



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 29, 2019

Mr. Scott Heguy
Project Manager
Helios Construction Services
55 E. Monroe St., Suite 3800
Chicago, Illinois 60603

Re: 2301 N. Clark St.

Dear Mr. Heguy:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 458 ("PD 458"). According to your request letter and City records, there is currently a day care operating in a portion of the 1st and 2nd floors of the building located at 2301 N. Clark St. Your client is seeking to establish a new day care facility within the same approximately 23,000 square foot space and with a similar employee count of 24. You are seeking confirmation that no additional parking or drop-off/loading zone is required.

Pursuant to PD 458, the minimum number of required business parking spaces is 60. According to your request, there is an existing loading zone along the length of the Belden façade. Based on this information, no additional parking or drop-off/loading space is required for the re-use of the existing day care facility at the subject site.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

PM/tm



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

April 4, 2011

Kasim Pirlant
Belden Clark LLC
8 Executive Court, Suite 1
South Barrington, IL 60010

Re: Administrative Relief request for Residential Business Planned Development No. 458, 2301 North Clark Street/350 West Belden Avenue

Dear Mr. Pirlant:

Please be advised that your request for a minor change to Residential Business Planned Development No. 458 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

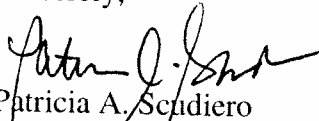
You are requesting to:

- Reallocate 15 parking spaces from business use to residential use. The Planned Development requires a minimum of 71 residential parking spaces and 105 business parking spaces. On March 31, 2003, a minor change was issued to reallocate 30 spaces from business use to residential use. There continues to be considerable walk-in traffic generated for the business uses, an under utilization of the parking spaces for business uses, and an increasing demand for residential parking spaces.

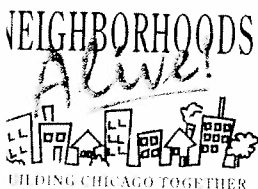
With regard to your request, the Department of Housing and Economic Development has determined that allowing the reallocation of 15 parking spaces from business use to residential use will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. As a result, a minimum of 116 residential parking spaces and 60 business parking spaces are now required.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 458, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

March 31, 2003

Mr. David W. Ruttenberg
Ruttenberg & Ruttenberg
Attorneys at Law
833 North Orleans Street
Chicago, Illinois 60610

RE: Request for a minor change to Residential-Business Planned
Development No. 458 (2301 North Clark Street/350 West
Belden Avenue)

Dear Mr. Ruttenberg:

Please be advised that your request for a minor change to
Residential-Business Planned Development No. 458 has been
considered by the Department of Planning and Development pursuant
to Section 11.11-3(c) of Chicago Zoning Ordinance.

Specifically, you requested a reallocation of 30 parking spaces
available for Business uses on the property to Residential uses. The
Planned Development requires a minimum of 71 spaces for
Residential use and 105 spaces for Business uses. In actuality, 187
parking spaces are available within the Planned Development.

As originally approved, the 71 parking spaces were to serve 64 units
in a newly constructed building and 72 units in an existing building on
the eastern portion of the site. You further indicated in your request
letter that the 105 spaces allocated for Business use is excessive and
that the business uses on-site never generated close to that demand
due to the high amount of walk-in neighborhood traffic.

After reviewing your request, the Department had concluded that
reallocating 30 spaces from Business use to Residential use would
greatly benefit the residential parking demand within the development
without diminishing the ability to serve the maximum number of
business parkers.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to reallocate 30 parking spaces from Business to Residential use. The minimum number of spaces for Business use shall be 75 and the minimum number of spaces for Residential use shall be 101.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur Berg". The signature is written in black ink and is positioned above the printed name and title.

Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Brenda McKenzie

(Continued from page 19117)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in area bounded by

a line 146.47 feet north of and parallel to West Van Buren Street; a line 126.10 feet east of and parallel to South Green Street; West Van Buren Street; South Green Street,

to those of a C1-3 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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. 5-F.

PD 458

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 B3-3 General Retail District and R7 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 223 feet north of West Belden Avenue; North Commonwealth Avenue; West Belden Avenue; North Clark Street; a line from a point 152.57 feet north of West Belden Avenue as measured from the east line of North Clark Street to a point 222 feet west of North Commonwealth Avenue and 199.71 feet north of West Belden Avenue; and a line 222 feet west of North Commonwealth Avenue,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development (~~As Amended~~) **458**

Plan Of Development

Statements.

1. The area delineated herein as "Residential-Business Planned Development" is owned by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreements dated April 18, 1957, and November 29, 1955, and known as Trust Numbers 12599 and 11531, respectively; David W. Ruttenberg, agent for all beneficiaries thereunder.
2. All applicable reviews, approvals or permits are required to be obtained by the applicant, or his successors, assignees or grantees.
3. Use of the land will consist of Sub-Area A, an existing 72-unit, 7-story apartment building containing 79,576 square feet located on the easterly 16,970 square feet; and Sub-Area B, a 7-story mixed use, residential and business use building containing 64 dwelling units and approximately 53,940 square feet of business uses, together with on-site parking, located on the westerly 52,644 square feet.
4. In Sub-Area B there will be accessible pedestrian walkways on two levels totalling 4,500 square feet and accessible plaza open space totalling 4,000 square feet.
5. Liquor will be served to patrons only in conjunction with the operation of a restaurant. No liquor license shall permit the sale of alcoholic beverages after 2:00 A.M.
6. All residential users of the underground garage facilities shall enter and exit the underground garage facilities from Commonwealth Avenue. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
7. Any dedication or vacation of streets or resubdivision of parcels shall require a separate submittal on behalf of American National Bank and Trust Company of Chicago, as Trustee under Trust Agreements dated April 18, 1957, and November 29, 1955, and known as Trust Numbers 12599 and 11531, respectively; David W. Ruttenberg, agent for all beneficiaries thereunder, or their successors, assignees or grantees.

8. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated 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 parking within such paved areas.
9. The following maps and table of controls, together with these statements, sets forth data concerning the property included in said development and data concerning a generalized land use plan, illustrating the development of said property in accordance with the intent of the Chicago Zoning Ordinance.
10. Identification signs may be permitted within the area delineated hereon as Residential-Business Planned Development subject to the review and approval of the Commissioner of Planning.
11. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Commissioner of Planning.

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Residential-Business Planned Development

Amended Planned Development Use And Bulk

Regulations And Data.

Sub Area	Net Site Area		General Descrip. Of Land Use	Number Of Dwelling Units	Max. Floor Area Ratio	Max. % Of Land Covered
	Sq. Ft.	Acres				
A	<u>16,970</u> 43,560	= 0.390	Existing 7-Story Residence Building	72	4.7	67%

Minimum Distance Between Buildings: 60 feet

Minimum Percentage Of Land Covered = 65% (Note: Includes retail arcade and exterior stairwell).

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning, City and Community Development.

[Generalized Use Plan, Property Line Map and Right-Of-Way
Adjustment and Street Map printed on pages 19129
through 19131 of this Journal.]

*Reclassification Of Area Shown On Map No. 5-G
(As Amended).*

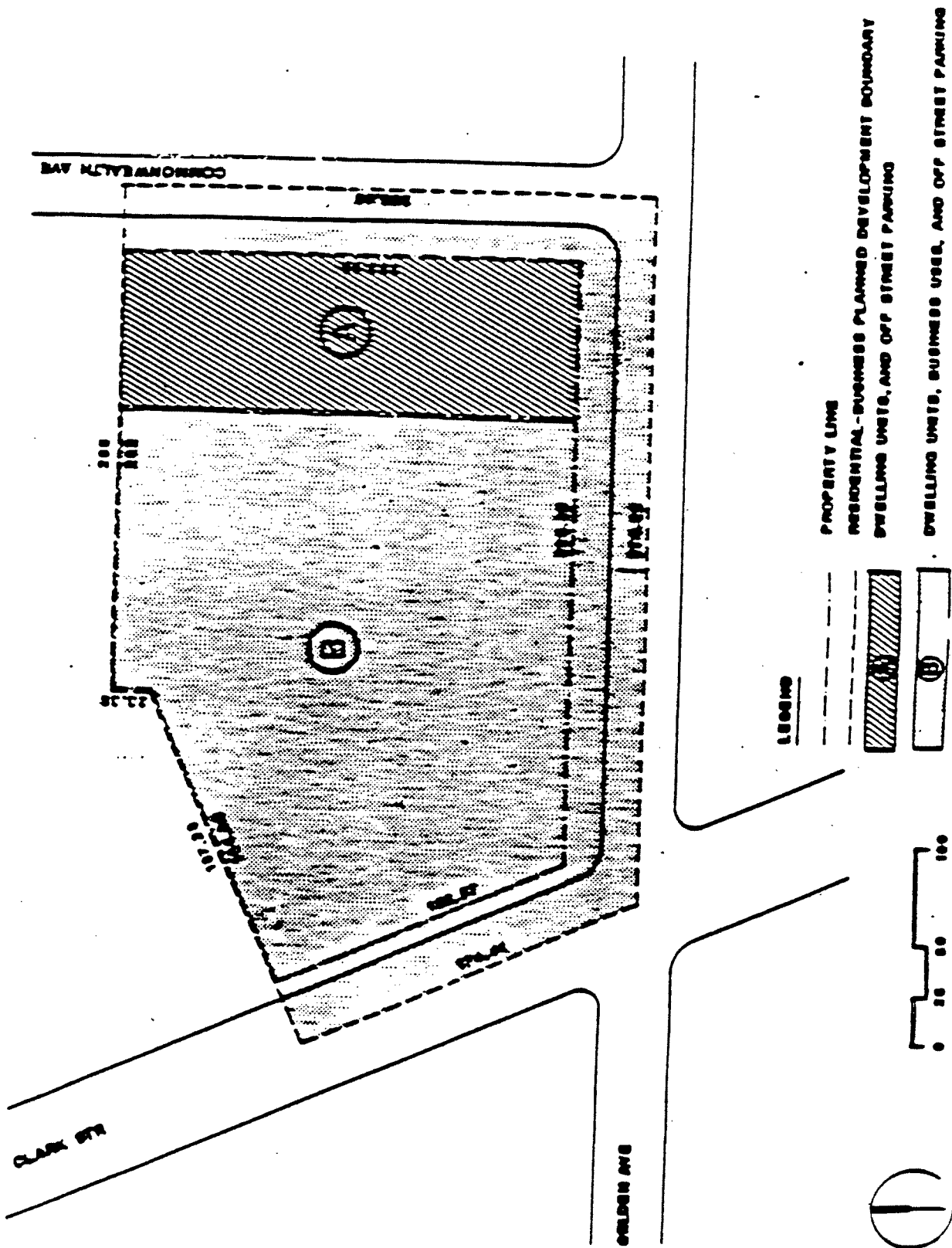
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing and supplementing all C1-2 and C1-3 Restricted Commercial District, M1-2 Restricted Manufacturing District, M2-2 and M2-3 General Manufacturing District and M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 250 feet south of West Webster Avenue; the alley next north of and parallel to North Clybourn Avenue; North Wayne Avenue; North Nursery Street or the line thereof extended where no street exists; North Magnolia Avenue; the alley next south of and parallel to West Dickens Avenue; the alley next west of North Racine Avenue; a line 503 feet south of West Dickens Avenue; North Racine Avenue; North Maud Avenue; the alley next east of and parallel to North Racine Avenue; the alley next north of and parallel to North Clybourn Avenue; a line 600 feet south of North Kenmore Avenue; North Clybourn Avenue; North Sheffield Avenue; West Concord Place; North Clybourn Avenue; West North Avenue; the east bank of the North Branch of the Chicago River; West Cortland Avenue; and North Southport Avenue,

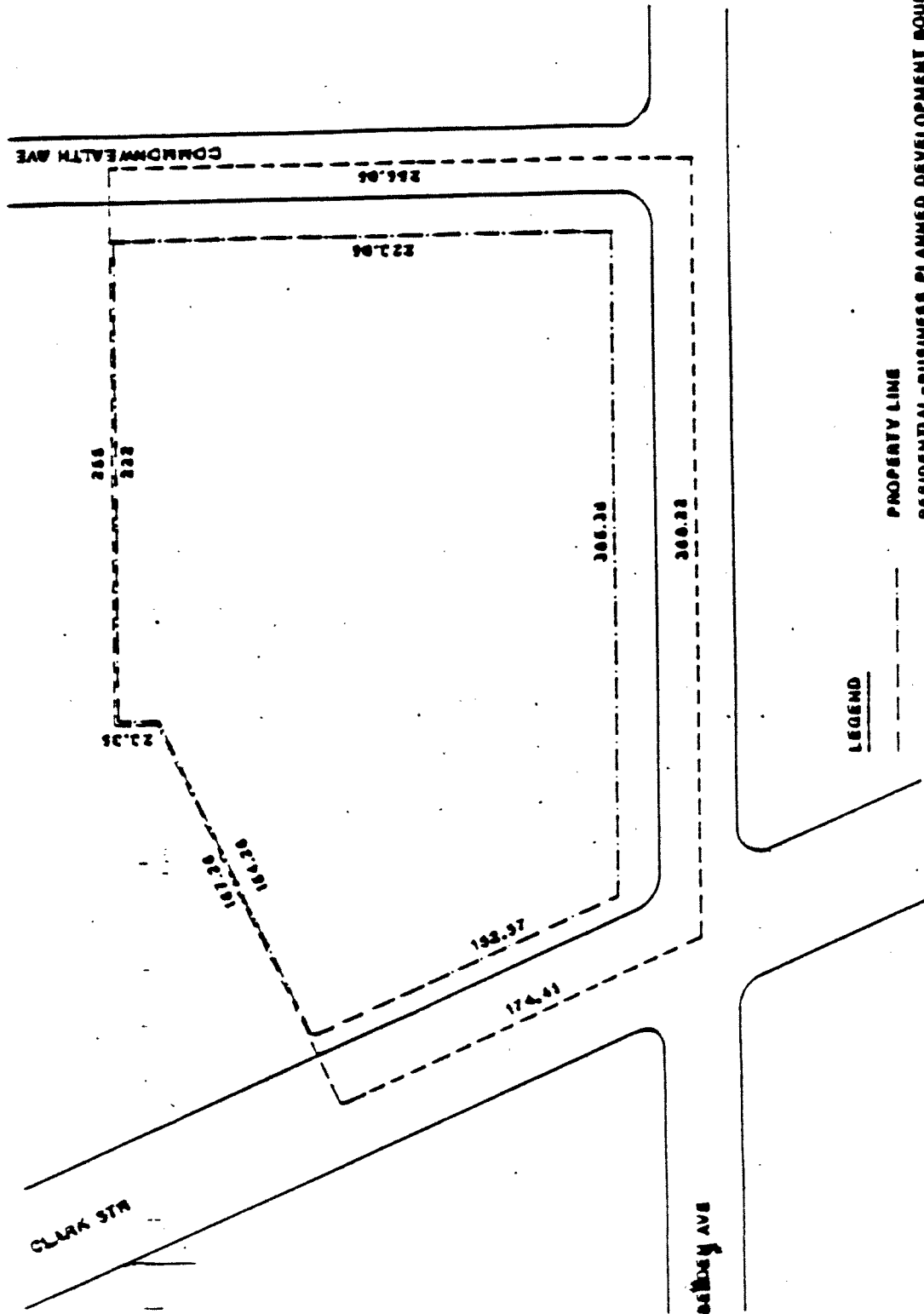
(Continued on page 19132)

Generalized Land Use Plan



Revised September 15, 1988

Property Line Map and Right of Way Adjustments



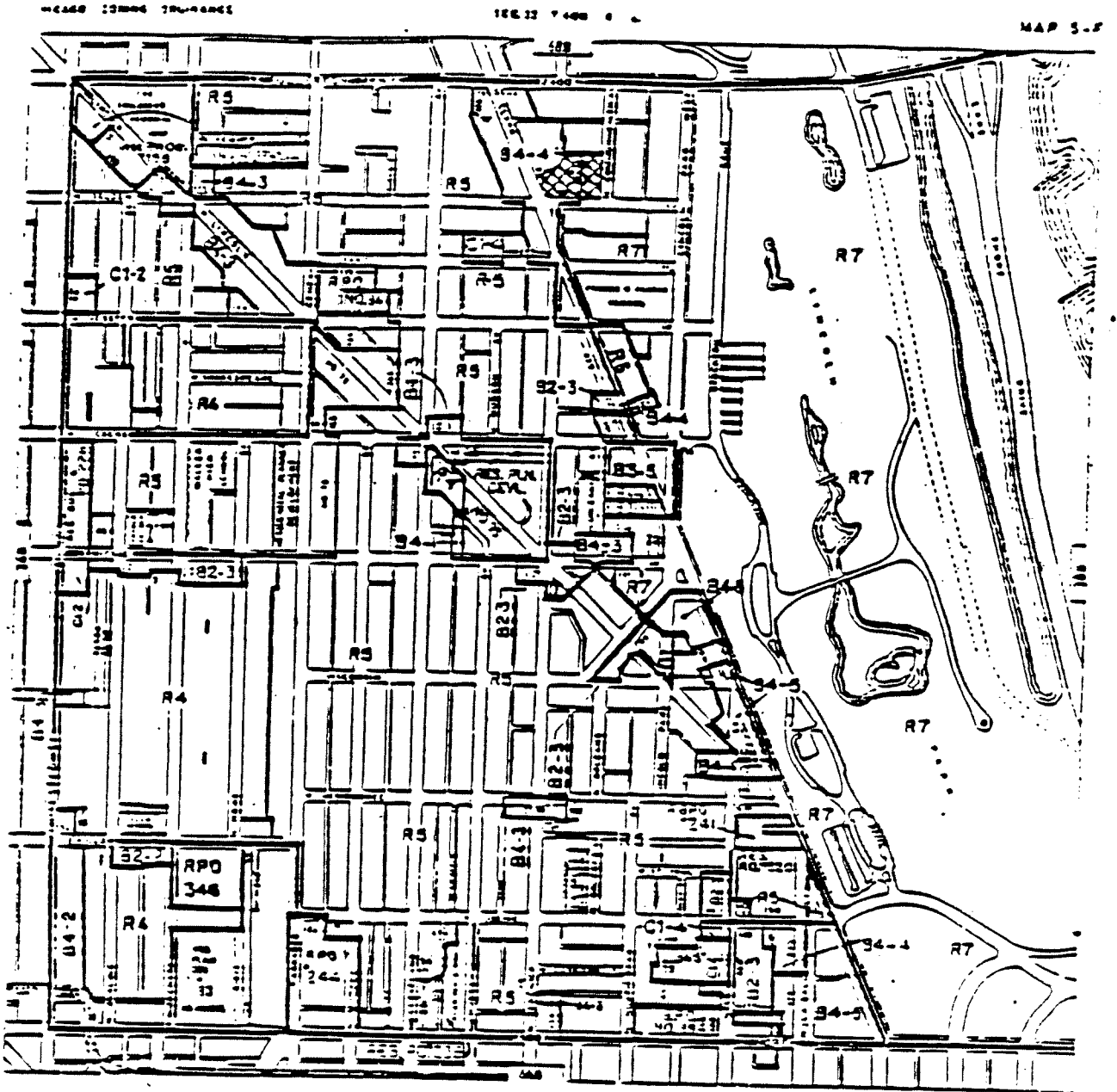
LEGEND

PROPERTY LINE

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY



Street Map



2301-2315 NORTH CLARK STREET and 2300-2320 NORTH COMMONWEALTH AVENUE

(Continued from page 19128)

to the designation of a Planned Manufacturing District which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Planned Manufacturing District herewith attached and made a part thereof and to no others.

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

Planned Manufacturing District Use and Bulk Control Table reads as follows:

Clybourn Corridor

Planned Manufacturing District

Use And Bulk Control Table.

Area of Private (Net Square Feet) 3,757,050 square feet + Public Right-of-Way 1,252,320 square feet = 5,009,400 square feet of Site Gross.

Parking Requirement: Unless noted in special conditions sections below, parking spaces shall be provided as required for uses in the M1 Districts under the provisions of Section 10.16.1 of the Chicago Zoning Ordinance.

Loading Requirements: Loading shall be provided as required for uses in the C1 Districts under the provisions 9.10-1 of the Chicago Zoning Ordinance.

Floor Area Ratio: In Sub-district A. the Floor Area Ratio shall not exceed 3.0. In Sub-district B. the Floor Area Ratio shall not exceed 2.2.

Special Conditions:

1. All taverns, restaurants, food stores, drug stores, liquor stores, banks and B and C permitted and special uses not normally allowed in M districts must provide one parking space for each 300 square feet of floor area for both new and existing buildings.