



City of Chicago



SO2015-3703

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/6/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3201-3225 N Ashland Ave and 1522-1556 W Belmont Ave - App No. 18378
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 Residential Business Planned Development Number 1052 District symbols and indications as shown on Map No. 9-G in the area bounded by

West Melrose Street; a line 263.43 feet east of and parallel to North Ashland Avenue; a southeasterly line 19.72 feet long starting at a point 127.33 feet south of West Melrose Street and 263.43 feet east of North Ashland Avenue and ending at a point 277.37 feet east of North Ashland Avenue (as measured along the south line of West Melrose Street), at a point 125.31 feet north of West Belmont Avenue; a line 125.31 feet north of and parallel to West Belmont Avenue; a line 358.6 feet east of and parallel to North Ashland Avenue (as measured along the south line of West Melrose Street); West Belmont Avenue; North Ashland Avenue,

to those of a Residential Business Planned Development Number 1052 (as amended).

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

Common Address of Property: 3201-3225 North Ashland Avenue; 1522-1556 West Belmont Avenue

Plan of Development Bulk Regulations
And Data Table

Gross Site Area:	119,646sf
Net Site Area:	81,593sf
Area Remaining in Public Right-of-Way:	38,053sf
Maximum FAR:	1.0
Maximum Building Height:	52'-6"
Minimum Parking Spaces:	300
Minimum Bicycle Stalls:	35
Maximum Dwelling Units:	0
Minimum Loading Berths:	2

Applicant: Ashland Belmont, LLC
 Property: 3201-3225 North Ashland Avenue
 1522-1556 West Belmont Avenue
 Submitted: May 06, 2015
 Plan Commission Date: August 20, 2015

RESIDENTIAL-BUSINESS PLANNED
DEVELOPMENT NUMBER 1052, AS AMENDED

PLAN OF DEVELOPMENT STANDARDS

1. The area delineated herein as Residential-Business Planned Development, As Amended (the "Planned Development") consists of approximately eighty-one thousand five hundred ninety-three (81,593) net square feet of real property generally located at the northeast corner of North Ashland Avenue and West Belmont Avenue.

Ashland Belmont, LLC, an Illinois limited liability company (the "Applicant") is the Applicant for this Planned Development.

2. The requirements, obligations and conditions of this Planned Development shall be binding upon the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assignees. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of any subsequent 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 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 and Data Table; and the following plans prepared by Gensler Architects (collectively, the "Plans"): Site Plan; Landscape Plan; Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Map; and Elevations. Full-sized copies of the Plans are on file with the Department of Planning and Development ("Department"). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereof, 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 permitted on the Property under this Planned Development: food and beverage retail sales; liquor sales (as accessory use only), eating and drinking establishments (restaurant, limited only), business and professional offices, on-site accessory parking, and parks and recreation 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 81,593 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.

A parklet is proposed along the south side of West Melrose Street with approximate dimensions of 160' E-W x 25' N-S that extends from the garage entrance to the eastern limit of the site. The parklet will consist of a meandering sidewalk, decorative paving with an architectural wall seat, a public art sculpture as a focal point, and extensive landscape plantings and trees. The parklet will be constructed, installed and maintained by the Applicant, Ashland Belmont, LLC, as well as any successors and assignees as stated under statement #2 of this planned development.

The Belmont Avenue park located east of and adjacent to the property will be owned and maintained by St. Luke Church. The park will be open to the public daily from dawn until dusk except for certain periods of time when the park will be used for school, church, and/or private church functions.

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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.~~
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 environment, 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 substantial

compliance with the current City of Chicago Sustainable Development Policy, which for this project would be 50% green roof and LEED certification. In lieu of 50% green roof (32,000 SF), the project will incorporate 3,500 SF of green wall integrated vertically into façade. Irrigation for the wall will be the captured storm water from the roof of the building, which will provide the equivalent storm water mitigation performance of the 50% green roof (see attachment "Sustainability Matrix"). In lieu of LEED certification the project will achieve certification under the Green Globes SI program.

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 a B1-3, Neighborhood Shopping District.

F:\Zoning Applications\Novak-Whole Foods\Plan of Development Standards REVISED - 8-17-2015.docx

**Sustainable Development Policy Matrix Compliance Strategy
Green Roof Offsets**

Planned Development 1052
Project: Ashland Belmont LLC
3201-3225 N Ashland Ave, 1522-1556 W Belmont Ave

Date: July 15, 2015

Note: the at-grade volume control BMPs indicate herein are separate from and will exceed, any retention or detention requirements of the Stormwater Ordinance. The purpose of this calculation and form is solely to demonstrate strategy and calculations for compliance with the City of Chicago Sustainable Development Policy Matrix.

Volume Control Strategy		At-grade Volume Control BMP	
Green Roof Required*		Greenwall and irrigation cistern	
Green Roof Area	32,000 SF		
% of total roof area	50%		
Type	Extensive		
Volume of Water Green Roof would have held	2,667 CF	Volume of Water BMP(s) will hold**	2,674 CF

* See City of Chicago Sustainable Development Policy Matrix

** Assume 25% void ratio in green roof soil medium. (ie: for 4" green roof, 1" * SF = Volume (CF) of water stored.)
Assume 10% void in topsoil. (ie for 6" topsoil, 0.6" * SF = Volume (CF) of water stored.)

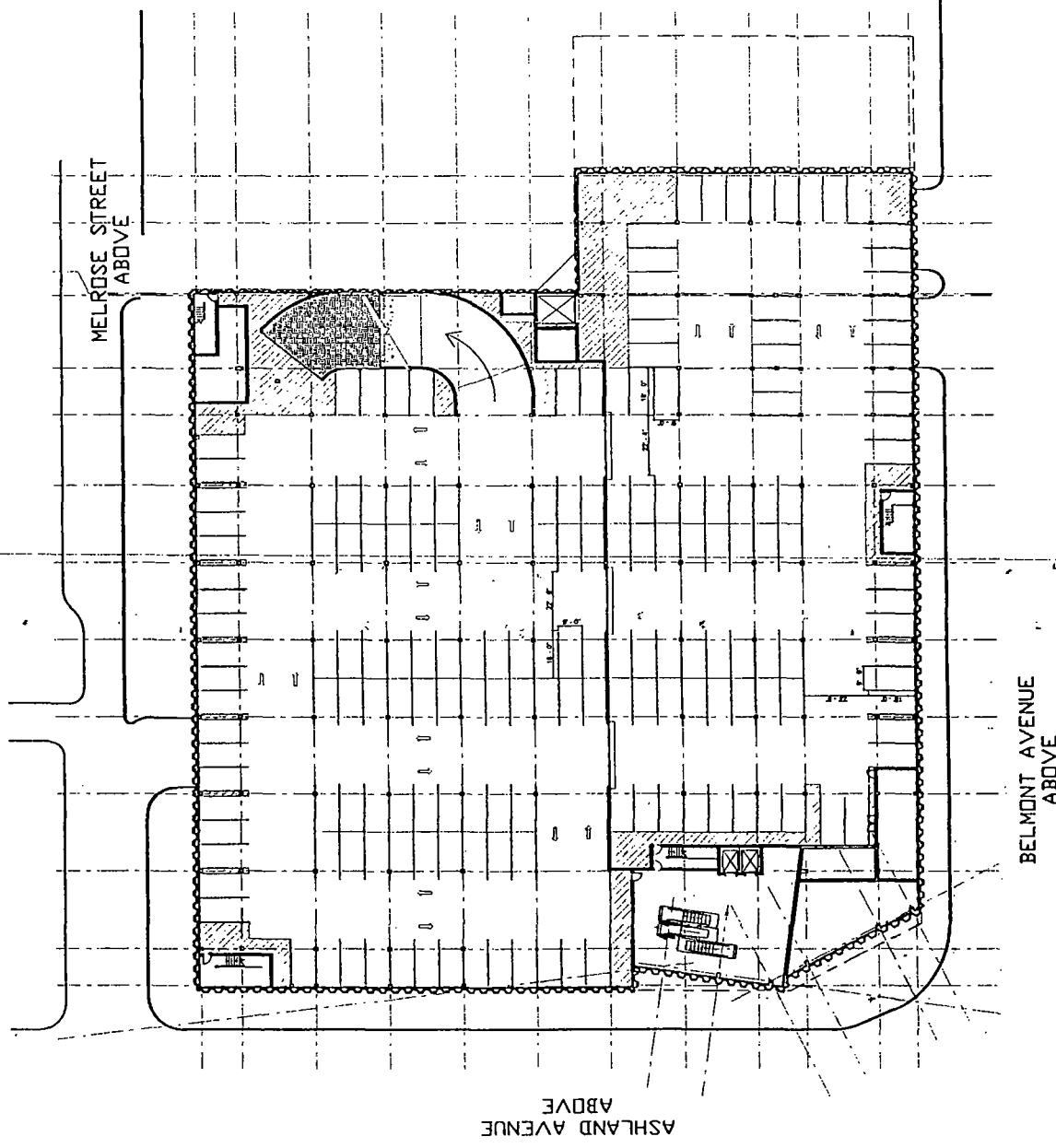
Narrative

In lieu of 50% green roof (32,000 SF), the project will incorporate 3,500 SF of green wall integrated vertically into façade. Irrigation for the wall will be the captured stormwater from the roof of the building, which will provide the equivalent stormwater mitigation performance of the 50% green roof.

PD# 1052 (lots 3201, 3221, 3223)	Ordinance Allowance	Actual	Remarks
Gross Site Area	X	119,646sf	
Net Site Area	X	81,593sf	38,053sf
Maximum FAR	3.00	1.00	Based on net site area
Building Height	65'(>50')	52'6"	T/O Mech Equipment
Minimum Parking Spaces	175	301	Based on 2.5/1,000 sf net building area
Minimum Bicycle Stalls	35	35	Based on minimum parking spaces
Loading Berths		2	
Green Roof	31,933	3,500 sf green wall	>50% net roof area
Maximum Dwelling Units		0	
	50% Green Roof	0%	Stormwater captured on site and used to irrigate green wall. Calculations discussed with City of Chicago Stormwater engineer and Michael Berkshire

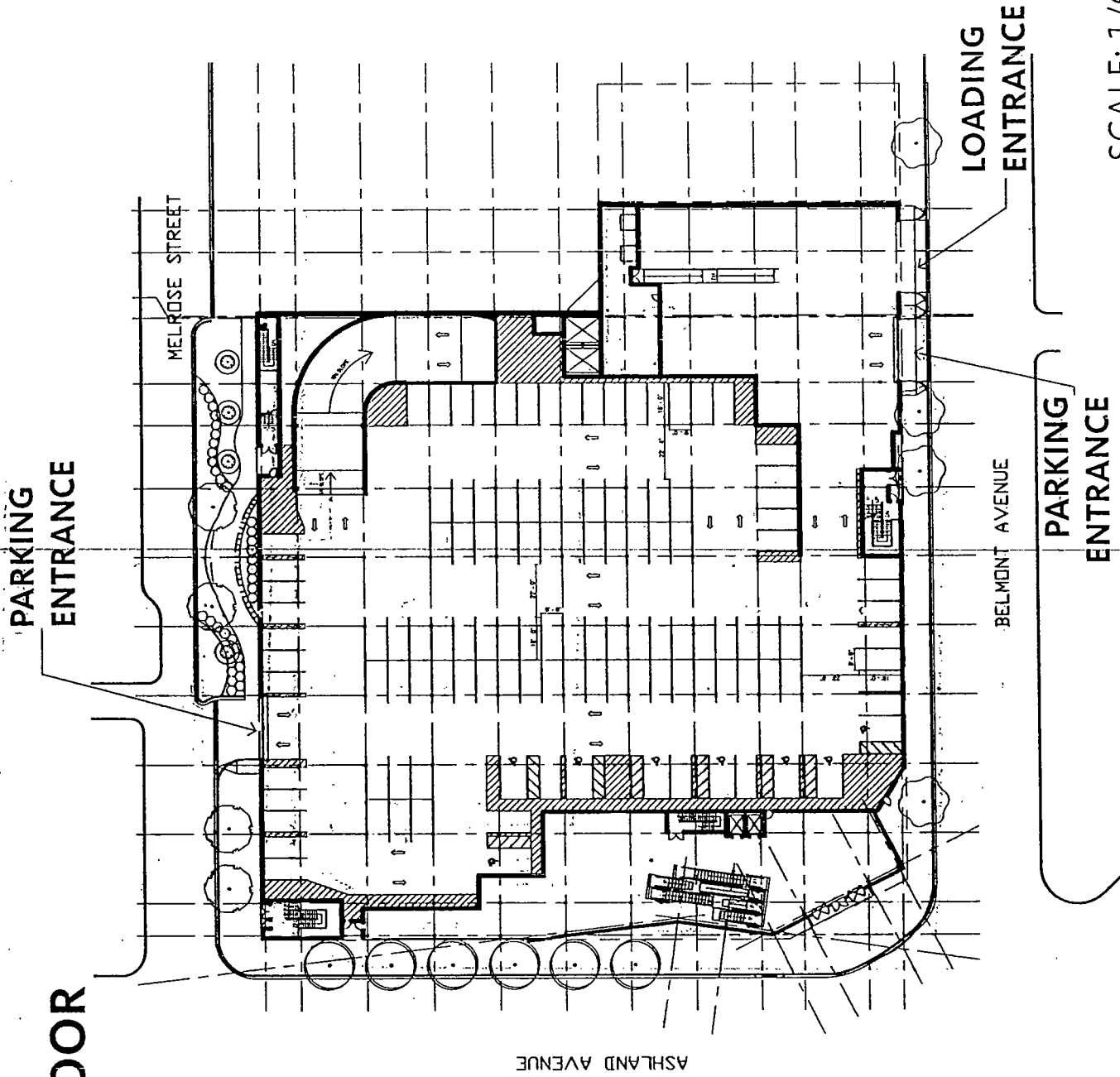
https://gisapps.cityofchicago.org/gisimages/zoning_pds/PD1052.pdf

LEVEL B01 LOWER LEVEL PLAN



SCALE: 1/64" = 1'-0"

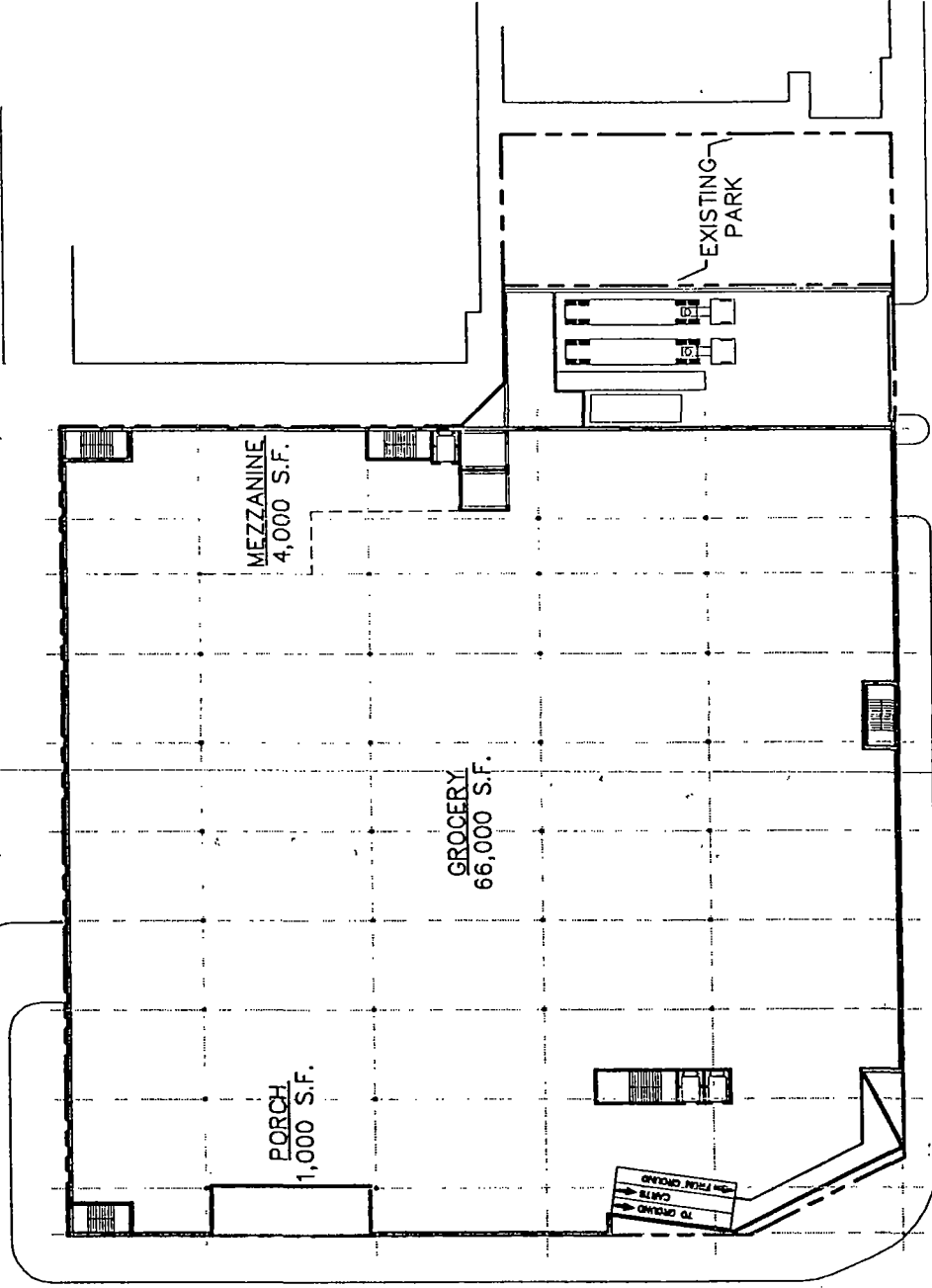
LEVEL 01 GROUND FLOOR PLAN



SCALE: 1/64" = 1'-0"

LEVEL 02 STORE FLOOR PLAN

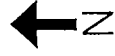
MELROSE STREET



ASHLAND AVENUE

BELMONT AVENUE

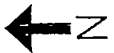
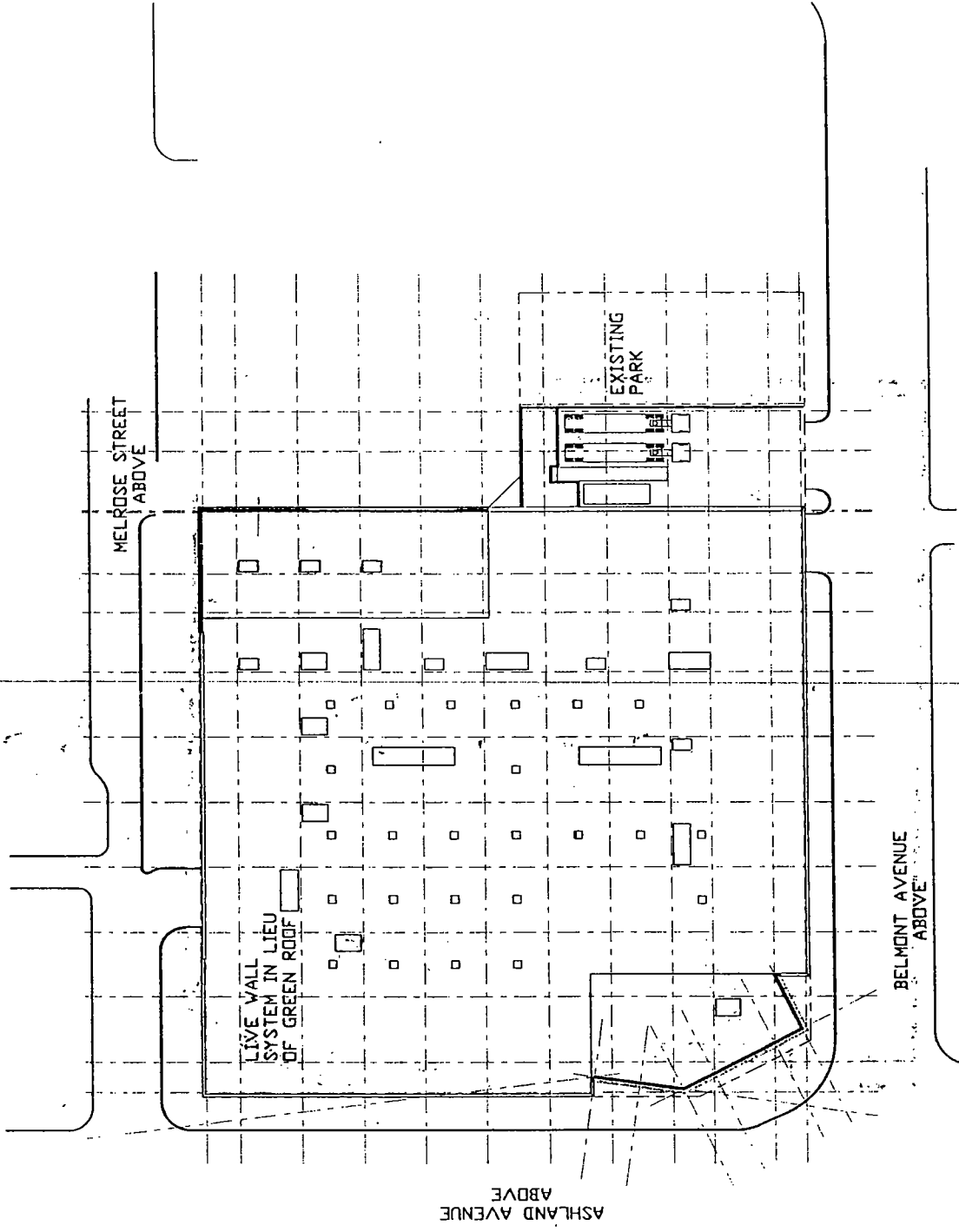
FINAL FOR PUBLICATION



SCALE: 1/64" = 1'-0"

ROOF PLAN

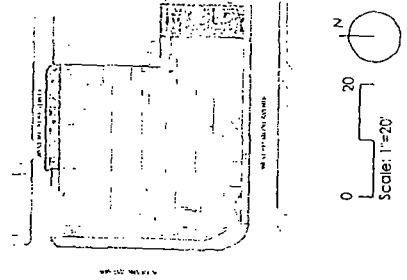
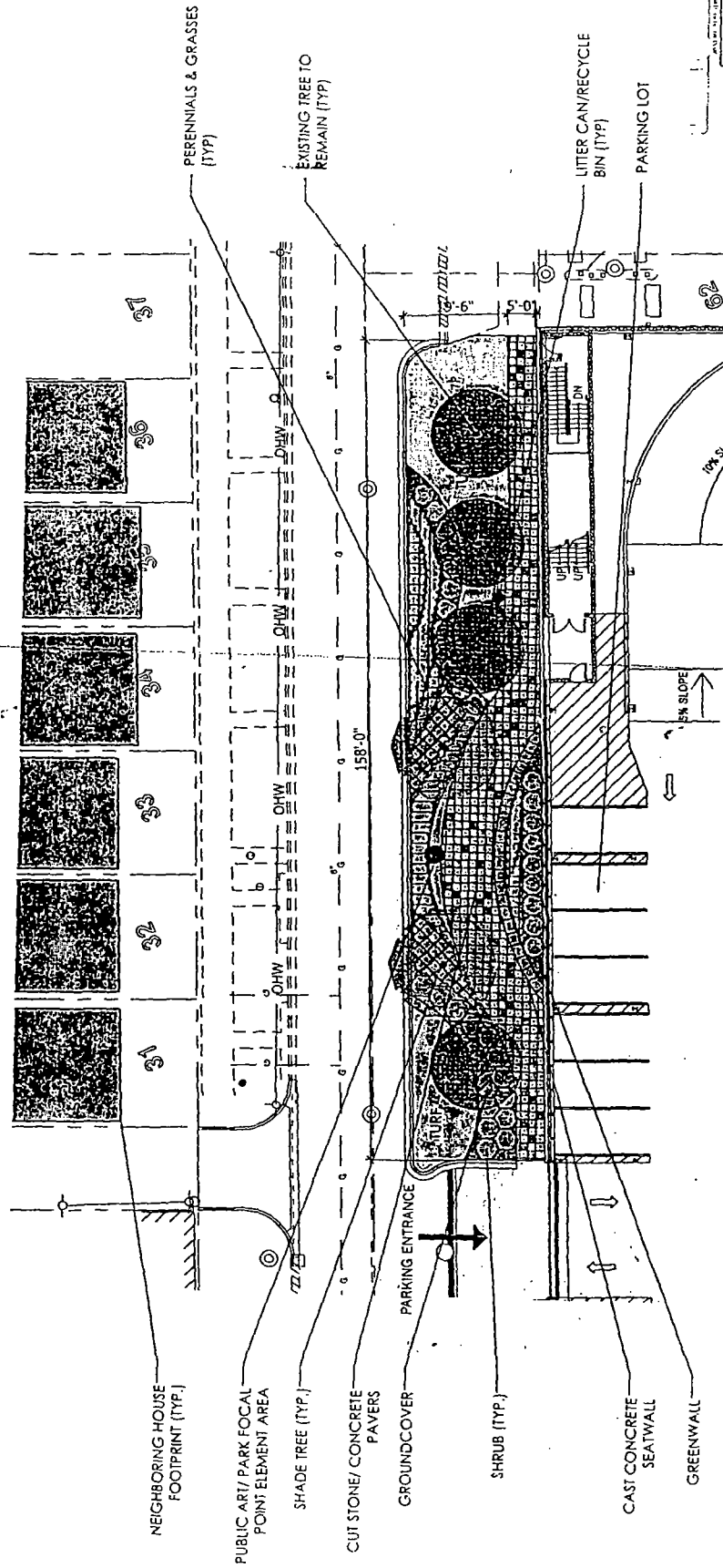
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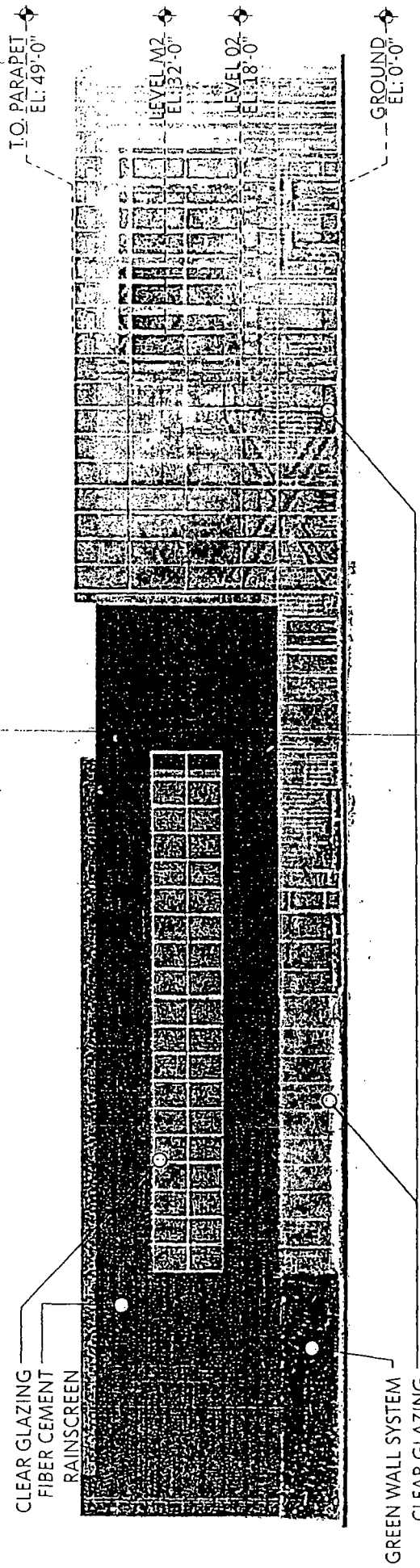
SCALE: 1/64" = 1'-0"

MELROSE PARK

FINAL FOR PUBLICATION



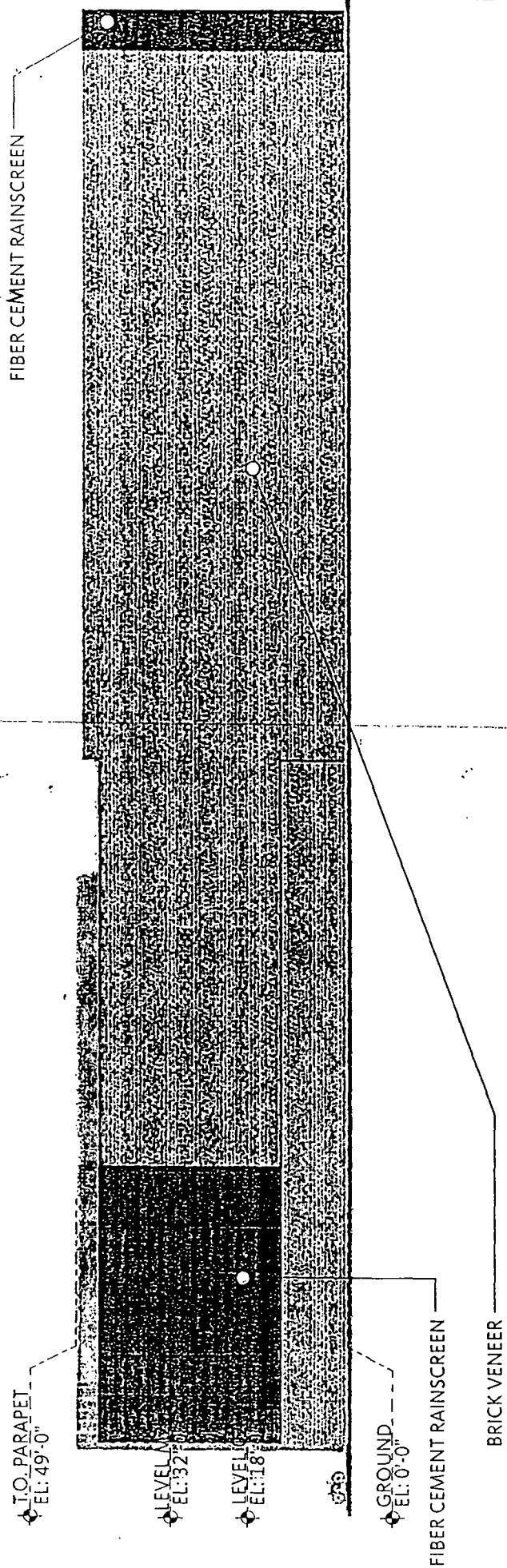
ELEVATIONS WEST ELEVATION - ASHLAND



FINAL FOR PUBLICATION

ELEVATIONS EAST ELEVATION - ASHLAND

FINAL FOR PUBLICATION

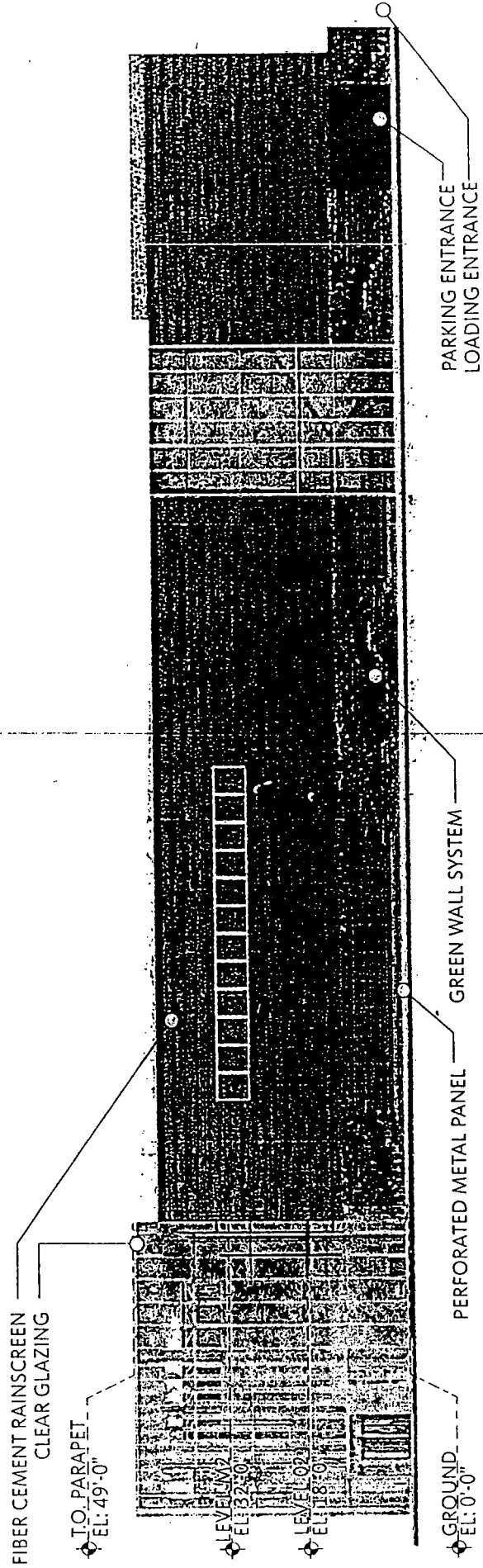


3201-3225 N. Ashland Ave./1522-1556 W. Belmont Ave. - Planned Development Exhibits

APPLICANT: ASHLAND BELMONT LLC | ADDRESS: 3201-3225 N. Ashland Ave./1522-1556 W. Belmont Ave. | DATE: AUGUST 10, 2015 | CPC DATE: AUG 20, 2015 | Gensler

ELEVATIONS SOUTH ELEVATION - BELMONT

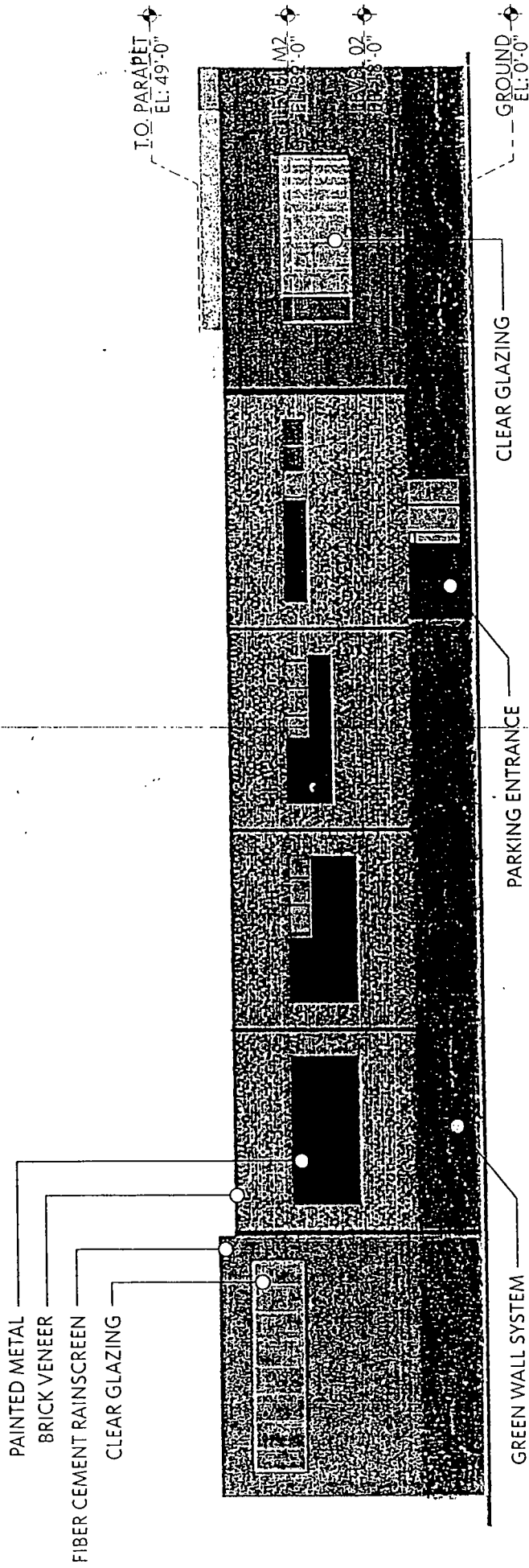
FINAL FOR PUBLICATION



3201-3225 N. Ashland Ave./1522-1556 W. Belmont Ave. - Planned Development Exhibits

APPLICANT: ASHLAND BELMONT LLC | ADDRESS: 3201-3225 N. Ashland Ave./1522-1556 W. Belmont Ave. | DATE: AUGUST 10, 2015 | CPC DATE: AUG 20, 2015 | Gensler

ELEVATIONS NORTH ELEVATION - MELROSE



FINAL FOR PUBLICATION

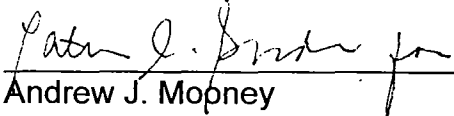


18378
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 
Andrew J. Mopney
Secretary
Chicago Plan Commission

DATE: August 21, 2015

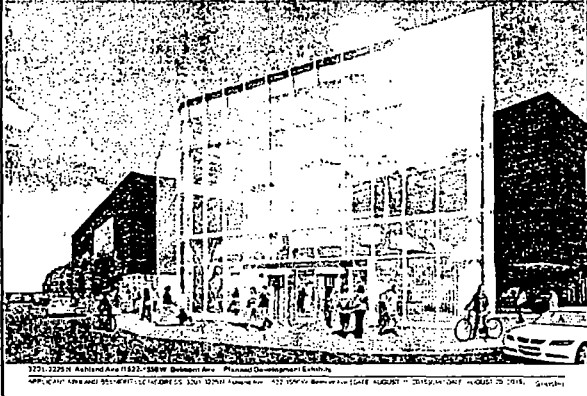
RE: Proposed Amendment to Residential Business Planned Development #1052 for property generally located at 3201 North Ashland Avenue.

On August 20, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Ashland Belmont 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.

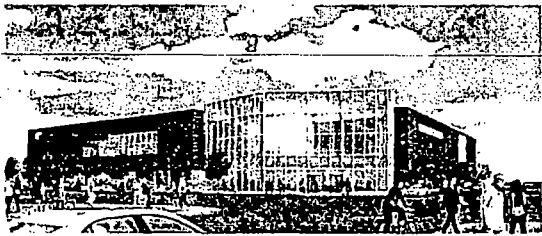
cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

**ENTRY
BELMONT + ASHLAND**



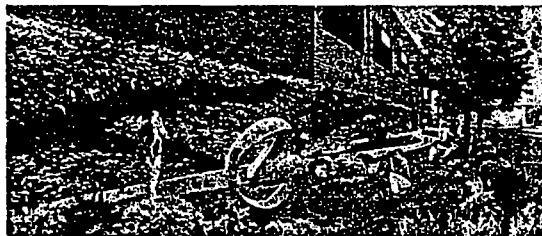
3271-3225 N. Ashland Ave. + 3221-3225 W. Belmont Ave. - Planned Development Exhibit
APPLICANT: KIMBERLY BELMONT LLC; PREPARED BY: KIMBERLY BELMONT LLC; DATE: AUGUST 11, 2015; PROJECT NO.: 15-0118; SHEET NO.: 01

**LOOKING NORTH-EAST
BELMONT + ASHLAND**



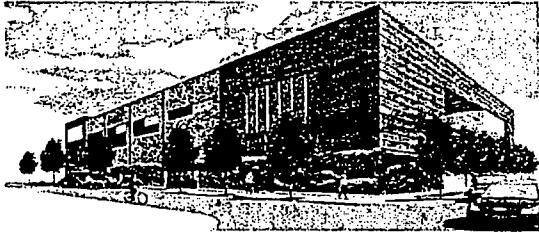
3271-3225 N. Ashland Ave. + 3221-3225 W. Belmont Ave. - Planned Development Exhibit
APPLICANT: KIMBERLY BELMONT LLC; PREPARED BY: KIMBERLY BELMONT LLC; DATE: AUGUST 11, 2015; PROJECT NO.: 15-0118; SHEET NO.: 01

MELROSE PARK



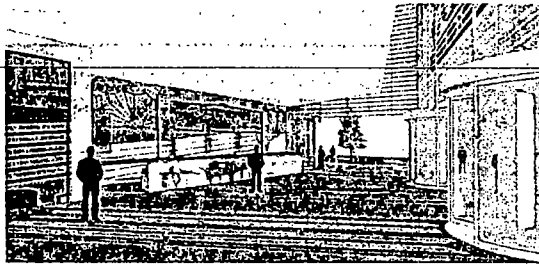
3271-3225 N. Ashland Ave. + 3221-3225 W. Belmont Ave. - Planned Development Exhibit
APPLICANT: KIMBERLY BELMONT LLC; PREPARED BY: KIMBERLY BELMONT LLC; DATE: AUGUST 11, 2015; PROJECT NO.: 15-0118; SHEET NO.: 01

**LOOKING SOUTH-EAST
MELROSE + ASHLAND**



3201-3225 N. Ashland Ave. 1522-1558 W. Belmont Ave. Planned Development E-1403/04
APPLICANT: ASHLAND DEVELOPMENT CORPORATION 3201-3225 N. Ashland Ave. 1522-1558 W. Belmont Ave. (SHEP. HANSEN) H. 2015/03/04 D. AUGUST 20, 2015

**POTENTIAL INTERIOR REUSE OF
MEDIC BUILDING FACADE**



3201-3225 N. Ashland Ave. 1522-1558 W. Belmont Ave. Planned Development E-1403/04
APPLICANT: ASHLAND DEVELOPMENT CORPORATION 3201-3225 N. Ashland Ave. 1522-1558 W. Belmont Ave. (SHEP. HANSEN) H. 2015/03/04 D. AUGUST 20, 2015

APPENDIX

3201-3225 N. Ashland Ave. 1522-1558 W. Belmont Ave. Planned Development E-1403/04
APPLICANT: ASHLAND DEVELOPMENT CORPORATION 3201-3225 N. Ashland Ave. 1522-1558 W. Belmont Ave. (SHEP. HANSEN) H. 2015/03/04 D. AUGUST 20, 2015

REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT

AUGUST 20, 2015

FOR APPROVAL: AMENDMENT TO PLANNED
 DEVELOPMENT #1052 (APPLICATION NO. 18378)

APPLICANT: ASHLAND BELMONT LLC.

LOCATION: 3201 NORTH ASHLAND AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed amendment to Planned Development #1052 for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on May 06, 2015. Notice of this public hearing was published in the Chicago Sun-Times on August 05, 2015. The Applicant was separately notified of this public hearing.

This request is being submitted as a mandatory planned development, pursuant to Sections 17-13-0611-B, the section refers to specific criteria that require the review and approval of the Chicago Plan Commission; one of the criterion is a change in character of the development and in this particular proposal the previous mixed use development is proposed to be changed to a solely commercial development which is a change in character from the previously approved planned development.

PROJECT BACKGROUND AND DESCRIPTION

The applicant and owner, Ashland Belmont LLC, is proposing to amend planned development #1052. The subject of the amendment would be a change in the proposed scope of work. The previously approved planned development called for the construction of a 6 story mixed use development. The proposal originally included 90,000 square feet of retail and commercial space on the first two floors, one hundred thirty (130) residential dwelling units and approximately three hundred (300) parking spaces. The amendment will now propose a new scope of work comprised of a single 3-story commercial building to be operated as a Whole Foods grocery store including 79,500 square feet of area and a minimum

equivalent storm water mitigation of a 50% green roof. Additionally, the proposed building will obtain building certification.

ACCESS / CIRCULATION

All required parking stalls will be provided within the proposed building. The parking will be located on the grade level as well as a basement level. The parking will be accessed from a driveway along West Melrose Street on the north of the subject building, and also from a driveway along West Belmont Avenue on the south of the building. The subject site has two proposed loading berths which will be accessed from a separate driveway to be located along West Belmont Avenue.

BULK / USE / DENSITY

The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (B1-3) is 3.0; the proposed planned development is designed to an FAR of 1.0. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-3-0400 for B1-3 zoning districts, per section 17-8-0901.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is a diverse mix of commercial, residential and planned development uses and is accessible from numerous forms of public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103), as evidenced by the design, massing and proposed uses being in context with the character and needs of the immediate community;
2. Ensure a level of amenities appropriate to the nature and scale of the project (per 17-8-0104), as evidenced by the proposed development offering retail and grocery uses to the area residents while being in accordance with the requirements of the Chicago Zoning Ordinance;
3. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-1-2, 3 & 4), as evidenced through the site's close proximity to various methods of public transit, the accessibility accommodations made on-site for the retail users, the pedestrian and bicycle ingress and egress options provided to the retail users, and lastly the design of the building to fit current existing traffic patterns at the site;

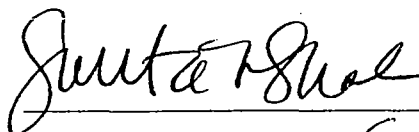
Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the amendment of Planned Development #1052, as amended be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended".

Bureau of Planning and Zoning
Department of Planning and Development

other testimony presented at the public hearing held on August 20, 2015, giving consideration to the Zoning Ordinance.

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

1. THAT the final application dated May 6, 2015 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, Landmarks and Building Standards of the final zoning application dated May 6, 2015; and,
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this application.



~~Martin Cabrera Jr.~~ SMITH

Chairman

Chicago Plan Commission

Amended RBPD # 1052
Approved: August 20, 2015

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

John Novak

7. On what date did the owner acquire legal title to the subject property? August 2014

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

No

9. Present Zoning District RBPD 1052 Proposed Zoning District RBPD 1052 as amended

10. Lot size in square feet (or dimensions) 119,646 square feet/ 2.74 acres

11. Current Use of the property Vacant Building

12. Reason for rezoning the property To permit construction of a new 3-story Whole Foods.

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 Applicant proposes to construct a 3-story Whole Foods containing 79,500 square feet of retail.

Parking will consist of 182 spaces at basement level and 123 parking spaces on ground level for a total of 305 parking spaces

14. On May 10, 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