

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.

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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 arc 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-	June 28,2017
Plan Commission	October 19,2017

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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. Kailov Ave.
Introduced	June 28, 2017
Plan Commission;	October 19, 2017

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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, 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

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 foregoing, 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

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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
<u>Total</u>		
237,964		
5 46 32,077	205,887	
0.753		
2.189		
1.19		

Maximum Permitted FAR ratio:

22
22

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

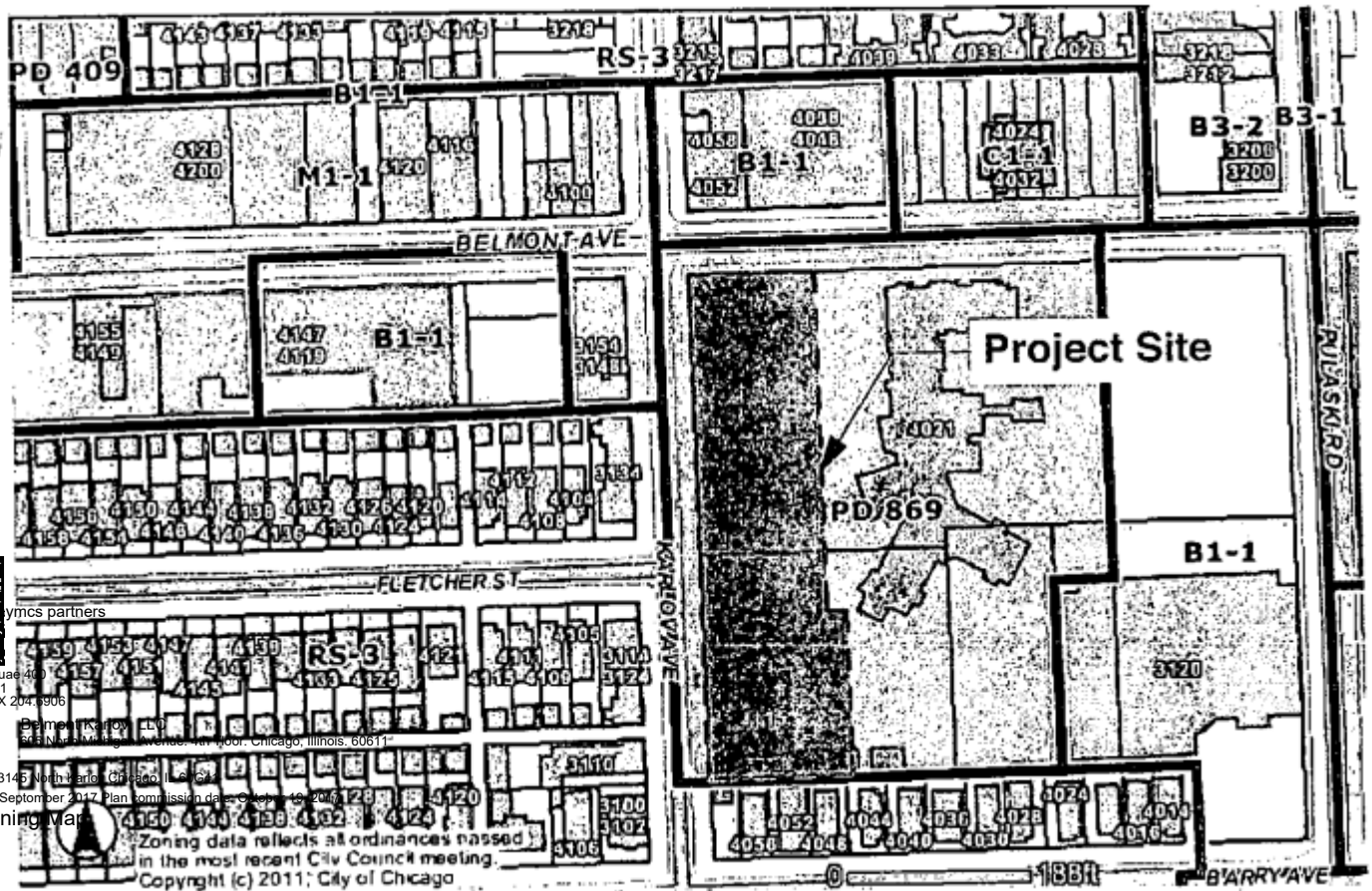
Per approved site plan

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



mynics partners

310 N. LaSalle, Suite 400
Chicago, IL 60654-1
3-2 337 3344 FAX 204 3906

Applicant: Belmont Karlov LLC
303 North Dearborn Avenue, 4th floor, Chicago, Illinois, 60611

Project Address: 3145 North Karlov, Chicago, IL 60642

Info/disclosure date September 2017, Plan Commission date October 19, 2017

Existing Zoning: M1-1

Scale: NTS

N

x. : J

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■ —Existing 2-Story Residential Building

111! 5rn" -

Existing 1-Story Residential ■; A Buildings —
^ 1:111:

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

■ Existing 3-Story
■ Existing 1-Story

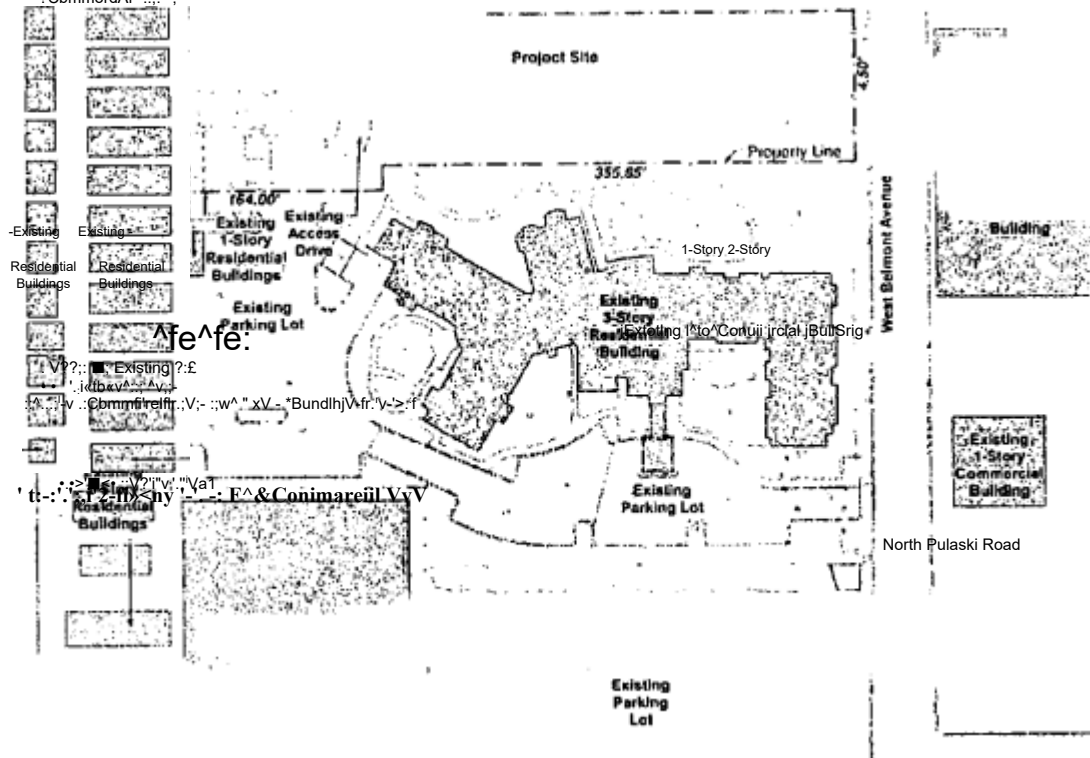
Buildings] I-d

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North Karlov Avenue

Existing
1-Story Jj
Residential Building
Existing 3-Story Commercial
Existing

Residential ■ Building
Existing 1-Story Building
Existing 3-Story Commercial



- Victory Commercial: f

f: ... -Existing 2-Story VVyif; * .V: .: CeHnmirct^ ^V.V ; '.) Bultdlnb" < " .:V]-V.'is":
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if
pappageorgehaymes partners
architect



400 Chicago, IL 60054 3123370344 TAX 204 0933

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
Pan commission date: October 19, 2017

Existing Land Use Map
Scale: 1 1600

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OtiUdings
Existing
1-Story Residential Buildings

Exmting 2-Story Residential

■ .1

Existing 2-Story Residential Buildings

V-; Existing L'li 1 -Story
iv 'j Buildings

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Existing 3-Story-r;t l >* ■j'-Rosidehiur;;...:lj-l BuUdtngsV.^
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Residential BldrJ.i

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-Existing Existing —
Residential Residential
Buildings Buildings

1-Story 2-Story

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1 -Story Residential^--:
Building

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Existing Z-Story pRbslddntigl LBuildingS

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i -Existing E/^np^-.Residential ** v>^);
[i^~J Buildings: ; ^^^]::: Existing ^V
Parking Lot

Sub Area A

143,259 sf \

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Existing

Residential 'Buildings-1

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Project Site

Sub Area B

62,628 sf

f Property Lino

- Existing 3-Story .

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Building i -

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/ &>ZM> Existing Parking Lot

Existing Parking Lot

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North Pulaski Road

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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

 JAMES PARTNERS ARCHITECT
312.337.3344 FAX 204.6933

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

Project Address: 341 North Karlov Chicago, IL 60641
Introduction date: September 2017 Pien commission date October 19, 2017

Sub Area Map
Scale T1600

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• .1

33.00' centerline of R.O.W

North Karlov Avenue
519.67'
Project Site

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Existing 3-Story Residential Building

in

Existing 3-Story Residential Building

Property Line
355.85' ~^ ' " .
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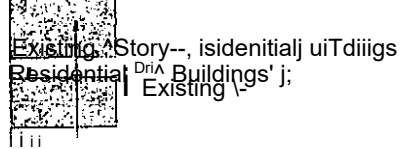
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Existing 2-Story esid^ntia Building's

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Parking Lot

Existing Parking Lot

~#^>.:Vj|...-W

Planned
Doveioprent
Boundary

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



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Project Address 31^5 Nort^ Ka, Irjv Ch-caflo. IL 60641
Int'oduct'on dase: September 2017
j P en comniss cn date October 19, 2017

Property Line and PD Boundary Map

Scale-1 1000

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- Building 1 -

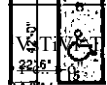
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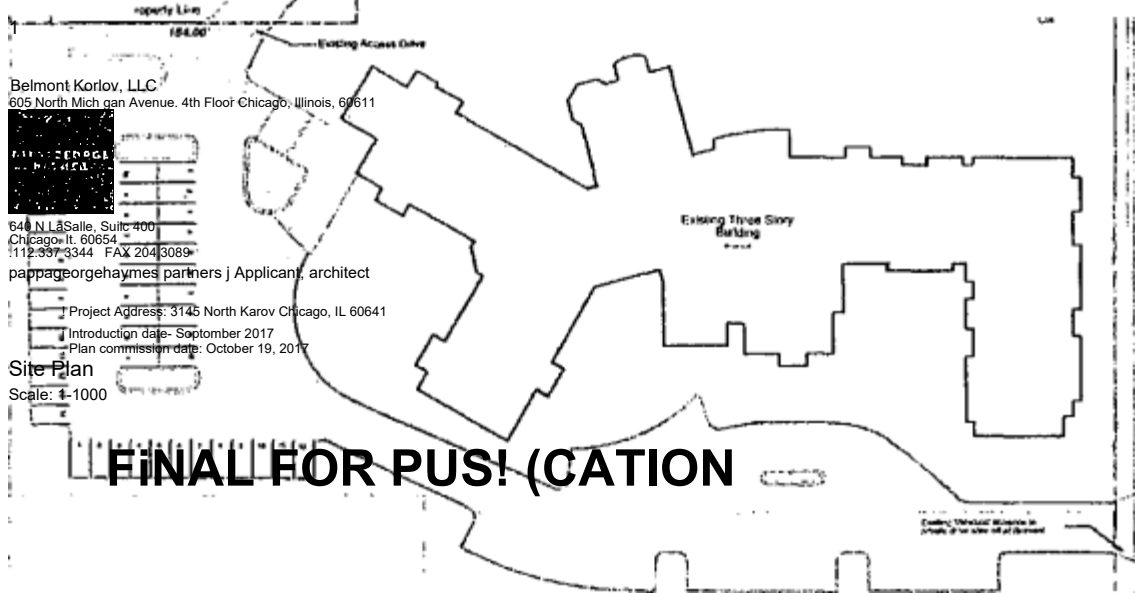
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Belmont Korlov, LLC
605 North Michigan Avenue, 4th Floor Chicago, Illinois, 60611

640 N LaSalle, Suite 400
Chicago, IL 60654
112.337.3344 FAX 204.3089

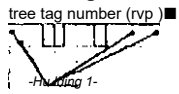
pappageorgehaymes partners | Applicant, architect

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

Site Plan
Scale: 1/1000

FINAL FOR PUS! (CATION

tree tag



inir

(*) ZIT* -ALL. Bum COLORADO! SPRUCE. EVERGREEN TREES i . TO REMOVE
 -Building 1-
 LOCATION OF EXISTING TREE (TYPICAL)

A/7

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North Karlov Avenue

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224.333 0539

Dickson Design Studio, Inc. Landscape Architect



526 Skyline Drive, Algonquin, IL 60102 | Phone: 647B7B.401GFAX2
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 Ste	Condition	Canopy	SCRZ	CRZ	FINAL FOR	PUSUCATION	REMOVAL (Y/N)	Structure	Critical Zone	Radial Zone	Final	Radial
						(Diameter at 4.5 feet above grade)	Condition Notes	Form Condition Notes						

1 maple, silver	15	2	F	22	8.	22.50	Twin-stemmed, Water	Small DW(1-2").. Branch Decay, Overhead Utility, Crown dieback	N
2 maple, red	6	1	F	10	4.	9.00	Mechanical damage.	Full Crown	N
3 ash, green	30	1	F	32	10	45.00	Compacted soils, Inse	Full Crown, Large DW (3"+), Small DW (1-2"), Crown dieback	N
4 ash, green	27	1	F	20	10	40.50	Compacted Soils, Inse	Full Crown, Large DW (3"+), Small DW(1-2"), Crown dieback	N
5 ash, green	20	1	F	20	9.	30.00	Compacted Soils, Inse	Full Crown, Large DW 12"+), Small DW (1-2"), Crown dieback	N
S ash, green	28	1	P	24	10	42.00	Compacted soils, Mec	Full Crown, Large DW (3"+), Small DW (1-2"), Trunk Decay, Crown dieback	M
honey ocust, 7 thornless	16	1	G	16	8.	24.00	Exposed roots, Comp	Full Crown, Snail DW (1-2")	N
honeyocust, 8 thc	13	1	G	20	7.	19.50	Girdling roots, Compa	Full Crown, Snail DW (1-2-)	N
honeyocust, 9 tho	13	1	G	20	7.	19.50	Girdling roots, Compa	Full Crown, Snail DW (1-2")	N
honeylccust, 10 th	15	1	G	22	8.	22.50	Compact soils. Mecha	Full Crown, Snail DW (1-2"), Broken Limbs	N
11 ssh, green	8	1	F	12	5.	12.00	Mechanical damage, l	Full Crown, Snail DW (1-2"), Broken Limbs	N
12 maple, red	6	1	F	8	4.	9.00	Compacted soils	Full Crown	Y

Tree Preservation & Removal - Inventory (2 of 5)

Dickson Design Studio, Inc Landscape Architect

526 Skyline Drive
dickson design Altonqu'n. il 60102
S47B76 4019 FAX 22
7 B76 4019 FAX 224 333 0539
Applicant: Belmont Kartov, LLC

60S North Michigan Avonuo, 4tti Floor. Chicago. Illinois. 60611

Piojacl Address 3145 North Karlov Chicago, 1LC0641 Introduction date Juno 19. 2017 I REVISED Ociobar 19. 2017 Plan commission date October 18. 2017

Tree ID | Common Name | DBH | # of Ste | Cond | Canc | SCRZ | CRZ

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Condition Notes

P'J?UCAT!
ON
Form Condition Notes

REMOVAL (Y/N)

Stru Criti
al Roo
Criti Zon
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Zon in Fi

13	hackberry, common	7	I	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	I	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	S	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	t	Fair	8	4.00	900	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

Tree Preservation & Removal - Inventory (3 of 5)



Dickson Design Studio, Inc.

^ Landscape Architect

dsIQEI 526 Skyline Drive dickson design Algonquin, IL 00102
1 1 » 1 i o 647 876 4019 FAX 224.333.0539

Applicant: Belmont Kariov, 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 commiss-on date, October 18 2017

final for pusucation

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 + 66" + (4) 20'+ TALL, EVERGREEN TREES

Tree Preservation & Removal - Notes (4 of 5)

Dickson Design Studio, Inc. Landscape Architect

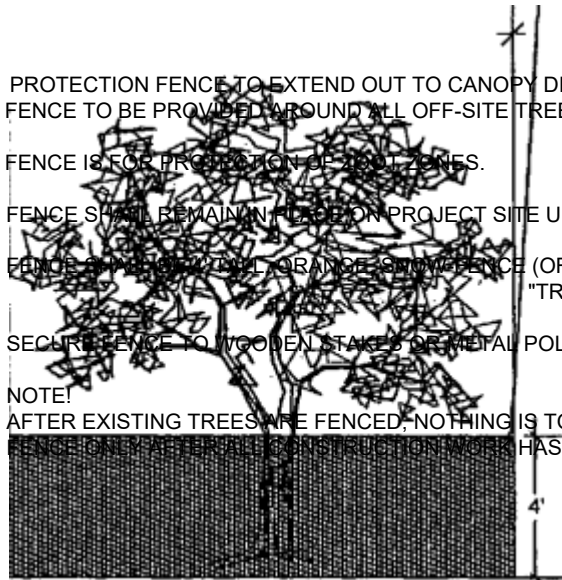
605 North Michigan Avenue, 4th Floor, Chicago, Illinois, 60611
Skyline Drive
Dickson Design Studio, Inc. C0102
847 876 4019 FAX 22033.0539
Applicant: Belmont Kariov, LLC

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

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

; **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 ROOT ZONES.

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

FENCE SHALL BE ORANGE PLASTIC 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.

Tree Preservation & Removal - Detail (5 of 5)

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

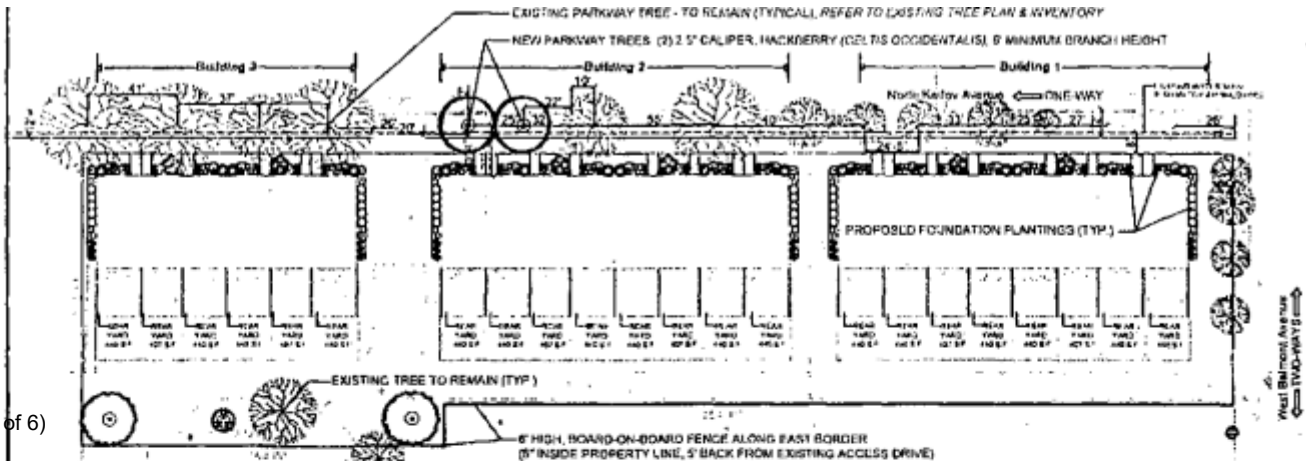
Applicant. Bolmonl Karlov, LLC

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, 20¹ 7

I r o) i o M 1870 4019 FAX 224 333 0539

FINAL FOR PU311CA.TION



Overall (1 of 6)
IN



Dickson Design Studio, Inc. Landscape Architect

526 Skyline Drive, Dickson, Illinois, 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, IL 00641 Introduction date June 19, 2017 / REVISED October 19, 2017 Plan comment revision date October 19, 2017

Landscape Plan

Scale 1" = 80'-0"

FINAL FOR PUBLICATION

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EXIST. PARKWAY TREE ■ TO REMAIN (TYP.)

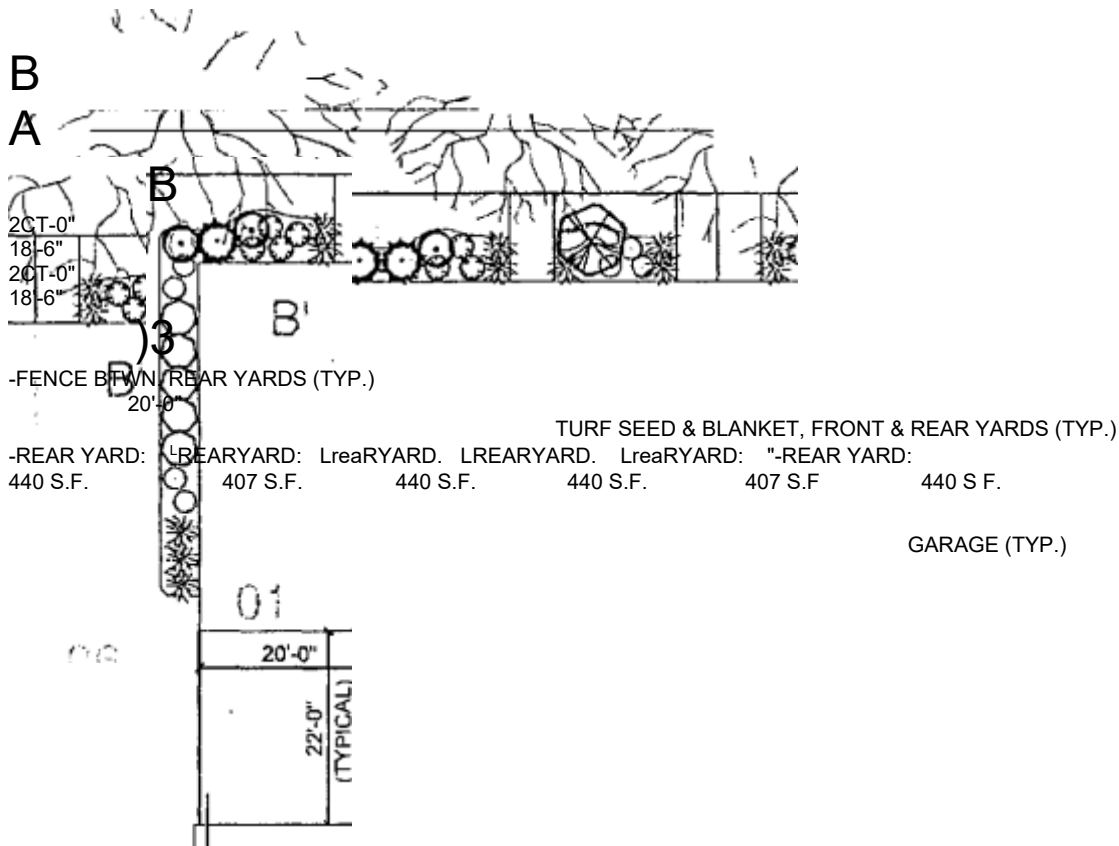
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HOUSE-PLAN B, END UNIT (TYP)

HOUSE -PLAN B,
INTERIOR UNIT
(TYPICAL)

HOUSE-PLAN A, INTERIOR UNIT (TYP.)

no
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^ Dickson Design Studio, Inc., Landscape Architect

cu t-i aa 52(j s(y) r0 rive
diCitSon design Algonquin, IL 60102
Q47 878 4019 FAX 224 333.0539
Applicant Belmont Karlov, LLC

605 North Michigan Avonuo, 4th Rocr Chicago, Illinois, 60611

Project Address 3140 North Karlov Chicago, Il. 6CS41 Inroduction date June 19. 7017 / REVISED October 19, 2017 flan cornTiission date October 13. 2017

Landscape Plan - Foundations (2 of 6)

Scale 1" = 20'-0"

FiNAL FOR PUBUCATJON

PLANT SYMBOLS KEY

SHADE TREES, 2.5"+



ORNAMENTAL TREES, 6'

O

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

fSi*!^ Dickson Design Studio, Inc. 9
Landscape Architect
Hf—B 526 Skyline Drive
dicksondaaifn Algonquin, IL 60102
i » u t l o 647 676 4019 FAX 224.333 0539

Applicant! Belmont Kartov, LLC
605 North Michigan Avenue, 4th Floor Chicago, Illinois, 60611
Project Address: 3145 North Korlov Chicago, IL 60641 Introduction
date -uno 19, 2017 / REVISED October 19, 2017 Plan commission
dsto October 19, 2017

Landscape Plan - Symbols Key (3 of 6)
Scale 1" = 40'-0"

GENERAL LANDSCAPE NOTES MAL I'OR PUB!'ICATION

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 PR6NED/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.

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dickson design

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

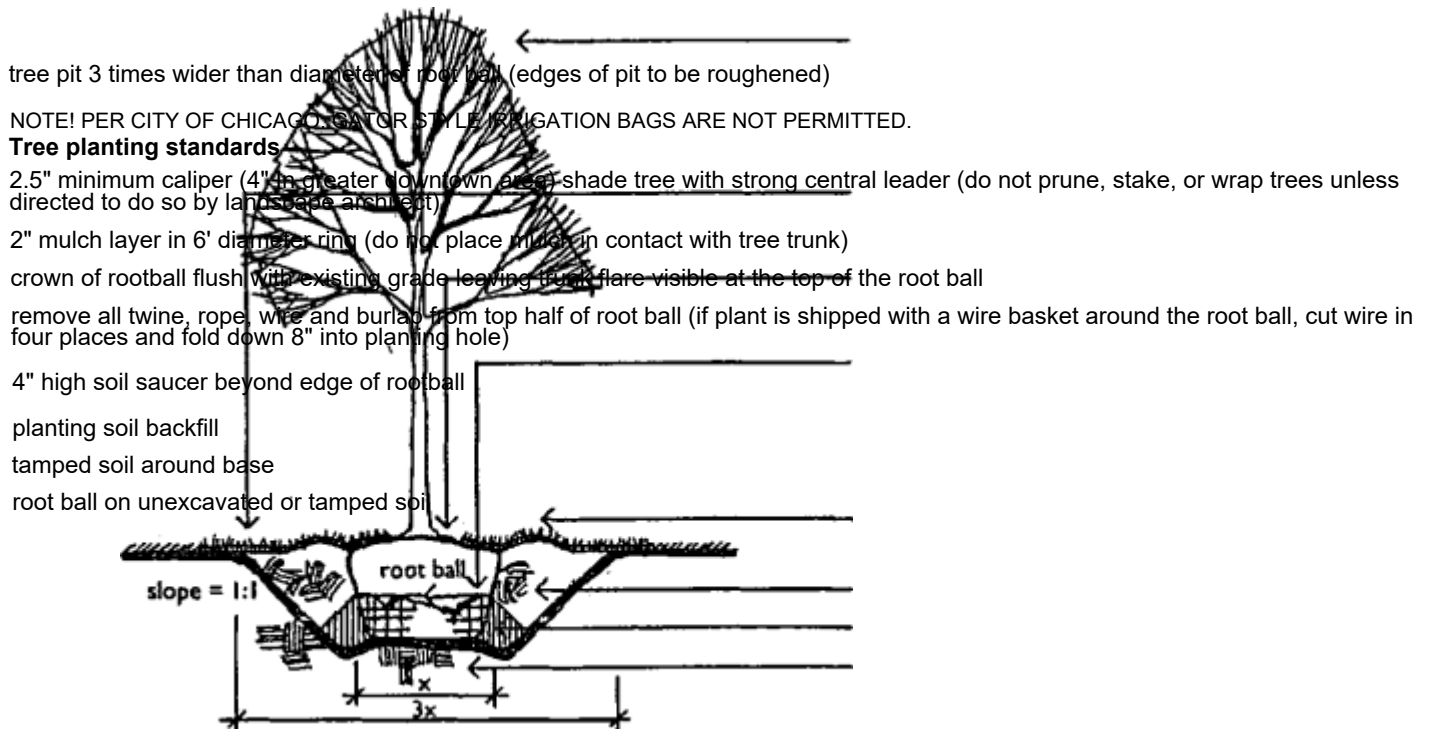
Project Address 3145 North Karlov Chicago, IL 60641 Introduction date: July 19, 2017 / REVISED October 19, 2017 Plan commission date: October 19 2017

Landscape Plan - Statements (4 of 6)

Not to Scale

FINAL FOR PUBLICATION

PLANTING DETAILS (PER CITY OF CHICAGO)



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 dated June 19, 2017 / REVISED October 19, 2017 Plan commission date October 19, 2017

Landscape Plan - Planting Detail (5 of 6)

Not to Scale

FINAL FOR PUBLICATION

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): Belmont Karlov, LLC

Date: 2/17/17

Property Owner

(Name) Belmont Karlov, LLC

(Address) 605 N. Michigan Avenue, 4th Floor: Chicago, IL 60611

(Tel) (847) 875-8289

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

Landscape Architect: 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 Drive Algonquin, IL 60102

Applicant: Belmont Karlov, LLC

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

Project Address: 3145 South Karlov Chicago, IL 60641

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

Plan commission date October 10, 2017

Landscape Plan - Statements (6 of 6)

Not to Scale

Project Name: "jr'-MAL FOR EDUCATION"

Site: "In Title" - Site-vj-1-> 1



West Elevation - Building 3

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West Elevation - Building 2

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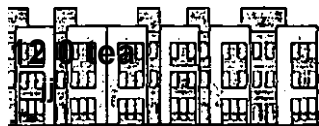
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West Elevation - Building 1

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2 3 J Vest Elevation - KEY - Buildings 1, 2, & 3

Belmont Karlov, LLC
North Michigan Avenue, 11th floor Chicago, Illinois, 60611



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Process Address: 3145 North Karlov Chicago, IL 60611
Introduction to the September 2017 Plan Commission (into October 19, 2017)

Elevations- West

Scale- 1/8" = 30'

On: 11/17/2024 10:00 AM; Access: -

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East Elevation - Building 3

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Optional
Rooftop Access ■
Al-jmir-wn and Cl'iss Windows
flbe-Cerrcnl . Sdmg-Typa 3
F-lbe.- Csnient ■ SrCl'Mj- Type 1

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East Elevation - Building 2



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

pappageorgehaymes partners
architect

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312 3J7 3n+4+1 rAX204+UB6
A:Tpican* Gelmont Karlov, LLC
605 North Michigan Avenue <llth Floor, Chicago, Illinois, 60611

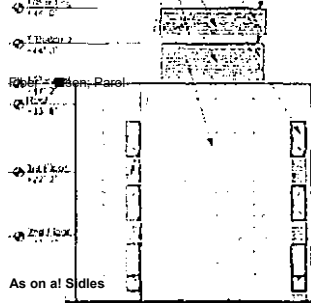
Placet Address* 3145 Nom Karlov Chicago, Il 605-4 *
Inroduction date Soptombor 2017 Plat comrvssion date, October 19, 2017

Elevations- East

Scale 1:800, 1" = 30'

3 1c

Rooftop Access



Vnyl S:J ng Garage-
Al^m run and Glass Windows *"<Lar Cedent Sidng-Typt " 7ibo-Ca[F/r/t Siriuiifi Typo 3

Alj^iii.-iurii ard G fiFi W ndjws ^ bur Cen^e;i(S:Cil-<; Ty:is 1

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• Ooliora Rooftop Acr.urs

North Elevation (Typical)

North Elevation (Belmont)

Gatage

AjpisC Shindies Vinyl S d iig •

West Garage Elevation - Building 3

Garage
-WW?/ -s-
Asphalt Sr-ir-gles Vinyl Sid .eg

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West Garage Elevation - Building 2

Gsrarjo -
Aspnall SMngifts Vinyl Skiing
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A BB*

West Garage Elevation - Building 1

2 3

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



FARRINGTON HAYMES PARTNERS

640 N. Dearborn Street, Suite 400
Chicago, IL 60654
312.337.3344 FAX ? Q* 8SBS

Appicani: Bolmont Karlov, LLC
60S North Michigan Avenue 4th Floor Chicago, Illinois, 60011

Project Address: 3145 North Dearborn Chicago, IL 60641

Reduction date: September 2017
Plan commission date October 19, 2017

Elevations- North/West

Scale: 1" = 30', 1-800

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St-irvjipi Vinyl Siding

South Elevation (Typical)

Overhead

Asrnal; Shi'lg'oj, Vinyl S=nd ng .

East Garage Elevation - Building 3

Overhead Garage Door ,

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East Garage Elevation - Building 2

AschatShmgloF.

Qvorr'sad Ganago Door ^

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East Garage Elevation - Building 1

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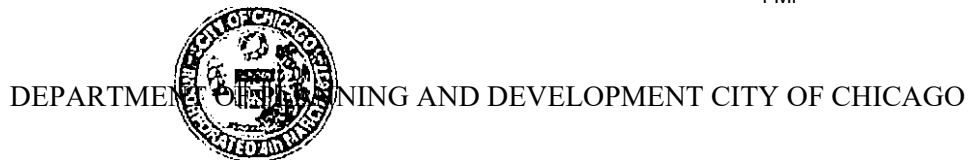
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East Garage Elevation - KEY - Buildings 1, 2, & 3

pappageorgehaymes partners j Anpicant
architect
Belmont Karlov, LLC
60S North Michigan Avenue «lh Foo'. Chicago, hinois, G06V,
Elevations- South/East
Scale 1" = 30'. 1800


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Chicago IL 30554
312.057 3344 "AX2C4.a9da
I Projec; Address" 3145 North Karicw Chicago, IL C0641
| In!Od'J'ction dole Soptembftr 2017
j Plan commission dale: Ociobor 19, 2017

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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)

✓ clerk

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