



City of Chicago



SO2020-1898

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-F at 3630-3636 N Lake Shore Dr and 601-627 W Waveland Ave - App No. 20391
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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 Planned Development No. 1023 symbols and designations as shown on Map No. 9-F in the area bounded by

West Waveland Avenue; North Lake Shore Drive; a line 280.90 feet south of and parallel to West Waveland Avenue; a line 325.20 feet west of and parallel to North Lake Shore Drive; a line 260.90 feet south of and parallel to West Waveland Avenue; a line 296.10 feet west of and parallel to North Lake Shore Drive; a line 100.80 feet south of and parallel to West Waveland Avenue; a line 290.96 feet west of and parallel to North Lake Shore Drive; to a point 51.45 feet south of and parallel to West Waveland Avenue; a curved line convex westerly having a radius of 23.00 feet, an arc distance of 36.87 feet (the chord of said arc bears north 30 degrees 00 minutes 00 seconds west, 33.05 feet) to a point 18.40 feet south of West Waveland Avenue and 291.30 feet west of North Lake Shore Drive; a line 291.30 feet west of and parallel to North Lake Shore Drive,

to the designation of the B2-5 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 B2-5 Neighborhood Mixed-Use District 1023 symbols and designations as shown on Map No. 9-F in the area bounded by

West Waveland Avenue; North Lake Shore Drive; a line 280.90 feet south of and parallel to West Waveland Avenue; a line 325.20 feet west of and parallel to North Lake Shore Drive; a line 260.90 feet south of and parallel to West Waveland Avenue; a line 296.10 feet west of and parallel to North Lake Shore Drive; a line 100.80 feet south of and parallel to West Waveland Avenue; a line 290.96 feet west of and parallel to North Lake Shore Drive to a point 51.45 feet south of and parallel to West Waveland Avenue; a curved line convex westerly having a radius of 23.00 feet, an arc distance of 36.87 feet (the chord of said arc bears north 30 degrees 00 minutes 00 seconds west, 33.05 feet) to a point 18.40 feet south of West

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Waveland Avenue and 291.30 feet west of North Lake Shore Drive; a line
291.30 feet west of and parallel to North Lake Shore Drive,

to the designation of the Residential Planned Development No. 1023, 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.

Address: 3630-3636 N. Lake Shore Drive; and 601-627 W. Waveland Avenue

STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number 1023, as amended, (Planned Development) consists of approximately 83,417 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, CCA Lakeview LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder 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

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Introduced:	April 15, 2020
Plan Commission	July 15, 2021
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- Parkway & landscaping

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

4. This Plan of Development consists of 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; Floor Plans; Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West) prepared by BKV Group and dated July 15, 2021, 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. The following uses are permitted in the area delineated herein as a Planned Development: Multi-unit residential, including units on the ground floor, restaurant (general and limited) with outdoor patios located at grade, including at outdoor patio located at the courtyard level, with incidental liquor sales, accessory parking and loading; co-located wireless communications facilities; and related and accessory uses. However, the maximum building square footage that may be devoted to restaurant uses shall be limited to 6,500 square feet. Prohibited Uses: live music, entertainment and public place of amusement licenses.
6. On-Premise 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-Premise 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

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identified in the Bulk Regulations and Data Table has been determined using a net site area of 83,417 square feet and a base FAR of 4.40.

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. The Applicant shall be responsible for maintaining the green walls on the Lake Shore Drive and Waveland Avenue façades in good and healthy condition.
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 title holders 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 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

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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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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. The Applicant acknowledges and agrees that the rezoning of the Property from Residential Planned Development No. 1023 to Residential Planned Development No. 1023, as amended, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO") with respect the number units permitted by this amendment over and above the previously approved 228 units. Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% 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% 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 333 units, 105 of which are obligated under this amended PD. As a result, the Applicant's affordable housing obligation is 11 ARO Units (10% of 105 rounded up), 3 of which are Required Units (25% of 11, rounded up). Applicant

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has agreed to satisfy its affordable housing obligation by providing 11 ARO Units in the rental building 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 Exhibit A. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60% 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 make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. 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 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. 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 RM6 zoning district.

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RESIDENTIAL PLANNED DEVELOPMENT NO. 1023, AS AMENDED

BULK REGULATIONS AND DATA TABLE

Net Site Area.	83,417 sf (1.914 acres)
Maximum Floor Area Ratio:	4.40
Total Buildable Area:	367,035 sf
Maximum Height	
19 Story Building (top of mechanical and wireless communications facilities)	228'-4"
6 Story Building (top of mechanical and wireless communications facilities)	75'-6"
Maximum Number of Residential Units:	333 units
Maximum Percentage of Efficiency Units:	30%
Setbacks from Property Line*:	Per site plans
Minimum Number of Accessory Off Street Parking Spaces:	145
Minimum Number of Off-Street Loading Docks:	2
Minimum Number of Bicycle Spaces:	50 spaces
Green Roof:	50% of Net Roof Area (approx. 18,225 sq ft) 20,415 sq. ft. provided

*Any changes to the parking garage entrances or to the setbacks in excess of 10% shall require a minor change approval pursuant to Section 17-13-0611-A of the Zoning Code

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. **E-mail:** denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: June 28, 2021

DEVELOPMENT INFORMATION

Development Name: City Club Apartments Lakeview

Development Address: 3636 N Lake Shore Drive

Zoning Application Number, if applicable: 20391

Ward: 46th Ward

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

Type of City Involvement

check all that apply

- City Land
- Financial Assistance
- Zoning increase
- Planned Development (PD)
- Transit Served Location (TSL) project

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

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

DEVELOPER INFORMATION

Developer Name CCA Lakeview LLC

Developer Contact Paul Fromm

Developer Address 328 S Jefferson St , Suite 570 Chicago, IL 60661

Email Pfromm@cityclubapts.com

Developer Phone 312-971-8545

Attorney Name John J. George

Attorney Phone 312-870-8022

TIMING

Estimated date marketing will begin Est Spring 2023

Estimated date of building permit* Spring of 2022

Estimated date ARO units will be complete Winter of 2023

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

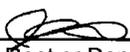
PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)



 Developer or their agent

6/29/21

 Date



 Justin Root or Denise Roman, DOH

July 7, 2021

 Date



ARO Web Form

Applicant Contact Information

Name: Paul Fromm
Email: PFromm@cityclubapts.com

Development Information

Are you rezoning to downtown?: No
Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Address

Submitted Date: 07/02/2021

Number From :3636 Number To: N/A Direction: N
Street Number:Lake Shore Postal Code: 60613

Development Name

City Club Apartments Lakeview

Information

Ward :46 ARO Zone: Higher Income

Details

ARO trigger :Zoning change
Total units: 105
Development type: Rent
TSL Project : TSL-or FAR doesn't exceed 3.5
Submitted date: 07/02/2021

Requirements

Affordable units :11 *On-site aff. Units: 3

How do you intend to meet your required obligation

On-Site: 11 Off-Site: 0

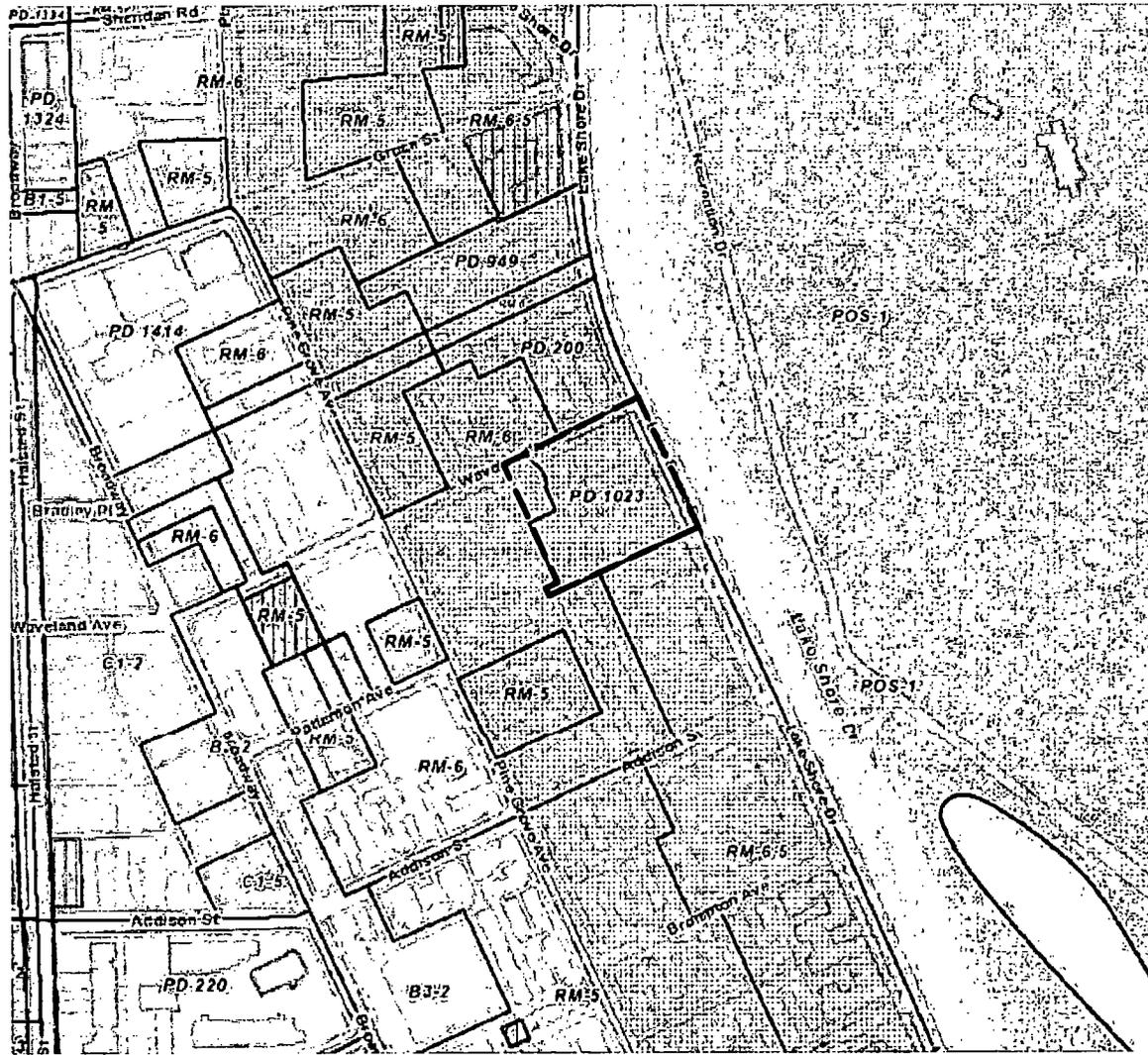
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 11 In-Lieu Fee Owed: 0

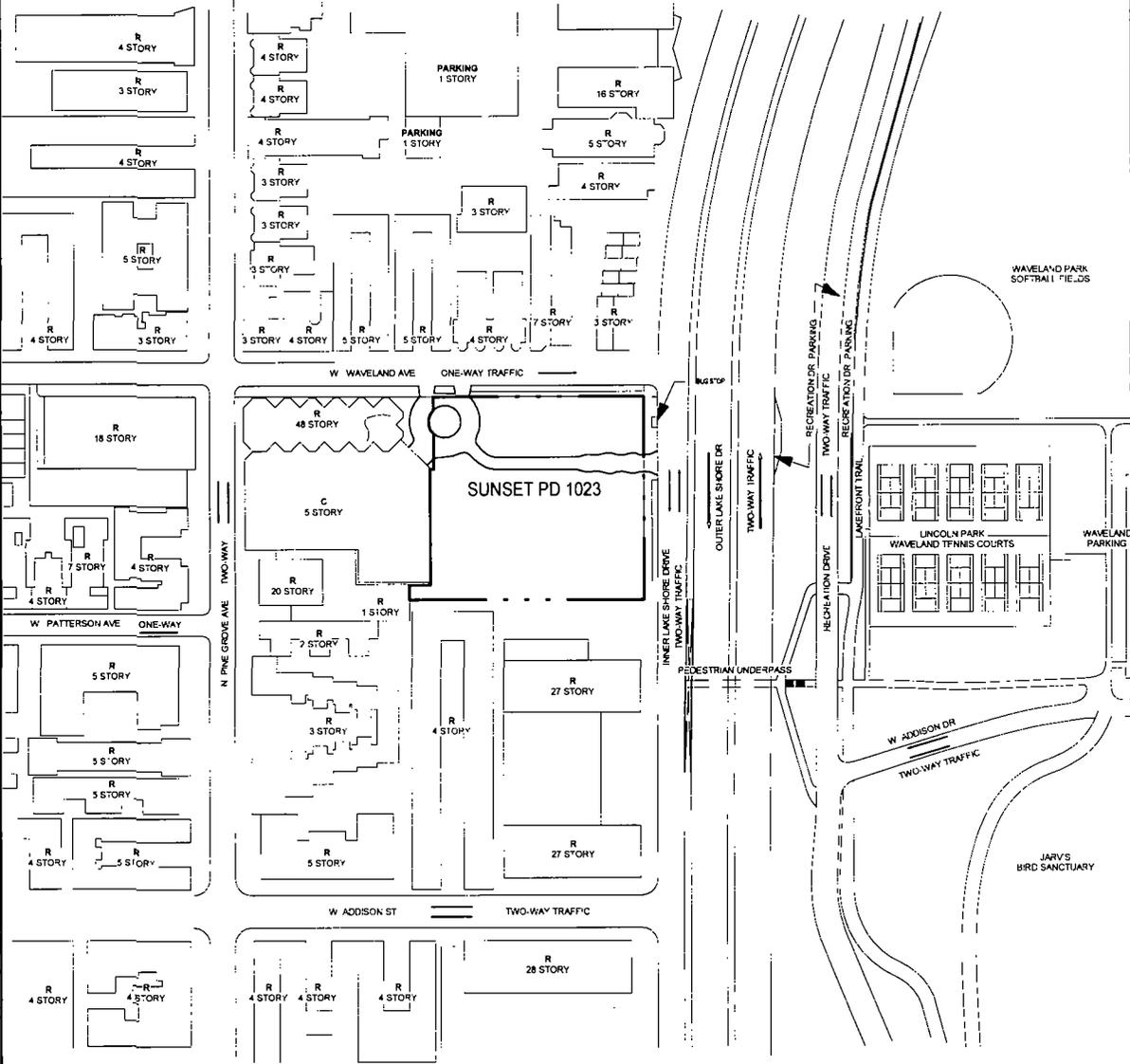
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units	Summary							
			unit type	market rate	ARO	affordable v. market square footage*	how many?*	avg. square footage	how many?*	avg. square footage
Parking	145 spaces provided in building	145 spaces provided in building	studio	25%	27%	86%	3	454	390	86%
Laundry	In Unit	In Unit	one-bed	49%	45%	96%	5	662	633	96%
Appliances			two-bed	25%	27%	91%	3	1,068	971	91%
Refrigerator	Yes / Manufacturer TBD	Same as Market Rate	three-bed	1%	0%	#DIV/0!	0	1,470	#DIV/0!	#DIV/0!
<i>age/EnergyStar/make/model/color</i>	Yes / Manufacturer TBD	Same as Market Rate								
Dishwasher	Yes / Manufacturer TBD	Same as Market Rate								
<i>age/EnergyStar/make/model/color</i>	Yes / Manufacturer TBD	Same as Market Rate								
Stove/Oven	Yes / Manufacturer TBD	Same as Market Rate								
<i>age/EnergyStar/make/model/color</i>	Yes / Manufacturer TBD	Same as Market Rate								
Microwave	Yes / Manufacturer TBD	Same as Market Rate								
<i>age/EnergyStar/make/model/color</i>	Yes / Manufacturer TBD	Same as Market Rate								
Bathroom(s)	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit								
<i>how many?</i>										
<i>Half bath? Full bath?</i>										
Kitchen countertops	TBD	Same as Market Rate								
<i>material</i>										
Flooring	TBD	Same as Market Rate								
<i>material</i>										
HVAC	Yes / Manufacturer TBD	Yes / Manufacturer TBD								
Other										

Project Name	CCA Lakeview
Zoning Application number, if applicable	
Address	3630-3636 North Lake Shore Drive,
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
Total Units in Project	333
Total Affordable units	11



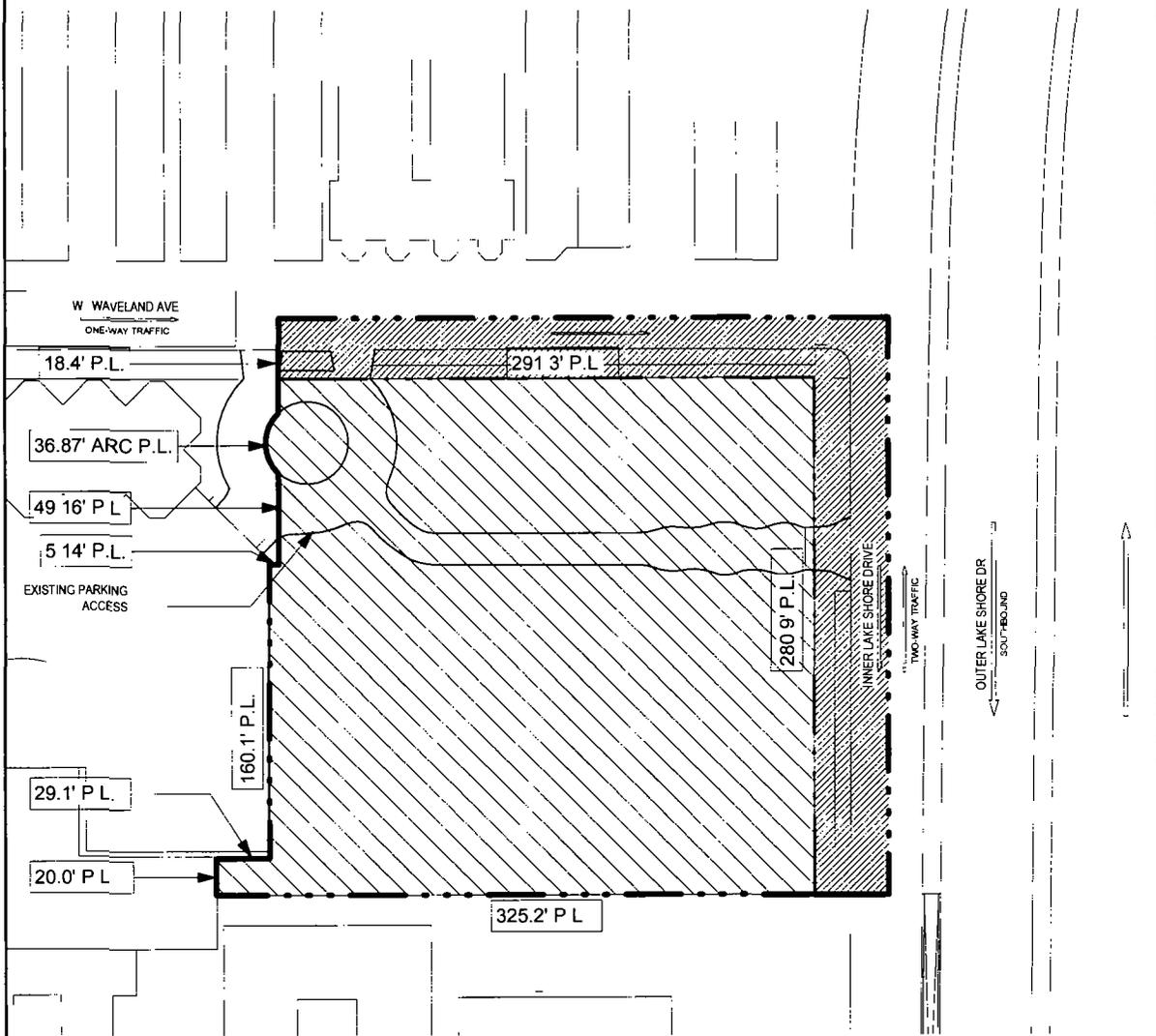
CITY CLUB APARTMENTS		EXISTING ZONING MAP	 
APPLICANT: CCA LAKEVIEW LLC			
ADDRESS: 3630 - 3636 LAKESHORE DRIVE		SCALE: NTS	
INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021			



CITY CLUB APARTMENTS
 APPLICANT: CCA LAKEVIEW LLC
 ADDRESS: 3630 - 3636 LAKESHORE DRIVE
 INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021

**EXISTING LAND
 USE MAP**
 SCALE: 1" = 200'-0"

BKV GROUP **CITY CLUB**
 WASHINGTON DC



LEGEND & AREA SUMMARY

	GROSS SITE AREA.	105,691 SF
	AREA IN PUBLIC RIGHT-OF WAY.	22,274 SF
	NET SITE AREA.	83,417 SF

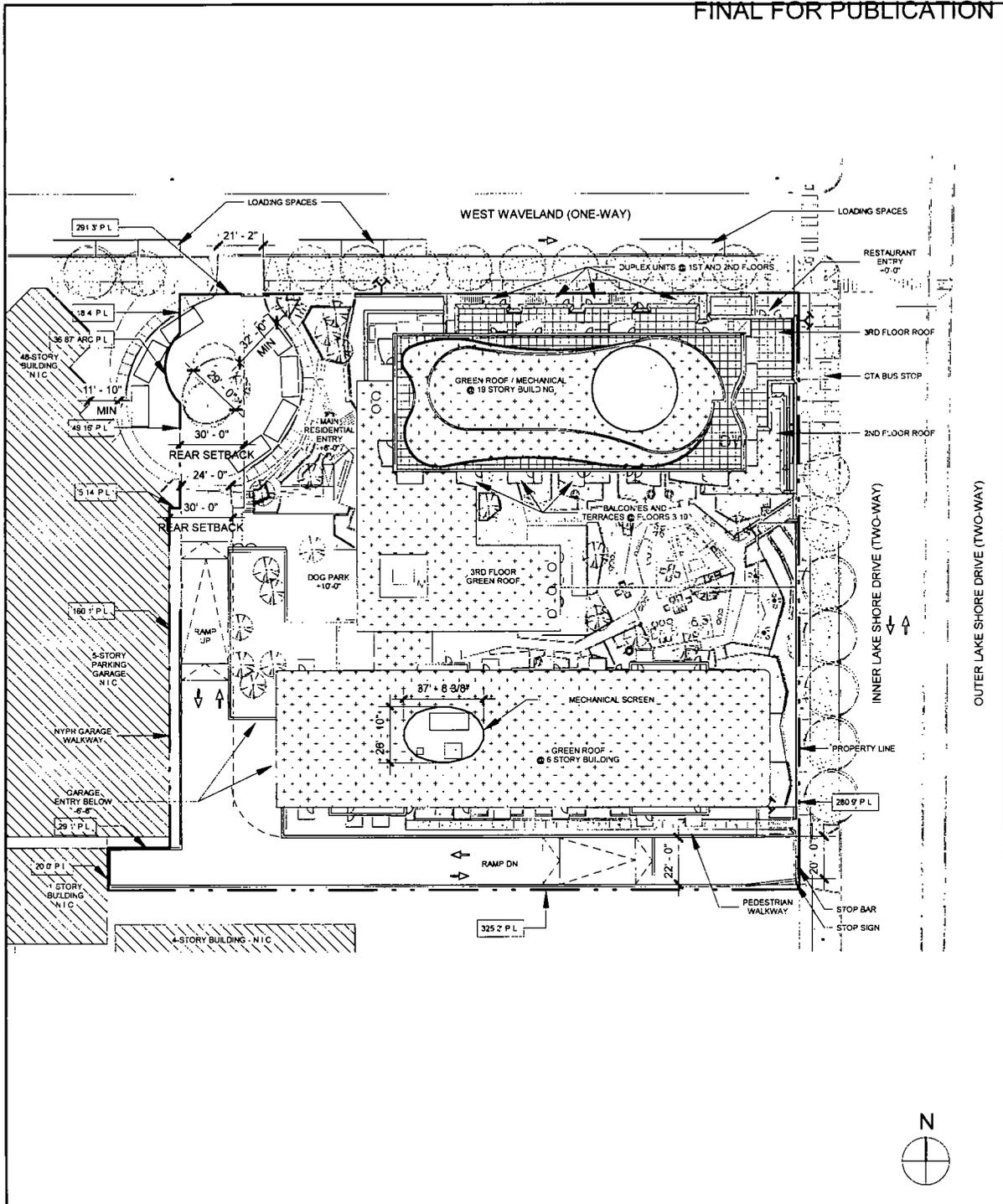


CITY CLUB APARTMENTS
 APPLICANT: CCA LAKEVIEW LLC
 ADDRESS: 3630 - 3636 LAKESHORE DRIVE
 INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021
 REVISION DATE: 07/07/2021

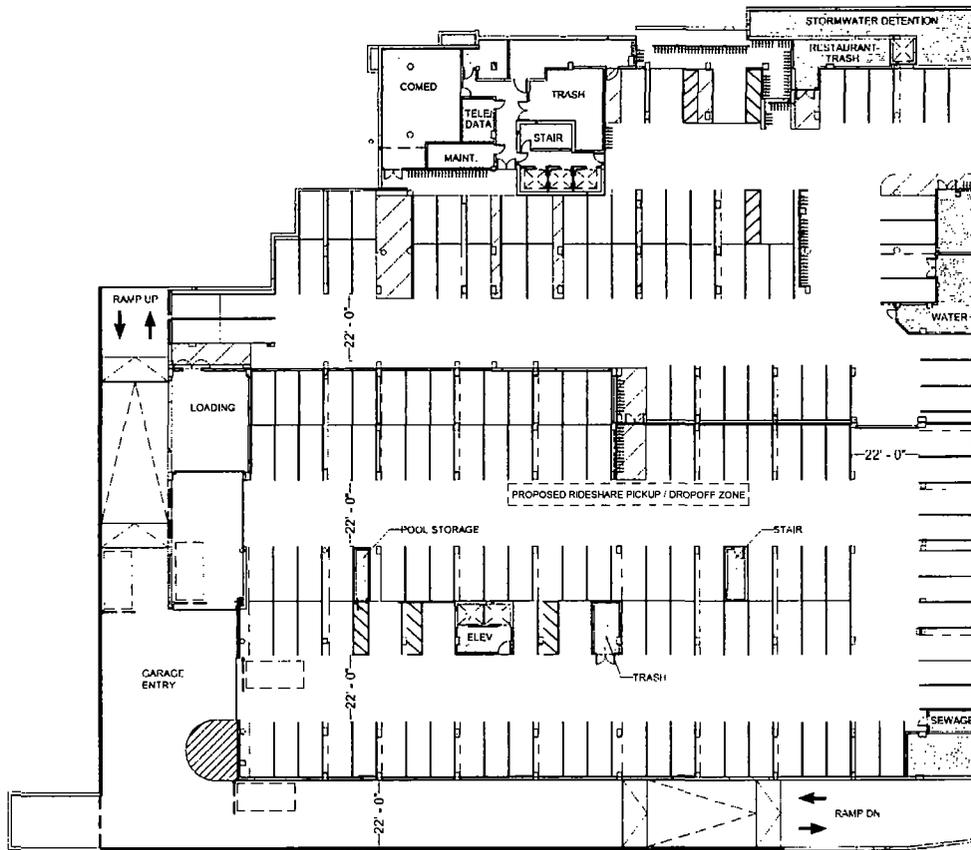
PD BOUNDARY
 MAP, PROPERTY
 LINE MAP

SCALE: 1" = 80'-0"

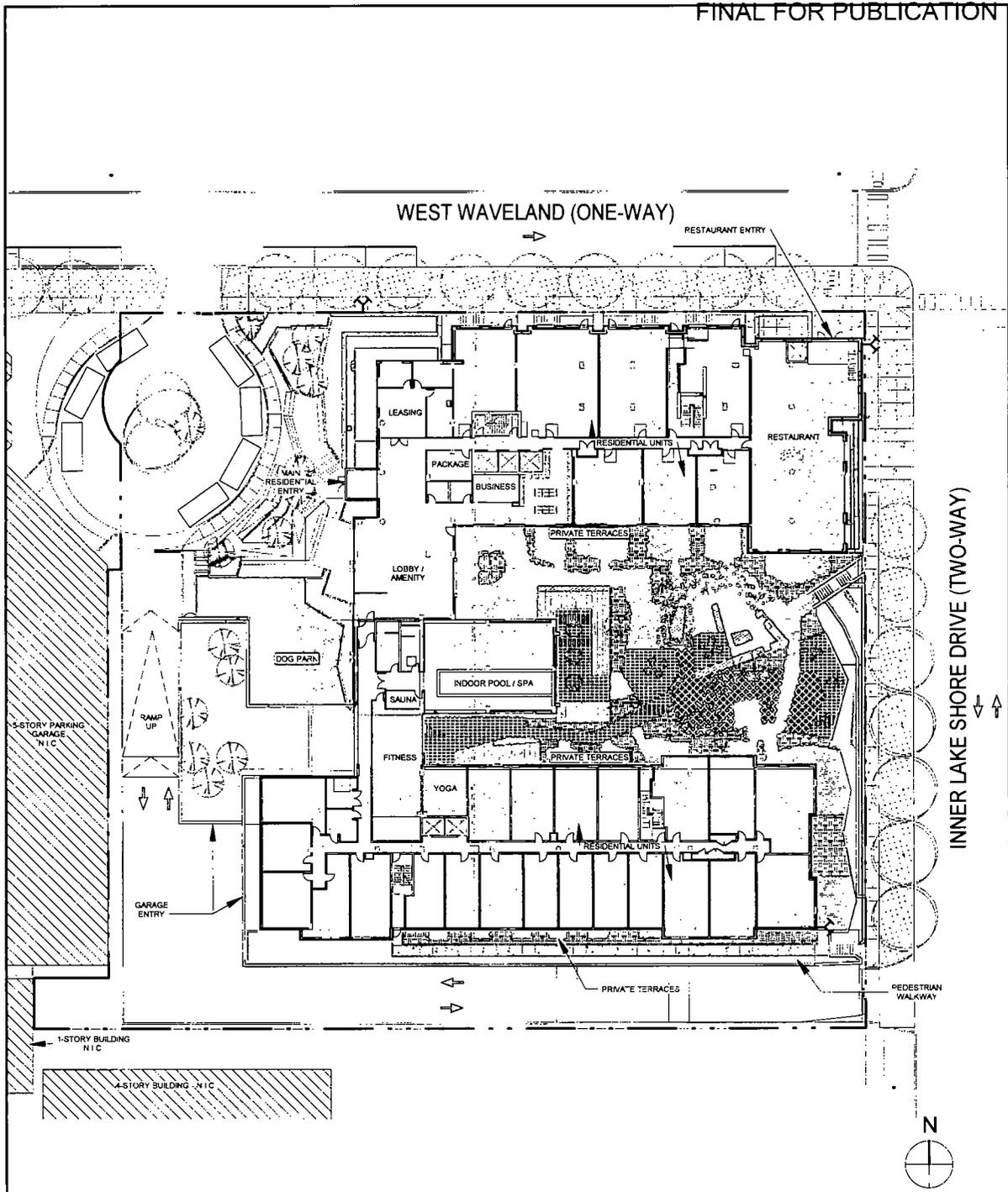




CITY CLUB APARTMENTS		SITE PLAN		
APPLICANT: CCA LAKEVIEW LLC		 		
ADDRESS: 3630 - 3636 LAKESHORE DRIVE				
INTRO DATE: 04/15/2020	CPC DATE: 07/15/2021			SCALE: 1" = 60'-0"
REVISION DATE: 07/07/2021				

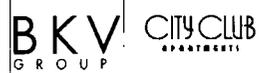


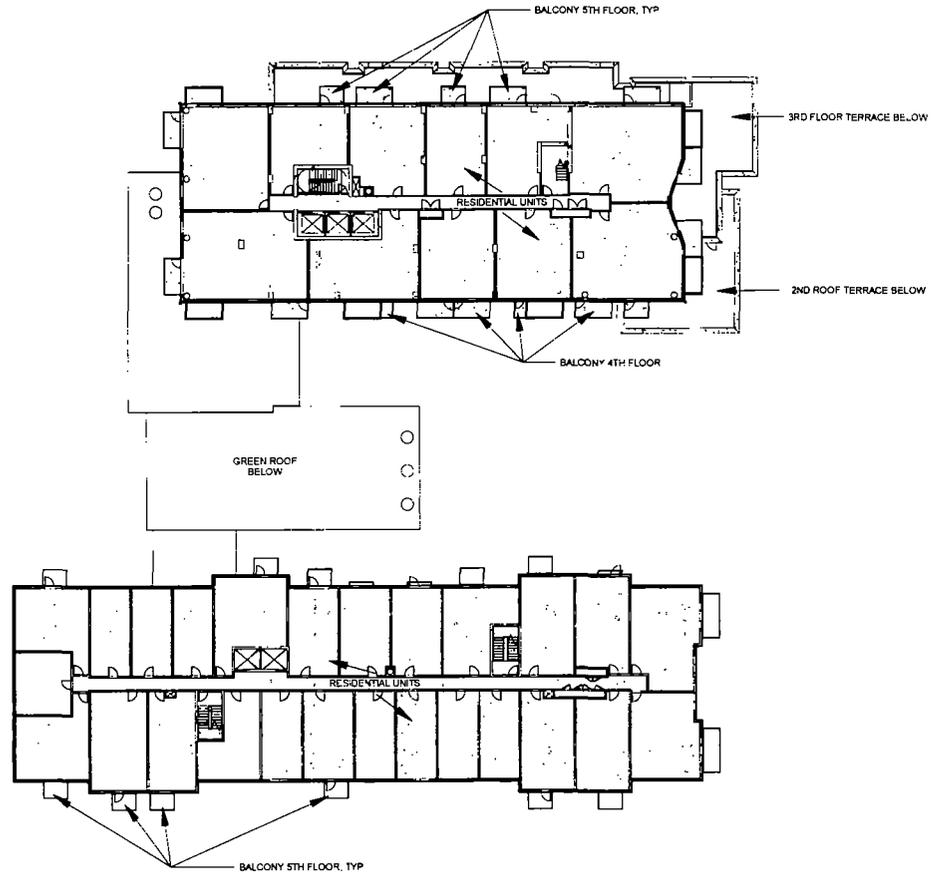
CITY CLUB APARTMENTS		PARKING PLAN - LOWER LEVEL 1	 
APPLICANT:	CCA LAKEVIEW LLC		
ADDRESS:	3630 - 3636 LAKESHORE DRIVE	SCALE: 1" = 50'-0"	
INTRO DATE:	04/15/2020	CPC DATE: 07/15/2021	
REVISION DATE:	07/07/2021		



CITY CLUB APARTMENTS
 APPLICANT: CCA LAKEVIEW LLC
 ADDRESS: 3630 – 3636 LAKESHORE DRIVE
 INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021
 REVISION DATE: 07/07/2021

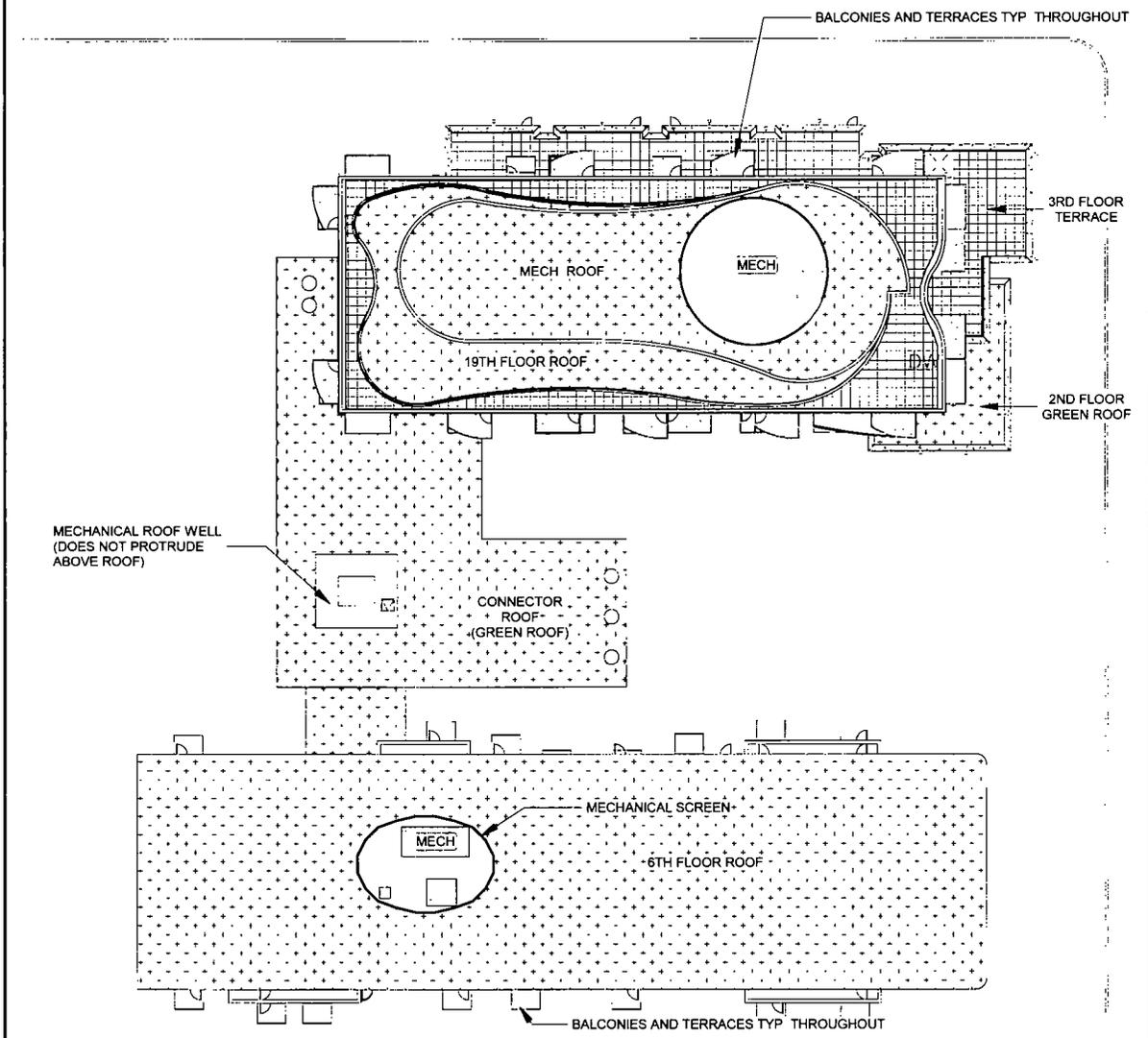
FIRST FLOOR
 PLAN
 SCALE: 1" = 50'-0"





CITY CLUB APARTMENTS		TYP. RESIDENTIAL PLAN	BKV GROUP	CITY CLUB APARTMENTS
APPLICANT: CCA LAKEVIEW LLC				
ADDRESS: 3630 – 3636 LAKESHORE DRIVE		SCALE: 1" = 50'-0"		
INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021				
REVISION DATE: 07/07/2021				

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AREA SUMMARY	
GROSS ROOF AREA	33,773 SF
NET ROOF AREA	32,057 SF
50% GREEN ROOF AREA REQUIREMENT	16,706 SF
TOTAL GREEN ROOF PROVIDED	26,182 SF

-  UNOCCUPIED GREEN ROOF
-  OCCUPIED TERRACE WITH PAVERS & BUILT-IN PLANTERS



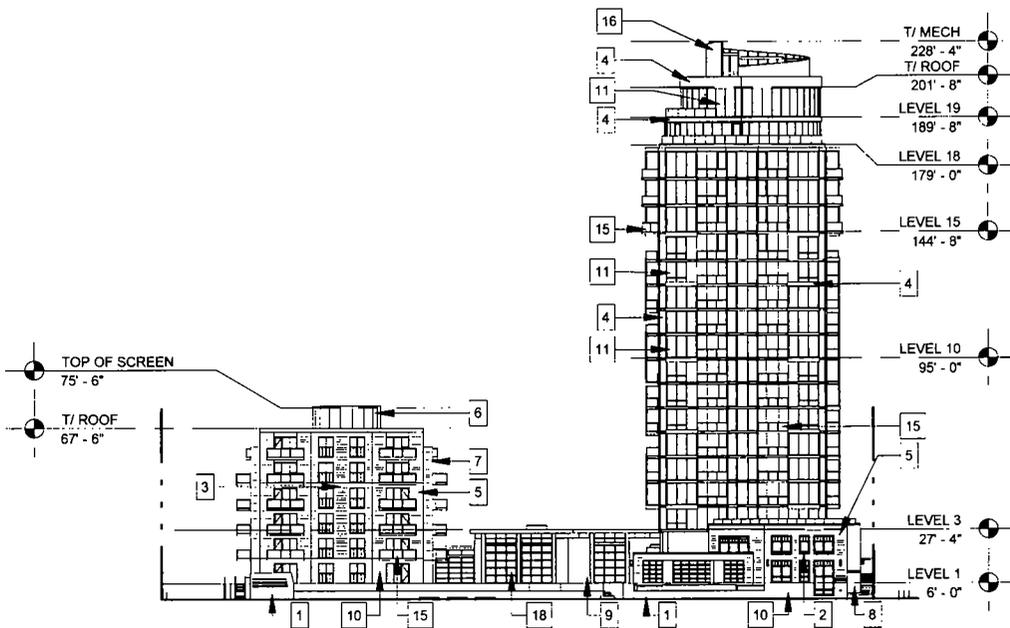
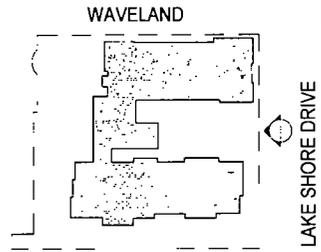
CITY CLUB APARTMENTS
 APPLICANT: CCA LAKEVIEW LLC
 ADDRESS: 3630 – 3636 LAKESHORE DRIVE
 INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021
 REVISION DATE: 07/07/2021

GREEN ROOF PLAN
 SCALE: 1" = 40'-0"

BKV GROUP CITY CLUB APARTMENTS

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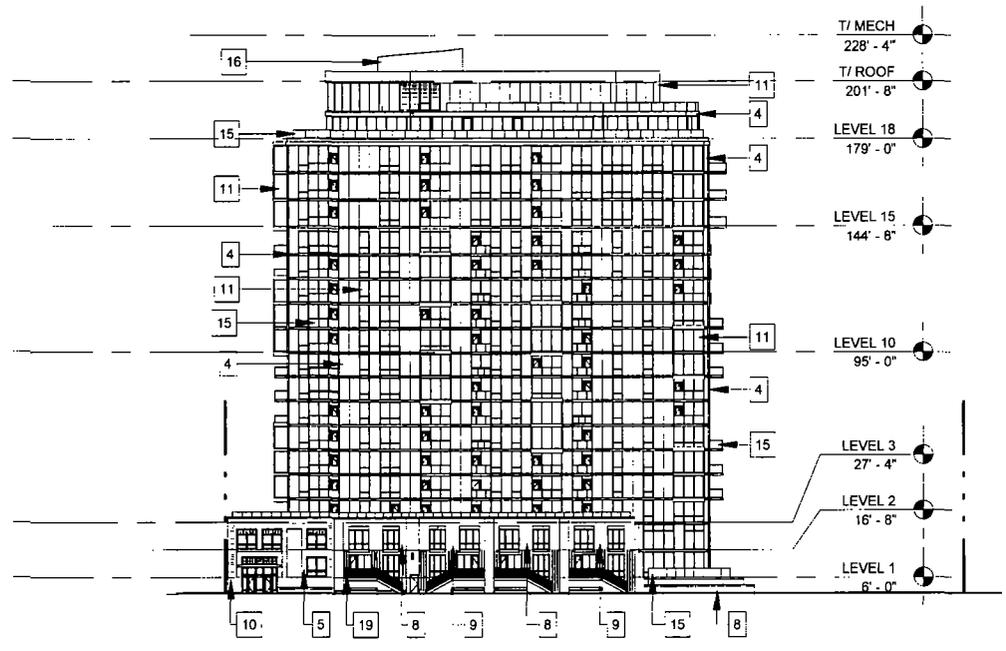
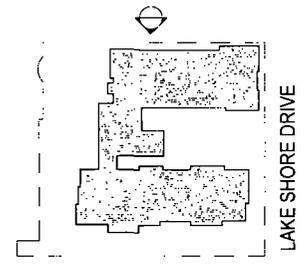
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1	STAINED CONCRETE WALL
2	CAST STONE
3	PREFINISHED PROFILED METAL PANEL TYPE 1
4	METAL PANEL
5	PREFINISHED PROFILED METAL PANEL TYPE 2
6	METAL PANEL SCREEN
7	FLUSH METAL PANEL
8	FACE BRICK TYPE 1
9	FACE BRICK TYPE 2
10	FACE BRICK TYPE 3
11	GLAZING
15	METAL AND GLASS RAILING
16	VERTICAL SLAT METAL SCREEN
17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL



CITY CLUB APARTMENTS		EAST ELEVATION	
APPLICANT: CCA LAKEVIEW LLC		BKV GROUP	CITY CLUB APARTMENTS
ADDRESS: 3630 - 3636 LAKESHORE DRIVE			
INTRO DATE: 04/15/2020	CPC DATE: 07/15/2021	SCALE: 1" = 60'-0"	
REVISION DATE: 07/07/2021			

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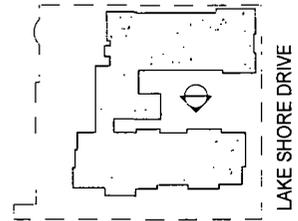
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17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL



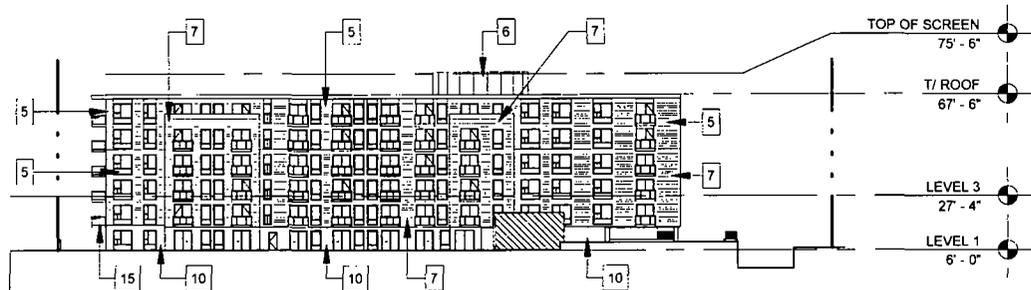
CITY CLUB APARTMENTS		NORTH ELEVATION - TOWER	BKV GROUP	CITY CLUB APARTMENTS
APPLICANT:	CCA LAKEVIEW LLC			
ADDRESS:	3630 - 3636 LAKESHORE DRIVE	SCALE: 1" = 60'-0"		
INTRO DATE:	04/15/2020	CPC DATE:	07/15/2021	
REVISION DATE: 07/07/2021				

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WAVELAND



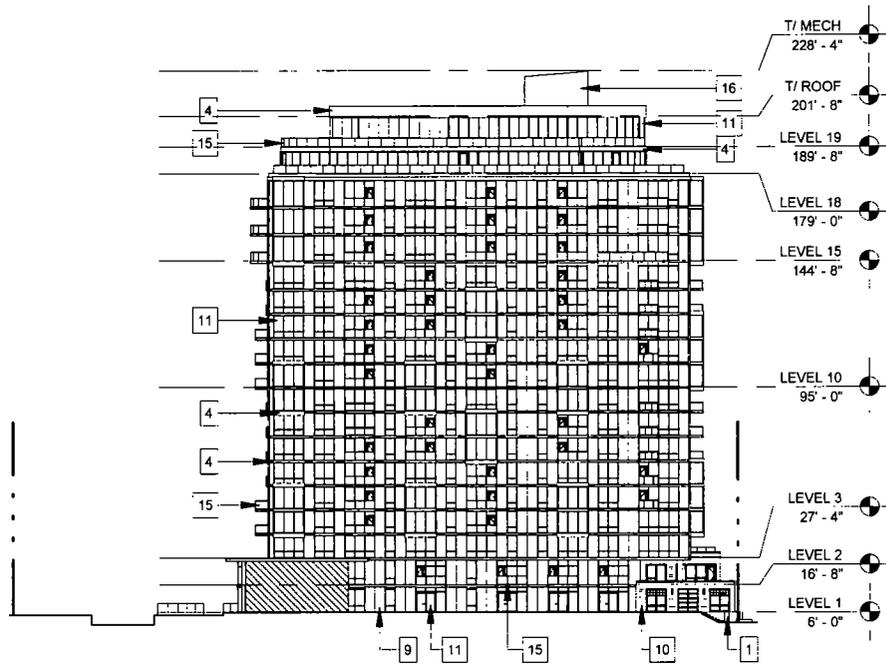
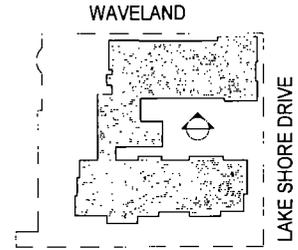
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16	VERTICAL SLAT METAL SCREEN
17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL



CITY CLUB APARTMENTS		NORTH ELEVATION - SOUTH BUILDING	BKV GROUP	CITY CLUB APARTMENTS
APPLICANT: CCA LAKEVIEW LLC ADDRESS: 3630 - 3636 LAKESHORE DRIVE				
INTRO DATE: 04/15/2020	CPC DATE: 07/15/2021	SCALE: 1" = 60'-0"		
REVISION DATE: 07/07/2021				

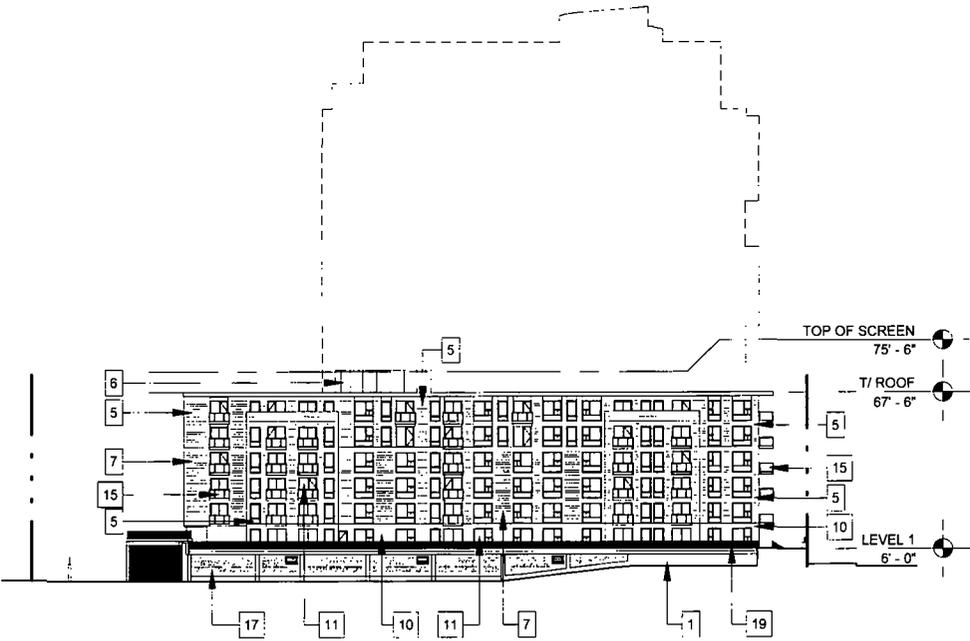
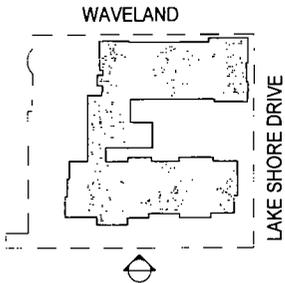
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CITY CLUB APARTMENTS		SOUTH ELEVATION - TOWER	BKV GROUP	CITY CLUB APARTMENTS
APPLICANT:	CCA LAKEVIEW LLC			
ADDRESS:	3630 - 3636 LAKESHORE DRIVE	SCALE: 1" = 60'-0"		
INTRO DATE:	04/15/2020	CPC DATE:	07/15/2021	
REVISION DATE:	07/07/2021			

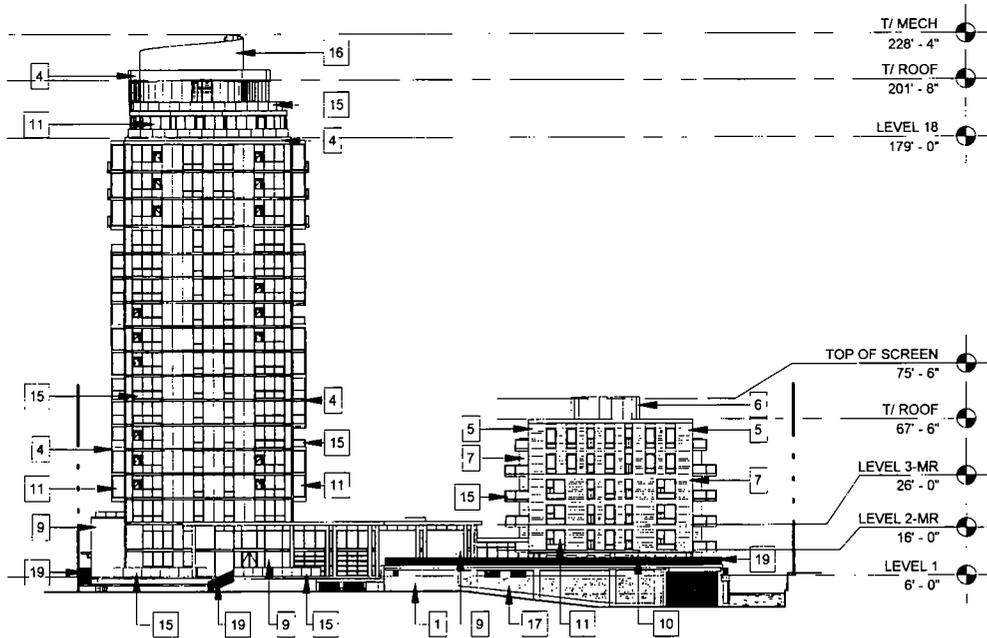
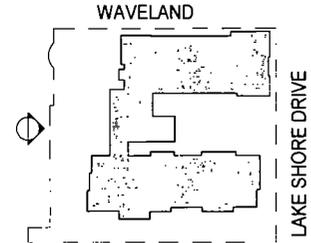
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CITY CLUB APARTMENTS		SOUTH ELEVATION - SOUTH BUILDING	BKV GROUP	CITY CLUB APARTMENTS
APPLICANT:	CCA LAKEVIEW LLC			
ADDRESS:	3630 - 3636 LAKESHORE DRIVE	SCALE:	1" = 60'-0"	
INTRO DATE:	04/15/2020	CPC DATE:	07/15/2021	
REVISION DATE:	07/07/2021			

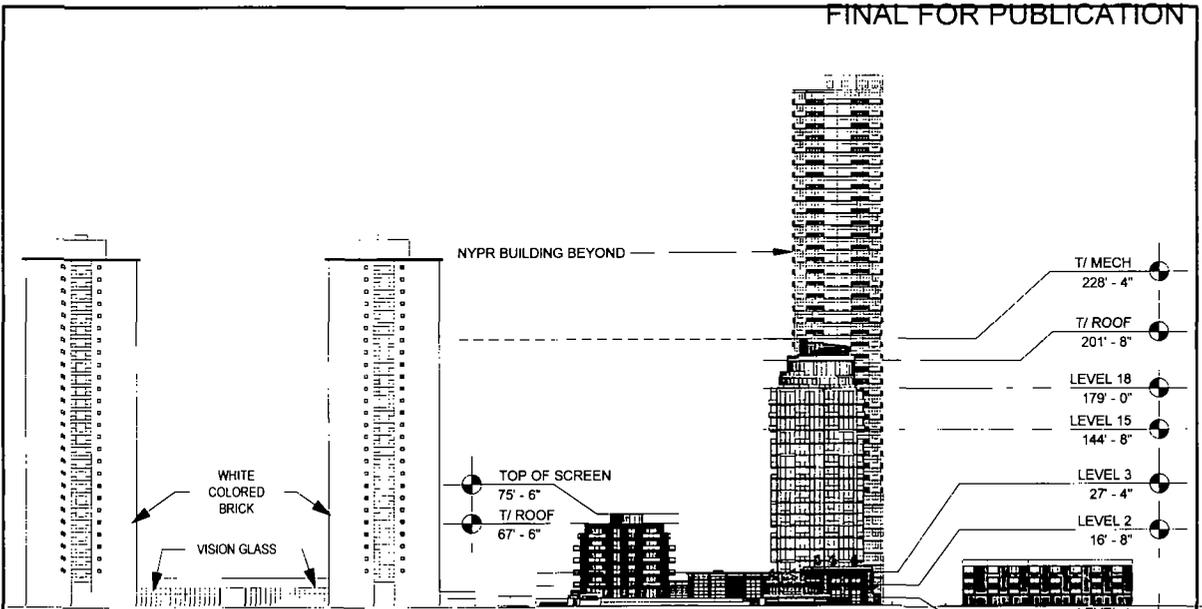
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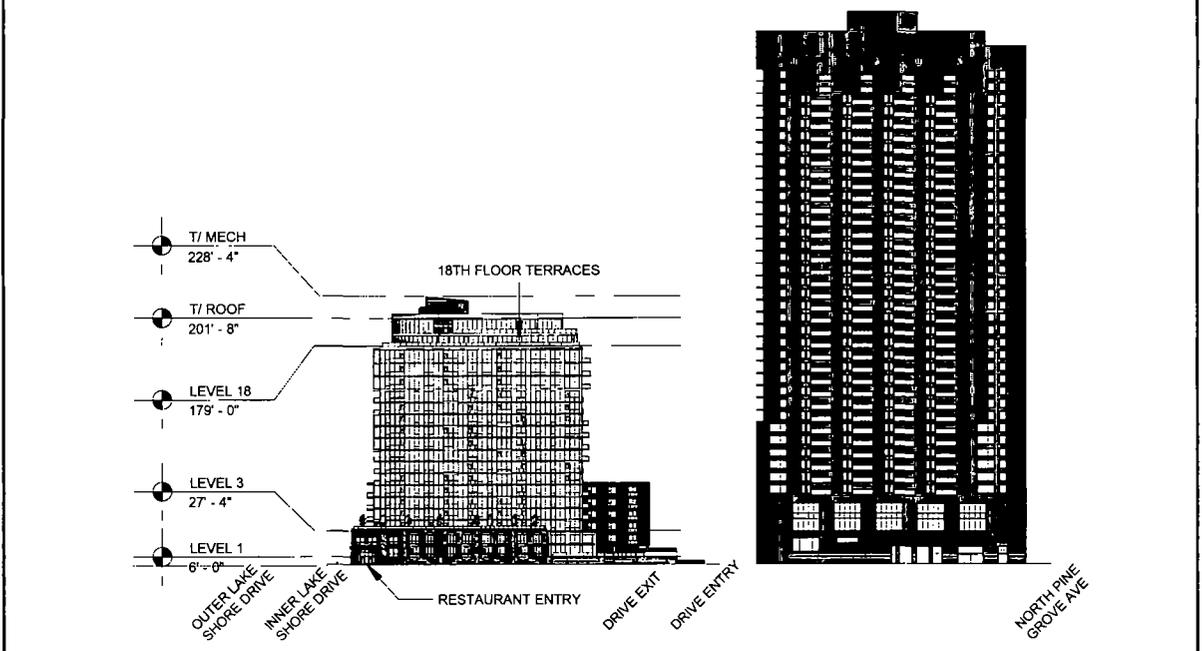


CITY CLUB APARTMENTS		WEST ELEVATION	
APPLICANT: CCA LAKEVIEW LLC		BKV GROUP	CITY CLUB APARTMENTS
ADDRESS: 3630 - 3636 LAKESHORE DRIVE			
INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021		SCALE: 1" = 60'	
REVISION DATE: 07/07/2021			

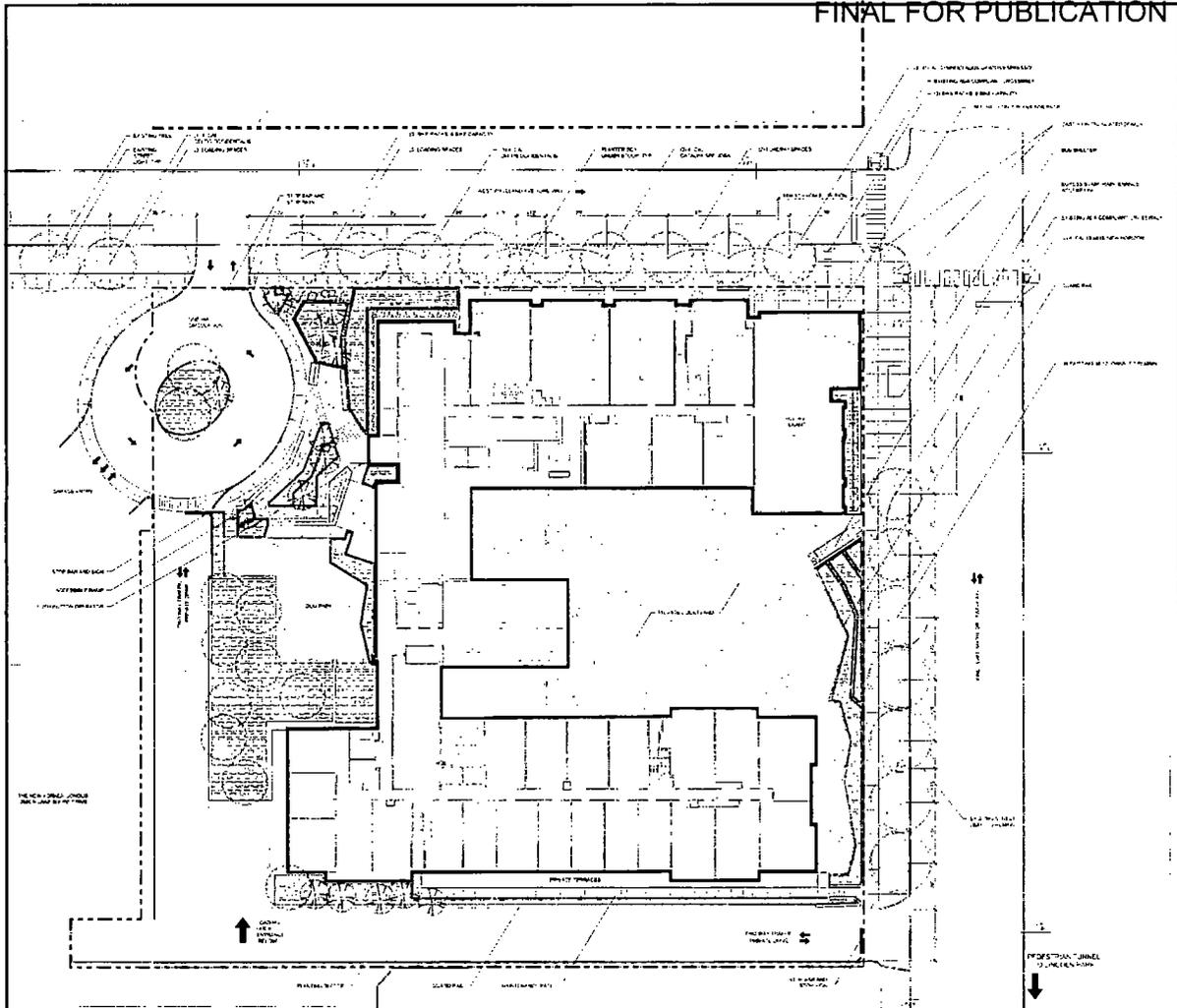
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3600 N LAKE SHORE DR
 3600 PATIO AREA
 LOADING/ PARKING DRIVE
 W WAVELAND AVE
 3700 N LAKE SHORE DR



CITY CLUB APARTMENTS		ELEVATION CONTEXT	BKV GROUP	CITY CLUB APARTMENTS
APPLICANT: CCA LAKEVIEW LLC ADDRESS: 3630 – 3636 LAKESHORE DRIVE INTRO DATE: 04/15/2020 CPC DATE: 07/15/2021 REVISION DATE: 07/07/2021				



LEGEND

- PROPERTY LINE
- PAVEMENT
- UNIT PAVERS A
- UNIT PAVERS B
- WOOD DECKING
- DOG PARK SURFACE
- LANDSCAPE
- GRASS
- WATER

PARKING LOT VEHICULAR USE AREA CALCULATIONS

TOTAL VEHICULAR USE AREA:	15,325 SF
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 15,325 = 1,149 SF
ACTUAL LANDSCAPED AREA:	1,905 SF
REQUIRED INTERNAL TREE PLANTING:	1,149/125 = 9
ACTUAL TREE PLANTING:	10



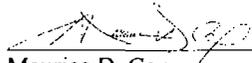
CITY CLUB APARTMENTS		LANDSCAPE PLAN	
APPLICANT: CCA LAKEVIEW LLC		BKV GROUP	CITY CLUB APARTMENTS
ADDRESS: 3630 - 3636 LAKESHORE DRIVE			
INTRO DATE: 04/15/2020	CPC DATE: 07/15/2021	SCALE: NTS	
REVISION DATE: 07/07/2021			



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: July 20, 2021

Re: Proposed Planned Development Amendment for Planned Development 1023.

On July 15, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by CCA Lakeview LLC. A copy of the proposed planned development amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 742-9442.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)