



# City of Chicago



SO2016-7341

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/5/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-J at 3927-3963 W Belmont Ave - App No. 19007
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

# 19007

INTRO. DATE:  
OCT. 5, 2016

ORDINANCE

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 982 symbols and indications as shown on Map Number 7-J in the area bounded by:

West Belmont Avenue; North Springfield Avenue; the 16 foot east/west public alley parallel to and south of West Belmont Avenue; and North Harding Avenue; the 16-foot east/west public alley running parallel to and 244.97 feet south of West Belmont Avenue; the 16 foot north/south public alley just east of and parallel to North Pulaski Road; the 16 foot east/west public alley 333.92 feet south of and parallel to West Belmont Avenue; and North Pulaski Road

to those of Residential-Business Planned Development Number 982, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2: This ordinance shall be in force and effect from and after its passage and due publication

Residential-Business Planned Development Number 982, As Amended,

Planned Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately two and eighty-eight hundredths (2.88) acres which is controlled by Shoemaker Office Investments LLC ("Applicant").

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control of the subarea for which the request is being made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property comprising the subarea for which the request is being made within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development as it may relate to the subarea in question, except as "control" may have been resolved within title documents. All owners of property within the planned development in the case of a legislative amendment.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map, Planned Development Boundary and Property Line Map, Planned Development Sub-Area Map, Existing Site Plan, Existing North/South Elevation, Existing West Elevation, Existing East Elevation, Existing East/West Elevation – Courtyard, Existing First Floor Plan, and Revised First Floor Plans, which are all incorporated herein. Full size sets of the Site Plan and Building Elevations and Landscape Plan are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the planned development: Subarea A: Multi-family dwelling units; ground floor residential uses; a maximum of fifteen thousand (15,000) square feet of retail and commercial establishments as permitted in a B3-5 Community Shopping District (except that pawn shops, tattoo parlors, day labor companies and adult uses shall not be permitted), accessory parking, non-accessory parking and related uses. Subarea B: Retail and commercial establishments as permitted in a B3-3 Community Shopping District (except that pawn shops, tattoo parlors, day labor

Applicant: Shoemaker Office Investments LLC  
Address: 3927-63 West Belmont Avenue  
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companies and adult uses shall not be permitted), accessory parking, non-accessory parking and related uses.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the site plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Department of Transportation and Department of Planning and Development.

8. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

10. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this planned development. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.1 I-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section II.II-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of

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accessibility. No approvals shall be granted pursuant to Section 11.11- 3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D., has approved detailed construction drawings for each building or improvement.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all building in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use ~~reasonable effort~~ to design, construct and maintain all buildings located within this planned development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

14. In conformance with City of Chicago ordinances whereby projects receiving economic assistance in the form of T.I.F. financing must provide twenty percent (20%) of the dwelling units for sale as affordable units, the Applicant shall provide thirty-five (35) dwelling units in Subarea A for sale as affordable units as required. In the event the number of dwelling units to be constructed in Subarea A is reduced, the number of affordable units will also be reduced, so long as the twenty percent (20%) requirement is met. A written agreement between the Developer and the Department of Housing will be entered into setting forth the terms for the sale of the affordable units.

15. If substantial construction has not yet begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of the property shall revert to the B3-2 District.

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Introduction Date: October 5, 2016  
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Residential-Business Planned Development Number 982, As Amended.

Substitute Bulk Regulations and Data Table

Gross Site Area: 194,788 square feet (4.5 acres)

Net Site Area:

Total = 125,538 square feet (2.88 acres)

Subarea A:

Gross Site Area = 115,945 square feet (2.7 acres)

Net Site Area = 76,313 square feet (1.7 acres)

Subarea B:

Gross Site Area = 78,843 square feet (1.8 acres)

Net Site Area = 49,225 square feet (1.13 acres)

Maximum Floor Area Ratio:

Subarea A: 3.5

Subarea B: 0.8

Total: 2.5

Maximum Number of Residential Units:

Subarea A: 184

Subarea B: 0

Total: 184

Number of Off-Street Parking Spaces:

Subarea A: 192 parking spaces

Subarea B: 123 parking spaces

Total: 315 parking spaces

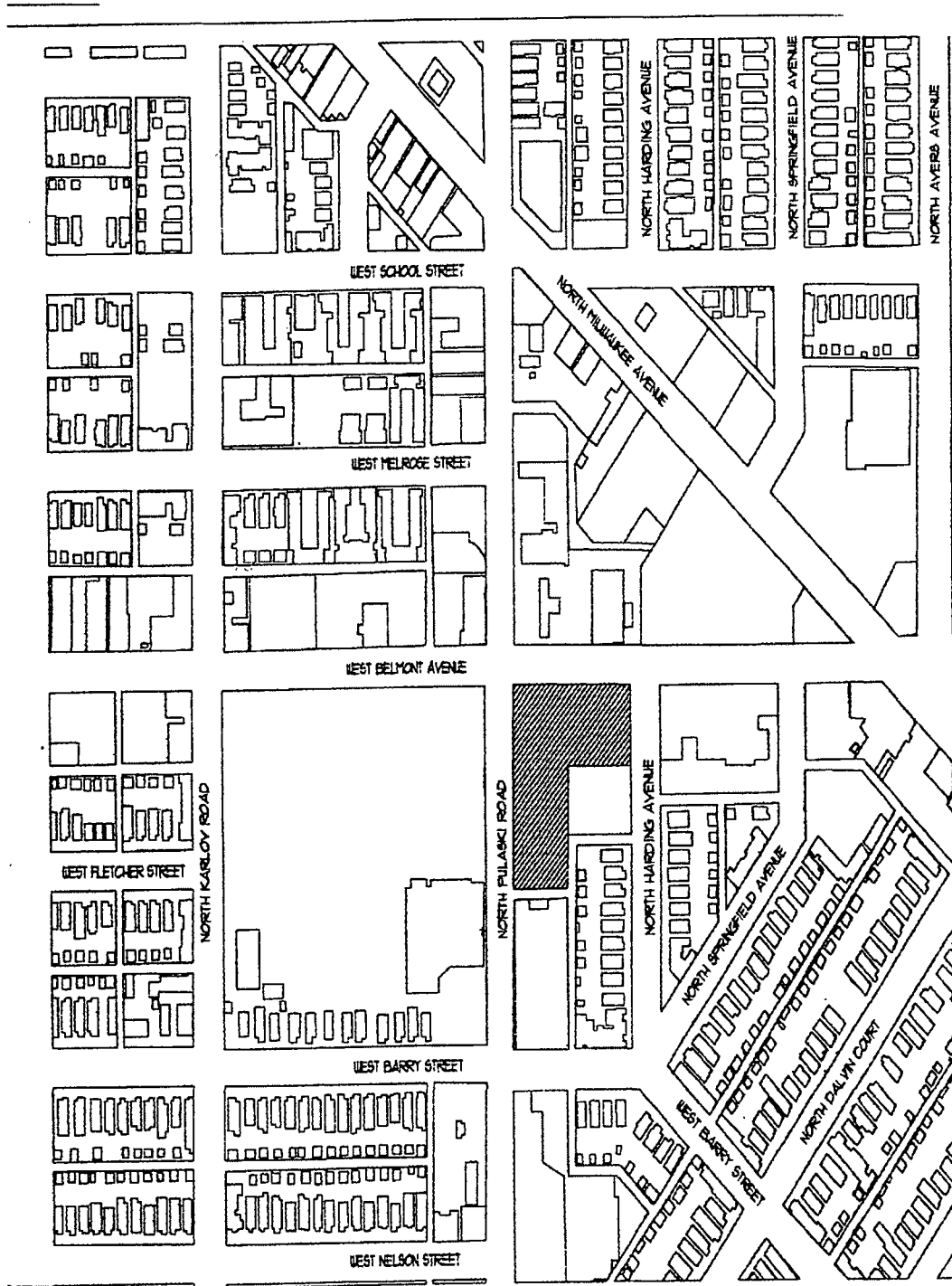
Maximum Building Setbacks: In Accordance with Site Plan

Maximum Building Height:

Subarea A: 81 feet (existing structure)

Subarea B: 19 feet, 6 inches (existing structure)

Existing Land-Use Map

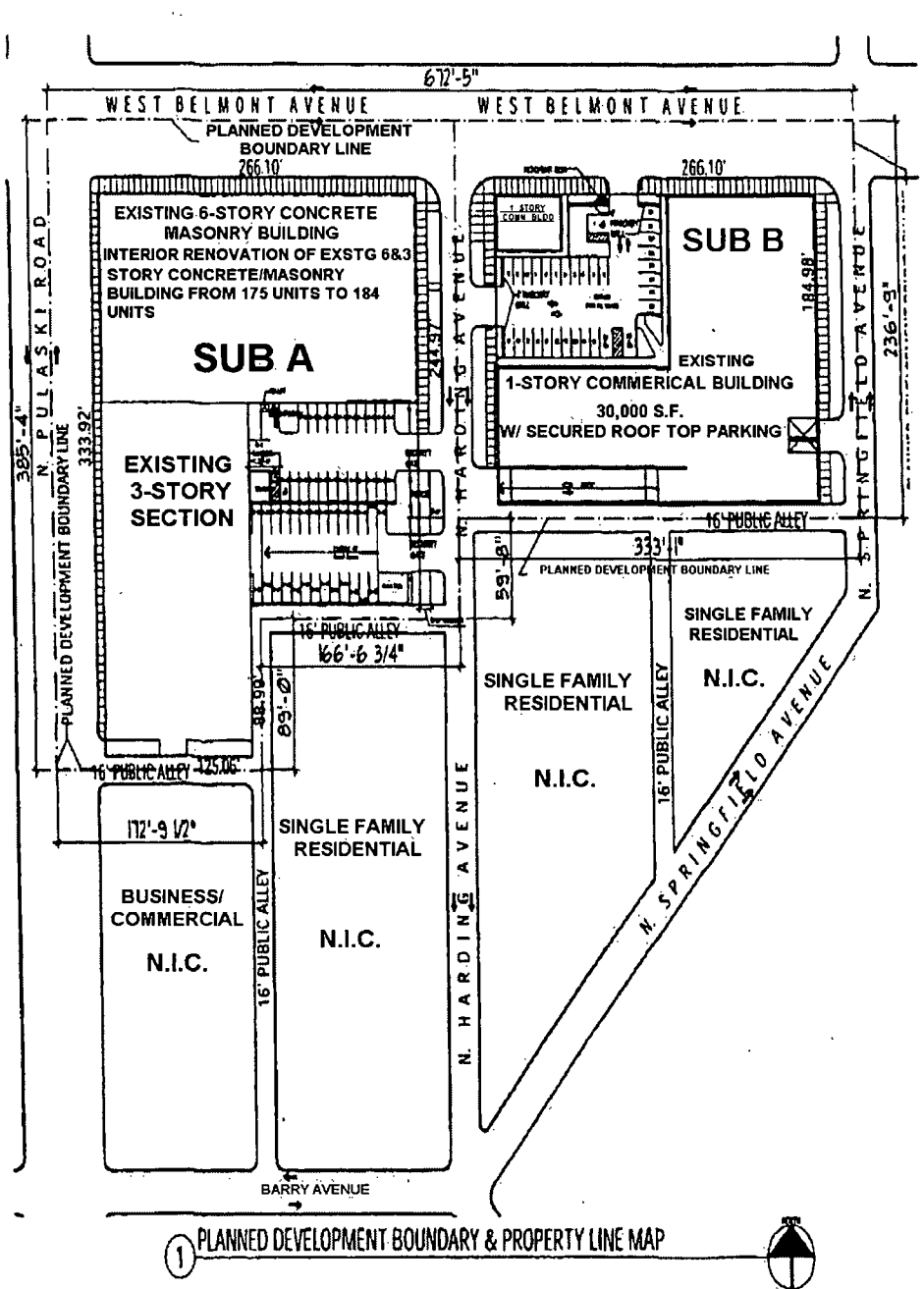


EXISTING LAND USE MAP

APPLICANT: SHOEMAKER OFFICE INVESTMENTS LLC  
ADDRESS: 3963-3927 WEST BELMONT AVENUE, CHICAGO, IL



Planned Development Boundary And Property Line Map.



APPLICANT:	SHOEMAKER OFFICE INVESTMENTS LLC
ADDRESS:	3927-3963 WEST BELMONT AVENUE, CHICAGO, IL
DATE:	11/28/2016



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WEST BELMONT AVENUE

PHASE 1

3963 W. BELMONT AVE.  
EXISTING 6-STORY CONCRETE/MASONRY BUILDING  
PROPOSED INTERIOR CONVERSION FROM 175 TO 184 RESIDENTIAL  
UNITS AND NO COMMERCIAL

EXISTING 3-STORY  
SECTION

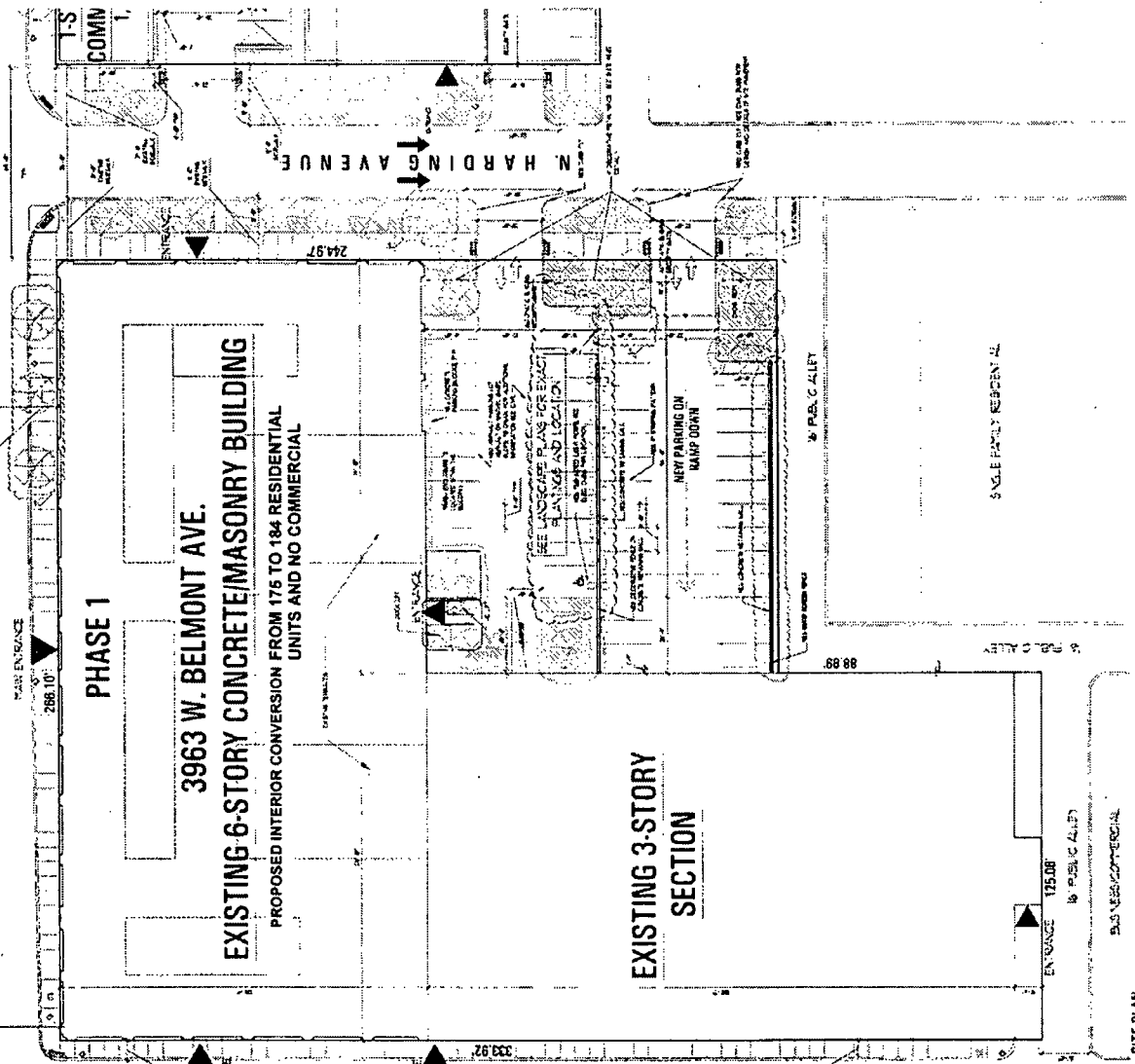
N. PULASKI ROAD

N. HARDING AVENUE

SINGLE FAMILY RESIDENTIAL

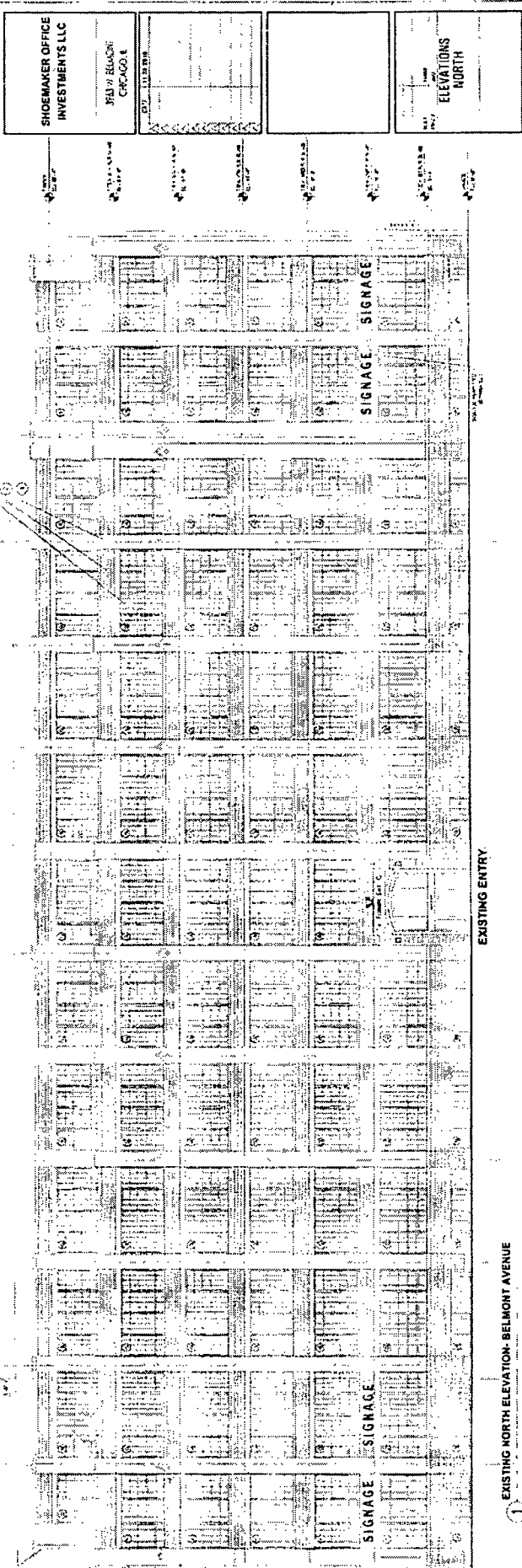
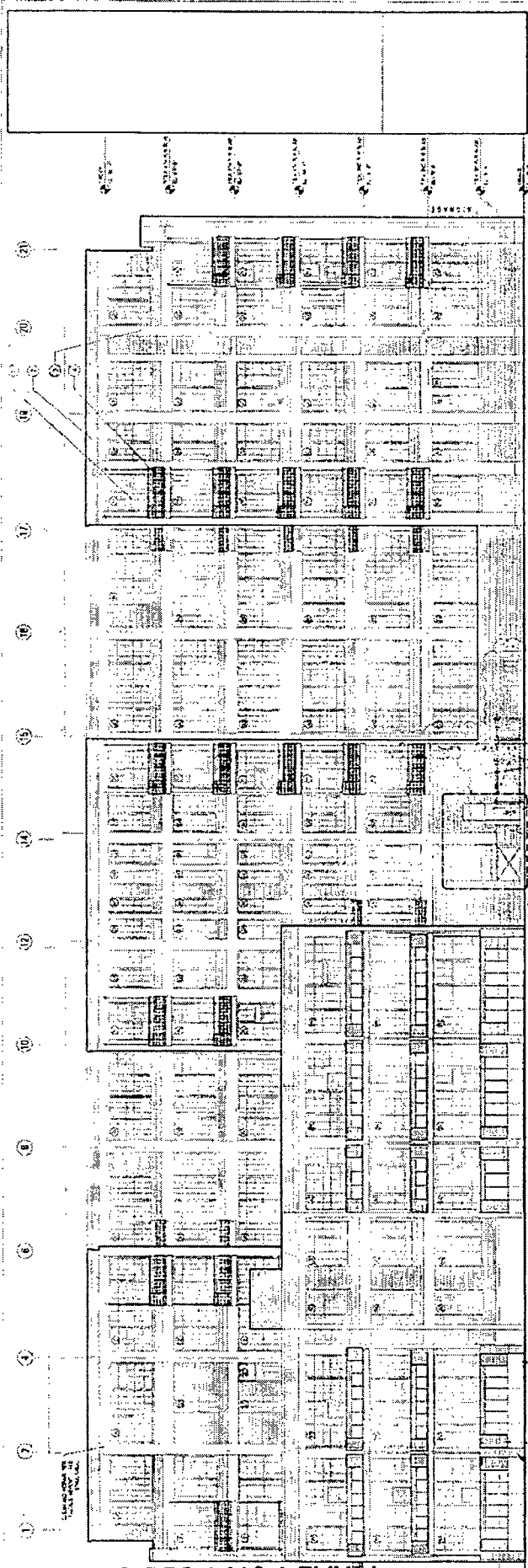
BUSINESS/COMMERCIAL

SITE PLAN



						PREPARED BY: [Name] CHECKED BY: [Name] DATE: 11/22/2018	PROJECT NO.: [Number] SHEET NO.: [Number]	SCALE: [Scale] DATE: [Date]	3963 W BELMONT SITE PLAN	3963 W BELMONT
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EXISTING SOUTH ELEVATION - ALLEY  
18-110

EXISTING NORTH ELEVATION - BELMONT AVENUE

EXISTING ENTRY

SHOEMAKER OFFICE  
INVESTMENTS LLC

374 N. BELMONT  
CHICAGO, IL

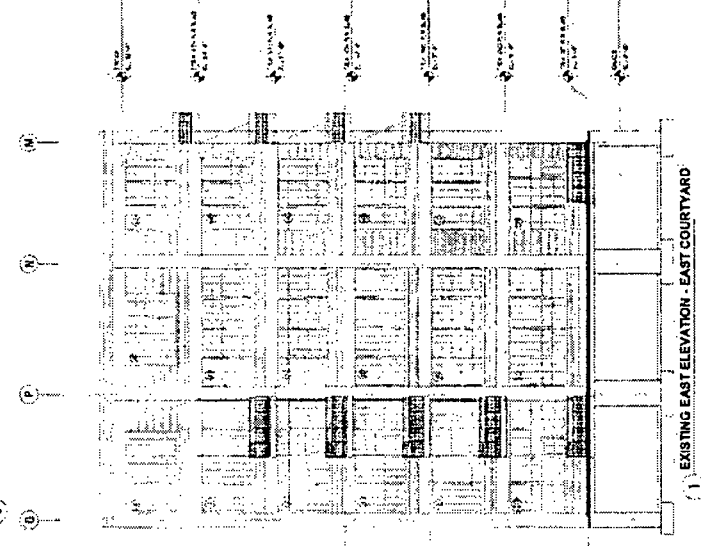
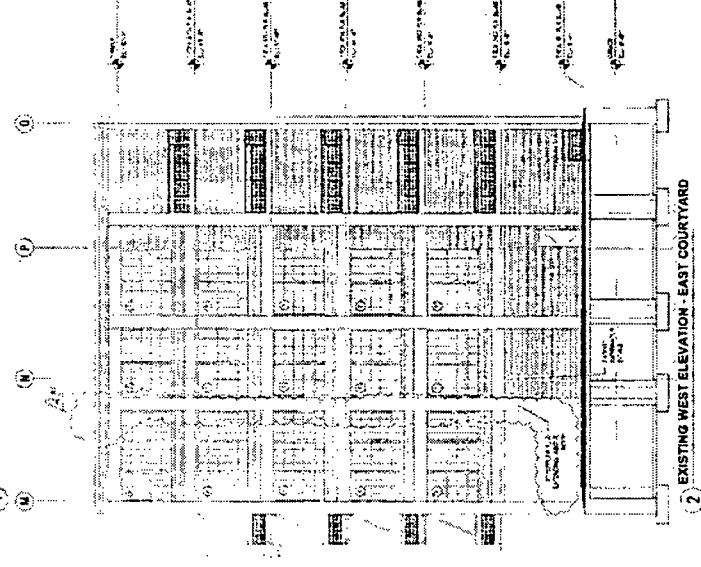
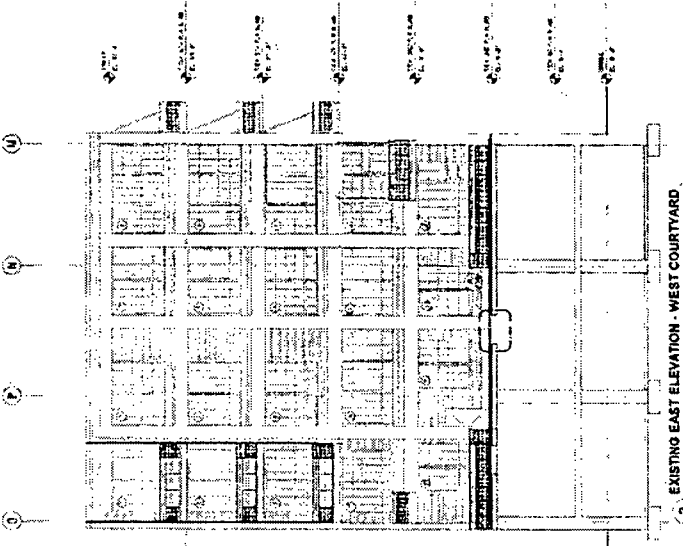
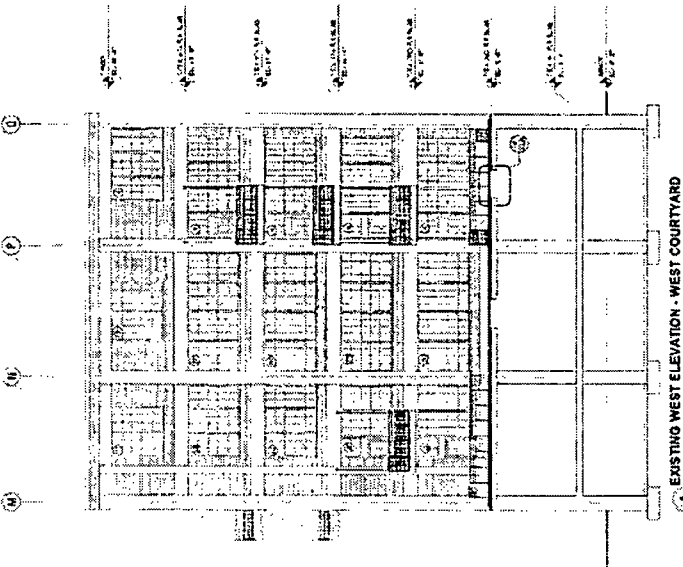
CITY OF CHICAGO

ELEVATIONS  
NORTH





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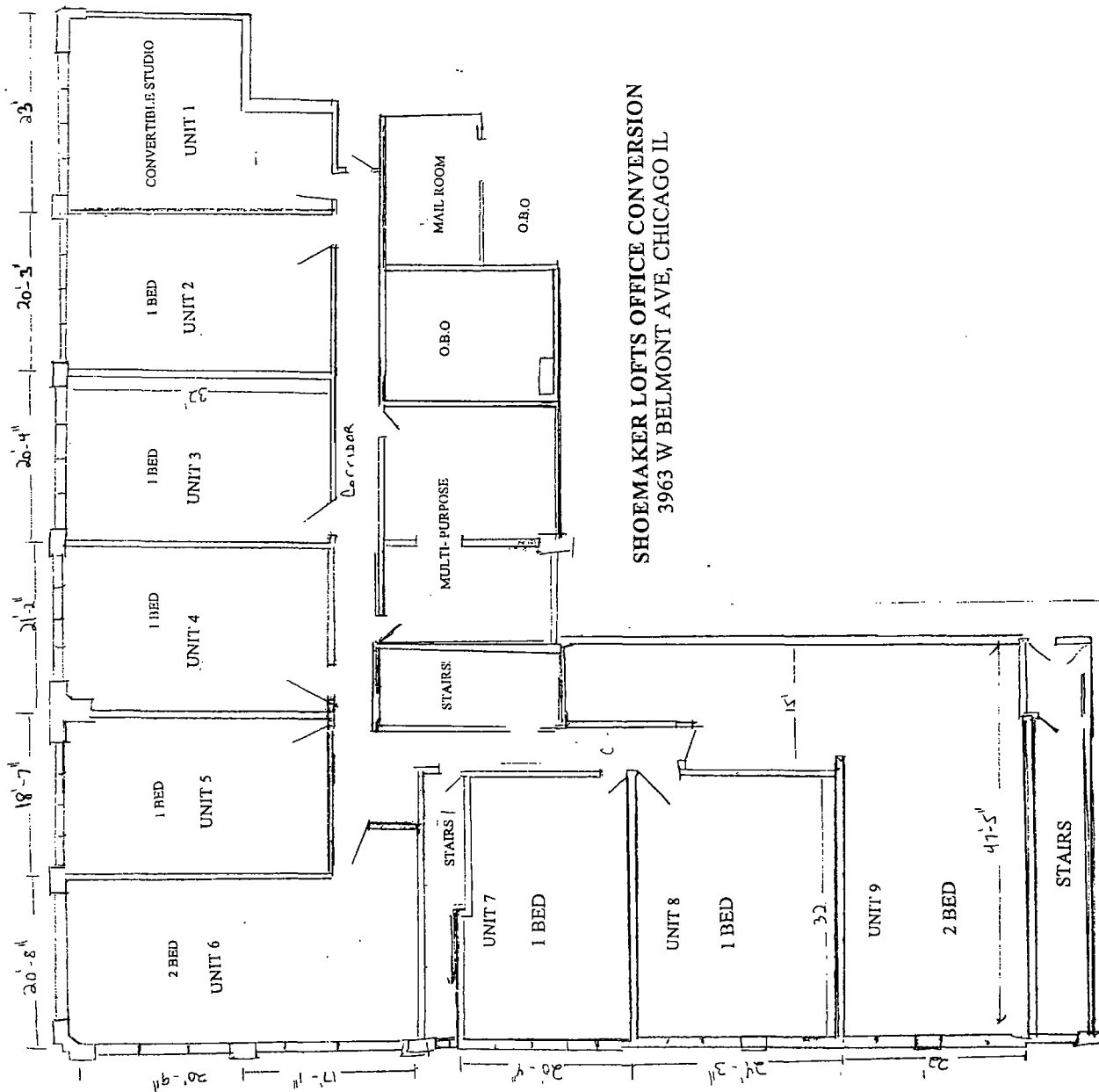


SHOEMAKER OFFICE  
INVESTMENTS LLC  
131 N. EDISON  
CHICAGO, IL

COURTYARD  
ELEVATIONS

ABOVE ALL EXISTING

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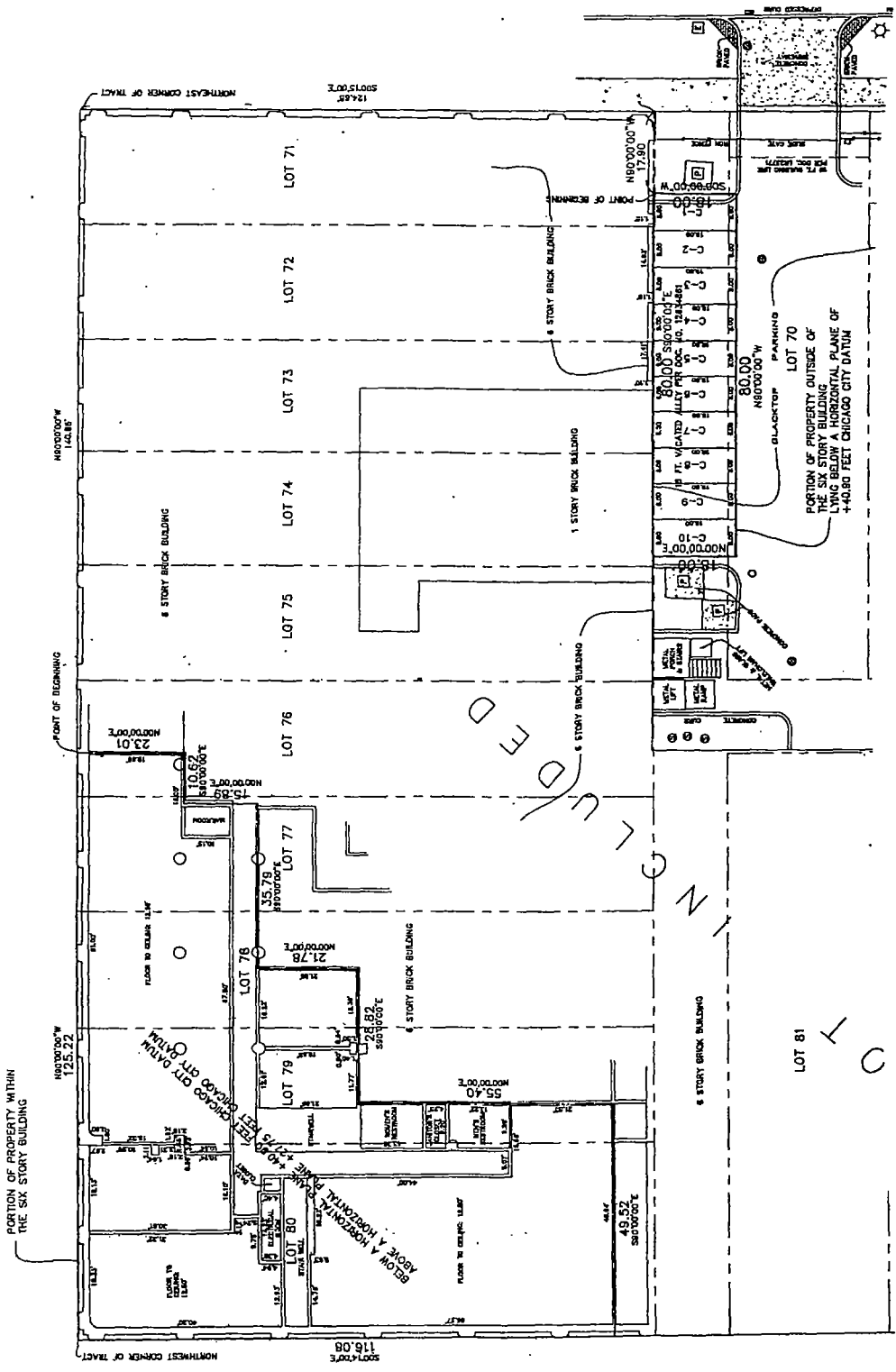


SHOEMAKER LOFTS OFFICE CONVERSION  
3963 W BELMONT AVE, CHICAGO IL





WEST BELMONT AVENUE  
(RECORD 86 FT. PUBLIC R.O.W.)



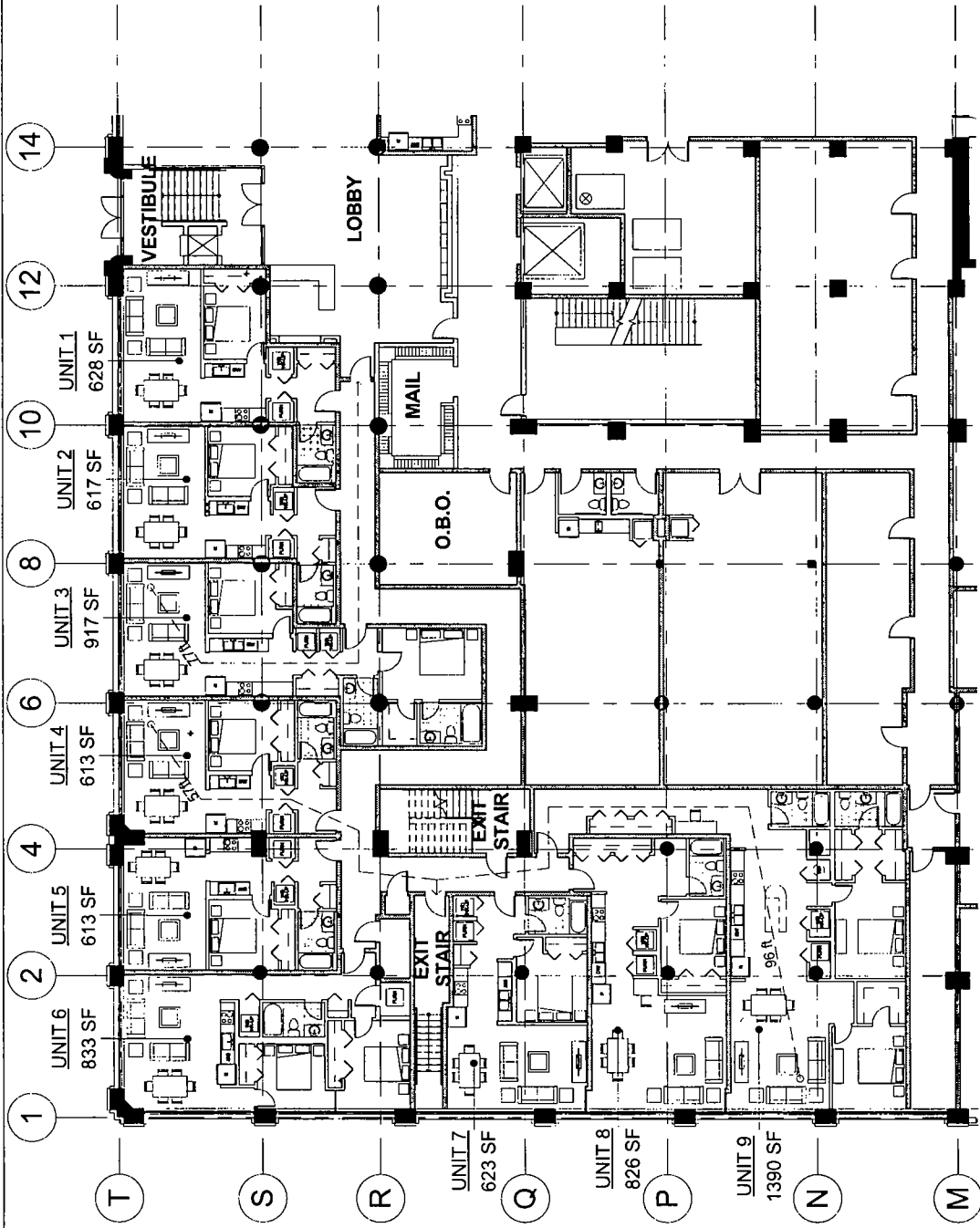
NORTH HARDING AVENUE  
(RECORD 86 FT. PUBLIC R.O.W.)

NORTH PULASKI ROAD  
(RECORD 86 FT. PUBLIC R.O.W.)

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UNIT AREA SCHEDULE	
NAME	AREA
UNIT 1	628 SF
UNIT 2	617 SF
UNIT 3	917 SF
UNIT 4	613 SF
UNIT 5	613 SF
UNIT 6	833 SF
UNIT 7	623 SF
UNIT 8	826 SF
UNIT 9	1390 SF
9	7059 SF

Note: all individual unit plans subject to modifications and building department approvals  
See 1/8" Plans for Indication of Borrowed Lights



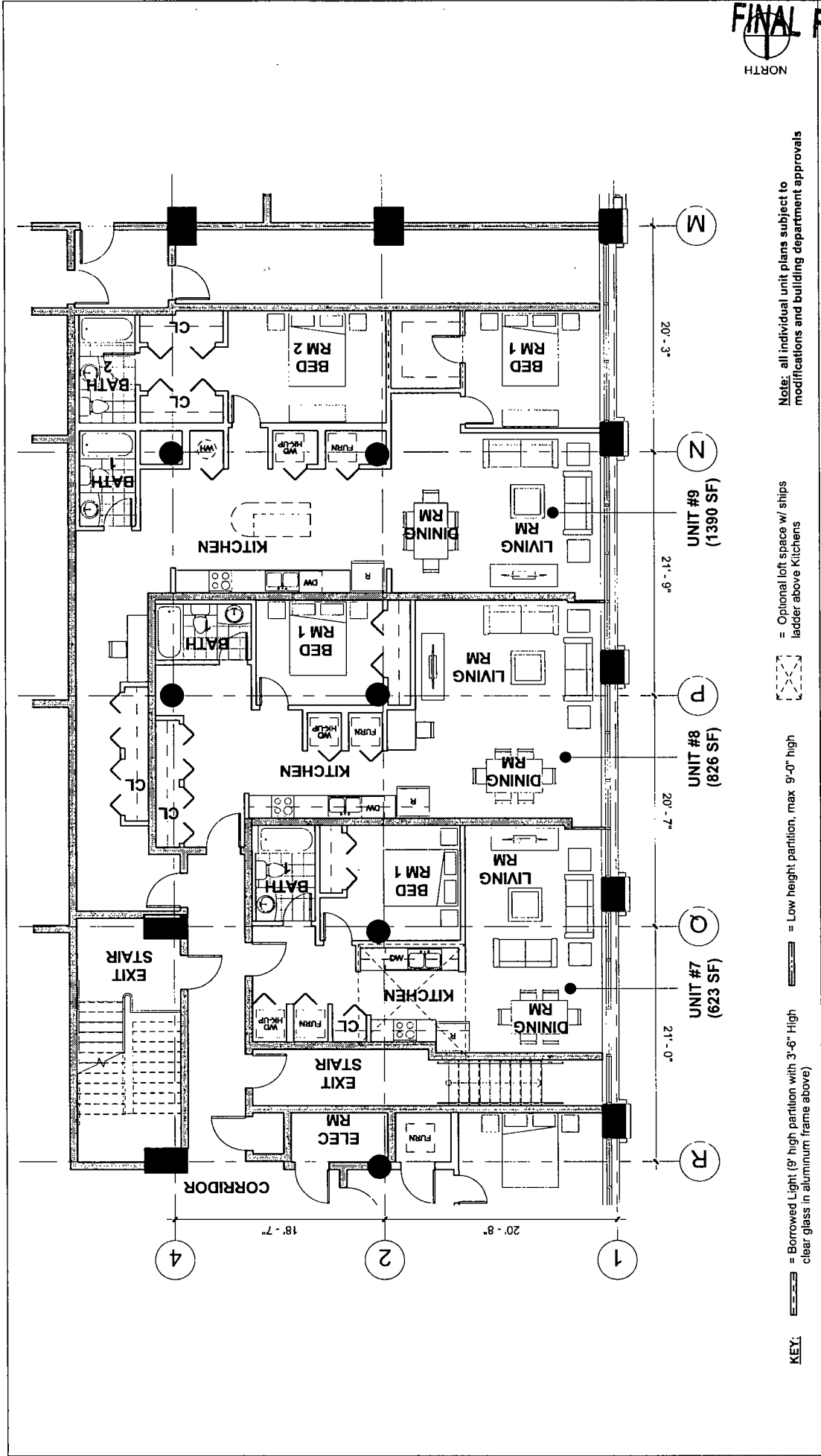
FIRST FLOOR PLAN - AREA PLAN	
Project number	1604
Date	05/09/17
Drawn by	Kd
Checked by	
Scale 1/16" = 1'-0"	

No.	Description	Date

Client: Avondale Office Property Investment I LLC  
Project Name: SHOEMAKER LOFTS OFFICE CENTER CONVERSION

**ARCHITECTURE**  
Kevin Drake Architecture LLC  
1026 Princeton Avenue · Highland Park · Illinois 60035  
312 998 9455 www.kevindrakearchitecture.com

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**1ST FLOOR-SOUTH-NEW**

Project number 1604  
 Date 05/09/17  
 Drawn by Kd  
 Checked by

Scale 1/8" = 1'-0"

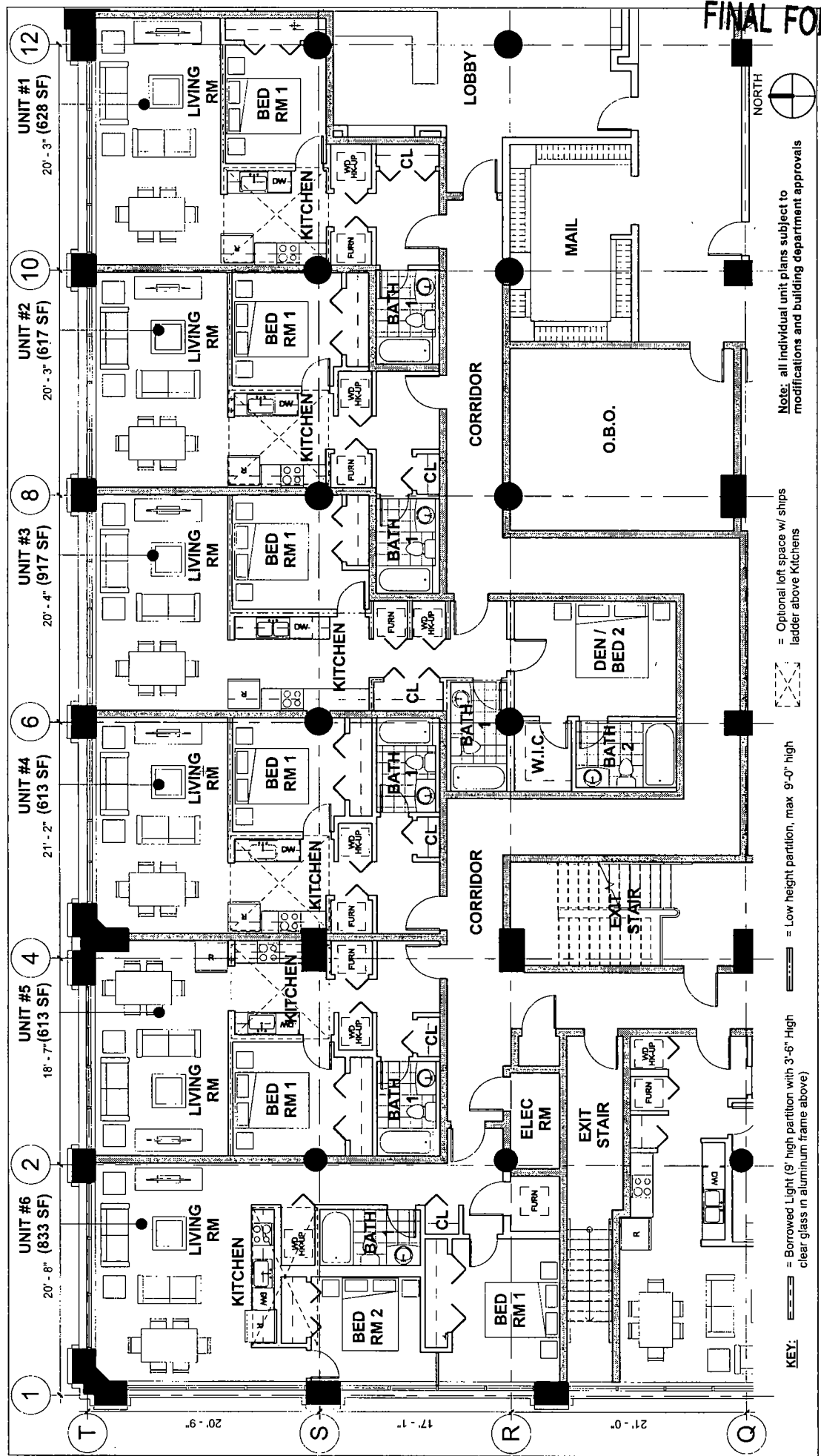
No.	Description	Date

Client: Avondale Office Property Investment I LLC

Project Name: SHOEMAKER LOFTS OFFICE CENTER CONVERSION

**ARCHITECTURE**

Kevin Drake Architecture LLC  
 1026 Princeton Avenue Highland Park Illinois 60035  
 312 . 998 9455 www.kevindrakearchitecture.com



Note: all individual unit plans subject to modifications and building department approvals

= Optional loft space w/ ships ladder above Kitchens

= Low height partition, max 9'-0" high

= Borrowed Light (9' high partition with 3'-6" High clear glass in aluminum frame above)

KEY:

1ST FLOOR-NORTH-NEW	
Project number	1604
Date	05/09/17
Drawn by	Kd
Checked by	
Scale 1/8" = 1'-0"	

No.	Description	Date

Client: Avondale Office Property Investment I LLC  
 Project Name: SHOEMAKER LOFTS OFFICE CENTER  
 CONVERSION

**ARCHITECTURE**  
 Kevin Drake Architecture LLC  
 1026 Princeton Avenue Highland Park, Illinois . 60035  
 312 998 9455 www.kevindrakearchitecture.com




19007  
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David L. Reifman  
Chicago Plan Commission

Date: May 18, 2017

Re: Proposed Amendment to Residential-Business Planned Development #982 for the property generally located at 3927-63 West Belmont Avenue

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On May 18, 2017, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Shoemaker Office Investments, LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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