



City of Chicago



SO2014-4978

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 442-470 W Division St, 1200-1232 N Clybourn Ave and 1201-1213 N Cleveland Ave - App No. 18102
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-2 Neighborhood District symbols and indications as shown on Map No. 3-F in the area bounded by

North Clybourn Avenue; West Division Street; North Cleveland Avenue, the public alley next northwest of West Division Street,

to those of a C1-5 Neighborhood District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-5 Neighborhood District symbols and indications as shown on Map No. 3-F in the area bounded by

North Clybourn Avenue; West Division Street; North Cleveland Avenue, the public alley next northwest of West Division Street,

to those of Planned Development Number _____, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Street Address: 442 - 470 West Division Street; 1200 - 1232 North Clybourn Avenue;
1201-1213 North Cleveland Avenue

PLANNED DEVELOPMENT NUMBER _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	73,496 square feet (1.687 acres)
Area Remaining in Public Right of Way	30,922 square feet (.71 acres)
Net Site Area:	42,574 square feet (.977 acres)
Maximum Number of Dwelling Units:	84 Units
Maximum Floor Area Ratio:	3.3
Minimum Number of Off-Street Parking Spaces:	75 Spaces
Off-Street Loading Spaces:	1 (10' x 25')
Minimum Required Setbacks:	As Per Site Plan
Maximum Building Height of the top Residential Floor:	80'-0"
Maximum Building Height of the Structure per Section 17-17-0311 of the Zoning Ordinance:	95'-0"
Minimum Number of Bicycle Spaces:	38 Spaces

146557.5

Applicant: Clydiv, LLC

Address: 442 - 470 West Division Street; 1200 - 1232 North Clybourn Avenue, 1201-1213 North Cleveland Avenue

Introduced June 25, 2014

Plan Commission. April 16, 2015

Planned Development _____

Plan of Development Statements

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 42,574 square feet of Net Site Area which is depicted on the ~~attached~~ Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Clydiv, LLC, an Illinois limited liability company.
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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans 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 the City 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 fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Surrounding Land Use Map; a Site Plan; a Landscape Plan; Division Street Elevation;

Applicant. Clydiv, LLC

Address. 442 - 470 West Division Street, 1200 - 1232 North Clybourn Avenue; 1201-1213 North Cleveland Avenue

Introduced. June 25, 2014

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Clybourn & Division Corner Elevation; Clybourn Avenue Elevation; North Elevation; Courtyard South Elevation; Courtyard North Elevation; West Elevation (Cleveland Avenue) prepared by Papageorge Haymes Partners and dated April 16, 2015, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development above the ground floor: Dwelling Units located above the ground floor; Community Garden (composting to be limited to the materials generated on-site); Apiary. In addition, the following uses are allowed on the ground floor only and are limited to an aggregate total of 18,000 square feet: Day Care; Postal Service; Animal Services (Shelter/Boarding Kennel and Sales and Grooming); Restaurants (Limited and General); Tavern; Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union; Automated Teller Machine Facility; Office; Personal Service; Repair or Laundry Service, Consumer; Retail Sales, General; Manufacturing, Production and Industrial Services (Artisan); Wireless Communication Facilities (Co-located); Accessory Parking and Accessory and Related Uses and Services.
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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 42,574 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

Applicant: Clydiv, LLC

Address: 442 - 470 West Division Street; 1200 - 1232 North Clybourn Avenue; 1201-1213 North Cleveland Avenue

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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 ~~the~~ Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 project shall achieve LEED Certification in accordance with the City of Chicago Sustainable Development Policy.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to C1-5 Neighborhood District.

146544.7

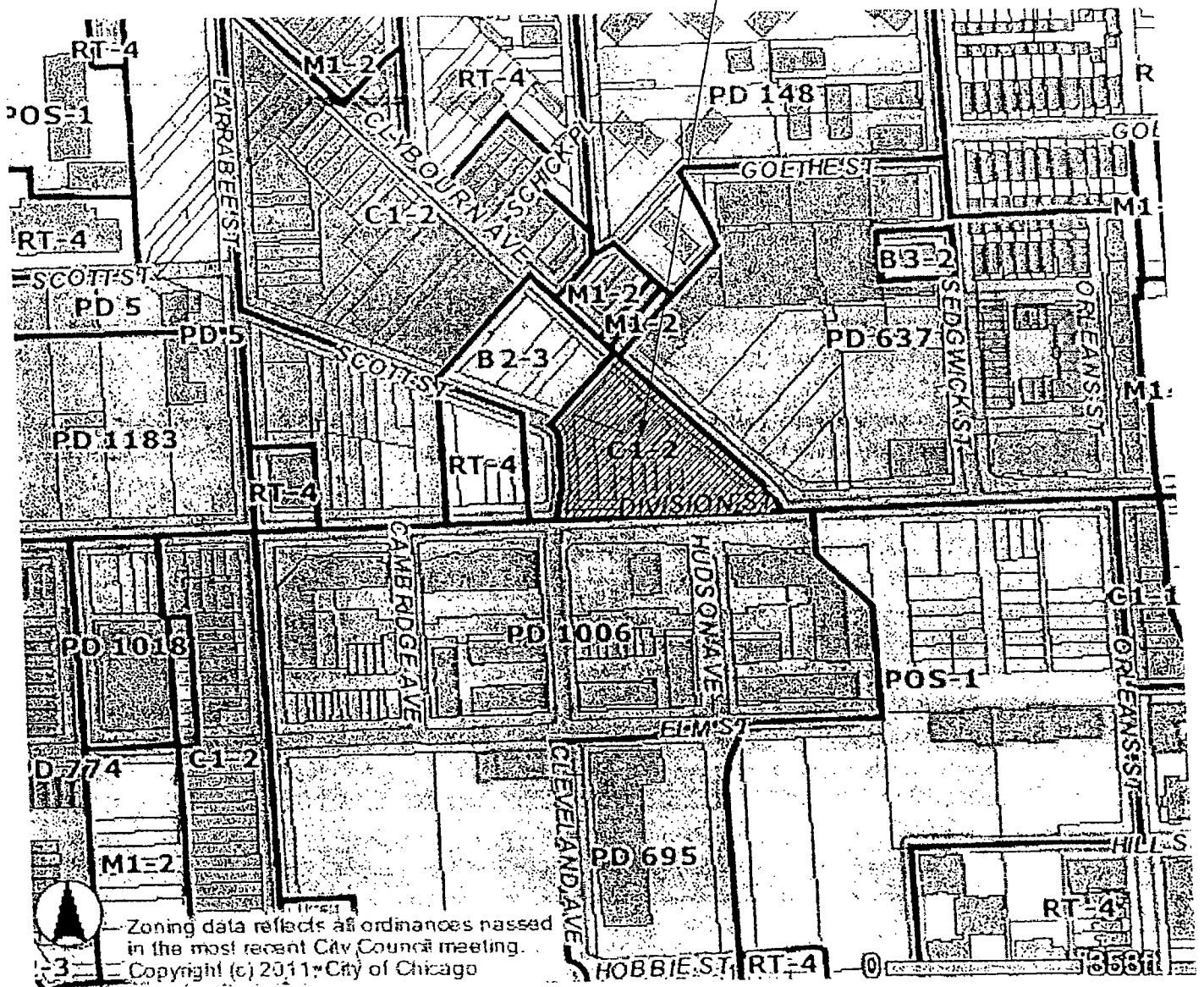
Applicant: Clydiv, LLC

Address: 442 - 470 West Division Street, 1200 - 1232 North Clybourn Avenue; 1201-1213 North Cleveland Avenue

Introduced: June 25, 2014

Plan Commission: April 16, 2015

Site Location



Zoning data reflects all ordinances passed in the most recent City Council meeting.
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EXISTING ZONING MAP

Not To Scale



APPLICANT: Clydiv, LLC
 666 Dundee Rd. Suite 1102
 Northbrook, IL. 60062

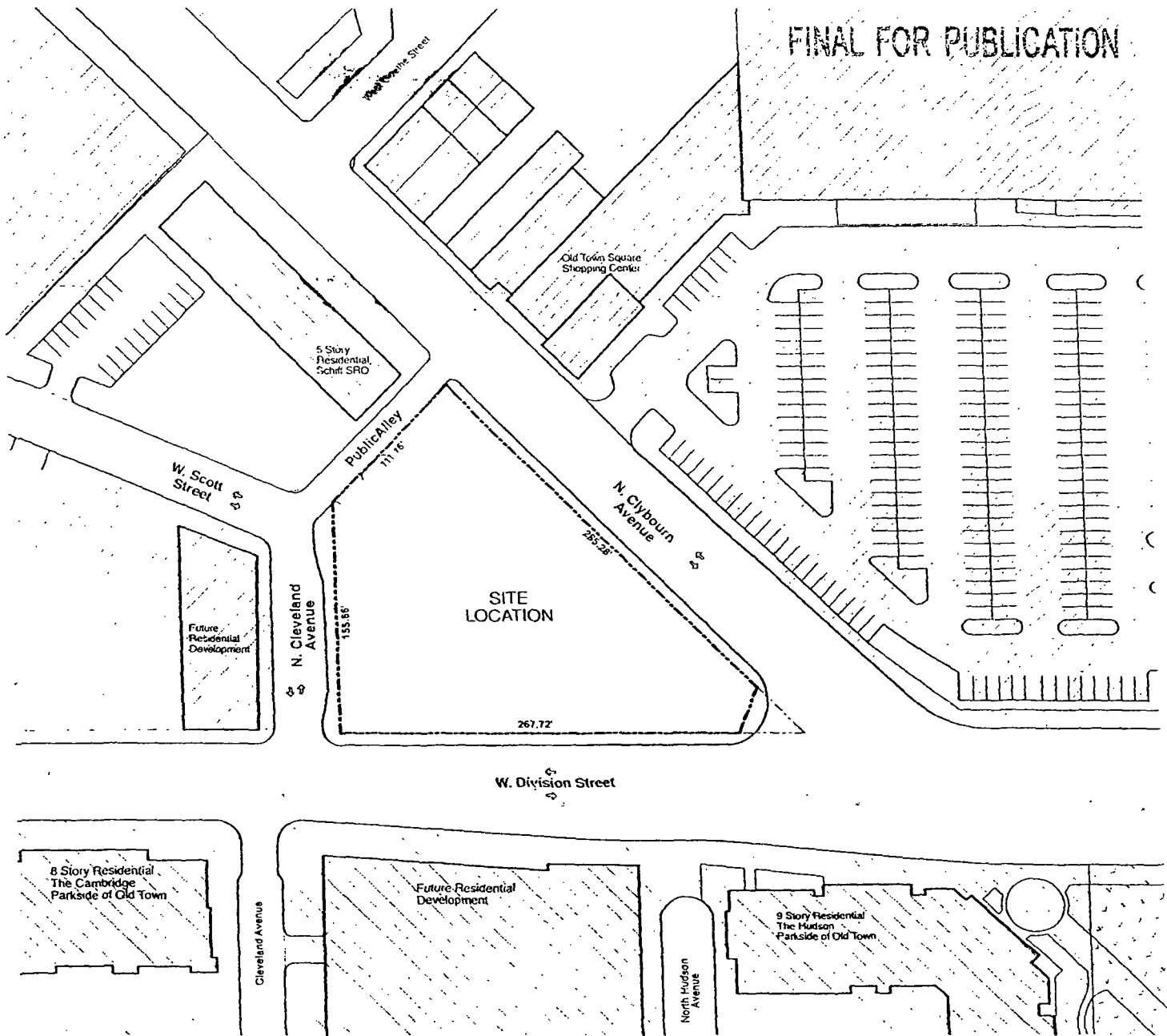
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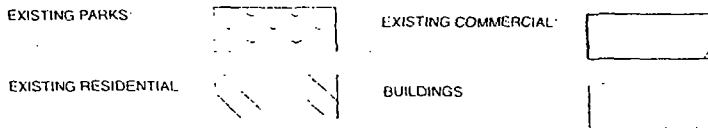


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LEGEND



SURROUNDING LAND USE

Scale 1" = 100'



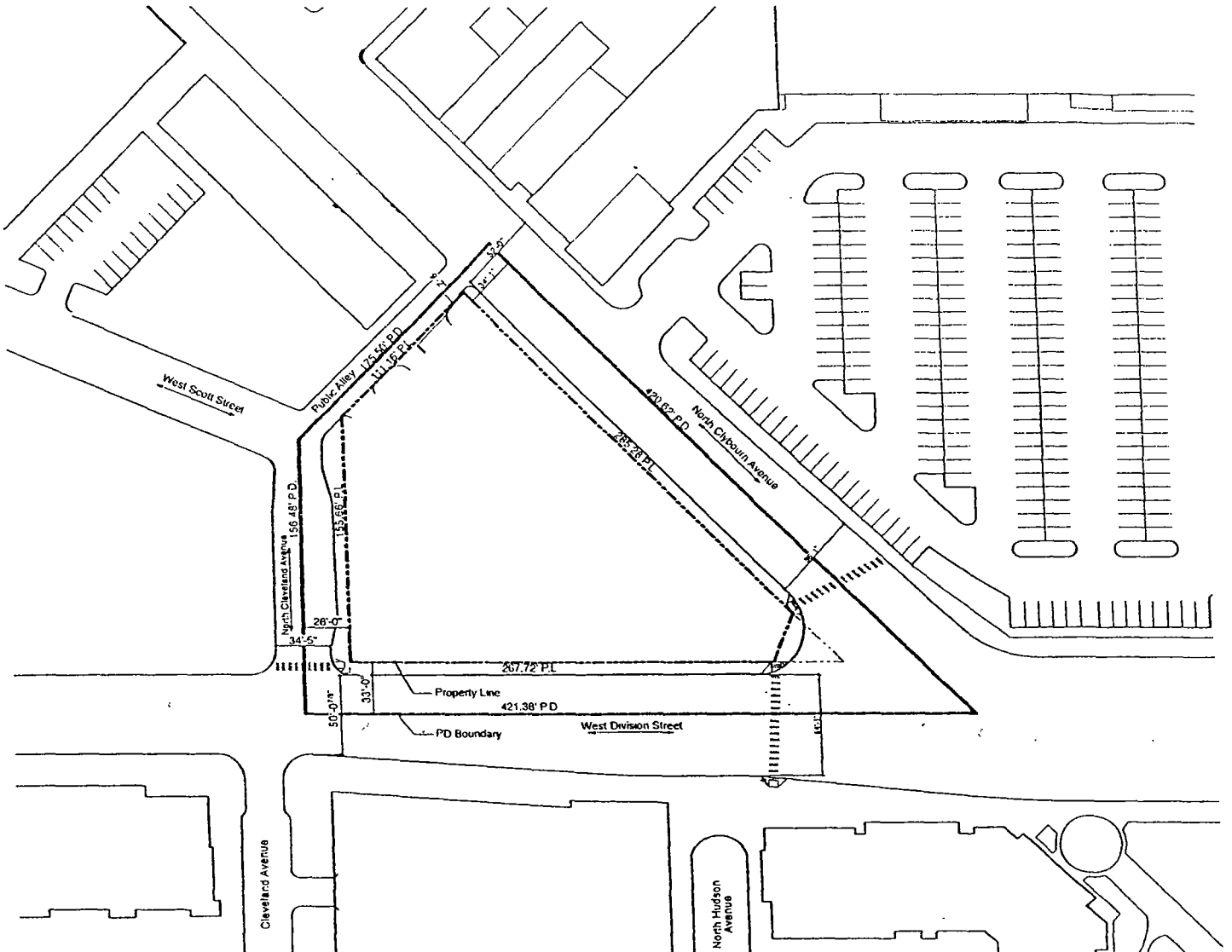
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 666 Dundee Rd. Suite 1102
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DATE: April 16, 2015



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LEGEND

- PLANNED DEVELOPMENT (P.D.) BOUNDARY
- - - PROPERTY LINE (P.L.)

PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

Scale: 1" = 100'



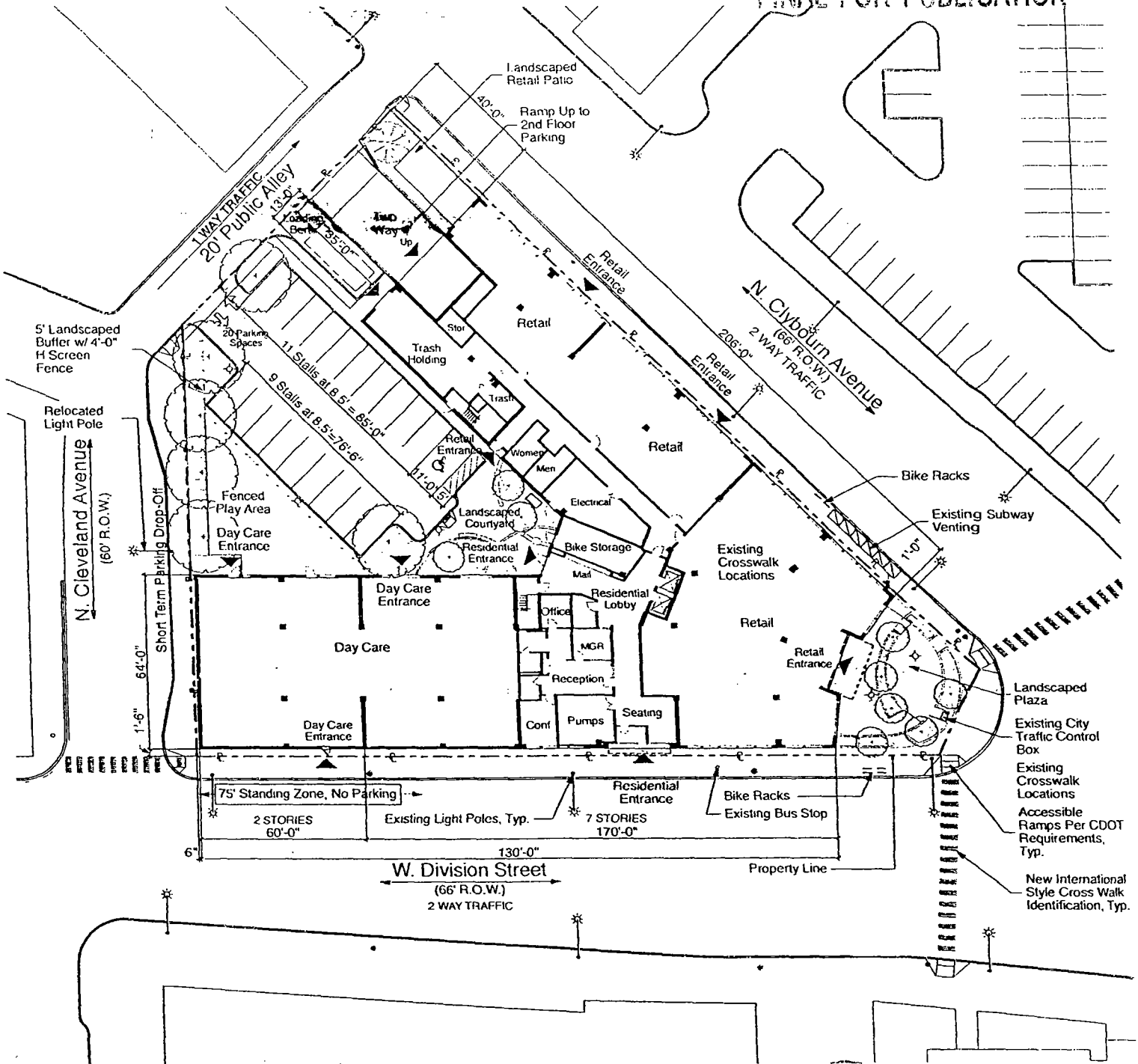
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666 Dundee Rd. Suite 1102
Northbrook, IL. 60062

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DATE: April 16, 2015



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SITE PLAN

Scale: 1" = 50'



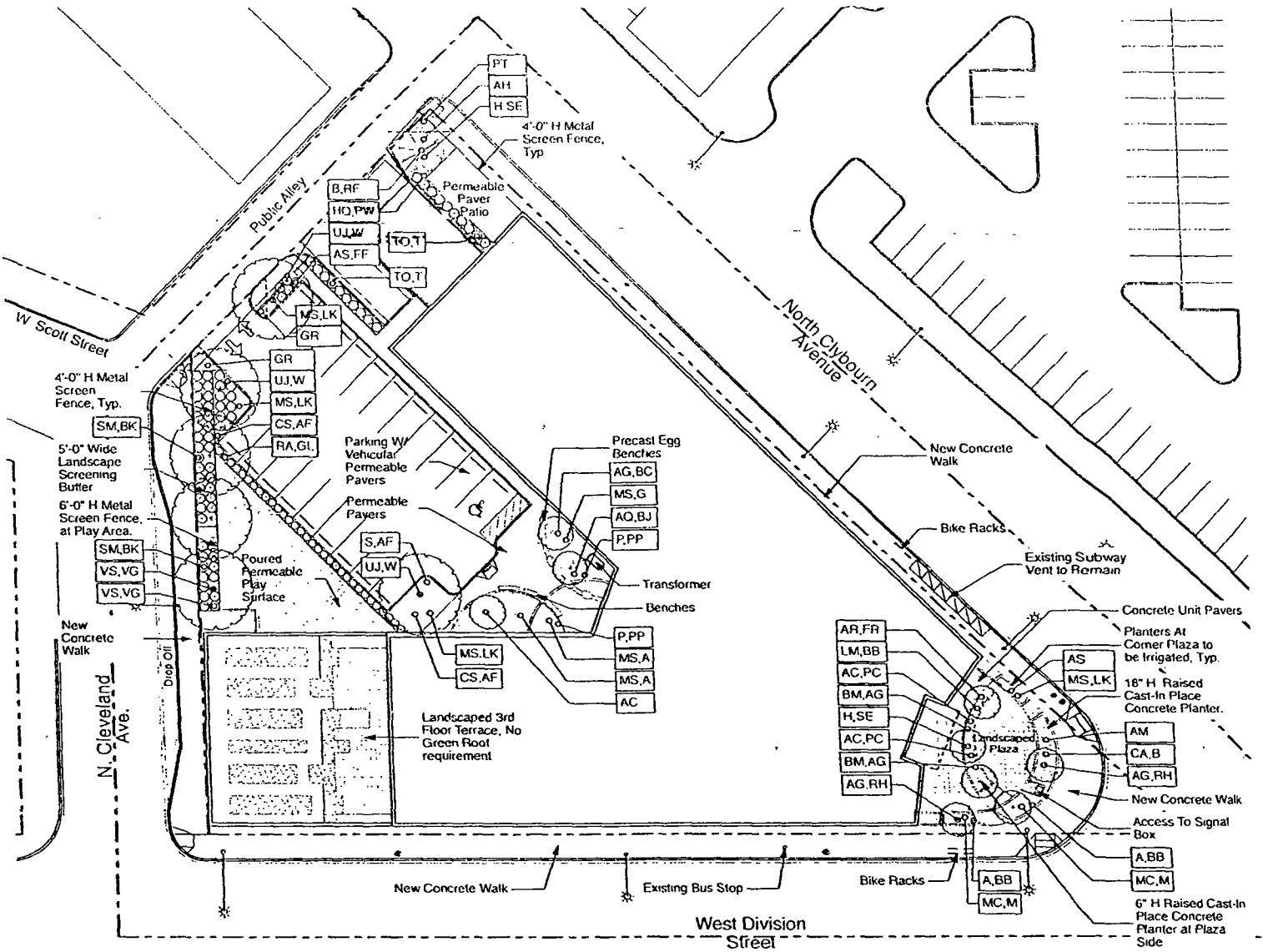
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PRELIMINARY PLANT LIST

SHADE AND ORNAMENTAL TREES						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AC	1	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	Cont	8 HT	Multi-stem
AG BC	2	<i>Acer ginnala</i> 'Barley Compact'	Dwarf Norway Maple	Cont	8 HT	Multi-stem
AG RH	2	<i>Amelanchier grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	B&B	12 HT	Multi-stem
AR FR	4	<i>Alnus incana</i> 'Tyndal Red'	Red Maple	B&B	4" cal	Straight central leader
BRF	1	<i>Betula Royal Frost</i>	Royal Frost Birch	B&U	6 HT	Multi-stem
RFCB	1	<i>Rosa pratincola</i> 'Chicago Blues'	Blue Loosie	B&B	4" cal	Straight central leader
TO T	27	<i>Tilia occidentalis</i> 'Tetlow'	Tetlow Arbutus	B&B	8 HT	
UJW	3	<i>Ulmus japonica</i> 'Wisconsin'	Accolade Morton Elm	B&U	4" cal	Straight central leader
ZS VG	3	<i>Zelkova serotina</i> 'Village Green'	Village Green Zelkova	pot	4" cal	Straight central leader
SHRUBS						
CS AF	33	<i>Cornus stolonifera</i> 'Auclic Lee'	Auclic Lee Red Twig Dogwood	pot	#1	3 o.c.
HO PW	6	<i>Hydrangea quercifolia</i> 'Pec Wee'	Pec Wee Hydrangea	pot	#3	3 o.c.
RA GL	27	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	pot	#1	3 o.c.
SM BK	24	<i>Spiraea media</i> 'Blue Kazoo'	Blue Kazoo Spiraea	pot	#3	3 o.c.
SM P	18	<i>Syringa meyeri</i> 'Patton'	Patton Lilac	B&U	#3	4 o.c.

PERENNIALS / GROUNDCOVERS / ORNAMENTAL GRASSES						
A BB	15	<i>Agastache</i> 'Blue Boa'	Blue Boa Anise Hyssop	pot	#1	18" o.c.
AC PC	13	<i>Asclepias tuberosa</i> 'Purple Candice'	Purple Candice Asclepias	pot	#1	18" o.c.
AH	17	<i>Acanthus hungaricus</i>	Hungarian Bear's Breeches	pot	#2	18" o.c.
AM	7	<i>Alchemilla vulgaris</i>	Alchemilla	bulb	NA	2 o.c. tall planted
AD BJ	127	<i>Aquilegia 'Blue Jay'</i>	Blue Jay Columbine	bulb	NA	12" o.c.
AS	7	<i>Alium sphaerocephalum</i>	Drumstick Allium	bulb	NA	2 o.c. tall planted
BM AG	5	<i>Brunnera macrophylla</i> 'Alexander's Great'	Brunneria	pot	#1	30" o.c.
CA B	12	<i>Calamagrostis canadensis</i> var. <i>trachylobia</i>	Feather Reed Grass	pot	#1	30" o.c.
GR	11	<i>Geranium</i> 'Rozanne'	Rozanne Geranium	pot	#1	24" o.c.
GW	257	<i>Galanthus woronowii</i>	Early Snowdrop	bulb	NA	17" o.c. tall planted
H SE	25	<i>Hemerocallis 'Solar Eclipse'</i>	Hemerocallis	pot	#1	16" o.c.
LM BH	15	<i>Limonium muscari</i> 'Big Blue'	Lily Turf	pot	#1	16" o.c.
MC M	37	<i>Molinia caerulea</i> 'Moorlaine'	Moorlaine Moor Grass	pot	#1	18" o.c.
MS A	26	<i>Miscanthus sinensis</i> 'Adagio'	Adagio Miscanthus	pot	#3	30" o.c.
MS G	23	<i>Miscanthus sinensis</i> 'Gracelia'	Gracelia Miscanthus	pot	#3	3 o.c.
MS LK	83	<i>Miscanthus sinensis</i> 'Little Kick'	Dwarf Maidenhair grass	pot	#1	18" o.c.
P PP	56	<i>Pentstemon</i> 'Peachy Perfection'	Bearded Penstemon	pot	#1	16" o.c.
PT	35	<i>Pachysandra terminalis</i>	Pachysandra	pot	#1	12" o.c.
S AF	42	<i>Sedum 'Autumn Fire'</i>	Autumn Fire Sedum	pot	#1	12" o.c.

LANDSCAPE PLAN

Scale: 1" = 50'



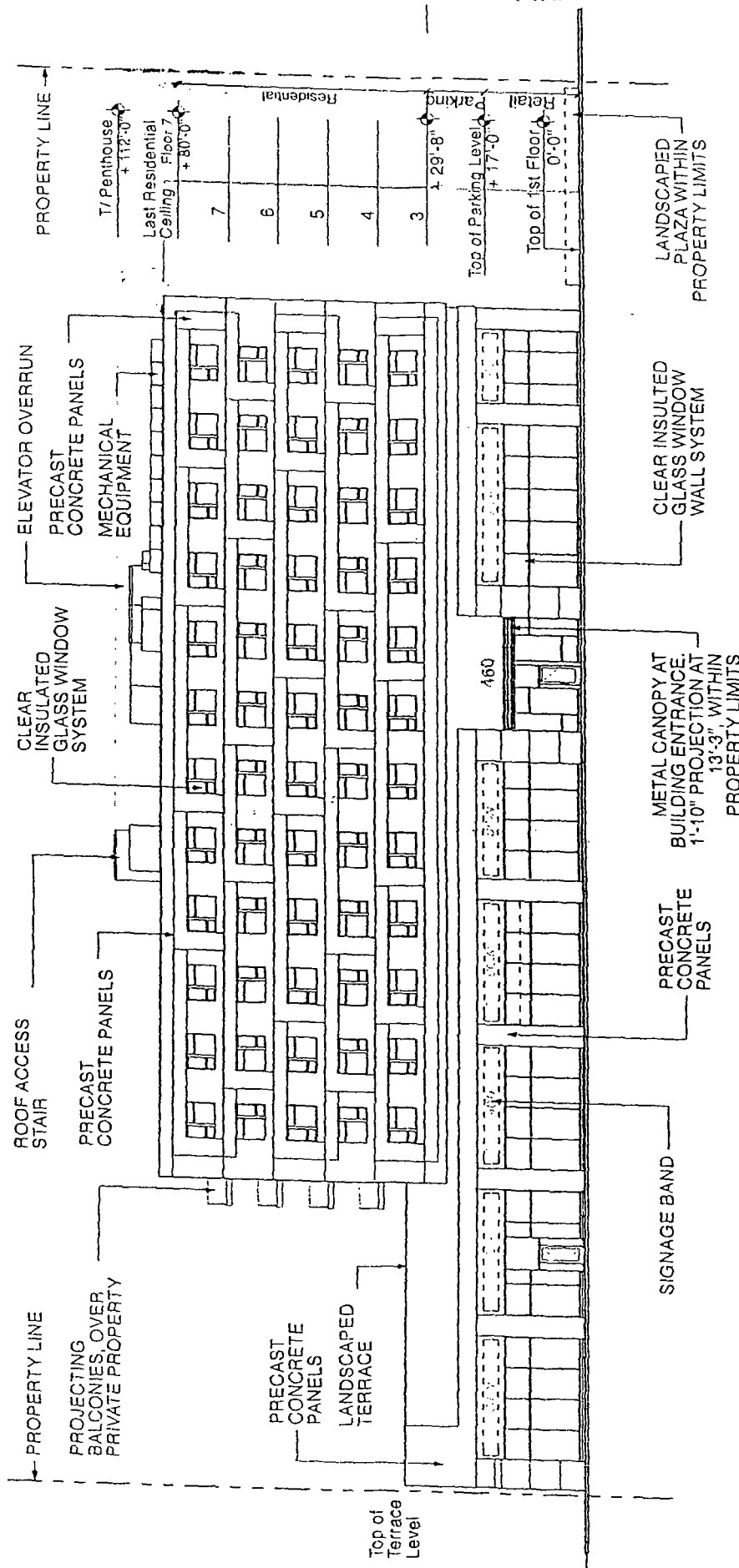
APPLICANT: Clydiv, LLC
666 Dundee Rd. Suite 1102
Northbrook, IL. 60062

ADDRESS: 442-470 West Division Street, 1200-1232 North Clybourn Avenue,
1201-1213 North Cleveland Avenue

DATE: April 16, 2015



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SOUTH ELEVATION - DIVISION STREET



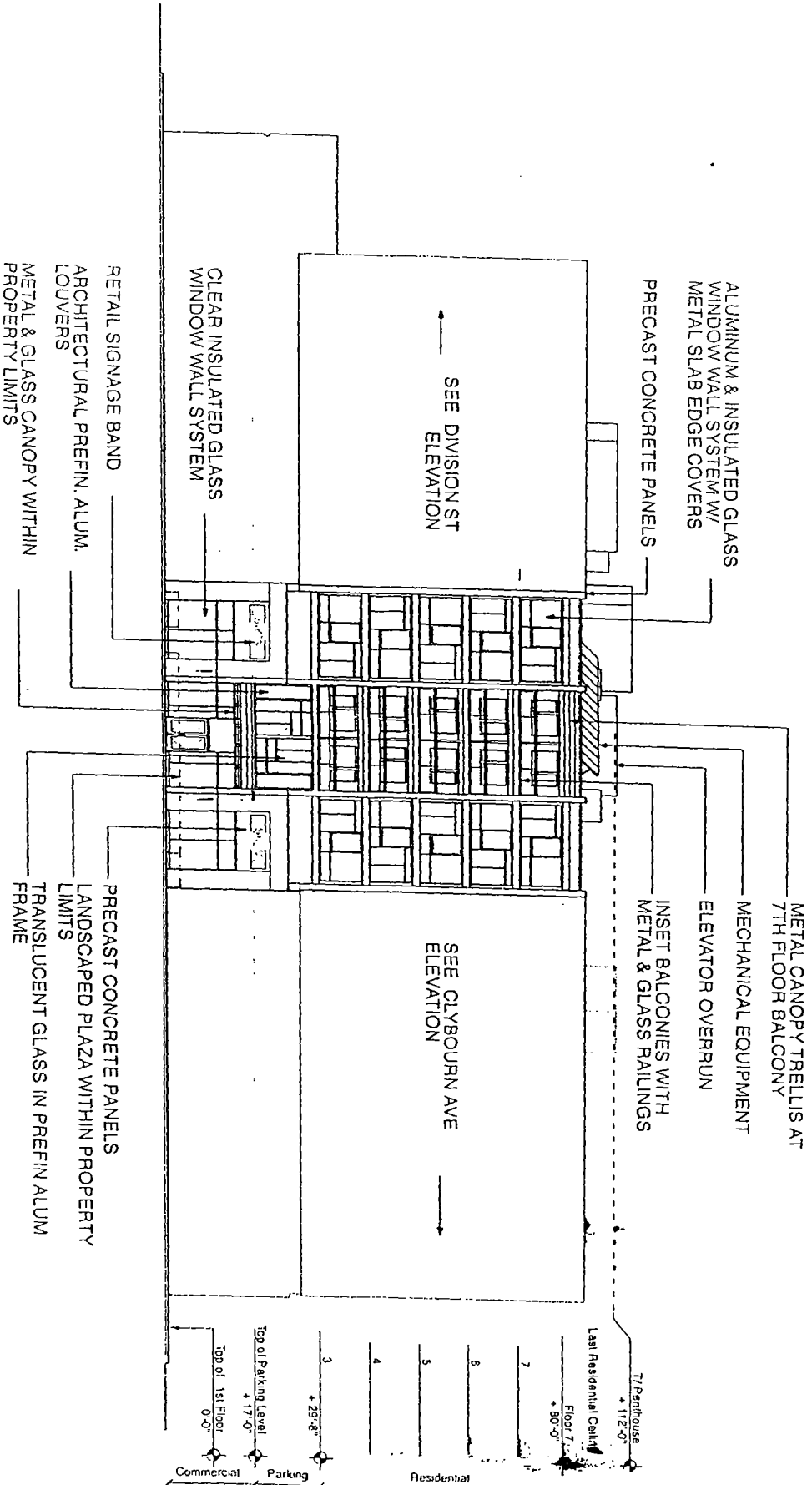
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APPLICANT: Ciydiv, LLC
 666 Dundee Rd. Suite 1102
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CLYBOURN & DIVISION CORNER ELEVATION

APPLICANT:

Clydiv, LLC

666 Dundee Rd. Suite 1102
Northbrook, IL 60062

ADDRESS:

442-470 West Division Street, 1200-1232 North Clybourn Avenue,
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DATE:

April 16, 2015

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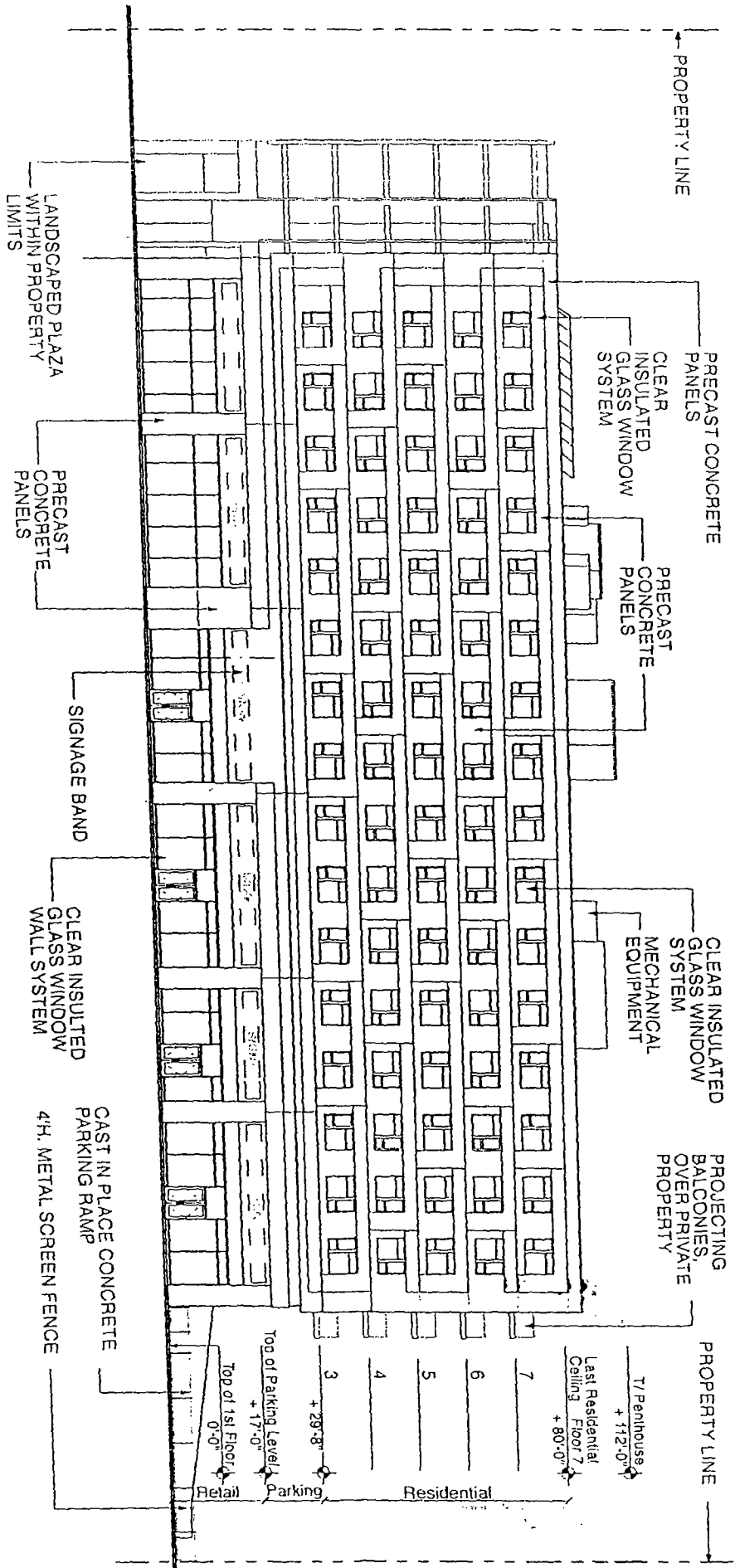
P/H # 142236

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APPLICANT:
 ADDRESS:
 DATE:

Clydiv, LLC
 666 Dundee Rd. Suite 1102
 Northbrook, IL. 60062
 442-470 West Division Street, 1200-1232 North Clybourn Avenue,
 1201-1213 North Cleveland Avenue
 April 16, 2015

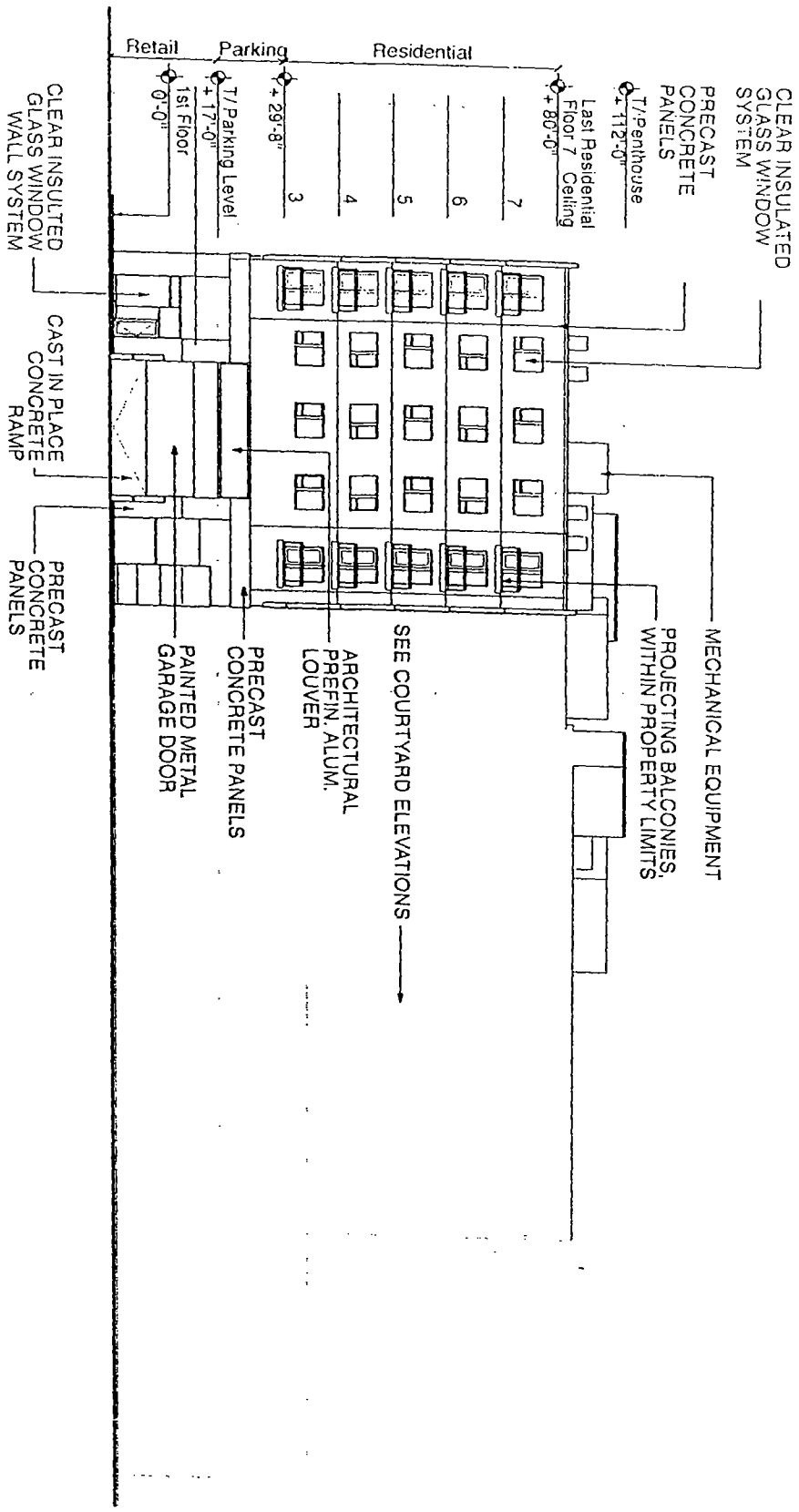
EAST ELEVATION - CLYBOURN AVE.



PAPPAGEORGE
 HANWY & ASSOCIATES
 PAPPAGEORGE HANWY & ASSOCIATES PARTNERS
 P/H # 142236

TOTAL FLOOR AREA: 120,000 SQ. FT.
 TOTAL GROSS AREA: 150,000 SQ. FT.
 TOTAL VOLUME: 1,500,000 CU. FT.

FINAL FOR PUBLICATION



NORTH ELEVATION

APPLICANT:

Clydiv, LLC
666 Dundee Rd. Suite 1102
Northbrook, IL, 60062

ADDRESS:

442-470 West Division Street, 1200-1232 North Clybourn Avenue,
1201-1213 North Cleveland Avenue

DATE:

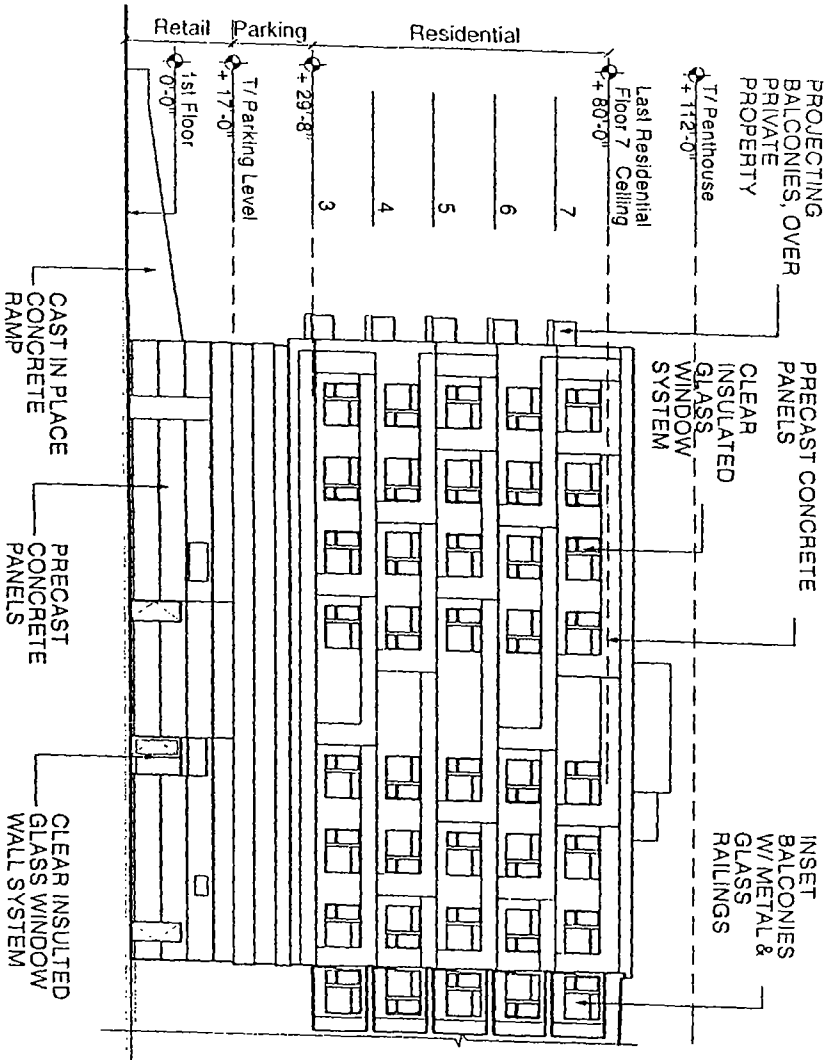
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COURTYARD SOUTH ELEVATION

APPLICANT:

Clydiv, LLC

666 Dundee Rd. Suite 1102
 Northbrook, IL, 60062

ADDRESS:

442-470 West Division Street, 1200-1232 North Clybourn Avenue,
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 April 16, 2015

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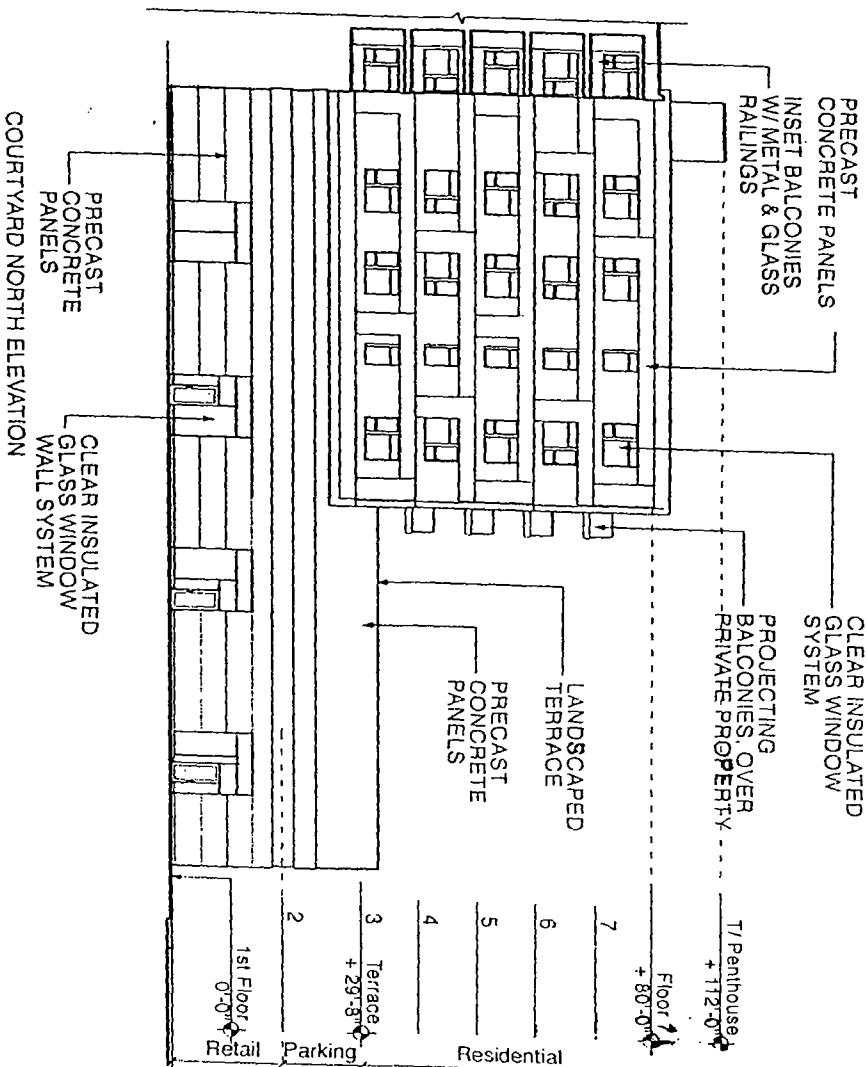
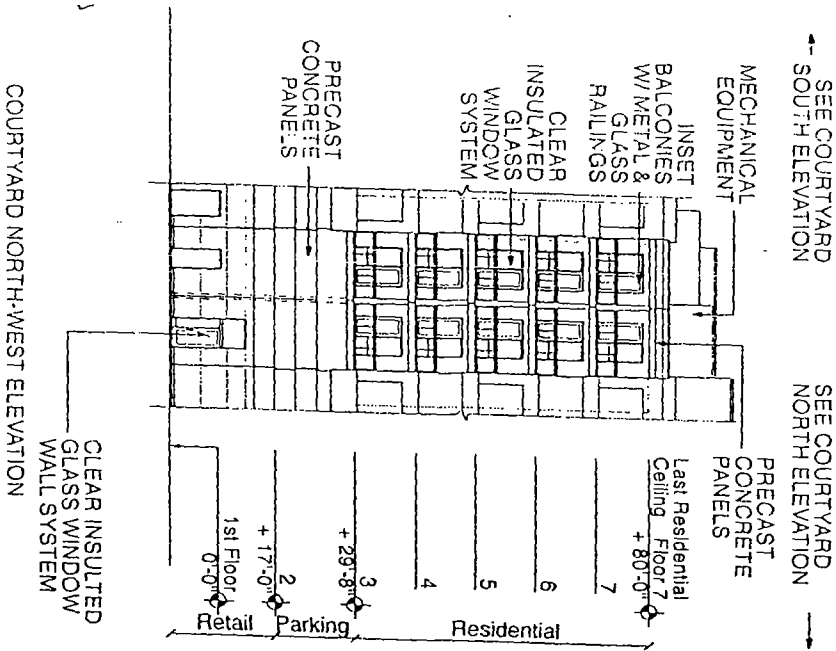
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COURTYARD NORTH ELEVATIONS

APPLICANT:

Clydiv, LLC

666 Dundee Rd. Suite 1102

Northbrook, IL 60062

ADDRESS:

442-470 West Division Street, 1200-1232 North Clybourn Avenue,
1201-1213 North Cleveland Avenue

DATE:

April 16, 2015

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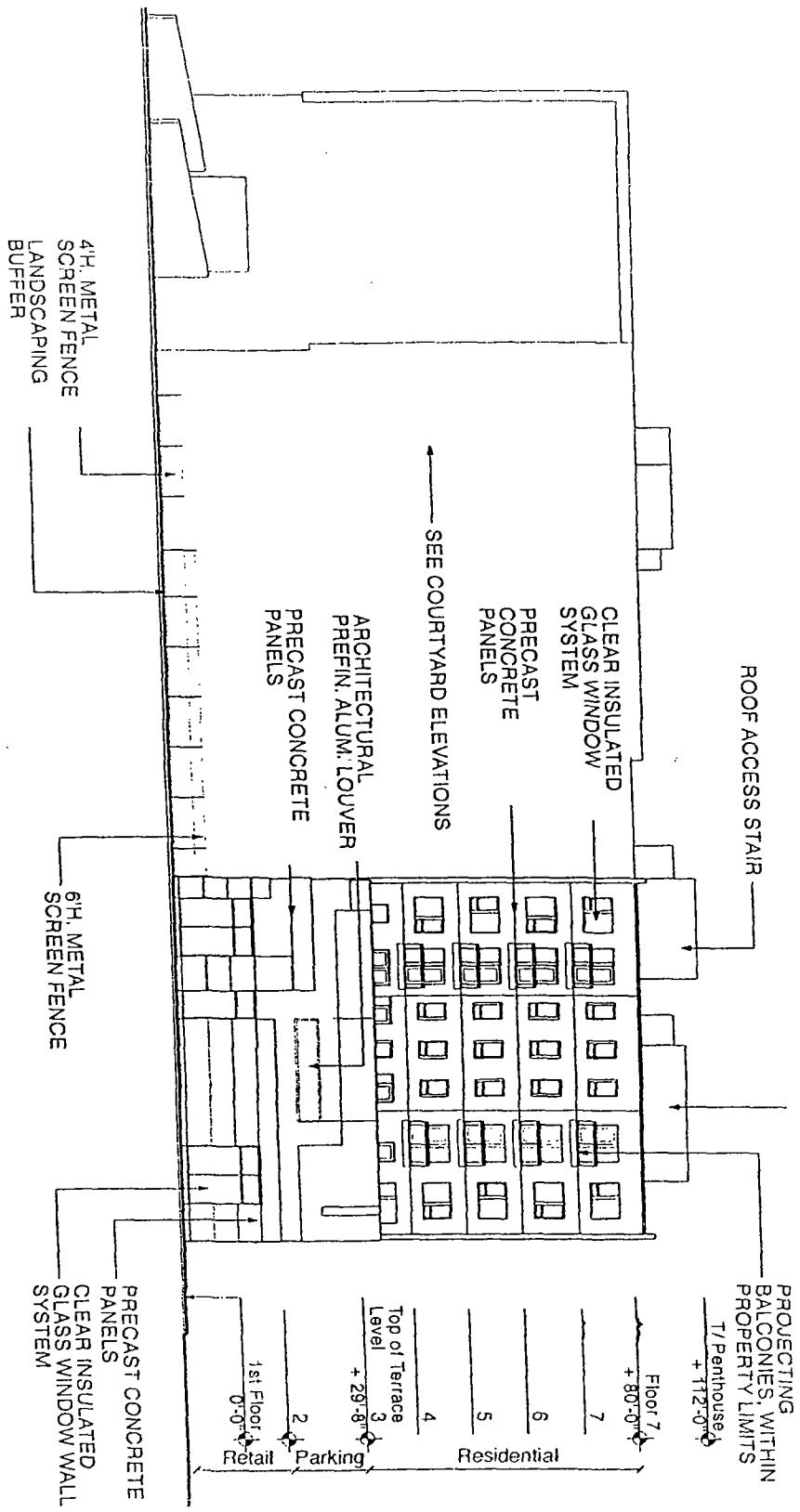
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 666 Dundee Rd, Suite 1102
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442-470 West Division Street, 1200-1232 North Clybourn Avenue,
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April 16, 2015

WEST ELEVATION - CLEVELAND AVE



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