



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: SO2017-4826, Version: 1

---

## FINAL FOR PUBLICATION

### ORDINANCE

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

SECTION I: That the Chicago Zoning Ordinance be amended by changing all Residential Institutional Planned Development No. 869 symbols and designations as shown on Map No. 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 a Residential Institutional Planned Development No. 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.

Address: 4019-59 W. Belmont Ave., and 3129-59 N. Karlov Ave.

- v

42086098:!

## r- FURCATION

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 Sub-Area 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 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.

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; Sub-Area 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

Applicant	BELMONT KARLOV, LLC
Address	4019-59 W Belmont Ave, & 3129-59 N. Karlov Ave.
Introduced- Plan Commission	June 28, 2017 October 19, 2017

1

## RAL FOR PL?' ?CATFON

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 Sub Areas, the following uses shall be permitted in this Planned Development (PD) (describe in detail which uses are permitted and which are excluded for each Sub-Area):

Sub-Area 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.

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

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 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.

Applicant: BELMONT KARLOV, LLC  
Address: 4019-59 W. Belmont Ave. & 3129-59 N. Karlov Ave.  
Introduced: June 28, 2017  
Plan Commission: October 19, 2017

0

## REPLACEMENT

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 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 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% 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

Applicant: BELMONT KARLOV, LLC  
Address: 4019-59 W. Belmont Ave. & 3129-59 N. Karlov Ave  
Introduced: June 28, 2017  
Plan Commission: October 19, 2017

3

## *FOR PUBLIC INFORMATION*

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 No. 869 as approved by City Council on June 4, 2003.

Applicant. BELMONT KARLOV, LLC  
Address. -1019-59 W Belmont Ave., & 3129-59 N. Karlov Ave.

Introduced June 28, 2017  
Plan Commission: October 19, 2017

**FINAL FOR PUBLICATION RESIDENTIAL PLANNED DEVELOPMENT NO. 869, AA**

**BULK AND DATA TABLE**

ZONING BULK DATA TABLE                      Sub-Area A                      Sub -Area B

Gross Site Area (SF):                              153,321   84,643

Gross Site Area (Acre):                            3.52   1.94

Area in Adjoining ROW (SF):                    10,062   22,015

Net Site Area (SF):                                143,259   62,628

Total

237,964

5 46 32,077 205,887

**Maximum Permitted FAR ratio:**

**Maximum Number of Units:**

**Maximum Number of Off-Street Parking Spaces:**

**Min. Number of Off-Street Loading Berths:**

**Maximum Permitted Building Height:**

**Maximum Site Coverage:**

**Minimum Periphery Setbacks:**

**85 1**

38 ft

Per approved site plan

Per approved site plan

44

0

44 ft

Per approved site plan

Per approved site plan

2 space per unit / 44 total

Applicant:

Address:

Introduced:

Plan Commission:

BELMONT KARLOV LLC

4019-59 W. Belmont Ave., & 3129-59 N. Karlov Ave. June 28, 2017 October 19, 2017

## PINAL FOR PUBLICATION

pappageorgchaymcs partners  
architect

S/O N. LaSalle, Suite 400  
Chicago, IL 60651  
3-2 337 3344 FAX 204.6906

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 Zoning Map

Scale NTS

N

x. : J

li

!!

111! 5rn" -

Existing 1-Story ~ Residential ■; A Buildings -  
^ 1:1 1 1:

Existing 2-Story - Residential-Buildings  
Existing 1-Story Residential Buildings

■ Ex isli n g 3 -St qry  
■! r~ Ro»ld«hjl3l ^~"r

Buildings] l-d

^ 1.: ^Existing.: .....JU ; |i^«yComm«rcd\* i, i  
. \*^"iiButldhg^: ^:;;;

North Karlov Avenue

-Existing Existing -

1-Story 2-Story

Residential Residential  
Buildings Buildings

^fe^fe:

jExtotng l^to^Conuü jrclal jBullSrig

. V??: ■; Existing ?;£  
• • . ,i«tb«v^: ^v;-  
::^:~!v .:Cbmmfifrefir.;V;- :;w^ " xV - \*BundlhjV-fr.'v->.f

' t-:.;,;12-fii»<ny 'L'. -: F^&Conimareiiil VvV

North Pulaski Road

- Victory Cammorclal:.' f

f.:.!' ...' -Existing2-Story VVyiaif,\* ".,;V.:.1. : CeHnmirtctst^ ^V."V ; ' .) Buldlnb"<" .;V]-V. !is':;

■^WC^iExlitiñffistoiry rSTC!^k^iRosldohUol.':

■■■■P-~"Ki-.-l.-.fl,v,i; Existing 67Stoiy!> ■ : )Risidsntt«|!^";< .;! :-:B'ulldng:."j;i J

Bu'lctng.. • ■■; ■'

r6xlltng .i#tpry :>

\* '.\*Commorcloi/i'" ; I ^-^^fitntf-'"

# FINAL FOR PUBLICATION

Applicant: Dolmont Knrtov, LLC  
605 North Michigan Avenue, 4th Floor.  
Chicago, Illinois, 606-1

Project Address: 345 North Knriov Chicago, Il. 60641  
Introduction date: September 2017  
Plan commission date: October 19, 2017

Existing Land Use Map  
Scale: 1 1600

Existing 2-Story Residential

Existing 1-Story Residential Buildings

Existing 2-Story Residential Buildings

Existing 3-Story Residential Buildings

Existing 1-Story Residential Buildings

Existing 2-Story Residential Buildings

Existing 3-Story Residential Buildings

*mm*

Existing Commercial Buildings

North Karlov Avonuc

It:

if

*ii oil!*

Existing Residential Buildings - Existing Residential Buildings 1-Story 2-Story

Existing 1-Story Residential Buildings

Building

iris

*ill*

Existing 2-Story Residential Buildings

rj^ri\_\_-. \_: J\_T -

i-Existing E^np-!Residential \*\*>^!;  
|t^~J Buildings: ; ^^^ !::  
Existing 'V  
Parking Lot

Sub Area A

143,259 sf \

t: Si

:"



Existing

Residential 'Buildings-1

mm

m

^^;:"4»> Existing:- ■;>■ ■ £ ;>.' t1;8t6ryV:!" .!\*\j i^Cemnwrcja! t! ? ..!./Bulking .

Project Site

Sub Area B

62,628 sf

f Property Lino

- Existing 3-Story .

mm

Rostdortirii

Building i -

- " " t ■

' l .!

!-

/ &>ZM> Existing Parking Lot

Existing Parking Lot

l'. l ' IS

r.co

'IM^SJEilisting !.. ,! ' l' 3^iory/Commerctot' ;!;^~BuJ|In^|^>;

' ^-lExtsting' -!JV'.UITSto'ry;-.' ' .  
■-tpomnSo rwalV t>., ,ri..?;VBulldrigV:'! w

.V.t,

- iiExJitlna^  
5 (:;iT3tory...  
! .CbmmotTds.i  
■ \*.Building\  
: L...2017 (p. 1) 11/17/17

1

^vE)il»'lirtg]V>- i-; rX!¹ v.Commorctar;-

North Pulaski Road

^:vrt^A-- A"- ■'■-■K'-Vf;<">"/!.f.cU'M V;!--'r ^EKIslirtg 2^Stofy,, '■..'■\_ -" |,

Existing 3-Stbty  
i'Risldrintlil - : 'Btttdtrig . :  
^ Existing BJSbty.-'; . RostdpntliC  
r t-^Bulldng-Uii!?  
: \*ExIsUngi^tory.i  
i !/?rACom^rc1a£"-.l

H-^l-StoTyCorpmerctor?^  
;i^jyBujdir^^4S:

# FINAL FOR PUBLICATION

## 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

pappageorgehaymes partners architect

640 N LaSalle. Su-lo <00  
Chicago, IL 60654  
312 337 3344 FAX 204.6933

Anpticant: Belmont Karlov, LLC  
605 North Mir'irjan Avenue. 4th Floor. Criicco, MmoSs 60611  
Project Address, 3 -4!> North Karlov Chicago, IL 60641  
introduction date¹ September 2017 Pien commission date October 19, 2017

Sub Area Map

Scale T1600

# FINAL FOR PUB! '-CATION

33.00' centerline of R.O.W

- \$|o ! -

L .. 0 Q'  
• isting u ° i -istory  
jidentialUi:!:~1 iilding ^.

in

Existing 3-Story ; Residential Building . !

Existing 2-Story Residential Building's

IS!

Existing 3-Story Residential Building

Existing 3-Story Residential Buildings  
Residential Buildings ;  
Existing

Parking Lot

iii

Existing Parking Lot

Planned  
Development  
Boundary

Total Site Area  
Net Site Area: 205,887sf  
Area in Right-of-Way: 32,077 sf  
Gross Site Area: 237,964 sf

Belmont Karlov, LLC  
605 North Michigan Avenue, Chicago, Illinois, 60611  
600 N LaSalle, Suite 400  
Chicago, IL 60634  
312.337.3344 FAX 204

pappageorgehaymes partners | Appt. can.: archilod

Project Address: 3145 North LaSalle, Chicago, IL 60641

Introduction date: September 2017

Prepared on date: October 19, 2017

Property Line and PD Boundary Map

Scale-1/1000

FINAL FOR PUBLICATION

- Building 1 -

No 11 M Kklov Av on l

# M'xirn::

Pfopo-ljf lVe r

5fii

-S!

3^

i

'ml,

»».-; J2\*

-M'n> 8' tall lento 6" l rem Eos! Daipcfty Un\* \*\*

1

640 N LaSalle, Suilc 400

Chicago, Il, 60654

.112.337 3344 FAX 204,3089

pappageorgehaymes partners j Applicant, architect

! Project Address: 3145 North Karov Chicago, IL 60641

j Introduction date- Soptomber 2017

, Plan commission dale: October 19, 2017

Site Plan

Scale: 1-1000

## FiNAL FOR PUS! (CATION

-Hu.Jding 1-

inir

(\*) ZIT\* -ALL. Bum COLORADO! SPRUCE. EVERGREEN TREES i. TO REMOVE

-Building 1-

LOCATION OF EXISTING TREE (TYPICAL)

A/7

4 h

North Karlov Avenue

:L i

in~"~u~ir:orfT] ra ; "~^i-iriT-~~i'jp.] "'ii]~n5^

i !:27\*

L

'7

#34

«3»

Dickson Design Studio, Inc. Landscape Architect

526 Skyline Drive, Algonquin, IL 60102  
 Applicant: Belmont Karlov, LLC

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

Project Address 3145 North Karlov Chicago, IL 00641 Introduction date June 19, 2017/REVISED October 19, 2017 Plan commission date October 2017

Tree Preservation & Removal - Plan (1 of 5)

Scale 1"= 80'0"

Tree ID	Common Name	DBH	# of Stems	Condition Rating	Canopy Radius (ft)	SCRZ	CRZ	FINAL FOR	Condition	PUSUCAT	Form	Condition	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)		Notes		Notes		

1 maple., si ver	15	2	Fair	22	8.00	22.50	Twin- stemmed, Water sprouts. Cavity on one lead	Small DW(1-2"). Branch Decay, Ovenead Utility, Crown dieback	N
2 maple, red	6	1	Fair	10	4.00	9.00	Mechanic al damage. Trunk decay, Compact ed soils	Full Crown	N
3 ash, green	30	1	Fair	32	10.00	45.00	Compact ed soils, Insect/Dise ase Problem	Full Crown, Large DW (3"+), Small DW (1-2"), Crown dieback	N
4 ash, green	27	1	Fair	20	10.00	40.50	Compact ed Soils, Insect/Oi sease Problem,	Full Crown, Large DW (3"+), Small DW(1-2"), Crown dieback	N
5 ash, green	20	1	Fair	20	9.00	30.00	Compact ed Soils, Insect/Dise ase Problem,	Full Crown, Large DW 12"+), Small DW (1-2"), Crown dieback	N
S ash, ereen	28	1	Poor	24	10.00	42.00	Compact ed soils, Mechanic al damage	Full Crown, Large DW (3"+), Small DW (1-2"), Trunk Decay, Crown dieback	M
honey ocust, 7 thornless	16	1	Good	16	8.00	24.00	Exposed roots, Compact soils, Mechanic al damage	Full Crown, Snail DW (1- 2")	N
honey'ocu st, 8 thornless	13	1	Good	20	7.00	19.50	Girdling roots, Compact soils. Mechanic al damage. Dead limbs	Full Crown, Snail DW (1- 2-)	N
honeylocu st, 9 thornless	13	1	Good	20	7.00	19.50	Girdling roots, Compact soils, Mechanic al damage, Dead limbs	Full Crown, Snail DW (1- 2")	N
honeylccu st, 10 thornless	15	1	Good	22	8.00	22.50	Compact soils. Mechanic al damage, Dead limbs	Full Crown, Snail DW (1- 2"), Broken Limbs	N
11 ssh, green	8	1	Fair	12	5.00	12.00	Mechanic al damage, Insect/Dise ase Problem	Full Crown, Snail DW (1- 2"), Broken Limbs	N

12 maple, red      6      1      Fair      8      4.00      9.00      Compact ed soils      Full Crown      Y

Dickson Design Studio, Inc Landscape Architect

526 Skyline Drive  
 Algonquin, IL 60102  
 S47B76 4019 FAX 22  
 7 B76 4019 FAX 224 333 0539

Applicant: Belmont Kartov, 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 18, 2017

Tree ID	Common Name	DBH	# of Stems	Condition Rating	Canopy Radius (ft)	SCRZ	CRZ	Condition Notes	Form Condition	REMOVAL (Y/N)
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	13.53	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 11- 2"]N	N

Dickson Design Studio, Inc.

Landscape Architect

526 Skyline Drive Algonquin, IL 60102  
 647 876 4019 FAX 224.333.0539

Applicant: Belmont Kartov, LLC

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

Project Address 3145 North Karlov Chicago, IL 60641  
Introduction data June 19, 2017 / REVISED October 19 2017  
Plan commiss-on date. October 18 2017

final for pusuocation

## 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 =
- TOTAL CALIPER INCHES ONSITE =

33  
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 + TOTAL CALIPER INCHES TO REMOVE =  
17 i 66" + (4) 20'+ TALL, EVERGREEN TREES

Dickson Design Studio, Inc. Landscape Afchilecl

<s3 E3 m Skyline Dnv0  
dicitSON deajan Afganquir, IL C01Q2  
847 876 4019 FAX 22033,0539  
Applicant: Belmont Kariov. LLC

605 North Michigan Avonuo, 4th Floor. Chtcago. Illinois, 60611

Pro/ecf Address 3145 Ncrto Karlov Ch cago. IL 60641 Introduction cate June 19, 2017 / REVISED October 19, 2C17 Plan commission dale: October IB, 2C17 \_\_\_\_\_

; rOR PUBLICATION

## TREE PROTECTION FENCE DETAIL

PROTECTION FENCE TO EXTEND OUT TO CANOPY DRIP LINE LIMITS OR FURTHER  
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.

vA

Dickson Design Studio, Inc Landscape Architect  
526 Skyfmo Drivo dickson d«Sign Algonquin. IL 60102

Applicant. BolmonI Karlov. LLC

605 North Michigan Avonuo, 4th Floor, Chicago. Illinois, 60611

Project Address. 3145 North Karlov Chicago. IL 60641 Introduction dato. Juno 13, 2017/ REVISED Octooer 19, 2017 Plan commission date October 19, 20<sup>1</sup> 7

I r o ) i o<sup>M</sup> 4870 4019 FAX 224 333 0539

# FINAL FOR PU311CA.TION

Dickson Design Studio, Inc. Landscape Architect

526 Skyline Drive, Dickson, Illinois, Algonquin, IL 60102  
847 076 4019 FAX 224.333.0533

Applicant Belmont Karlov, LLC

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

Project Address- 3145 North Karlov Chicago, IL00641 Introduction date June 19, 2017 / REVISED October 19, 2017 Plan commission start date October 19, 2017

Landscape Plan

Scale 1" = 80'-0"

# FINAL FOR PUBLICATION

EXIST. PARKWAY TREE TO REMAIN (TYP.)

EXIST. PARKWAY TREE TO REMAIN (TYP.)

A

HOUSE -PLAN B,  
INTERIOR UNIT  
(TYPICAL)

HOUSE-PLAN B, END UNIT (TYP)

HOUSE-PLAN A, INTERIOR UNIT (TYP.)

no

04

B

2CT-0"  
18'-6"  
2CT-0"  
18'-6"

)3

-FENCE BTWN. REAR YARDS (TYP.)  
20'-0"

TURF SEED & BLANKET, FRONT & REAR YARDS (TYP.)

-REAR YARD: REAR YARD: REAR YARD. REAR YARD. REAR YARD: REAR YARD:  
440 S.F. 407 S.F. 440 S.F. 440 S.F. 407 S.F. 440 S.F.

GARAGE (TYP.)

IK

^ Dickson Design Studio, Inc., Landscape Architect

cu t-i aa s2ij s(y)l, n0 rj nve

dickson design Algonquin, IL 60102  
647 878 4019 FAX 224 333.0539  
Applicant Belmont Karlov, LLC

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

Project Address 3140 North Karlov Chicago, IL 60641 Introduction date June 19, 2017 / REVISED October 19, 2017 Plan Commission date October 13, 2017

Landscape Plan - Foundations (2 of 6)  
Scale 1" = 2'-0"

# FINAL FOR PUBLICATION

## PLANT SYMBOLS KEY

EVERGREEN TREES, 6"+

LARGE, DECIDUOUS SHRUBS, 36"+ OOO

SMALL, DECIDUOUS SHRUBS, 24"+ OOOO

EVERGREEN SHRUBS, 24"+ OOOO@

LARGE, ORNAMENTAL GRASS, 3 GAL. \*

SMALL, ORNAMENTAL GRASS, 1 GAL. \*

PERENNIALS, 1 GAL. QQ

dickson design Algonquin, IL 60102  
Architect: Dickson Design Studio, Inc. 9 Landscape  
526 Skyline Drive Algonquin, IL 60102  
647 676 4019 FAX 224.333 0539

Applicant: Belmont Karlov, LLC 605 North Michigan Avenue, 4th  
Floor Chicago, Illinois, 60611 Project Address: 3140 North Karlov  
Chicago, IL 60641 Introduction date: June 19, 2017 / REVISED October  
19, 2017 Plan Commission date: October 13, 2017

Landscape Plan - Symbols Key (3 of 6) Scale 1" =

# FINAL FOR PUBLICATION

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.

## ***St&ia***

dickion dosign

Dickson Design Studio, Inc. Landscape Architect

526 Skyline Drive  
Agonquin, IL 60102  
847 878 4019 FAX 224.333 0539  
Applicant: Belmont Karlov, LLC

60S North Michigan Avenue, 4th Floor, Chicago, Illinois, 60611

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

Landscape Plan - Statements (4 of 6)

Not to Scale

# FINAL FOR PUBLICATION

## PLANTING DETAILS (PER CITY OF CHICAGO]

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.

### 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 rootball

planting soil backfill

tamped soil around base

root ball on unexcavated or tamped soil

### *Aim*

Dickson Design Studio, Inc. Landscape Architect  
S26 Skyline Drive  
Chicago, Illinois 60610  
647.076.4019 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 19, 2017 Plon commission date October 19, 2017

Landscape Plan - Planting Detail (5 of 6)

Net to Scale

PLANTING DETAILS

**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 & address): MTCMA / - f AUfy~--~

**Date: / Yii'ft**

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: 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) 678-4019

Dickson Design Studio, Inc. Landscape Architect

520 Skyline Onva dickson dosion Algonquin. IL 60102

847 878 4019 FAX 224 333 053a

Applicant: Belmont Kartov. LLC

605 Nonh Michigan Avenue. 4th Floor. Chicago, Illinois. 60611

Prejoa Address. 3145 Sorth Kartov Chicago, IL 60641

Introduction dsia June 19, 2017/ REVISED October 19,2017

Plan commission dale Grtober 1Q. 2017

Landscape Plan - Statements (6 of 6)

Not to Scale

Sy''In Tyje " • Sirti-vj l,-P>: 1

# jr'-'MAL FOR PUSUCATION

West Elevation - Building 3

r lllor Co'ATT Pyre System- 'yift 1

f .soe' C(mf=nl S rf nq Typil 2

1

fa <!  
a  
rfoer C">enl  
fjdditi ""va": i

n

F<b2r Cemen1 ■ Siding- Typo 1  
Fibfil Ccment Panel , System- Type 1  
Allji-t rum and G ass W.fidowa

West Elevation - Building 2

mm

nn

West Elevation - Building 1

Ml mi

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

64r> N. LaSale Sijlc -103  
Rhtago 11, E0654  
312.237.3344 FAX J04 ("MB  
pappageorgehaymes partners ; Alj"i.r.ar>t: archik-cl j

I'rocdl AdtJrcs-I 3145 No't- Karov Clwico. H ROT\* 1  
Introduction faU;," September 2017 Plan ccmmisicn (into 1 October 19, 2017

**Elevations- West**

Scale- 1 BOO. 1" =30'

0

-JUt

0

■1 cr.ri Olens '.Vmnovf; 8 >1 Typo 3 .

0-

0  
PEG  
0  
i

Fiber on p6. Strny TVjg 2

0-  
EH  
ye

0: □  
ffifi

0  
'0  
ffi

East Elevation - Building 3

Optional  
Roof Access -  
At Joint and Close Windows  
fibe-Centri . Sding-Type 3  
Fibe-Centri a SClM]-Type 1

.0  
0  
£ 0

i q  
ffl  
0;. 0.  
ft  
Q 0  
3  
0 0 0  
ffi  
0 0  
fflf  
1 l  
3\*

East Elevation - Building 2

Optional  
Rooftop Access -,  
Aluminum and Glass Windows  
Fiber Cement Slat-Ty-Tue 3 .

East Elevation - Building 1

•;,0  
lffi  
:0. .0:  
ma  
*m.*  
*MI*  
*mi m*  
2 1

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

pappageorgehaymes partners  
architect

640 N L3S3ilc, Su lc400  
Cn:caqcr. 1L60G54\*-  
312.3J7 3n4+1 rAX204+UB6  
A:Tpican: Belmont Karlov, LLC  
605 North Michigan Avenue -ilth Floor, Chicago, Illinois, 60611

Placet Address\* 3145 Nom Karlov Chicago. Il 605-4 \*  
Inroduotlon date Soptombor 2017 Plat comrvsslon date. October 19, 2017

### Elevations- East

Scale 1:800, 1" = 30'

3 lc

#### As on al Sldes

Vnyl S.U ng Garage\

Al'm run and Glass Windows \*Lar Cedent Slidng-Typt \* 7lbo-Ca[Fhr/t Slnulfl Typo 3

Alj'lii.-iurii ard G flfifi W ndjws ' bur Cen\*e;( S:Cil-;<; Ty:is 1

^ b\*?i C\*rr'onS :5i<1ing-""y;ift ? ' ' \*

• Ooliora Rooftop Acr.urs

### North Elevation (Belmont)

A'jpisC Shindies Vinyl S d liig •

### West Garage Elevation - Building 3

Garage  
-Ww<sup>2</sup>! -s-  
Asphalt Sr-ir-gles Vinyl Sid .eg

### West Garage Elevation - Building 2

Gsrarjo -  
Aspnall SMngifts Vinyl Skiing  
-v -  
■ i  
• r  
I  
B A BB\*

### West Garage Elevation - Building 1

23

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

pappageorgehaymes partners  
architect

640 N. USaile, Stiic 400  
Chicago, IL 60C54  
312.337.3347 FAX ? Q\* 8SBS

**Applicant:** Bolmont Karlov, LLC  
60S North Michigan Avenue 4th Floor Chicago, (iinntS. 60011  
. Prjool Aiidress. 31^5 North <a^lov Cnicago, IL SUG41  
; Ir;ireduction dato. Soplombar 2017  
i Plan commission Cola October 19, 2017

**Elevations- North/West**

Scale 1" = 30', 1-800

Opilor...-i f(CI/dpAocce:  
GIULI vVir ^l-we r lbc; Cunon.  
. ritj(Ce^T^H S ll r.y-Typy ^

30

0

■tt;[p-1 Orr-e^i 3 d -v]-Tyos 7  
Si-Invijipi Vinyl Siding

Asmat; Shifg'o, Vinyl S-d ng .

South Elevation (Typical)

East Garage Elevation - Building 3

Overhead Garage Door ,  
A^pha't Stinglest Vl.ny : SWintj ■,

!:.!

East Garage Elevation - Building 2

Qvor^ead Ganago Door ^

Til

East Garage Elevation - Building 1

-ill-ill~nii-lirni-ill li-tilr^nir--lir^nir^lir^illi-

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

**Belmont Karlov, LLC**  
60S North Michigan Avenue «lh Foo». Chicago, hinois, G06V,  
**Elevations- South/East**  
Scale 1" = 30', 1800  
  
6:0 N I sSells, Si: ije \*00  
Chicago IL 30554  
312.057 3344 \*AX2C4.a9da  
I Projec; Address" 3145 North Karlov Chicago, IL C0641  
| In!Od:JClion dole Soptembfr 2017  
j Plan commission date: Ociobor 19, 2017

f Mi

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To:

Alderman Danicf S. Solis Chairman, GilyCouncil Committee on Zoning

From

David Reifman

Chicago Plan Commission Date: October 19, 2017

Re: Planned Development No. 869, located at 4019 W. Belmont and 3129-3159 N, Karlov Ave.

On October 19, 2017, the Chicago Plan Commission recommended approval of a proposed amendment to Planned Development No. 869 submitted by Belmont Karlov, LLC. A copy of the zoning application and proposal 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 Planning and Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476,

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602