



# City of Chicago



SO2021-3097

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-F at 1546-1556 N Clark St, 101-129 W North Ave and 1555-1565 N LaSalle St - App No. 20783
<b>Committee(s) Assignment:</b>	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, Chicago Zoning Ordinance, is amended by changing all the Residential Business Planned Development 1272 symbols and indications as shown on Map No. 3-F in the area bounded by:

West North Avenue; North Clark Street; a line 120.01 feet south of and parallel to West North Avenue; North Sandberg Terrace; a line 102.05 feet south of and parallel to West North Avenue; and North LaSalle Street,

to those of a Residential Business Planned Development 1272, as amended which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others.

**SECTION 2:** This ordinance shall take effect upon its passage and due publication.

Address: 1546-1556 N. Clark Street; 101-129 W. North Ave.; and 1555-1565 N. LaSalle St.

Residential-Business Planned Development No. 1272, As Amended.  
 Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1272, as amended, ("Planned Development") consists of approximately 30,035 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, 1550 North Clark (Chicago) Owner, 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 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 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, assigns 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 16 Statements; a Bulk Regulations Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Right-of-Way Adjustment Map; Landscape Plan; Site Plan; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz dated July 23, 2018, which were approved in that Administrative Relief Letter dated August 20, 2018 and for convenience are attached and incorporated 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 Zoning Ordinance, and all requirements thereto,

Applicant: 1550 North Clark (Chicago) Owner, LLC  
 Address: 1546-1556 N. Clark St.; 101-129 W. North Ave., and 1555-1565 N. LaSalle St.  
 Introduced: July 21, 2021  
 CPC Date: September 16, 2021

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 Residential-Business Planned Development: multi-family dwelling units, eating and drinking establishments, small and medium venue entertainment uses, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), food and beverage retail sales, personal service, general retail sales, indoor participant sports and recreation, office, animal services – veterinary (excluding shelter and boarding kennels and stables, provided that incidental overnight care of sick animals is permitted), accessory uses, and accessory parking.
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 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 30,035 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.
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 Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management 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 titleholders and any ground lessors.

Applicant: 1550 North Clark (Chicago) Owner, LLC  
 Address: 1546-1556 N. Clark St.; 101-129 W. North Ave., and 1555-1565 N. LaSalle St.  
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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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall provide a green roof with 8,000 square feet.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago landmark buildings. The Planned Development includes the Village Theater, which is designated as a Chicago landmark or within a district designated as a Chicago landmark. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

The applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to the Village Theater, a Chicago landmark building. Pursuant to the Zoning Ordinance, Section 17-8-0911, the applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during construction as part of the project. The report shall be submitted as part of the Part II Review application to the Historic Preservation Division and be subject to the review and acceptance of the Department of Planning and Development.

16. 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 Residential-Business Planned Development Number 1272 dated January 13, 2016.

Applicant: 1550 North Clark (Chicago) Owner, LLC  
Address: 1546-1556 N. Clark St.; 101-129 W. North Ave., and 1555-1565 N. LaSalle St.  
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## Residential-Business Planned Development No. 1272, As Amended

## Bulk Regulations and Data Table

**Gross Site Area:**

Subarea A: Net Site Area 18,122 sf + Public ROW 13,061 sf = 31,183 square feet

Subarea B: Net Site Area 10,916 sf + Public ROW 12,045 sf = 22,961 square feet

TOTAL GROSS SITE AREA: 54,143 square feet

**Area of Public Right-of-Way  
To Be Vacated in Sub-Area A:**

Air Rights Vacation: 692 square feet (To remain as part  
of the public right-of-way)

Fee Vacation: 997 square feet (Included as part of the  
Net Site of Sub-Area A)

**Sub-Area A Gross Site Area After Vacation:**

Subarea A: Net Site Area 18,122 sf, plus Fee Vacation 997 sf = 19,119 square feet

Subarea A: Public ROW 13,061 sf, minus Fee Vacation 997 sf = 12,064 square feet

Subarea A: TOTAL GROSS SITE AREA 31,183 square feet

**Net Site Area:**

Subarea A: 19,119 square feet

Subarea B: 10,916 square feet

TOTAL: 30,035 square feet

**FAR:**

Subarea A: 6.85 FAR (130,963 square feet)

Subarea B: 1.76 FAR (19,212 square feet)

TOTAL: 5.0

**Maximum Dwelling Units:**

Subarea A:	48
Subarea B:	0 – existing condition

**Minimum Parking Spaces:**

Subarea A:	59*
Subarea B:	0 – existing condition

In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

**Minimum Bicycle Parking:**

Subarea A:	24*
Subarea B:	0 – existing condition

In the event fewer dwelling units are constructed, fewer parking spaces may also be constructed so long as the 1.2:1 ratio is maintained.

**Off Street Loading Berths:**

Subarea A:	1
Subarea B:	2 – existing condition

**Building Height**

Subarea A:	116 feet, 6 inches (116 feet, 6 inches to top of building; 128 feet, 6 inches to top of mechanical penthouse)
Subarea B:	Existing one-story commercial building

**Lot Coverage:**

Subarea A:	Per Site Plan
Subarea B:	Existing



ZONING AND LAND USE MAP

ADMINISTRATIVE RELIEF July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL

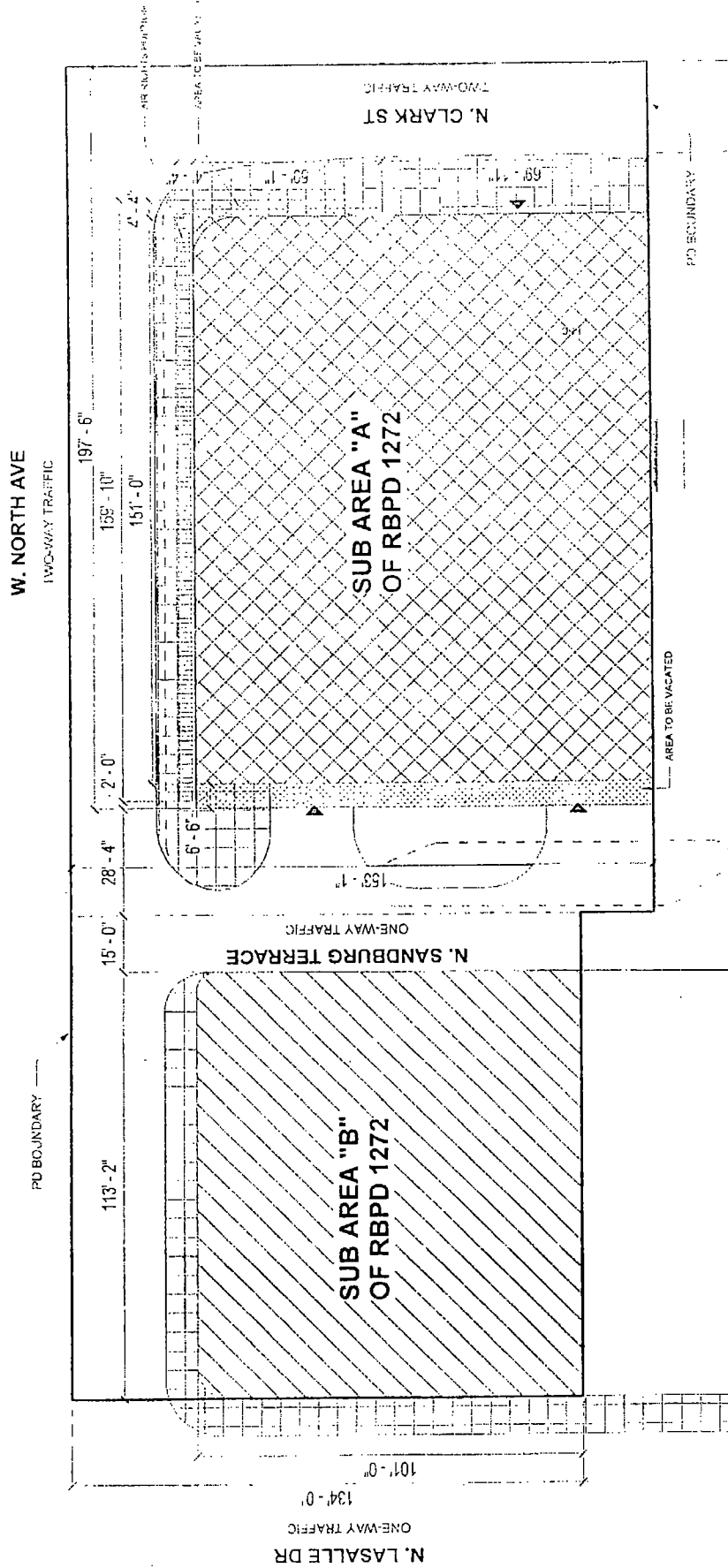
2017008

APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC

PROPERTY : 1548-1550 North Clark Street/ 101-116 West North Avenue and  
1555-1565 North LaSalle Street/ 121-129 West North Avenue







**PROPERTY LINE, BOUNDARY AND SUB AREA MAP**

ADMINISTRATIVE RELIEF, July 23, 2018

PROJECT : 1550 N CLARK, CHICAGO, IL 2017008  
 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC  
 PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and 1555-1565 North LaSalle Street/ 121-129 West North Avenue



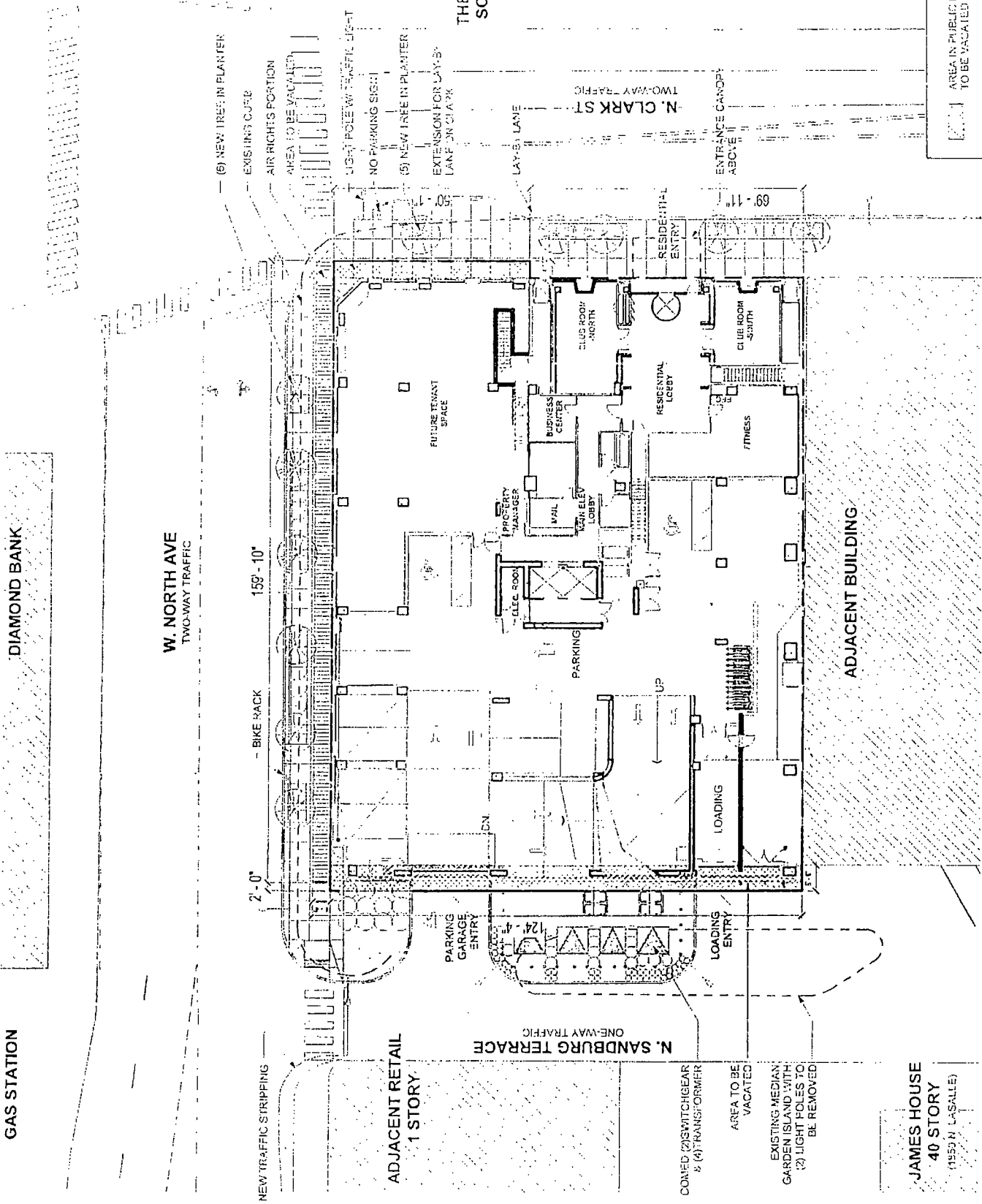
LINCOLN PARK

DIAMOND BANK

GAS STATION

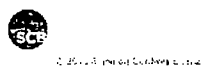
THE LATIN SCHOOL

AREA IN PUBLIC ROW TO BE VACATED



RIGHT OF WAY ADJUSTMENT MAP

ADMINISTRATIVE RELIEF: July 23, 2018	PROJECT: 1550 N CLARK, CHICAGO, IL	2017008
	APPLICANT: 1550 N CLARK (Chicago) OWNER, LLC	
	PROPERTY: 1548-1550 North Clark Street/ 101-115 West North Avenue and 1555-1585 North LaSalle Street/ 121-129 West North Avenue	



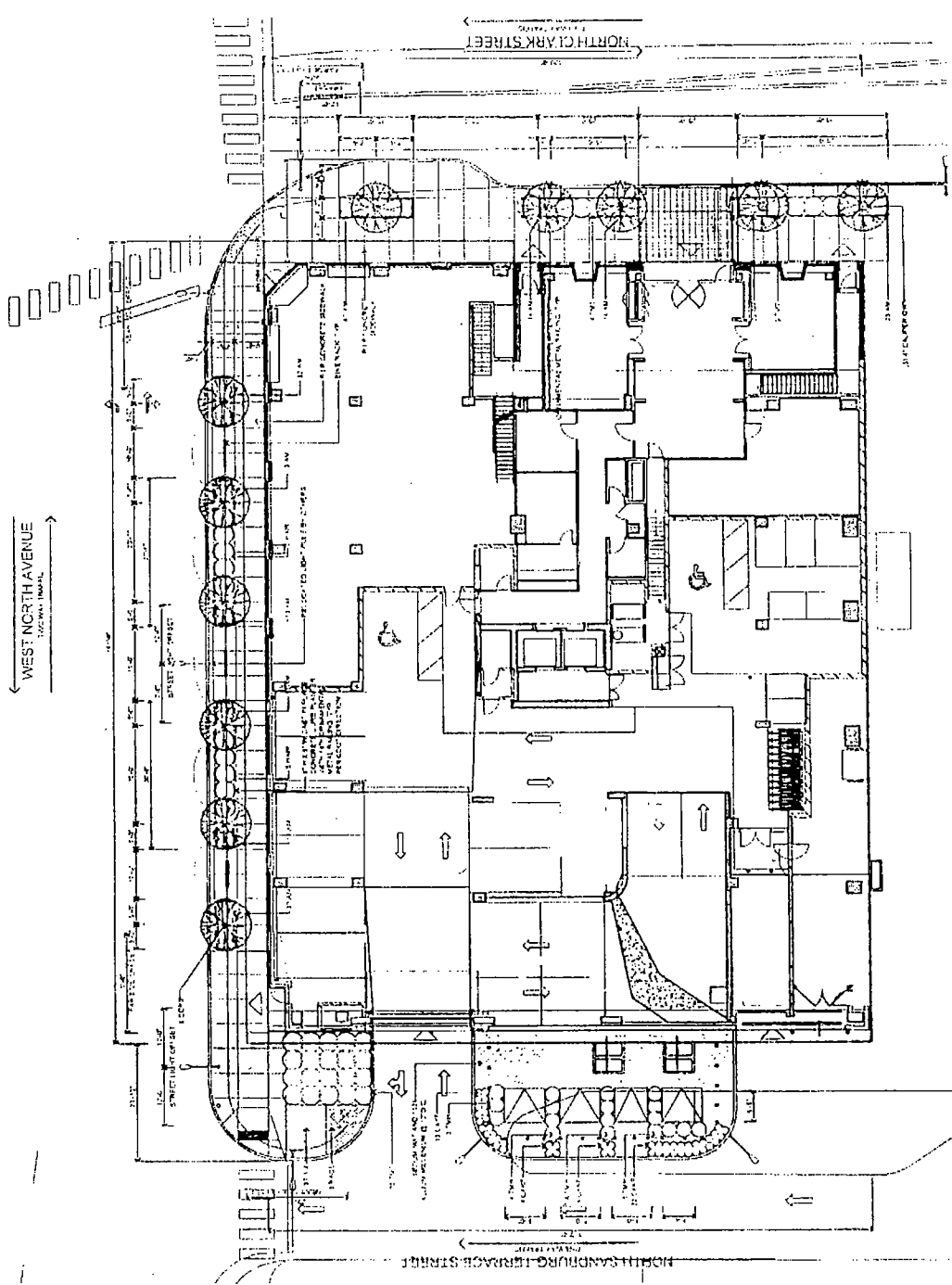
**LANDSCAPE CHANGE ANALYSIS**  
 PROPERTY ADDRESS: 1550 N. CLARK STREET, CHICAGO, IL 60610  
 PROJECT: ADMINISTRATIVE RELIEF  
 DATE: JULY 23, 2018

**EXISTING LANDSCAPE**  
 THE EXISTING LANDSCAPE IS A MIXTURE OF ASPHALT, CONCRETE, AND GRASS. THERE IS A SIGNIFICANT AMOUNT OF IMPERMEABLE SURFACE AREA. THE EXISTING LANDSCAPE IS IN POOR CONDITION AND NEEDS TO BE REPLACED WITH A MORE SUSTAINABLE AND FUNCTIONAL LANDSCAPE.

**PROPOSED LANDSCAPE**  
 THE PROPOSED LANDSCAPE IS A MIXTURE OF PERMEABLE PAVEMENT, GRASS, AND TREES. THE PROPOSED LANDSCAPE IS MORE SUSTAINABLE AND FUNCTIONAL THAN THE EXISTING LANDSCAPE. IT WILL HELP TO REDUCE THE AMOUNT OF IMPERMEABLE SURFACE AREA AND IMPROVE THE QUALITY OF THE LANDSCAPE.

**VEGETATION AREA SCHEDULE**  
 ALL VEGETATION SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF CHICAGO VEGETATION SCHEDULE. THE VEGETATION SHALL BE PLANTED IN A MANNER THAT IS APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE.

**LANDSCAPE IMPROVEMENT STATEMENT**  
 THE LANDSCAPE IMPROVEMENTS WILL HELP TO REDUCE THE AMOUNT OF IMPERMEABLE SURFACE AREA AND IMPROVE THE QUALITY OF THE LANDSCAPE. IT WILL ALSO HELP TO REDUCE THE AMOUNT OF WATER RUNOFF AND IMPROVE THE QUALITY OF THE WATER.



LANDSCAPE PLAN

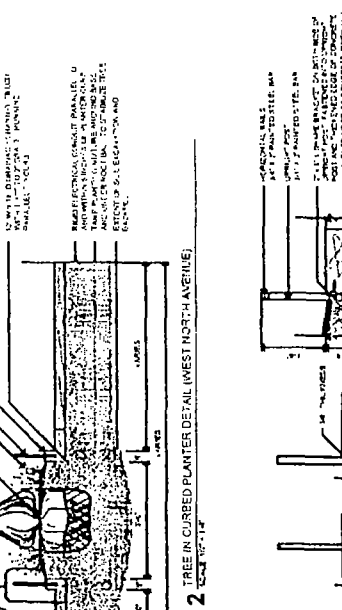
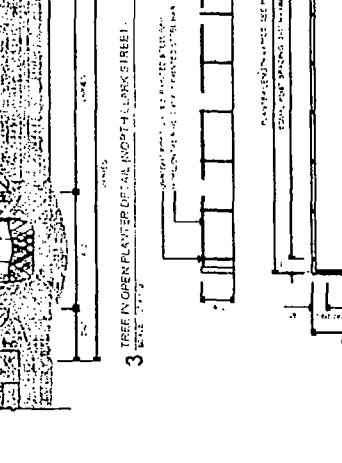
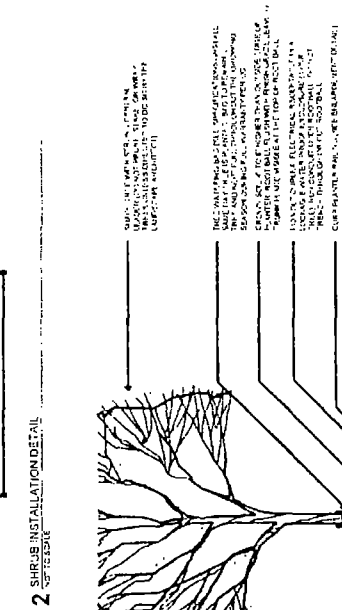
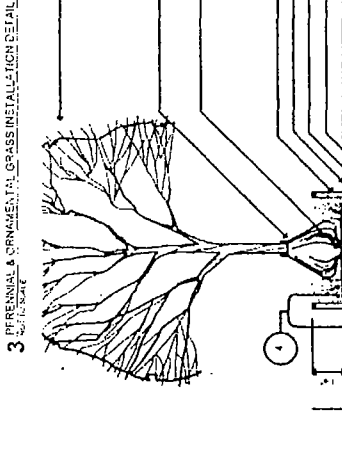
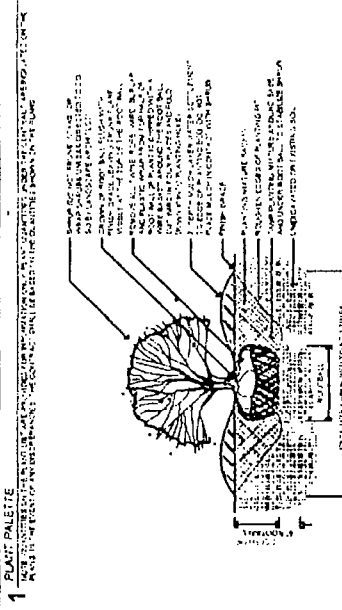
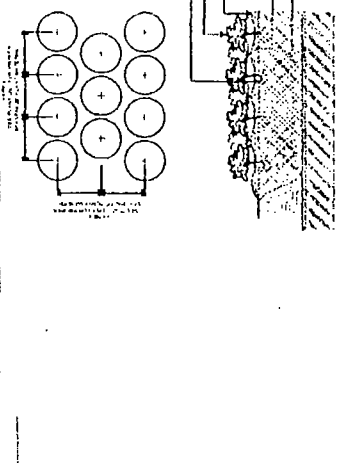
ADMINISTRATIVE RELIEF July 23, 2018

PROJECT 1550 N CLARK, CHICAGO, IL 2017008  
 APPLICANT 1550 N CLARK (Chicago) OWNER, LLC  
 PROPERTY 1546-1550 North Clark Street/ 101-115 West North Avenue and 1535-1555 North LaSalle Street/ 121-129 West North Avenue



PLANT LIST & SITE DETAIL

SYMBOL	SCS BOTANICAL NAME	COMMON NAME	QTY	241	HT	SPREAD	REMARKS
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	2.00	2.00	2.00	2.00	2.00	2.00	2.00
	3.00	3.00	3.00	3.00	3.00	3.00	3.00
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PLANT LIST & SITE DETAIL

ADMINISTRATIVE RELIEF July 23, 2018

PROJECT 1550 N CLARK, CHICAGO, IL 2017008

APPLICANT 1550 N CLARK (Chicago) OWNER, LLC

PROPERTY 1546-1550 North Clark Street/ 101-115 West North Avenue and 1555-1565 North LaSalle Street/ 121-129 West North Avenue



LINCOLN PARK

THE LATIN SCHOOL

DIAMOND BANK

W. NORTH AVE  
TWO-WAY TRAFFIC

SUB AREA "A"  
OF RBPB 1272

GERMANIA BUILDING  
4 STORY

GAS STATION

SUB AREA "B"  
OF RBPB 1272

ADJACENT RETAIL  
1 STORY

N. SANDBURG TERRACE  
ONE-WAY TRAFFIC

JAMES HOUSE  
40 STORY  
(3850 N. LA SALLE)

(5) NEW TREE WITH PLANTER  
LIGHT POLE W/ TRAFFIC LIGHT  
BIKE RACK  
4' EXTENDED SIDEWALK ON  
NORTH AVE  
1 1/2 CURB RAMP  
AIR RIGHTS PERMITS  
AREA TO BE VACATED

TRAFFIC LIGHT  
NO PARKING SIGN  
(5) NEW TREE WITH  
PLANTER  
EXISTING CURB  
EXTENSION FOR LANE B  
LANE ON CLARK  
LANE-SY LANE

TWO-WAY TRAFFIC  
RESIDENTIAL ENTRY  
AND CANOPY

LIGHT POLE TO BE RELOCATED  
AND REPLACED

BIKE RACK

PARKING  
GARAGE  
ENTRY

LOADING  
ENTRY

NEW TRAFFIC STRIPPING

LOADING AREA

NEW GREEN SPACE WITH  
PAD MOUNTED ELECT  
TRANSFORMERS

AREA TO BE VACATED

EXISTING MEDIAN  
GARDEN ISLAND  
WITH (7) LIGHT  
POLES TO BE  
REMOVED

SITE PLAN

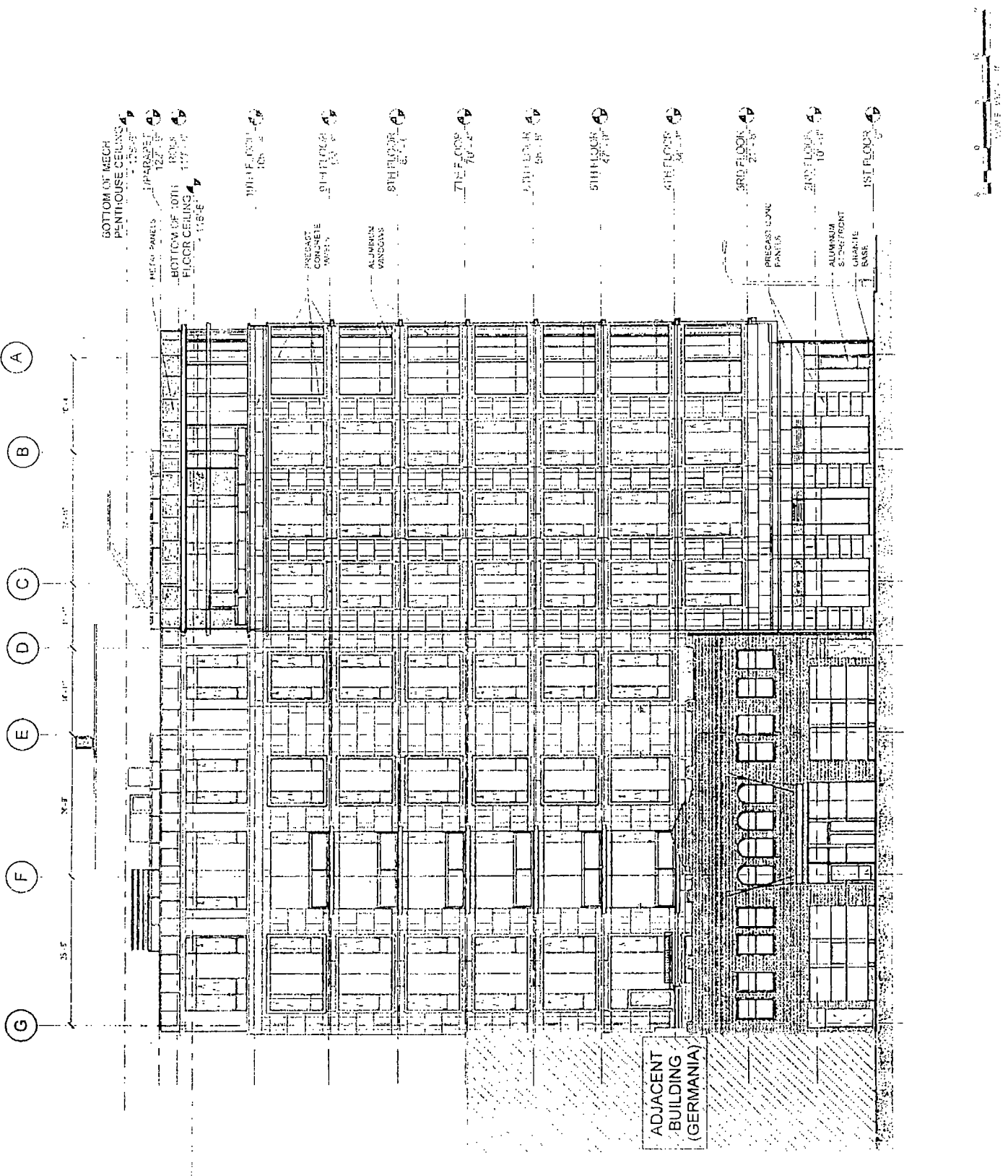
ADMINISTRATIVE RELIEF July 23, 2018

PROJECT 1550 N CLARK, CHICAGO, IL 2017008

APPLICANT 1550 N CLARK (Chicago) OWNER, LLC

PROPERTY 1548-1550 North Clark Street/ 101-115 West North Avenue and  
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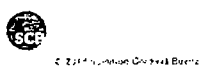


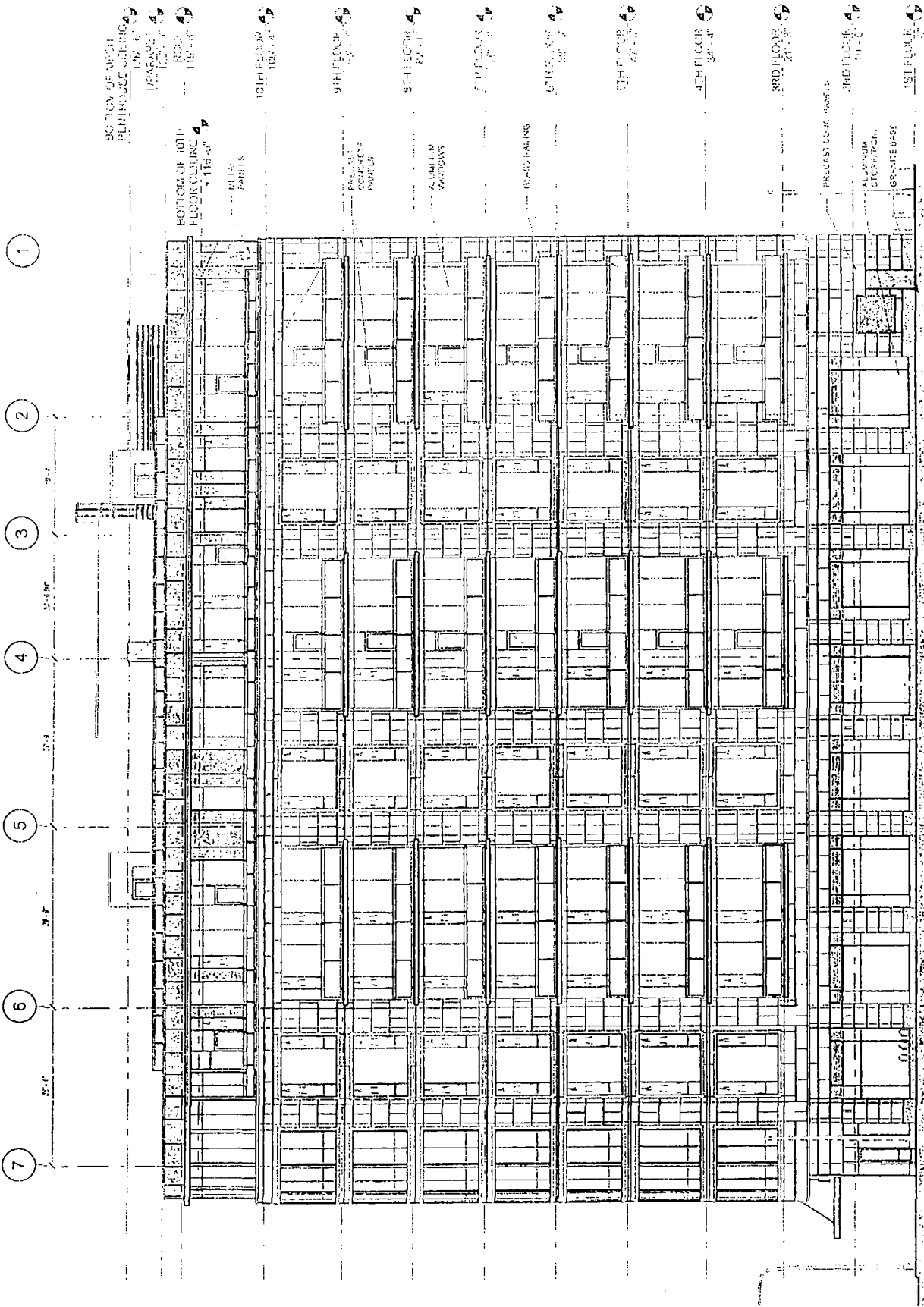


EAST ELEVATION

ADMINISTRATIVE RELIEF July 23, 2018

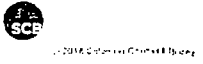
PROJECT 1550 N CLARK, CHICAGO, IL 2017008  
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 PROPERTY 1548-1550 North Clark Street/ 101-115 West North Avenue and  
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NORTH ELEVATION

PROJECT 1550 N CLARK, CHICAGO, IL 2017008  
 ADMINISTRATIVE RELIEF July 23, 2018 APPLICANT : 1550 N CLARK (Chicago) OWNER, LLC  
 PROPERTY : 1546-1550 North Clark Street/ 101-115 West North Avenue and 1555-1565 North LaSalle Street/ 121-129 West North Avenue

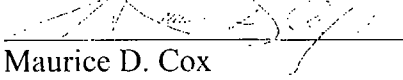




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: September 16, 2021

Re: Proposed Amendment to Residential Business Planned Development 1272

On September 16, 2021, the Chicago Plan Commission recommended approval of an amendment to the planned development submitted by 1550 N Clark Streets. 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-742-9442.

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