



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 21, 2020

Jonathan Splitt  
Splitt Architects  
4001 N. Ravenswood Ave., Suite 601  
Chicago, IL 60613

Re: Minor change - PD No. 409, 3202 N. Kildare Avenue

Dear Mr. Splitt:

Please be advised that your request for a minor change to Planned Development No. 409 ("PD 409") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 409.

The sole owner of the property, 4200 Belmont LLC, is seeking a minor change to replace four outdoor parking spaces with a 4-car garage to serve the property located at 3202 N. Kildare Avenue. The property was to be improved with six unenclosed parking spaces. As shown on the attached exhibits, four of the six spaces will now be provided in a detached garage with the other two spaces remaining unenclosed. The new garage will include a 100% green roof, and the landscape plan will not change. The trash enclosure will remain in the same location, but will now be attached to the new garage.

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

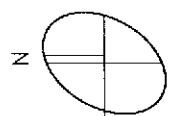
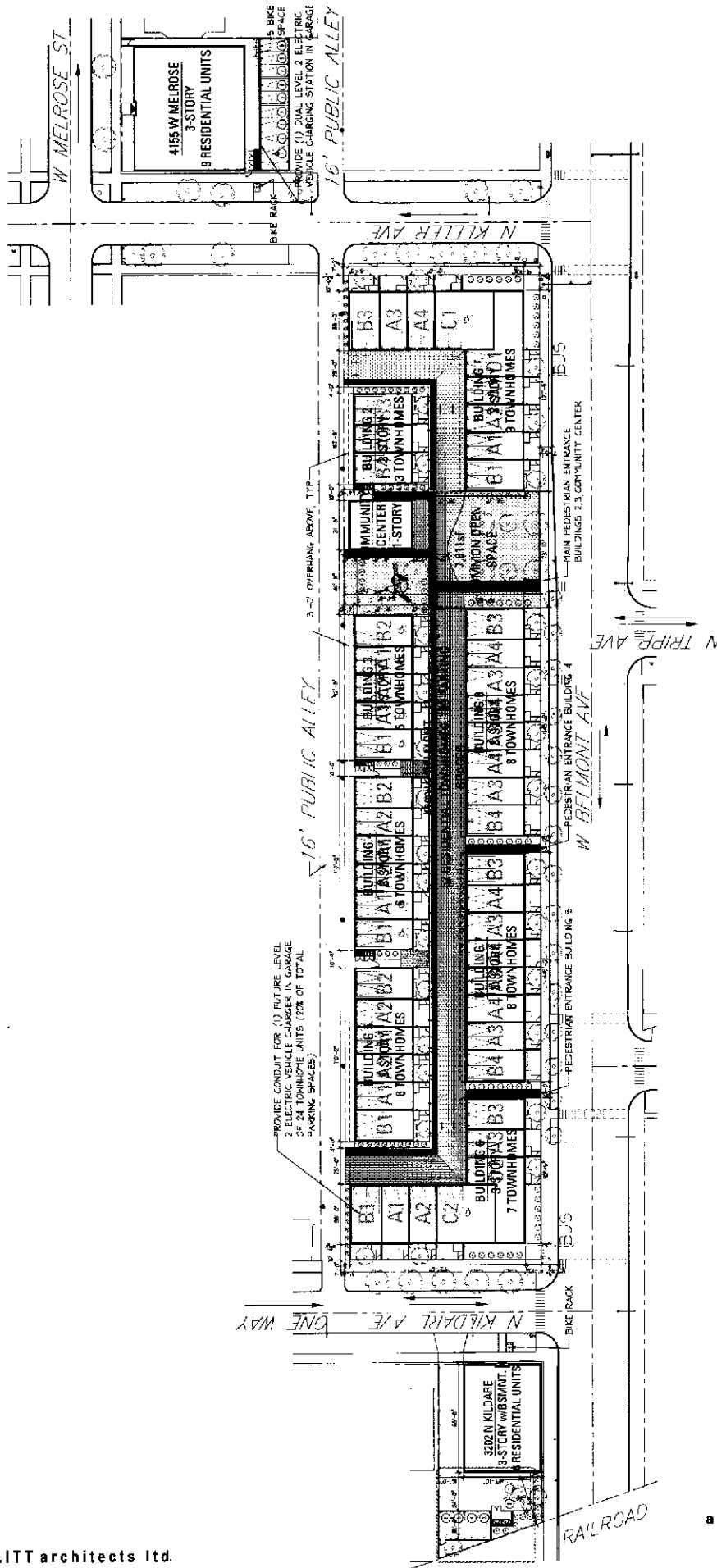
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 409, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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,

Steven Valenziano  
Assistant Zoning Administrator

SV:tm

cc: Mike Marmo, Erik Glass, Noah Szafraniec, Emily Thrun, Ron Daye, Main file



**SITE PLAN**

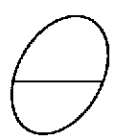
1" = 100'-0"

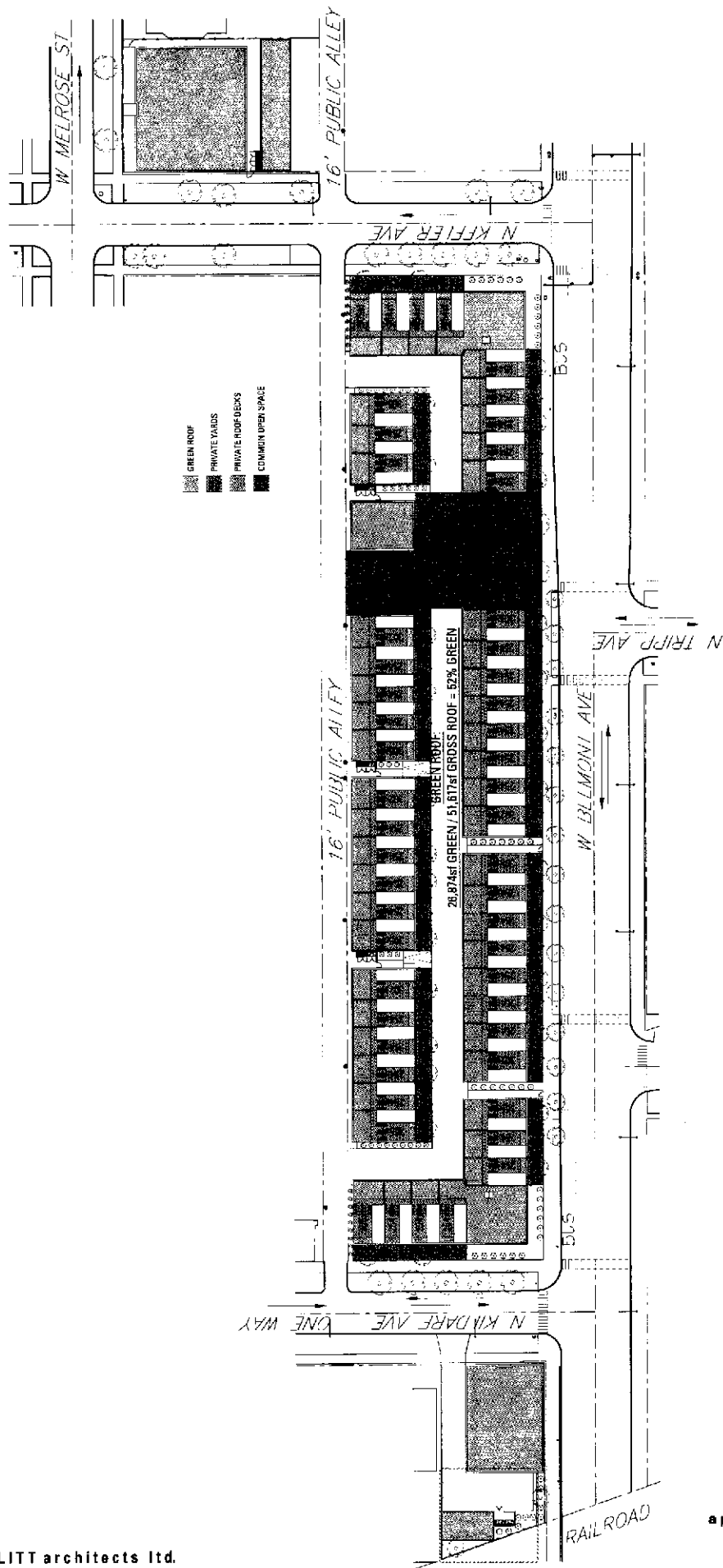
**jSa**  
 Jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

**applicant address**

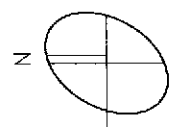
NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641

**intro date** 02/19/2020  
**plan commission date** 05/21/2020  
**minor change request date** 10/01/2020





- GREEN ROOF
- PRIVATE YARDS
- PRIVATE ROOF-DECKS
- COMMON OPEN SPACE



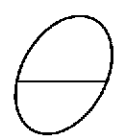
**ROOF PLAN & OPEN SPACE PLAN**

1" = 100'-0"

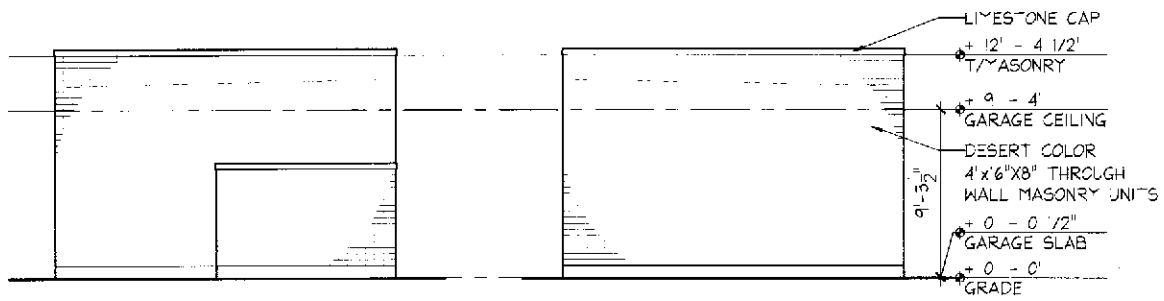
**jSa**  
 Jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

**applicant address** NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641

**intro date** 02/19/2020  
**plan commission date** 05/21/2020  
**minor change request date** 10/01/2020

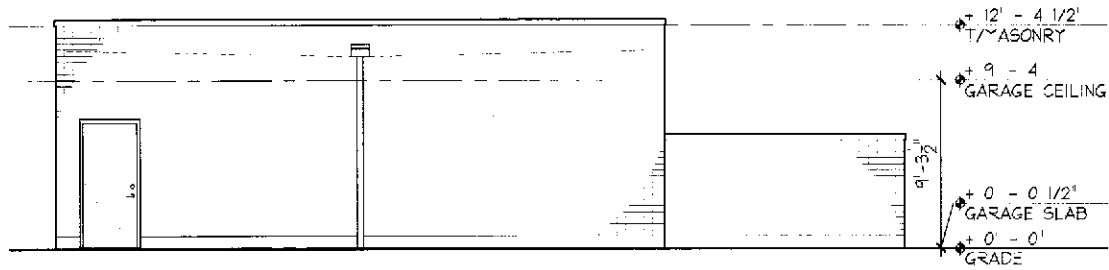




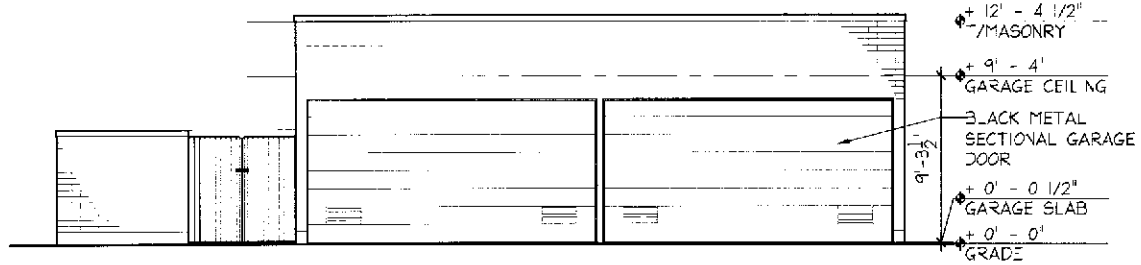


SOUTH

NORTH



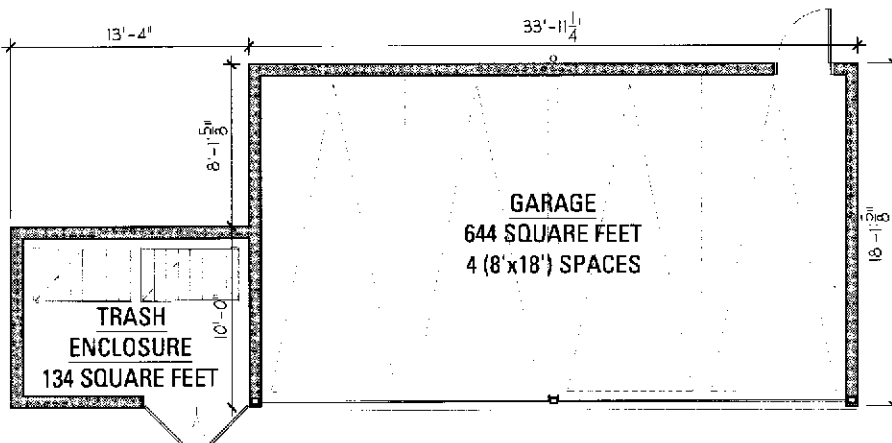
WEST



EAST

3202 N KILDARE GARAGE ELEVATIONS

3/32" = 1'-0"



3202 N KILDARE GARAGE PLAN

3/32" = 1'-0"

**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address  
 NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641

intro date 02/19/2020  
 plan commission date 05/21/2020  
 minor change request date 10/01/2020

20350

18454

JOURNAL--CITY COUNCIL--CHICAGO

6/17/2020

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

(As Amended)

(Application No. 20350)

(Common Address: 4200 W. Belmont Ave., 3202 N. Kildare Ave.  
And 4157 W. Melrose St.)

PD409,09

[SO2020-788]

*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 Commercial Planned Development Number 409 symbols and indications as shown on Map Number 9-K in the area bounded by:

West Melrose Street; a line 84.93 feet east of and parallel to North Keeler Avenue; the alley next south of and parallel to West Melrose Street; North Keeler Avenue; West Belmont Avenue; a line from a point 100.70 feet west of North Kildare Avenue as measured along the north line of West Belmont Avenue to a point 123.5 feet west of North Kildare Avenue and 65.90 feet north of West Belmont Avenue; a line 65.90 feet north of West Belmont Avenue; North Kildare Avenue; and the alley next north of and parallel to West Belmont Avenue and North Kildare Avenue,

to those of a B2-2 Neighborhood Mixed-Use 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 B2-2 Neighborhood Mixed-Use District symbols and indications within the area hereinabove described to the designation of Residential Planned Development Number 409, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 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:

*Standard Planned Development Statements.*

1. The area delineated herein as Planned Development Number 409, as amended ("Planned Development"), consists of approximately 103,679 square feet of gross land area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Noah Properties LLC, is the "Applicant" for this Planned Development pursuant to authorization from the properly owner.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals 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.

Prior to Part II Approval, the Applicant shall submit and the Department of Transportation shall approve a traffic study. If the traffic study identifies infrastructure upgrades or improvements that are warranted by and attributed to the project, the Applicant will be required to fund and install such upgrades and improvements to CDOT standards.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Site Section and Plan Detail; Roof Plan and Open Space Plan; Enlarged Common Open Space Plan; Landscape Plan (East and West); 3202 Kildare Avenue and 4155 Melrose Street Landscape Plan; Landscape Details; Floor Plans; and Building Elevations (North, South, East and West) prepared by Jon Splitt Architects and dated May 21, 2020, submitted 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted within the area delineated herein as a Planned Development Number 409, as amended: Dwelling Units located above the ground floor; Multi-Unit Residential dwelling units; Townhouse; accessory uses; and 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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 95,935 square feet. The resulting maximum FAR shall be 1.51 within the Planned Development.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 and Assets, Information, and Services, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. 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 and agrees that the rezoning of the Property from Planned Development Number 409 to Planned Development Number 409, as amended, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); 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 ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO 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 Property is located in a higher income area within the meaning of the ARO, and the project has a total of 67 units. As a result, the Applicant's affordable housing obligation is 7 ARO Units (10 percent of 67 rounded up), 2 of which are Required Units (25 percent of 67, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 7 ARO Units in the for sale buildings to be constructed in the Planned Development, to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as an exhibit. The Applicant agrees that the ARO for Sale Units must be affordable to households earning no more than 100 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO 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 execute and record an affordable housing agreement in accordance with Section 2-44-080(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 DOH may enforce remedies for any breach of this Statement 15, 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. 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 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.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the subject Property from Planned Development Number 409, as amended, to a B2-2 Neighborhood Mixed-Use Zoning District.

---

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

[Townhouse Units A, B, C and D Plans; 3202 North Kildare Avenue: Basement, First, Second and Third Floor Plans; 4155 West Melrose Street: First, Second and Third Floor Plans; Zoning Map; Surrounding Land-Use Map; Property Lines and Planned Development Boundary Map; Site Plan; Site Section and Plan Detail; Roof Plan and Open Space Plan; Enlarged Common Open Space Plan; Landscape Plans; Landscape Details; Building Elevations; and Interior Driveway Facades referred to in these Plan of Development Statements printed on pages 18465 through 18519 of this *Journal*.]

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

*Planned Development No. 409, As Amended.*

*Bulk Regulations And Data Table.*

Common Address:	4200 West Belmont Avenue; 3202 North Kildare Avenue; 4157 West Melrose Street
Gross Site Area:	103,679 square feet
Area in Public Right-of-Way:	7,744 square feet
Net Site Area:	95,935 square feet (2.202 acres)
Maximum Floor Area Ratio:	1.51 FAR (combined total for all three parcels)
Maximum Number Residential Units for P.D.:	67 dwelling units
Minimum Number of Off-Street Parking Spaces to be provided within P.D.:	115 off-street (vehicle) parking spaces
Minimum Number of Bicycle Parking Spaces to be provided within P.D.:	20 bicycle parking spaces
Setbacks from Property Line:	Per Site Plans
Maximum Building Height allowed within P.D.:	36 feet





ARO Web Form

FINAL FOR  
PUBLICATION**Applicant Contact Information**

Name: bart przyjemski

Email: noahproperties2@gmail.com

**Development Information**

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

**Address**

Submitted Date: 04/28/2020

Number From :4200 Number To: N/A Direction: W

Street Number:Belmont

Postal Code: 60641

**Development Name**

4200 Belmont

**Information**

Ward :30

ARO Zone: Higher Income

**Details**

ARO trigger :Zoning change and planned development

Total units: 67

Development type: Sale

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 04/28/2020

FINAL FOR  
PUBLICATION

**Requirements**

Affordable units :7 \*On-site aff. Units: 0

How do you intend to meet your required obligation

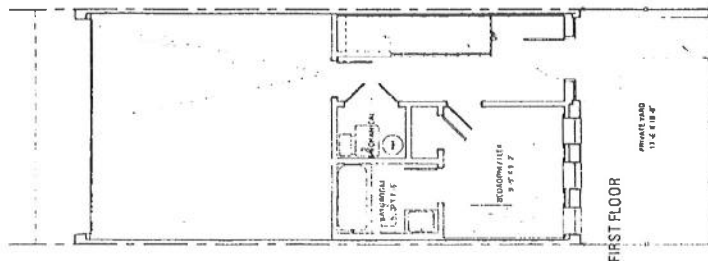
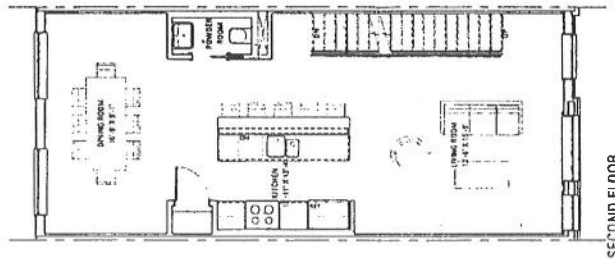
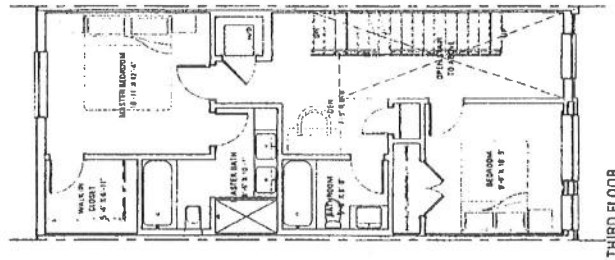
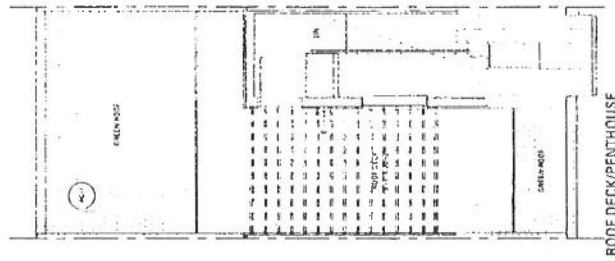
On-Site: 7 Off-Site: 0

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

Total Units: 7 In-Lieu Fee Owed: 0



FINAL FOR PUBLICATION



1,950 SQUARE FEET  
 3 BEDROOM, 3.5 BATHROOM  
 2 CAR GARAGE



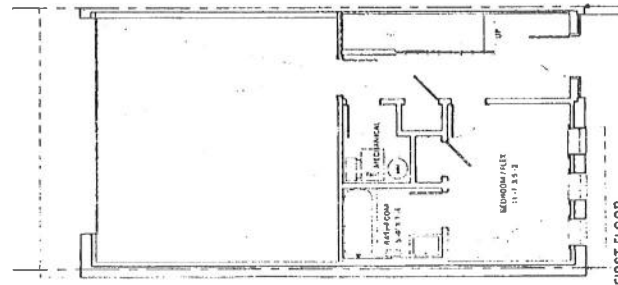
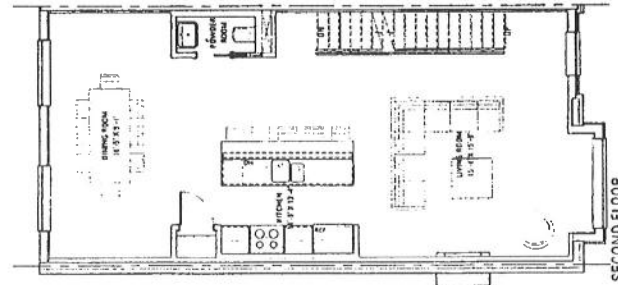
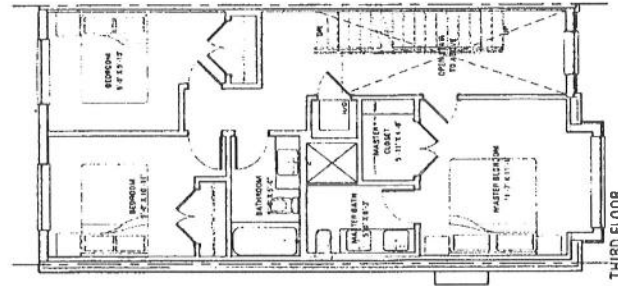
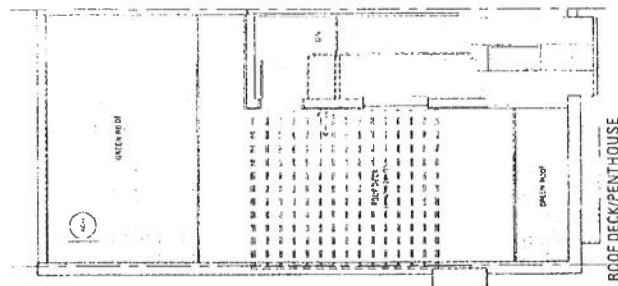
TOWNHOUSE UNIT A PLANS  
 3/32" = 1'-0"

**jSa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 606132576  
 773 883 1017 fax 773 883 3081

proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641  
 description 041320; ISSUED FOR REVIEW



FINAL FOR PUBLICATION



2,240 SQUARE FEET  
 4 BEDROOM, 3.5 BATHROOM  
 2 CAR GARAGE



TOWNHOUSE UNIT B PLANS  
 3/32" = 1'-0"

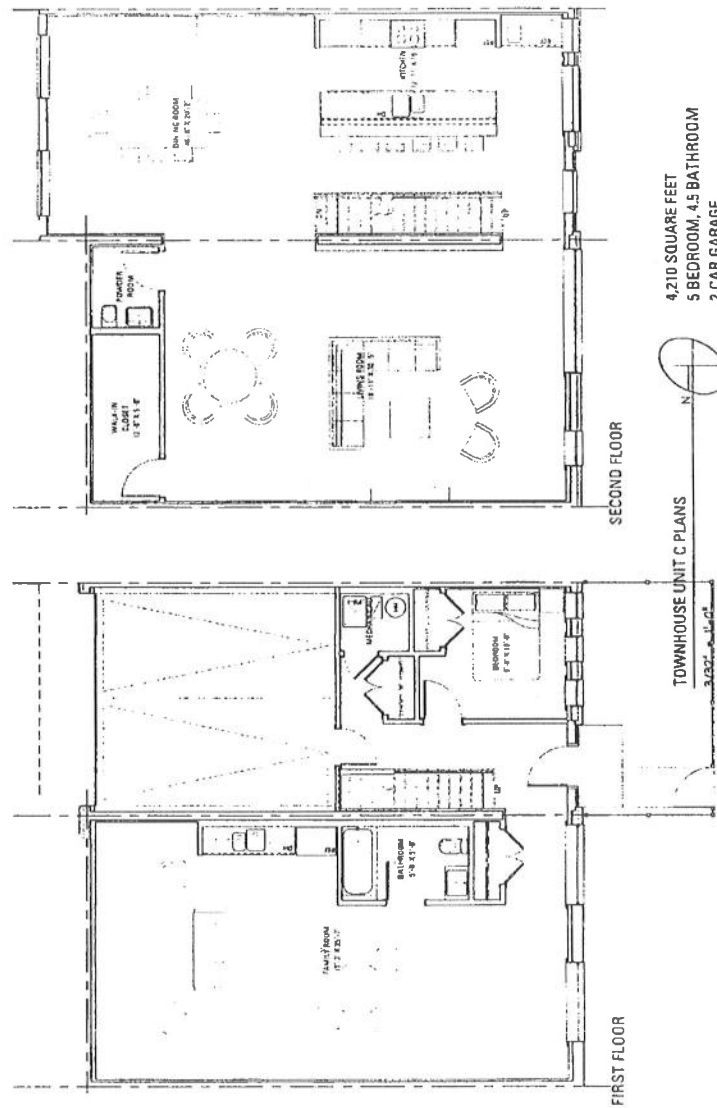
**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641

description 041320; ISSUED FOR REVIEW



FINAL FOR PUBLICATION



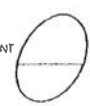
4,210 SQUARE FEET  
5 BEDROOM, 4.5 BATHROOM  
2 CAR GARAGE



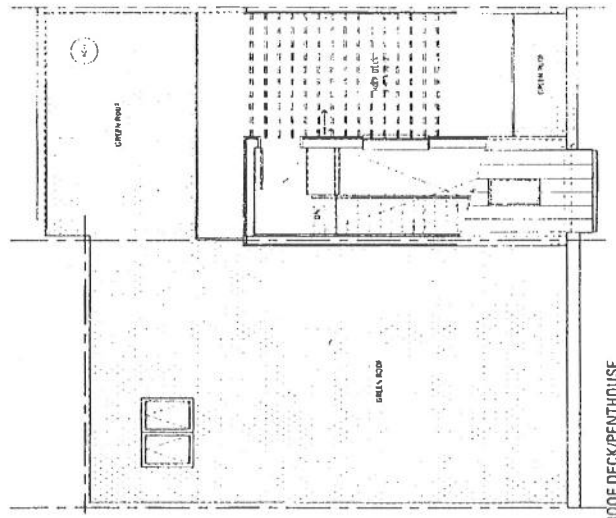
TOWNHOUSE UNIT C PLANS  
3/32\"/>

**jSa**  
 Jonathan SPLITT architects ltd.  
 4001 north reynolds avenue  
 suite 001  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

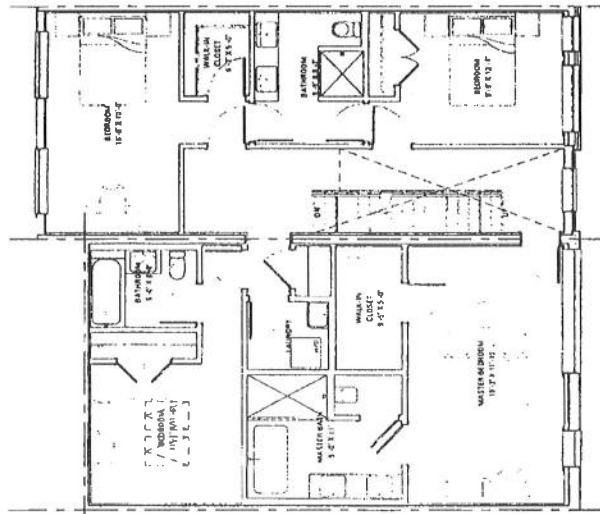
proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641  
 description 041320: ISSUED FOR REVIEW



FINAL FOR PUBLICATION



ROOF DECK/PENTHOUSE



THIRD FLOOR

4,210 SQUARE FEET  
 5 BEDROOM, 4.5 BATHROOM  
 2 CAR GARAGE

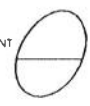


TOWNHOUSE UNIT C PLANS  
 3/32" = 1'-0"

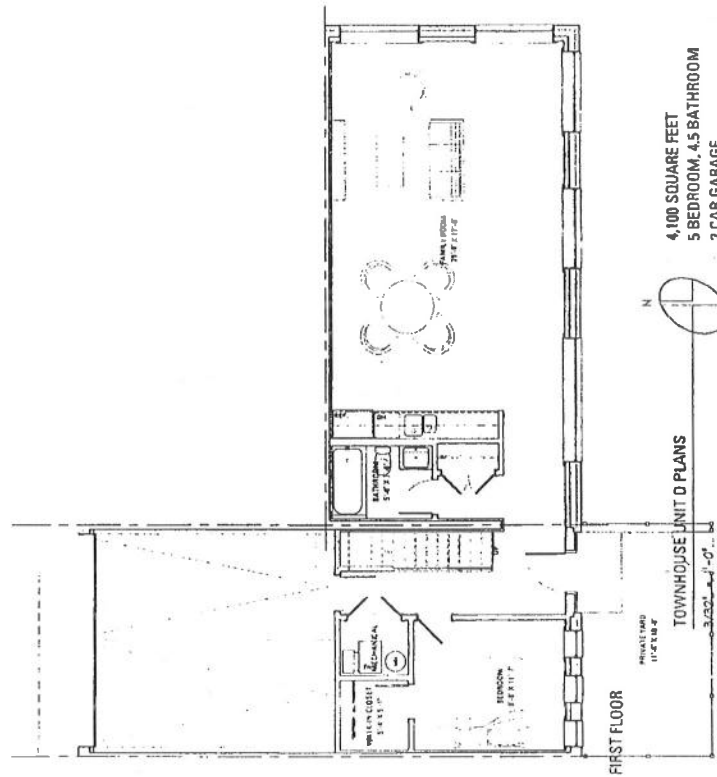
**jsa**  
 jonathan SPLITT architects llc  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BFLMONT AVE  
 CHICAGO, IL 60641

description 04 13 20, ISSUED FOR REVIEW



FINAL FOR PUBLICATION

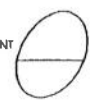


4,100 SQUARE FEET  
5 BEDROOM, 4.5 BATHROOM  
2 CAR GARAGE

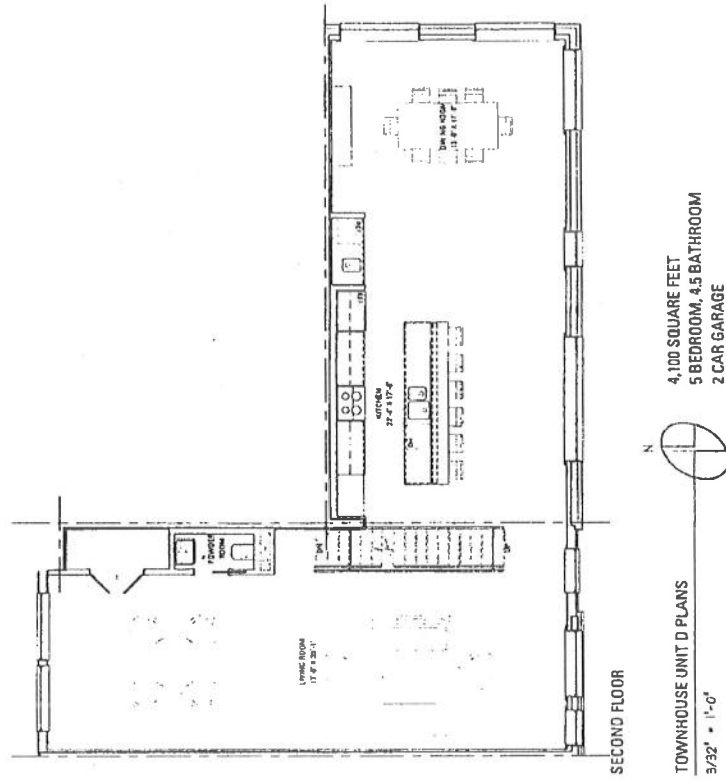


**jSa**  
 Jonathan SPLITT architects Ltd.  
 4001 north ravenswood avenue  
 suite 601  
 Chicago Illinois 60613-2576  
 773 883 1017 fax 773 883 3081

proj: 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO IL 60641  
 description: 041320; ISSUED FOR REVIEW



FINAL FOR PUBLICATION



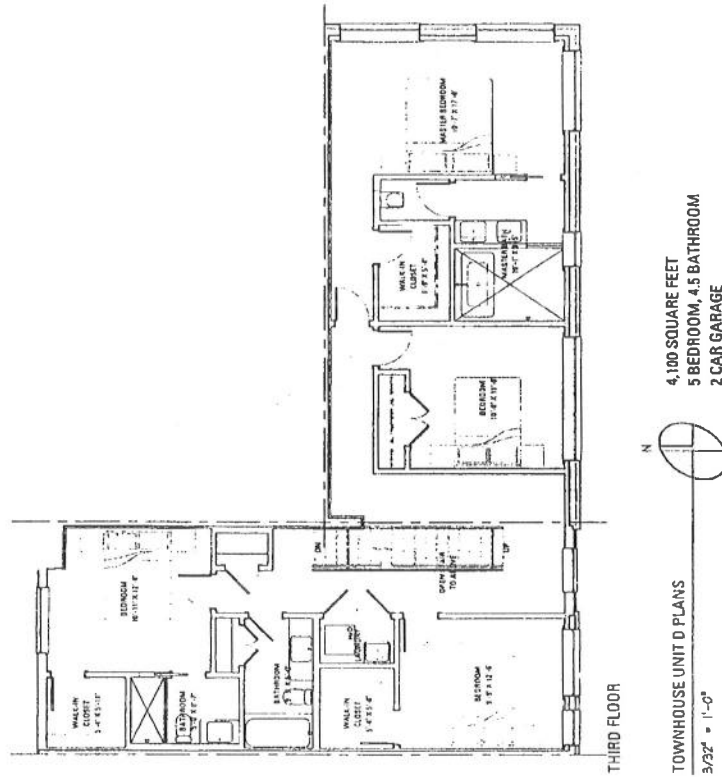
jsa  
 jonathan SPLITT architects ltd  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613.2576  
 773 883 1017 fax 773 883 3081

proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO IL 60641

description 041320: ISSUED FOR REVIEW



FINAL FOR PUBLICATION



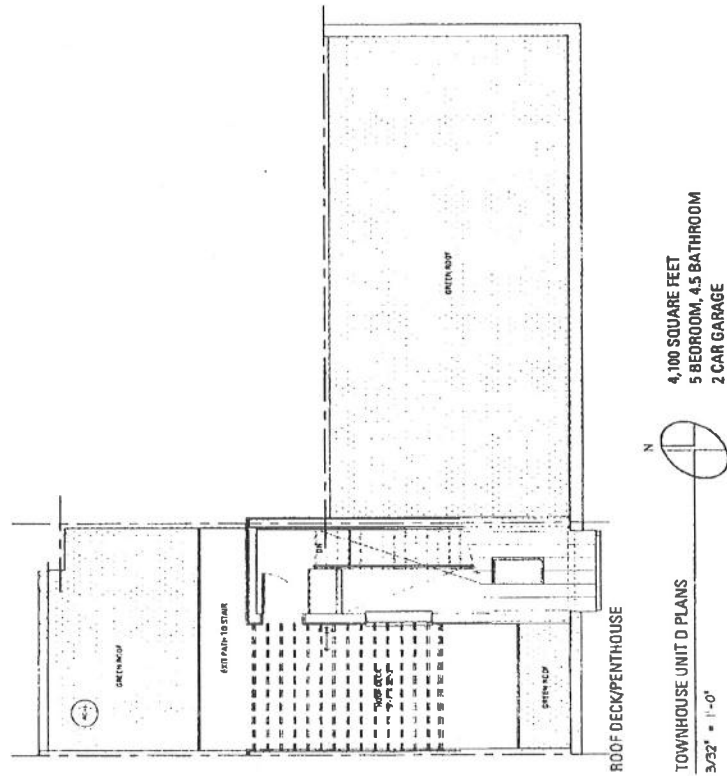
jSa  
 jonathan SPLITT architects ltd.  
 4001 north reynoldswood avenue  
 suite 601  
 Chicago Illinois 60613-2576  
 773 883 1017 fax 773 883 2081

proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO IL 60641

description 04 1320. ISSUED FOR REVIEW



FINAL FOR PUBLICATION



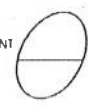
4,100 SQUARE FEET  
 5 BEDROOM, 4.5 BATHROOM  
 2 CAR GARAGE

ROOF DECK/PENTHOUSE

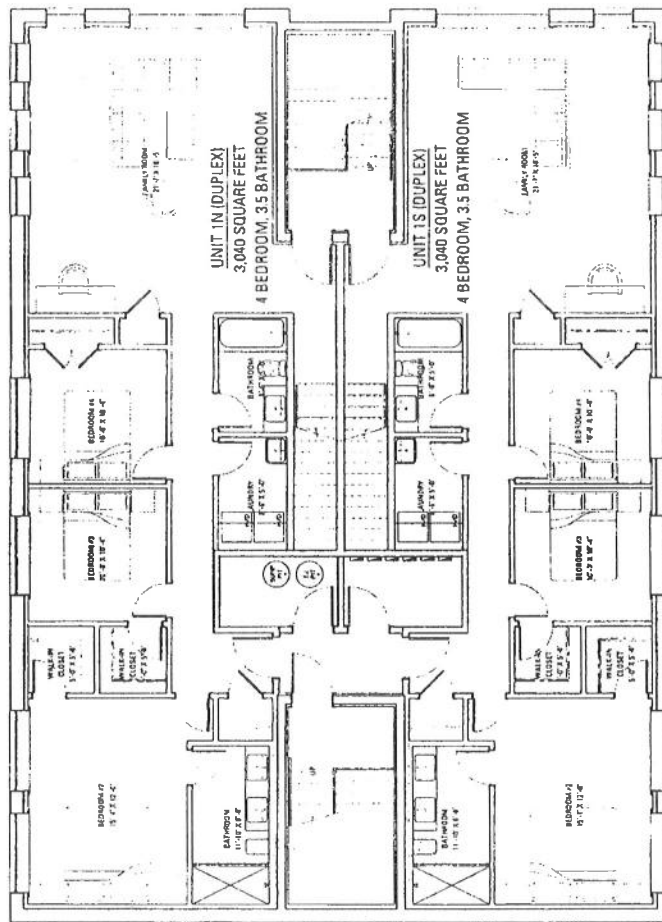
**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641

description 04 13/20, ISSUED FOR REVIEW



FINAL FOR PUBLICATION



BASEMENT  
 3202 N KILDARE PLANS  
 3/22" = 1'-0"

**jSa**  
 jonathan SPLITT architects llc  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

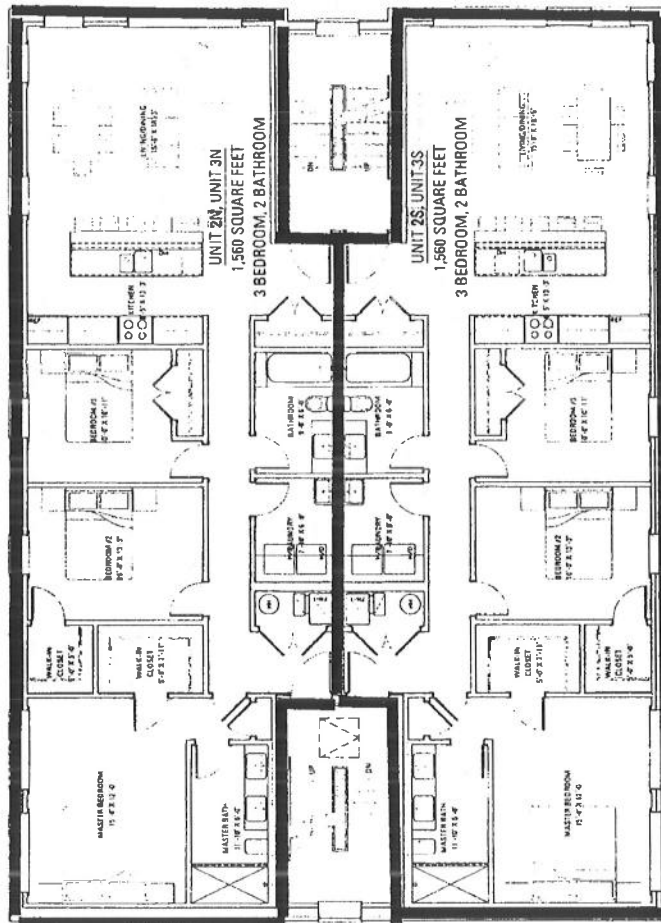
proj. 1531  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641  
 description 04 1320. ISSUED FOR REVIEW





Units 2N, 2S and 3N only

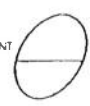
FINAL FOR PUBLICATION



SECOND/THIRD FLOOR  
3202 N KILDARE PLANS  
3/32" = 1'-0"

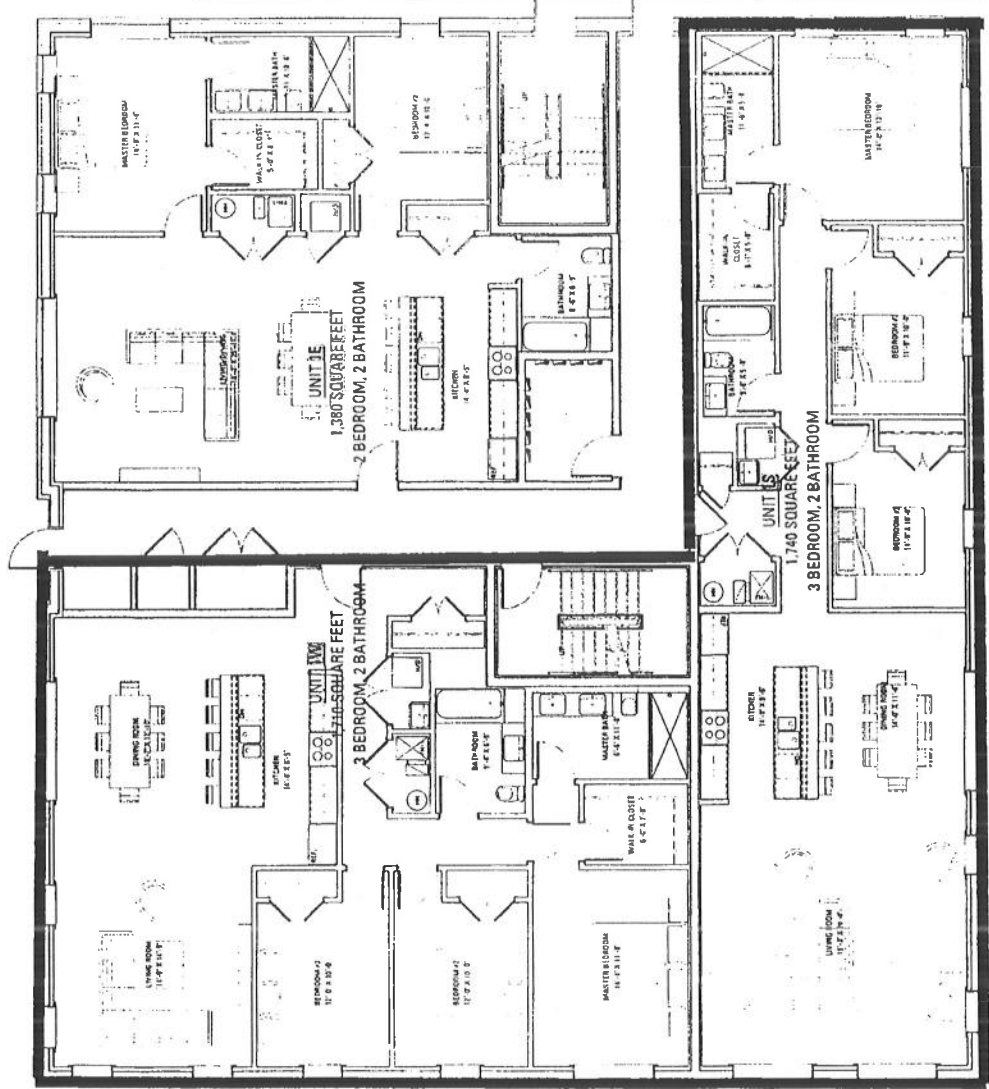
**jSa**  
 Jonathan SPLITT architects ltd.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

proj: 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641  
 description: 04 1320. ISSUED FOR REVIEW



Units 1W, 1S ONLY

FINAL FOR PUBLICATION



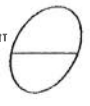
FIRST FLOOR  
 4155 W MELROSE PLANS  
 3/22' = 1'-0"



**jSa**  
 jonathan SPLITT architects Ltd.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

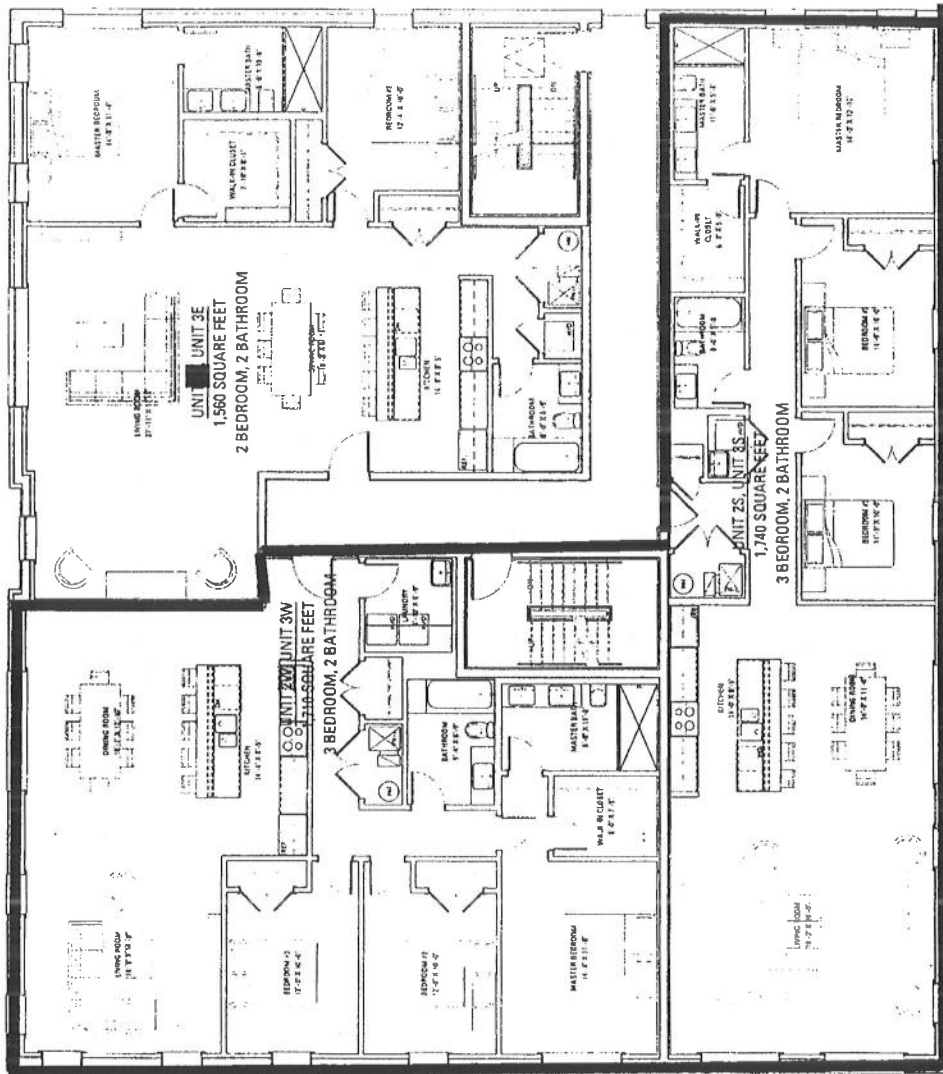
proj: 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641

description 04.13.20: ISSUED FOR REVIEW



Units 2W and 2S only

FINAL FOR PUBLICATION

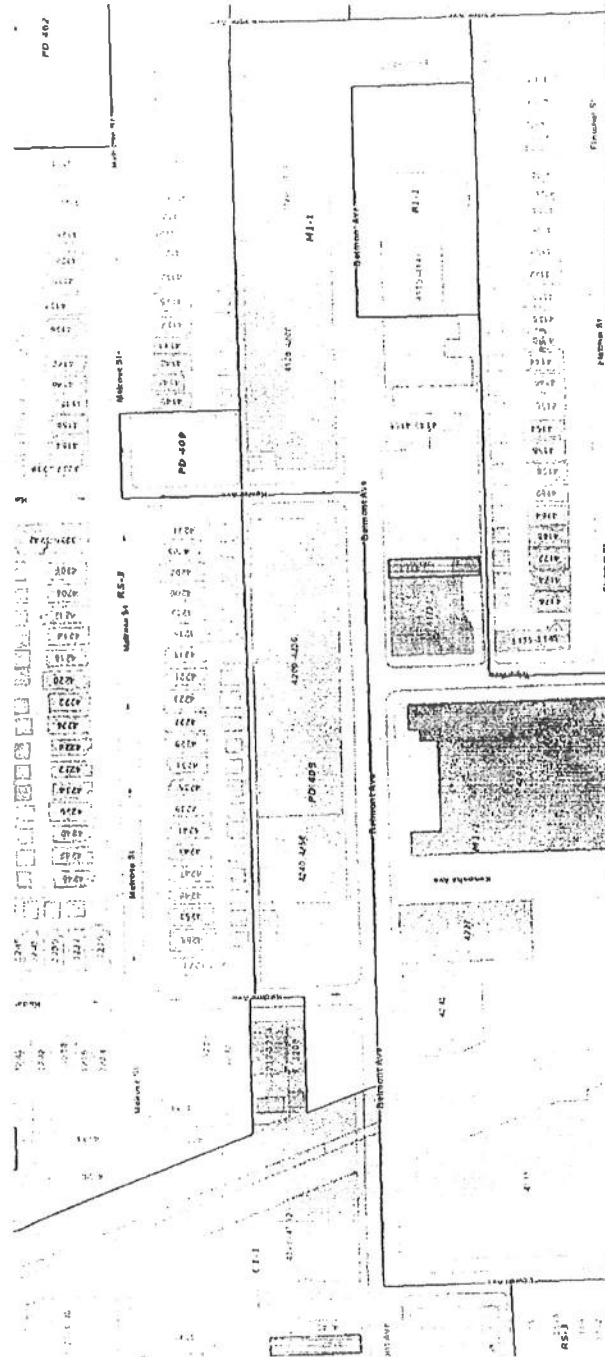


SECON/THRD FLOOR  
 4155 W MELROSE PLNS  
 3/32" = 1'-0"

**jSa**  
 jonathan SPLITT architects llc.  
 400: north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 863 1017 fax 773 883 3081

proj. 1931  
 RESIDENTIAL PLANNED DEVELOPMENT  
 4200 W BELMONT AVE  
 CHICAGO, IL 60641  
 description 041120: ISSUED FOR REVIEW





FINAL FOR PUBLICATION



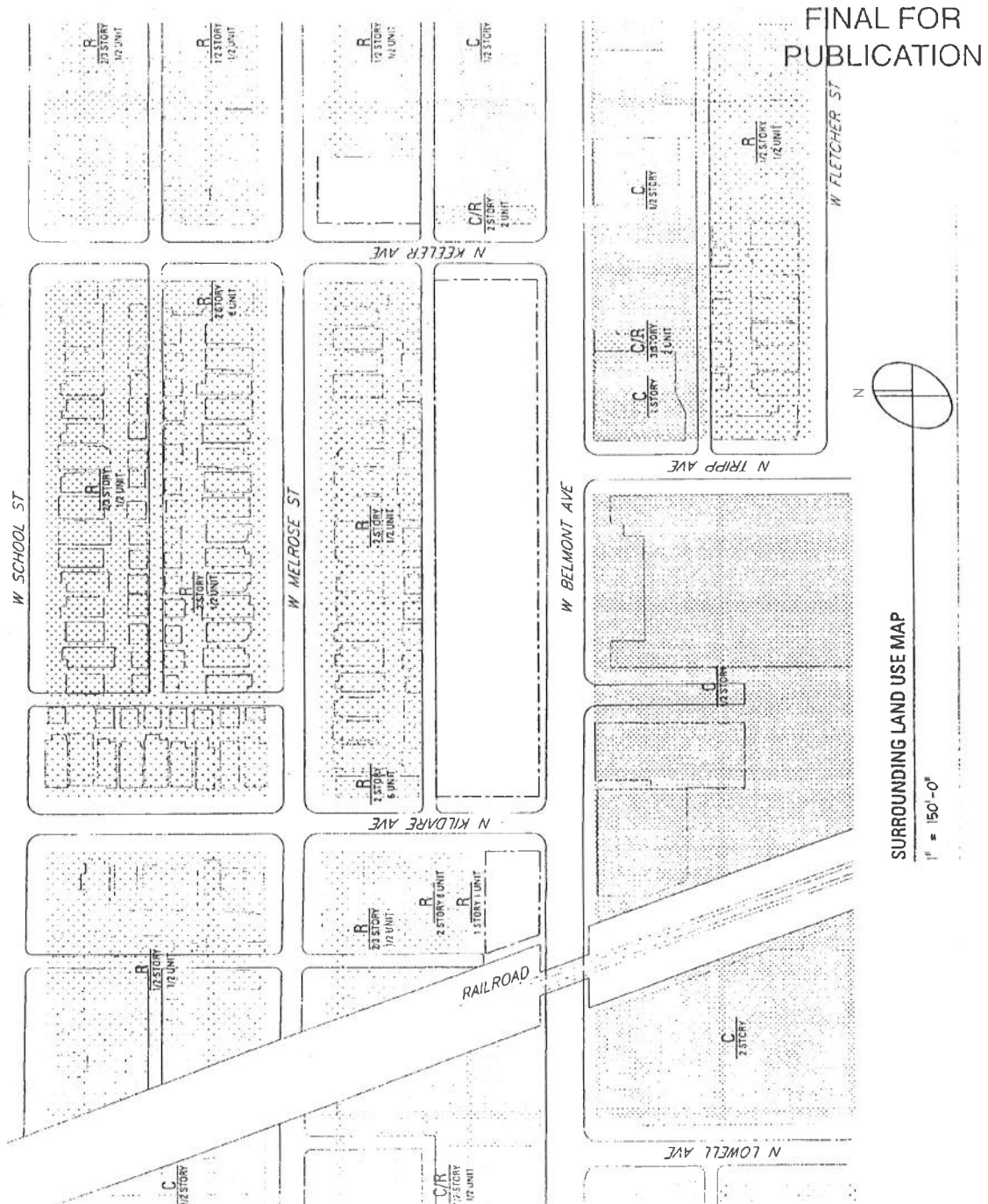
ZONING MAP  
N.T.S.

jsa  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant  
 address  
 intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 02/19/2020  
 05/21/2020





FINAL FOR PUBLICATION

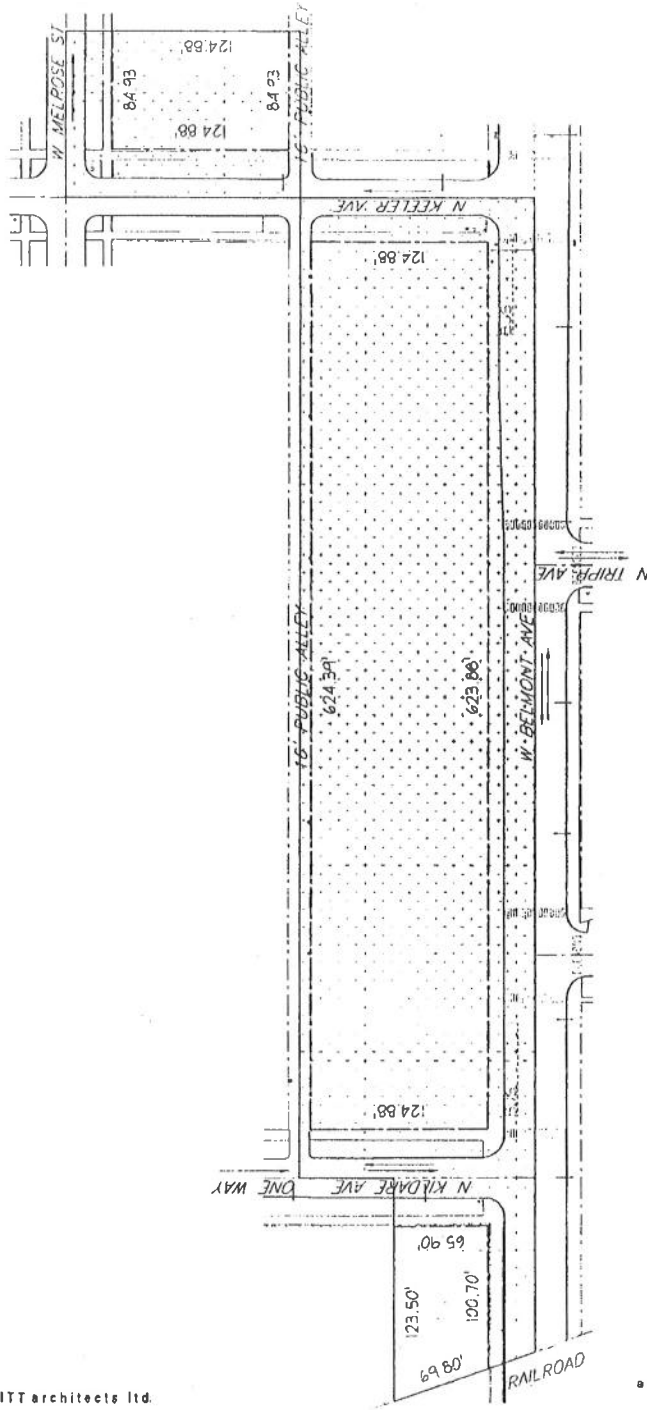
jSa  
 jonathan SPLITT architects Ltd.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 606132576  
 773 883 1017 fax: 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020

SURROUNDING LAND USE MAP

1" = 150'-0"

FINAL FOR PUBLICATION



PROPERTY LINES & PD BOUNDARY MAP

1" = 100'-0"

**jSa**  
 jonathan SPLITT architects ltd.  
 4001 North Ravenswood Avenue  
 Suite 601  
 Chicago Illinois 60613-2576  
 773 863 1017 fax 773 883 3081

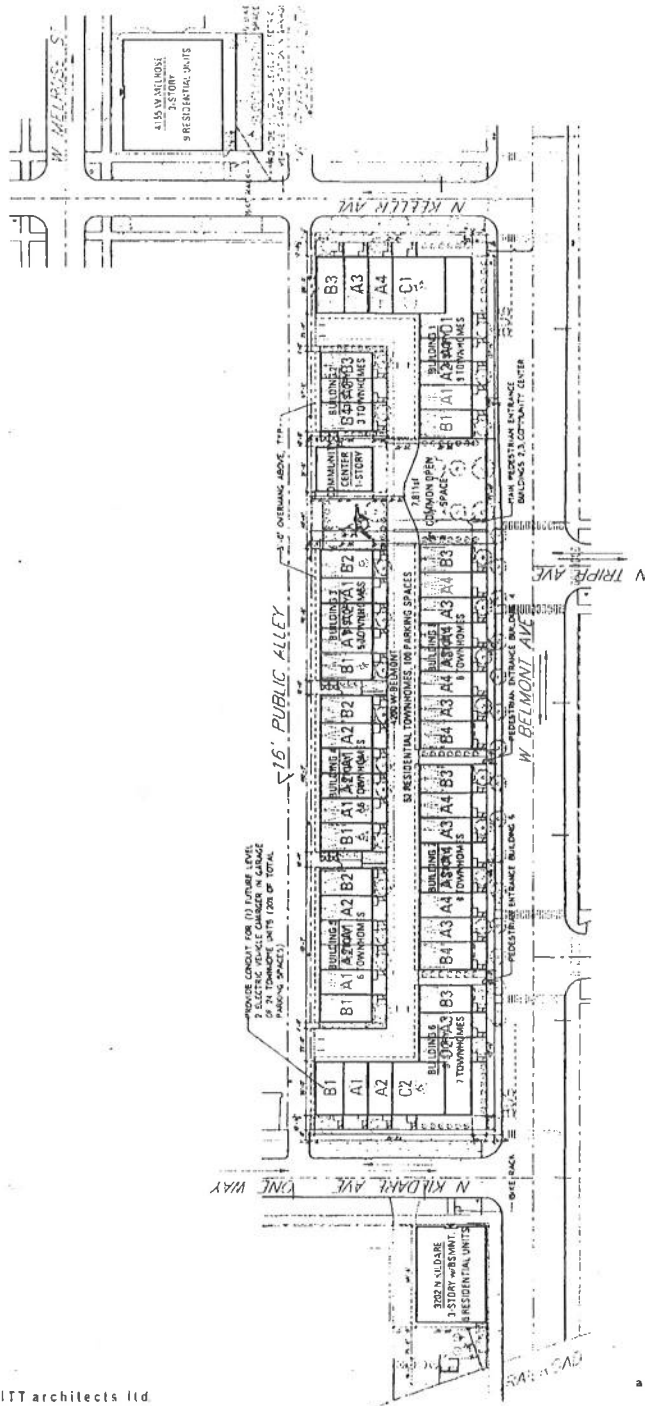
applicant address  
 intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4151 W MELROSE ST  
 CHICAGO, IL 60641

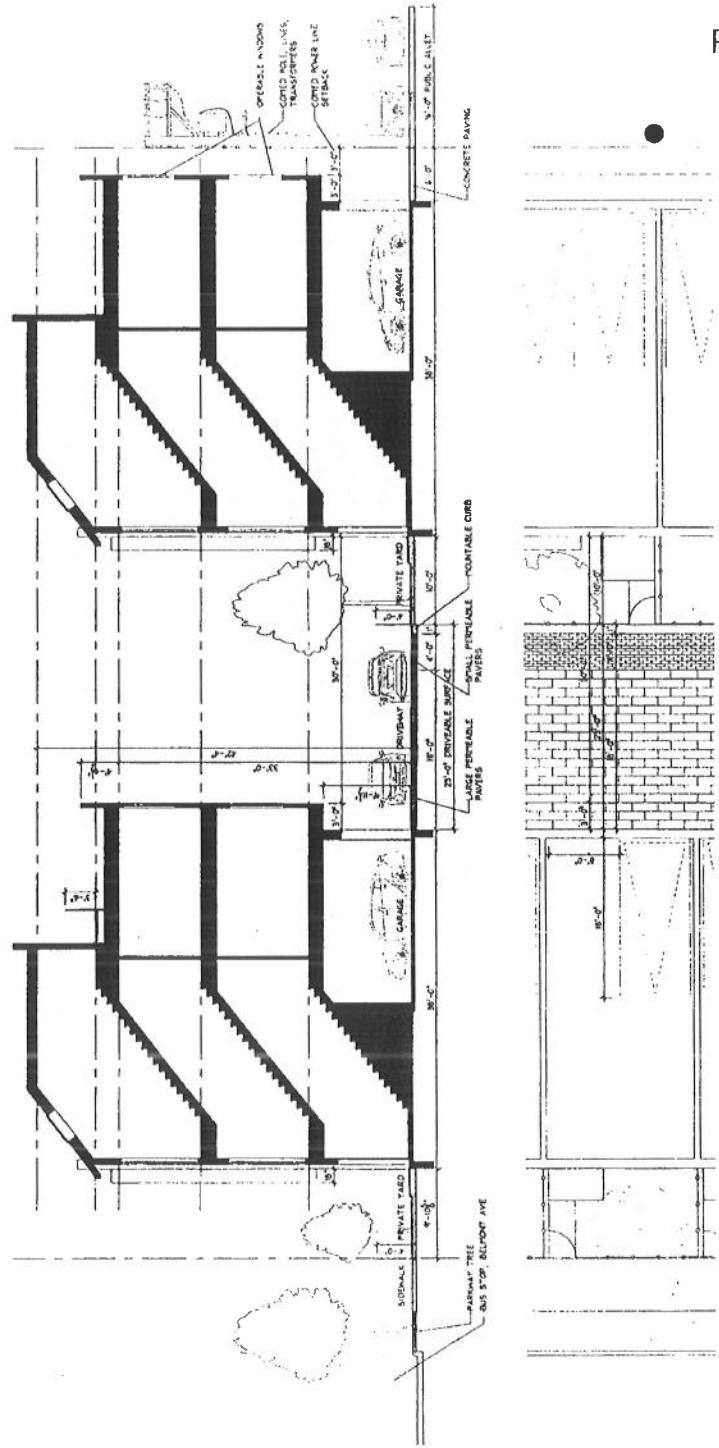
02/19/2020  
 05/21/2020



FINAL FOR PUBLICATION

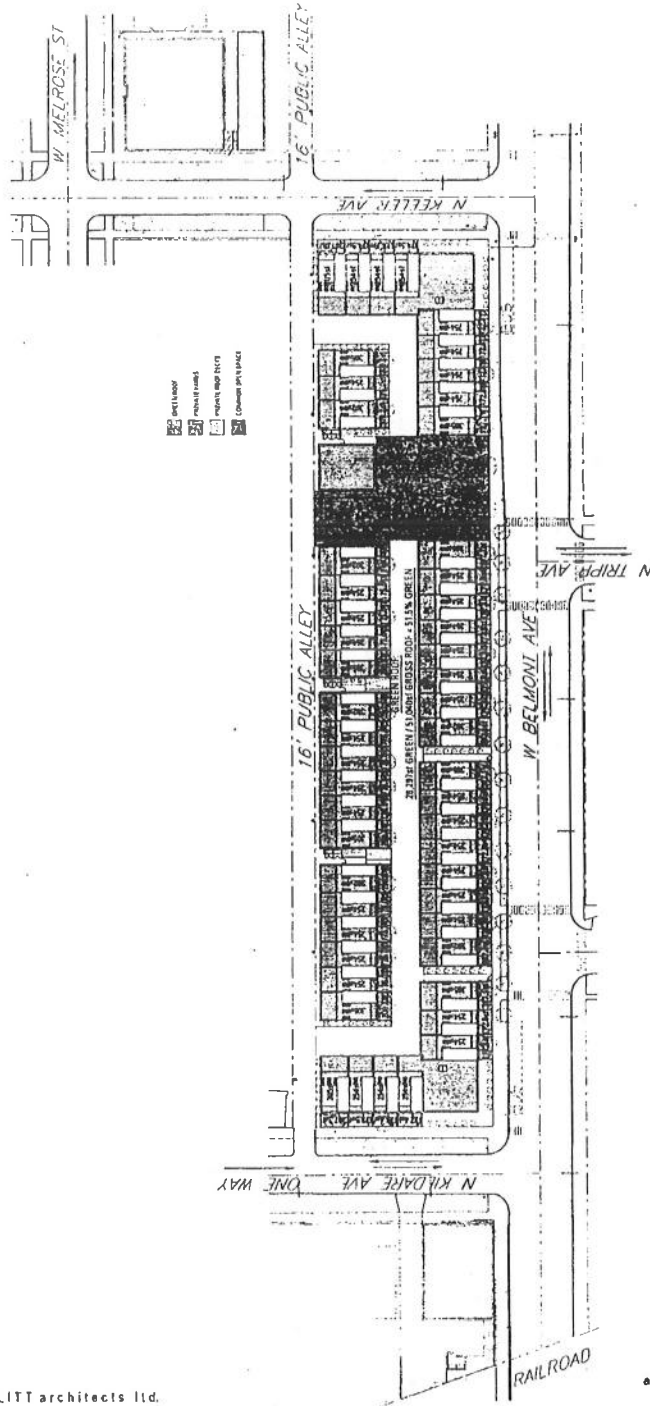


FINAL FOR PUBLICATION



SITE SECTION & PLAN DETAIL  
1/16" = 1'-0"

FINAL FOR PUBLICATION



ROOF PLAN & OPEN SPACE PLAN

1" = 100'-0"

jSa

Jonathan SPLITT architects llc.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

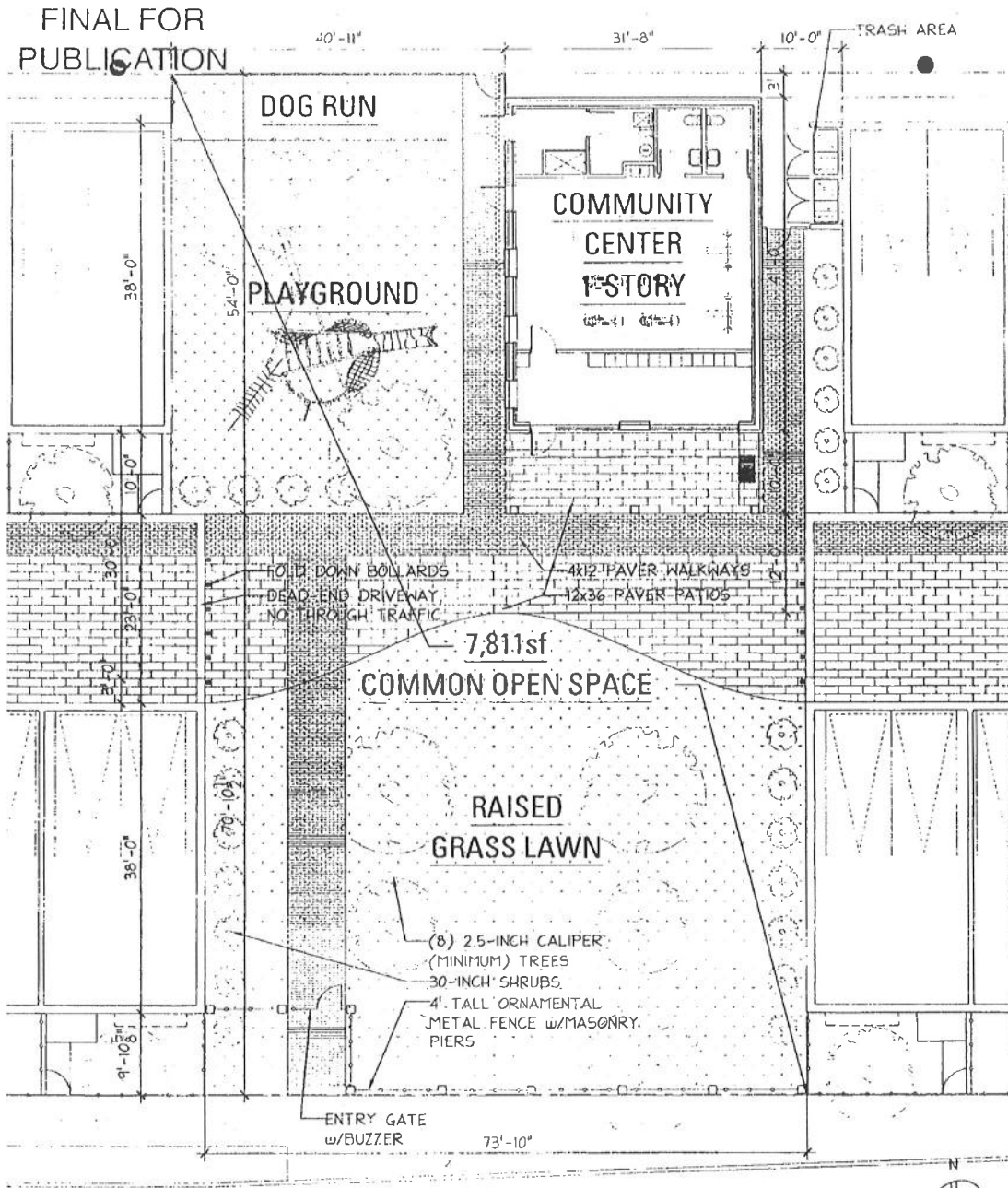
applicant address

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641

intro date plan commission date

02/19/2020  
 05/21/2020





FINAL FOR PUBLICATION

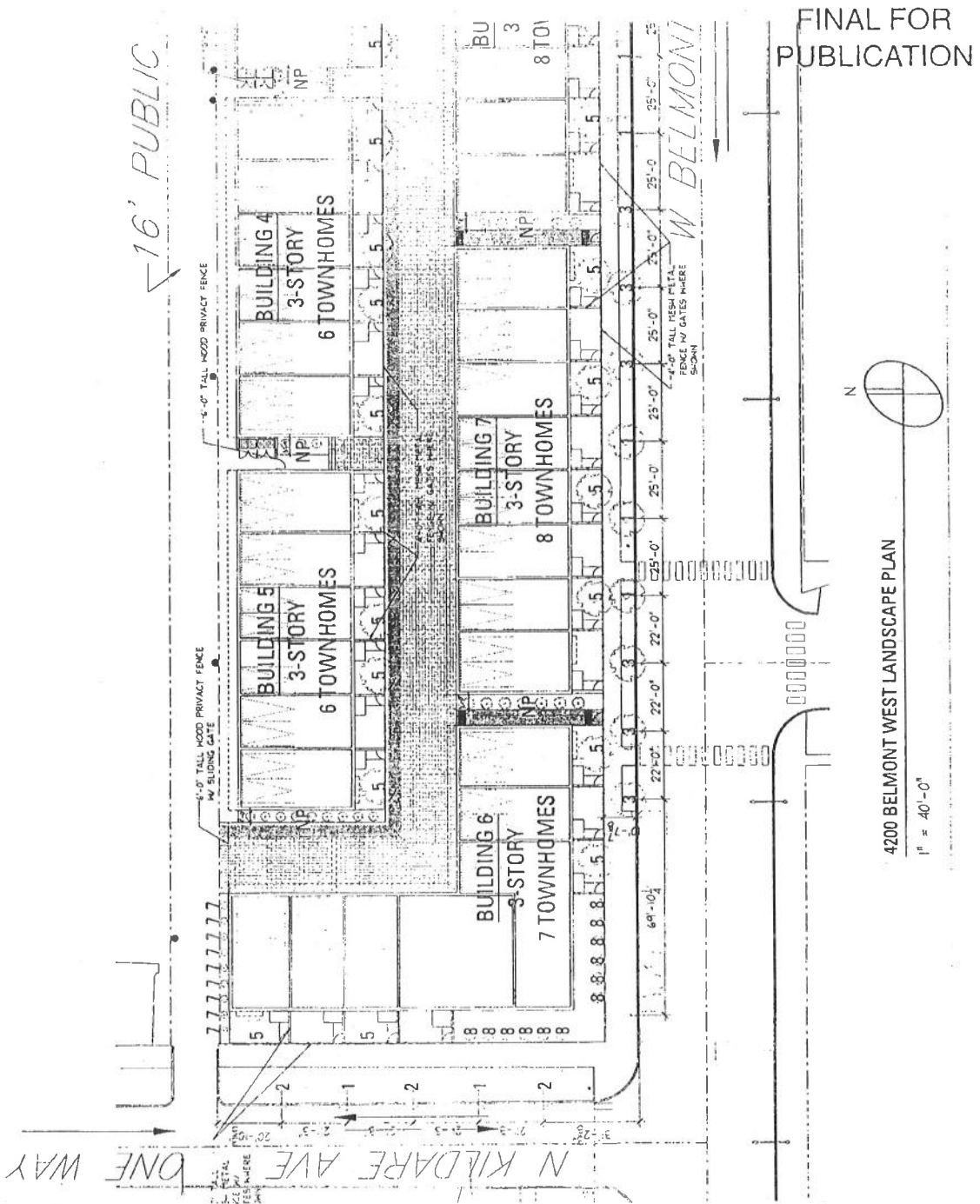
ENLARGED COMMON OPEN SPACE PLAN

1/6" = 1'-0"

**jsa**  
 jonathan SPLITT architects llc.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020





FINAL FOR PUBLICATION

4200 BELMONT WEST LANDSCAPE PLAN

1" = 40'-0"

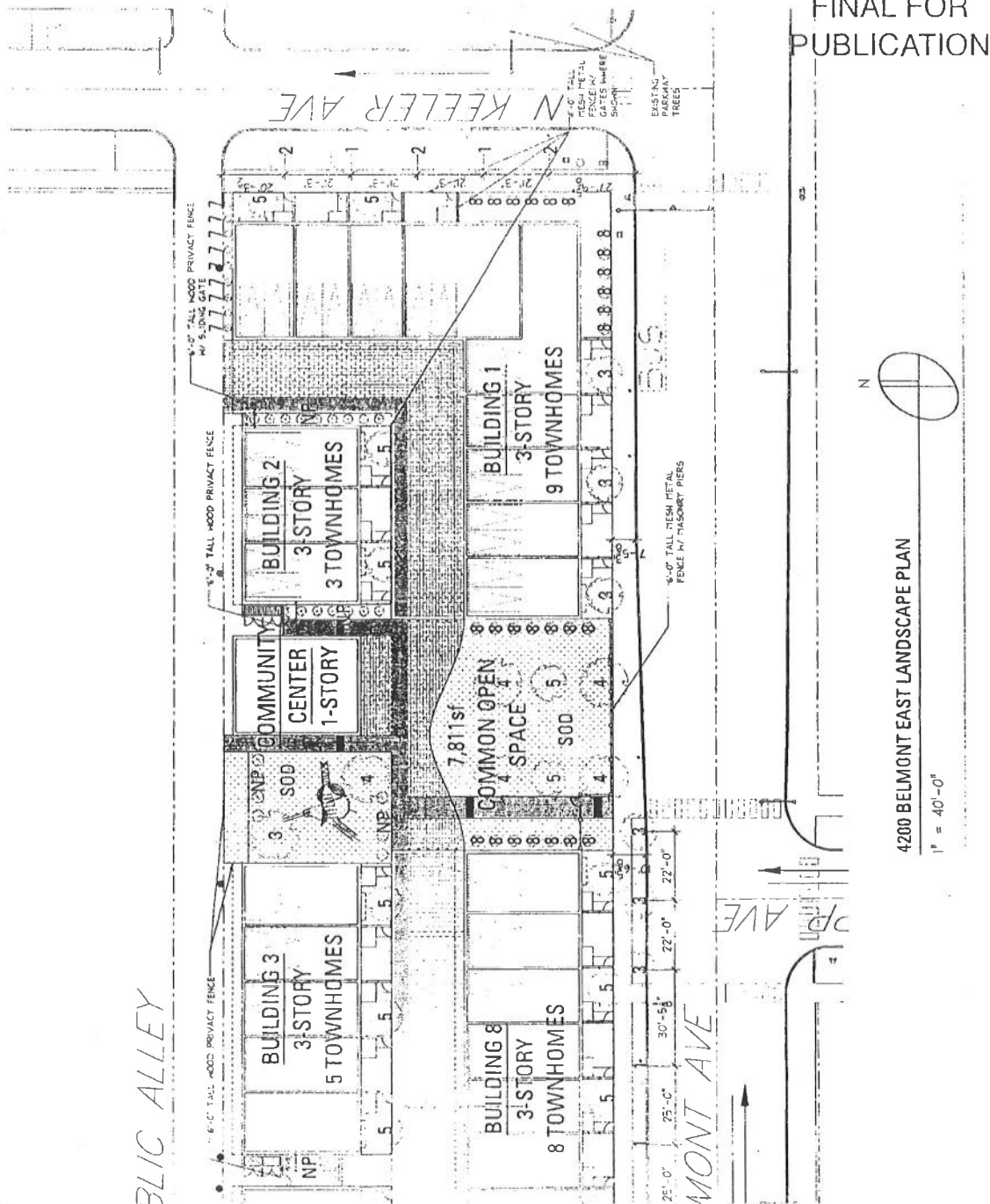
N KILDARE AVE ONE WAY

jSa  
 Jonathan SPLITT architects Ltd.  
 4001 north ravenswood avenue  
 suite G01  
 Chicago illinois 60613-2575  
 773 883 1017 fax 773 883 3081

applicant address  
 NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641

Intro date  
 plan commission date  
 02/19/2020  
 05/21/2020





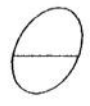
FINAL FOR PUBLICATION

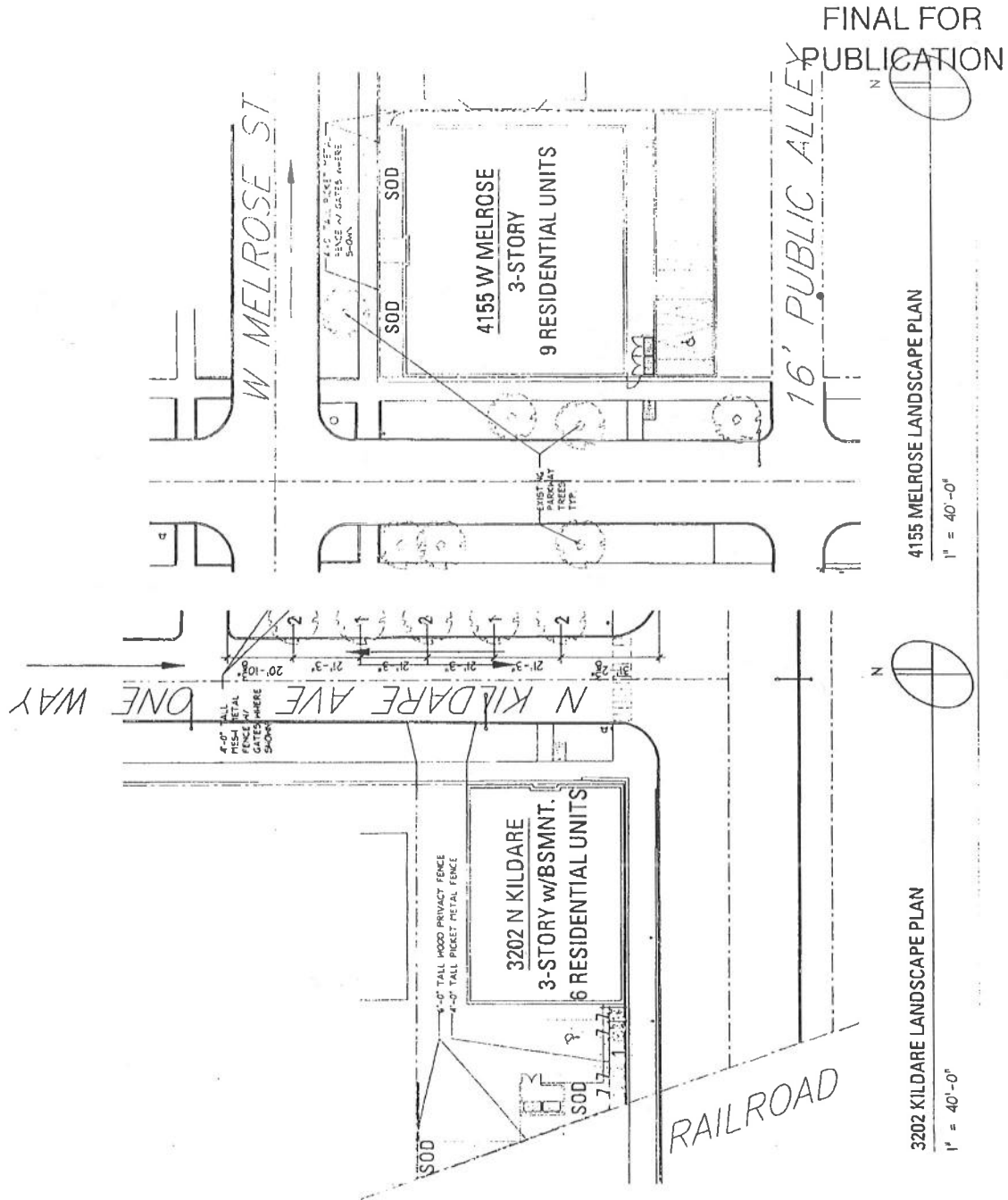


4200 BELMONT EAST LANDSCAPE PLAN  
 1" = 40'-0"

jsa  
 jonathan SPLITT architects llc  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020





FINAL FOR PUBLICATION

4155 MELROSE LANDSCAPE PLAN

1" = 40'-0"

3202 KILDARE LANDSCAPE PLAN

1" = 40'-0"

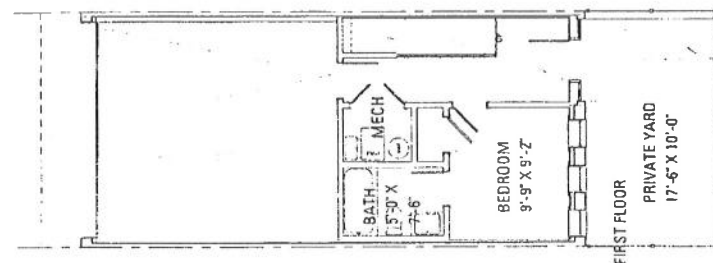
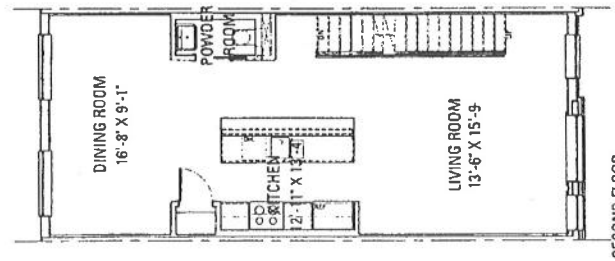
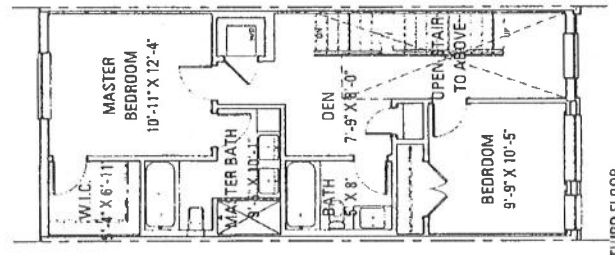
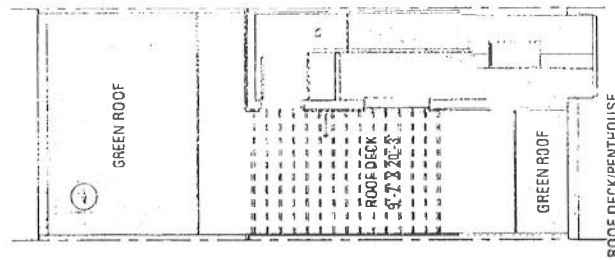
jSa  
 jonathan SPLITT architects ltd  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020





FINAL FOR PUBLICATION



1,950 SQUARE FEET  
3 BEDROOM, 3.5 BATHROOM  
2 CAR GARAGE



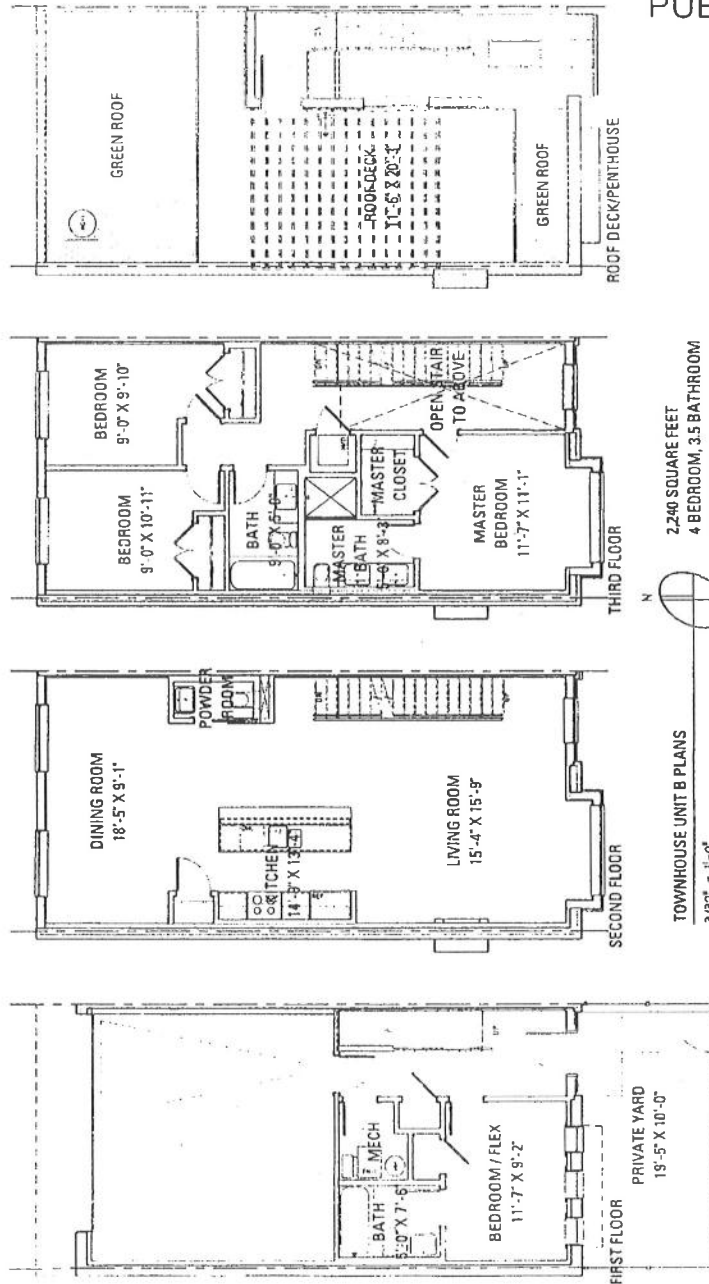
TOWNHOUSE UNIT A PLANS  
3/32\"/>

**jSa**  
jonathan SPLITT architects ltd.  
4001 North Ravenswood Avenue  
Suite 501  
Chicago Illinois 60613-2576  
773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
4200 W BELMONT AVE  
3202 N KALDARE AVE  
4157 W MELROSE ST  
CHICAGO, IL 60641  
intro date 02/19/2020  
plan commission date 05/21/2020



FINAL FOR PUBLICATION



2,240 SQUARE FEET  
 4 BEDROOM, 3.5 BATHROOM  
 2 CAR GARAGE

TOWNHOUSE UNIT B PLANS  
 3/32" = 1'-0"

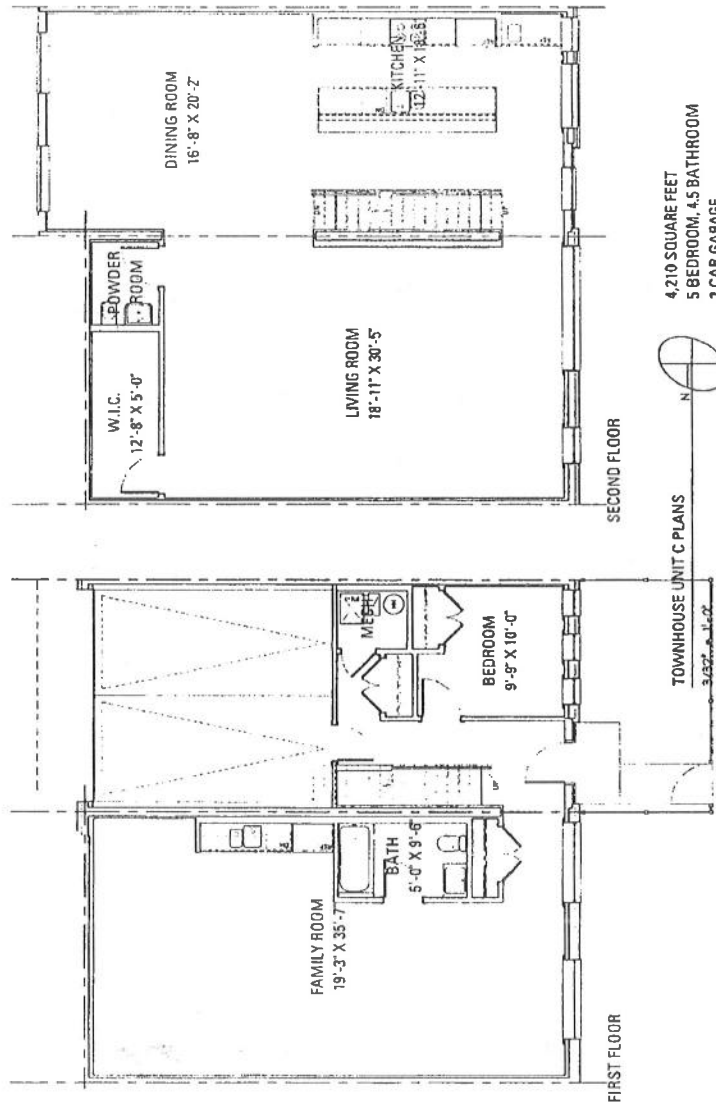
**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant  
 address  
 intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 02/19/2020  
 05/21/2020



FINAL FOR PUBLICATION



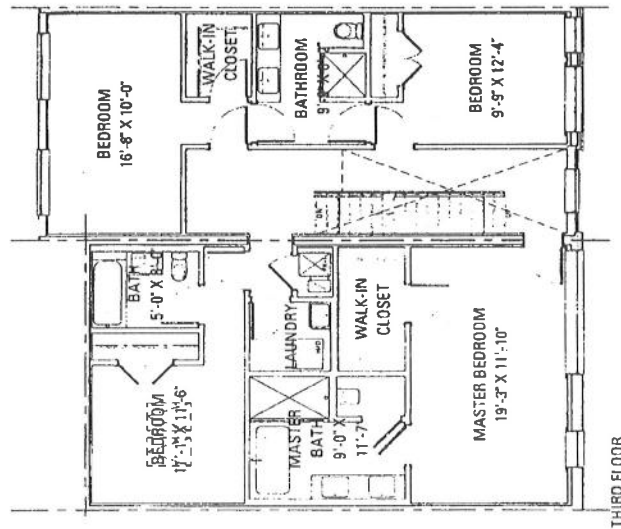
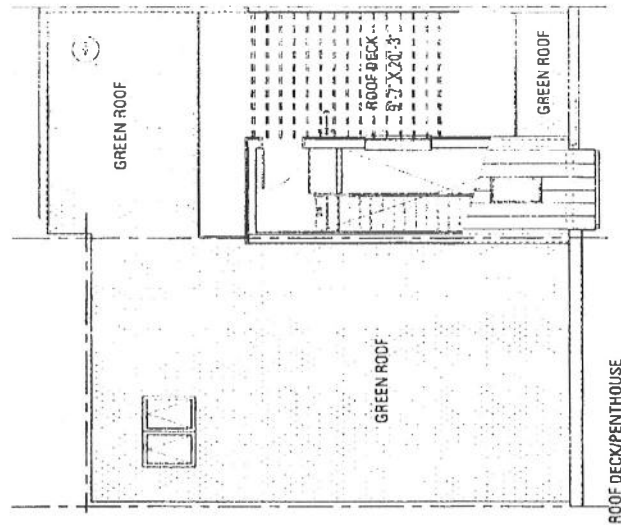
4,210 SQUARE FEET  
5 BEDROOM, 4.5 BATHROOM  
2 CAR GARAGE

**jSa**  
 jonathan SPLITT architects ltd  
 400 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2376  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION



4,210 SQUARE FEET  
 5 BEDROOM, 4.5 BATHROOM  
 2 CAR GARAGE



TOWNHOUSE UNIT C PLANS  
 3/32" = 1'-0"

**jsa**  
 jonathan SPLITT architects llc  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

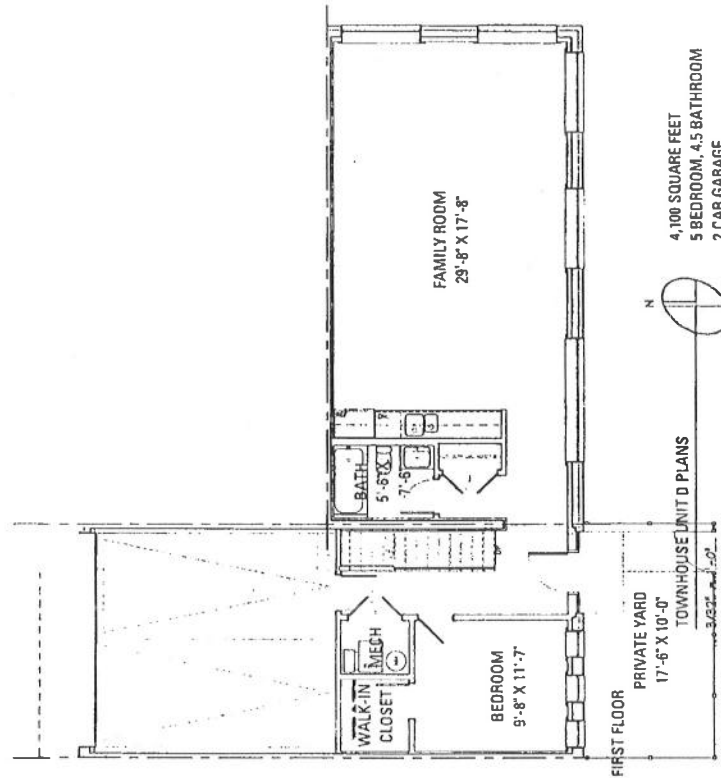
applicant address  
 intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641

02/19/2020  
 05/21/2020



FINAL FOR PUBLICATION

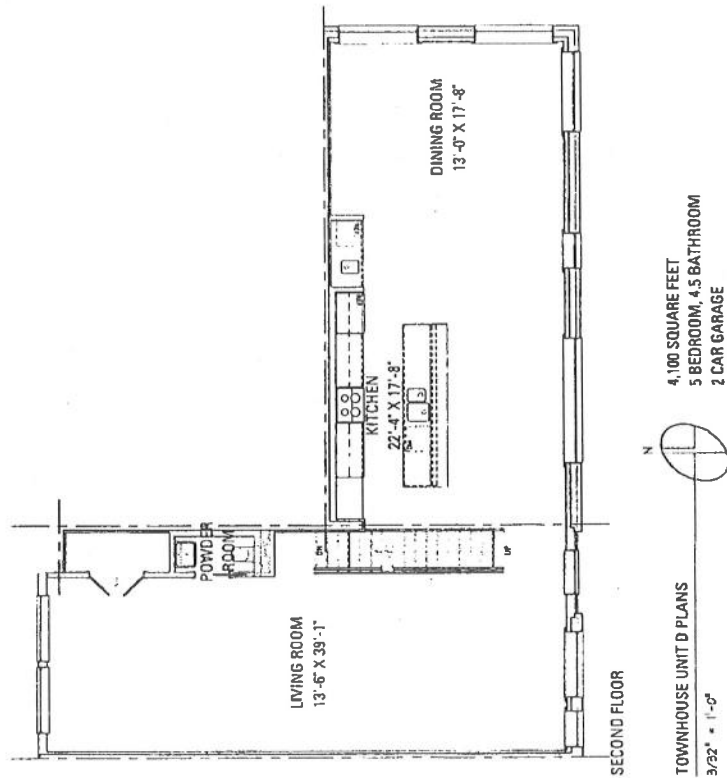


jsa  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILOARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION



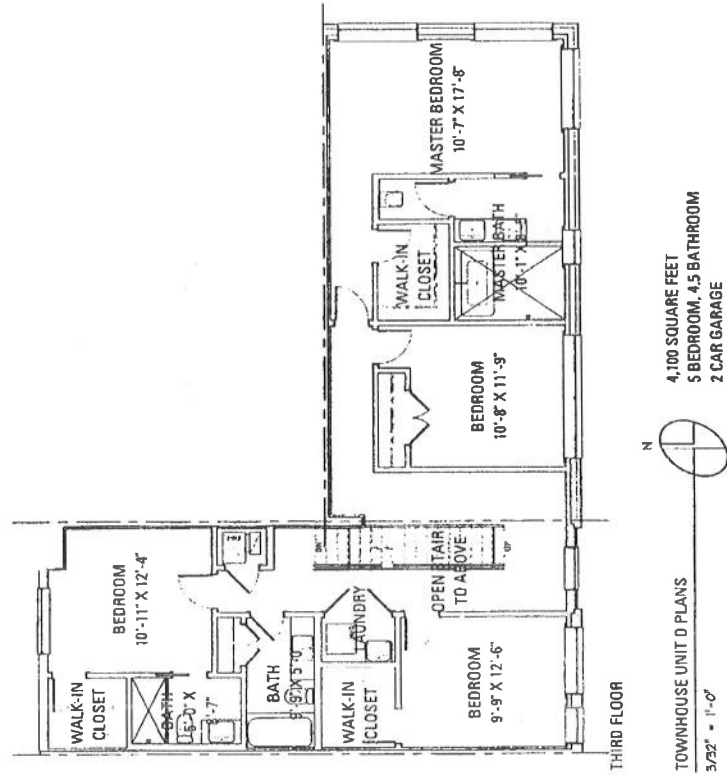
jsa  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 606132576  
 773 883 1017 fax 773 883 3061

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641

intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION

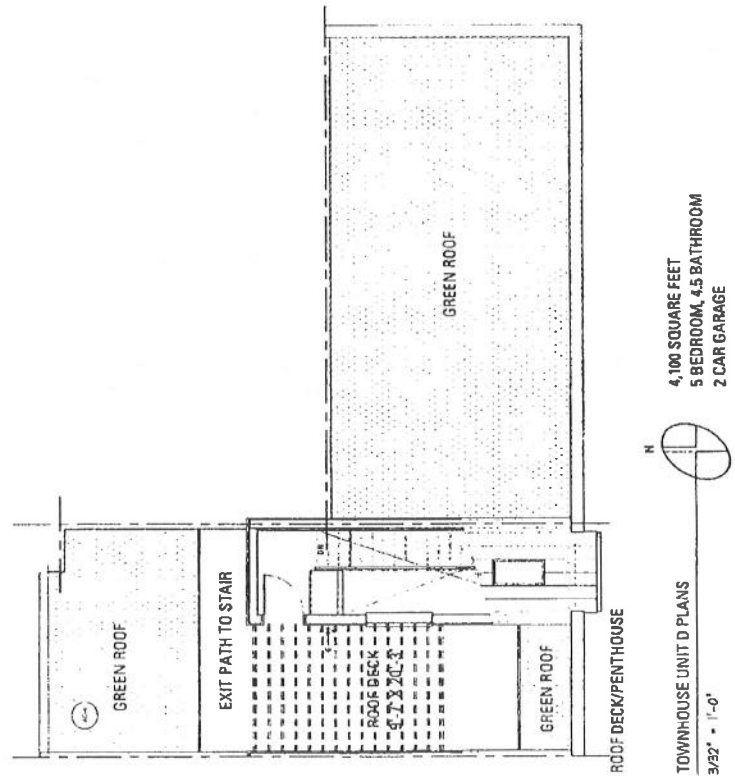


jSa  
 jonathan SPLITT architects ltd.  
 4001 north ravenswood avenue  
 suite 501  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION



4,100 SQUARE FEET  
 5 BEDROOM, 4.5 BATHROOM  
 2 CAR GARAGE



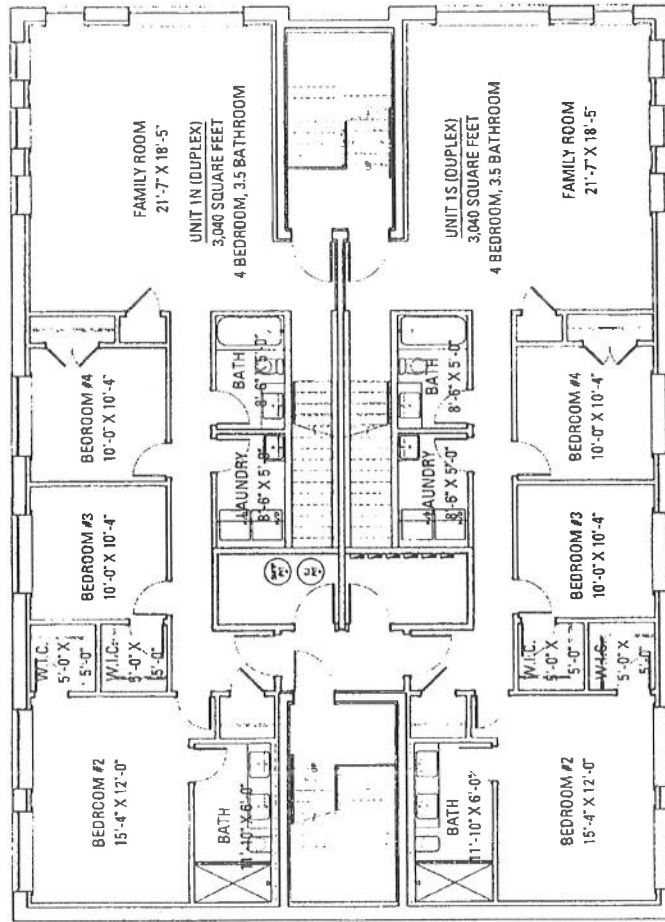
TOWNHOUSE UNIT D PLANS  
 3/32" = 1'-0"

**jSa**  
 Jonathan SPLITT architects Ltd.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3002 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION



BASEMENT  
 3202 N KILDARE PLANS  
 3/32" = 1'-0"

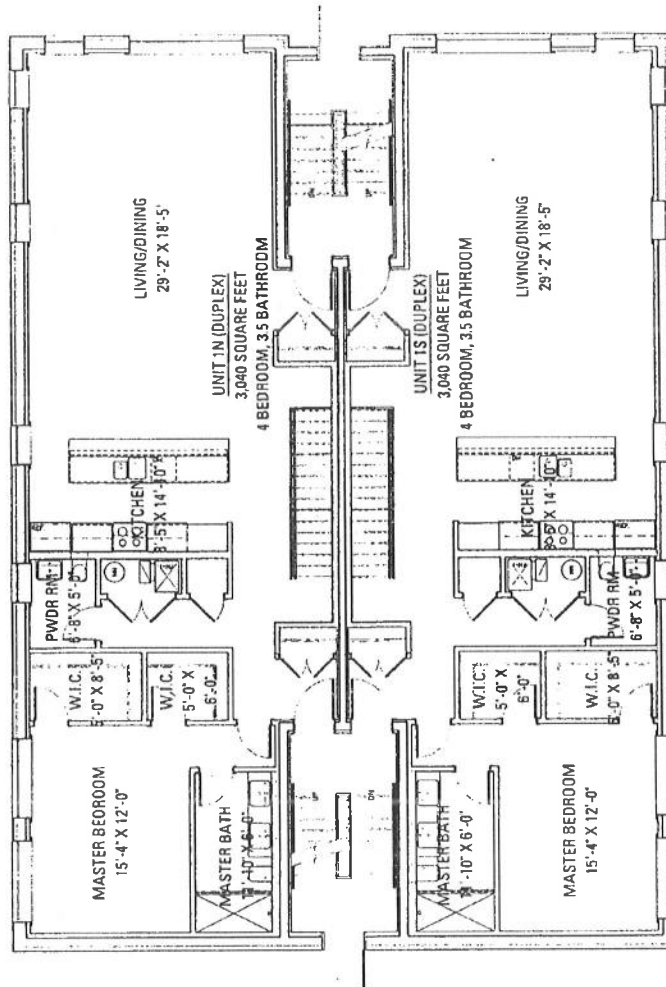
**jSa**  
 Jonathan SPLITT architects Ltd.  
 4001 north ravenswood avenue  
 suite 601  
 Chicago Illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant  
 address  
 Intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 02/19/2020  
 05/21/2020



FINAL FOR PUBLICATION



N  
 FIRST FLOOR  
 3202 N KILDARE PLANS  
 3/22" = 1'-0"

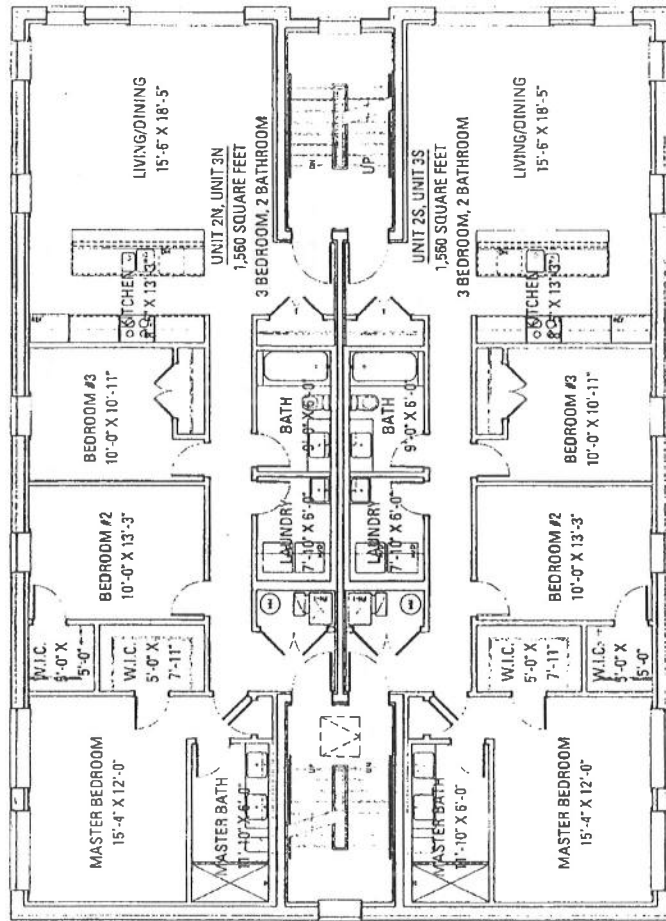
**jsa**  
 jonathan SPLITT architects ltd  
 4001 north ravenwood avenue  
 suite 501  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant  
 address  
 intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 02/19/2020  
 05/21/2020



FINAL FOR PUBLICATION



SECOND/THIRD FLOOR  
 320Z N KILDARE PLANS  
 3/32" = 1'-0"

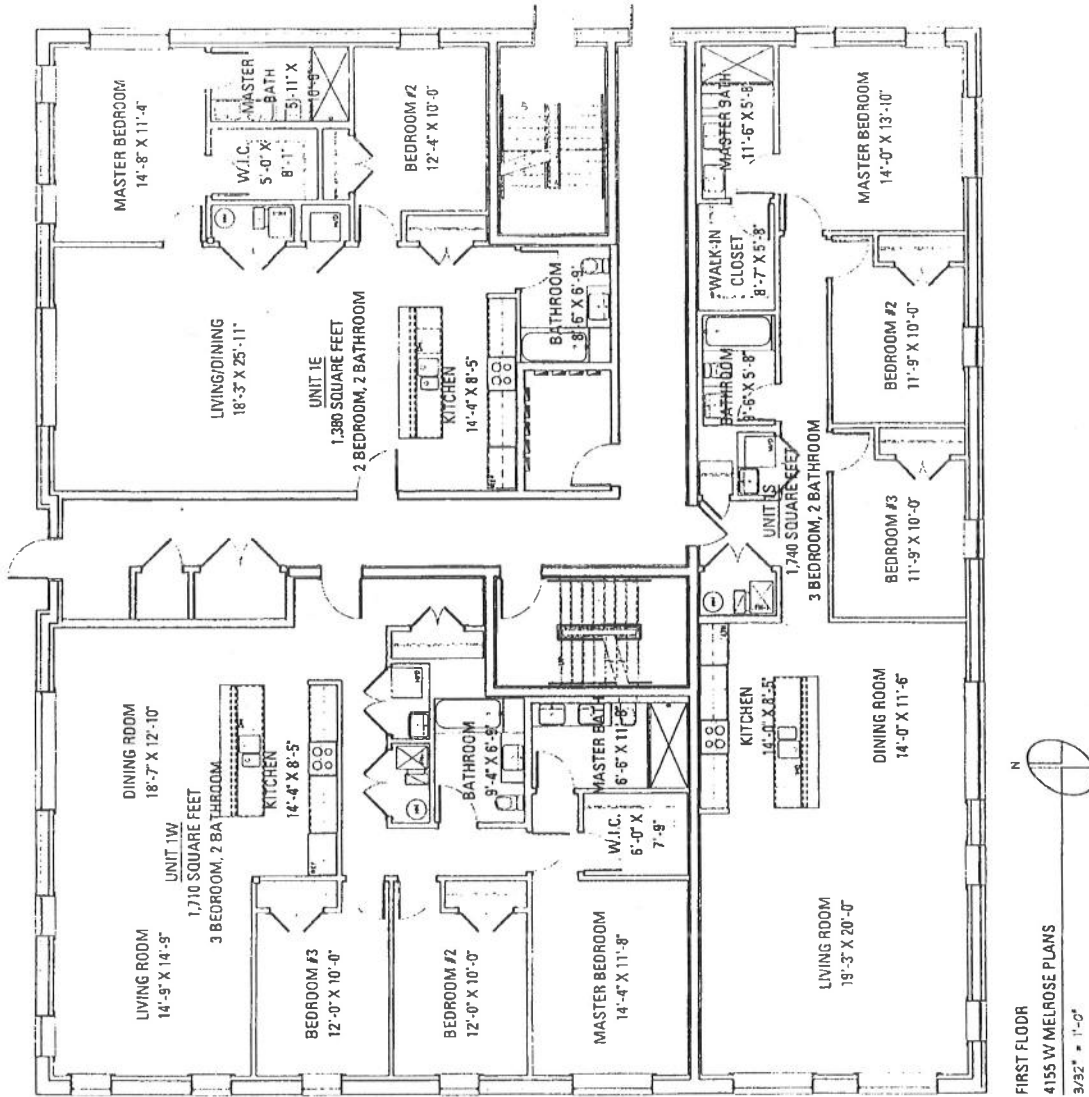
**jSa**  
 Jonathan SPLITT architects Ltd.  
 4001 North Ravenswood Avenue  
 Suite 601  
 Chicago Illinois 60613-2576  
 773 863 1017 fax 773 863 3081

applicant address  
 intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 02/19/2020  
 05/21/2020



FINAL FOR PUBLICATION



**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

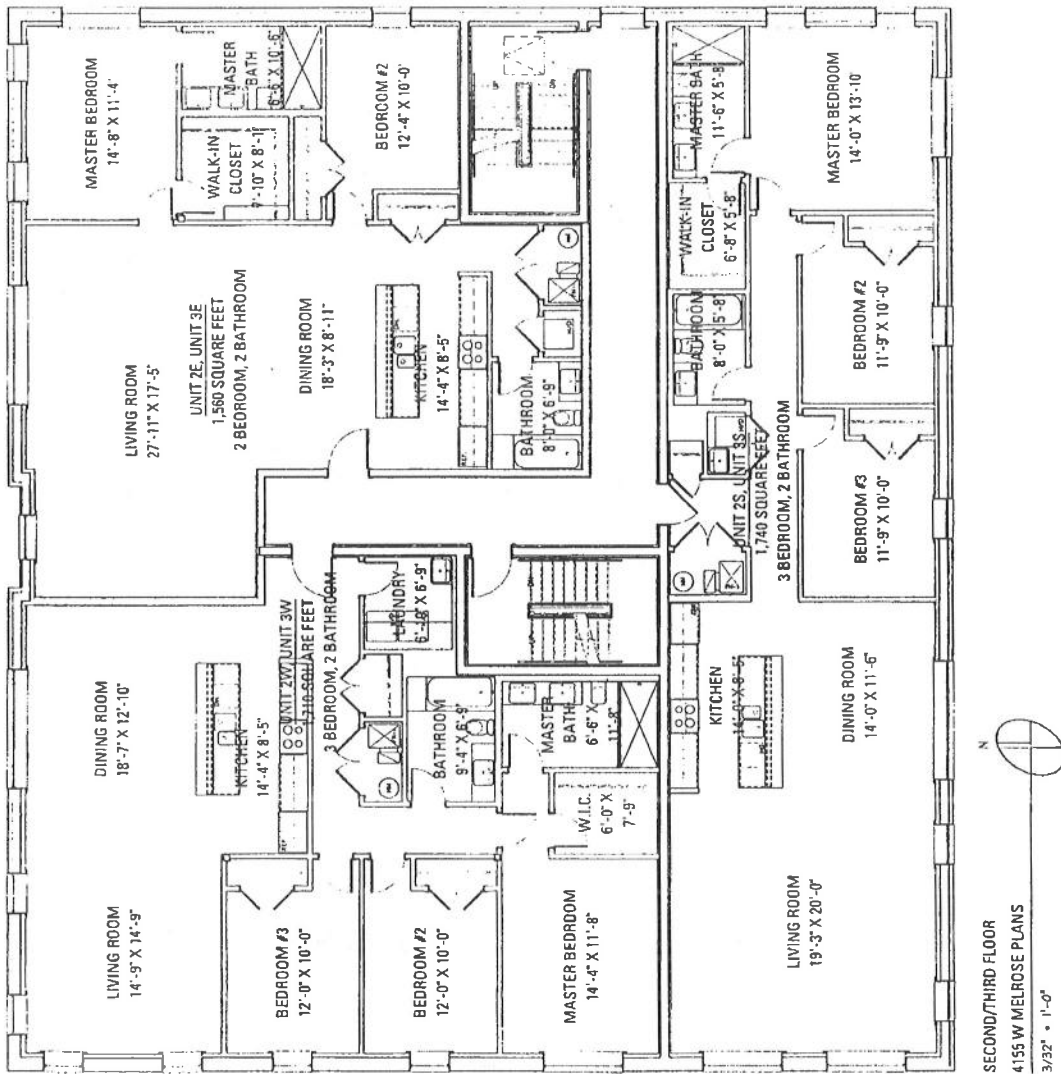
applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 6157 W MELROSE ST  
 CHICAGO IL 60641

intro date 02/19/2020  
 plan commission date 05/21/2020

FIRST FLOOR  
 4155 W MELROSE PLANS  
 3/32" = 1'-0"



FINAL FOR PUBLICATION



jSa  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood Avenue  
 suite 001  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

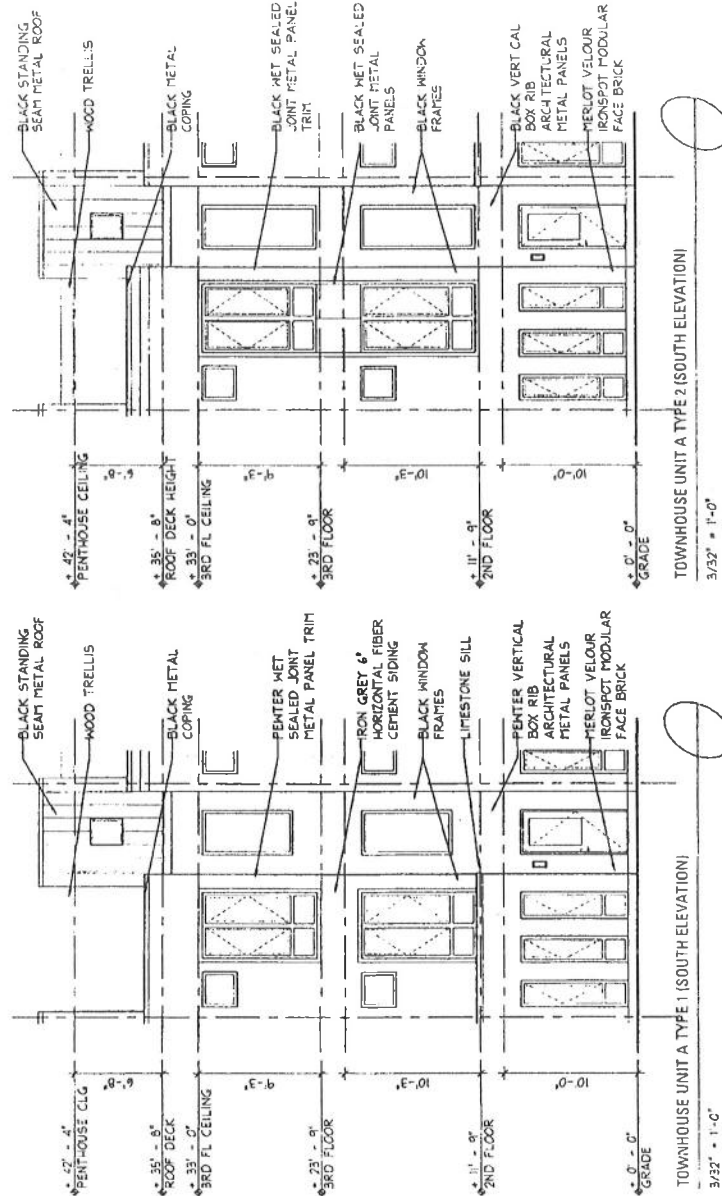
applicant  
 address  
 Intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641

SECOND/THIRD FLOOR  
 4155 W MELROSE PLANS  
 3/32" = 1'-0"



FINAL FOR PUBLICATION

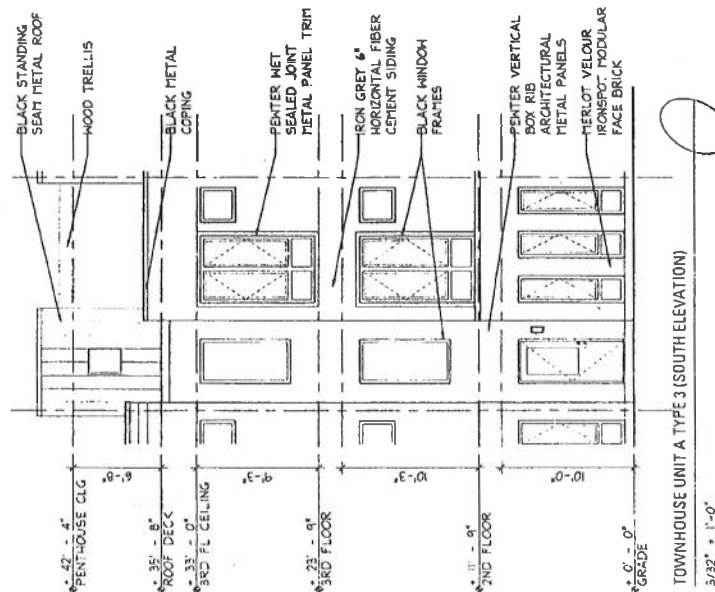
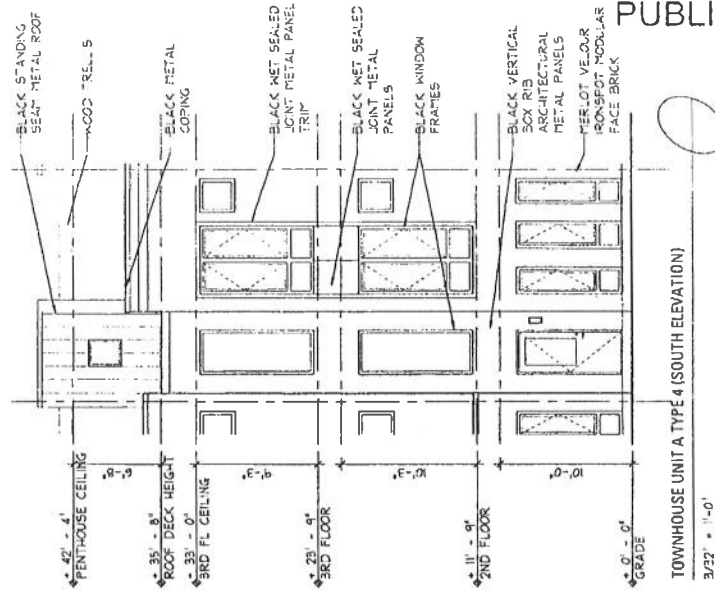


**jsa**  
 jonathan SPLITT architects ltd.  
 1001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION

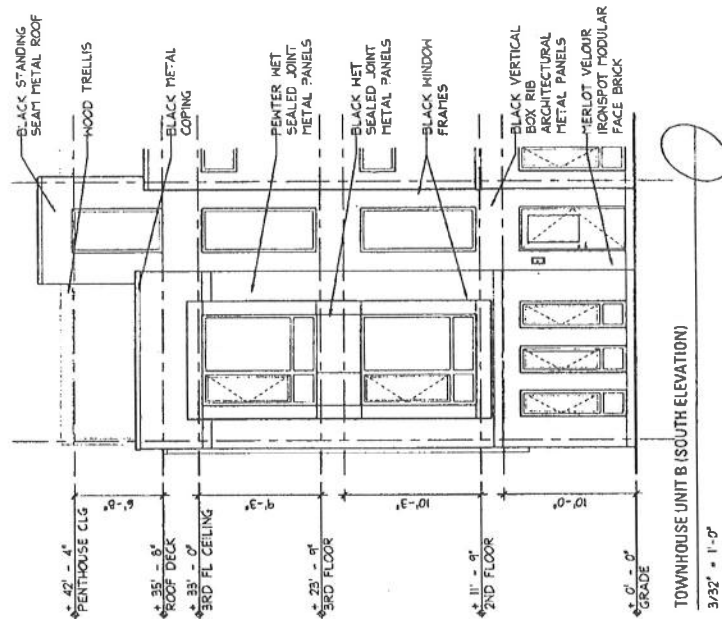


**jSa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenswood avenue  
 suite 501  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILGORE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION

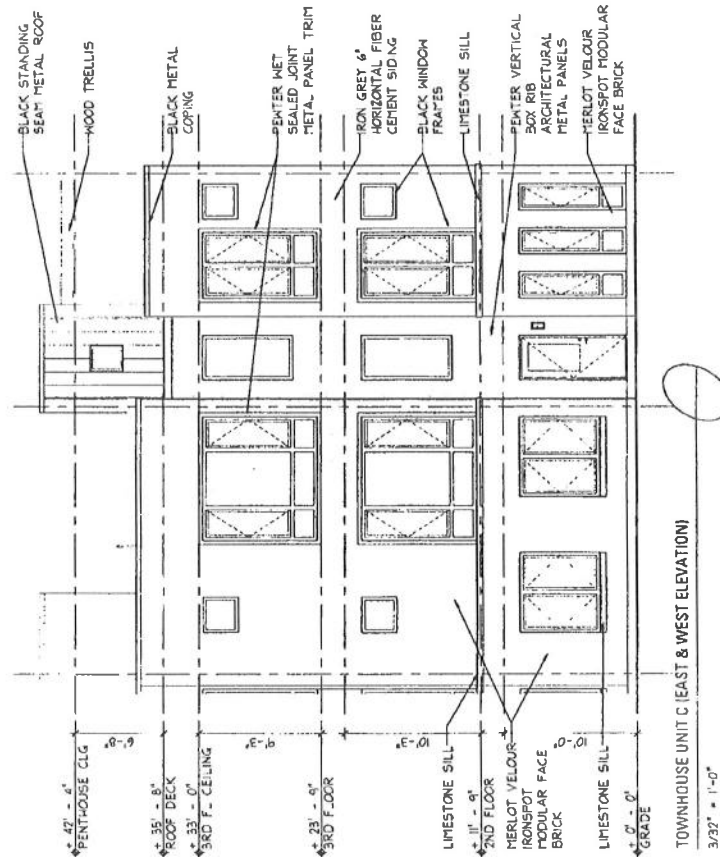


jsa  
 Jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 Chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELHOSE ST  
 CHICAGO IL 60641  
 Intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION



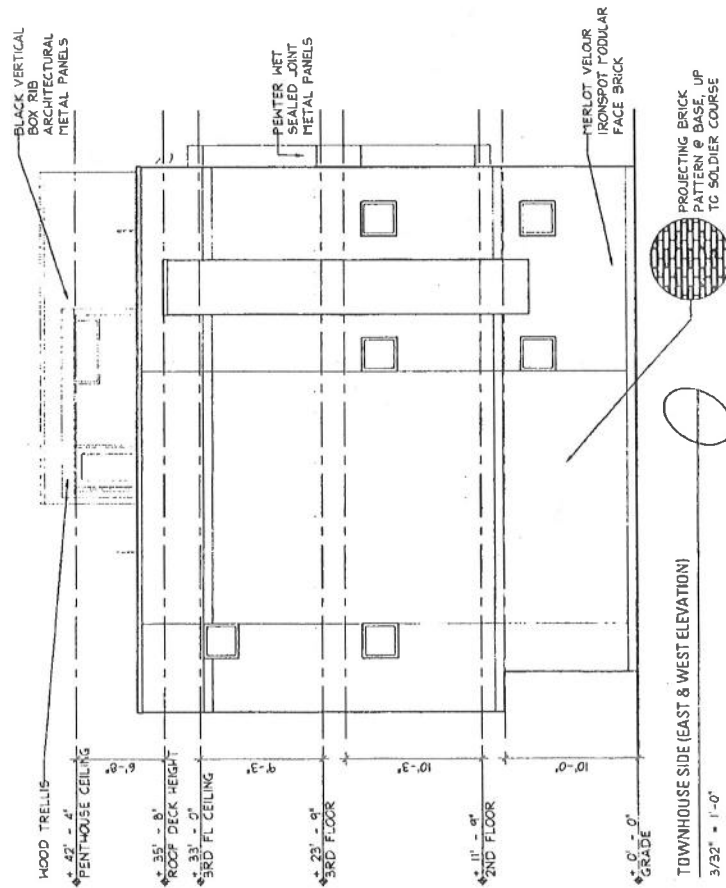
jSa  
 Jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MCILROSE ST  
 CHICAGO, IL 60641  
 intro date 02-19-2020  
 plan commission date 05-21-2020





FINAL FOR PUBLICATION

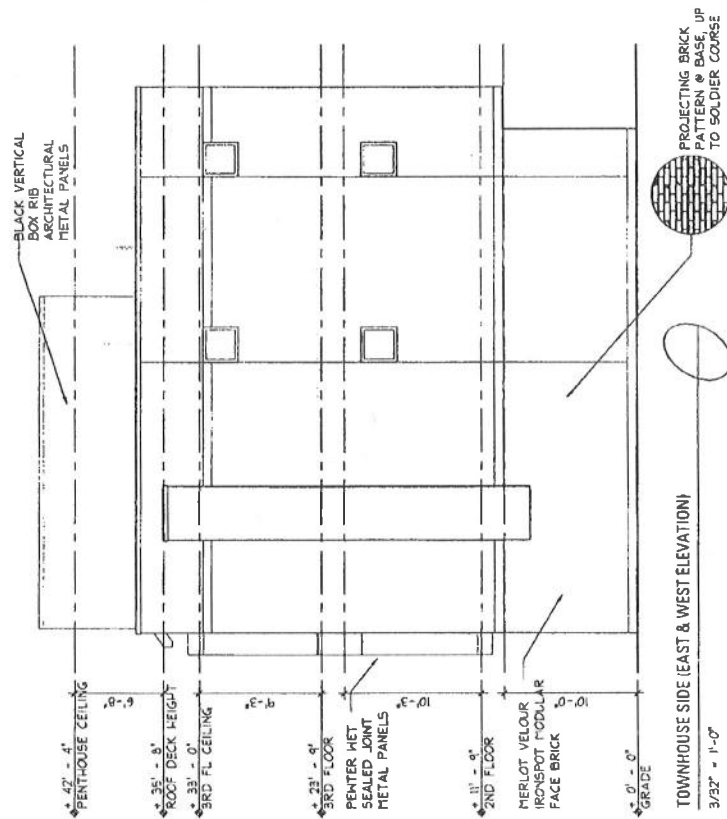


**jSa**  
 Jonathan SPLITT architects llc.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



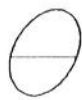
FINAL FOR PUBLICATION



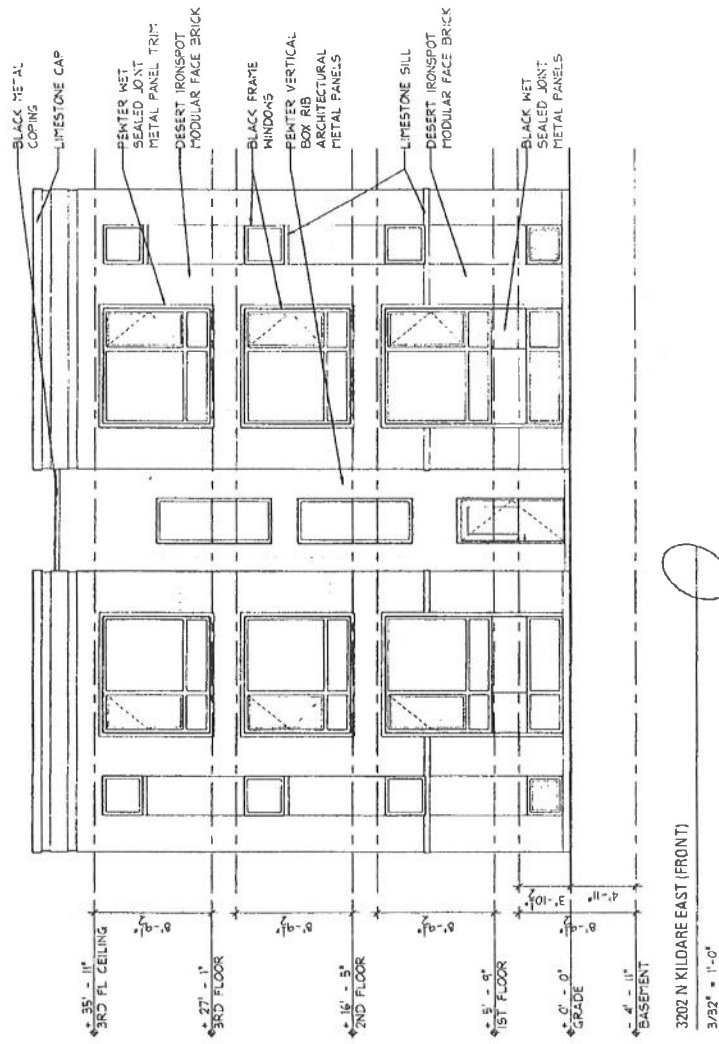
**jsa**  
 jonathan SPLITT architects ltd  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address  
 intro date  
 plan commission date

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3232 N WILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 02 19/2020  
 05/21/2020



FINAL FOR PUBLICATION

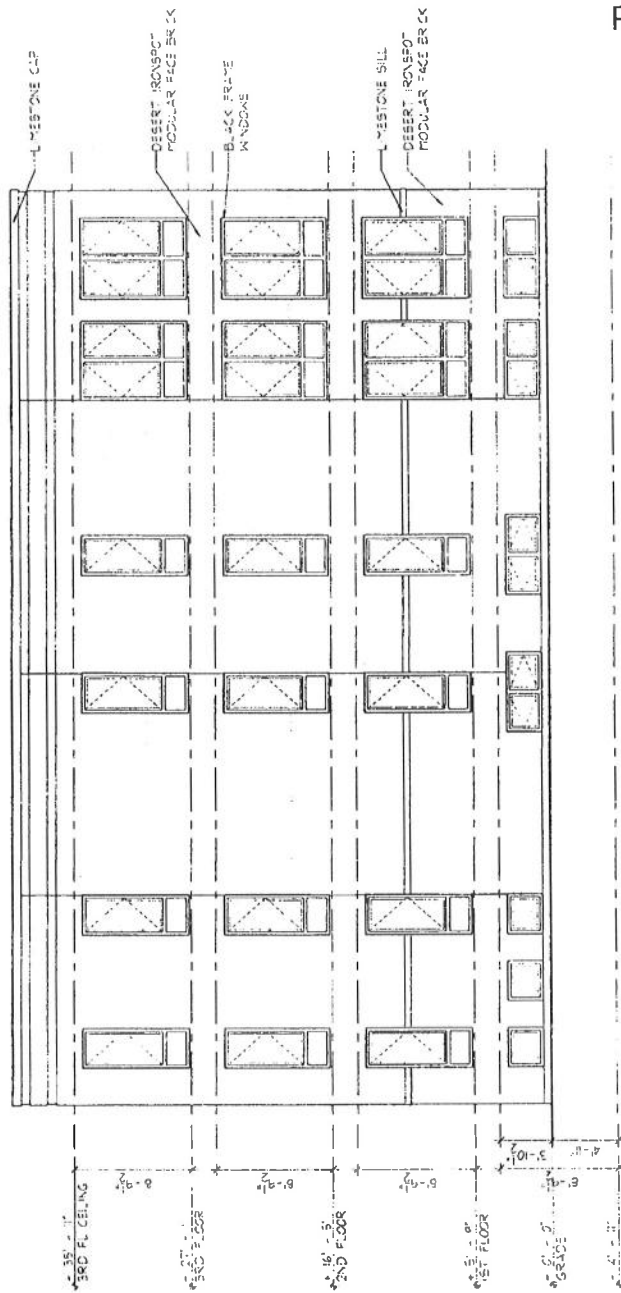


jsa  
 jonathan SPLITT architects ltd  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W DELMONT AVE  
 3283 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



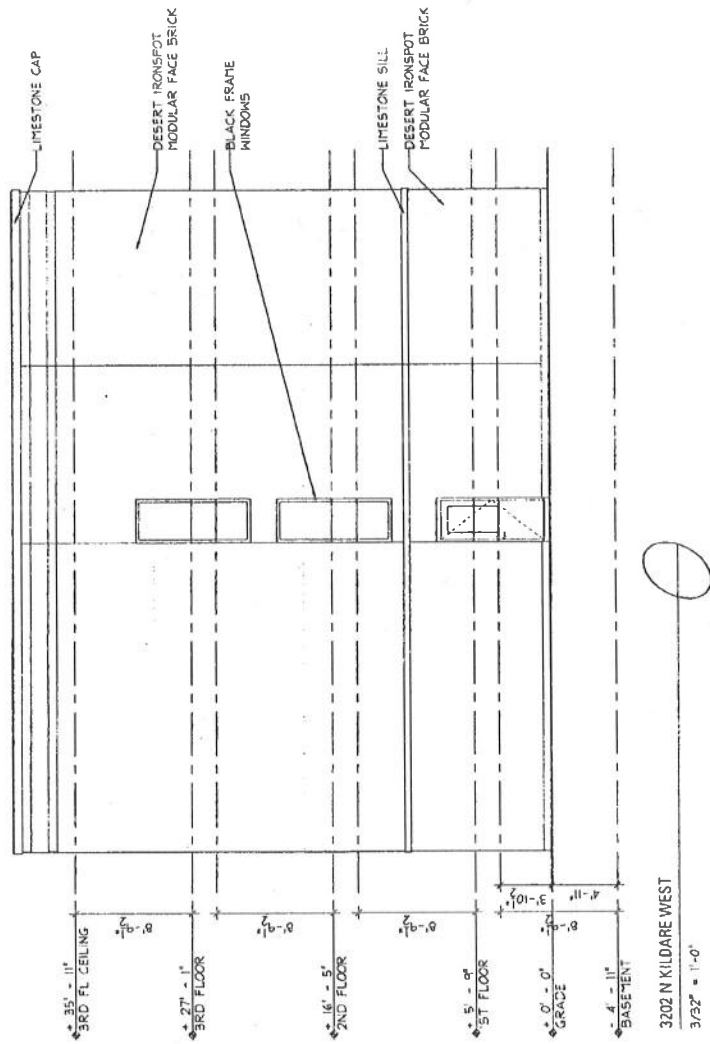
FINAL FOR PUBLICATION



**jSa**  
 jonathan SPLITT architects llc  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

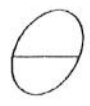
applicant address NOAH PROPERTIES, LLC  
 4300 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020

FINAL FOR PUBLICATION

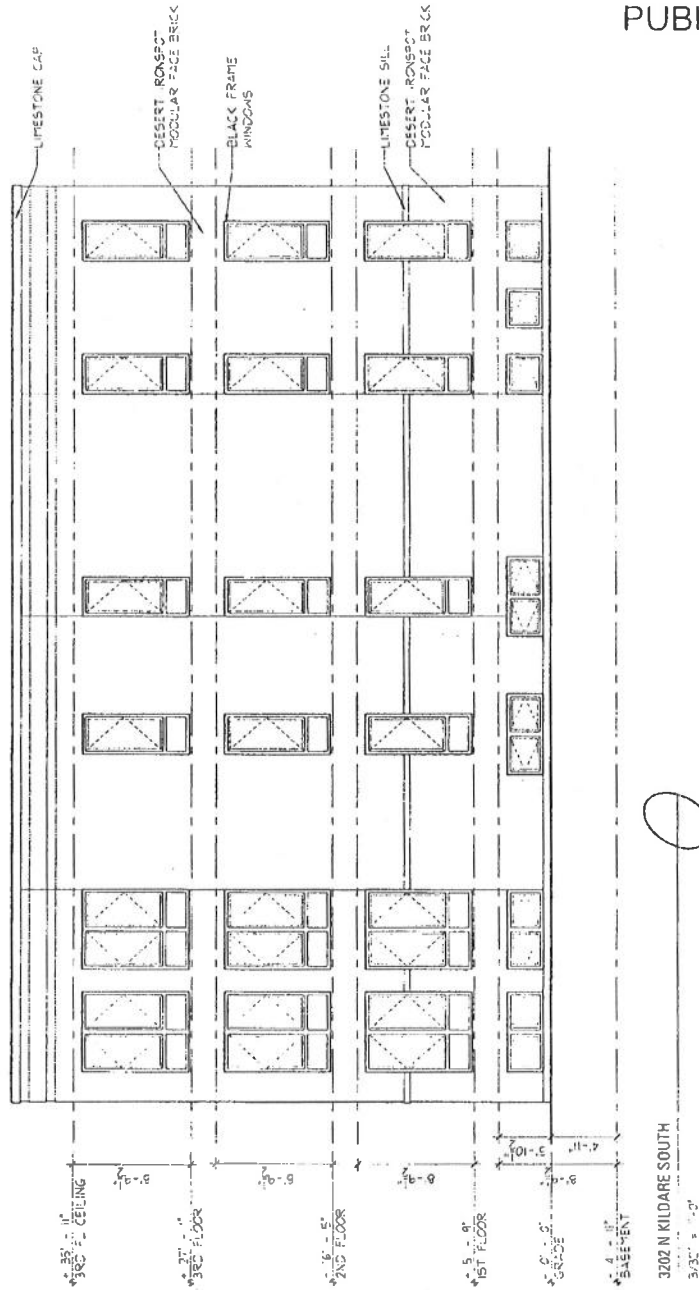


**jSa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 (a: 773 883 3081)

applicant address: NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 intro date: 07/19/2020  
 plan commission date: 05/21/2020



FINAL FOR PUBLICATION

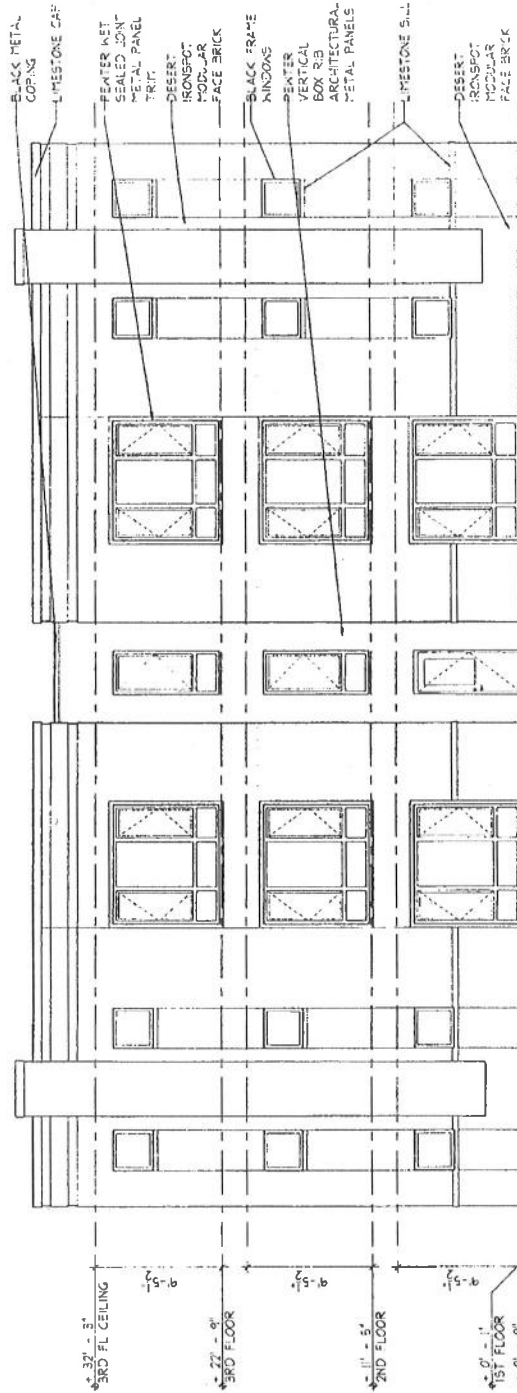


**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES, LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION



**jSa**  
 Jonathan SPLITT architects llc  
 4001 north ravenwood avenue  
 suite 601  
 ch-c ago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant  
 address

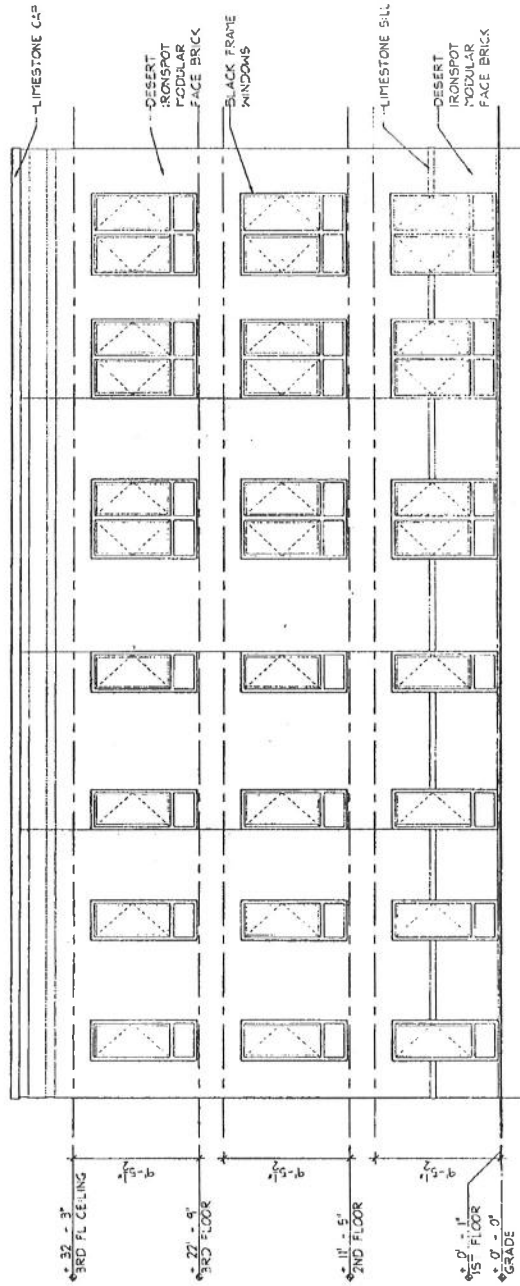
4155 W MELROSE NORTH (FRONT)  
 3/22' x 1'-0"

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3002 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641

Intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION

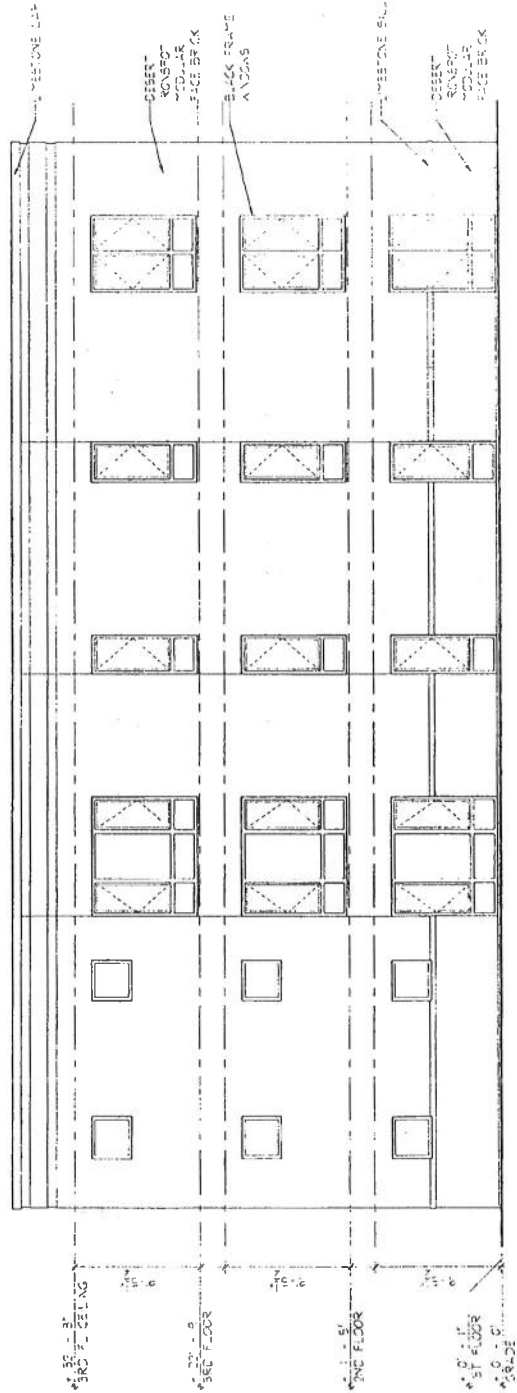


4155 W MELROSE WEST  
 3/22" x 1'-0"

**jSa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 893 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020





FINAL FOR PUBLICATION

**jSa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant  
 address  
 intro date  
 plan commission date

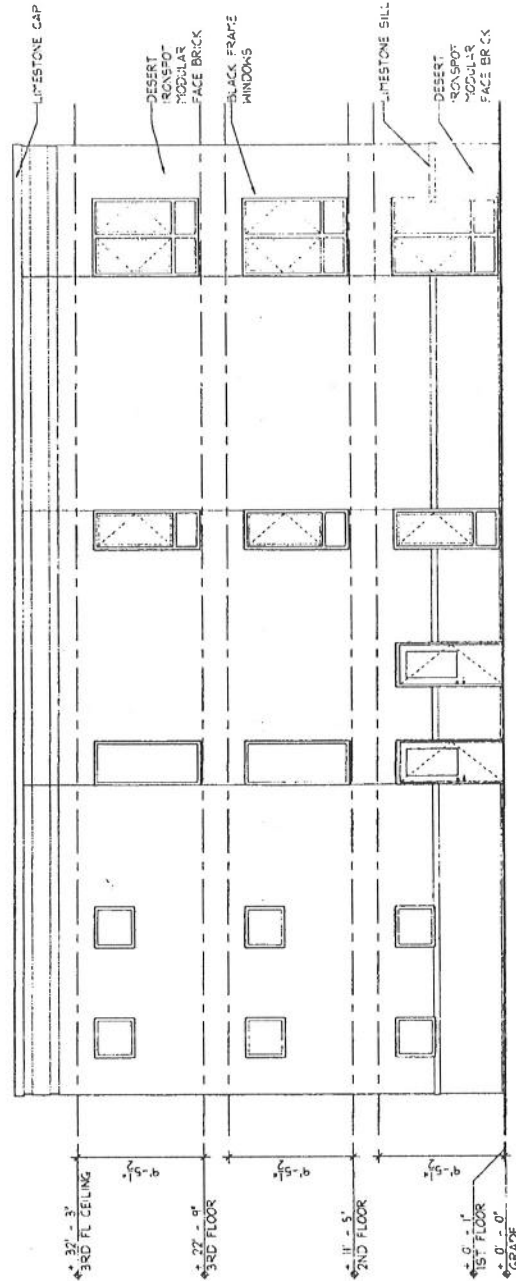
4155 W MELROSE SOUTH

3/20" = 1'-0"

NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N MILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 02/19/2020  
 05/21/2020



FINAL FOR PUBLICATION

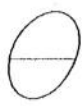


4155 W MELROSE EAST  
 3/22' = 1'-0"



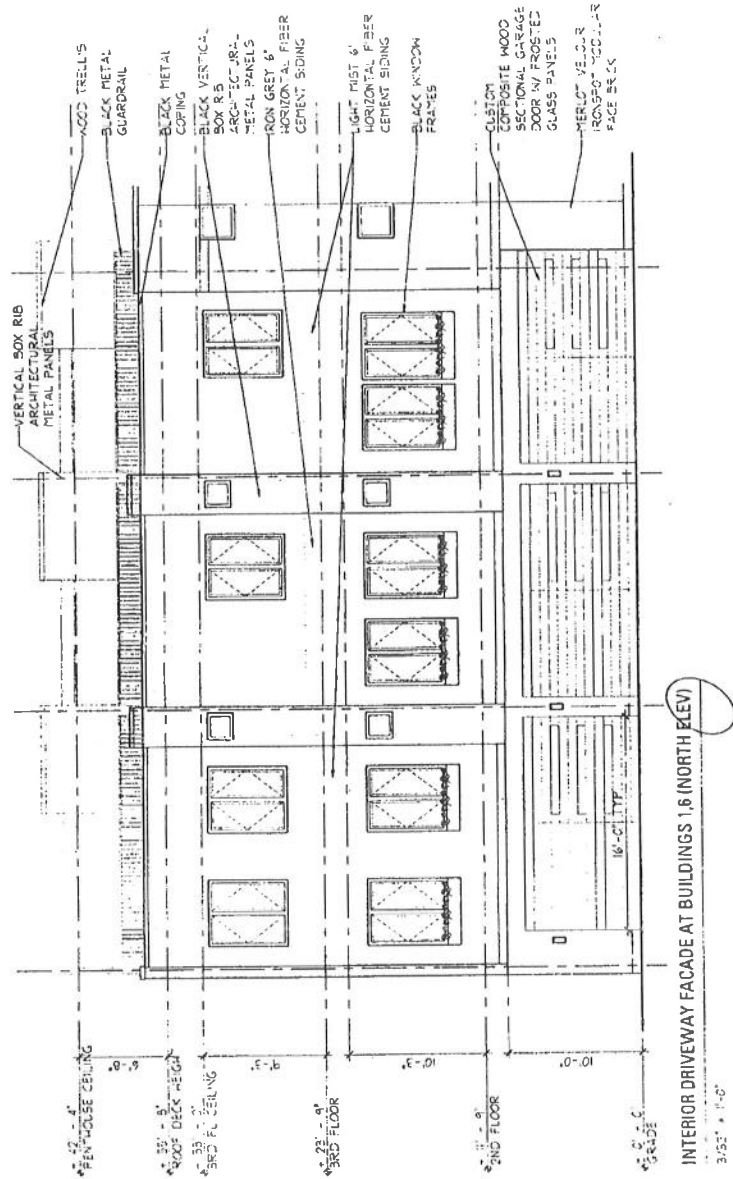
**jSa**  
 Jonathan SPLITT architects ltd.  
 400: north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES, LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO, IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020





FINAL FOR PUBLICATION



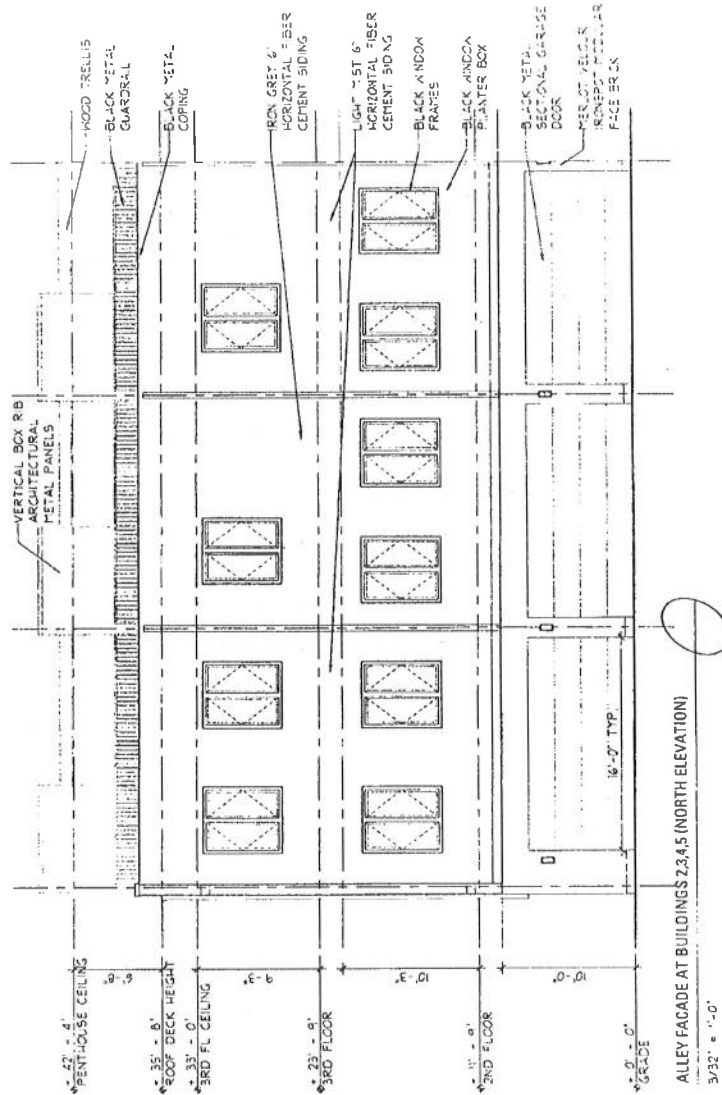
INTERIOR DRIVEWAY FACADE AT BUILDINGS 1, 6 (NORTH ELEV)

**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant address NOAH PROPERTIES LLC  
 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4137 W MELROSE ST  
 CHICAGO IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



FINAL FOR PUBLICATION



**jSa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenwood avenue  
 suite 60  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

applicant NOAH PROPERTIES LLC  
 address 4200 W BELMONT AVE  
 3202 N KILDARE AVE  
 4157 W MELROSE ST  
 CHICAGO IL 60641  
 intro date 02/19/2020  
 plan commission date 05/21/2020



Maximum floor area ratio:	11.2
Maximum number of dwelling units:	344
Maximum number of lodging rooms:	5
Maximum percentage of building site coverage:	97%
Minimum number off-street parking spaces:	140
Minimum number of loading berths:	4
Minimum setbacks:	
-eastern boundary:	None
-western boundary:	None at grade, 30' and above 18' in height
-northern boundary:	None at grade, 20' starting at second level
-southern boundary:	12'-6"
Gross site calculations:	
-net site area	40,590
-approximate area to remain in public right-of-way (alley and Oakdale Avenue):	<u>7,744</u>
-Approximate Gross Site Area	48,334

—

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

PD 409

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-1 Local Retail, C1-1 Restricted Commercial and M1-1 Restricted Manufacturing Districts symbols and indications as shown on Map No. 9-K in the area bounded by

West Melrose Street; a line 84.95 feet east of North Keeler Avenue; the alley next south of West Melrose Street; North Keeler Avenue; West Belmont Avenue; a line from a point 100.70 feet west of North Kildare Avenue as measured along the north line of West Belmont Avenue to a point 123 feet west of North Kildare Avenue and 65.90 feet north of West Belmont Avenue; a line 65.90 feet north of West Belmont Avenue; North Kildare Avenue; the alley next north of West Belmont Avenue; and North Keeler Avenue,

(Continued on page 38583)

(Continued from page 38579)

~~to those of a Commercial Planned Development 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 hereof and to no others.~~

[Commercial Planned Development Zoning Maps printed on pages 38586 through 38588 of this Journal.]

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

~~Plan of Development attached to this ordinance reads as follows:~~

*Plan Of Development # 409  
Commercial Plan Development.*

*Statements.*

1. The area delineated herein as "Commercial Plan Development", is controlled by Stuart Timoner.
2. All applicable official reviews, approval or permits, are required to be obtained by the applicant or its successors, assigns or grantees.
3. The following usage shall be permitted within the area delineated herein as "Commercial Plan Development":  

General merchandise uses, restaurants, service type business uses, parking and related uses, and any other uses permitted in a C1 zoning district.
4. Offstreet parking and offstreet loading facilities shall be provided in compliance with plan of development, subject to review of the Department of Streets and Sanitation, and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designed for parking for the handicapped. The existing loading dock off of the alley shall be used only as a secondary use.
5. All outdoor parking areas within the area delineated as "Commercial Plan Development" shall be suitably landscaped.
6. Any dedication or vacation of streets and alleys or easements or adjustments of right-of-way or consolidation or re-subdivision or parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
7. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.

Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

8. Accessory buildings or structures may be constructed in the "Commercial Plan Development", either prior to, subsequent to or concurrently with any one or more personal buildings, subject to the approval of the Department of Planning.

9. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to the aggregate maximum floor area ratio. The floor area ratio shall be 1.2.

10. Identification signs may be permitted within the area delineated herein as "Commercial Plan Development", subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

11. Height restriction of any building or any appurtenance attached thereto, shall be subject to:

- a) Height limitations as certified on Form F.A.A.-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration ; and
- b) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

12. The information on the tables and maps attached hereto, sets forth data concerning the generalized land use plan of the area delineated herein as "Commercial Plan Development", and stipulates the land use and development controls applicable to the site. Attached hereto and incorporated herein by reference are:

- a) Property line map and right-of-way adjustments;
- b) Existing zoning and preferential street system map;
- c) Generalized land use plan; and
- d) Plan of development use and bulk regulations and data chart.

13. The plan of development herein attached shall be subject to the "rules, regulations, procedures in relation to plan developments", as promulgated by the Commissioner of Planning.

APPLICANT: Stuart Timoner

DATED: August 12, 1986

AMENDED: November 13, 1986

*Commercial Planned Development*

*Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	F.A.R.	% Land Coverage
Sq. Ft. Acres			
95,983 2.20	Business and Commercial uses, off street parking, and related uses.	1.0	75%
Minimum Off-Street Loading Spaces:		2 Spaces	
Minimum Off-Street Parking Spaces:		77 Spaces*	

\*A minimum of two percent of all parking spaces shall be devoted to parking for the handicapped. The Planned Development now specifically excludes the property from being used for automobile repairs, automobile service stations or taverns.

~~Reclassification Of Area Shown On Map No. 12-F~~

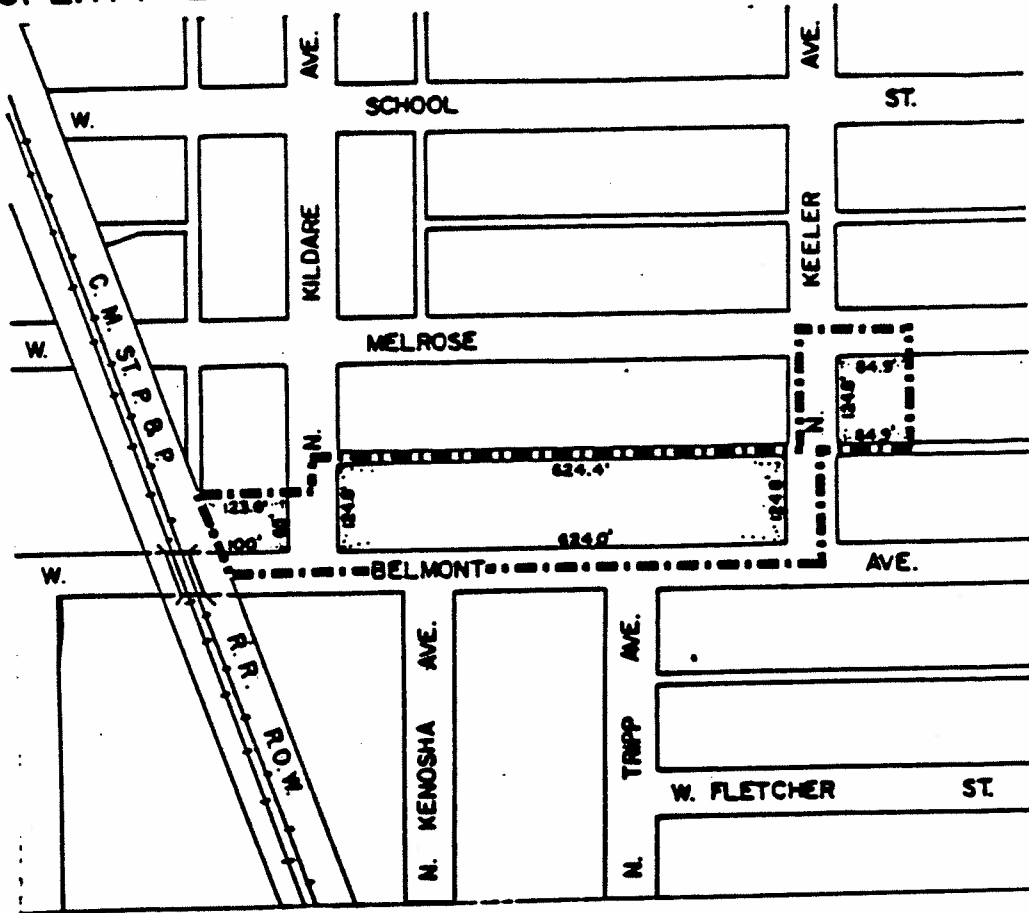
~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 12-F in the area bounded by~~

~~the alley next north of West 54th Street; the West line of the right-of-way of the Chicago, Rock Island & Pacific Railroad; West Garfield Boulevard; and South Westworth Avenue~~

(Continued on page 38589)

# COMMERCIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



## LEGEND

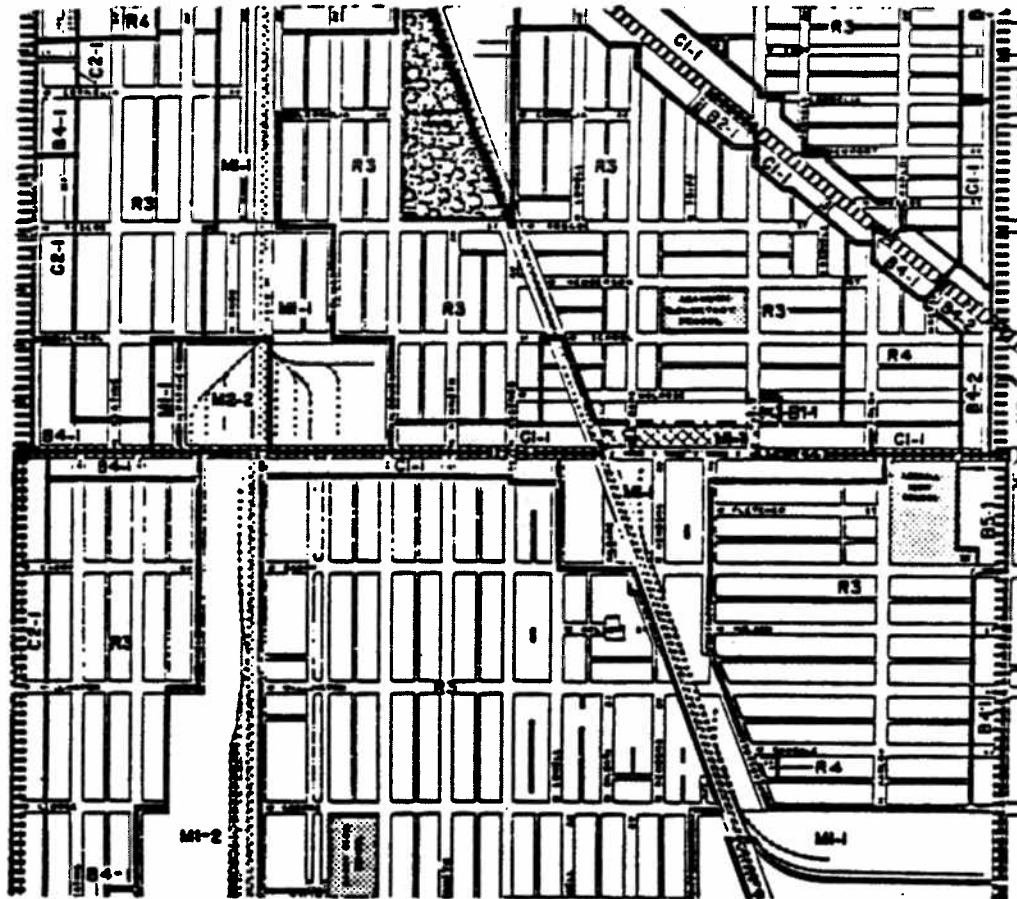
 PLANNED DEVELOPMENT BOUNDARY








0' 100' 200' 400'  
SCALE IN FEET

APPLICANT :  
DATE :

# COMMERCIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



## LEGEND

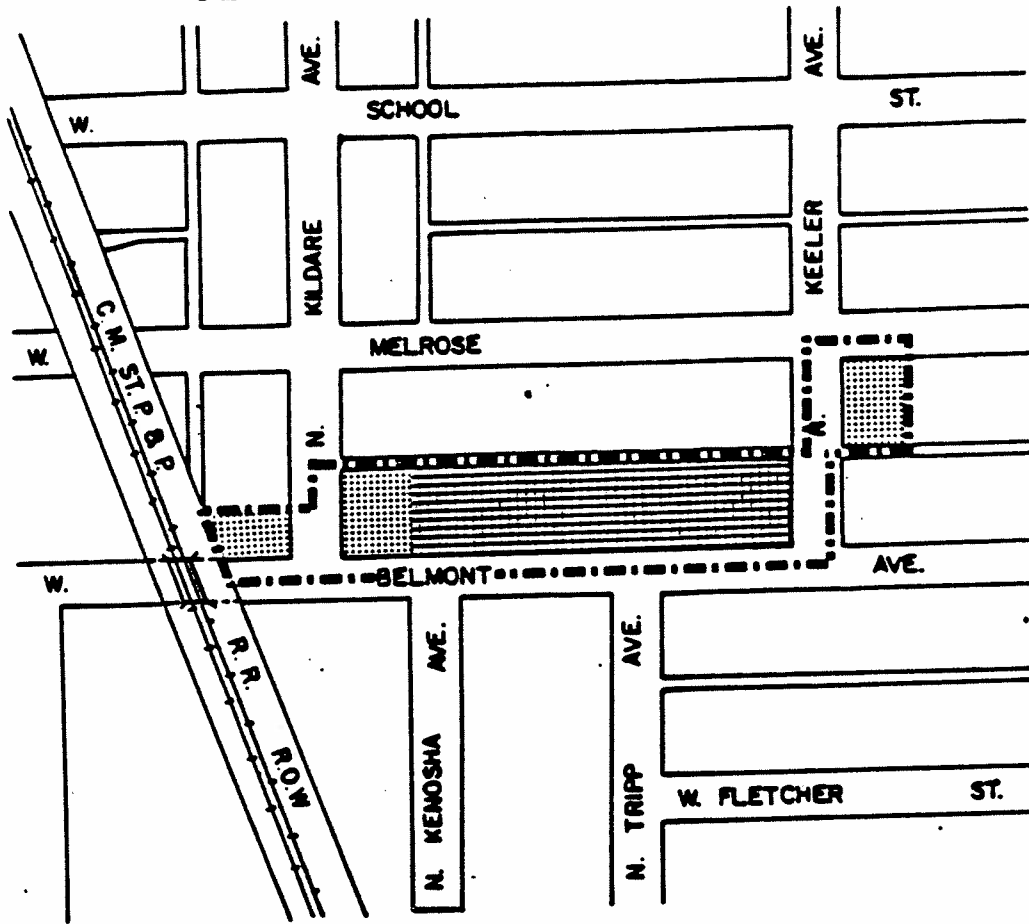
-  COMMERCIAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS






APPLICANT:

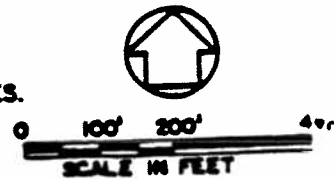
DATE:

# COMMERCIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  WAREHOUSING, WHOLESALE AND RETAIL USES, OFFICE USES, AND BUSINESS USES.
-  OFF-STREET PARKING



APPLICANT:

DATE: