



City of Chicago



SO2016-1614

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 3/16/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-F at 450-454 W Belmont Ave - App No. 18689

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM-6.5 Residential Multi-Unit District symbols and indications as shown on Map No 9-F in the area bounded by:

A line 165 feet north of and parallel to West Belmont Avenue; a line 475 feet west of and parallel to North Sheridan Road; West Belmont Avenue; a line 563.5 feet west of and parallel to North Sheridan Road

SECTION 2. To those of a Residential Planned Development, and a corresponding use district is hereby established in the area herein above described;

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Address of the Property: 450-454 West Belmont Avenue, Chicago, Illinois

RESIDENTIAL PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number ____, (“Planned Development”) consists of approximately 14,602 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, 450 Belmont Properties, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan & Ground Floor Plan; Landscape Plan and Green Roof Plan; Building Elevations (North, South, East and West) prepared by Antunovich Associates and dated August 18, 2016, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and

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FINAL FOR PUBLICATION

Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as a Planned Development: multi family dwelling units, accessory parking and accessory 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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 14,602 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

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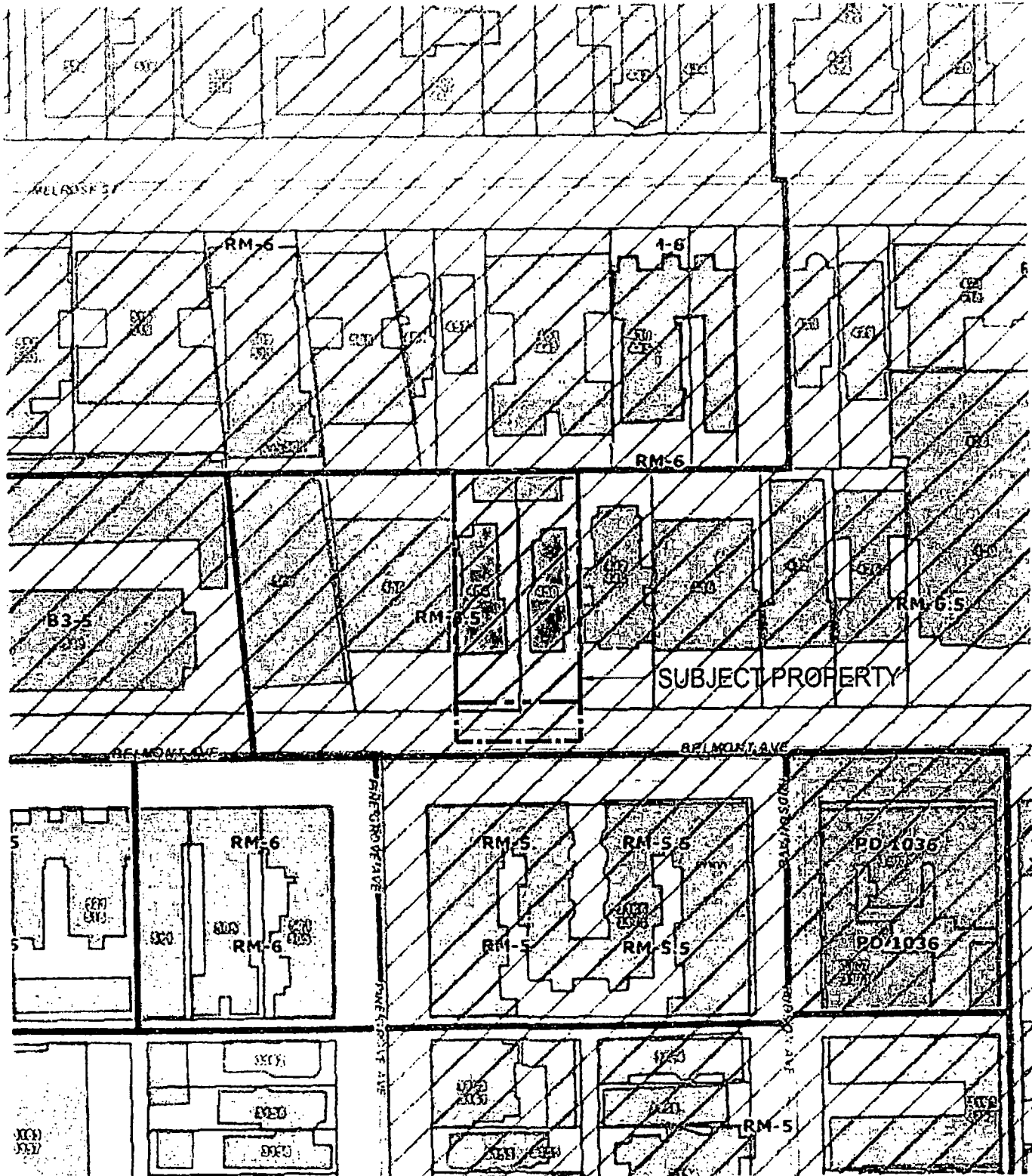
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. ✓
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant shall provide a green roof representing 50% of the net area of the roof, or 2,500 sq.ft. The Applicant shall also obtain building certification consistent with the requirements of the Sustainable Development Policy. ✓
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to RM 6.5. ✓

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RESIDENTIAL PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	17,523 sf
Net Site Area:	14,602 sf
Maximum Floor Area Ratio:	6.6
Maximum number of dwelling units:	80
Minimum automobile parking:	48
Minimum bicycle parking:	80
Minimum Number of Off-Street Loading Berths:	1 (10 x 25)
Maximum Building Height:	179'-0"
Minimum Building Setbacks:	Per Site Plan

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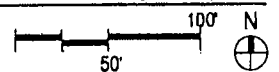
NOTE: DIAGONAL HATCH INDICATES "PRIVATE LAKEFRONT" AREAS

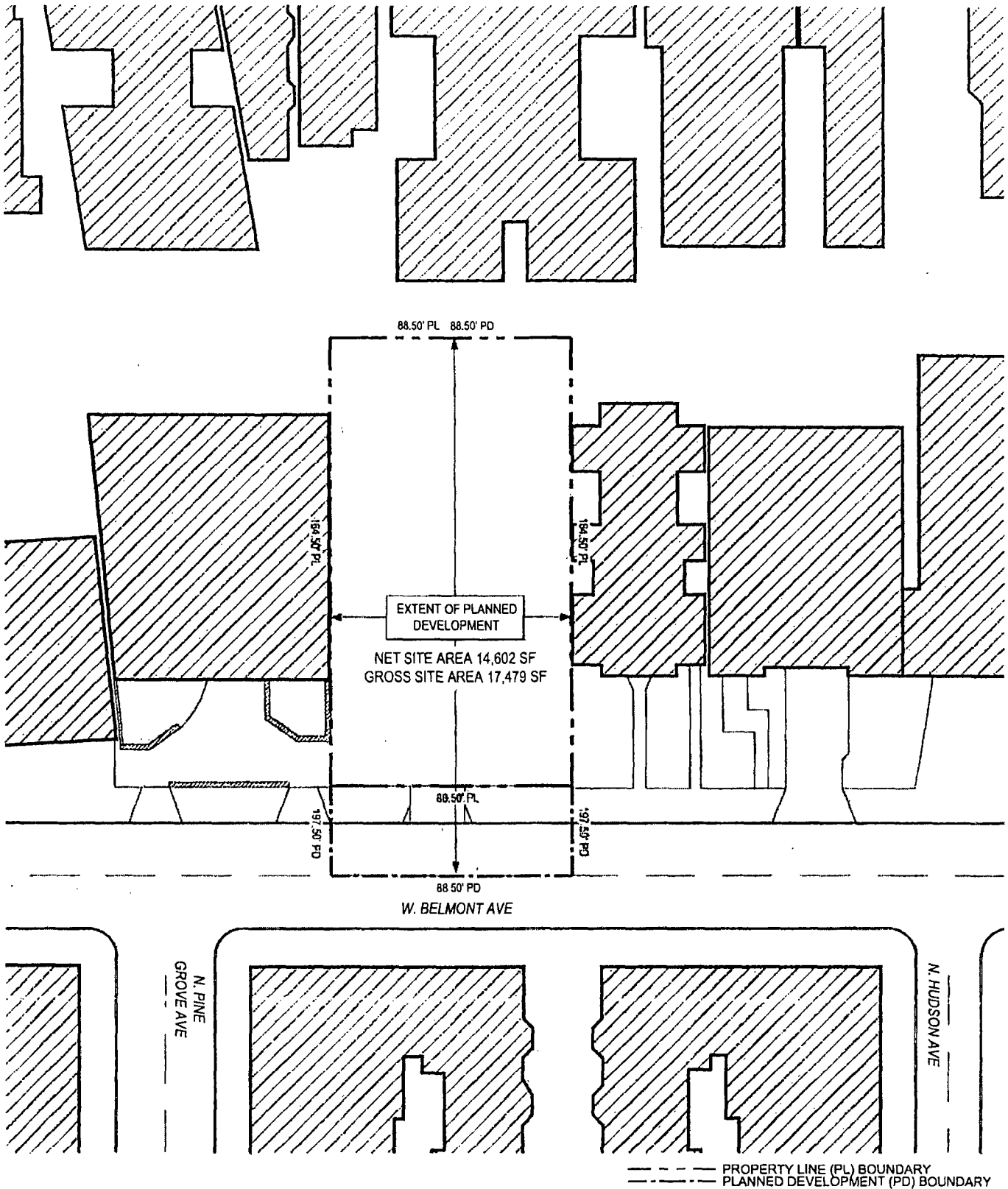
--- PROPERTY LINE (PL) BOUNDARY
 - - - - - PLANNED DEVELOPMENT (PD) BOUNDARY

Planned Development Exhibits

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Existing Zoning Map

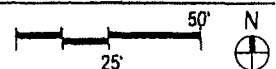


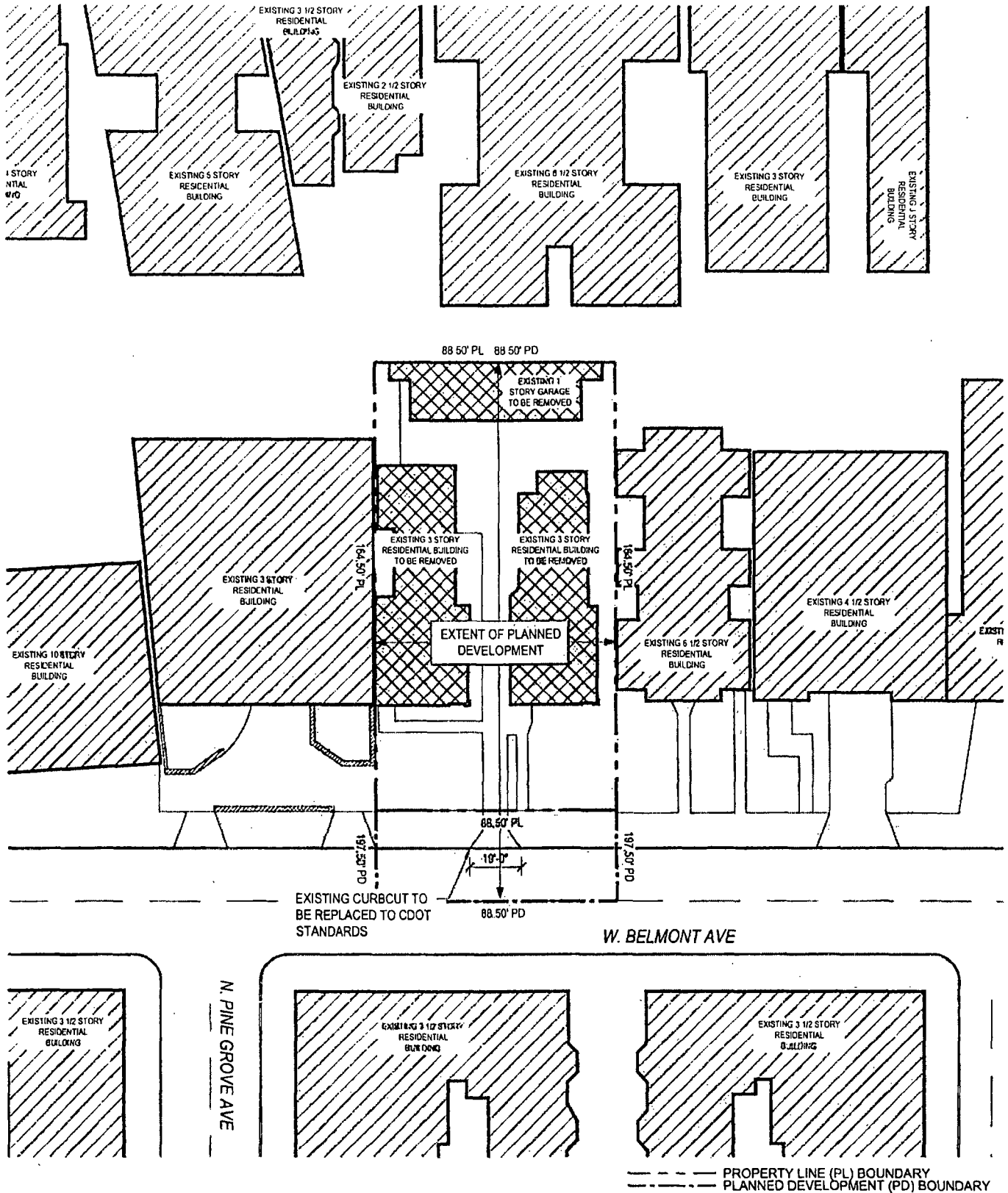


Planned Development Exhibits

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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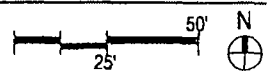


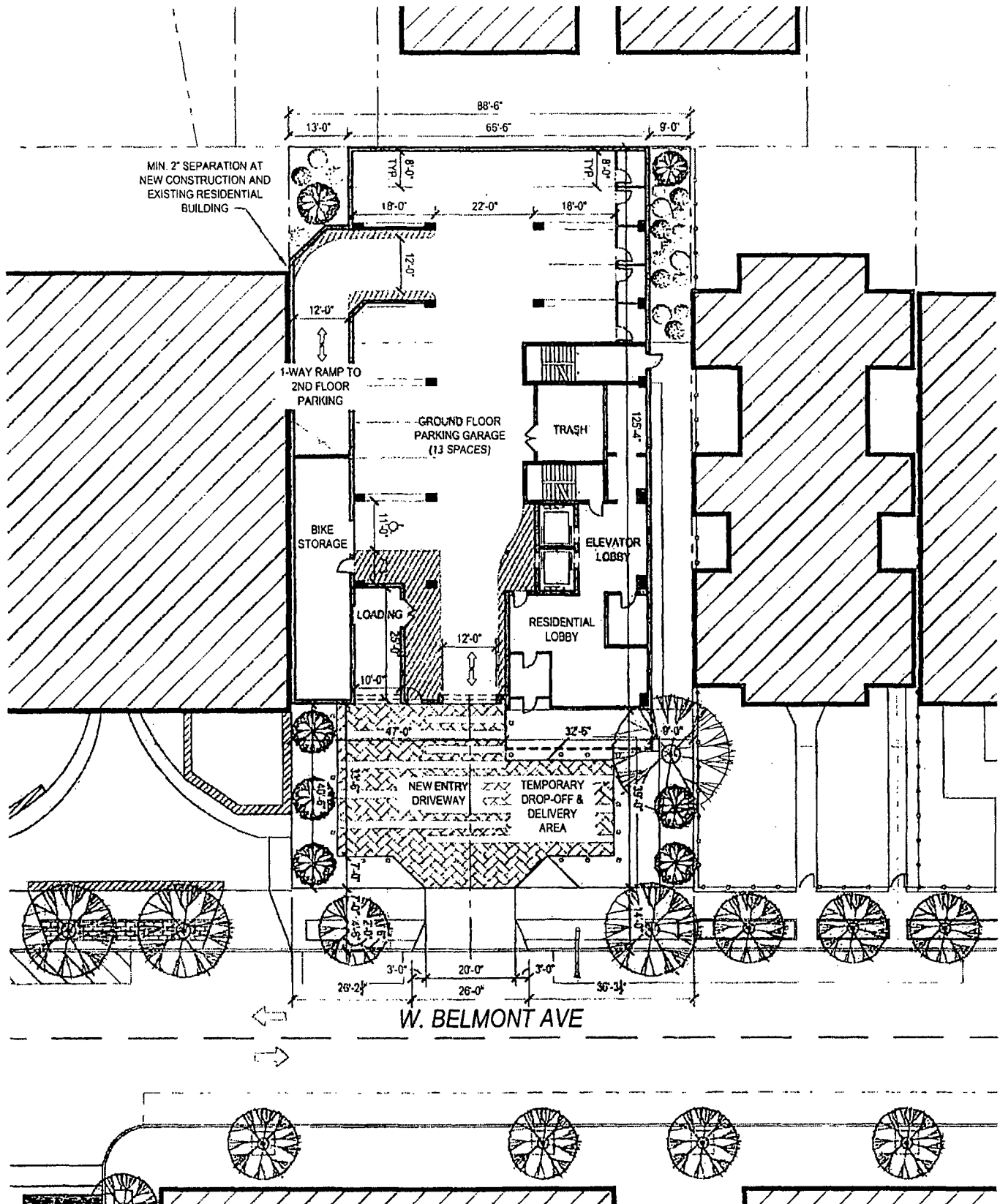


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Existing Land Use Map

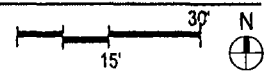


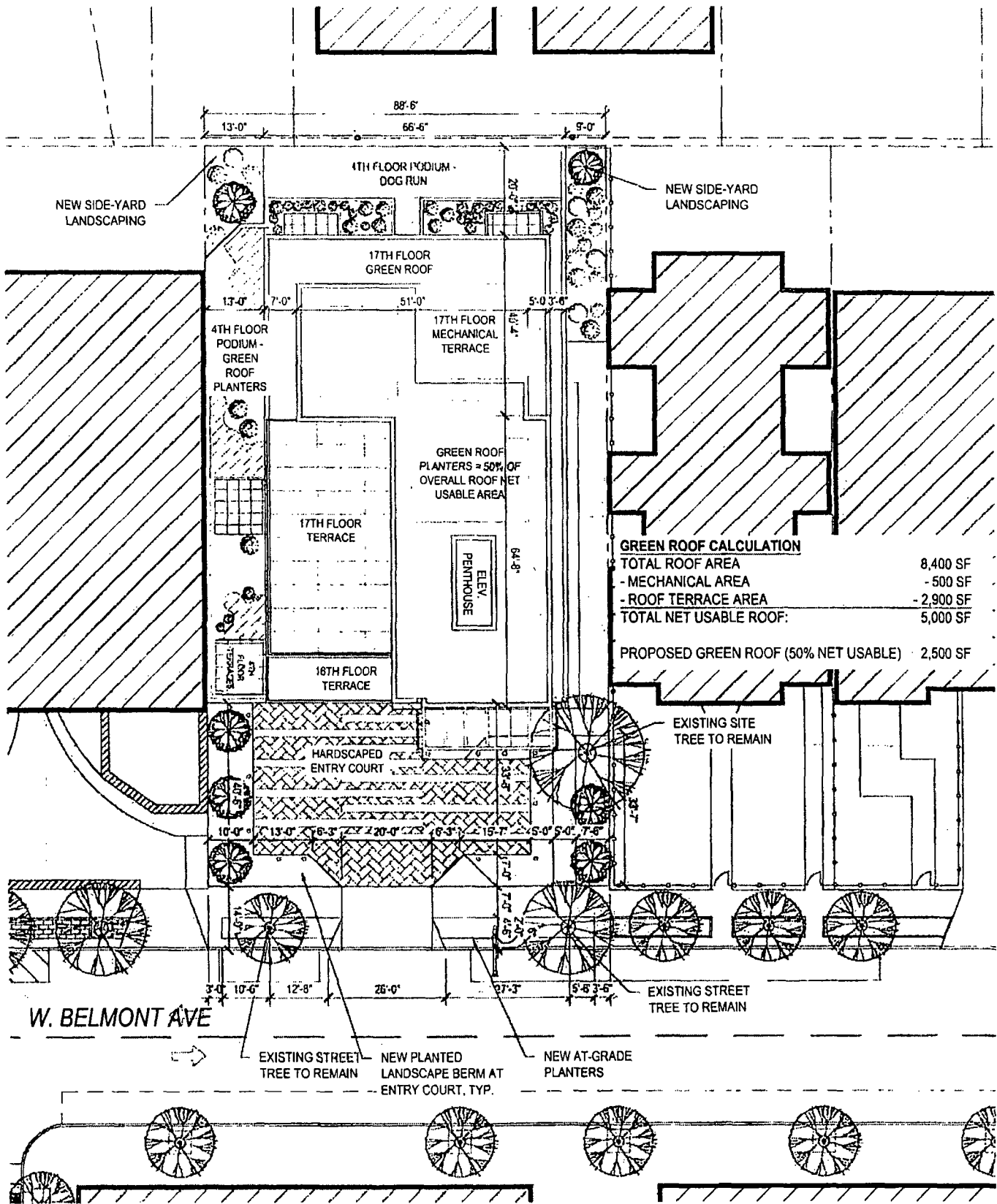


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SITE PLAN / GROUND FLOOR PLAN





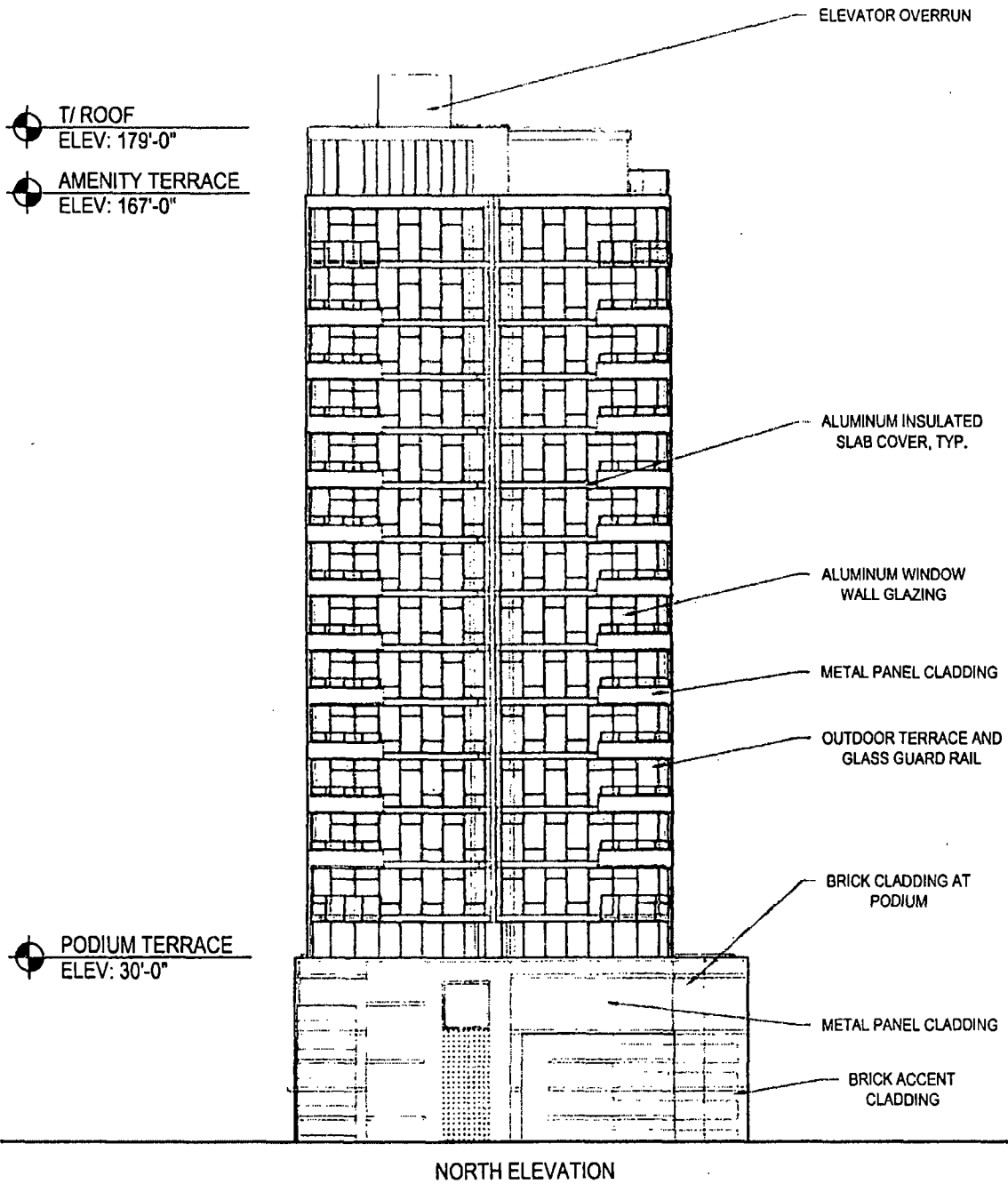
GREEN ROOF CALCULATION

TOTAL ROOF AREA	8,400 SF
- MECHANICAL AREA	- 500 SF
- ROOF TERRACE AREA	- 2,900 SF
TOTAL NET USABLE ROOF:	5,000 SF
PROPOSED GREEN ROOF (50% NET USABLE)	2,500 SF

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LANDSCAPE PLAN / GREEN ROOF PLAN

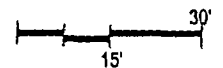
15' 30' N

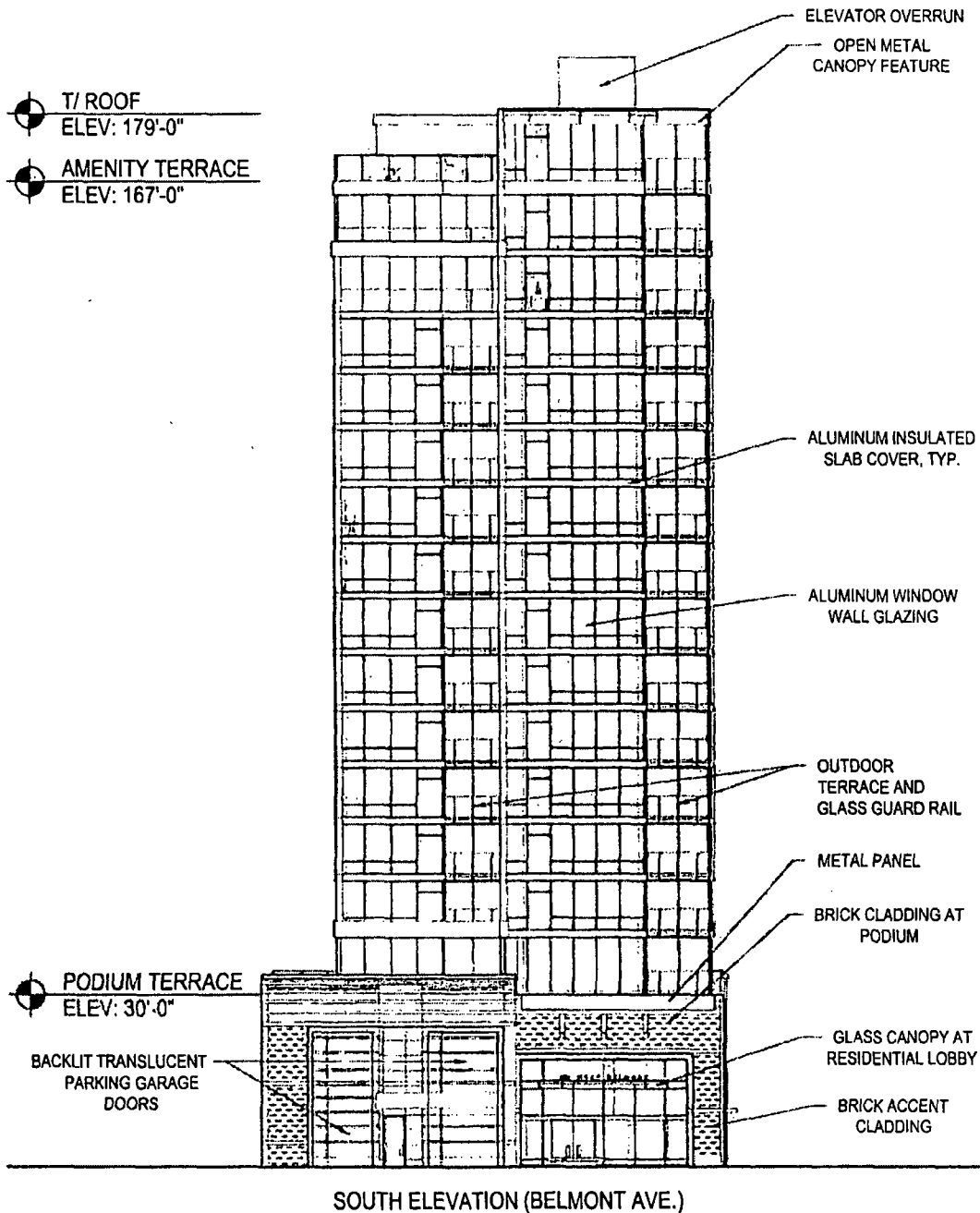


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NORTH ELEVATION



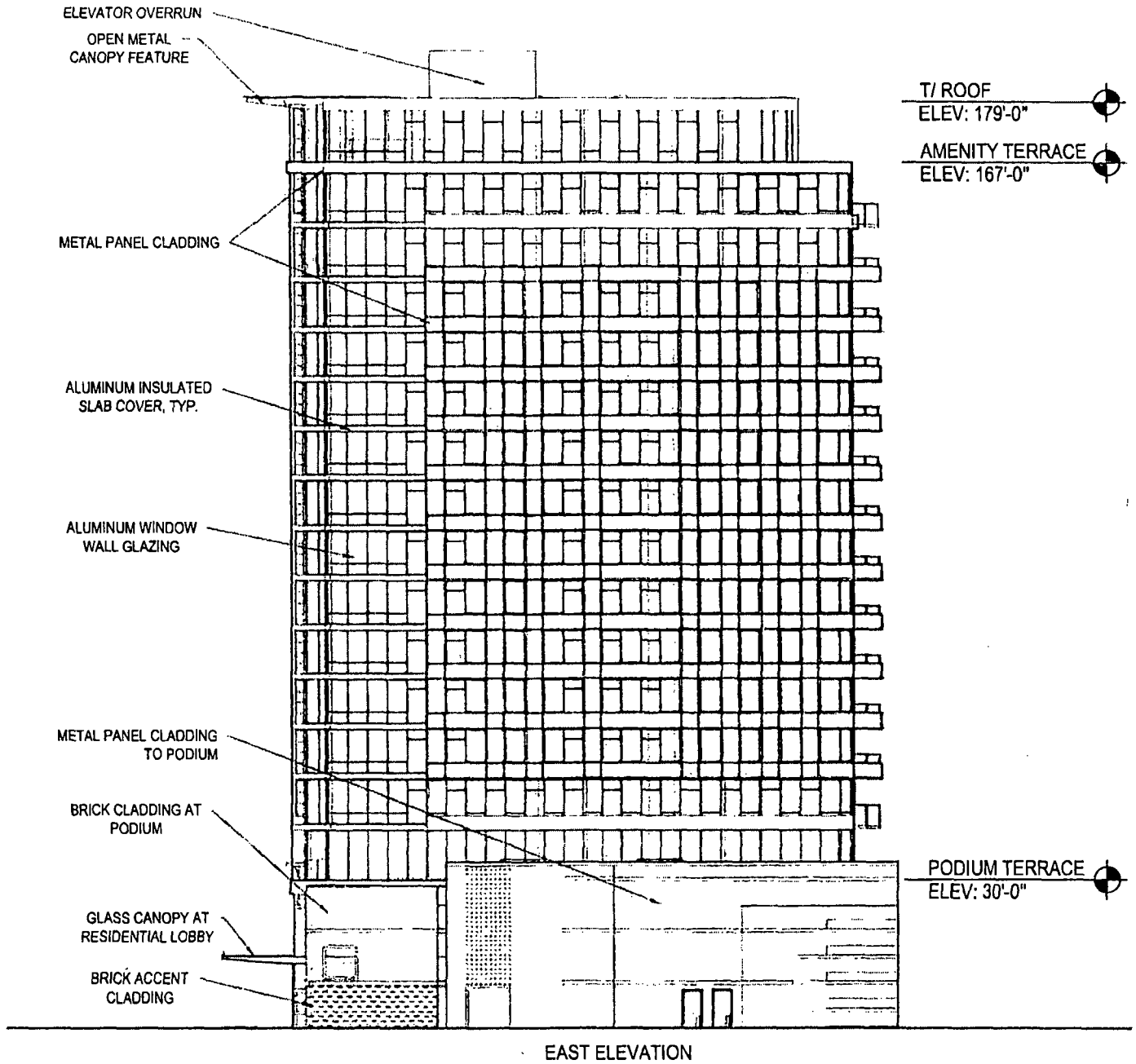


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SOUTH ELEVATION





EAST ELEVATION

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EAST ELEVATION



ELEVATOR OVERRUN

T/ ROOF
ELEV: 179'-0"

AMENITY TERRACE
ELEV: 167'-0"

METAL PANEL CLADDING

ALUMINUM INSULATED
SLAB COVER, TYP.

ALUMINUM WINDOW
WALL GLAZING

OUTDOOR TERRACE AND
GLASS GUARD RAIL

BRICK CLADDING AT
PODIUM

PODIUM TERRACE
ELEV: 30'-0"

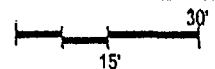
BRICK ACCENT
CLADDING

WEST ELEVATION

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WEST ELEVATION

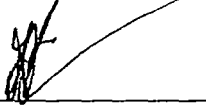




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

DATE: August 19, 2016

RE: Proposed Planned Development for property generally located at 450 West Belmont Avenue.

On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by 450 Belmont Properties, 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 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 744-5777.

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