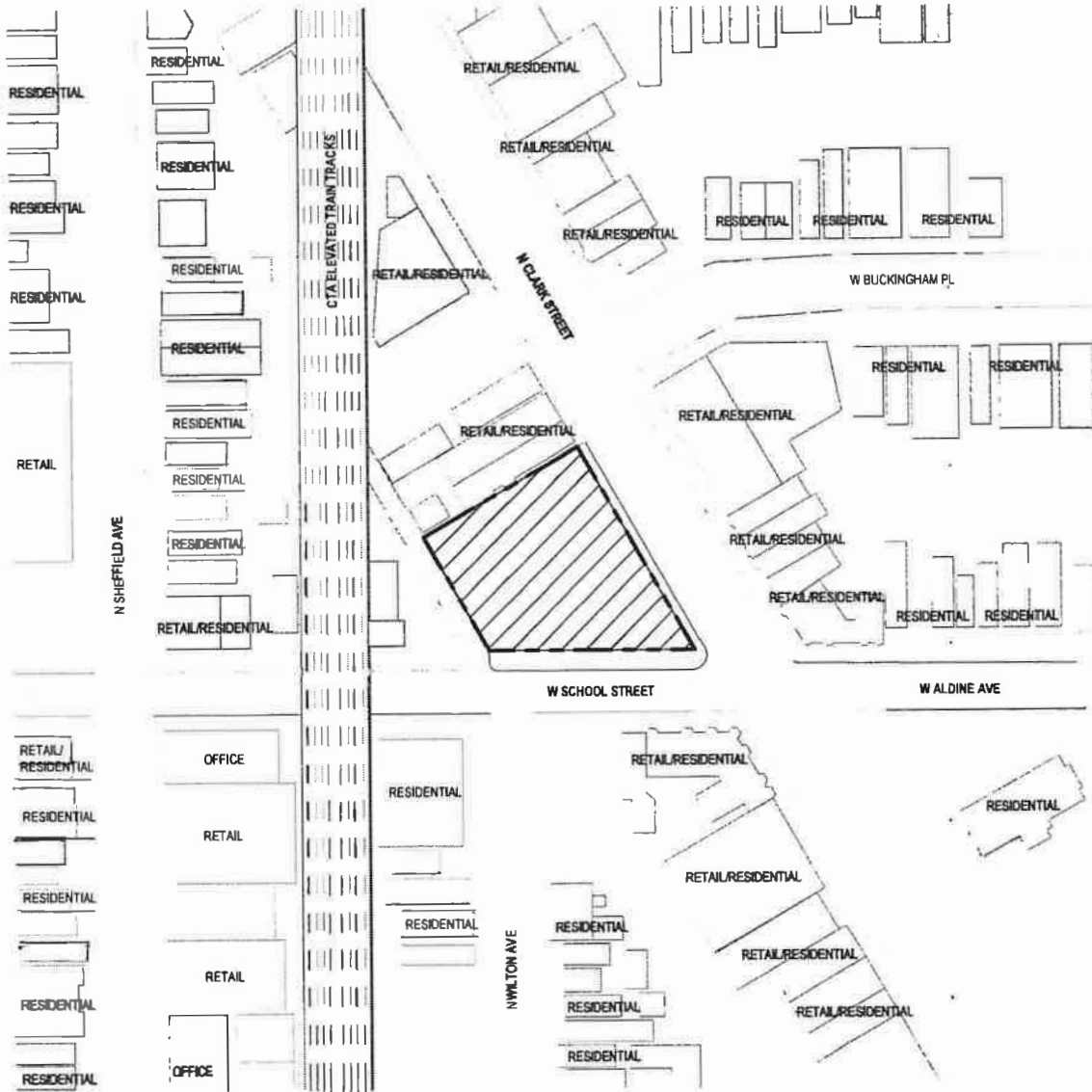


Property Line

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: SEPTEMBER 18, 2024
PLAN COMMISSION: OCTOBER 17, 2024
DATE OF REVISION: DECEMBER 11, 2018



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GENERAL LAND-USE MAP
Scale: N.T.S.



-  Subject Property
-  Property Line

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GROSS SITE AREA:	37,131 SF
AREA IN PUBLIC RIGHT OF WAY:	14,104 SF
NET SITE AREA:	23,027 SF

B. [Signature]

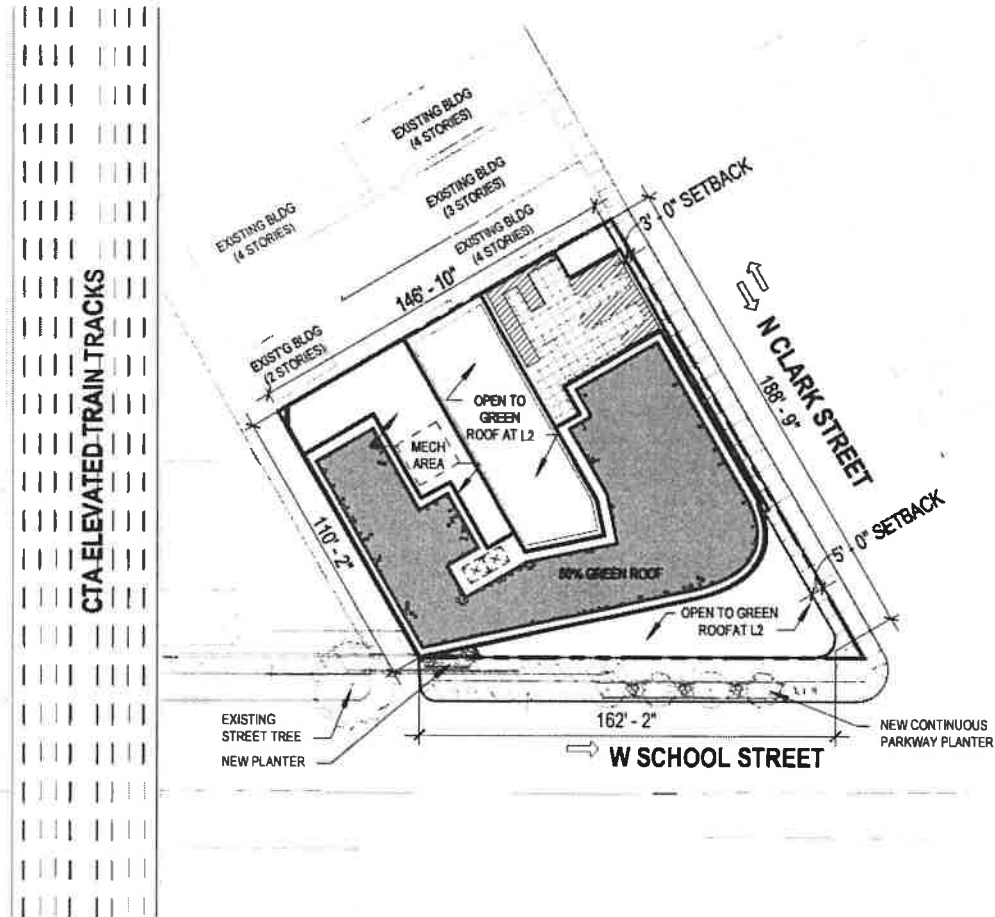
PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP
Scale: N.T.S.



-  Subject Property
-  Property Line
-  Planned Development Boundry

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
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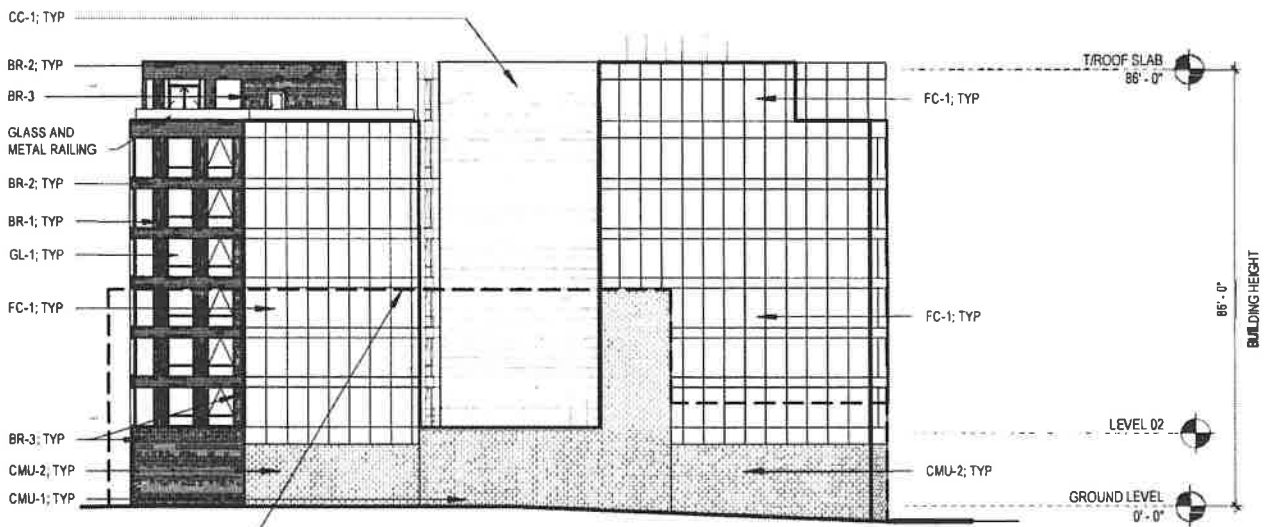
SITE PLAN
Scale: NTS



APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: SEPTEMBER 18, 2024
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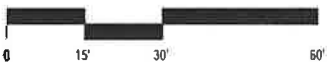


NOTE: EXISTING BUILDING
OUTLINES ARE APPROXIMATE
BASED ON GOOGLE EARTH

MATERIAL LEGEND

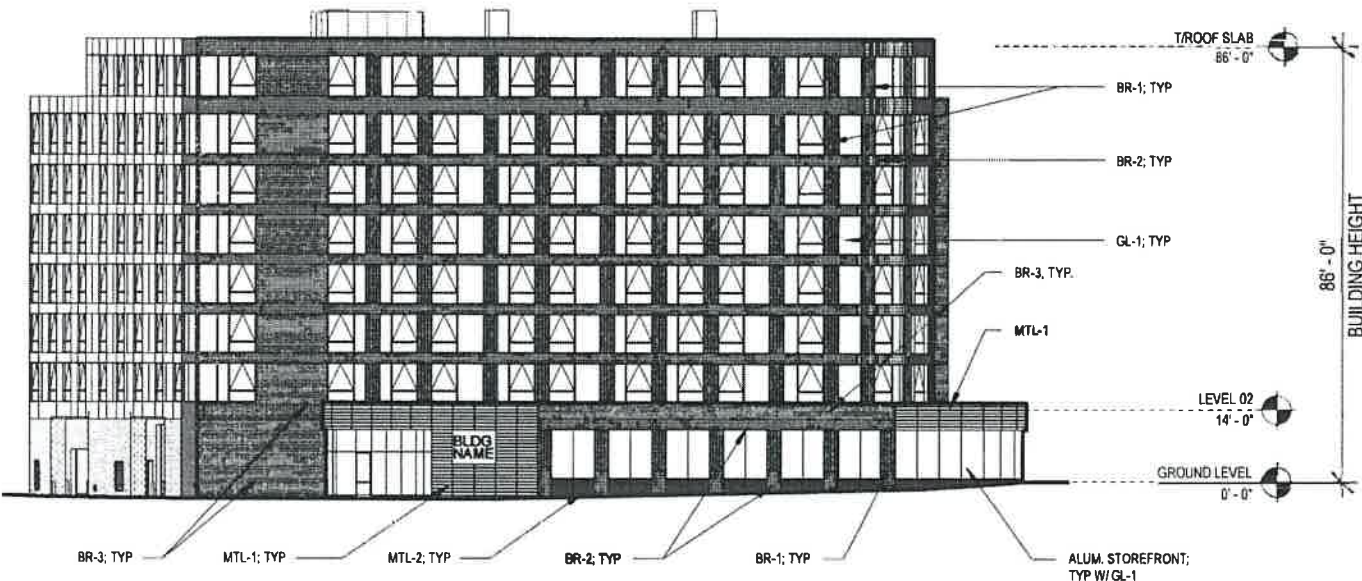
- BR-1 BRICK PIER (STANDARD SIZE BRICK AND INSET
STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
- BR-3 STANDARD SIZE BRICK, RUNNING BOND
- CC-1 CAST-IN-PLACE, PAINTED CONCRETE
- CMU-1 STANDARD SIZE UNFINISHED CMU
- CMU-2 STANDARD SIZE BURNISHED CMU
- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE

NORTH BUILDING ELEVATION
Scale: 1" = 30'-0"



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MATERIAL LEGEND

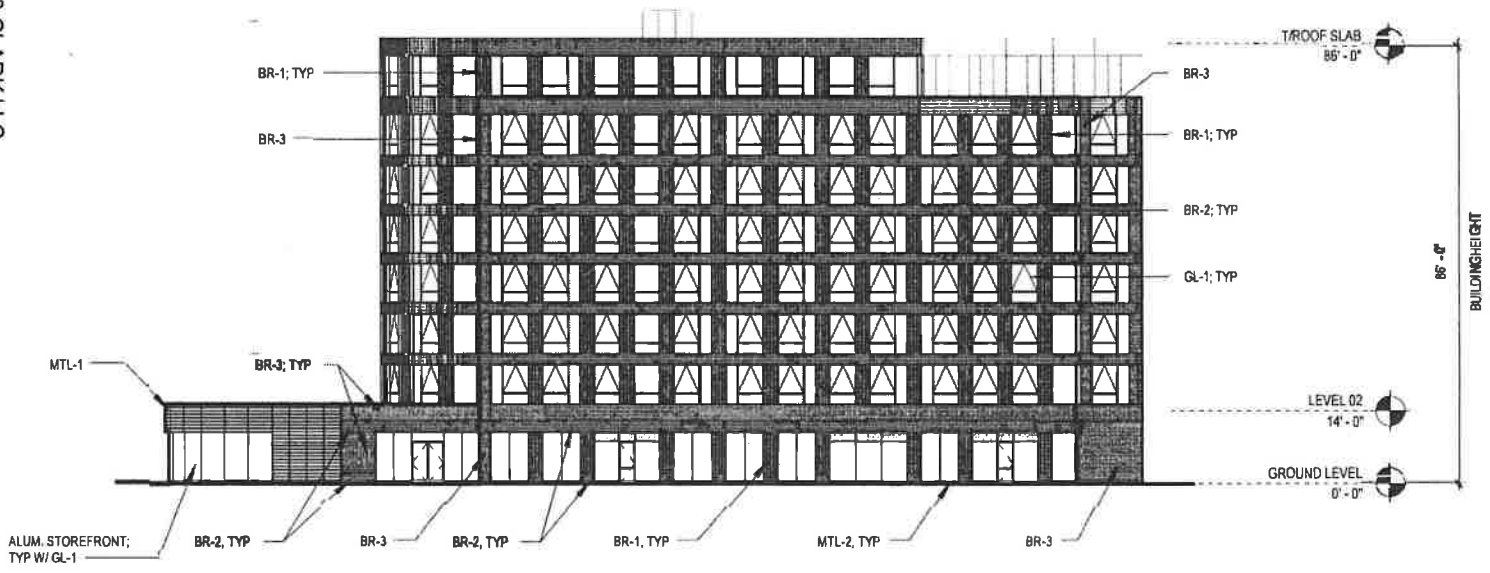
- BR-1 BRICK PIER (STANDARD SIZE BRICK AND INSET STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
- BR-3 STANDARD SIZE BRICK, RUNNING BOND
- CC-1 CAST-IN-PLACE, PAINTED CONCRETE
- CMU-1 STANDARD SIZE UNFINISHED CMU
- CMU-2 STANDARD SIZE BURNISHED CMU
- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE

SOUTH BUILDING ELEVATION
Scale: 1" = 30'-0"



APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
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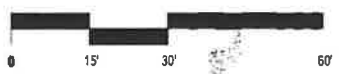
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MATERIAL LEGEND

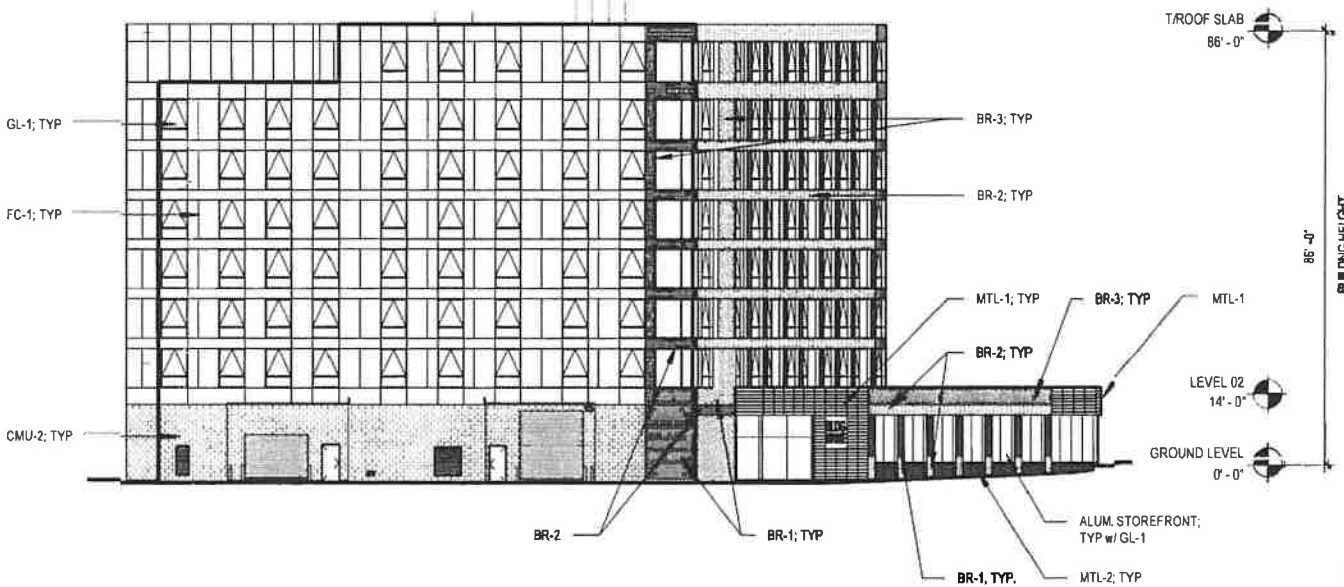
- BR-1 BRICK PIER (STANDARD SIZE BRICK AND INSET STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
- BR-3 STANDARD SIZE BRICK, RUNNING BOND
- CC-1 CAST-IN-PLACE, PAINTED CONCRETE
- CMU-1 STANDARD SIZE UNFINISHED CMU
- CMU-2 STANDARD SIZE BURNISHED CMU
- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE

EAST BUILDING ELEVATION
Scale: 1" = 30'-0"



APPLICANT: 3300 CLARK LLC
 ADDRESS: 3300 NORTH CLARK STREET
 DATE OF INTRODUCTION: SEPTEMBER 18, 2024
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MATERIAL LEGEND

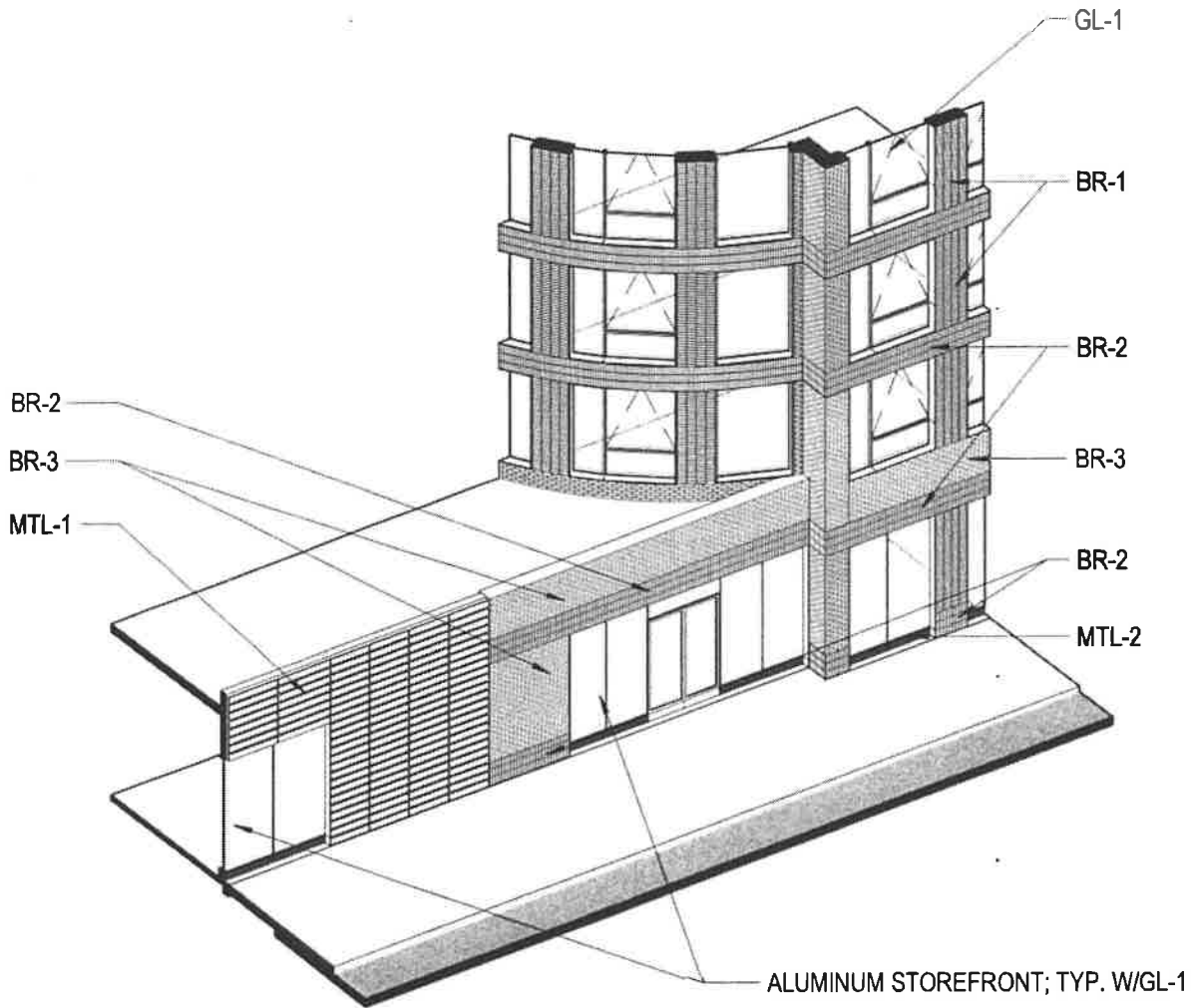
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- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
- BR-3 STANDARD SIZE BRICK, RUNNING BOND
- CC-1 CAST-IN-PLACE, PAINTED CONCRETE
- CMU-1 STANDARD SIZE UNFINISHED CMU
- CMU-2 STANDARD SIZE BURNISHED CMU
- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE

WEST BUILDING ELEVATION
Scale: 1" = 30'-0"



APPLICANT: 3300 CLARK LLC
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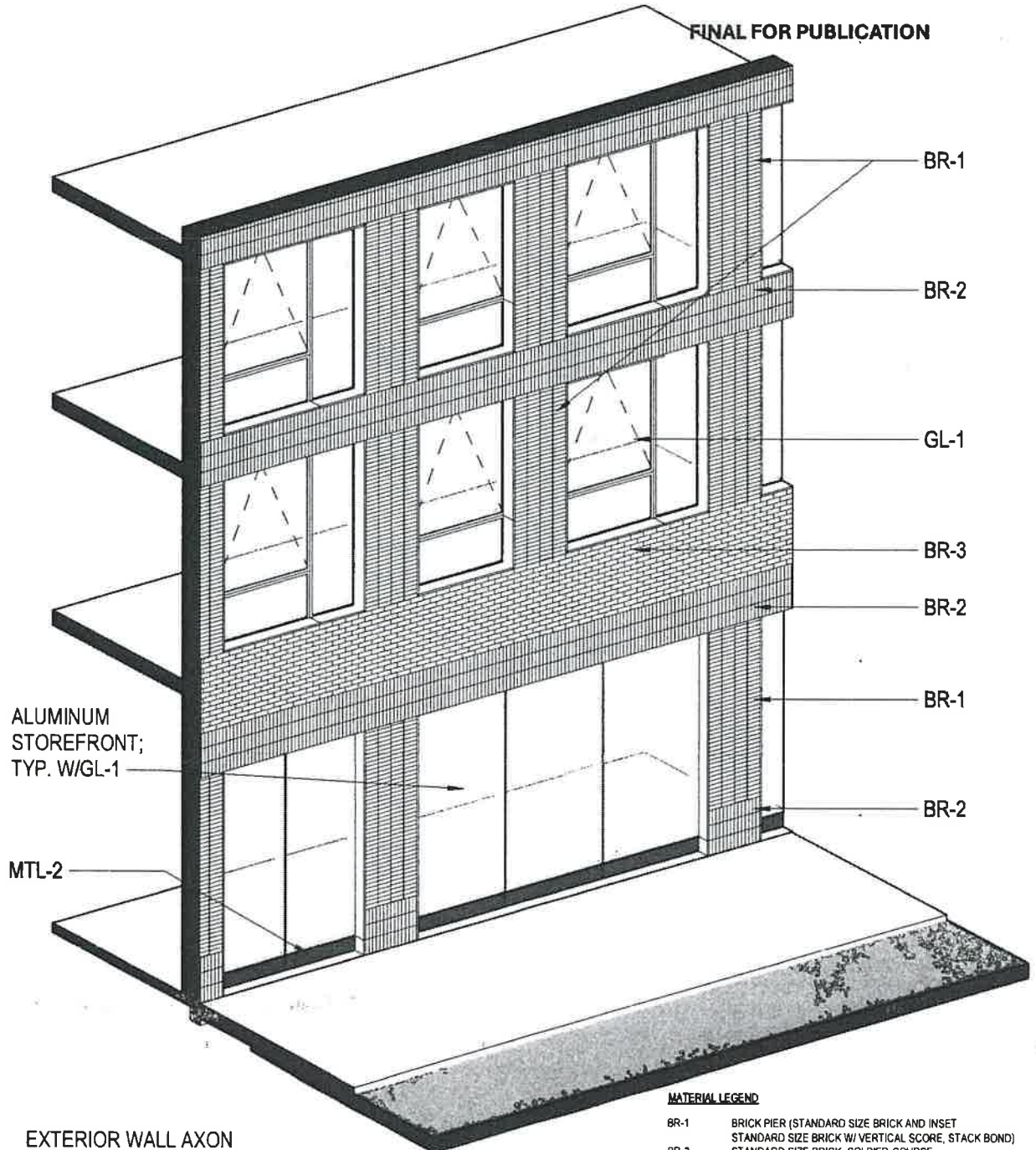
EXTERIOR WALL AXON
RETAIL ENTRANCE

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
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PLAN COMMISSION: OCTOBER 17, 2024
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MATERIAL LEGEND

BR-1	BRICK PIER (STANDARD SIZE BRICK AND INSET STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
BR-2	STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
BR-3	STANDARD SIZE BRICK, SOLDIER COURSE
CC-1	CAST-IN-PLACE, PAINTED CONCRETE
CMU-1	STANDARD SIZE UNFINISHED CMU
CMU-2	STANDARD SIZE BURNISHED CMU
FC-1	FIBER CEMENT PANEL
GL-1	VISION GLASS
MTL-1	METAL SCREEN
MTL-2	METAL BASE



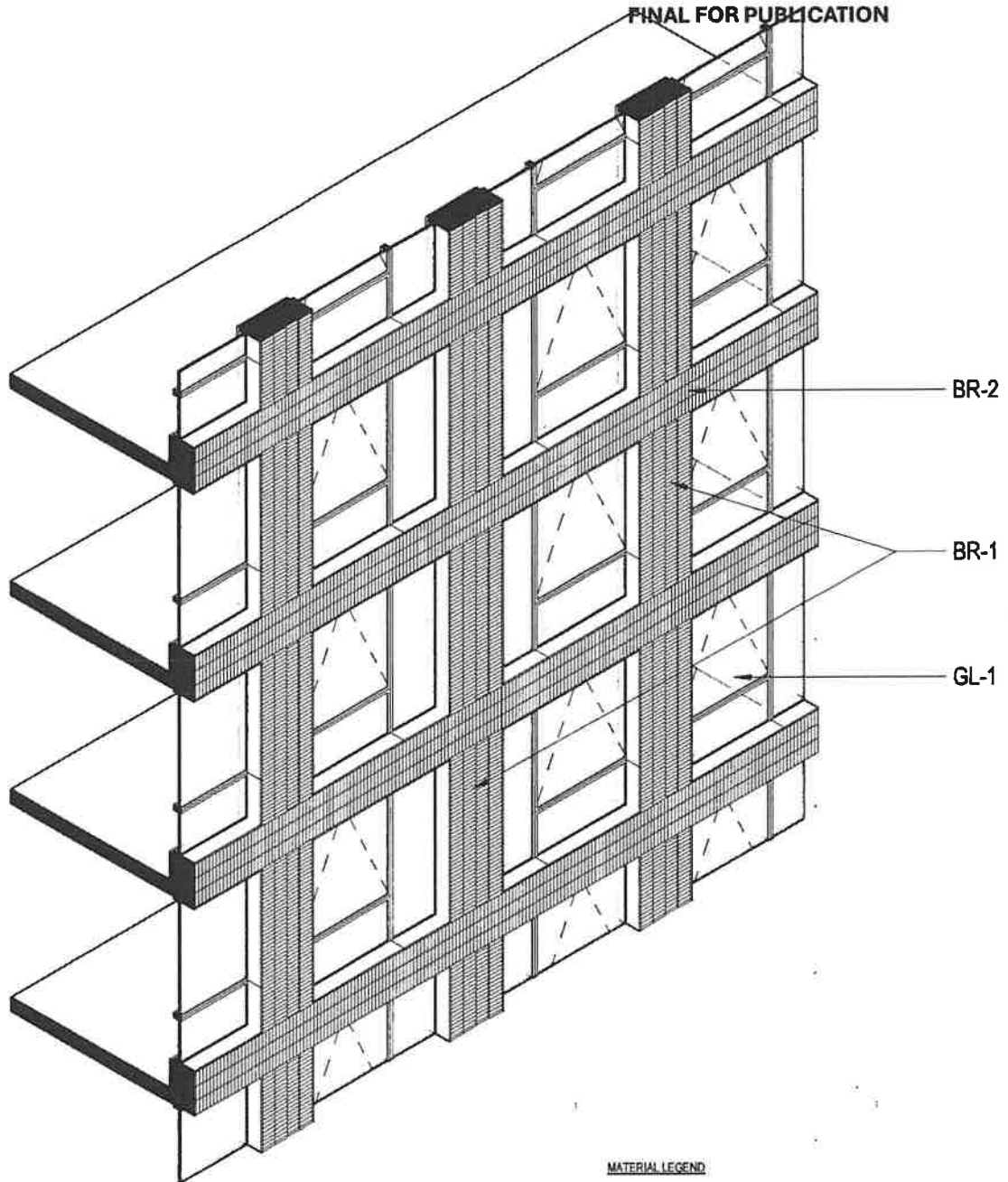


EXTERIOR WALL AXON
TYPICAL RETAIL

MATERIAL LEGEND

- BR-1 BRICK PIER (STANDARD SIZE BRICK AND INSET
STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
- BR-3 STANDARD SIZE BRICK, RUNNING BOND
- CC-1 CAST-IN-PLACE, PAINTED CONCRETE
- CMU-1 STANDARD SIZE UNFINISHED CMU
- CMU-2 STANDARD SIZE BURNISHED CMU
- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: SEPTEMBER 18, 2024
PLAN COMMISSION: OCTOBER 17, 2024
DATE OF REVISION: DECEMBER 11, 2018



EXTERIOR WALL AXON
RESIDENTIAL (SOUTH & EAST)

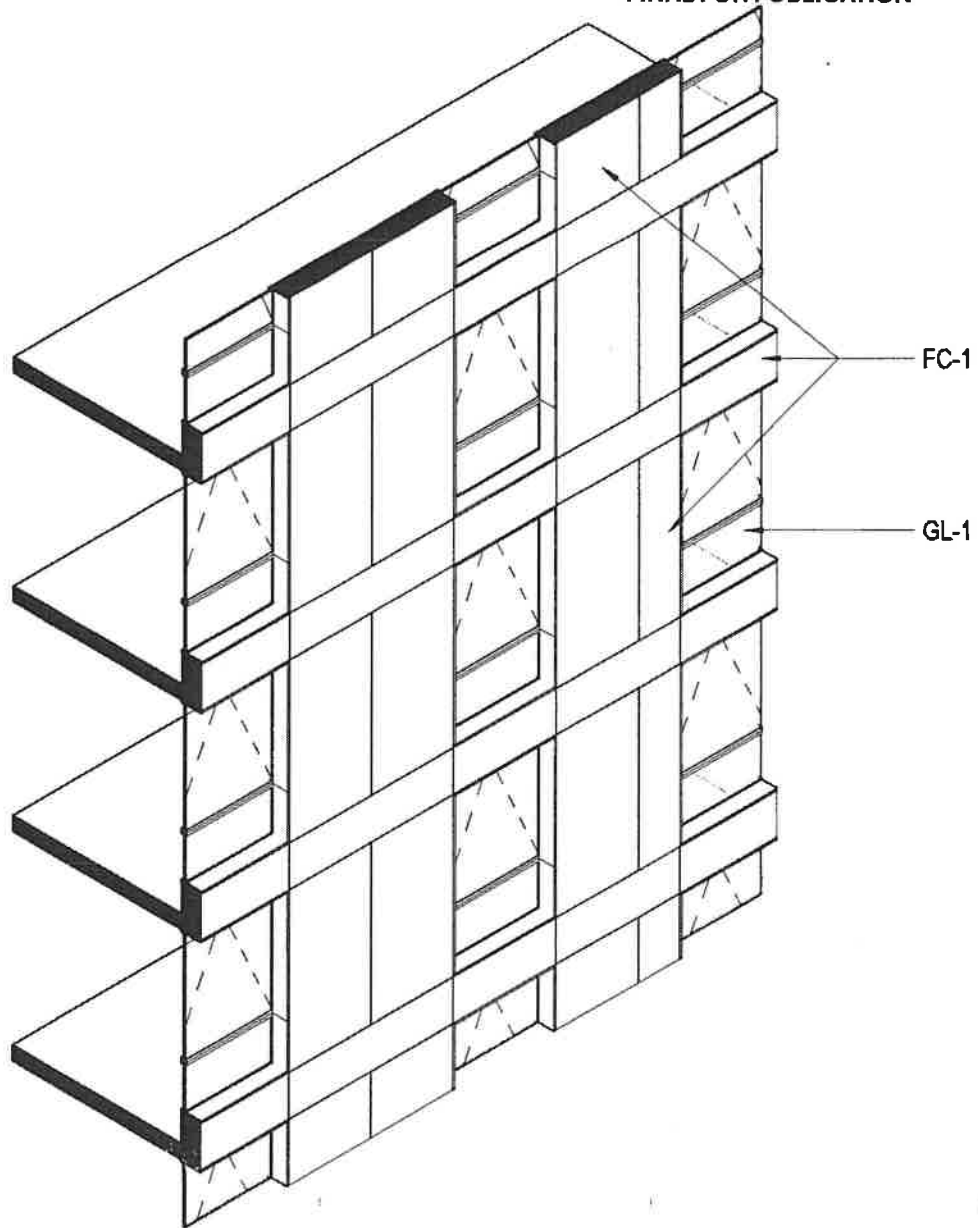
APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: SEPTEMBER 18, 2024
PLAN COMMISSION: OCTOBER 17, 2024
DATE OF REVISION: DECEMBER 11, 2018

MATERIAL LEGEND

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- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE



FINAL FOR PUBLICATION



EXTERIOR WALL AXON
RESIDENTIAL (WEST)

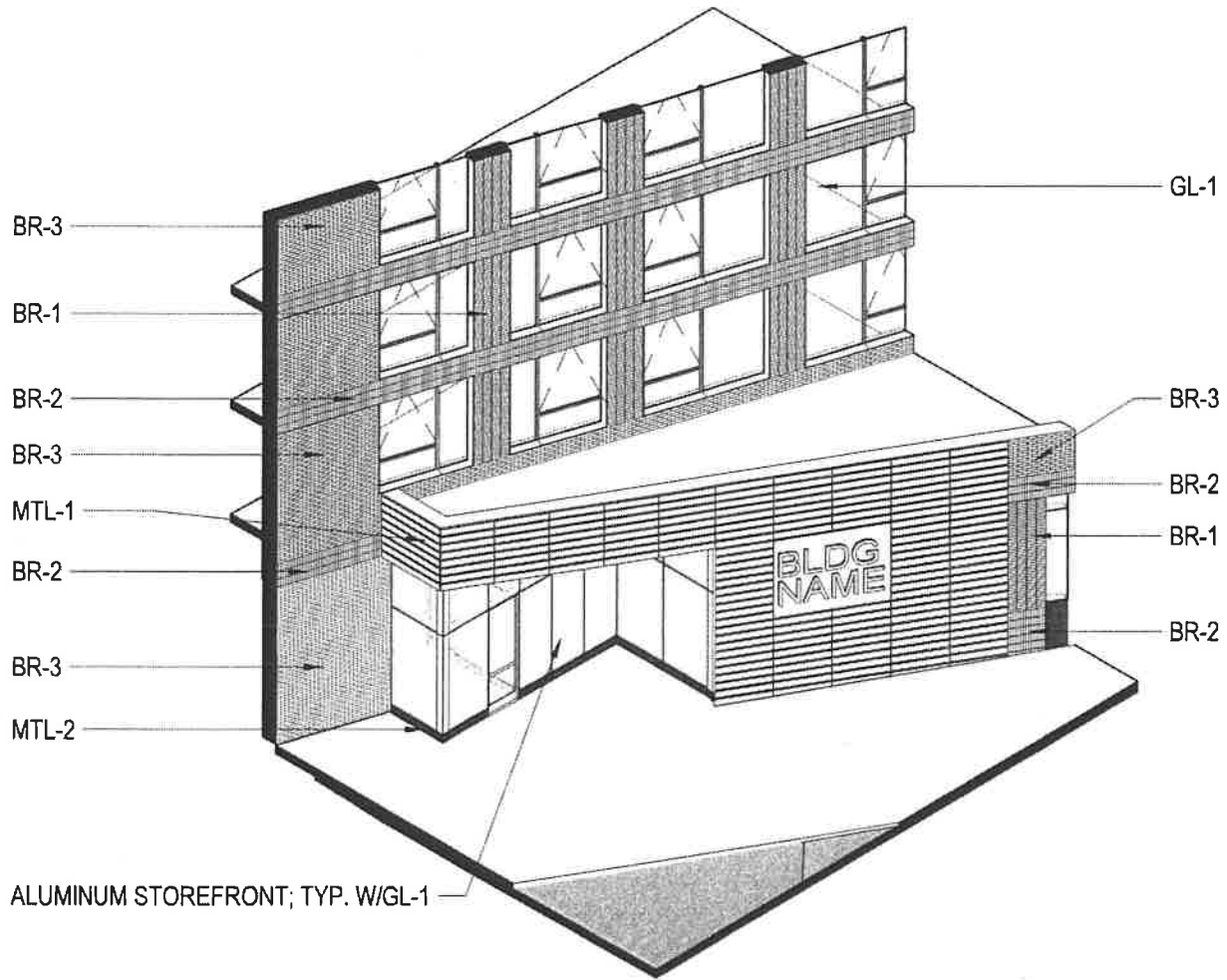
APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: SEPTEMBER 18, 2024
PLAN COMMISSION: OCTOBER 17, 2024
DATE OF REVISION: DECEMBER 11, 2018

MATERIAL LEGEND

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STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
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- CC-1 CAST-IN-PLACE, PAINTED CONCRETE
- CMU-1 STANDARD SIZE UNFINISHED CMU
- CMU-2 STANDARD SIZE BURNISHED CMU
- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE



FINAL FOR PUBLICATION



EXTERIOR WALL AXON
RESIDENTIAL ENTRY

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: SEPTEMBER 18, 2024
PLAN COMMISSION: OCTOBER 17, 2024
DATE OF REVISION: DECEMBER 11, 2018

MATERIAL LEGEND

- BR-1 BRICK PIER (STANDARD SIZE BRICK AND INSET STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
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- CMU-2 STANDARD SIZE BURNISHED CMU
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- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 20, 2018

David Blitz
Partner, 3300 N. Clark LLC
670 N. Clark St., 4th Floor
Chicago, IL 60654

Re: Minor change request for PD No. 1404, 3300 N. Clark St.

Dear Mr. Blitz:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1404 ("PD 1404") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1404.

On behalf of 3300 N. Clark, LLC, the owner of all of the property within PD 1404, you are seeking a minor change to allow for the following design and material changes to the proposed building at 3300 N. Clark St.:

- The building height has been reduced to 86'-0". The maximum building height allowed is 92'-0".
- On the North, South, and East Elevations, the typical brick pier width has increased from 24" to 32".
- On the South and East Elevations, the brick screen wall at the Level 2 parapet has been replaced with standard size brick, running bond.
- Also on the North Elevation: at the ground level, a portion of CMU towards the east (Clark St.) has been replaced with standard size brick, running bond, and a portion has been replaced with architectural masonry block; the CMU towards the east (Clark St.) has been replaced with fiber cement panels at levels 2-3; standard size brick, running bond towards the east (Clark St.) has been replaced with fiber cement panels at levels 4-7; a portion of standard size brick, running bond and soldier, towards the east (Clark St.) has been replaced with fiber cement panels at level 8; a portion of ground level CMU towards the west (alley) has been replaced with architectural masonry block; painted concrete, towards the west (alley) has been replaced with fiber cement panel from level 2-7 and also at level 8, due to a new wall profile.
- On the West Elevation: the typical, vertical brick pier has been replaced with fiber cement panels, the typical horizontal brick band has been replaced with fiber cement panel, the typical vision glass (non-operable) has been replaced with fiber cement panel and the standard size brick, running bond, has been replaced with architectural masonry block at the ground level.

- These modifications are shown on the attached, Exterior Wall Axon Residential (South & East), Exterior Wall Axon Residential (West), Exterior Wall Axon Typical Retail, Exterior Wall Axon Retail Entrance, Exterior Wall Axon Residential Entry, West, East, South and North Elevations. Any signage shown on these drawings is not included as part of this review and approval.

Finally, please note, that your initial request also included proposed material changes to the one-story, southeast retail corner. This approval does not include any changes to this portion of the building and it shall remain clad in slotted metal screening, as indicated on the previously approved PD exhibits.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1404, 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.

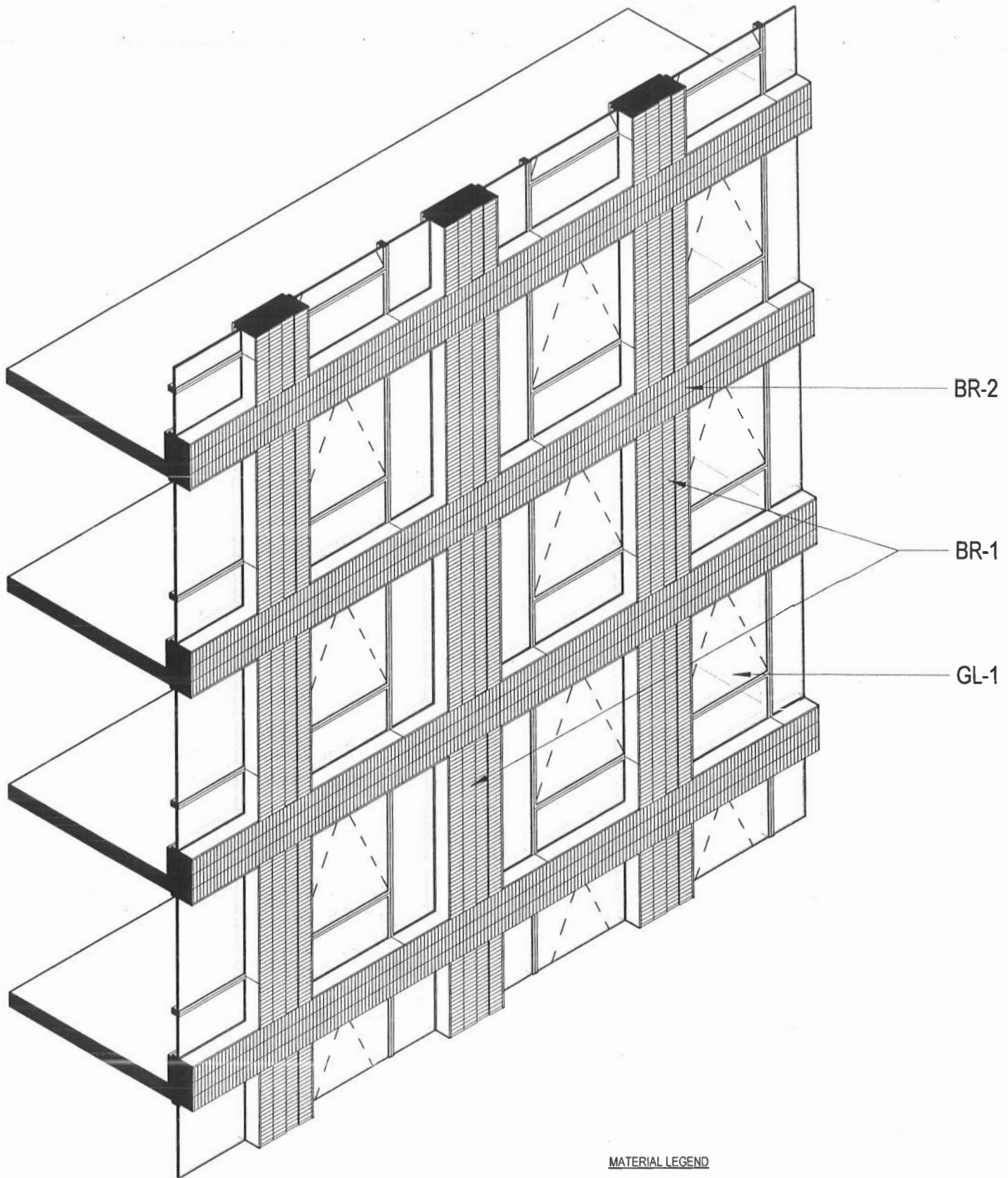
Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

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

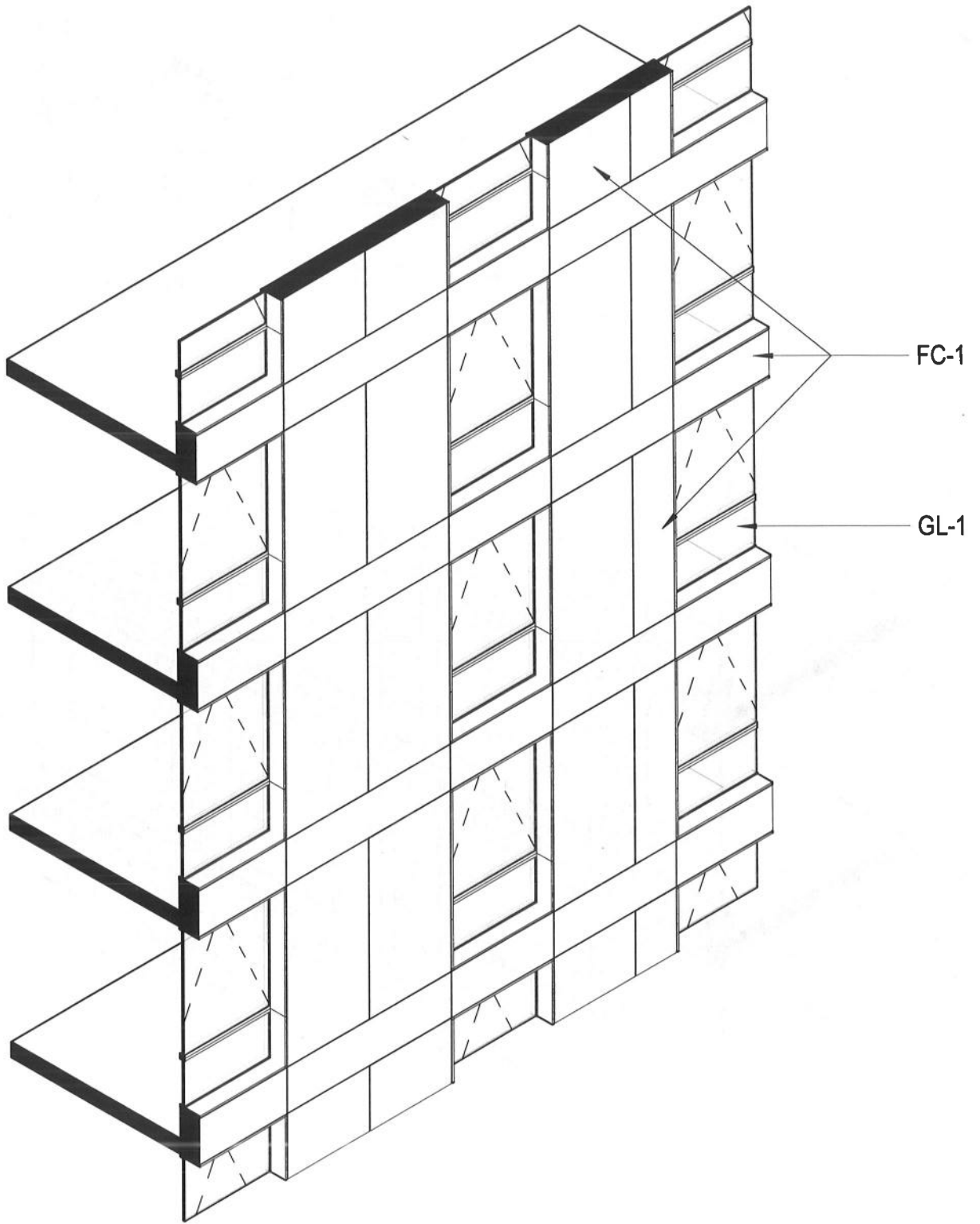


EXTERIOR WALL AXON
RESIDENTIAL (SOUTH & EAST)

APPLICANT: 3300 CLARK LLC
 ADDRESS: 3300 NORTH CLARK STREET
 DATE OF INTRODUCTION: DECEMBER 08, 2017
 PLAN COMMISSION: FEBRUARY 15, 2018
 DATE OF REVISION: DECEMBER 11, 2018

MATERIAL LEGEND

BR-1	BRICK PIER (STANDARD SIZE BRICK AND INSET STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
BR-2	STANDARD SIZE BRICK, SOLDIER COURSE
BR-3	STANDARD SIZE BRICK, RUNNING BOND
CC-1	CAST-IN-PLACE, PAINTED CONCRETE
CMU-1	STANDARD SIZE UNFINISHED CMU
CMU-2	STANDARD SIZE BURNISHED CMU
FC-1	FIBER CEMENT PANEL
GL-1	VISION GLASS
MTL-1	METAL SCREEN
MTL-2	METAL BASE

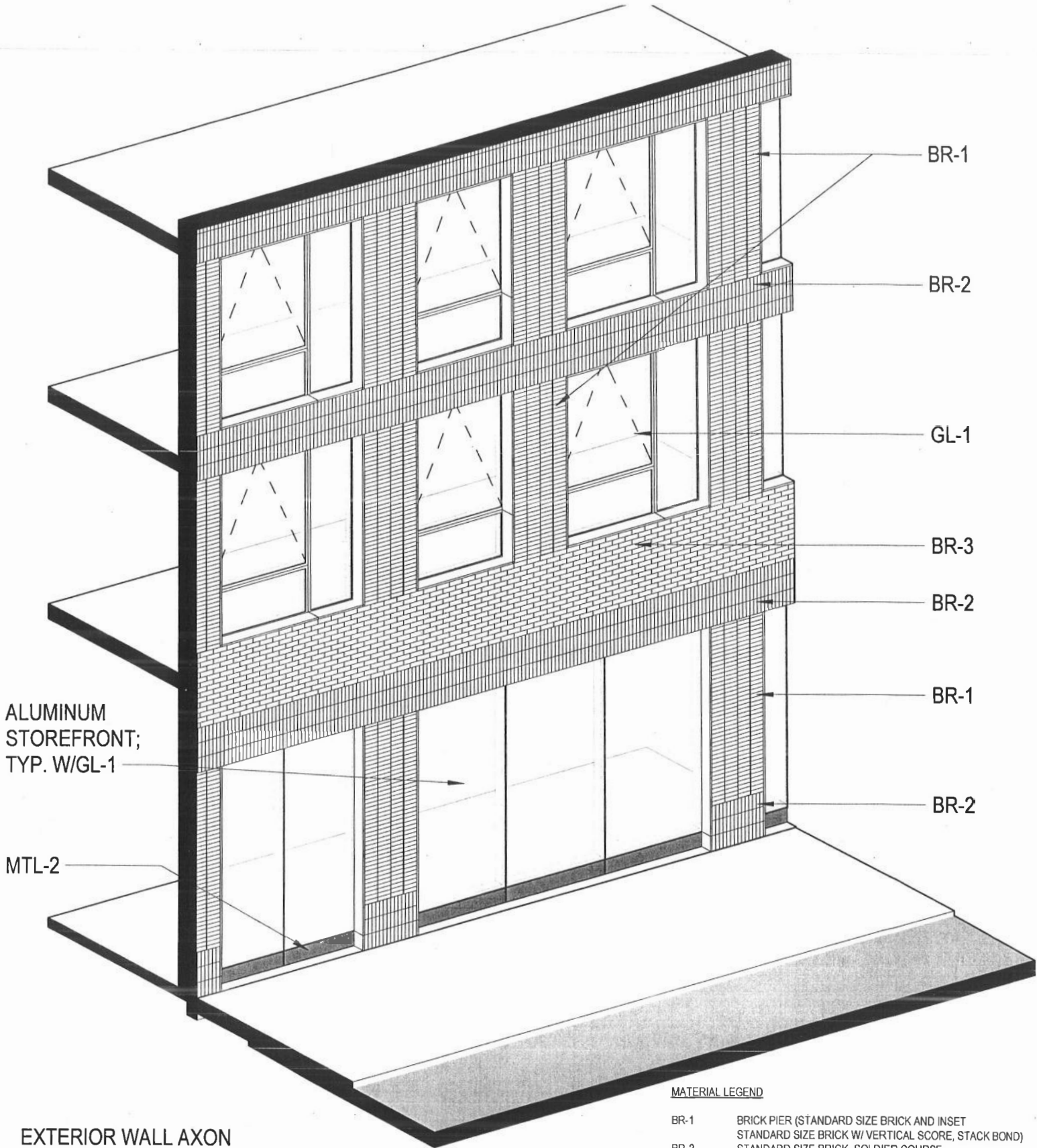


**EXTERIOR WALL AXON
RESIDENTIAL (WEST)**

**APPLICANT: 3300 CLARK LLC
 ADDRESS: 3300 NORTH CLARK STREET
 DATE OF INTRODUCTION: DECEMBER 08, 2017
 PLAN COMMISSION: FEBRUARY 15, 2018
 DATE OF REVISION: DECEMBER 11, 2018**

MATERIAL LEGEND

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- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE



ALUMINUM
STOREFRONT;
TYP. W/GL-1

MTL-2

BR-1

BR-2

GL-1

BR-3

BR-2

BR-1

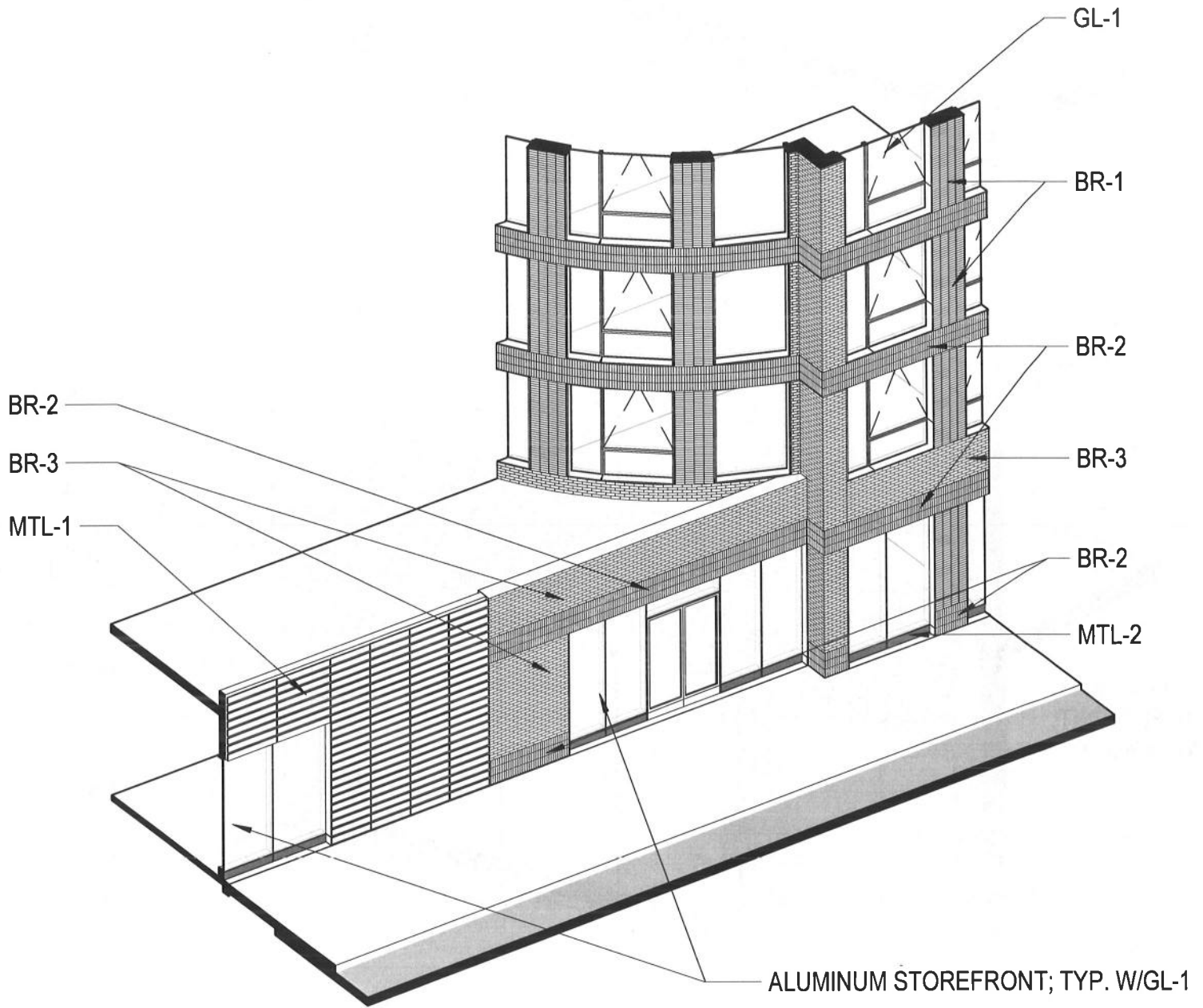
BR-2

**EXTERIOR WALL AXON
TYPICAL RETAIL**

MATERIAL LEGEND

- BR-1 BRICK PIER (STANDARD SIZE BRICK AND INSET STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
- BR-3 STANDARD SIZE BRICK, RUNNING BOND
- CC-1 CAST-IN-PLACE, PAINTED CONCRETE
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APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBRUARY 15, 2018
DATE OF REVISION: DECEMBER 11, 2018

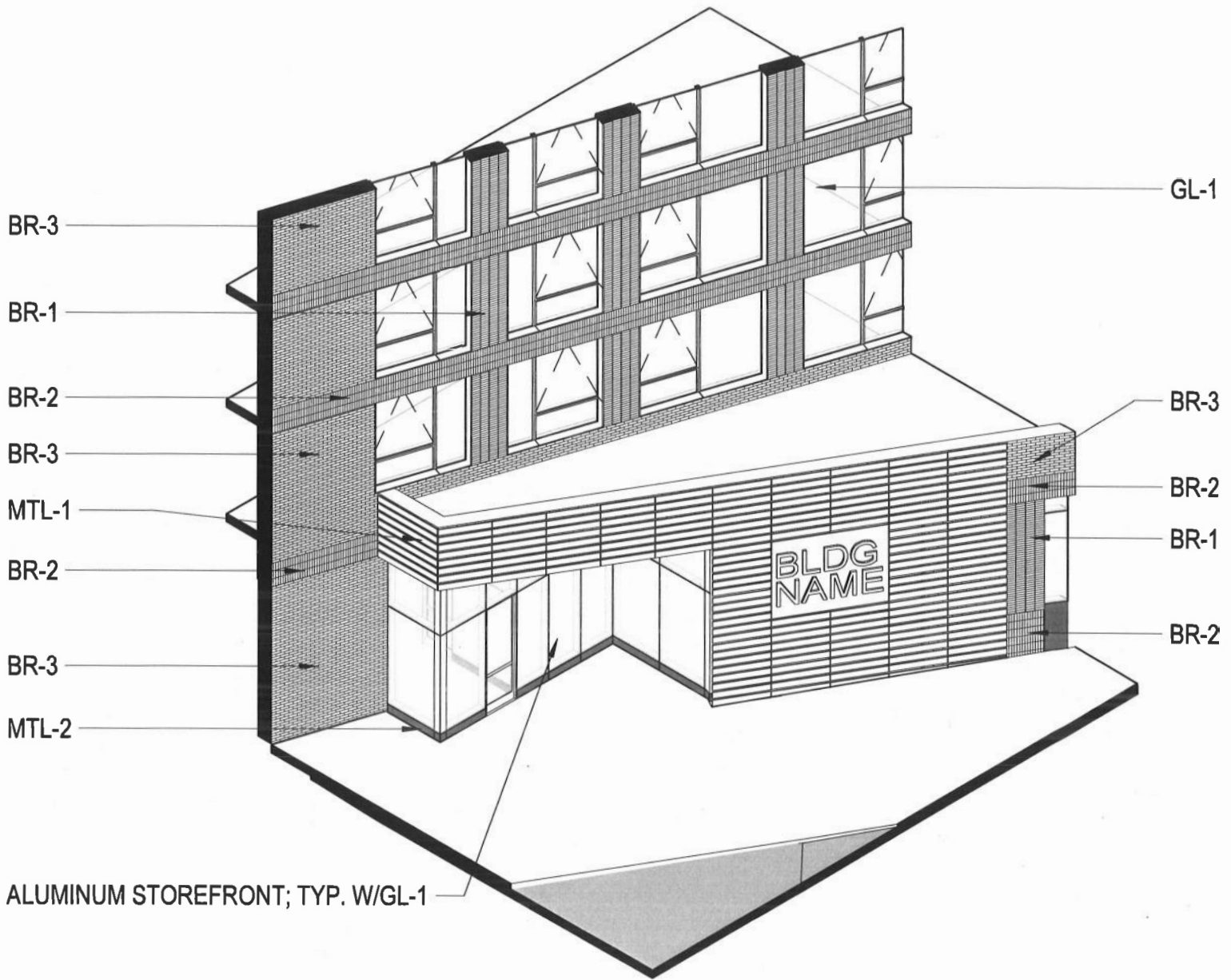


**EXTERIOR WALL AXON
RETAIL ENTRANCE**

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBRUARY 15, 2018
DATE OF REVISION: DECEMBER 11, 2018

MATERIAL LEGEND

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- CMU-1 STANDARD SIZE UNFINISHED CMU
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- FC-1 FIBER CEMENT PANEL
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE



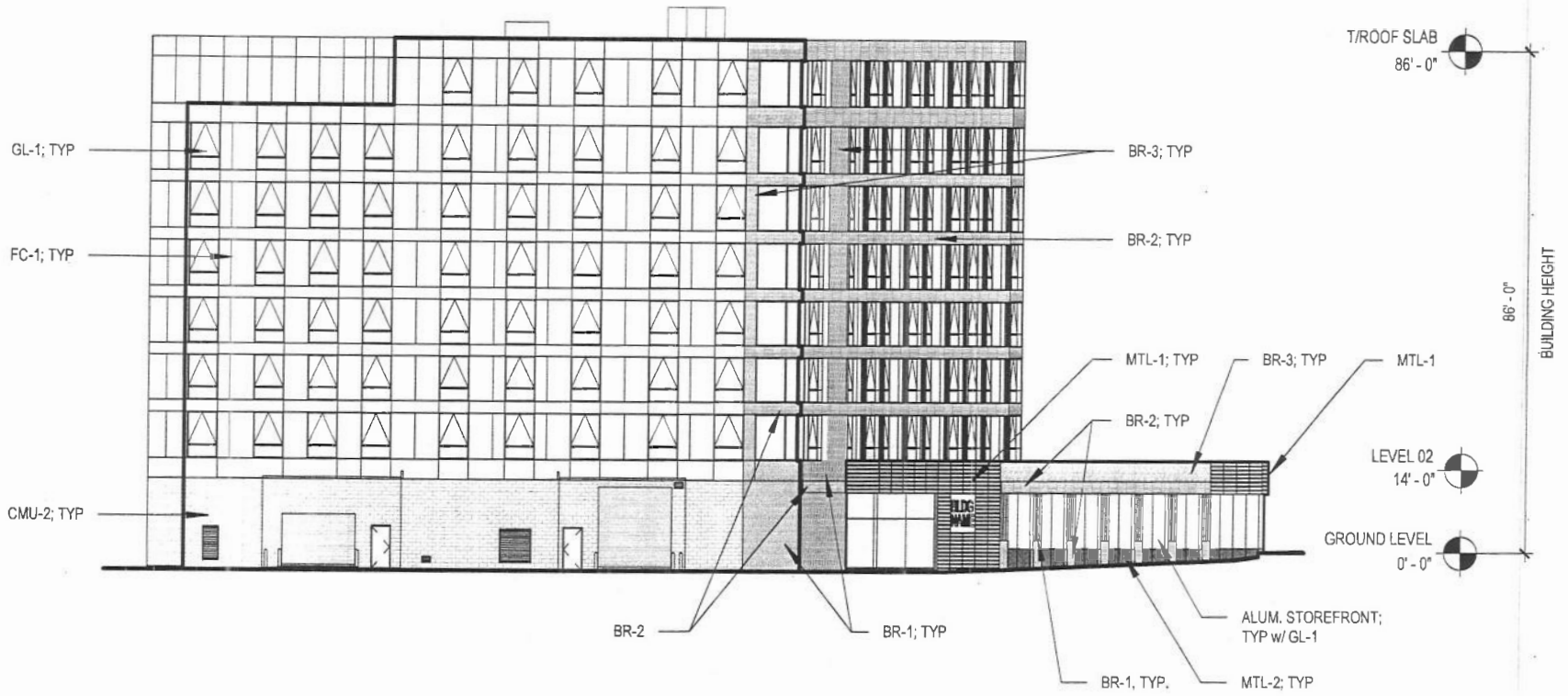
**EXTERIOR WALL AXON
RESIDENTIAL ENTRY**

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBRUARY 15, 2018
DATE OF REVISION: DECEMBER 11, 2018

MATERIAL LEGEND

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CMU-2	STANDARD SIZE BURNISHED CMU
FC-1	FIBER CEMENT PANEL
GL-1	VISION GLASS
MTL-1	METAL SCREEN
MTL-2	METAL BASE

APPLICANT: 3300 CLARK LLC
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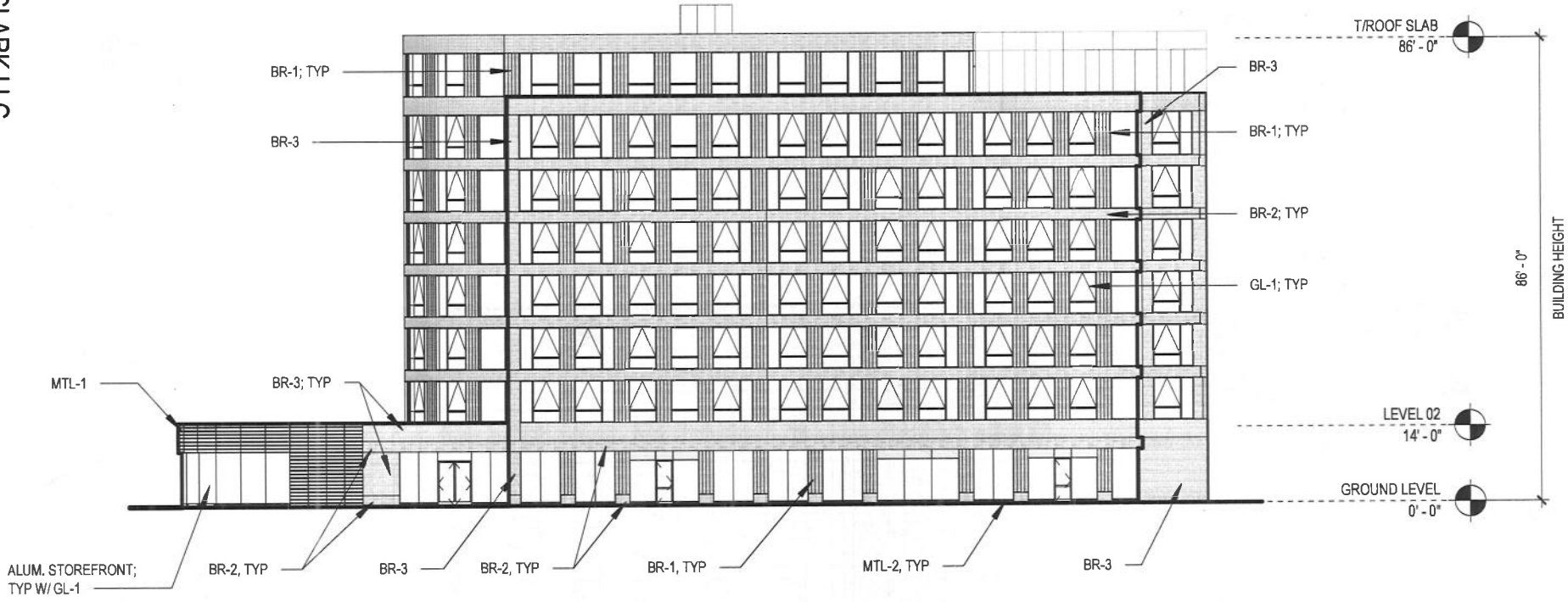
WEST BUILDING ELEVATION
 Scale: 1" = 30'-0"



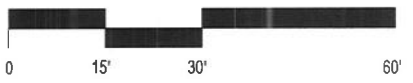
MATERIAL LEGEND

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- MTL-2 METAL BASE

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
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DATE OF REVISION: DECEMBER 11, 2018



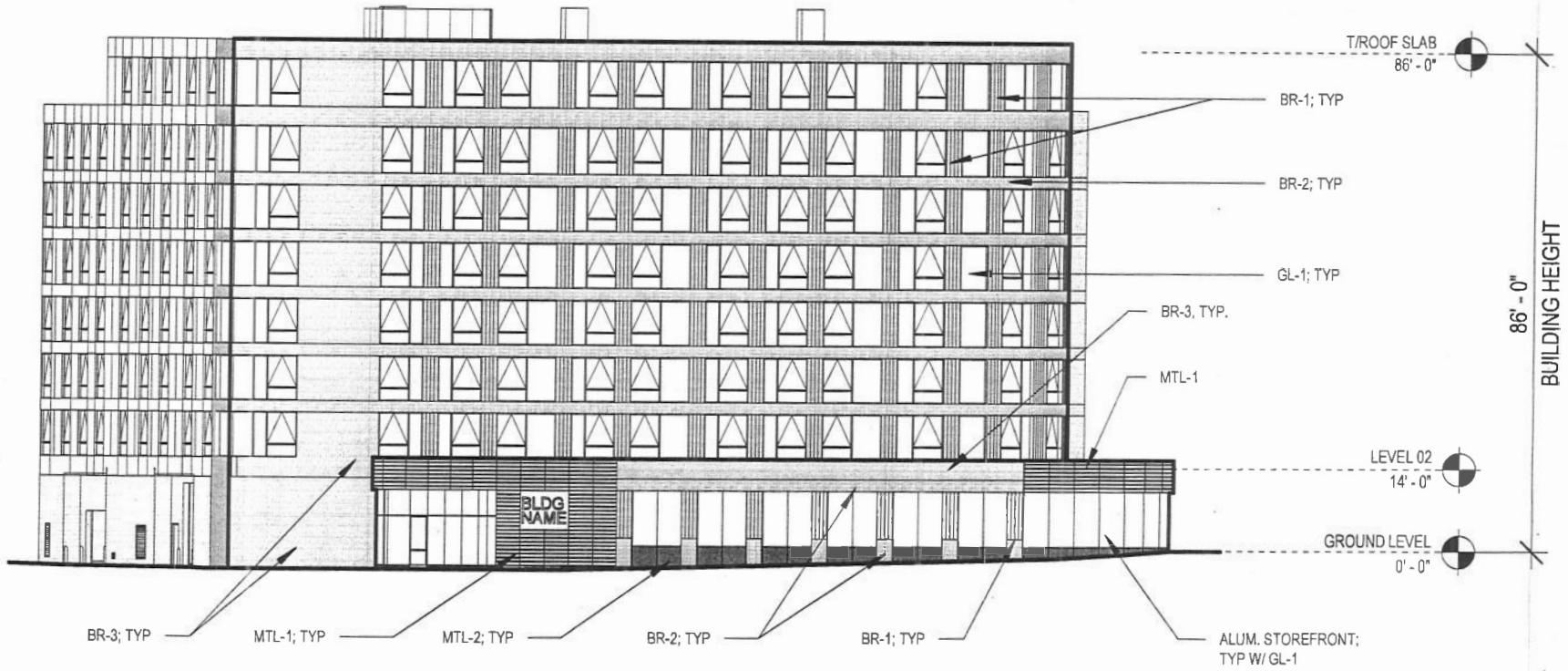
EAST BUILDING ELEVATION
 Scale: 1" = 30'-0"



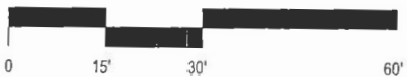
MATERIAL LEGEND

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- BR-2 STANDARD SIZE BRICK, SOLDIER COURSE
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APPLICANT: 3300 CLARK LLC
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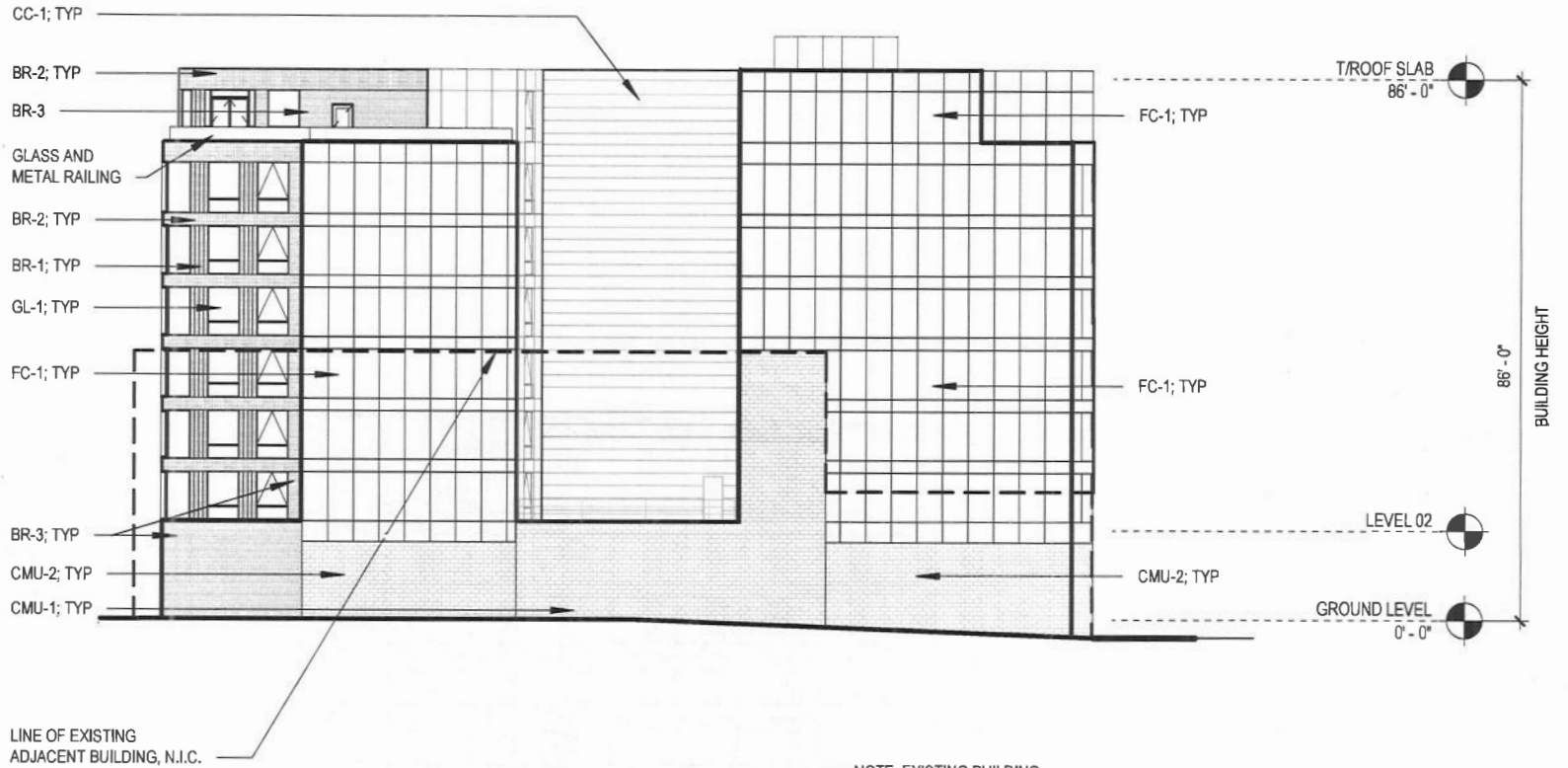
SOUTH BUILDING ELEVATION
 Scale: 1" = 30'-0"



MATERIAL LEGEND

- BR-1 BRICK PIER (STANDARD SIZE BRICK AND INSET)
- BR-2 STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND
- BR-3 STANDARD SIZE BRICK, SOLDIER COURSE
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APPLICANT: 3300 CLARK LLC
 ADDRESS: 3300 NORTH CLARK STREET
 DATE OF INTRODUCTION: DECEMBER 08, 2017
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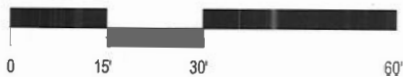


NOTE: EXISTING BUILDING
 OUTLINES ARE APPROXIMATE
 BASED ON GOOGLE EARTH

MATERIAL LEGEND

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STANDARD SIZE BRICK W/ VERTICAL SCORE, STACK BOND)
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- MTL-1 METAL SCREEN
- MTL-2 METAL BASE

NORTH BUILDING ELEVATION
 Scale: 1" = 30'-0"



19482

*Reclassification Of Area Shown On Map No. 8-H.
(As Amended)
(Application No. 19522)
(Common Address: 3403 S. Wood St.)*

[SO2018-673]

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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 8-H in the area bounded by:

a line 25.50 feet south of and parallel to West 34th Street; the public alley next east of and parallel to South Wood Street; a line 50 feet south of and parallel to West 34th Street; and South Wood Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

*Reclassification Of Area Shown On Map No. 9-G.
(As Amended)
(Application No. 19482)
(Common Address: 3300 N. Clark St.)*

RBPD 1404

[SO2017-9003]

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

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

beginning at a line 196.8 feet northwest of the intersection of North Clark Street and West School Street as measured at the southwesterly right-of-way line of North Clark Street and perpendicular thereto; North Clark Street; West School Street; and the alley west of and parallel to North Clark Street running northwest to the point of beginning,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Community Shopping District symbols and indications within the area herein above described to the designation of Residential-Business Planned Development Number 1404, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential-Business Planned Development No. 1404.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1404 ("Planned Development"), consists of approximately twenty-three thousand and twenty-seven (23,027) square feet or zero point five two nine (0.529) acres of real property (the "Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant, 3300 North Clark LLC, an Illinois limited liability company, has filed this application, is the sole owner of the land subject to the proposed Planned Development.
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 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 Subject 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 Chicago Zoning Ordinance.]
3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees, with any formal amendments to this Planned Development requiring the informed consent of all owners of property located within the boundaries of the Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public

way, shall be in compliance with this Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT). All work proposed in the public way, including, but not limited to, the alley restoration described in the Planned Development Building Plan Set, must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, and shall be in compliance with all applicable provisions of the Municipal Code of Chicago. Prior to the issuance of any "Part II" Approval, the submitted plans must be approved by the Chicago Department of Transportation (CDOT). Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and Gutter
- Pavement Markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and Landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; a Landscape and Green Roof Plan; the wall axonometric drawings/sections; and

Building Elevations, all of which were prepared by bKL Architecture LLC, and dated February 15, 2018, which are accordingly submitted and referenced herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the tenets of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as the Residential-Business Planned Development, and shall include the following, without limitation: multi-unit residential and related accessory uses; financial services without an accessory drive-through lane, and not a payday loan store or pawn shop; general office; retail sales; general food and beverage retail sales; eating and drinking establishments (alcoholic liquor sales only as an accessory or incidental use); and accessory off-street parking and loading.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table (Exhibit ____). For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR, identified in the Bulk Regulations and Data Table, has been determined using a net site area of 23,027 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The 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.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD"), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with the Rules and Regulations, for the Maintenance of Stockpiles, as promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings, pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other relevant provision of that code.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it will be required to repair or otherwise rebuild the public sidewalks, parkways, and public alleyway surrounding the subject property consistent with the approved site and landscape plans incorporated into this Planned Development. All work will be completed consistent with the standards and regulations of the City of Chicago's Department of Transportation ("CDOT").
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the

design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant, must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice-yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Subject Property from B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential-Business Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago ("Affordable Requirements Ordinance" or "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different

* Editor's Note: Numbering sequence error; (i) missing in original document.

higher income area or downtown district. The project contemplates a total of one hundred and forty (140) dwelling units. As a result, the Applicant's affordable housing obligation is fourteen (14) Affordable Units (10 percent of 140). The Applicant has agreed to satisfy its affordable housing obligation by providing five (5) Affordable Units within the proposed building, and by making a cash payment to the Affordable Housing Opportunity Fund in the amount of One Million One Hundred and Twenty-five Thousand Dollars (\$1,125,000) or One-Hundred and Twenty-five Thousand Dollars (\$125,000) per each Affordable Unit paid for, as set forth in the Affordable Housing Profile Form, attached hereto' as Exhibit A. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a condominium project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements or number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation, or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

18. This Planned Development shall be governed by Section 17-13-0612, et seq. Should this Planned Development Ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a zoning map amendment to rezone the Property to a B3-3 Community Shopping District.

[Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; North, South, East and West Building Elevations; Exterior Wall Axon; Exterior Wall Axon Typical Retail; Exterior Wall Axon Typical Residential; Typical Level Plan; and Level Two Plan referred to in these Plan of Development Statements printed on pages 68617 through 68629 of this *Journal*.

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

2/28/2018

REPORTS OF COMMITTEES

68613

*Residential-Business Planned Development No. 1404.**Bulk Regulations And Data Table.*

Gross Site Area:	38,867 square feet (0.892 acre)
Gross Area of Public Rights-of-Way:	15,840 square feet (0.363 acre)
Net Site Area:	23,027 square feet (0.529 acre)
Maximum Floor Area Ratio within P.D.:	5.0 FAR
Maximum Residential Units within P.D.:	140 dwelling units
Total Number of Vehicular Off-Street Parking Spaces to be provided within P.D.:	20 vehicular parking spaces
Number of Bicycle Parking Spaces to be Provided within P.D.:	120 bicycle parking spaces
Number of Off-Street Loading Spaces to be provided within P.D.:	1 loading space
Setbacks from Property Line:	Per the attached Site Plan
Maximum Building Height allowed within P.D.:	92 feet

2015 Affordable Housing Profile Form (AHP)

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

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

Date: 1/17/18

DEVELOPMENT INFORMATION

Development Name: 3300 N Clark LLC

Development Address: 3300 N Clark Chicago IL 60657

Zoning Application Number, if applicable: 19482

Ward: 44

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

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

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

- ARO Web Form completed and attached - or submitted online on 1/12/2018
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name 3300 N Clark LLC

Developer Contact David Blitz

Developer Address 670 N Clark 4th Floor Chicago IL 60611

Email David@blitzlake.com

Developer Phone 312-410-9000

Attorney Name Nick Ftikas

Attorney Phone 312-782-1983

TIMING

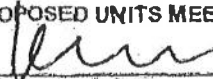
Estimated date marketing will begin May 2018

Estimated date of building permit* August 2018

Estimated date ARO units will be complete February 2020


*note that the In-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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


Kara Breems, DPD

Date

1-26-18


Developer/Project Manager

Date

1/17/18

ARO Web Form

FOR PUBLICATION

Applicant Contact Information

Name: David Blitz
Email: David@blitzlake.com

Development Information

Address

Printed Date: 01/26/2018

Address Number From: 3300 Address Number To: N/A Street Direction: N
Street: Clark Postal Code: 60657

Development Name, if applicable

3300 N Clark LLC

Information

Ward: 44 ARO Zone: Higher Income

Details

Type of city Involvement: ZC
Total Number of units in development: 140
Type of development: Rent
Is this a Transit Served Location Project: N

Requirements

Required affordable units: 14 Required *On-site aff. Units: 4

How do you intend to meet your required obligation

On-Site: 5 Off-Site: 0

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

Total Units Committed: 5 Remaining In-Lieu Fee Owed: 1,125,000

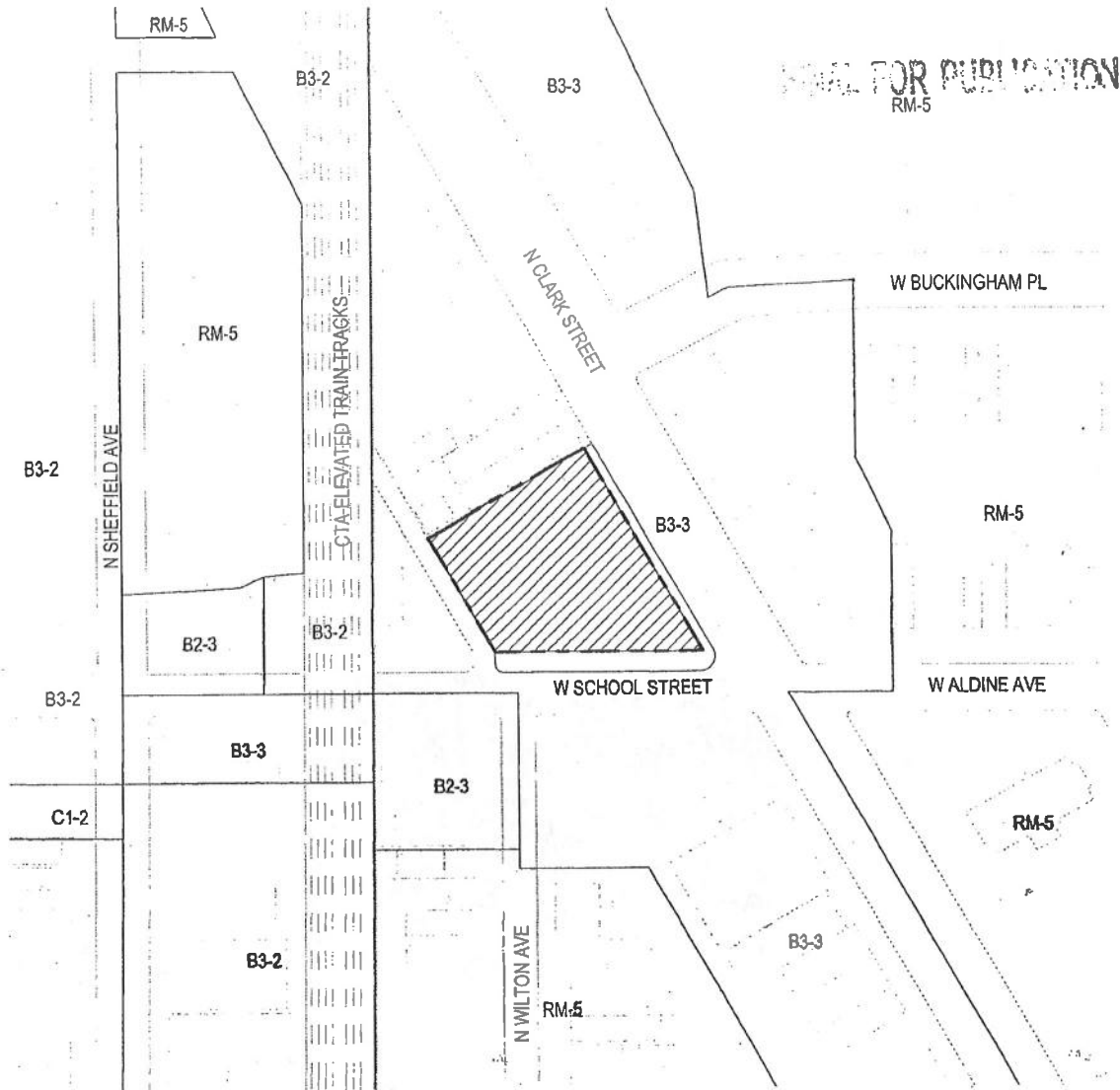
NOLAN BROS. CO.

Project Name	3300 N Clark LLC
Zoning Application number, if applicable	19482
Address	
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	\$3.00
Total Units in Project:	140
Total Affordable units:	5

unit type	market rate			ARO			affordable v. market square footage**
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
studio	56	41%	443	2	40%	423	95%
one-bed	46	34%	591	2	40%	551	93%
two-bed	32	24%	856	1	20%	762	89%
three-bed	1	1%	1,170	0	n/a	n/a	n/a

	Market Rate Units	Affordable Units
Parking	15 spots for the building	Comparable to Market Rate Units
Laundry	In-Unit	Comparable to Market Rate Units
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New	Comparable to Market Rate Units
Dishwasher <i>age/EnergyStar/make/model/color</i>	New	Comparable to Market Rate Units
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New	Comparable to Market Rate Units
Microwave <i>age/EnergyStar/make/model/color</i>	New	Comparable to Market Rate Units
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Variable	Comparable to Market Rate Units
Kitchen countertops <i>material</i>	TBD	Comparable to Market Rate Units
Flooring <i>material</i>	TBD	Comparable to Market Rate Units
HVAC	TBD	Comparable to Market Rate Units
Other	TBD	Comparable to Market Rate Units

*All features and amenities of the market rate units will be consistent with the affordable units.



EXISTING ZONING MAP
Scale: N.T.S.



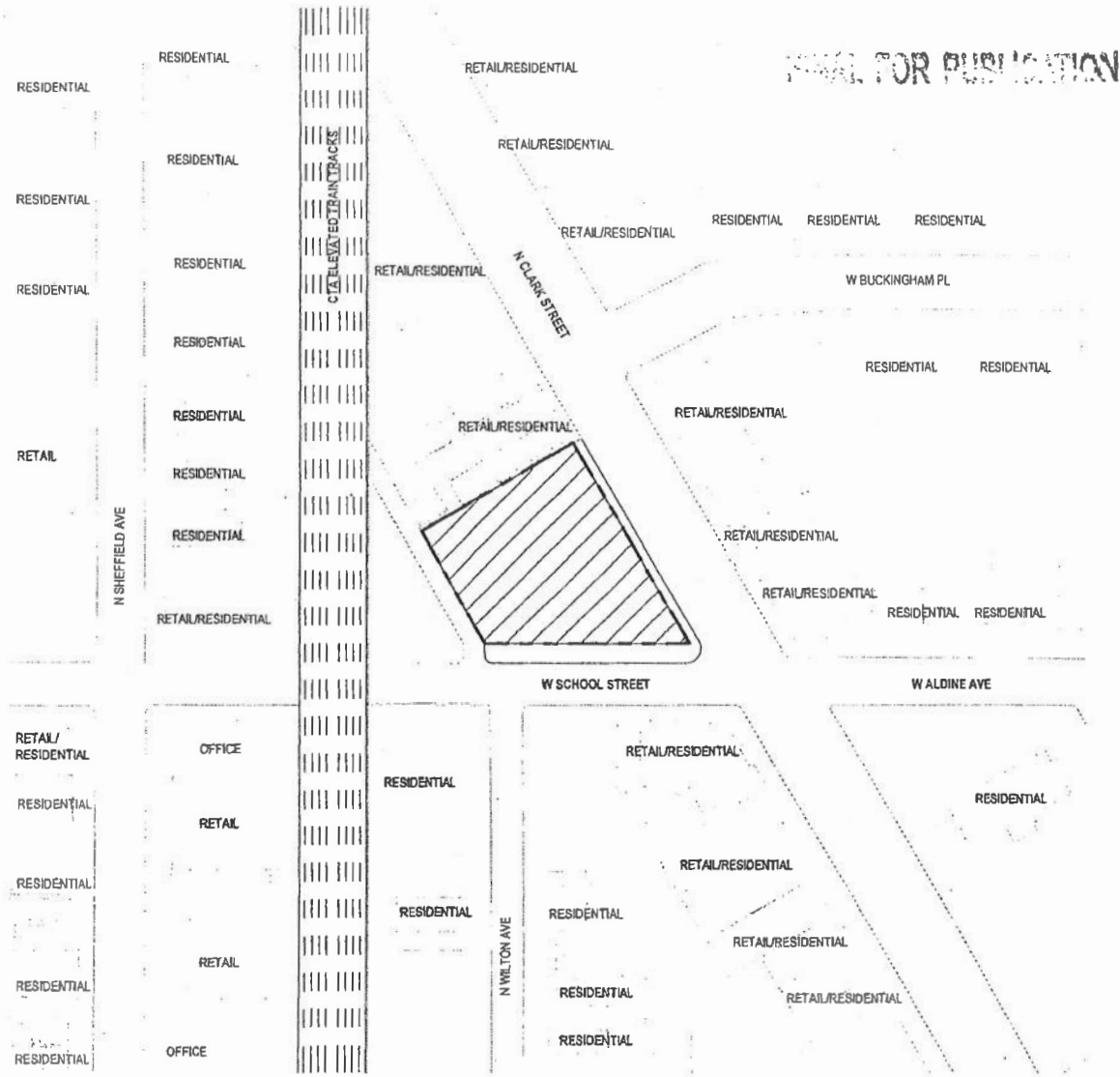
Subject Property



Property Line



APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBRUARY 15, 2018





GENERAL LAND-USE MAP
Scale: N.T.S.



-  Subject Property
-  Property Line




APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBUARY 15, 2018



GROSS SITE AREA:	37,131 SF
AREA IN PUBLIC RIGHT OF WAY:	14,104 SF
NET SITE AREA:	23,027 SF

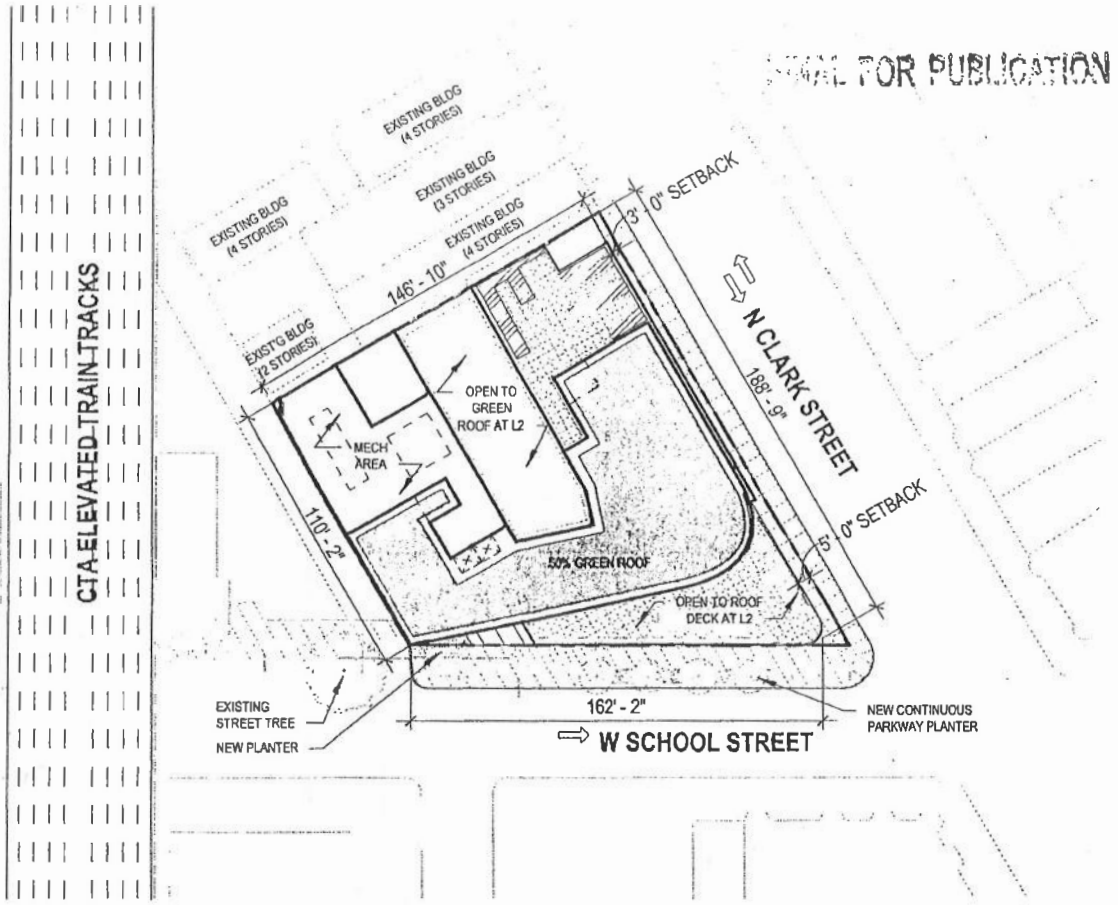
PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP
Scale: N.T.S.



-  Subject Property
-  Property Line
-  Planned Development Boundry

APPLICANT: 3300 CLARK LLC
 ADDRESS: 3300 NORTH CLARK STREET
 DATE OF INTRODUCTION: DECEMBER 08, 2017
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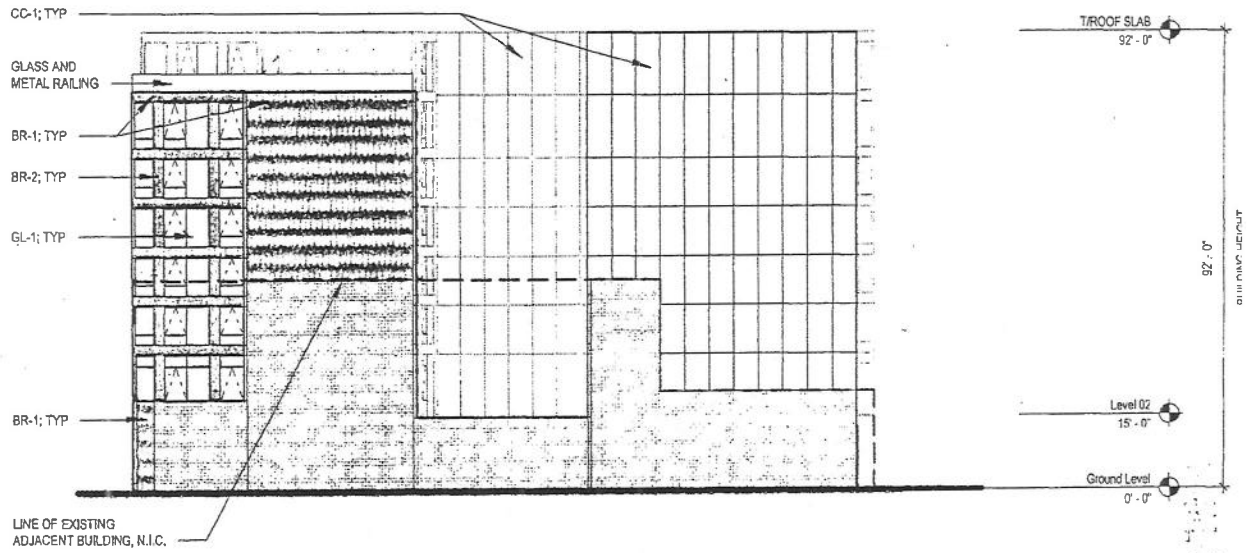
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CITAELEVATEDTRAINTRACKS

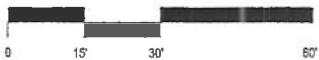
SITE PLAN
Scale: NTS



APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBRUARY 15, 2018



NORTH BUILDING ELEVATION
 Scale: 1" = 30'-0"



NOTE: EXISTING BUILDING
 OUTLINES ARE APPROXIMATE
 BASED ON GOOGLE EARTH

MATERIAL LEGEND

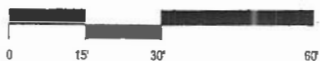
- BR-1 STANDARD SIZE HORIZONTAL BRICK
- BR-2 STANDARD SIZE VERTICAL BRICK
- BR-3 BRICK SCREEN
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE
- CC-1 CAST IN PLACE, PAINTED CONCRETE

APPLICANT: 3300 CLARK LLC
 ADDRESS: 3300 NORTH CLARK STREET
 DATE OF INTRODUCTION: DECEMBER 08, 2017
 PLAN COMMISSION: FEBRUARY 15, 2018

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBUARY 15, 2018

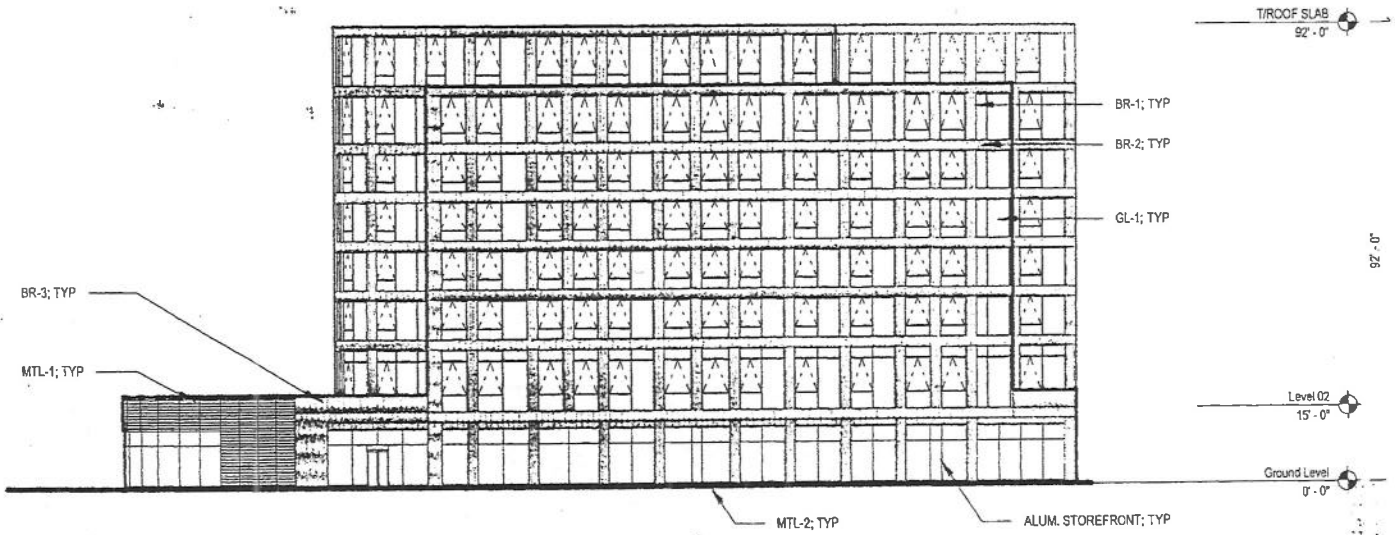


SOUTH BUILDING ELEVATION
Scale: 1" = 30'-0"



MATERIAL LEGEND

- BR-1 STANDARD SIZE HORIZONTAL BRICK
- BR-2 STANDARD SIZE VERTICAL BRICK
- BR-3 BRICK SCREEN
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE
- CC-1 CAST IN PLACE, PAINTED CONCRETE



EAST BUILDING ELEVATION
Scale: 1" = 30'-0"

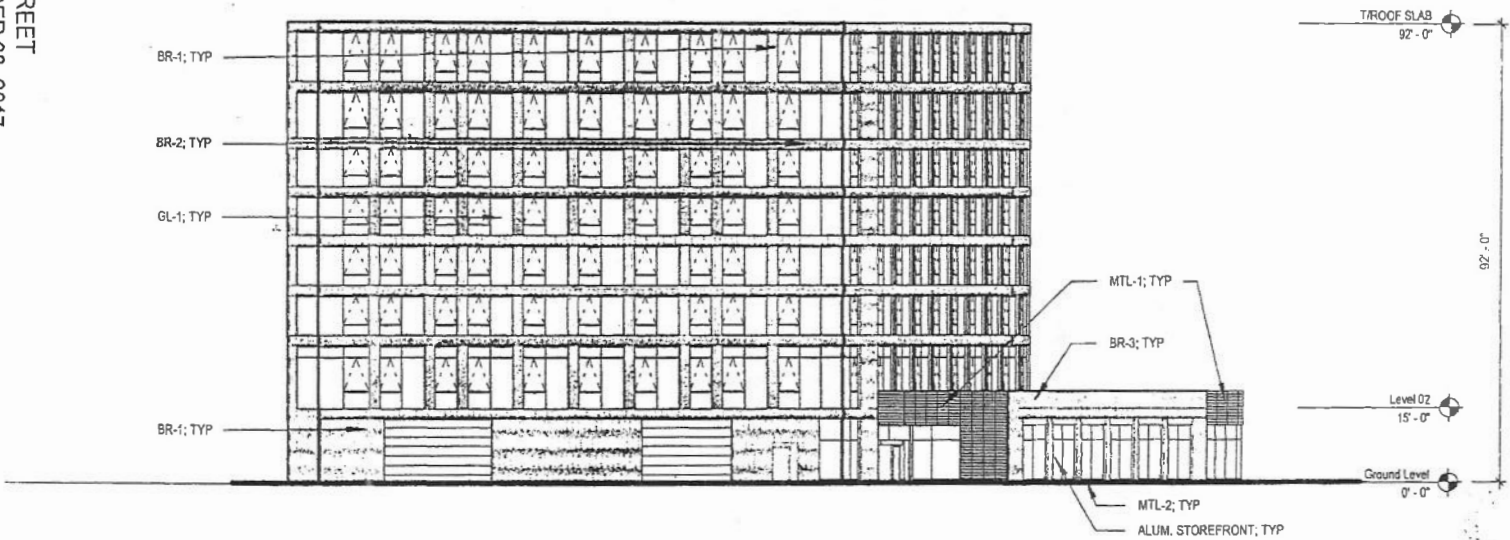


MATERIAL LEGEND

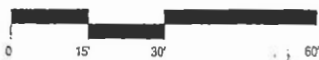
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- BR-2 STANDARD SIZE VERTICAL BRICK
- BR-3 BRICK SCREEN
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE
- CC-1 CAST IN PLACE, PAINTED CONCRETE

APPLICANT: 3300 CLARK LLC
 ADDRESS: 3300 NORTH CLARK STREET
 DATE OF INTRODUCTION: DECEMBER 08, 2017
 PLAN COMMISSION: FEBUARY 15, 2018

APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBUARY 15, 2018



WEST BUILDING ELEVATION
Scale: 1" = 30'-0"

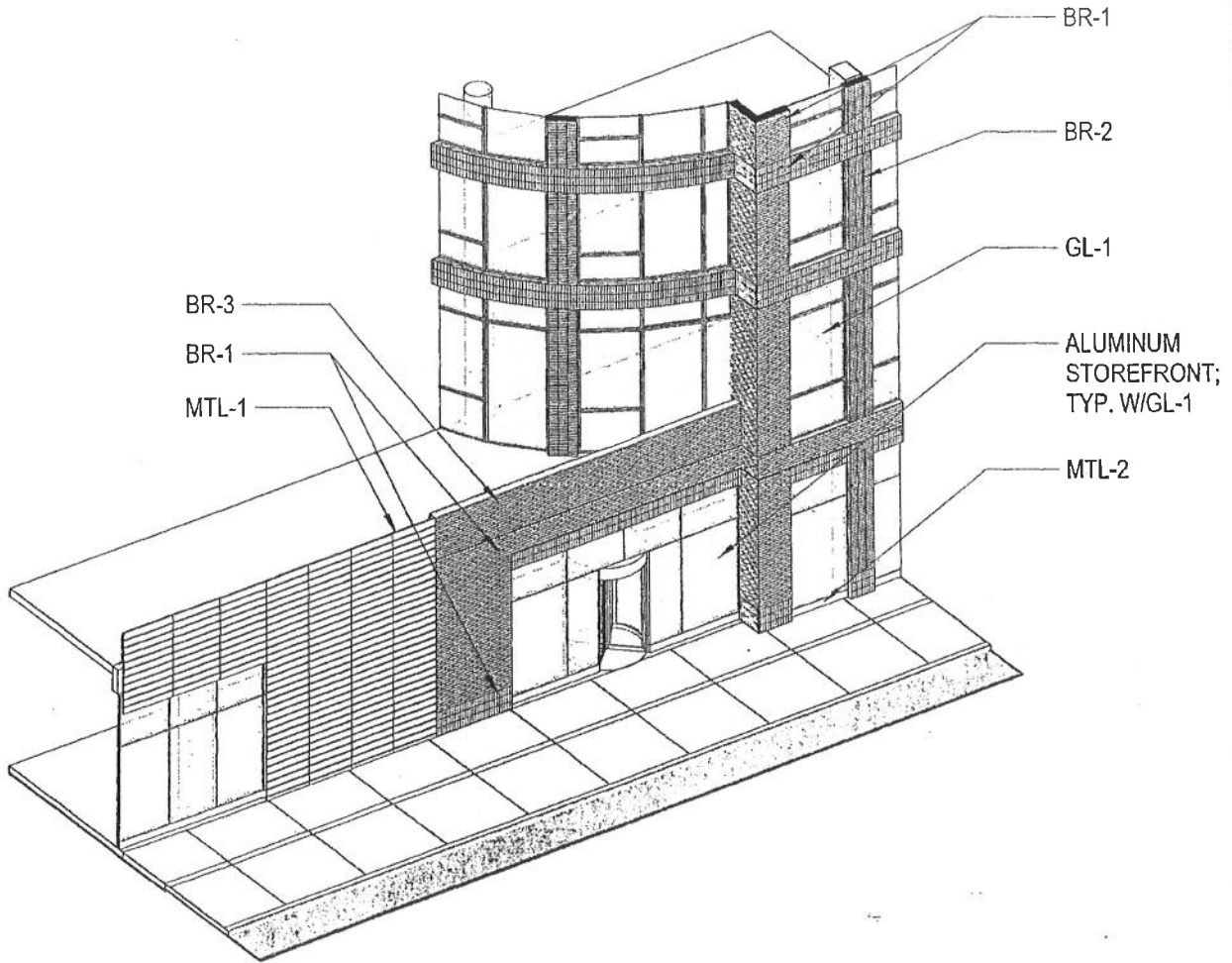


MATERIAL LEGEND

- BR-1 STANDARD SIZE HORIZONTAL BRICK
- BR-2 STANDARD SIZE VERTICAL BRICK
- BR-3 BRICK SCREEN
- GL-1 VISION GLASS
- MTL-1 METAL SCREEN
- MTL-2 METAL BASE
- CC-1 CAST IN PLACE, PAINTED CONCRETE



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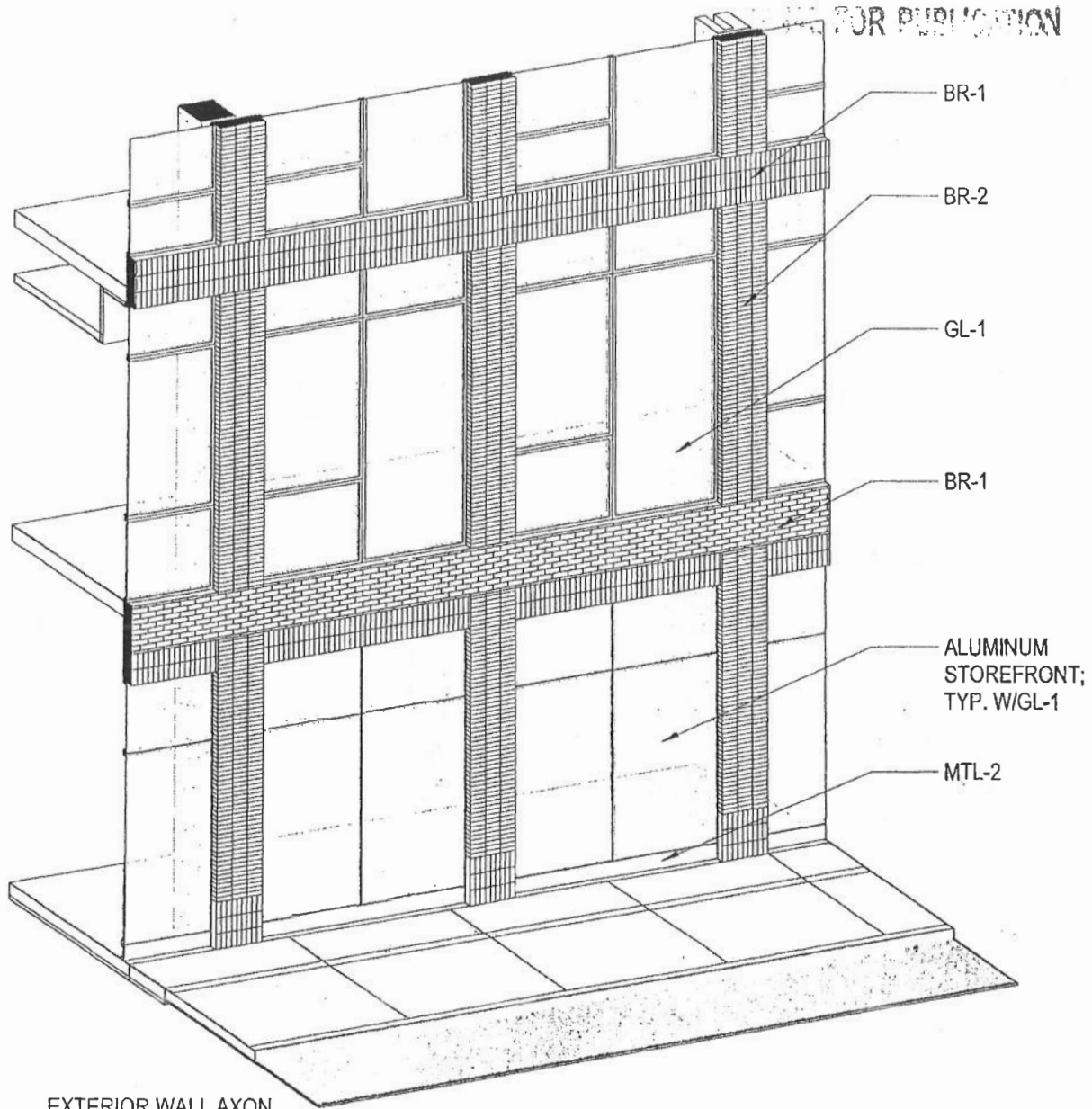
EXTERIOR WALL AXON

MATERIAL LEGEND

BR-1	STANDARD SIZE HORIZONTAL BRICK
BR-2	STANDARD SIZE VERTICAL BRICK
BR-3	BRICK SCREEN
GL-1	VISION GLASS
MTL-1	METAL SCREEN
MTL-2	METAL BASE
CC-1	CAST IN PLACE, PAINTED CONCRETE

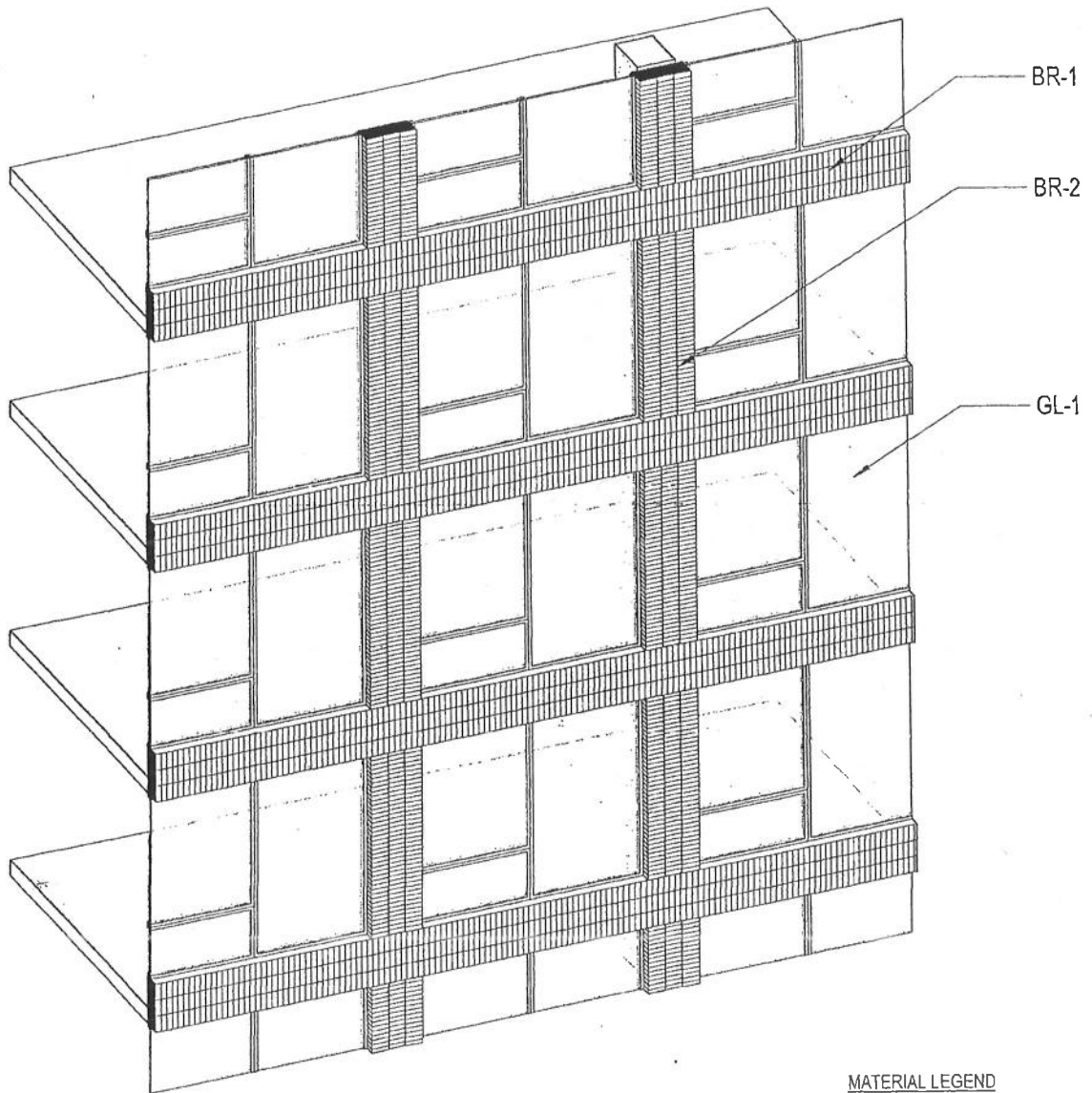
APPLICANT: 3300 CLARK LLC
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APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
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EXTERIOR WALL AXON
TYP RES








MATERIAL LEGEND

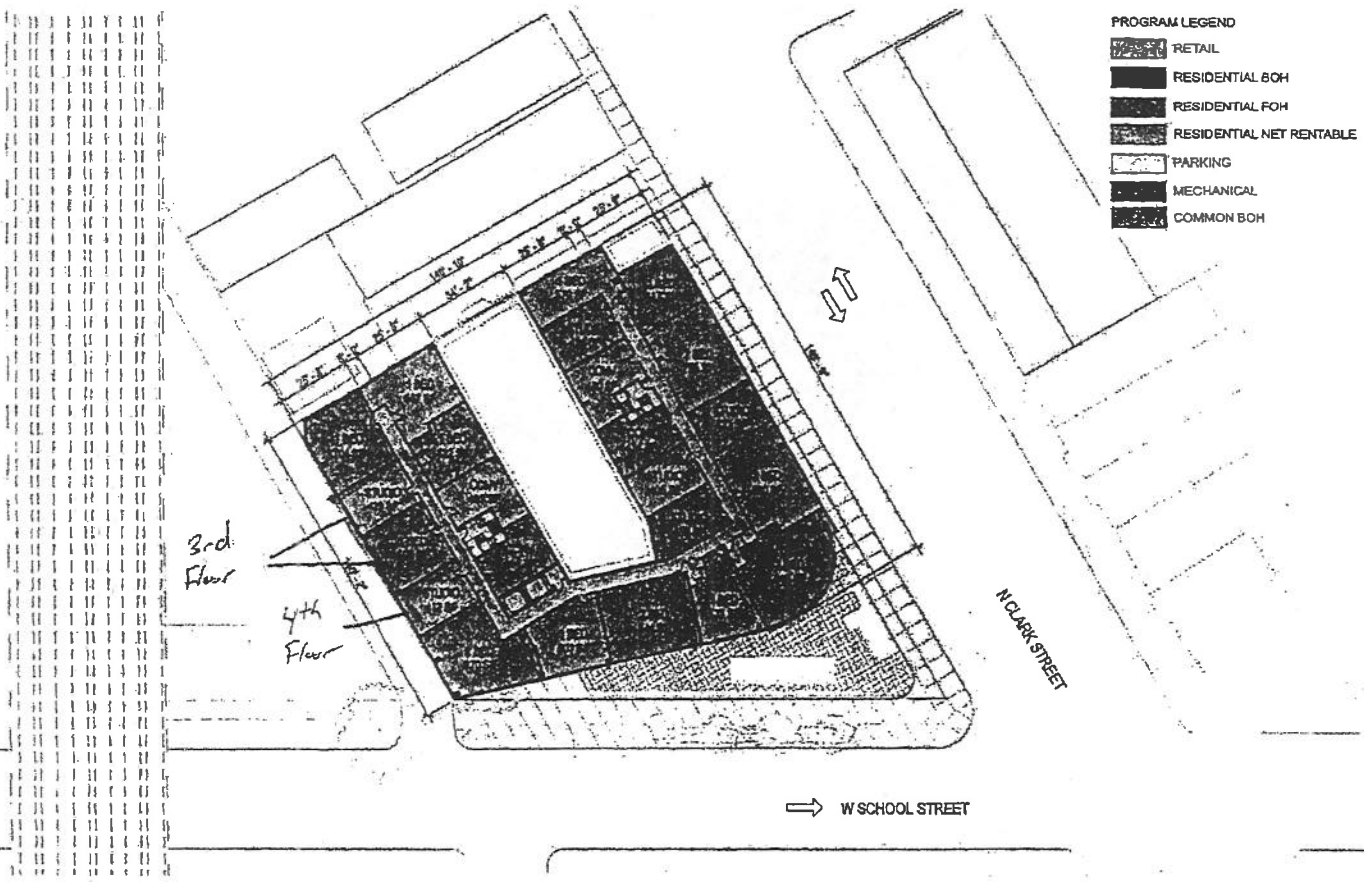
- BR-1 STANDARD SIZE HORIZONTAL BRICK
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APPLICANT: 3300 CLARK LLC
ADDRESS: 3300 NORTH CLARK STREET
DATE OF INTRODUCTION: DECEMBER 08, 2017
PLAN COMMISSION: FEBUARY 15, 2018



Floors 3-7

- PROGRAM LEGEND
-  RETAIL
 -  RESIDENTIAL BOH
 -  RESIDENTIAL FOH
 -  RESIDENTIAL NET RENTABLE
 -  PARKING
 -  MECHANICAL
 -  COMMON BOH




NORTH CLARK STREET

W SCHOOL STREET

N CLARK STREET

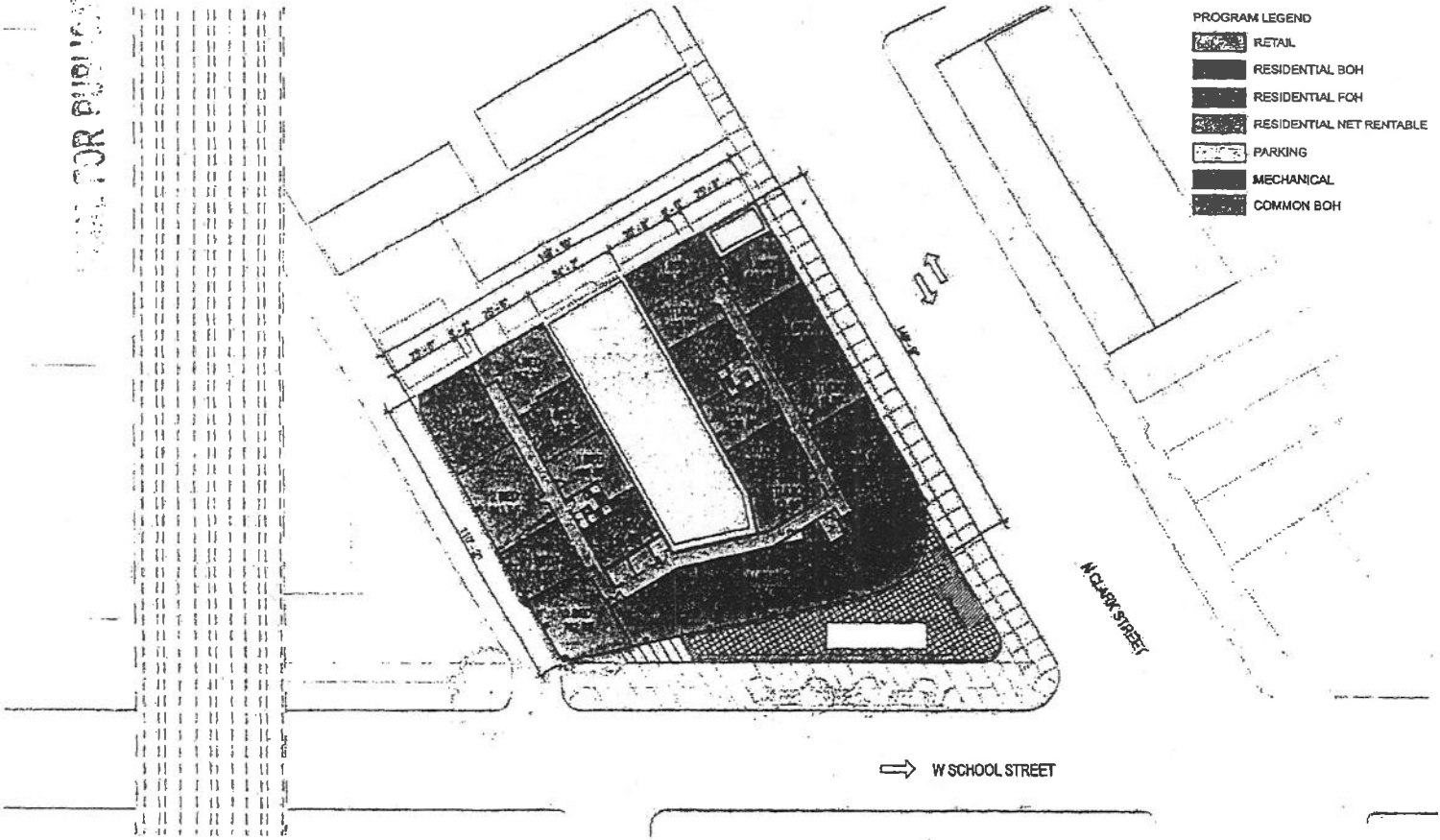
1/32" = 1'








TYPICAL LEVEL PLAN

3300 NORTH CLARK STREET
 PROJECT NO. 1708
 01.12.2018
 2/28/18


2nd Floor

W SCHOOL STREET



- PROGRAM LEGEND
-  RETAIL
 -  RESIDENTIAL BOH
 -  RESIDENTIAL FCH
 -  RESIDENTIAL NET RENTABLE
 -  PARKING
 -  MECHANICAL
 -  COMMON BOH

→ W SCHOOL STREET

N CLARK STREET

LEVEL 2 PLAN

3300 NORTH CLARK STREET
 PROJECT NO. 2017-12
 01.12.2018
 Pg. 12 of 27

b|KL