

PD 869

Table of Contents

06/08/2018 Minor Change	2
Exhibits	4
11/21/2017 PD Amendment	9
Ordinance	9
Statements	9
Bulk Table	14
Exhibits	15
06/04/2003 PD Adoption	35
Ordinance	35
Statements	36
Bulk Table	41
Exhibits	44



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 8, 2018

Jack George
Akerman LLP
71 South Wacker Drive
46th Floor
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 869, Sub area B
Lexington Village, 3145 N. Karlov Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 869, ("PD 869"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 869.

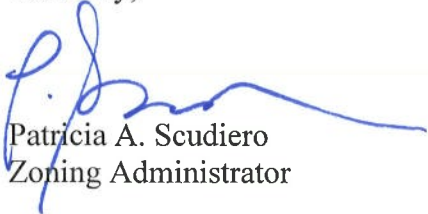
Your client and the owner of all of the property within Sub area B, Lexington Village LLC, is seeking administrative relief to allow for the following modifications to the proposed townhouse development at 3145 N. Karlov Avenue:

- As shown on the attached, revised Site Plan, the distance between Building 1 and Building 2 has been reduced from 22'-6" to 16'-0", the space between Building 2 and Building 3 has been increased from 37'-10" to 38'-9", the distribution of the unit type (Type A, Visitable, and Conduit) has been revised, the site coverage has decreased from 26,846 SF to 26,666 SF and the garage depth has increased from 20' to 22". The reduction in space between Buildings 1 and 2 is due to the following: the drive aisle width between Buildings 2 and 3 was increased by 11", the Belmont Ave. setback was increased, varying between a few inches and 1'-4", and some of the units in Buildings 1 and 2 were previously 19'-6" in width and now all units in Buildings 1 and 2 are at a unified width of 20'-0".
- As shown on the attached, revised Elevations, there are slight façade design changes, including the addition of rooftop deck fencing in place of a parapet wall on the rear elevations only, the replacement of aluminum/glass casement windows with vinyl/glass single hung windows, and the replacement of gable roof garages with shed roof garages.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Institutional Planned Development No. 869, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Scudiero', with a long horizontal flourish extending to the right.

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

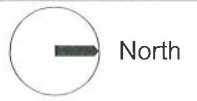


Site Coverage: 26,666 SF

pappageorgehaymes partners
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344 FAX 204.8988

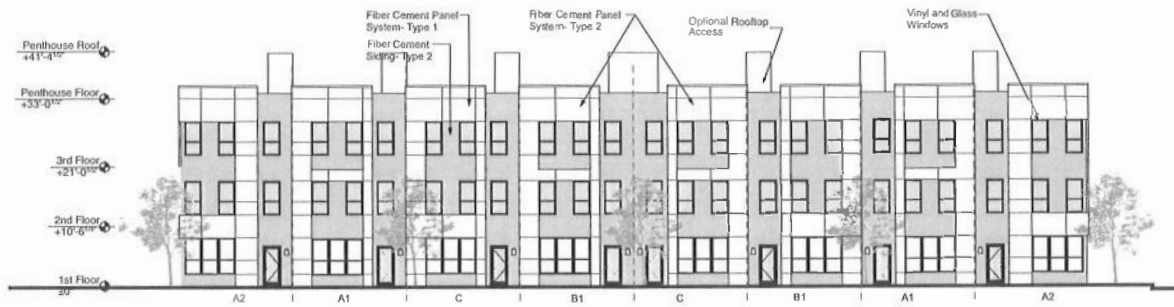
Applicant: **Belmont Karlov, LLC**
 605 North Michigan Avenue, 4th Floor.
 Chicago, Illinois, 60611
 Project Address: 3145 North Karlov Chicago, IL 60641
 Introduction date: **September 2017**
 Revised Date: **May 17, 2018**

Site Plan
 Scale: 1:1000





West Elevation - Building 3



West Elevation - Building 2



West Elevation - Building 1



1

2

3

West Elevation - KEY - Buildings 1, 2, & 3



pappageorgehaymes partners
architect

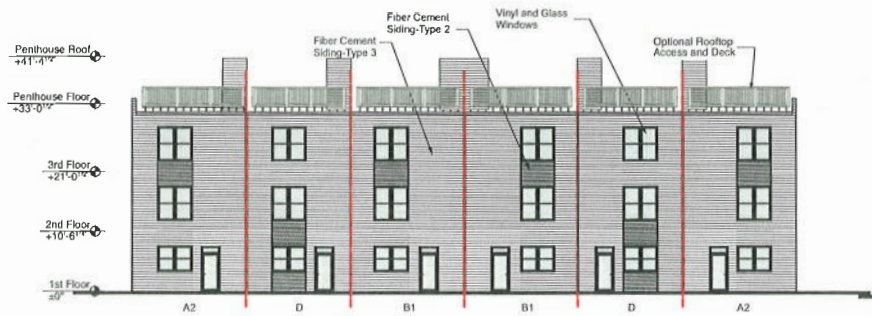
640 N. LaSalle, Suite 400
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Applicant: **Belmont Karlov, LLC**
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Chicago, Illinois, 60611

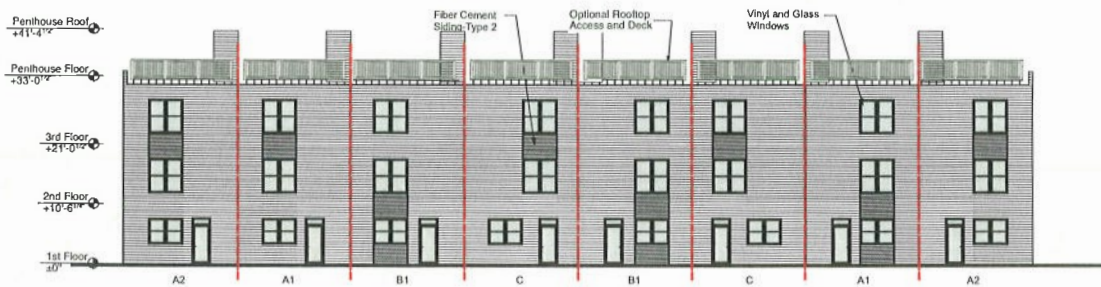
Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: **September 2017**
Revised Date: **May 17, 2018**

Elevations - West

Scale: 1/32" = 1'-0", 1/64" = 1'-0"



East Elevation - Building 3



East Elevation - Building 2



East Elevation - Building 1



East Elevation - KEY - Buildings 1, 2, & 3



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architect

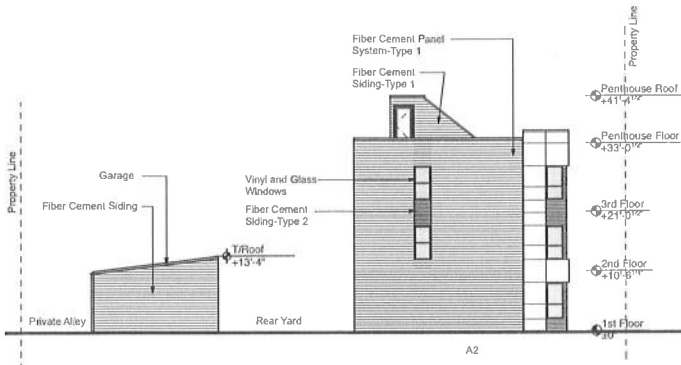
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Applicant: **Belmont Karlov, LLC**
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Chicago, Illinois, 60641

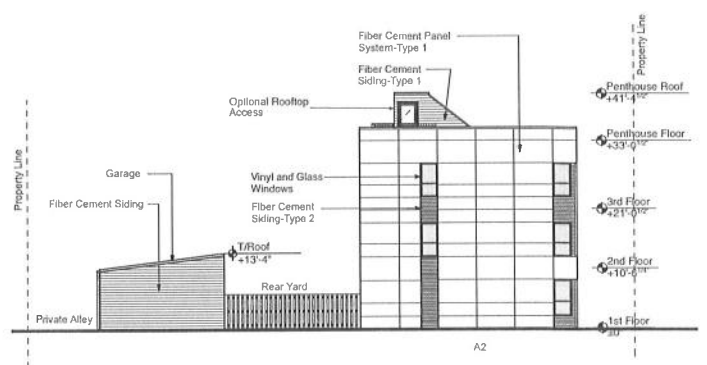
Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: **September 2017**
Revised Date: **May 17, 2018**

Elevations - East

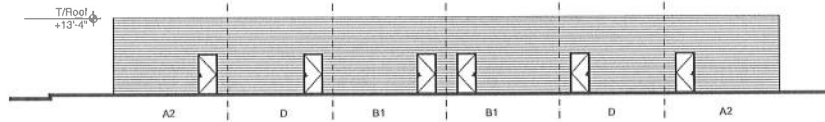
Scale: 1/32" = 1'-0", 1/64" = 1'-0"



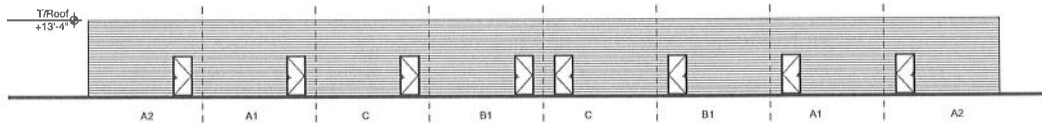
North Elevation (Typical)



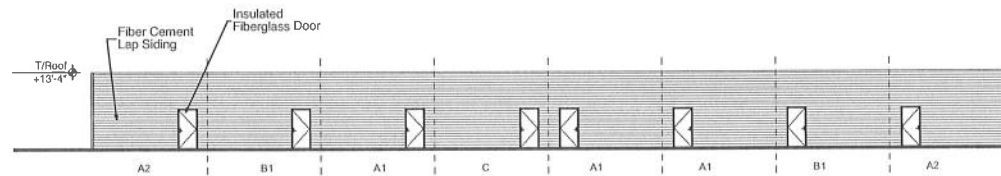
North Elevation (Belmont)



West Garage Elevation - Building 3



West Garage Elevation - Building 2



West Garage Elevation - Building 1



West Garage Elevation - KEY - Buildings 1, 2, & 3



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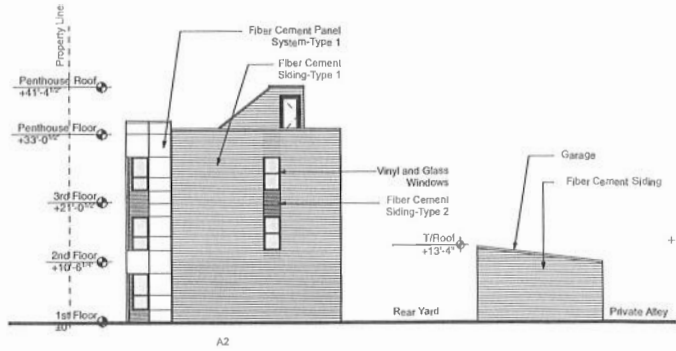
Applicant:

Belmont Karlov, LLC
605 North Michigan Avenue, 4th Floor.
Chicago, Illinois, 60611

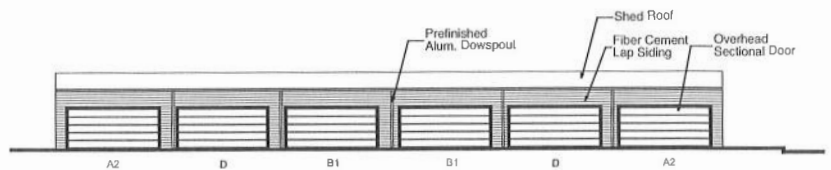
Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: **September 2017**
Revised Date: **May 17, 2018**

Elevations - North/West

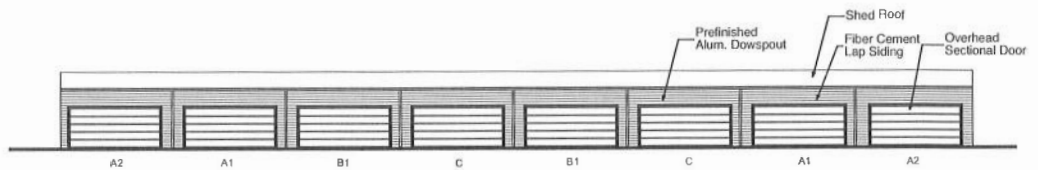
Scale: 1/32" = 1'-0", 1/64" = 1'-0"



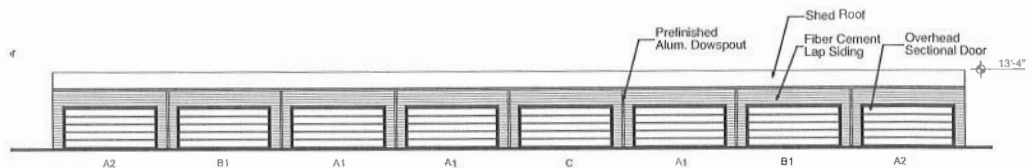
South Elevation (Typical)



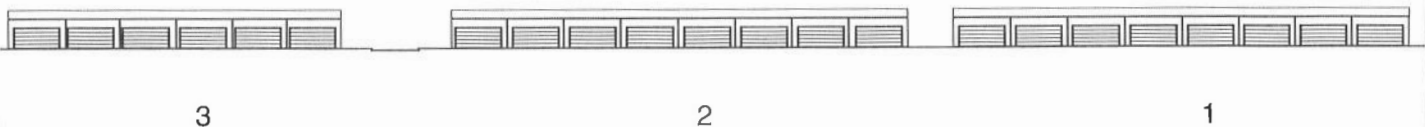
East Garage Elevation - Building 3



East Garage Elevation - Building 2



East Garage Elevation - Building 1



East Garage Elevation - KEY - Buildings 1, 2, & 3



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Chicago, Illinois, 60611

Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: **September 2017**
Revised Date: **May 17, 2018**

Elevations - South/East
Scale: 1/32" = 1'-0", 1/64" = 1'-0"

19279

West Webster Avenue; a line 48 feet west of and parallel to the public alley next west of and parallel to North Hoyne Avenue; West Shakespeare Avenue; and a line 72 feet west of and parallel to the public alley next west of and parallel to North Hoyne Avenue,

to those of an RS3 Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and due publication.

RIPD 869, 99

Reclassification Of Area Shown On Map No. 7-K.
(As Amended)
(Application No. 19279)
(Common Address: 4019 -- 4059 W. Belmont Ave.
And 3129 -- 3159 N. Karlov Ave.)

[SO2017-4826]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Residential Institutional Planned Development Number 869 symbols and designations as shown on Map Number 7-K in the area bounded by:

West Belmont Avenue; a line 418.92 feet east of and parallel to North Karlov Avenue; a line 324.73 feet south of and parallel to West Belmont Avenue; a line 357.94 feet east of and parallel to North Karlov Avenue; a line 520.11 feet south of and parallel to West Belmont Avenue; and North Karlov Avenue,

to the designation of Residential-Institutional Planned Development Number 869, 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 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:

Planned Development No. 869, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 869, as amended (Planned Development), consists of approximately

205,887 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Belmont Karlov LLC. This amendment makes no changes to Subarea A, except for increasing its net site area.

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.

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

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Subarea Map; Site Plan; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners and dated October 19, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code

shall control. This Planned Development conforms to the intent and purpose of the 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. In each of the following Subareas, the following uses shall be permitted in this Planned Development (P.D.) (describe in detail which uses are permitted and which are excluded for each Subarea):

Subarea A:

skilled nursing establishments (i.e., establishments providing services to residents who require the skills of professional health-care personal such as registered or licensed practical nurses); assisted living establishments (i.e., establishments providing personal, supportive, and intermittent health-related services for persons needing assistance in their residences with the activities of daily living), rest homes, nursing homes, convalescent homes, homes for the aged, and institutions for the aged; and multi-family dwellings and housing for the elderly persons; and churches, rectories, parishes houses; convents and monasteries uses and accessory parking uses; and uses related or accessory to any of the foregoing uses.

Subarea B:

detached house, two-flat, townhouse, multi-unit (3+ units) residential, accessory parking, accessory and related uses.

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 205,887 square feet and an overall base FAR of 1.19.

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, Fleet and Facility Management and Buildings, 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 new 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 newly constructed 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 new improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. 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.

16. This Planned Development shall be governed by Section 17-13-0612. 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 the previous version of Planned Development Number 869 as approved by City Council on June 4, 2003.

[Existing Zoning Map; Existing Land-Use Map; Subarea Map; Property Line and Boundary Map; Site Plan; Tree Preservation and Removal Plan -- Inventories, Notes and Details; Landscape Plans; and Buildings Elevations referred to in these Plan of Development Statements printed on pages 62650 through 62669 of this *Journal*.]

* Editor's Note: Lettering discrepancy in original document.

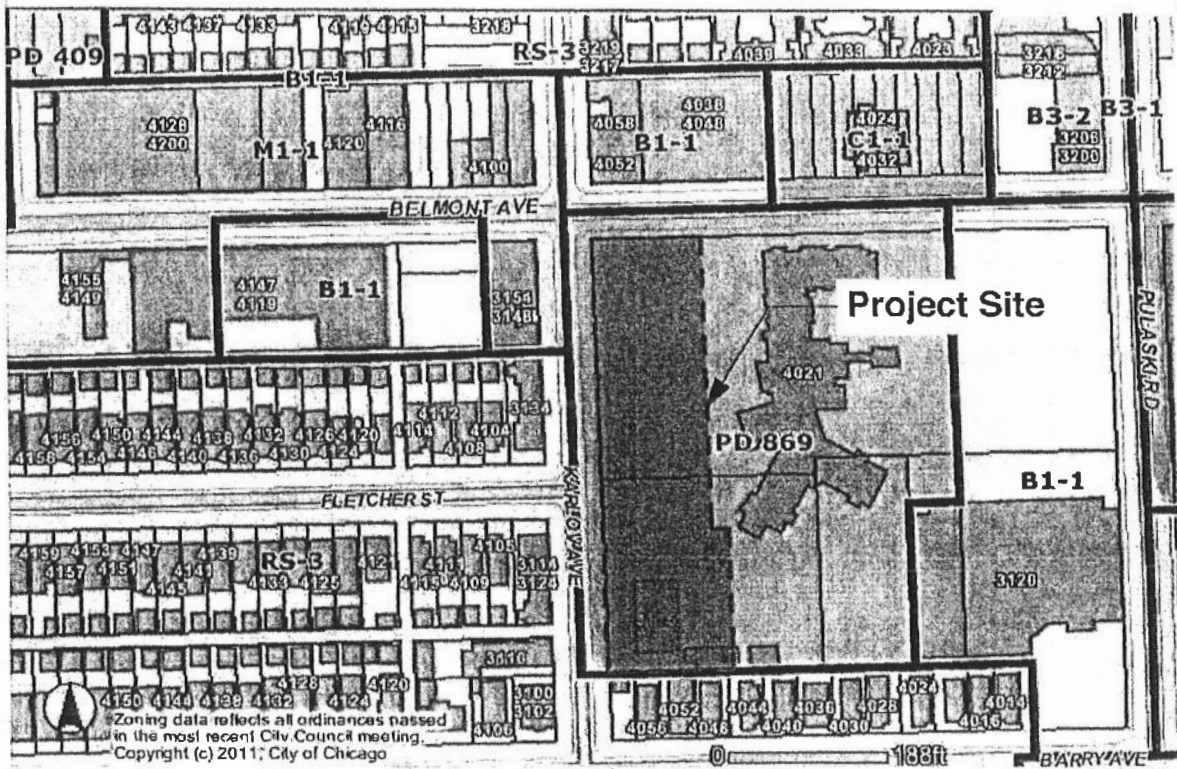
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 869, As Amended.

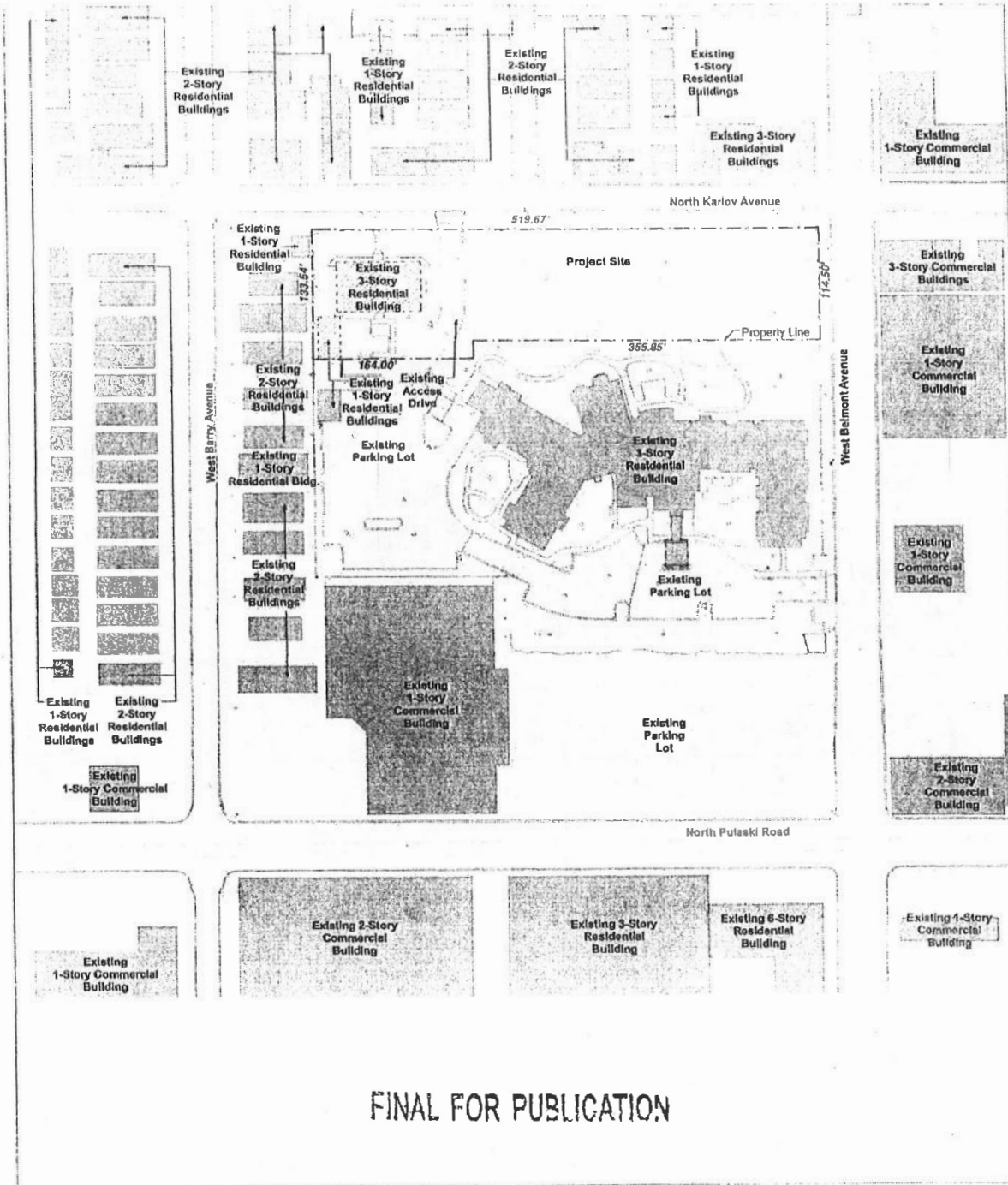
Bulk And Data Table.

Zoning Bulk Data Table	Subarea A	Subarea B	Total
Gross Site Area (square feet):	153,321	84,643	237,964
Gross Site Area (acre):	3.52	1.94	5.46
Area in Adjoining Right-of-Way (square feet)	10,062	22,015	32,077
Net Site Area (square feet):	143,259	62,628	205,887
Maximum Permitted FAR ratio:	0.753	2.189	1.19
Maximum Number of Units:	0	22	22
Maximum Number of Off-Street Parking Spaces:	85	44	2 spaces per unit/44 total
Minimum Number of Off-Street Loading Berths:	1	0	
Maximum Permitted Building Height:	38 feet	44 feet	
Maximum Site Coverage:	per approved site plan	per approved site plan	
Minimum Periphery Setbacks:	per approved site plan	per approved site plan	

FINAL FOR PUBLICATION



 <p>pappageorgehaymes partners architect</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.3344 FAX 204.8986</p>	<p>Applicant: Belmont Karlov, LLC 605 North Michigan Avenue, 4th Floor, Chicago</p>
--	---



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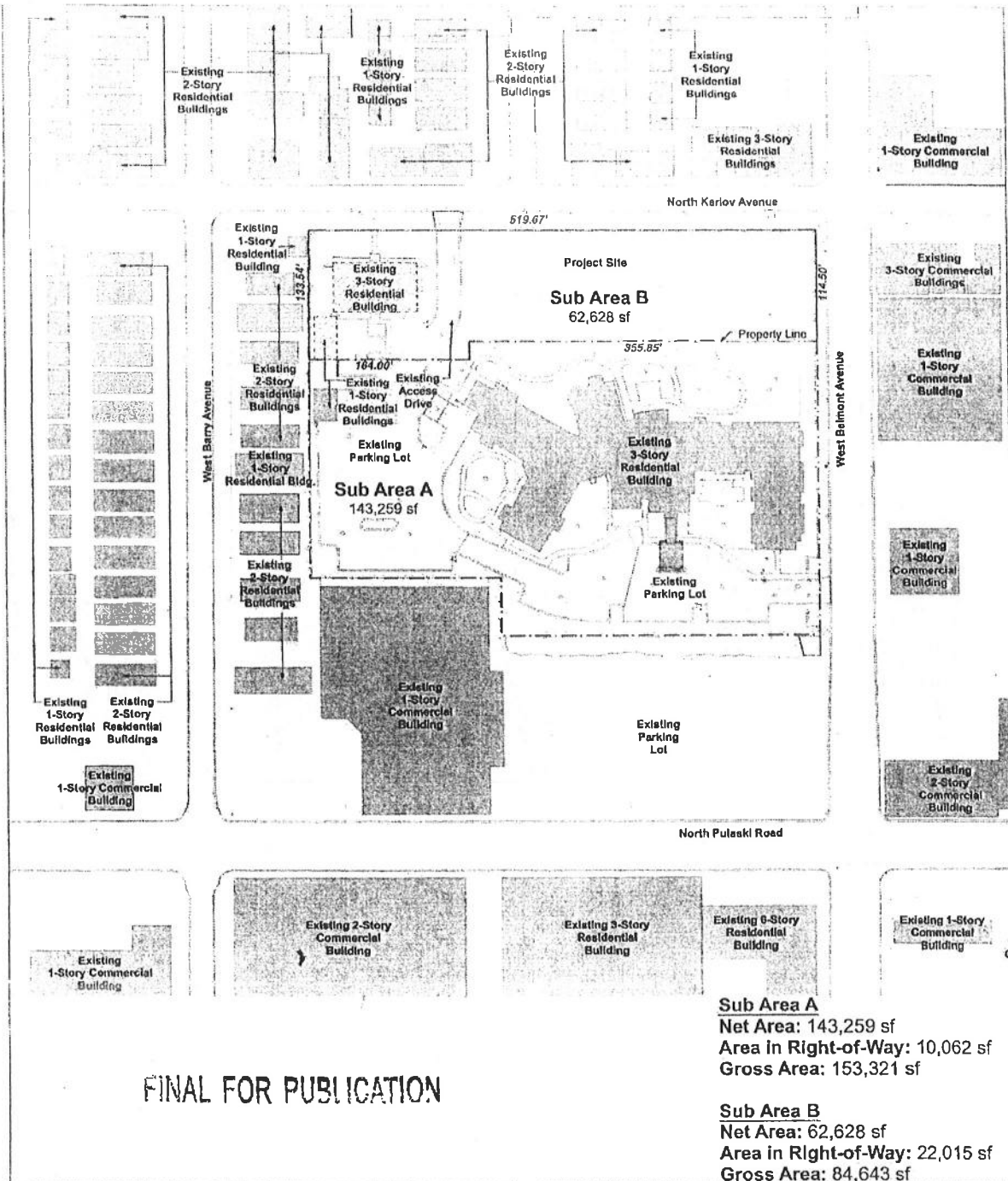
Applicant: **Belmont Karlov, LLC**
605 North Michigan Avenue, 4th Floor.
Chicago, Illinois, 60611

Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: September 2017
Plan commission date: October 19, 2017

Existing Land Use Map
Scale: 1:1600



11/21/2017 11:58 AM



Sub Area A
 Net Area: 143,259 sf
 Area in Right-of-Way: 10,062 sf
 Gross Area: 153,321 sf

Sub Area B
 Net Area: 62,628 sf
 Area in Right-of-Way: 22,015 sf
 Gross Area: 84,643 sf



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Applicant: Belmont Karlov, LLC
 605 North Michigan Avenue, 4th Floor
 Chicago, Illinois, 60611

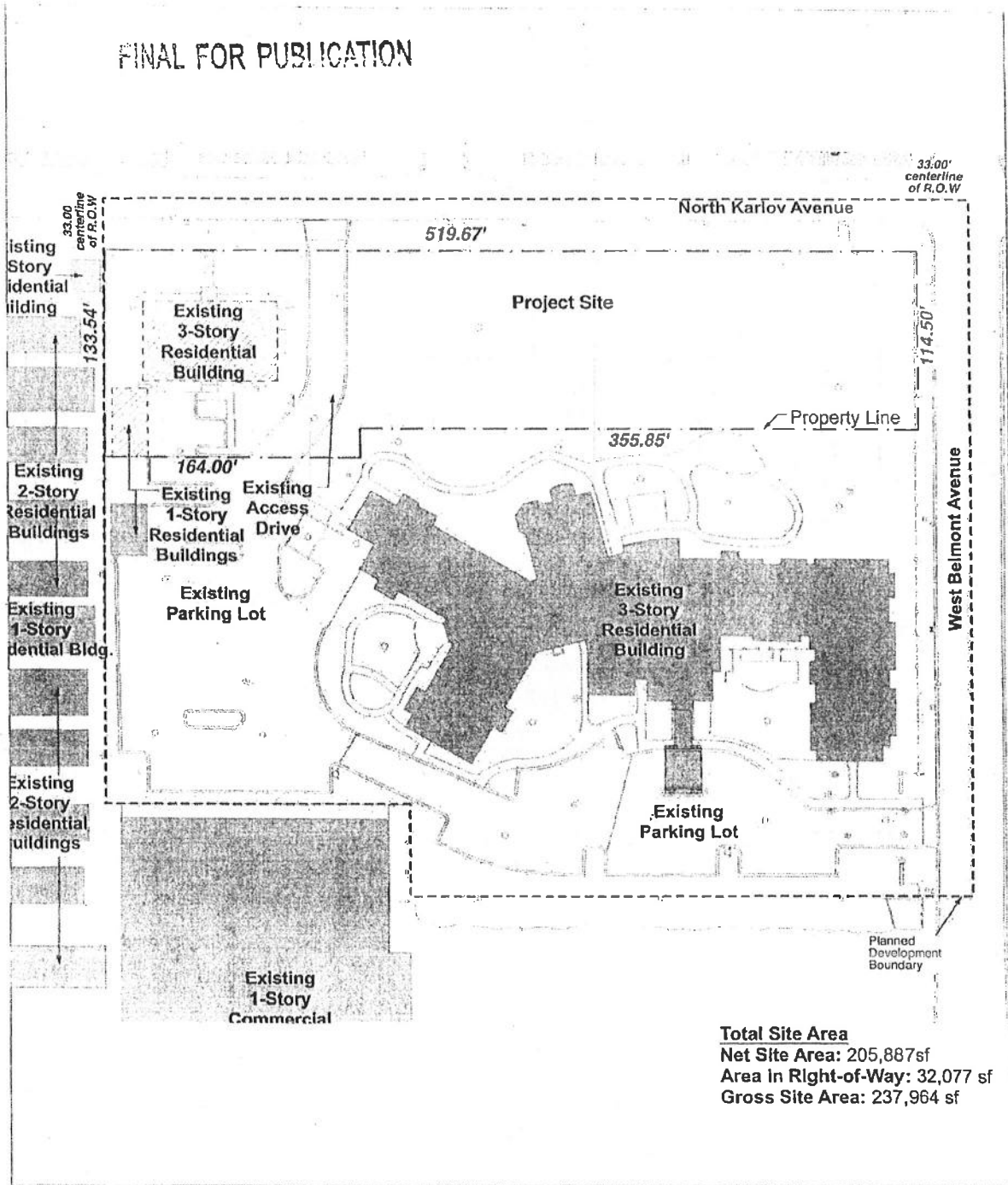
Project Address: 3145 North Karlov Chicago, IL 60641

Introduction date: September 2017
Plan commission date: October 18, 2017

Sub Area Map
 Scale: 1:1600



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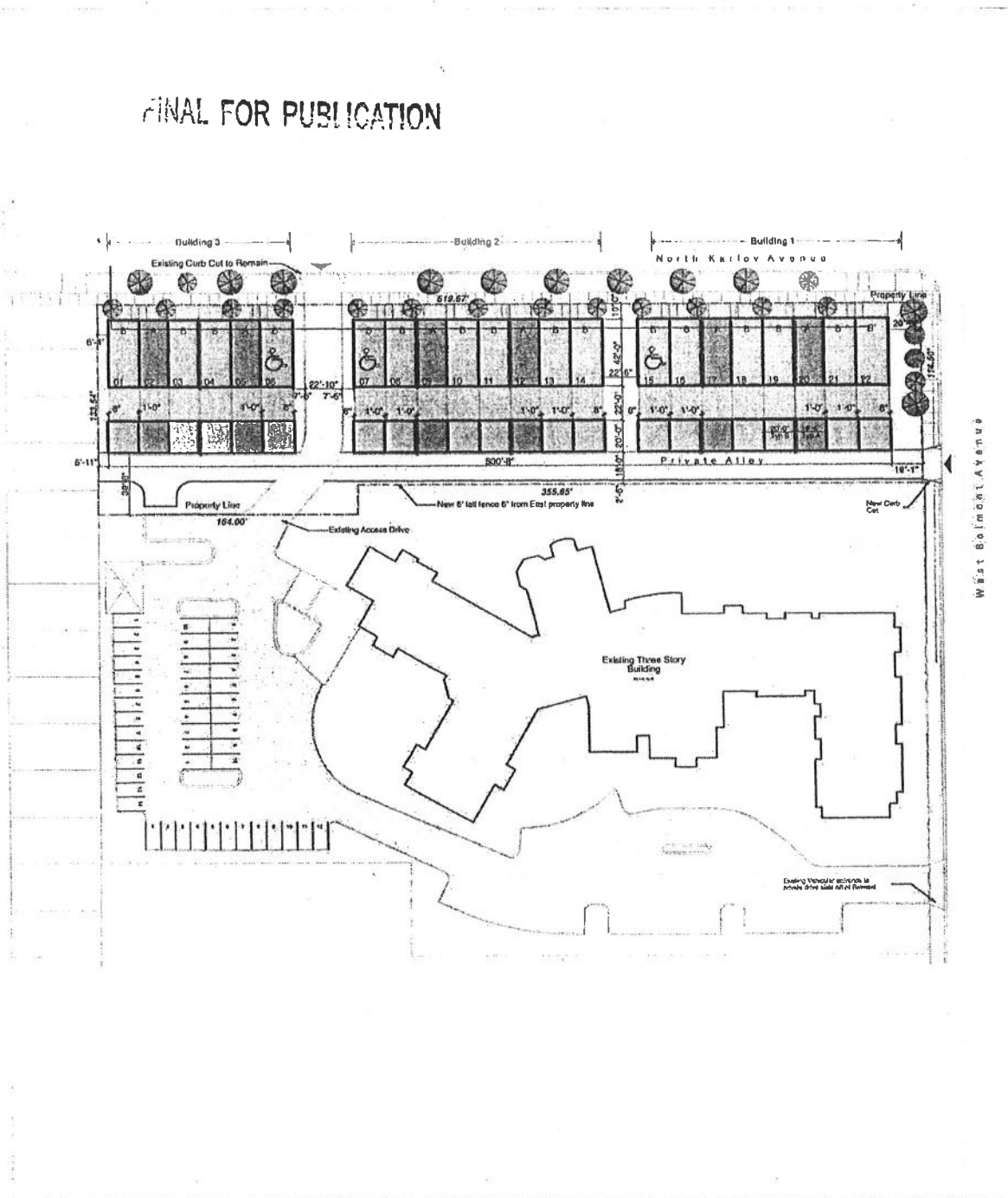
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312.337.3344 FAX 204.6999

Applicant: **Belmont Karlov, LLC**
805 North Michigan Avenue, 4th Floor,
Chicago, Illinois, 60611
Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: September 2017
Plan commission date: October 19, 2017

Property Line and PD Boundary Map
Scale: 1:1000



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Applicant: Belmont Karlov, LLC
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Chicago, Illinois, 60611

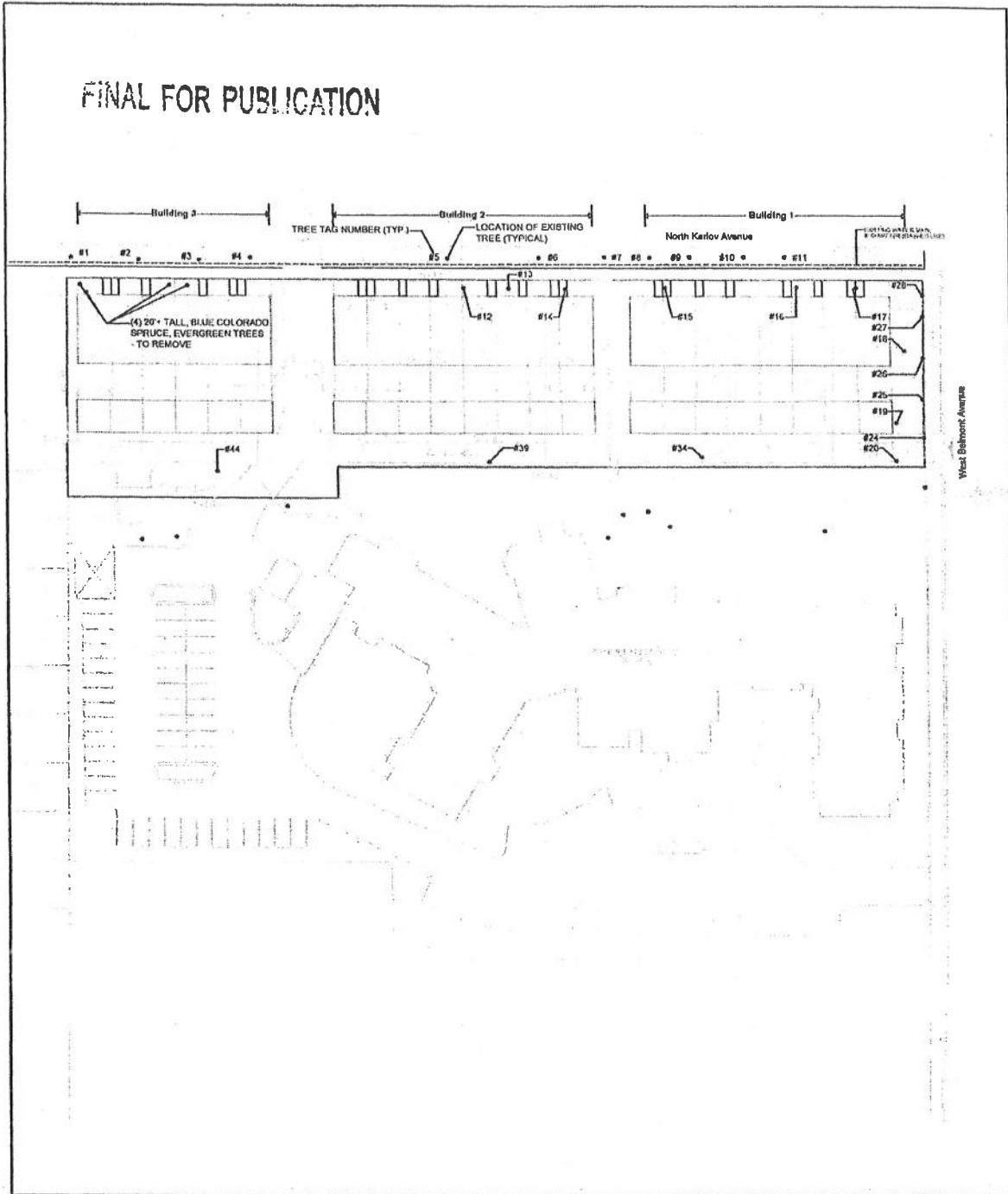
Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: September 2017
Plan commission date: October 19, 2017

Site Plan
Scale: 1:1000



A COMMITMENT TO EXCELLENCE

FINAL FOR PUBLICATION



Dickson Design Studio, Inc.
Landscape Architect

dickson design
ARCHITECTS

626 Skyline Drive
Algonquin, IL 60102
847.878.4019 FAX 224.333.0539

Applicant: Belmont Karlov, LLC

605 North Michigan Avenue, 4th Floor
Chicago, Illinois, 60611


Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: June 19, 2017 / REVISED October 16, 2017
Plan commission date: October 19, 2017

Tree Preservation & Removal - Plan (1 of 5)
Scale: 1" = 80'-0"



Tree ID	Common Name	DBH (Diameter at 4.5 feet above grade)	# of Stems	Condition Rating	Canopy Radius (ft)	SCRZ		CRZ Critical Root Zone Radius in Ft (1.5 ft radius/in DBH)	FINAL FOR PUBLICATION Condition Notes	Form Condition Notes	REMOVAL (Y/N)
						Structural Critical Root Zone (radius) in Feet	Critical Root Zone Radius in Ft (1.5 ft radius/in DBH)				
1	maple, silver	15	2	Fair	22	8.00	22.50	TwIn-stemmed, Water sprouts, Cavity on one lead	Small DW (1-2"), Branch Decay, Overhead Utility, Crown dieback	N	
2	maple, red	6	1	Fair	10	4.00	9.00	Mechanical damage, Trunk decay, Compacted soils	Full Crown	N	
3	ash, green	30	1	Fair	32	10.00	45.00	Compacted soils, Insect/Disease Problem	Full Crown, Large DW (3"+), Small DW (1-2"), Crown dieback	N	
4	ash, green	27	1	Fair	20	10.00	40.50	Compacted Soils, Insect/Disease Problem,	Full Crown, Large DW (3"+), Small DW (1-2"), Crown dieback	N	
5	ash, green	20	1	Fair	20	9.00	30.00	Compacted Soils, Insect/Disease Problem,	Full Crown, Large DW (3"+), Small DW (1-2"), Crown dieback	N	
6	ash, green	28	1	Poor	24	10.00	42.00	Compacted soils, Mechanical damage	Full Crown, Large DW (3"+), Small DW (1-2"), Trunk Decay, Crown dieback	N	
7	honeylocust, thornless	16	1	Good	16	8.00	24.00	Exposed roots, Compact soils, Mechanical damage	Full Crown, Small DW (1-2")	N	
8	honeylocust, thornless	13	1	Good	20	7.00	19.50	Girdling roots, Compact soils, Mechanical damage, Dead limbs	Full Crown, Small DW (1-2")	N	
9	honeylocust, thornless	13	1	Good	20	7.00	19.50	Girdling roots, Compact soils, Mechanical damage, Dead limbs	Full Crown, Small DW (1-2")	N	
10	honeylocust, thornless	15	1	Good	22	8.00	22.50	Compact soils, Mechanical damage, Dead limbs	Full Crown, Small DW (1-2"), Broken Limbs	N	
11	ash, green	8	1	Fair	12	5.00	12.00	Mechanical damage, Insect/Disease Problem	Full Crown, Small DW (1-2"), Broken Limbs	N	
12	maple, red	6	1	Fair	8	4.00	9.00	Compacted soils	Full Crown	Y	

Tree ID	Common Name	DBH	# of Stems	Condition Rating	Canopy Radius (ft)	SCRZ	CRZ	FINAL FOR PUBLICATION Condition Notes	Form Condition Notes	REMOVAL (Y/N)
		(Diameter at 4.5 feet above grade)				Structural Critical Root Zone (radius) in Feet	Critical Root Zone Radius in Ft (1.5 ft radius/in DBH)			
13	hackberry, common	7	1	Good	15	4.00	10.50	Compacted soils	Full Crown	Y
14	hackberry, common	6	1	Fair	8	4.00	9.00	Compacted soils	Full Crown	Y
15	hackberry, common	5	1	Good	8	3.00	7.50	Compacted soils	Full Crown	Y
16	maple, red	9	1	Good	10	5.00	13.50	Mechanical Damage	Full Crown, Weak Union, Improperly Pruned	Y
17	maple, red	10	1	Fair	12	6.00	15.00	Mechanical Damage	Full Crown, Included Bark, Weak Union, Mechanical Damage,	Y
18	hackberry, common	5	1	Good	8	3.00	7.50	Compacted soils	Full Crown,	Y
19	hackberry, common	7	1	Good	10	4.00	10.50	Exposed roots	Full Crown,	Y
20	hackberry, common	7	1	Good	10	4.00	10.50	Compacted soils	Full Crown,	Y
24	pear, Callery	6	1	Fair	8	4.00	9.00	Compacted soils, Exposed roots, Mechanical damage	Full Crown, Included Bark, Weak Union, Improperly Pruned	Y
25	pear, Callery	6	1	Good	8	4.00	9.00	Compacted soils, Exposed roots, Mechanical damage	Full Crown, Included Bark, Weak Union, Improperly Pruned	N
26	pear, Callery	6	1	Good	8	4.00	9.00	Compacted soils, Mechanical damage	Full Crown, Included Bark, Weak Union	N
27	pear, Callery	7	1	Good	8	4.00	10.50	Compacted soils, Mechanical damage	Full Crown, Included Bark, Weak Union	N
28	pear, Callery	6	1	Fair	8	4.00	9.00	Compacted soils, Exposed roots, Stressed, Mechanical damage	Full Crown, Included Bark, Weak Union	N
34	maple, red	5	1	Fair	8	3.00	7.50	Chlorotic, Stressed, Mechanical damage	Full Crown, Trunk Decay, Weak Union	Y
39	hackberry, common	6	1	Good	8	4.00	9.00	Compacted soils	Full Crown,	Y
44	honeylocust	10	1	Good	12	6.00	15.00	Compacted Soils, Mechanical damage, Exposed roots	Full Crown, Small DW (1-2')	N

 <p>Dickson Design Studio, Inc. Landscape Architect</p> <p>526 Skyline Drive Algonquin, IL 60102 847.876.4019 FAX 224.333.0530</p>	<p>Applicant: Belmont Karlov, LLC</p> <p>605 North Michigan Avenue, 4th Floor. Chicago, Illinois, 60611</p> <p>Project Address: 3145 North Karlov Chicago, IL 60641 Introduction date: June 19, 2017 / REVISED October 19, 2017 Plan commission date: October 19, 2017</p>	<p>Tree Preservation & Removal - Inventory (3 of 5)</p>
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NOTES

TREE SURVEY & INVENTORY:

- TREE SURVEY WAS COMPLETED BY: TFW MAPPING & SURVEYING, INC.
- TREE INVENTORY WAS COMPLETED BY CERTIFIED ARBORISTS: THE DAVEY RESOURCE GROUP
- ALL OFFSITE TREES SHALL BE PRESERVED
- PRIOR TO COMMENCING ANY CONSTRUCTION, ALL EXISTING TREES TO BE PRESERVED SHALL HAVE TREE PROTECTION FENCING ERECTED. PROTECTION FENCING SHALL REMAIN INTACT UNTIL ALL CONSTRUCTION ACTIVITIES ONSITE HAVE BEEN COMPLETED.

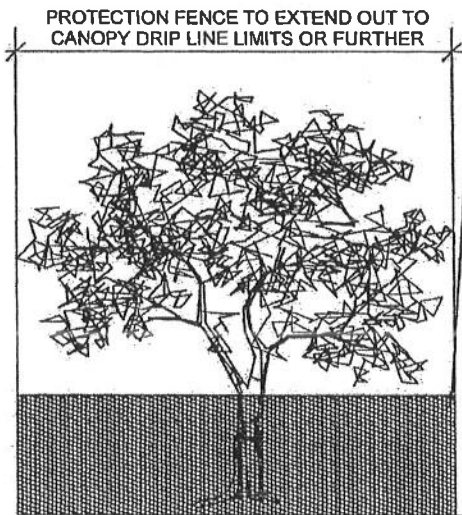
SUMMARY NOTES - EXISTING TREES:

- TOTAL EXISTING TREES ONSITE = 33
- TOTAL CALIPER INCHES ONSITE = 305" + (4) 20'+ TALL, EVERGREEN TREES
- TOTAL QUANTITY OF TREES TO PRESERVE = 16
- TOTAL CALIPER INCHES TO PRESERVE = 239"
- TOTAL QUANTITY OF TREES TO REMOVE = 17
- + TOTAL CALIPER INCHES TO REMOVE = 66" + (4) 20'+ TALL, EVERGREEN TREES

 <p>Dickson Design Studio, Inc. Landscape Architect</p> <p>526 Skyline Drive Algonquin, IL 60102 847.876.4019 FAX 224.333.0539</p> <p>dickson design s i l l i o</p>	<p>Applicant: Belmont Karlov, LLC</p> <p>805 North Michigan Avenue, 4th Floor Chicago, Illinois, 60611</p> <p>Project Address: 3145 North Karlov Chicago, IL 60641 Introduction date: June 19, 2017 / REVISED October 19, 2017 Plan commission date: October 19, 2017</p>	<p>Tree Preservation & Removal - Notes (4 of 5)</p>
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FOR PUBLICATION

TREE PROTECTION FENCE DETAIL



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

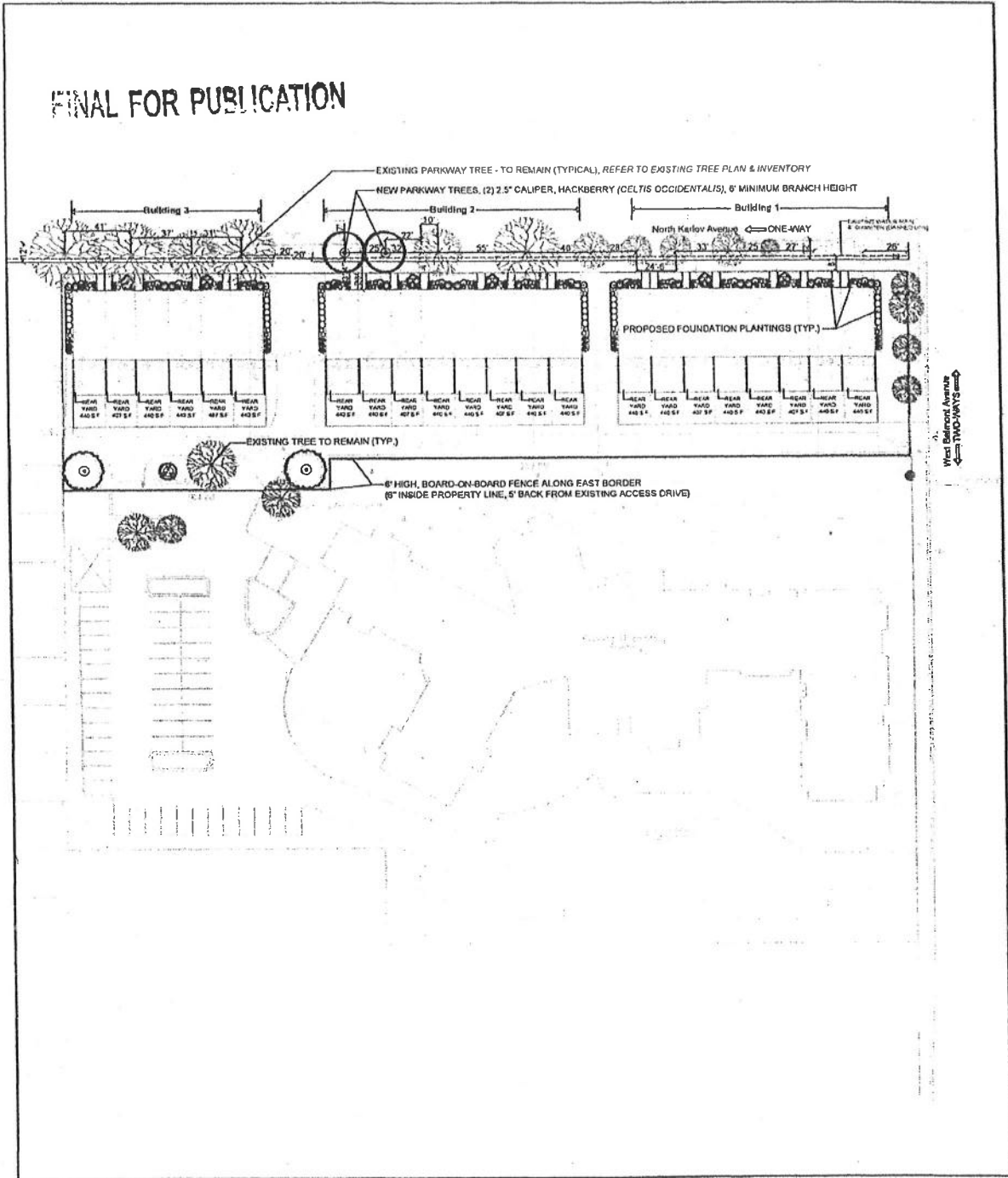
FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.



FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

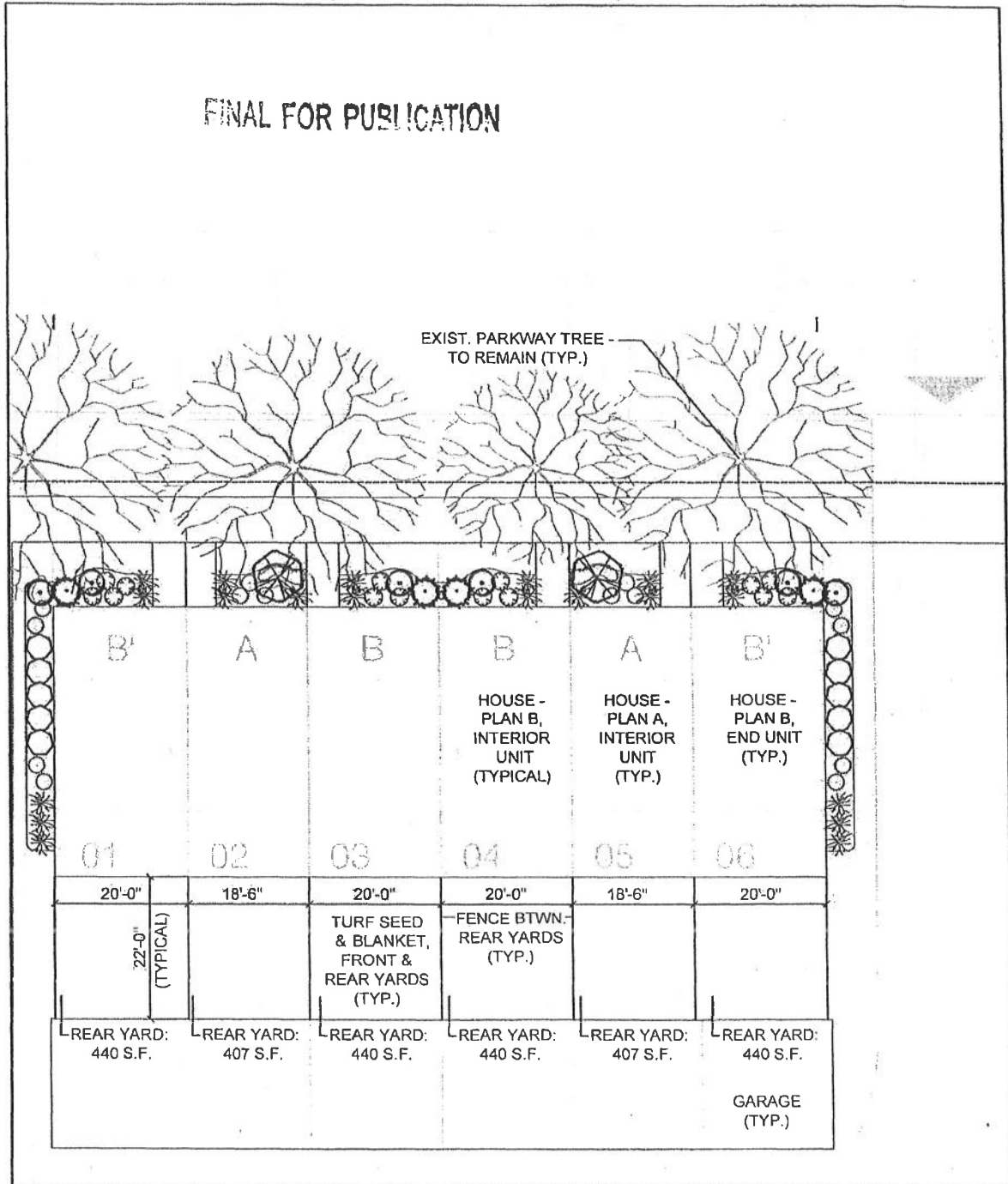
SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

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 <p>Dickson Design Studio, Inc. Landscape Architect</p> <p>526 Skyline Drive Algonquin, IL 60102 847.876.4019 FAX 224.333.0539</p>	<p>Applicant: Belmont Karlov, LLC</p> <p>605 North Michigan Avenue, 4th Floor Chicago, Illinois, 60611</p> <p>Project Address: 3145 North Karlov Chicago, IL 60641 Introduction date: June 19, 2017 / REVISED October 16, 2017 Plan commission date: October 10, 2017</p>	<p>Landscape Plan - Overall (1 of 6)</p> <p>Scale: 1" = 80'-0"</p> 
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PLANT SYMBOLS KEY

EXISTING SHADE TREES



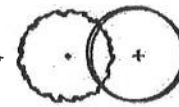
EXISTING EVERGREEN TREES



EXISTING PLANT MATERIAL



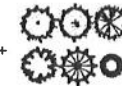
SHADE TREES, 2.5"+



ORNAMENTAL TREES, 6"+



EVERGREEN TREES, 6"+



LARGE, DECIDUOUS SHRUBS, 36"+ ○○○

SMALL, DECIDUOUS SHRUBS, 24"+ ○○○○

EVERGREEN SHRUBS, 24"+ ○○○○

LARGE, ORNAMENTAL GRASS, 3 GAL. ✱


SMALL, ORNAMENTAL GRASS, 1 GAL. ✱

PERENNIALS, 1 GAL. ○○

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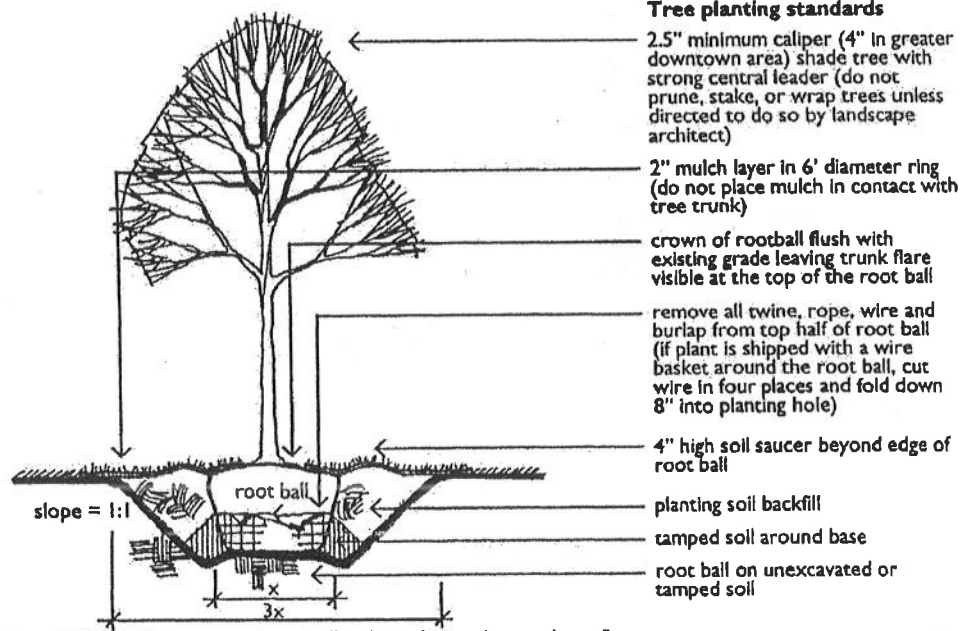
GENERAL LANDSCAPE NOTES

1. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
2. GENERAL PLANT NOTES:
 - A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - C. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (4"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
4. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
5. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
6. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
7. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
8. ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
9. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
10. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
11. *PER CITY OF CHICAGO*: PARKWAY TREES WITHIN 5'x10' GRATED AT GRADE PLANTERS MUST HAVE A 24" MINIMUM OPENING.

 <p>Dickson Design Studio, Inc. Landscape Architect</p> <p>526 Skyline Drive Aiguonquin, IL 60102 847.876.4018 FAX 224 333 0538</p>	<p>Applicant: Belmont Karlov, LLC</p> <p>605 North Michigan Avenue, 4th Floor Chicago, Illinois, 60611</p> <p>Project Address: 3145 North Karlov Chicago, IL 60641 Introduction date: June 19, 2017 / REVISED October 19, 2017 Plan commission date: October 19, 2017</p>	<p>Landscape Plan - Statements (4 of 6) Not to Scale</p>
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PLANTING DETAILS (PER CITY OF CHICAGO)



- Tree planting standards**
- 2.5" minimum caliper (4" in greater downtown area) shade tree with strong central leader (do not prune, stake, or wrap trees unless directed to do so by landscape architect)
 - 2" mulch layer in 6' diameter ring (do not place mulch in contact with tree trunk)
 - crown of rootball flush with existing grade leaving trunk flare visible at the top of the root ball
 - remove all twine, rope, wire and burlap from top half of root ball (if plant is shipped with a wire basket around the root ball, cut wire in four places and fold down 8" into planting hole)
 - 4" high soil saucer beyond edge of root ball
 - planting soil backfill
 - tamped soil around base
 - root ball on unexcavated or tamped soil

tree pit 3 times wider than diameter of root ball (edges of pit to be roughened)

NOTE! PER CITY OF CHICAGO: GATOR STYLE IRRIGATION BAGS ARE NOT PERMITTED.

 <p>Dickson Design Studio, Inc. Landscape Architect</p> <p>526 Skyline Drive Algonquin, IL 60102 647.878.4019 FAX 224.333.0539</p>	<p>Applicant: Belmont Karlov, LLC</p> <p>805 North Michigan Avenue, 4th Floor. Chicago, Illinois, 60611</p> <p>Project Address: 3145 North Karlov Chicago, IL 60641 Introduction date: June 18, 2017 / REVISED October 19, 2017 Plan commission date: October 19, 2017</p>	<p>Landscape Plan - Planting Detail (5 of 6) Not to Scale</p>
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ESTIMATED TIME OF PLANTING SHALL BE JUNE 15, 2018

OWNER & LANDSCAPE ARCHITECT STATEMENT

The undersigned acknowledges that the landscape planting plan shown on the landscape plan for the property at SEC N. Karlov Avenue & W. Belmont Avenue; Chicago, Illinois, has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

Existing parkway and on-site interior trees, that are to be preserved, are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged. Approval from the Bureau of Forestry shall be obtained before any existing parkway and on-site interior trees are removed.

Owner (name & signature) MICHAEL CAUBE

Date: 11/2/17


Property Owner -

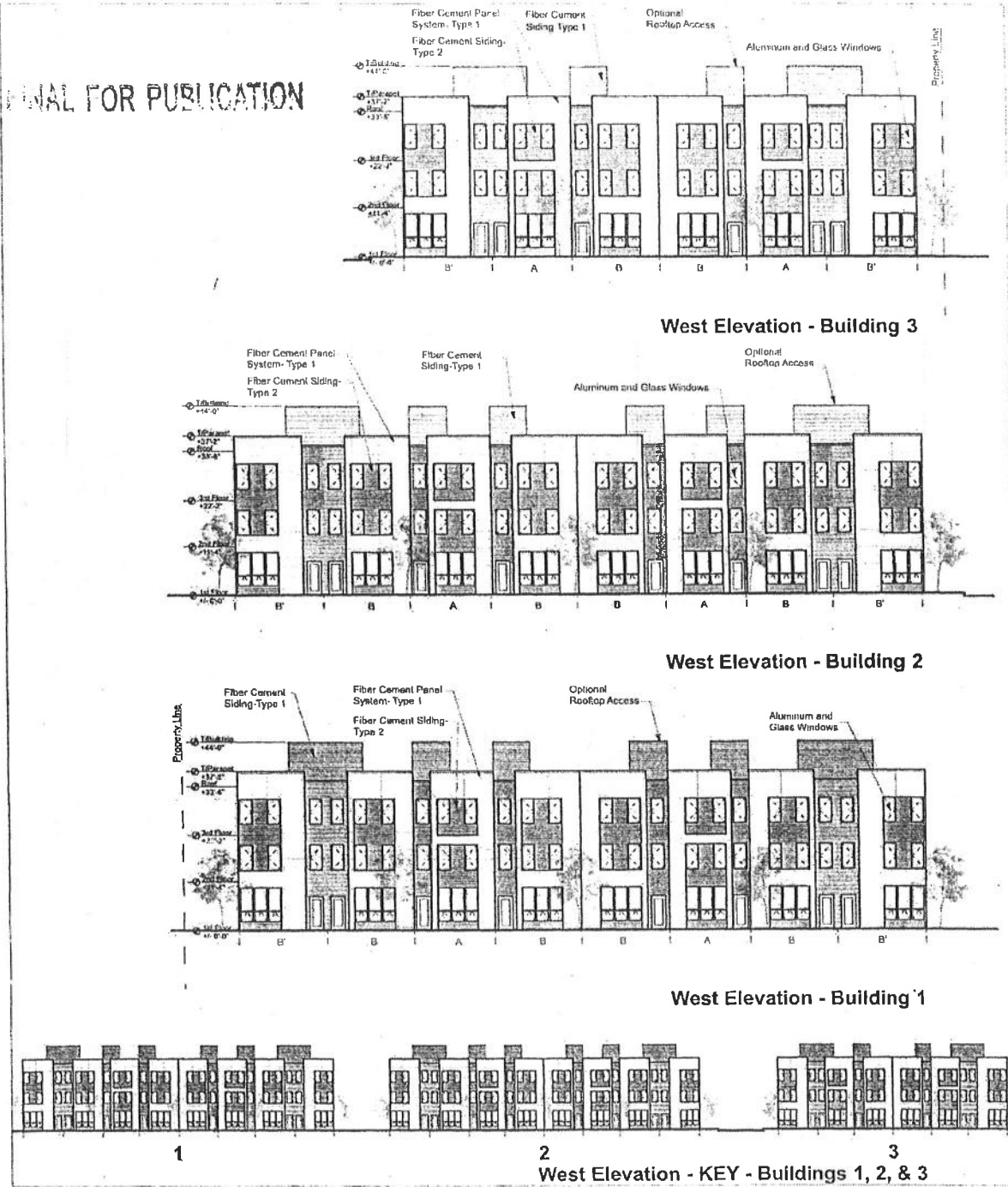
(Name) Belmont Karlov, LLC
(Address) 605 N. Michigan Avenue, 4th Floor, Chicago, IL 60611
(Tel) (847) 875-8289

The undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plans for the property at 817-837 W. 38th Street; Chicago, Illinois, has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance."

Landscape Architect: Sharon L. Dickson
Date: 10/2/17

Sharon L. Dickson
Illinois Registered Landscape Architect, No. 157-001337
(Expiration date 8/31/19)
Dickson Design Studio, Inc.- 526 Skyline Drive; Algonquin, IL
Tel (847) 878-4019

 <p>Dickson Design Studio, Inc. Landscape Architect 526 Skyline Drive Algonquin, IL 60102 847.878.4019 FAX 224 333 0539</p>	<p>Applicant: Belmont Karlov, LLC 605 North Michigan Avenue, 4th Floor Chicago, Illinois, 60611 Project Address: 3145 North Karlov Chicago, IL 60641 Introduction date: June 19, 2017 / REVISED October 19, 2017 Plan commission date: October 19, 2017</p>	<p>Landscape Plan - Statements (6 of 6) Not to Scale</p>
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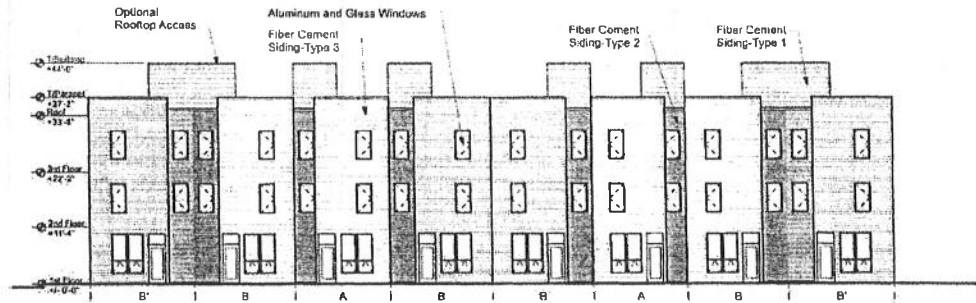


	<p>pappageorgehaymes partners architect</p> <p>840 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.3344 FAX 204.8958</p>	<p>Applicant: Belmont Karlov, LLC 805 North Michigan Avenue, 4th Floor, Chicago, Illinois, 60611</p> <p>Project Address: 3145 North Karlov Chicago, IL 60641 Introduction date: September 2017 Plan commission date: October 19, 2017</p>	<p>Elevations- West Scale: 1:800, 1" = 30'</p>
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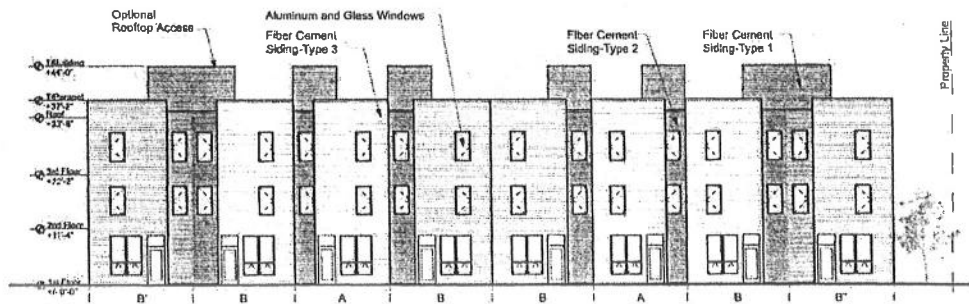
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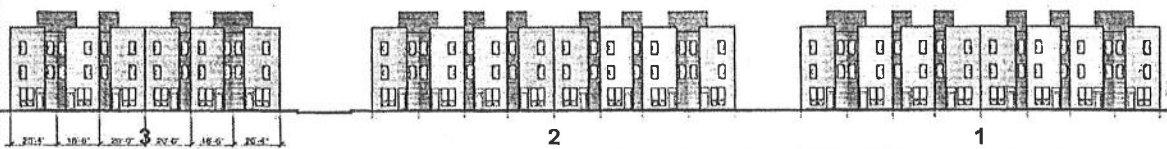
East Elevation - Building 3



East Elevation - Building 2



East Elevation - Building 1



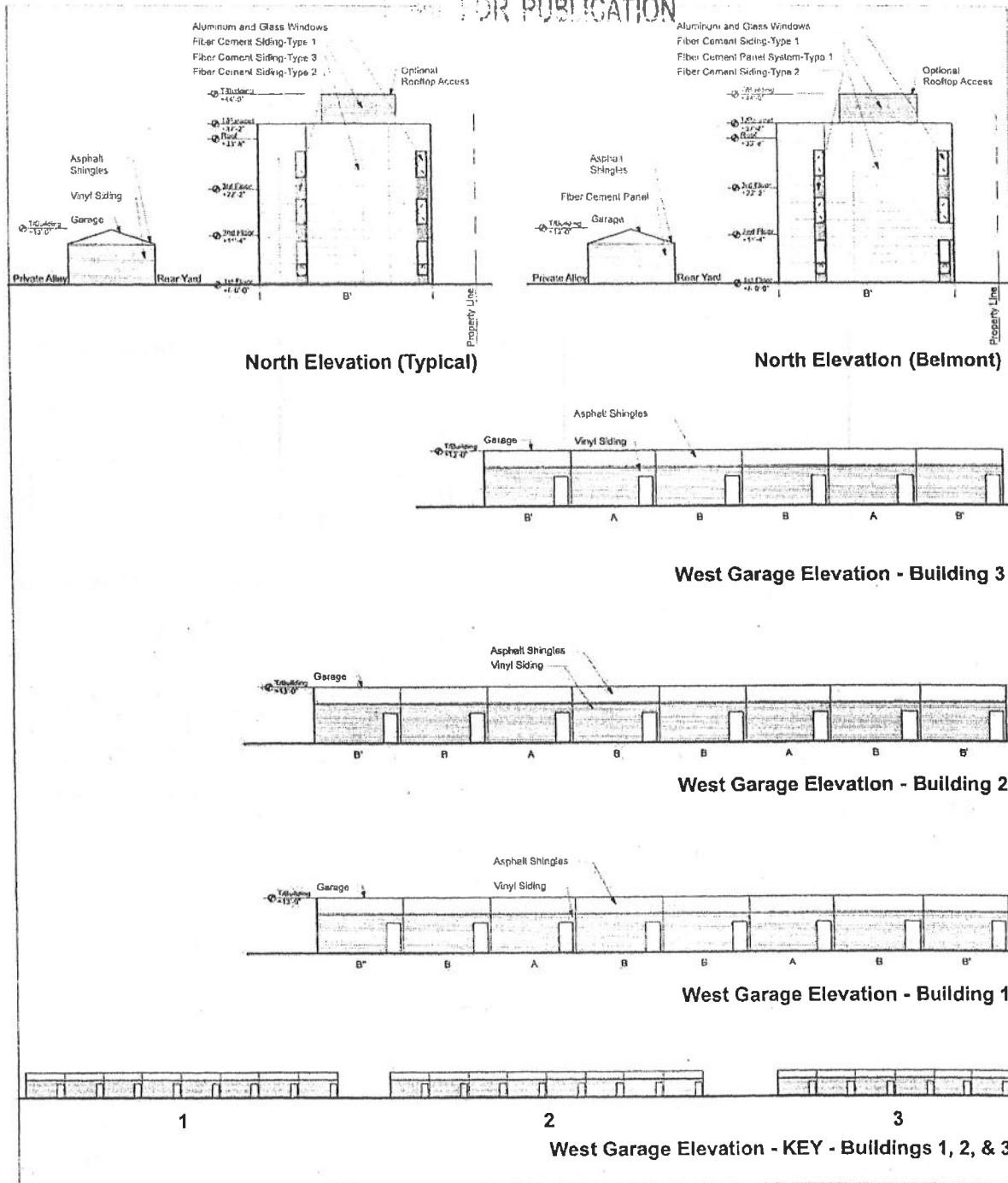
East Elevation - KEY - Buildings 1, 2, & 3

pappageorgehaymes partners
architect
640 N. LaSalle, Suite 400
Chicago, IL 60654
312.337.3344 FAX 204.8998

Applicant: **Belmont Karlov, LLC**
805 North Michigan Avenue, 4th Floor,
Chicago, Illinois, 60611
Project Address: 3145 North Karlov Chicago, IL 60641
Introduction date: **September 2017**
Plan commission date: **October 19, 2017**

Elevations- East
Scale: 1:800, 1" = 30'

FOR PUBLICATION



pappageorgehaymes partners
 architect

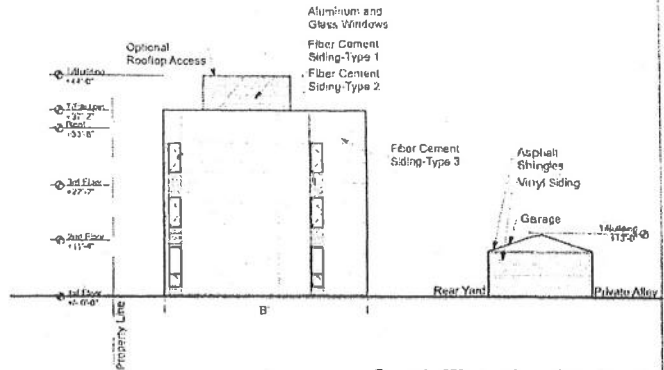
840 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344 FAX 204.8968

Applicant: **Belmont Karlov, LLC**
 605 North Michigan Avenue, 4th Floor.
 Chicago, Illinois, 60611

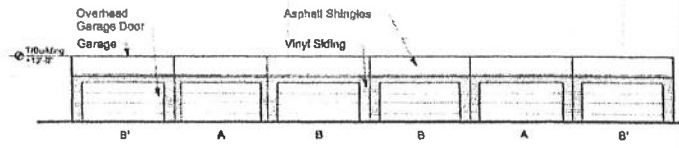
Project Address: 3145 North Karlov Chicago, IL 60641
 Introduction date: September 2017
 Plan commission date: October 19, 2017

Elevations- North/West
 Scale: 1" = 30', 1:800

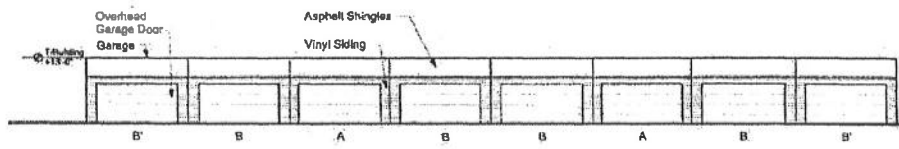
FOR PUBLICATION



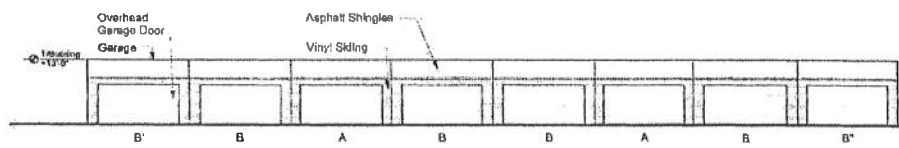
South Elevation (Typical)



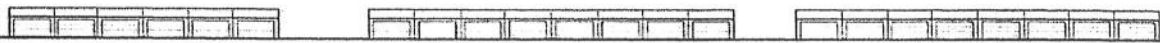
East Garage Elevation - Building 3



East Garage Elevation - Building 2



East Garage Elevation - Building 1



East Garage Elevation - KEY - Buildings 1, 2, & 3



pappageorgehaymes partners
 architect
 649 N LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344 FAX 204.8988

Applicant: Belmont Karlov, LLC
 605 North Michigan Avenue, 4th Floor,
 Chicago, Illinois, 60611
 Project Address: 3145 North Karlov Chicago, IL 60641
 Introduction date: September 2017
 Plan commission date: October 19, 2017

Elevations- South/East
 Scale: 1" = 30', 1:800

*Reclassification Of Area Shown On Map Number 6-J.
(Application Number 13970)*

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 B2-2 Restricted Retail District symbols and indications as shown on Map Number 6-J in the area bounded by:

West 25th Street; South Drake Avenue; a line 34.72 feet south of West 25th Street; and the alley next west of and parallel to South Drake Avenue,

to those of a B4-2 Restricted Service 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 Number 7-K.

(As Amended)

(Application Number 13917) R1PD 869,00

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 current R3 General Residence District symbols and indications as shown on Map Number 7-K in the area bounded by:

West Belmont Avenue; a line 418.92 feet east of and parallel to North Karlov Avenue; a line 324.73 feet south of and parallel to West Belmont Avenue; a line 357.94 feet east of and parallel to North Karlov Avenue; a line 520.11 feet south of and parallel to West Belmont Avenue; and North Karlov Avenue,

to those of an R4 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the proposed R4 General Residence District symbols and indications as shown on Map Number 7-K in the area bounded by:

West Belmont Avenue; a line 418.92 feet east of and parallel to North Karlov Avenue; a line 324.73 feet south of and parallel to West Belmont Avenue; a line 357.94 feet east of and parallel to North Karlov Avenue; a line 520.11 feet south of and parallel to West Belmont Avenue; and North Karlov Avenue,

to those of a Residential-Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development Statements and Bulk Regulations and Data Table attached hereto 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-Institutional Planned Development Number ~~869~~.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Institutional Planned Development (the "Property"), consists of approximately two hundred five thousand eight hundred eighty-seven (205,887) square feet (approximately four and seventy-three hundredths (4.73) acres of land area) and is depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned or controlled by Franciscan Communities, an Illinois not-for-profit corporation (the "Applicant"). These plan of development statements, together with the exhibits hereto, and this ordinance, may hereafter be referred to as the "Planned Development".
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys or easements and any adjustment of rights-of-way shall require a separate submittal by the Applicant and approval by the City Council.
3. 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 title holder(s), ground lessor(s) of the Property. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder(s), ground lessor(s) and any residential condominium association that may

be formed. Pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement 3 shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the Property. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.

4. This Planned Development consists of sixteen (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 Subarea Plan; a Site/Landscape Plan, and Landscape Plan and Fence Plan Details and Building Elevations, all prepared by Eppstein Uhen Architects and dated May 15, 2003. Full size sets are on file with the Department of Planning and Development (the "Department"). These and no other zoning controls shall apply to the Property. This Planned Development conforms with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses of the Property shall be permitted upon the Property: skilled nursing establishments (i.e., establishments providing services to residents who require the skills of professional health-care personnel such as registered or licensed practical nurses); assisted living establishments (i.e., establishments providing personal, supportive and intermittent health-related services for persons needing assistance in their residences with the activities of daily living), rest homes, nursing homes, convalescent homes, homes for the aged and institutions for the aged; and multi-family dwellings and housing for elderly persons; and churches, rectories, parish houses; convents and monasteries uses and accessory parking uses; and uses related or accessory to any of the foregoing uses.
6. Identification signs shall be permitted upon the Property provided that such signs would be compatible with the character of development authorized by this Planned Development and with the character of the area in which it is located. Temporary signs such as construction signs, marketing signs and temporary identification signs shall be permitted, subject to the review and approval of the Department.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department

of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the reasonable review and approval of C.D.O.T. and of the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped. No more than one (1) curb cut along West Belmont Avenue and one (1) curb cut along North Karlov Avenue shall be permitted except as may be authorized by administrative approval pursuant to the provisions of Statement 12(a) of this Planned Development.

8. In addition to the maximum heights of the buildings and any appurtenances attached thereto described in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
9. For purposes of floor area ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on Subarea A and Subarea B of the Property, including landscaping along the adjacent rights-of-way and all entrances and exists to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement 4 of this Planned Development with respect to Subarea A and Subarea B and the Subarea C Development Plan (to be established pursuant to the provisions of Statement 11 of this Planned Development) with respect to Subarea C. Improvements on all subareas shall comply with the parkway tree planting provisions of the Chicago Zoning Ordinance. The applicable building elevations may be modified, so long as they remain generally consistent with the nature and design of the improvements contemplated by this Planned Development. Subarea C shall be maintained with grass or other plant material until developed pursuant to the approval required by Statement 11 of this Planned Development.
11. Prior to the issuance of Department approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development of any improvements in Subarea "C" of the Property (the "Subarea C improvements"), the Applicant must submit a Site Plan (the "Subarea C Submittals") for the Department's review and approval.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the Property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) elevations of the improvements, with dimensions and materials indicated; and
- ~~(8) statistical information applicable to the Property limited to the following:~~
 - (a) floor area and floor area ratio;
 - (b) uses to be established;
 - (c) building heights; and
 - (d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development and illustrate conformance with the standards described by this Statement 11.

The Department shall approve the Subarea C Submittals if they demonstrate that the Subarea C improvements: (i) will substantially conform with the requirements of this Planned Development; (ii) will allow safe and efficient vehicular and pedestrian ingress, egress and circulation to, from and within Subarea C; (iii) will provide landscaping in accordance with the applicable provisions of the Chicago Zoning Ordinance; and (iv) will be designed so that the exterior architectural design will be compatible with the approved exterior architectural design of the improvements to Subarea A. Following the Department's approval of the Subarea C Submittals, said approved submittals (collectively, the "Subarea C Development Plan") shall constitute the approved development plan for Subarea C, shall be deemed an integral part of this Planned Development and shall be kept on permanent file with the Department. The Subarea C

Development Plan may be changed or modified pursuant to the provisions of Statement 12(a) of this Planned Development.

12. (a) The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include reduction in the minimum required distance between structures, reduction in periphery setbacks and increase of the maximum percent of land covered.

(b) ~~The Department acknowledges that the design of the Chapel facility located on Subarea A (depicted on exhibits described by Statement 4 of this Planned Development) may be modified prior to Part II approval.~~
13. The Applicant acknowledges that it is the City's policy to encourage new developments to incorporate "green roofs" to help reduce the adverse effects of "urban heat islands" and stormwater run-off. The Applicant agrees that the building to be developed on Subarea C will incorporate a green roof which is a minimum size equal to seventy-five percent (75%) of the building's roof surface and which has a minimum soil depth of two (2) inches to a maximum soil depth of four (4) inches.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
15. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-

3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

16. Unless substantial construction upon Subarea A as contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the R3 General Residence District classification. The six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department determines that cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Plan; Site and Landscape Plan; Landscape Plan and Fence Plan Details; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 2865 through 2874 of this *Journal*.]

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

Residential-Institutional Planned Development Number 869.

Bulk Regulations And Data Table.

Gross Site Area:	237,964 square feet (5.45 acres) = Net Site Area (205,887 square feet (4.73 acres)) + Area Remaining in Public Right-of-Way (32,077 square feet (.72 acres)).
Net Site Area:	205,887 square feet (4.73 acres).
Subareas:	
Subarea A:	138,705 square feet.
Subarea B:	17,539 square feet.
Subarea C:	49,643 square feet.

**Maximum Floor Area
Ratio (F.A.R.)¹:**

Overall:	1.19 F.A.R.
Subarea A:	0.68 F.A.R.
Subarea B:	0.67 F.A.R.
Subarea C:	2.78 F.A.R.

**Minimum Building
Setbacks:**

Subarea A:	15 feet from West Belmont Avenue right-of-way.
Subarea B:	15 feet from North Karlov Avenue right-of-way.
Subarea C:	15 feet from West Belmont Avenue and 15 feet from North Karlov Avenue right-of-way.

**Maximum Number of
Dwelling Units²:**

Overall:	122.
Subarea A:	0.
Subarea B:	12.
Subarea C:	110.

Notes:

1. The maximum floor area ratio and maximum building coverage may be exceeded in any subarea without further approval; provided that the total floor area ratio and the total site coverage over the net site area shall not exceed the overall maximums set forth above.
2. Living units contained within skilled nursing facilities and assisted nursing facilities shall not be considered dwelling units.

Maximum Site Coverage³:

Subarea A:	In substantial conformance with Site Plan.
Subarea B:	In substantial conformance with Site Plan.
Subarea C:	75%.

Maximum Number of Parking Spaces:

Subarea A:	78.
Subarea B:	7.
Subarea C:	0.4 spaces per dwelling unit.

Minimum Number of Off-Loading Berths⁴:

Subarea A:	1.
Subarea B:	0.
Subarea C:	1 for floor area which exceeds 10,000 square feet.

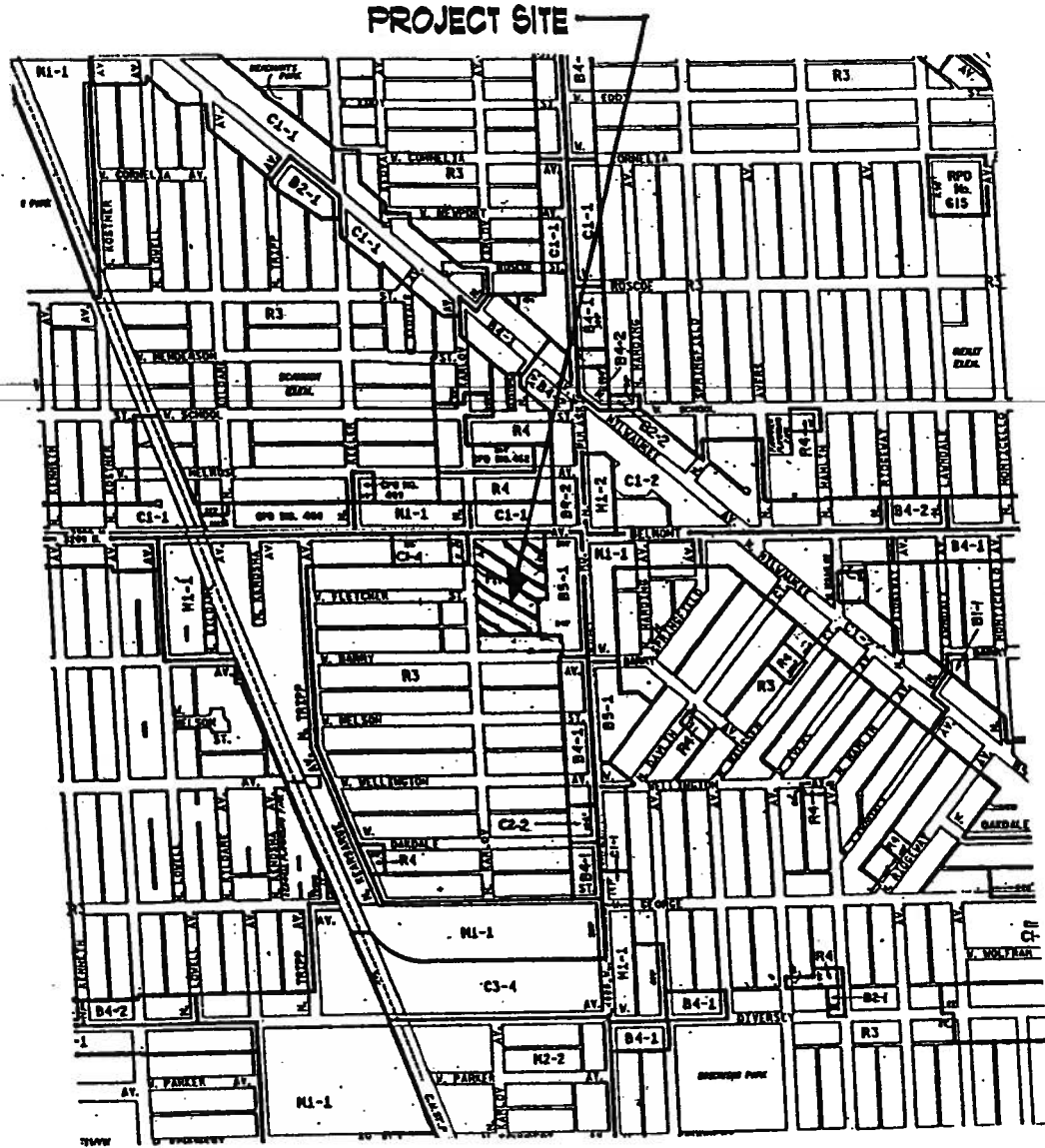
Maximum Building Height⁵:

Subarea A:	38 feet.
Subarea B:	38 feet.
Subarea C:	44 feet.

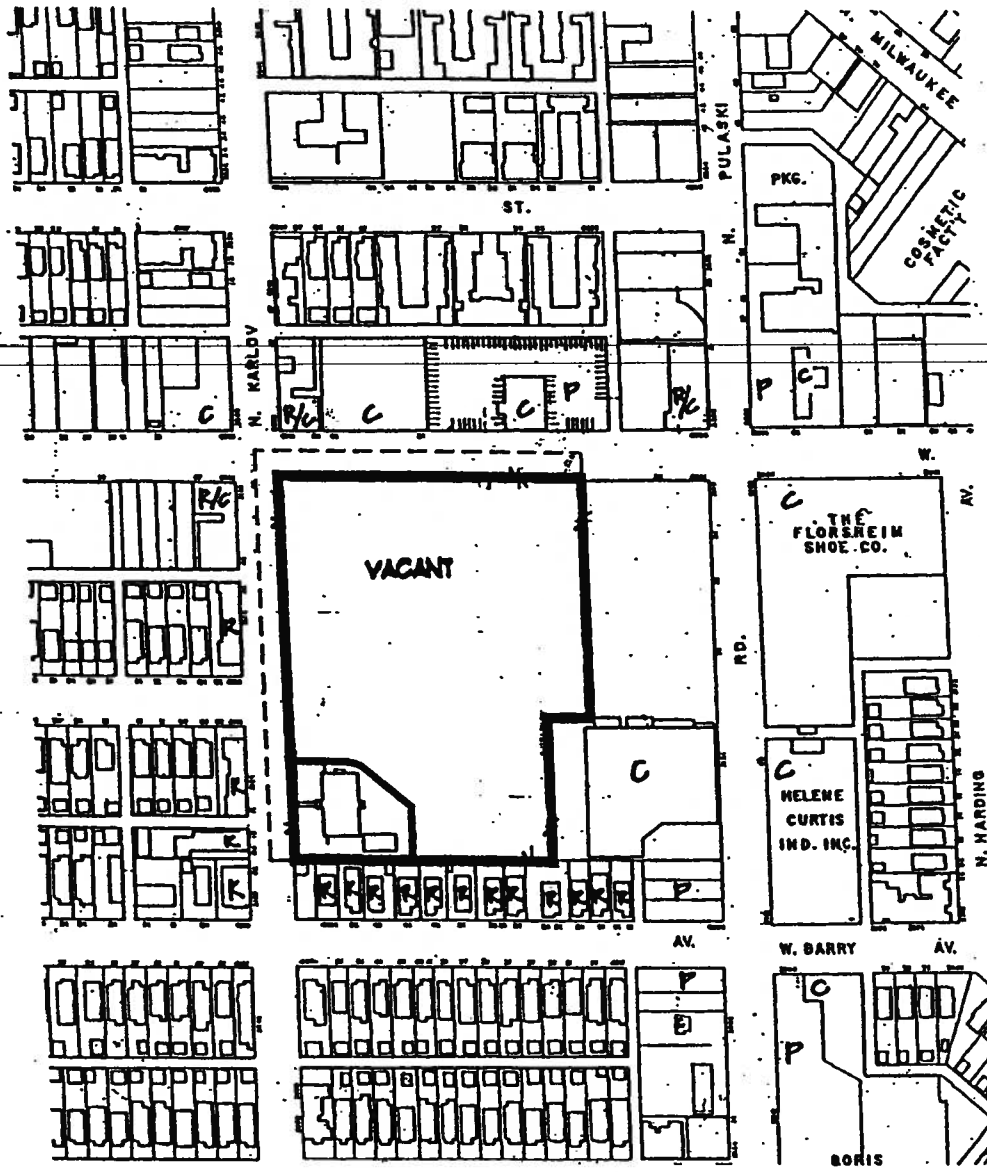
Notes:

3. Site coverage applies solely to coverage of land by structures defined as buildings in Section 3.2 of the Zoning Ordinance.
4. Required berths shall be ten (10) feet by twenty-five (25) feet in size.
5. Building height shall be defined and measured as provided by Section 3.2 of the Zoning Ordinance.

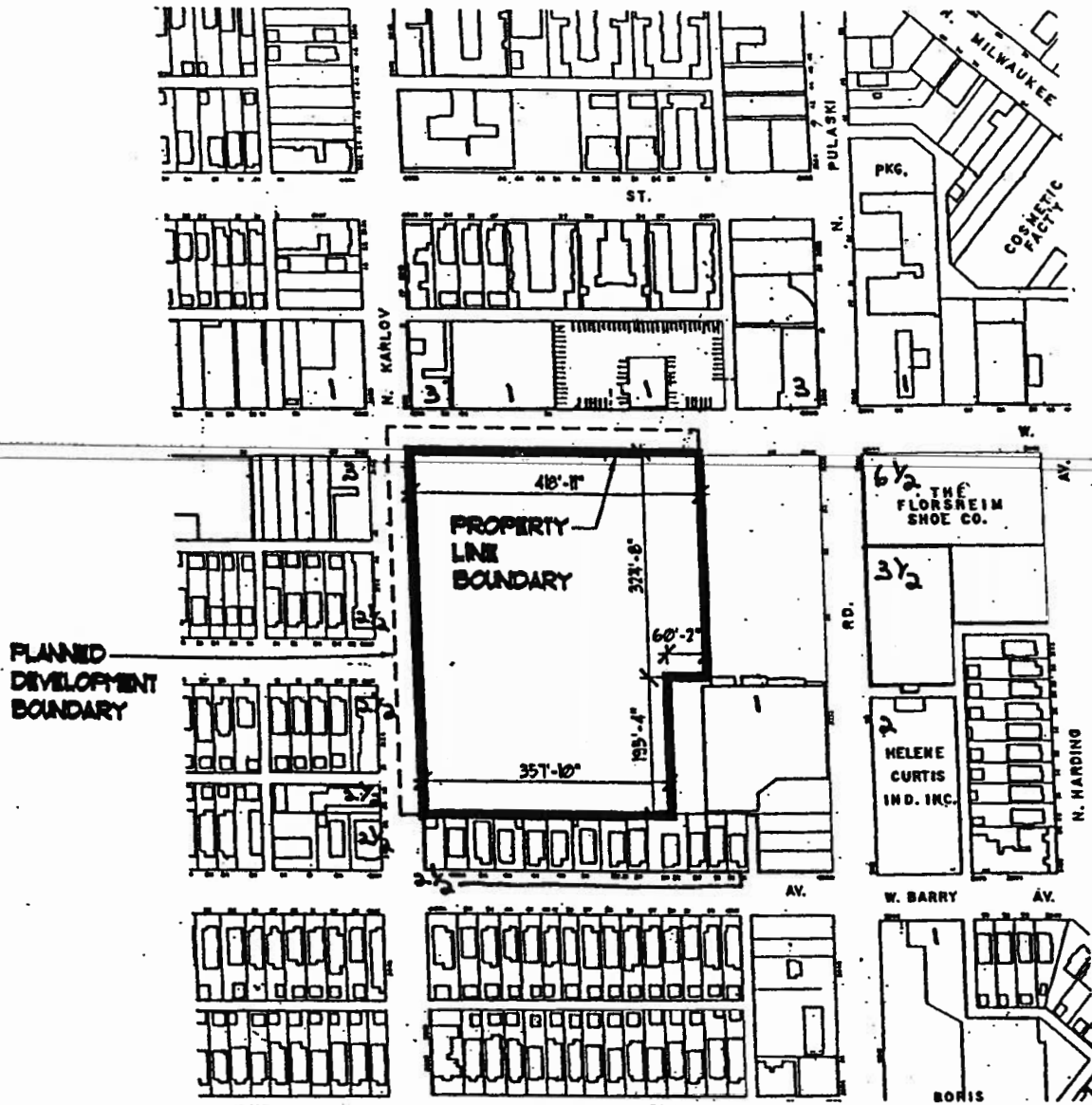
Existing Zoning Map.



Existing Land-Use Map.



Boundary And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

0 100' 200' 400'

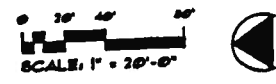
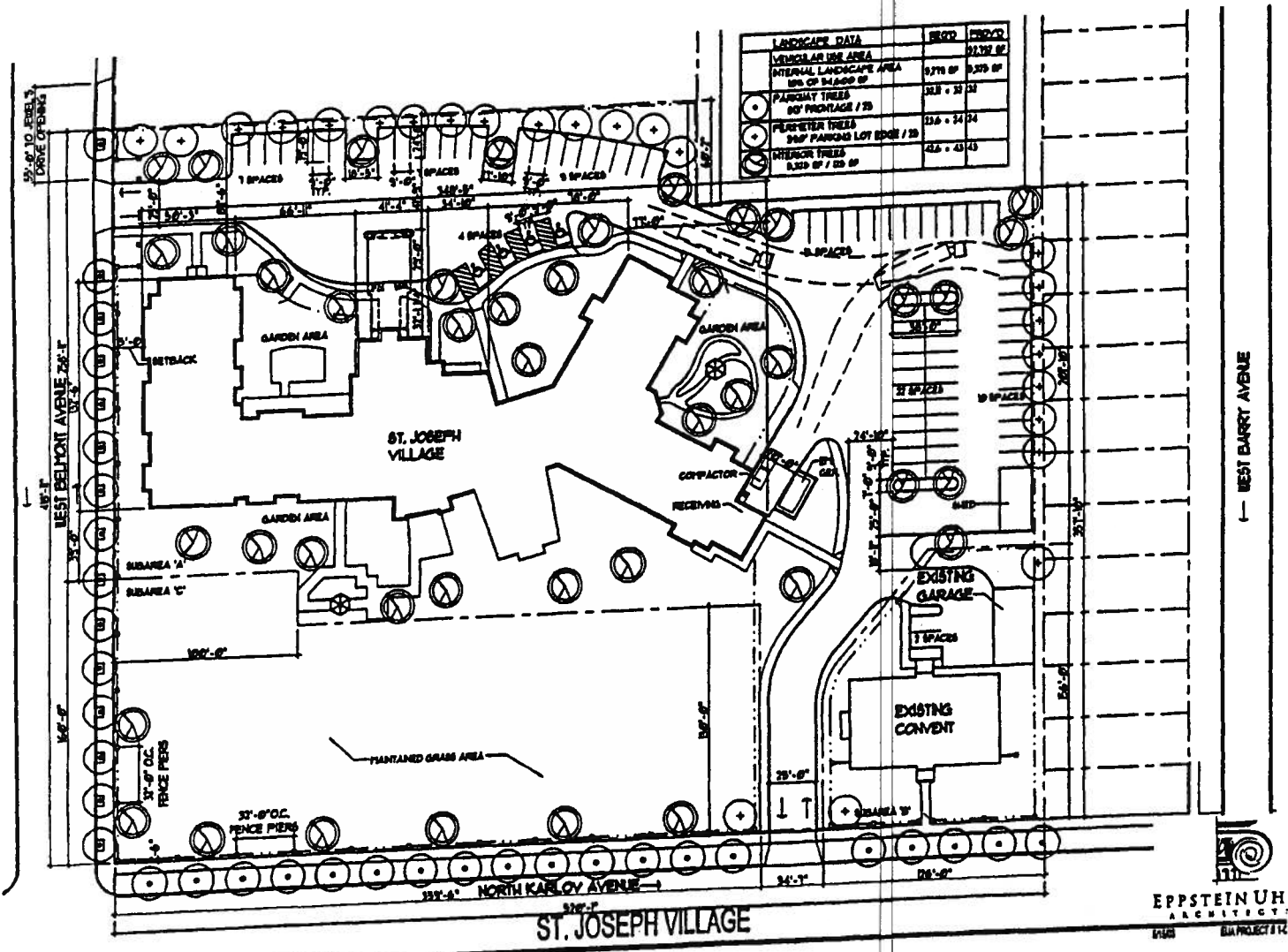


SCALE: 1" = 200'-0"

SAINT JOSEPH VII AGF

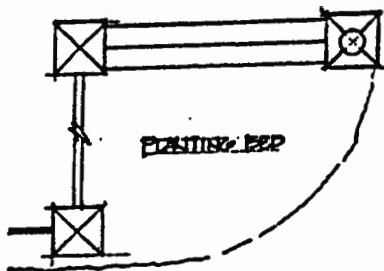


Site And Landscape Plan.

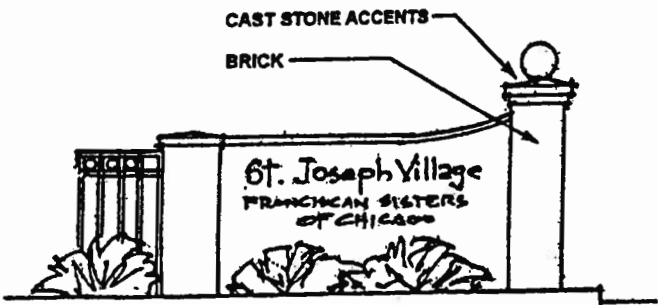
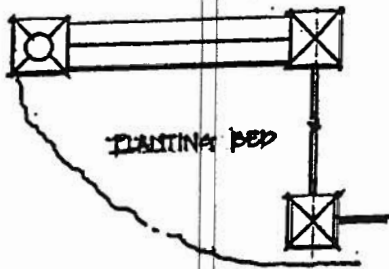


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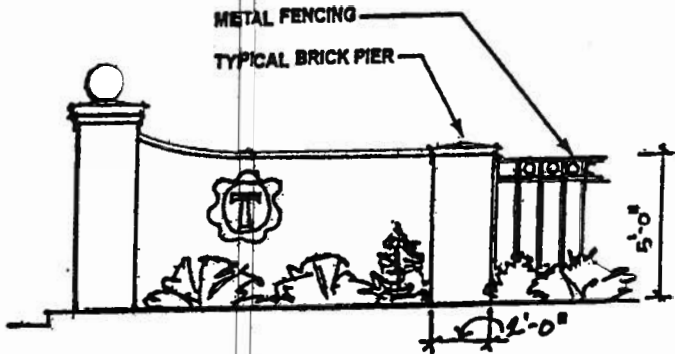
Landscape Plan And Fence
Plan Details.



SITE ENTRY - PLAN



SITE ENTRY - ELEVATION



6/4/2003

REPORTS OF COMMITTEES

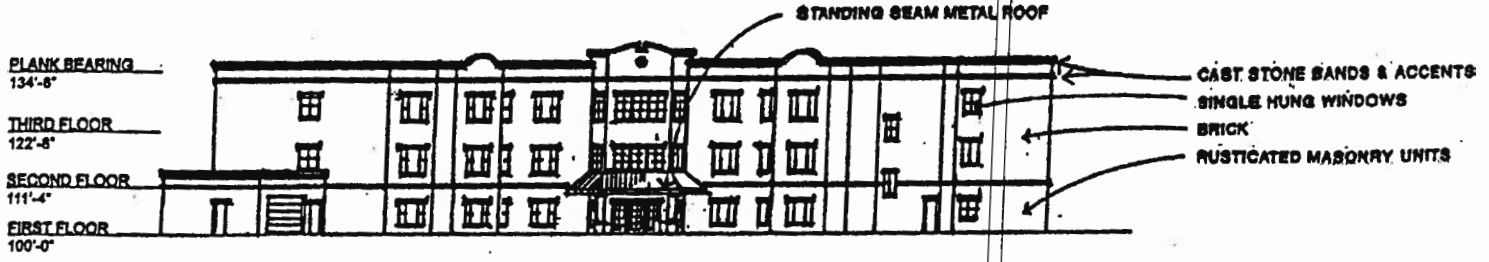
2871

North Building Elevation.



NORTH ELEVATION - BELMONT AVENUE ELEVATION.

South Building Elevation.



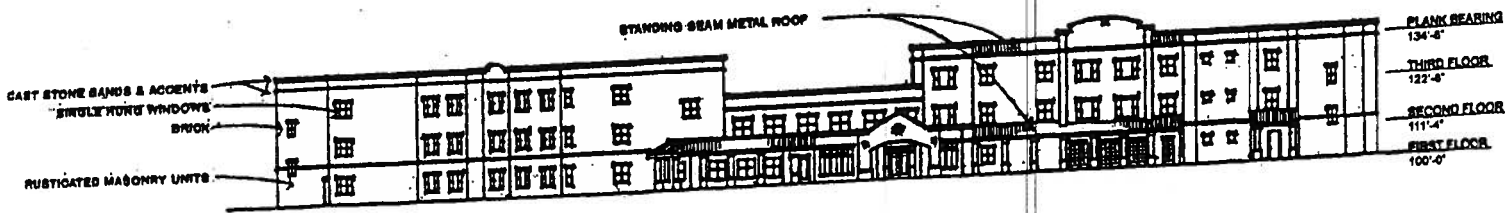
SOUTH ELEVATION - SKILLED NURSING COURTYARD ELEVATION

6/4/2003

REPORTS OF COMMITTEES

2873

East Building Elevation.



EAST ELEVATION - ENTRANCE ELEVATION

West Building Elevation.

