



# Office of Chicago City Clerk



SO2011-612

Office of the City Clerk

Tracking Sheet

<b>Meeting Date:</b>	1/13/2011
<b>Sponsor(s):</b>	Clerk Del Valle
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Application No. 17197
<b>Committee(s) Assignment:</b>	Committee on Zoning

**REPORT**  
to the  
**CHICAGO PLAN COMMISSION**  
from  
**DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**  
**BUREAU OF PLANNING AND ZONING**

**FOR APPROVAL: BUSINESS PLANNED DEVELOPMENT**

**APPLICANT: MEDPROPERTIES, LLC**

**LOCATION: 1325-41 WEST BELMONT AVENUE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submit this report and recommendation on a proposed Business Planned Development application for your review and recommendation to the Chicago City Council. The application for the Chicago Zoning Ordinance was introduced into the City Council on January 13, 2011. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on May 4, 2011. The Applicant was separately notified of this hearing.

The site is currently zoned M1-1 Limited Manufacturing District / Business Park District and B3-2 Community Shopping District. This development is being submitted by the Applicant, as an elective Planned Development pursuant to Section 17-8-0600-C, which states that Planned Development review and approval is allowed when a building is at least 50% of the height that triggers a mandatory Planned Development review is proposed.

#### **SITE AND AREA DESCRIPTION**

The site is a rectangular shaped parcel and is 25,042 square feet in area. The site is bounded by West Belmont Avenue on the north, a three story masonry building on the west; a three-story brick and residential building, and a sixteen foot public alley on the south. The site is improved with a two-story brick building, a one-story brick building formerly used as a dialysis center and a parking lot.

The site is immediately accessible via public transit from # 77 (Belmont), and #9 (Ashland) bus routes. The closest rapid transit station is the CTA Brown Line at the Southport station and the Belmont transfer station is approximately one half-mile from the site. The site is not within a Tax Increment Financing (TIF) District, nor within an Industrial Corridor. The site does not lie within a Chicago Landmark District.

Directly north of the site is a B3-2 Community Shopping District composed of two, three and four story buildings; directly south and east of the site are four and five-story buildings zoned RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and B1-2 Neighborhood Shopping District. Directly west are one, two and three-story buildings zoned

B3-2 Community Shopping District.

**PROJECT DESCRIPTION**

The applicant proposes to rezone the property from M1-1 Limited Manufacturing District / Business Park District and a B3-2 Community Shopping District to a B3-5 Community Shopping District prior to establishing the Business Planned Development. The applicant proposes to construction an approximately 52,000 square foot medical office building with retail at the ground floor and 56 accessory parking spaces.

**DESIGN**

The building materials are contextual with the neighboring buildings, glass, pre-cast concrete, masonry (brick) and aluminum. The design of the building conceals the parking garage by enclosing the garage within the building envelope. The West Belmont Avenue elevation is the main entrance to the medical office building. West Belmont Avenue elevation will incorporate significant amount of aluminum windows, brick veneer as its primary materials with portions of the elevation clad in pre-cast concrete sills and headers. The main entry is accentuated by a structural metal and glass canopy. The central portion of the elevation continues upwards with a curtain wall and is capped by a cornice. The main building entry is covered by a steel, aluminum, and glass canopy supported from the building's internal structure. The majority of the elevation is composed of aluminum windows and pre-cast concrete panels.

**ACCESS/CIRCULATION AND SUSTAINABILITY**

There is one proposed driveway on West Belmont Avenue that provides access to the proposed building and parking structure. The applicant has agreed to meet the requirements of the Landscape Ordinance. The project will provide 6-parkway trees and a green (vegetative) roof over 50% of the roof's net site area (12,096 Square Feet) and achieve LEED Certification to meet the Department's Sustainable Policy.

**BULK/USE/DENSITY**

The proposed development has a maximum F.A.R of 2.2 and has a maximum height of forty-six feet, both of which are under the maximums for a B3-5 Community Shopping District.

**RECOMMENDATION**

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

1. The project meets the criteria and objectives set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare; and
2. The project includes a vegetative ("green") roof covering 50% of the net roof and will achieve LEED certification; and

3. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the revised application; and
4. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development has reviewed the proposal that the application for a Business Planned Development be approved and the recommendation to the City Council Committee on Zoning be "As-Revised, Passage Recommended".

Department of Housing and Economic Development  
Bureau of Planning and Zoning



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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

**BUSINESS PLANNED DEVELOPMENT  
1325-41 WEST BELMONT AVENUE  
RESOLUTION**

- WHEREAS**, the Applicant, MedProperties, LLC, has submitted an Application requesting a change in zoning designation from M1-2 Limited Manufacturing District / Business Park District and B3-2 Community Shopping District to a B3-5 Community Shopping District prior to establishing the Business Planned Development; and
- WHEREAS**, the Applicant, proposes to construct an approximately 52,000 square foot medical office building with retail at the ground floor and 56 accessory parking spaces; and
- WHEREAS**, the Applicant's application to rezone the Property was introduced to the City Council on January 13, 2011; and
- WHEREAS**, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on May 4th, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on May 19, 2011; and
- WHEREAS**, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS**, the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated May 19, 2011, a copy of which is attached hereto and made a part hereof; and
- WHEREAS**, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on May 19, 2011, giving due and proper consideration to the Chicago Zoning Ordinance; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final application dated May 19, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning of the final zoning application dated May 19, 2011; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment application.



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Linda Searl  
Chairman  
Chicago Plan Commission

BPD no. \_\_\_\_\_  
Approved: May 19, 2011

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 M1-2 Limited Manufacturing/Business Park District and B3-2 Community Shopping District symbols and indications as shown on Map Number 7-G in the area bounded by:

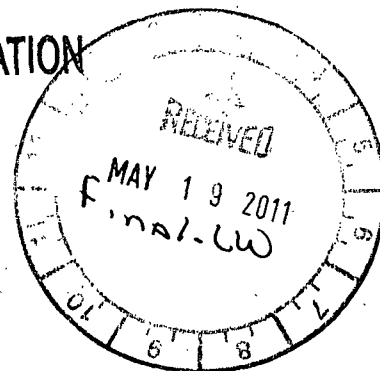
West Belmont Avenue, a line 241 feet east of and parallel to the east line of Southport Avenue; a line 125.10 feet south of and parallel to West Belmont Avenue; and a line 441.2 feet east of and parallel to the east line of Southport Avenue,

to those of B3-5 Community Shopping District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications in the area described in Section 1 above to those of Business Planned Development.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and due publication.

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CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

- I. ADDRESS of the property Applicant is seeking to rezone:  
1325-1341 West Belmont Avenue
2. Ward Number that property is located in: 32nd
3. APPLICANT MedProperties, LLC  
ADDRESS 720 N. Franklin, #300  
CITY Chicago STATE IL ZIP CODE 60654  
PHONE (312) 568-4905 CONTACT PERSON Paul Kopecki
4. Is the applicant the owner of the property? YES \_\_\_\_\_ NO X  
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.  
OWNER Renal Investment Properties, LLC  
ADDRESS 210 South Desplaines Street  
CITY Chicago STATE IL ZIP CODE 60661  
PHONE (312) 654-2711 CONTACT PERSON P. Kevin Flynn
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY Patrick D. Thompson, DLA Piper LLP (US)  
ADDRESS 203 N. LaSalle St., Suite 1900 CITY Chicago  
PHONE (312) 368-3491 FAX (312) 630-7402



6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

Membership interests in limited liability company held by:

Paul Kopecki

James Kearney

Matthew Campbell (indirectly)

7. On what date did the owner acquire legal title to the subject property? 1995 and 1998

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District M1-1/B3-2 Proposed Zoning District First, to B3-5, then to Business Planned Development

10. Lot size in square feet (or dimensions) 25,042 sf

11. Current Use of the property Warehouse

12. Reason for rezoning the property To permit development of the property with commercial and retail uses, including medical office.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
The proposed use of the property after re-zoning is for commercial and retail uses, including medical office. The building will include approximately 52,000 square feet of commercial space. The building height will not exceed 50 feet. On-site accessory parking will be included.

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES \_\_\_\_\_ NO  X

**BUSINESS PLANNED DEVELOPMENT No. \_\_\_\_**

**Plan of Development**

**Bulk Regulations and Data Table**

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: 33,250 gross square feet (0.763) acres = 25,042 net square feet (0.575 acres) 8,208 square feet (0.188 acres) in public right-of-way.

Maximum F.A.R.:	2.2
Minimum Number of Parking Spaces:	56
Minimum Number of Bike Spaces:	6
Minimum Number of Loading berths:	1 – 10'-0" x 25'-0"
Set backs	In accordance with site plan
Building Height:	50', as measured under the Chicago Zoning Ordinance

BUSINESS PLANNED DEVELOPMENT No. \_\_\_\_\_

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as Business Planned Development Number \_\_\_\_\_ (the "Planned Development") consists of approximately 25,042 square feet (0.575 acres) of property (the "Property"), as depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned by Renal Investment Properties, LLC ("Owner"). MedProperties, LLC (the "Applicant") is the applicant for this Planned Development, and is owned or controlled by the Applicant.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assigns and grantees. Any dedication, opening or vacation of public streets, alleys or easements, or any adjustment of the public right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assign or grantees and approval by the City Council.
3. 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, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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. Single designated control for purposes of this paragraph shall be defined by Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This Planned Development consists of these seventeen (17) Statements, the Bulk Regulations and Data Table and the following plans and exhibits dated May 19, 2011 and prepared by arête KNIGHT (collectively, the "Plans"): Existing Zoning Map, Existing Land Use Map, Planned Development Boundary and Property Line Map, Site/Ground Floor Plan, Landscape Plan, Green Roof Plan Landscape Plan, North, East and West Building Elevations and South Building Elevation. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building code shall control. This Planned Development conforms to the intent and purpose of the 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 Zoning ordinance, this Planned Development ordinance shall control.
5. The following B3-5 Community Shopping District uses will be permitted; medical

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offices; medical services; accessory uses; accessory parking and permitted uses within the B3 Commercial Use group. The following uses are excluded: animal services, liquor sales, undertaking, and amusement arcades.

6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development ("the Department"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or improvement shall also be subject to height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") for the Property shall be in accordance with the attached Bulk Regulation and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations Table has been determined using a Net Site Area of 25,042 square feet.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. 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.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department 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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant and each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.
16. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to B3-2 Community Shopping District and M1-2 Limited Manufacturing District.

**BUSINESS PLANNED DEVELOPMENT No. \_\_\_\_**

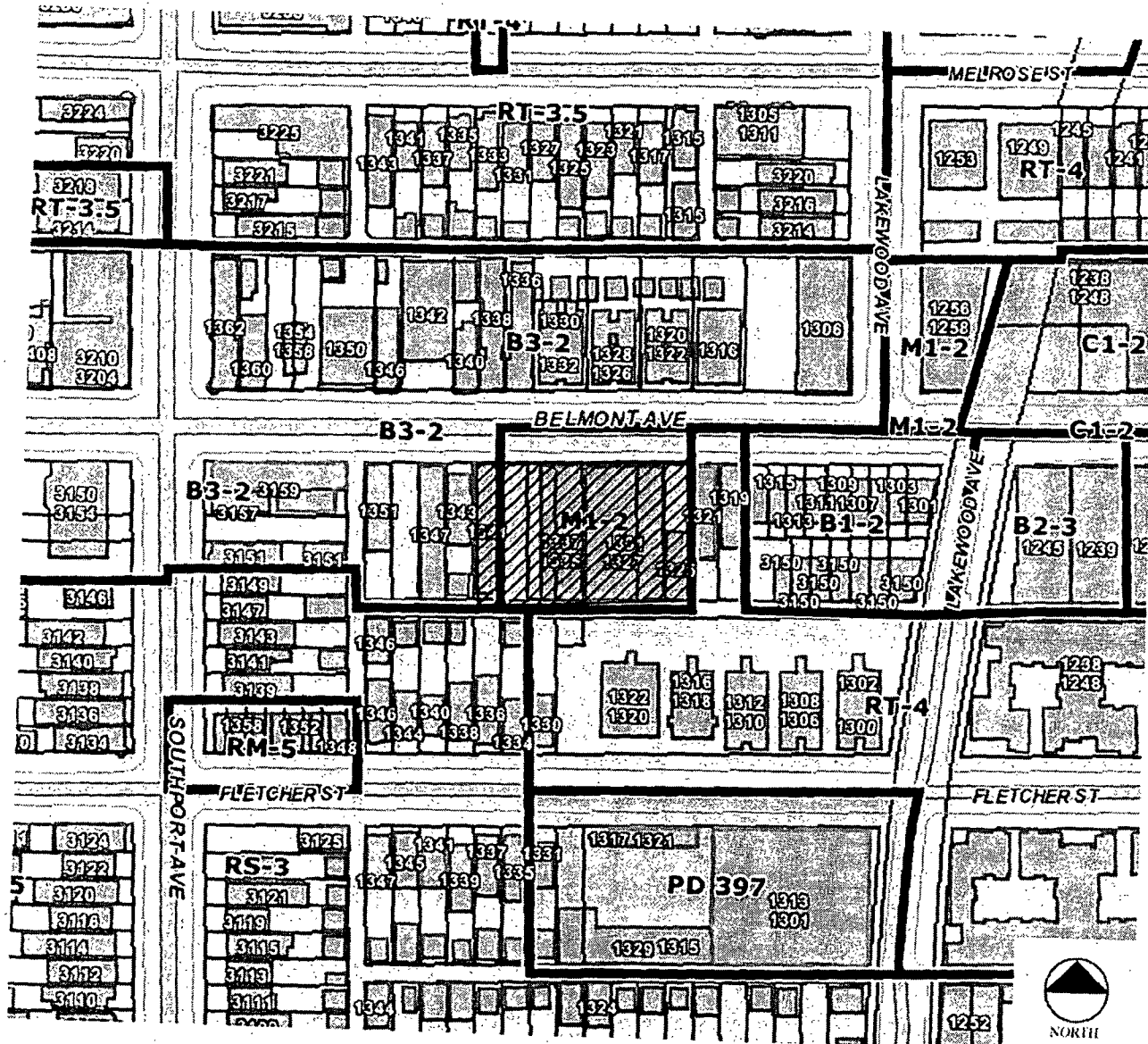
**Plan of Development**

**Bulk Regulations and Data Table**

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Minimum Number of Loading berths:	1 – 10'-0" x 25'-0"
Set backs	In accordance with site plan
Building Height:	50', as measured under the Chicago Zoning Ordinance

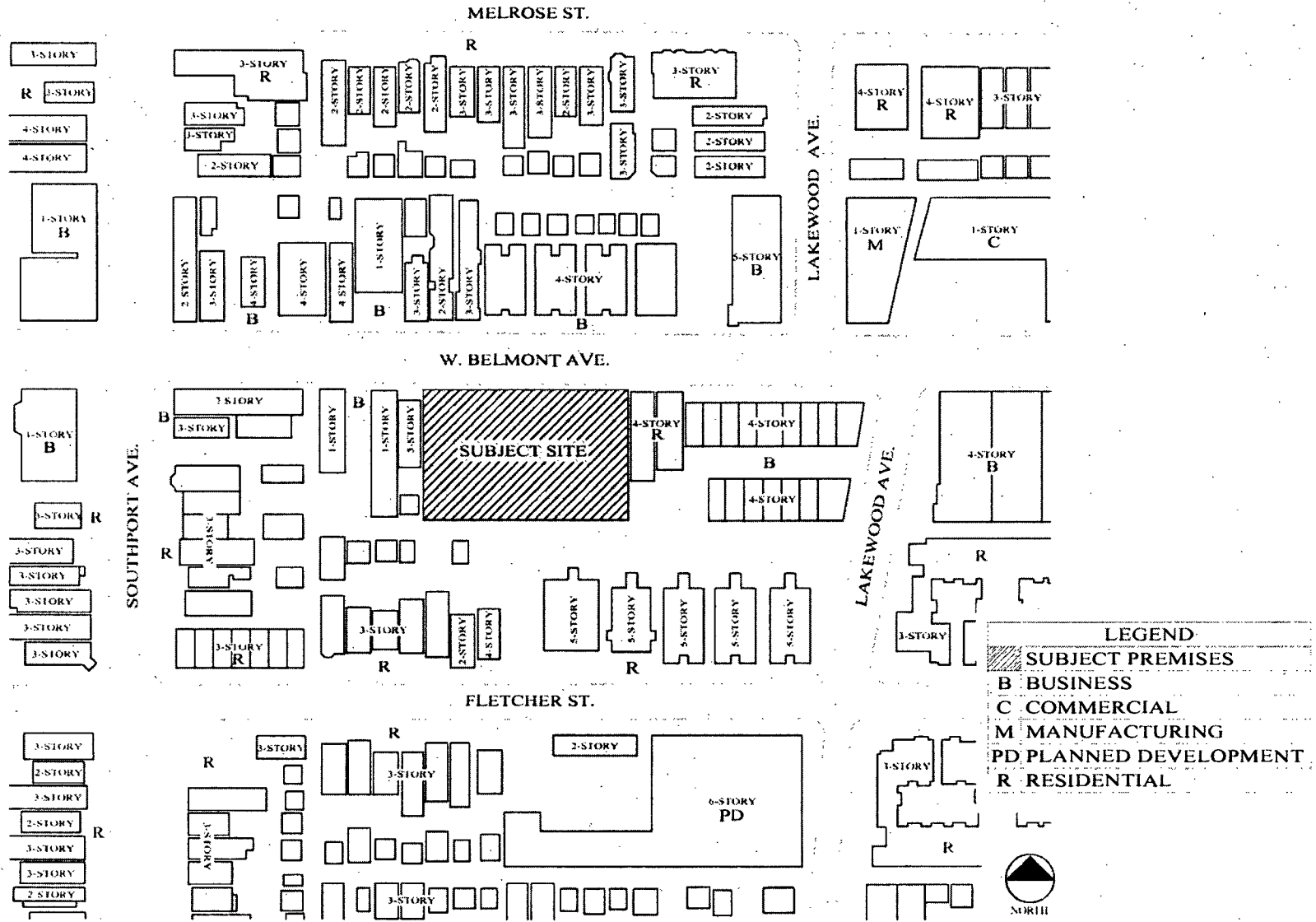
# Aerial Map



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Applicant: Med Properties LLC  
Address: 1325-41 West Belmont Avenue  
Introduction Date: January 13, 2011  
Plan Commission: May 19, 2011

# Land Use Map

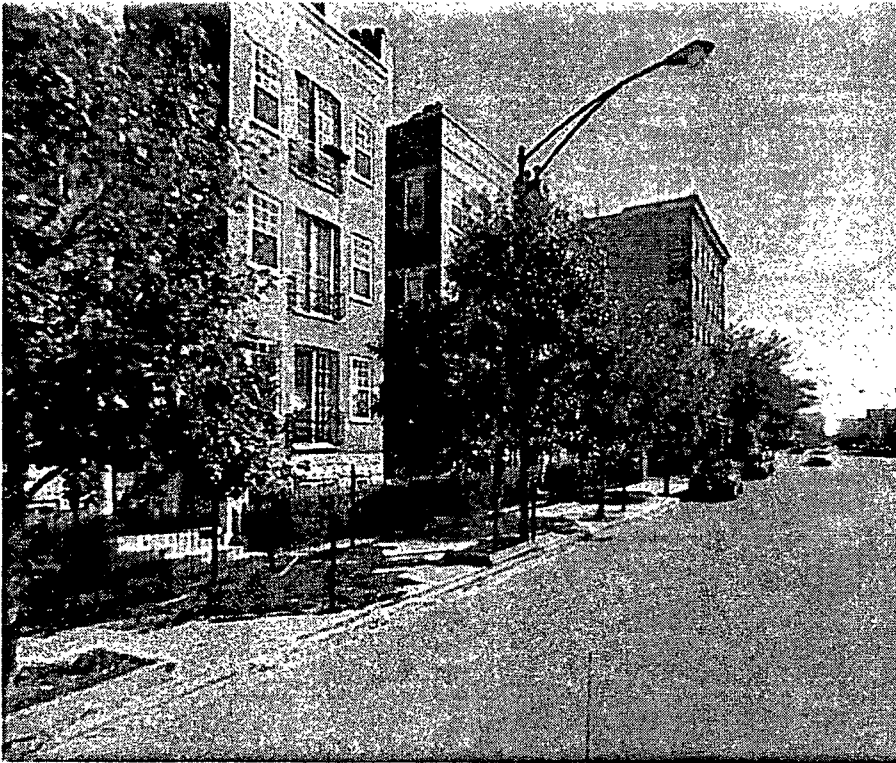


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# Area Context Photos



**On Belmont Ave. - View Looking East from Site**



**On Belmont Ave. - View Looking West from Site**

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Address: 1325-41 West Belmont Avenue  
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# Area Context Photos



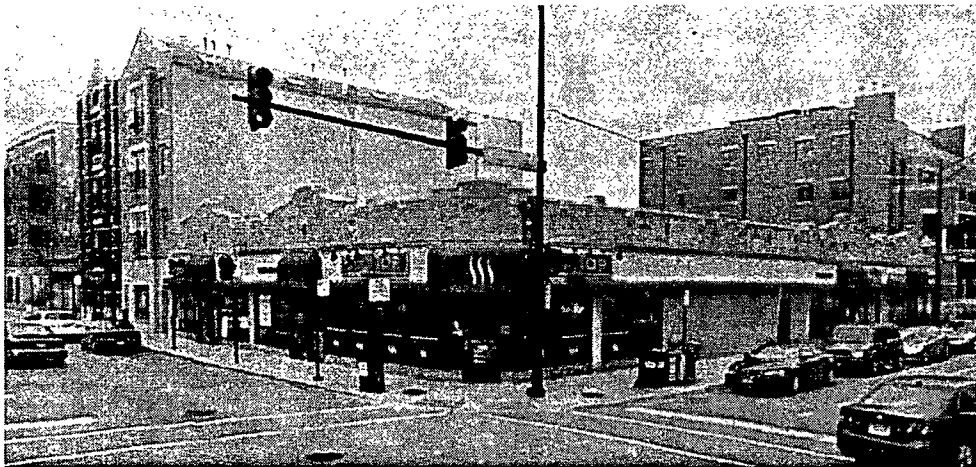
**Bittersweet Pastry Shop**  
1114 West Belmont Ave.



**Giordano's Pizza**  
1040 West Belmont Ave.



**Joey's Brickhouse**  
1258 West Belmont Ave.



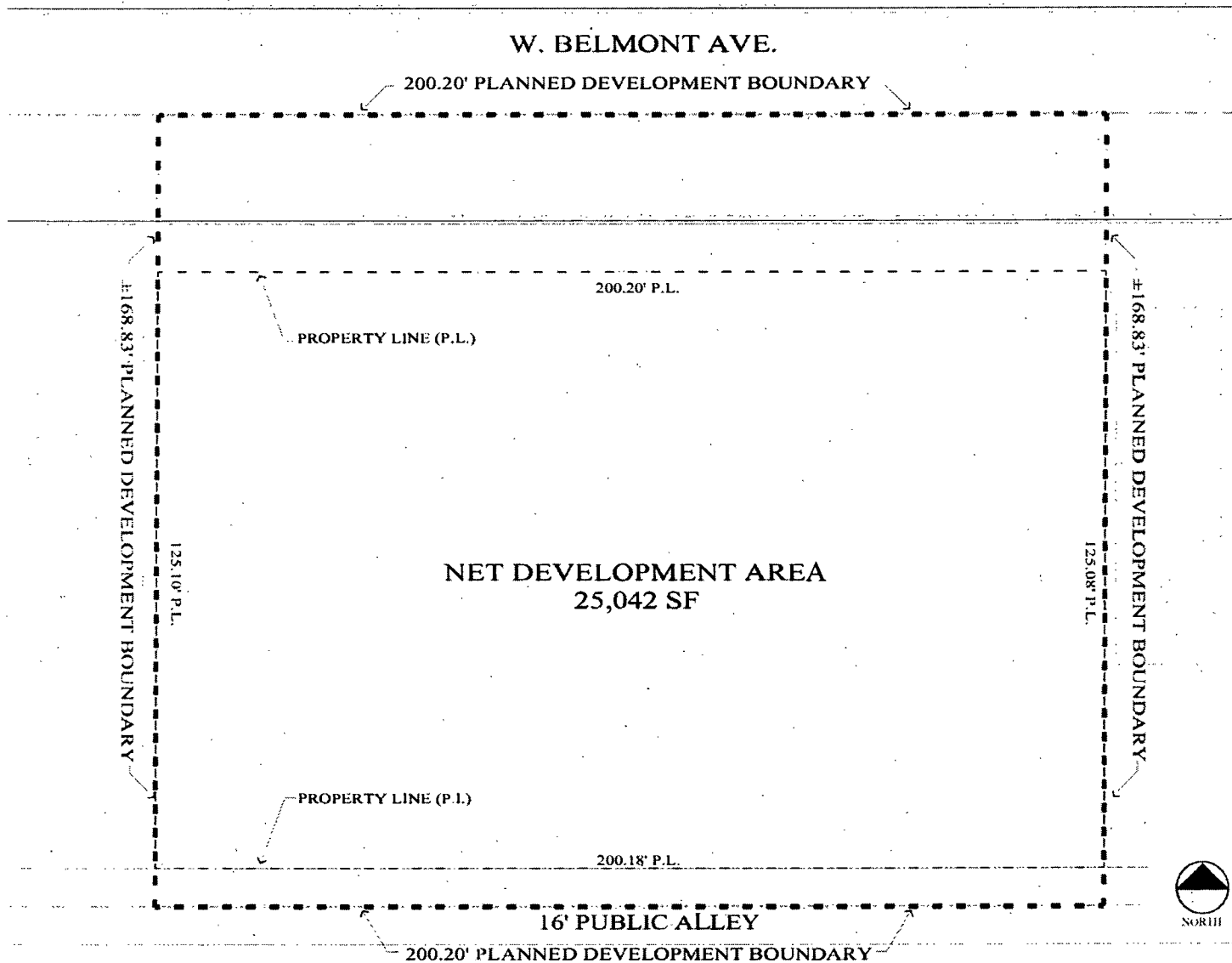
**Flat Top Grill**  
3200 North Southport Ave.



**Schubas Tavern & Harmony Grill**  
3159 North Southport Ave.

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# Planned Development Boundary Map



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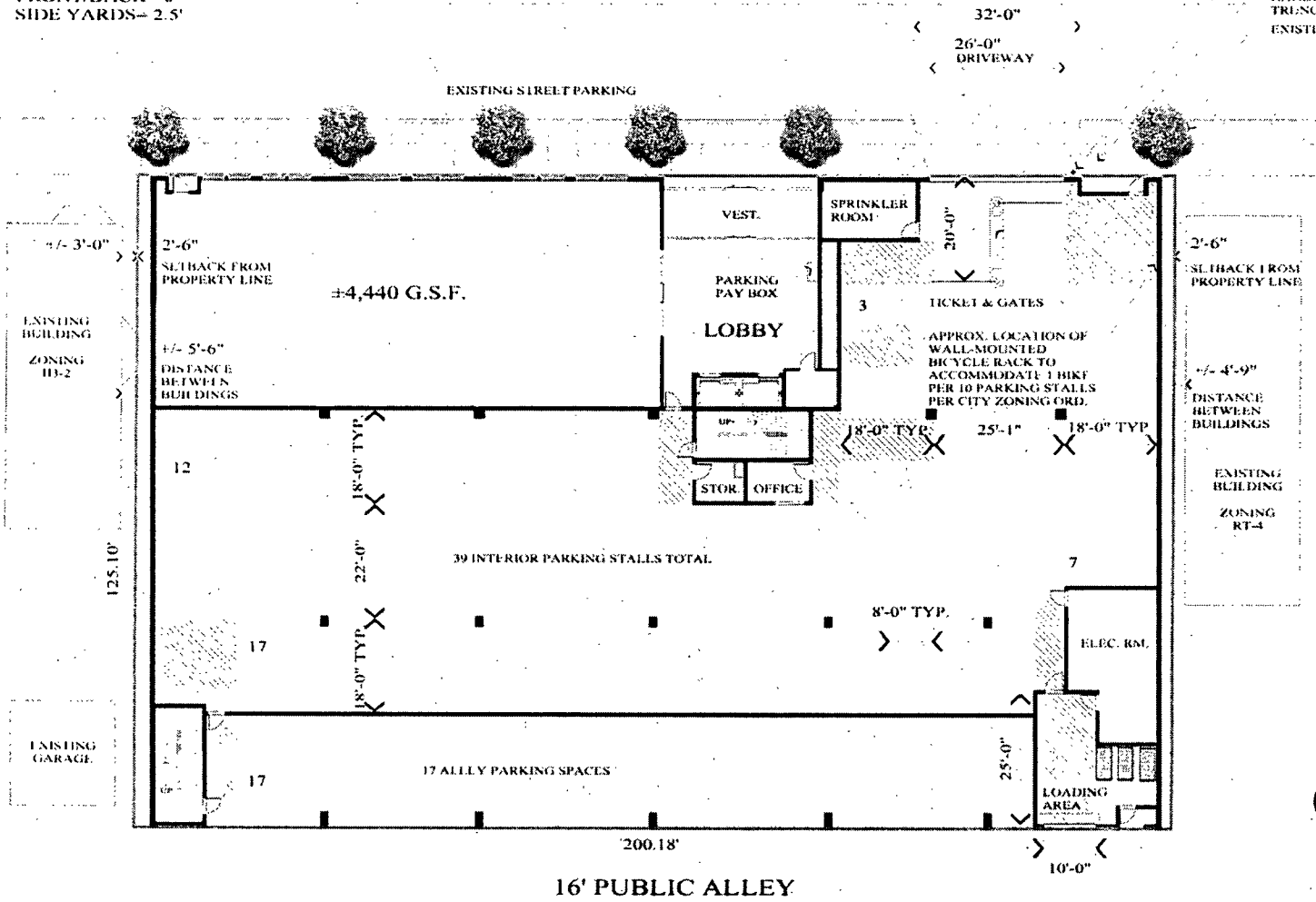
# Site Plan

APPROX. LOCATION OF  
CLOSEST FIRE HYDRANT

W. BELMONT AVE.

LAKEVIEW MEDICAL  
CAMPUS- LOTLINE SETBACKS:  
FRONT/BACK= 0'  
SIDE YARDS= 2.5'

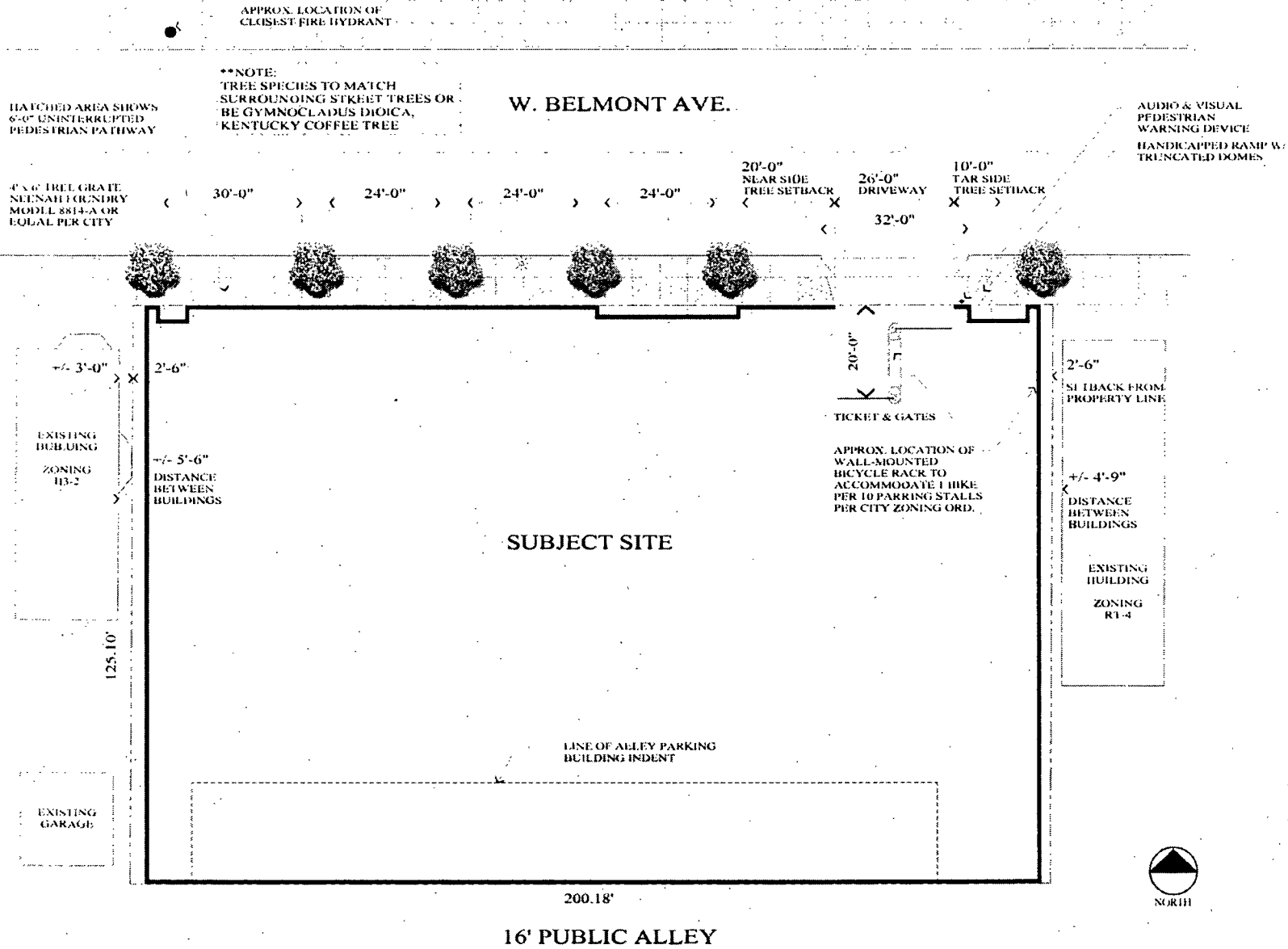
AUDIO & VISUAL  
PEDESTRIAN  
WARNING DEVICE  
HANDICAPPED RAMP W/  
TRUNCATED DOMES  
EXISTING CURB



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# Landscape Plan

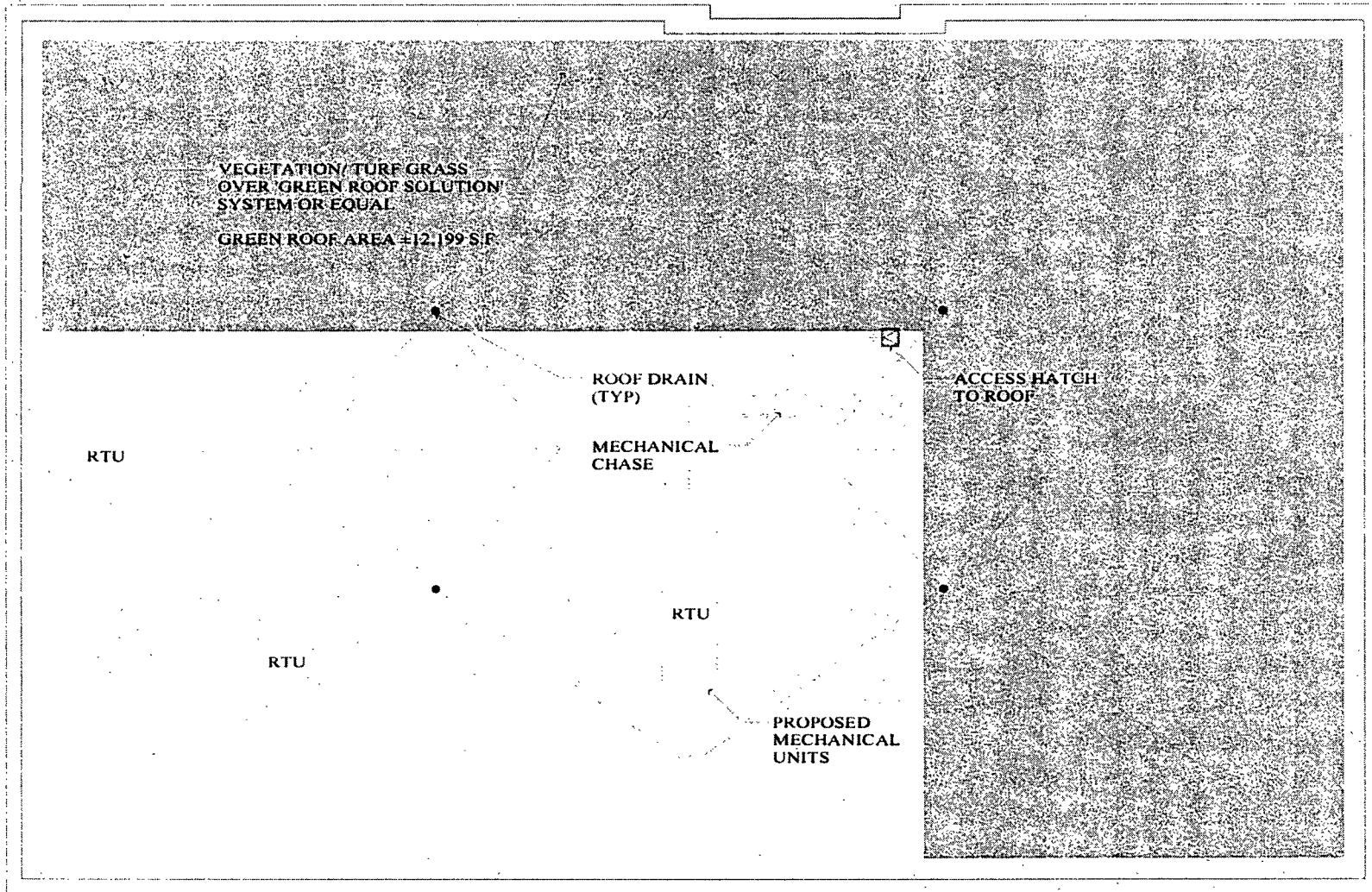


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# Green Roof Plan

197'-8"



127'-8"

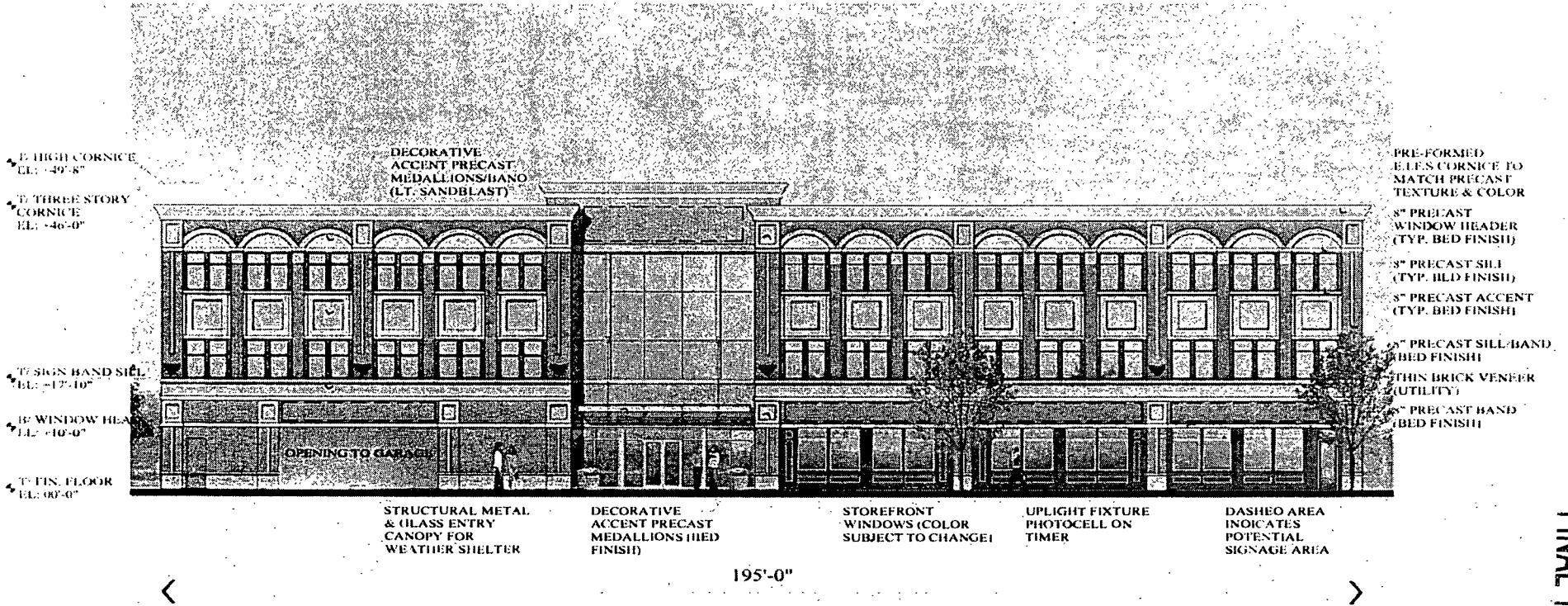


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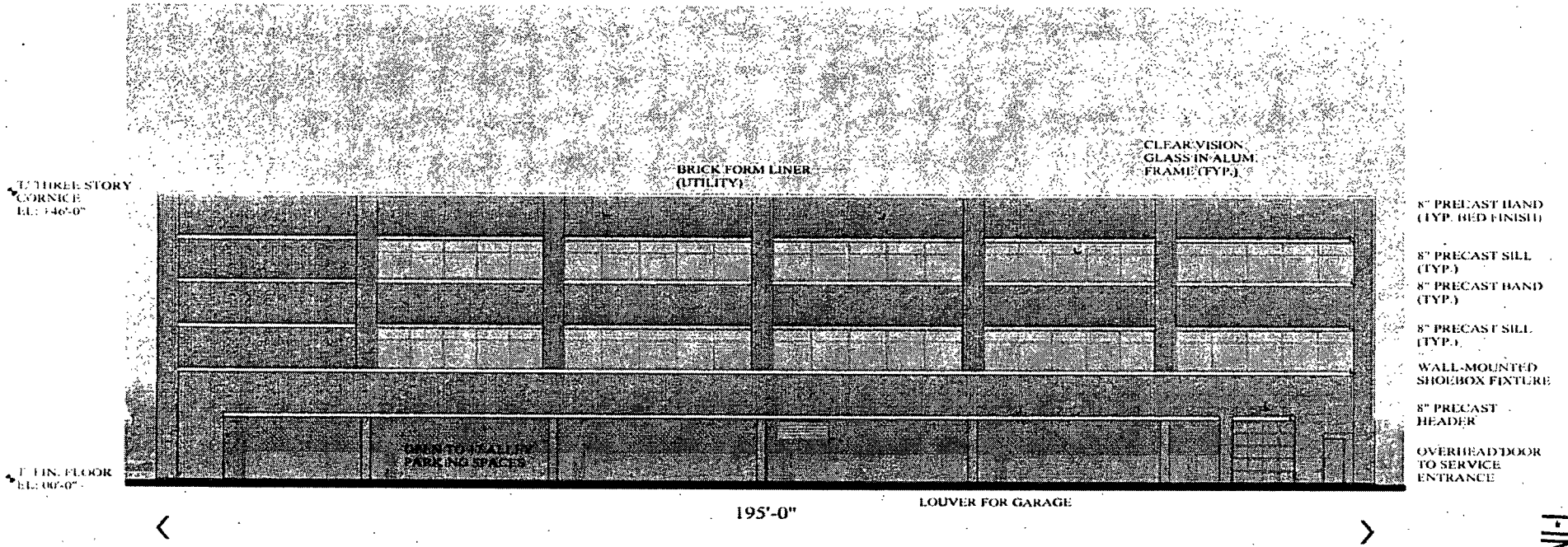
# North Elevation



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# South Elevation

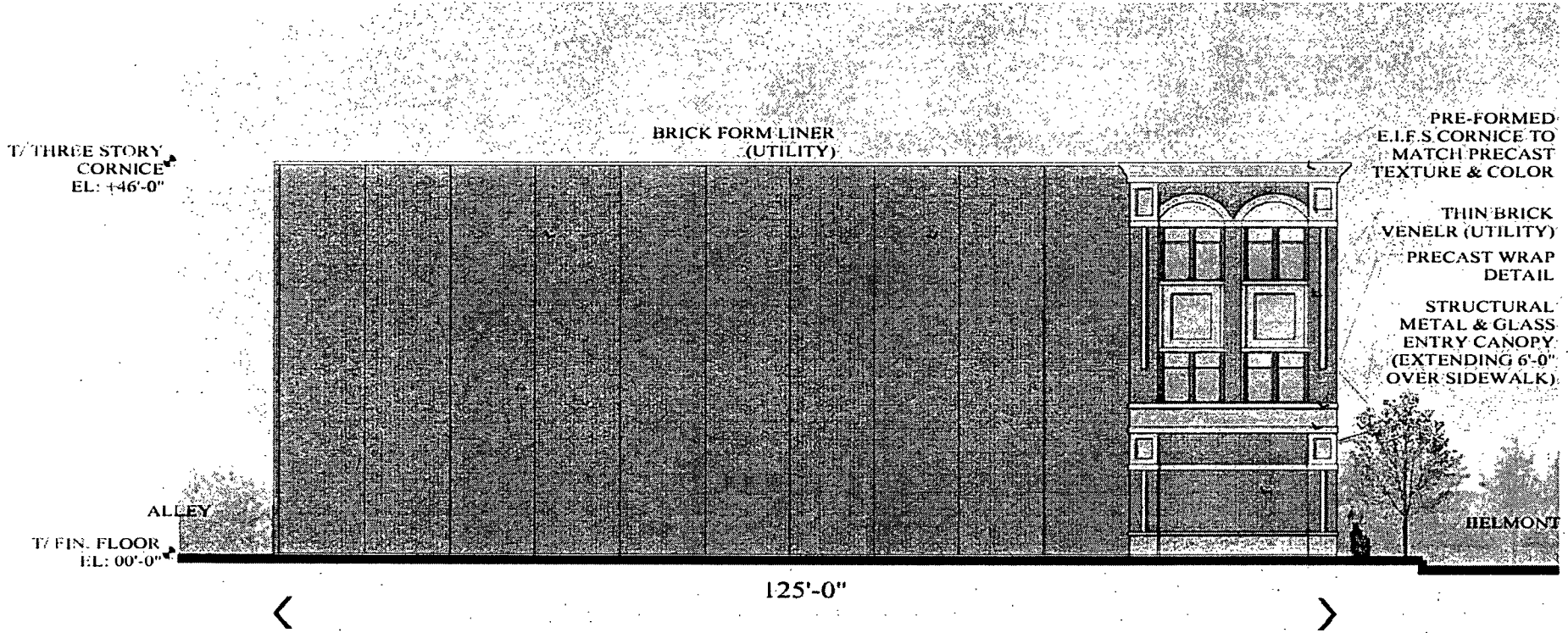


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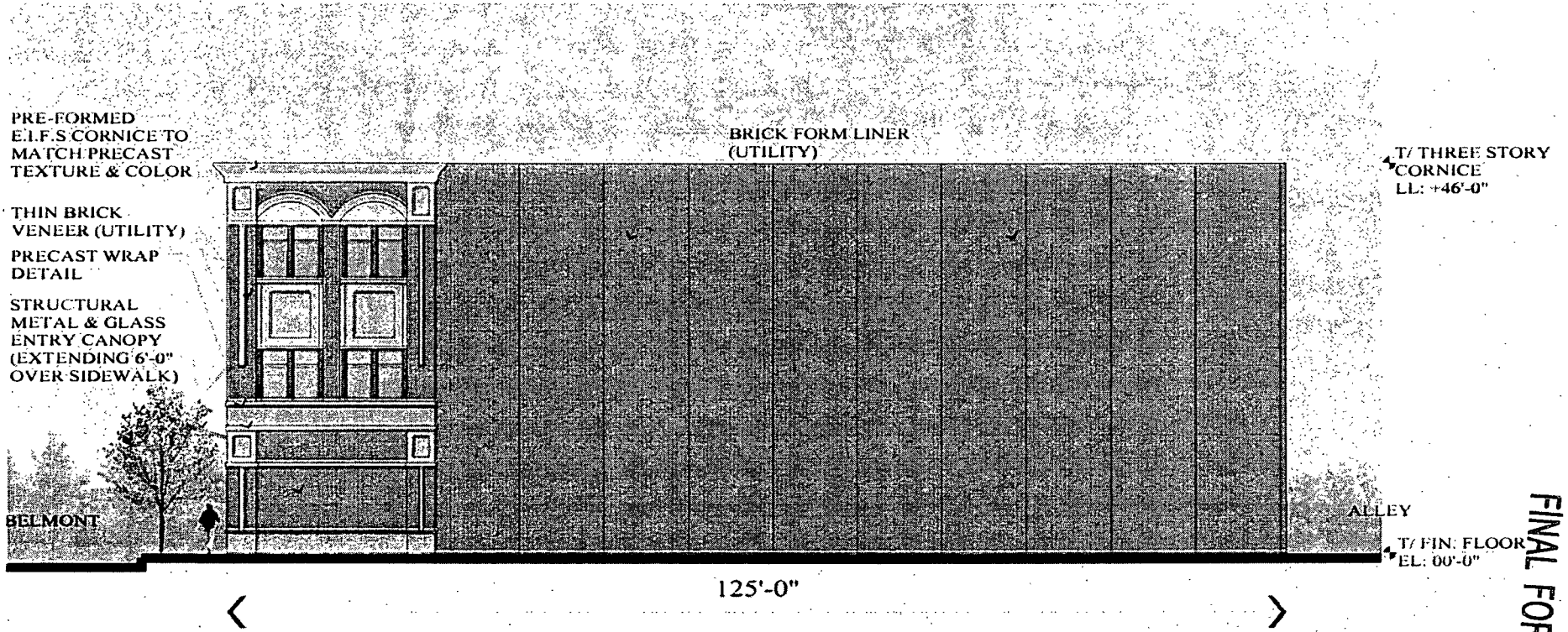
# East Elevation



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# West Elevation



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Applicant: Med Properties LLC  
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Plan Commission: May 19, 2011

# 3D Rendering of the Facility



Applicant: Med Properties LLC  
Address: 1325-41 West Belmont Avenue  
Introduction Date: January 13, 2011  
Plan Commission: May 19, 2011

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**Project Name:**

MEDProperties, LLC

**Project Location:**

*\* Street Number (if the address only includes one street number, please fill only the cell "From"):*

From*	To*	Direction:	Street Name:	Select Street Type:
1325	1341	W	Belmont	Ave

Ward No: Community Area No:

32

**Project Type:**

Check applicable:

Planned Development     Redevelopment Agreement     Zoning Change

PD No:

RDA No:

From:  To:

Public project

Landmark

**Project Size:**

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
25,052	24000	

**DPD Project Manager:**

Enter First Name Last Name

Fernando Espinoza

**BG/GR Matrix:**

Select project category:

Com. retail > 10,000 sf

**Financial Incentives:**

Check applicable:

TiF

Empowerment Zone Grant

Class L

GRIF

inci. Dev. Revenue Bonds

Class 6b

SBIP

Bank Participation Loan

DOH

Land Sale Write Down

**Density Bonus:**

Check applicable:

Public plaza & pocket park

Water features in a plaza or pocket park

Chicago Riverwalk improvements

Setbacks above the ground floor

Winter gardens

Lower level planting terrace

indoor through-block connection

Green roof

Sidewalk widening

Underground parking and loading

Arcades

Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix **To be Provided by the development:**

*Please fill, if applicable*

### Landscaping:

7' Landscape Setback	Square footage:		
Interior Landscape Area	Square footage:		0
No. of Interior Trees			0
No. of Parkway Trees		6	6

### Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:		

### Stormwater Management (At-grade volume control):

Permeable paving	Square footage:		0
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:		TBD
Rain-water collection cistern/barrel	Gallons:		0
Total impervious area reduction	Square footage:		0

### Other sustainable surface treatments:

Green roof	Square footage:	0	12,199
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0

### Transportation:

No. of accessory parking spaces			56
Total no. of parking spaces (Accessory + Non- Acc.)			0
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		0	6
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

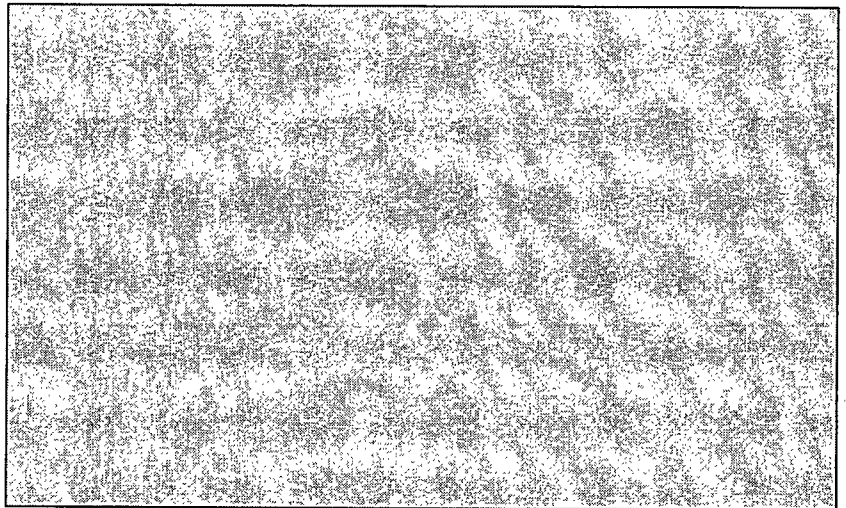


**Building Certification:**

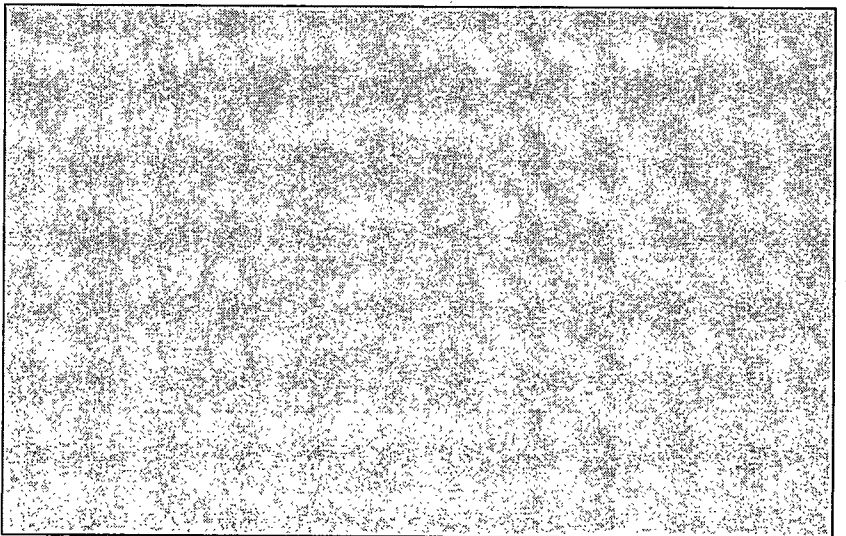
Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies not captured above:**

*-IE: Other than Energy Star Roof - or Energy Star Building Certification-*



**Other sustainable strategies and/or Project Notes:**



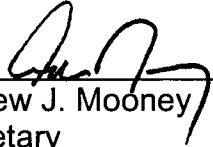


DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

FROM:

  
\_\_\_\_\_  
Andrew J. Mooney  
Secretary  
Chicago Plan Commission

DATE: May 20, 2011

RE: Proposed Business Planned Development for the property  
generally located at 1325-41 West Belmont Avenue.

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On May 19, 2011, the Chicago Plan Commission recommended approval of the proposed planned development submitted by MedProperties, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Housing and Economic Development recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact my staff at 744-0063.

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