



City of Chicago



SO2017-3828

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3200-3226 N Clark St and 840-854 W Belmont Ave - App No. 19229
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 be amended by changing all the Residential-Business Planned Development No. 1242 symbols and indications as shown on Map No. 9-G in the area bounded by

beginning at a line 215 feet northwest of the intersection of North Clark Street and West Belmont Avenue, as measured along the westerly right-of-way line of North Clark Street and perpendicular thereto; North Clark Street; West Belmont Avenue; and the alley next west of and parallel to North Clark Street (ToB),

to the designation of Residential Business Planned Development Number 1242 as Amended, 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.

Applicant: 3200 North Clark LLC
Addresses: 3200-3226 North Clark Street and
840-854 West Belmont Avenue
Introduced: May 24, 2017
Plan Commission: August 17, 2017

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. 1242 - AS AMENDED**

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development No. 1242, *As Amended* ("Planned Development"), consists of approximately *twenty-five thousand seven hundred and fifty-nine (25,725)* square feet or *zero point five nine (0.59)* acres of real property *("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant/Owner – 3200 North Clark LLC, an Illinois Limited Liability Company, has filed this application on its own behalf and upon its own volition.
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.
3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), 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 this Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). 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 (CDOT). All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for work in the public way, and shall be in compliance with Municipal Code of Chicago - accordingly. Prior to the issuance of any "Part II" approval, the submitted plans - for the Planned Development, *As Amended*, must be approved by the Chicago Department of Transportation (CDOT).

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4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; Floor Plans and Building Elevations, all of which were prepared by Hirsch Associates LLC and dated August 17, 2017, and which are submitted and referenced herein - accordingly. 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 tenets 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 Residential-Business Planned Development No. 1242, *as Amended*, and shall include the following, without limitation: residential units; permitted uses in the Commercial Use Group in the B3 Community Shopping District, with related and accessory uses and off-street parking and loading. The following uses are excluded from the allowed uses: building material sales, pawn shops, automated teller machine facility, auto-supply/accessory sales and motor vehicular repair shops.
6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, *As Amended*, subject to the review and approval of the Department of Planning and Development (DPD). Off-premise signs are prohibited within the boundary of the Planned Development, *As Amended*.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
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 purposes 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 25,725 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II Approval.

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). 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 of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, 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.
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, as set 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 improvement that is subject to the aforementioned Policy and must forth by the Department of Planning and Development. The Applicant shall obtain the number of points provide documentation verifying compliance. The multi-story building includes a vegetated ("green") roof, totaling a *fifty-three percent* (53%) of the net roof area (10,270 square feet) and is in the process of obtaining LEED certification.

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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 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 forgoing, 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. The Applicant acknowledges and agrees that the City adopted a Zoning Ordinance, on May 28, 2014, that approved the rezoning of the Property from B3-3 to B3-5 and then to Residential-Business Planned Development No. 1242, for the construction of an eight-story mixed-use building with ninety (90) residential dwelling units (“Phase I”), and subjecting the Applicant to a nine (9) unit affordable obligation, under the 2007 Affordable Requirements Ordinance (“ARO”). The Applicant made an in-lieu payment of *nine-hundred thousand dollars* (\$900,000) to the Affordable Housing Opportunity Fund on August 10, 2015. This rezoning of the Property from Residential Planned Development No. 1242 to Residential-Business Planned Development No. 1242, *As Amended*, constitutes the second phase (“Phase II”) of that development, and thereby

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triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the “Required Units”) as affordable units, or with the Commissioner’s approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Subject Property is located in a “higher income area” within the meaning of the ARO, and the project has a total of 98 units. As a result, the Applicant’s affordable housing obligation is 10 affordable units (10% of 98 rounded up). Because the Applicant met the full Phase I 2007 ARO obligation, by making an in-lieu payment, one (1) unit is a Required Unit for Phase II. The Applicant has agreed to satisfy its affordable housing obligation by providing one (1) affordable unit in the rental building to be constructed in the Residential-Business Planned Development No. 1242, *As Amended*, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development, *As Amended*, shall be governed by Section 17-13-0612, *et seq.* Should this Planned Development Ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a Zoning Map Amendment to rezone the property to Residential Planned Development Number 1242, (as *ratified* on May 28, 2014 – City Council Journal Pages 82531-82544.)

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT No. 1242, as AMENDED

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	41,484 square feet
Area of Public R.O.W	15,759 square feet
Net Site Area:	25,725 square feet
Permitted Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	98 units
Minimum Number of Off-Street parking Spaces to be provided:	40 parking spaces
Minimum Number of Bicycle Spaces:	70
Minimum Off-Street Loading Spaces:	Two (2) spaces at 10 feet X 50 feet
Setbacks from property Lines:	In substantial compliance with the attached Site Plan
Maximum Percentage of Site Coverage:	In substantial compliance with the attached Site Plan
Maximum Building Height:	96 feet, 0 inches

Applicant:	3200 N. Clark, LLC
Address:	3200-3226 North Clark Street and 840-854 West Belmont Avenue
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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 8/10/17

DEVELOPMENT INFORMATION

Development Name: 3200 N Clark

Development Address: 3200 N Clark St. Chicago IL 60657

Zoning Application Number, if applicable: 19229

Ward:44

If you are working with a Planner at the City, what is his/her name? Emily Thrun

- Type of City Involvement check all that apply: City Land, Financial Assistance, Zoning increase, Planned Development (PD), Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on 8/10/17
ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)
If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)
If ARO units proposed are off-site, required attachments are included (see next page)
If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name BlitzLake PartnerS

Developer Contact David Blitz

Developer Address 214 W Erie Chicago IL 60654

Email David@blitzlake.com

Developer Phone 312-410-9000

Attorney Name Sara Barnes

Attorney Phone 312-782-1983

TIMING

Estimated date marketing will begin Ongoing

Estimated date of building permit* January 2018

Estimated date ARO units will be complete October 2018

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

8/10/17

Developer/Project Manager

Date

Development Information

Address

Submitted Date: 08/11/2017

Address Number From :3200 Address Number To: null Street Direction: N
Street :Clark Postal Code: 60657

Development Name, if applicable

3200 Clark

Information

Ward :44 ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development
Total Number of units in development: 8
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :1 Required *On-site aff. Units: 0

How do you intend to meet your required obligation

On-Site: 1 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 1 Remaining In-Lieu Fee Owed: 0

FINAL FOR PUBLICATION

Project Name	3200 Clark
Zoning Application number, if applicable	19229
Address	3200 Clark Chicago IL 60657
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	\$3.00

Total Units in Project: 98 overall/8 this phase
 Total Affordable units: 1

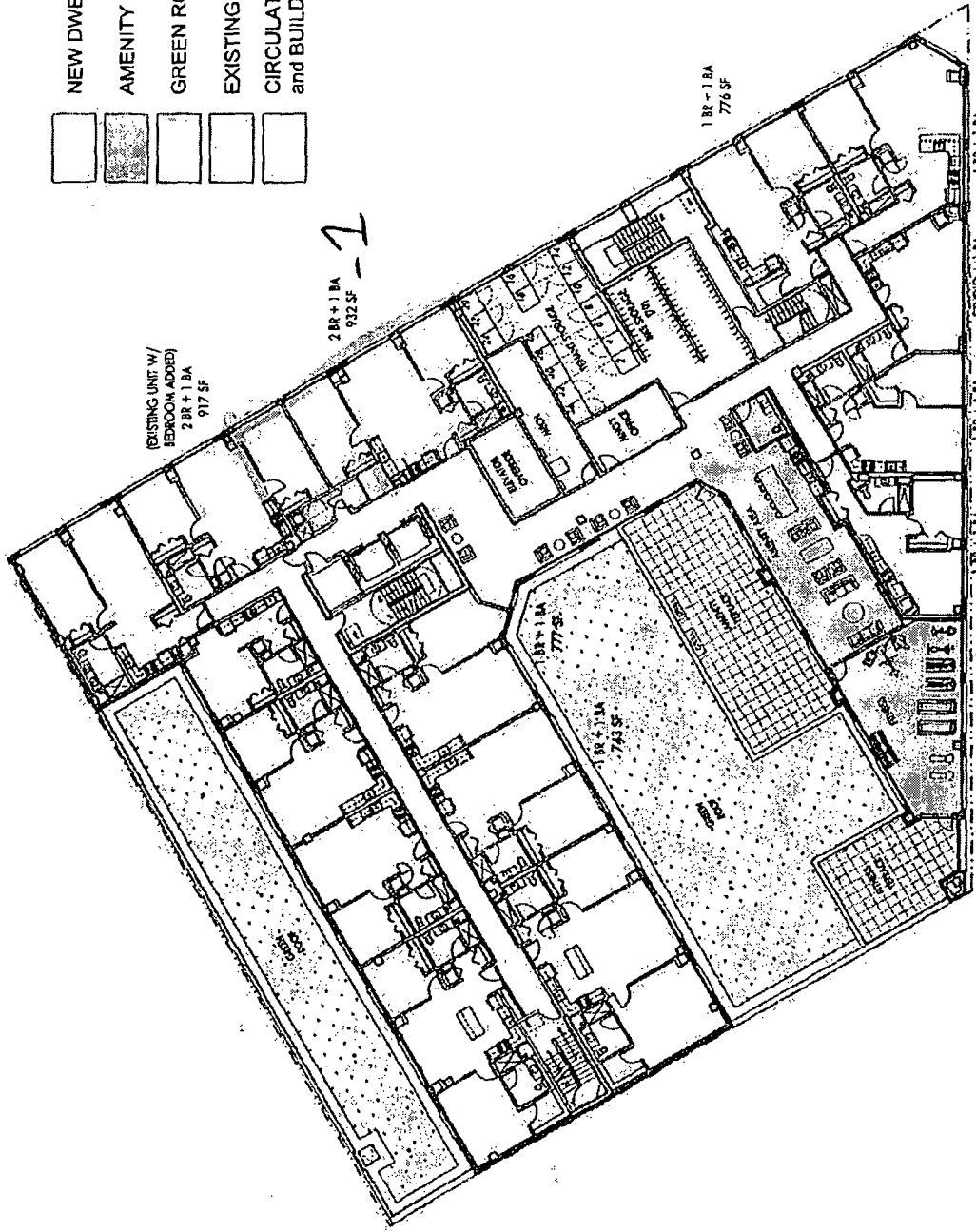
*If this is a for-sale project, please submit a current Appraisal or CMA for the market rate units in the development.

		market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	7	7%	447	0	0%	n/a	
one-bed	56	57%	692	0	0%	n/a	
two-bed	34	35%	1,062	1	100%	932	

All projects with proposed ARO units must complete this tab

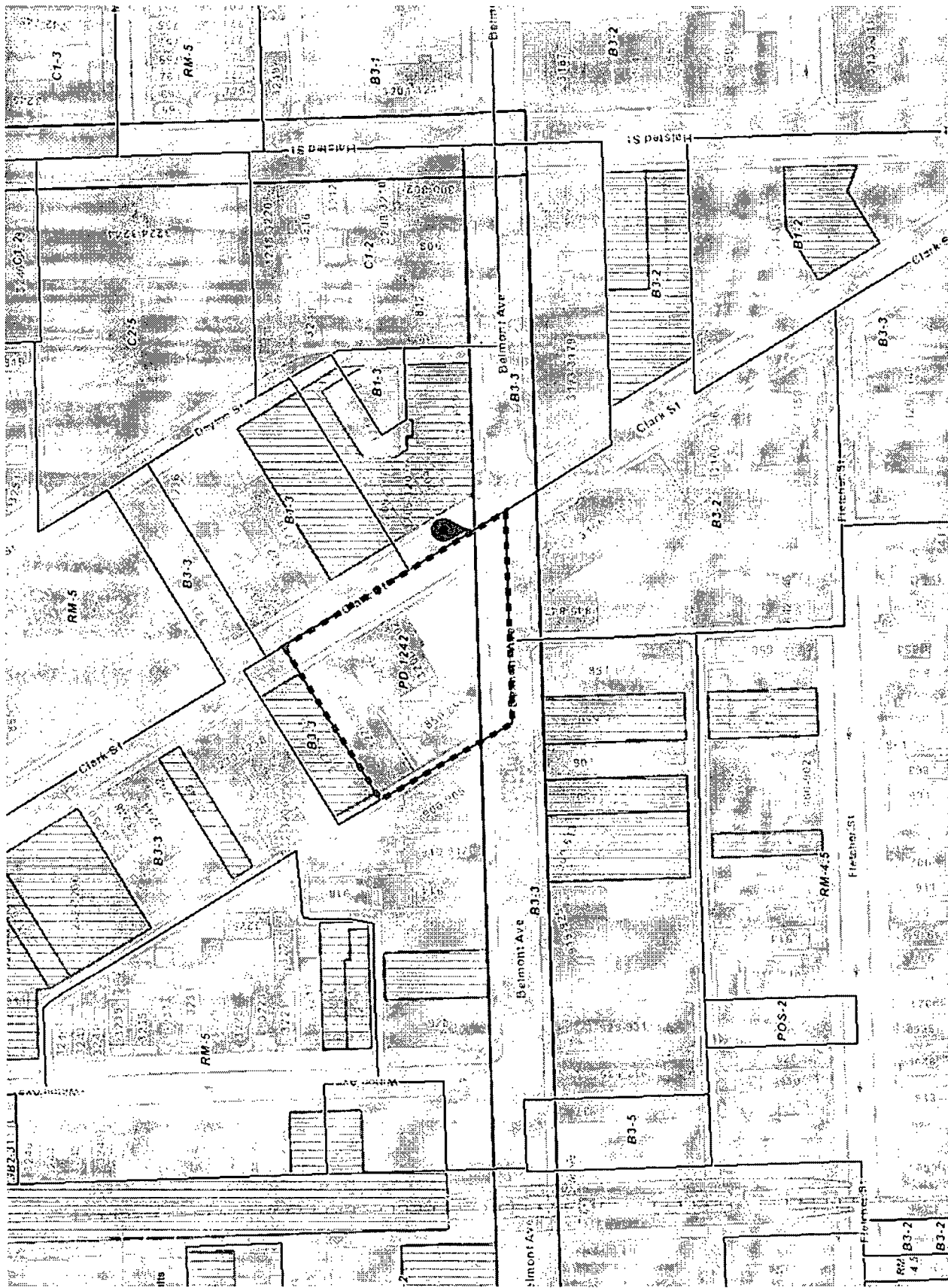
	Market Rate Units	Affordable Units
Parking	0	0
Laundry	YES	YES
Appliances		
Refrigerator age/EnergyStar/make/model/color	TBD	TBD
Dishwasher age/EnergyStar/make/model/color	TBD	TBD
Stove/Oven age/EnergyStar/make/model/color	TBD	TBD
Microwave age/EnergyStar/make/model/color	TBD	TBD
Bathroom(s) how many? Half bath? Full bath?	1 BATH	1 BATH
Kitchen countertops material	TBD	TBD
Flooring material	TBD	TBD
HVAC	IN UNIT	IN UNIT
Other		

- NEW DWELLING UNITS
- AMENITY and FITNESS
- GREEN ROOF
- EXISTING DWELLING UNITS
- CIRCULATION, STORAGE and BUILDING SERVICES



LEVEL 3 PLAN

APPLICANT: 3200 N. CLARK, LLC
 ADDRESS: 832-850 BELMONT AVENUE & 3205-3218 N. CLARK STREET, CHICAGO IL 60657
 COUNCIL INTRODUCTION: MAY 24, 2017
 PLANNING COMMISSION: AUGUST 17, 2017



NOT TO SCALE

PD 1242

AREA OF
PLANNED DEVELOPMENT

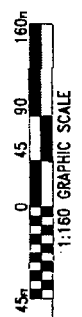
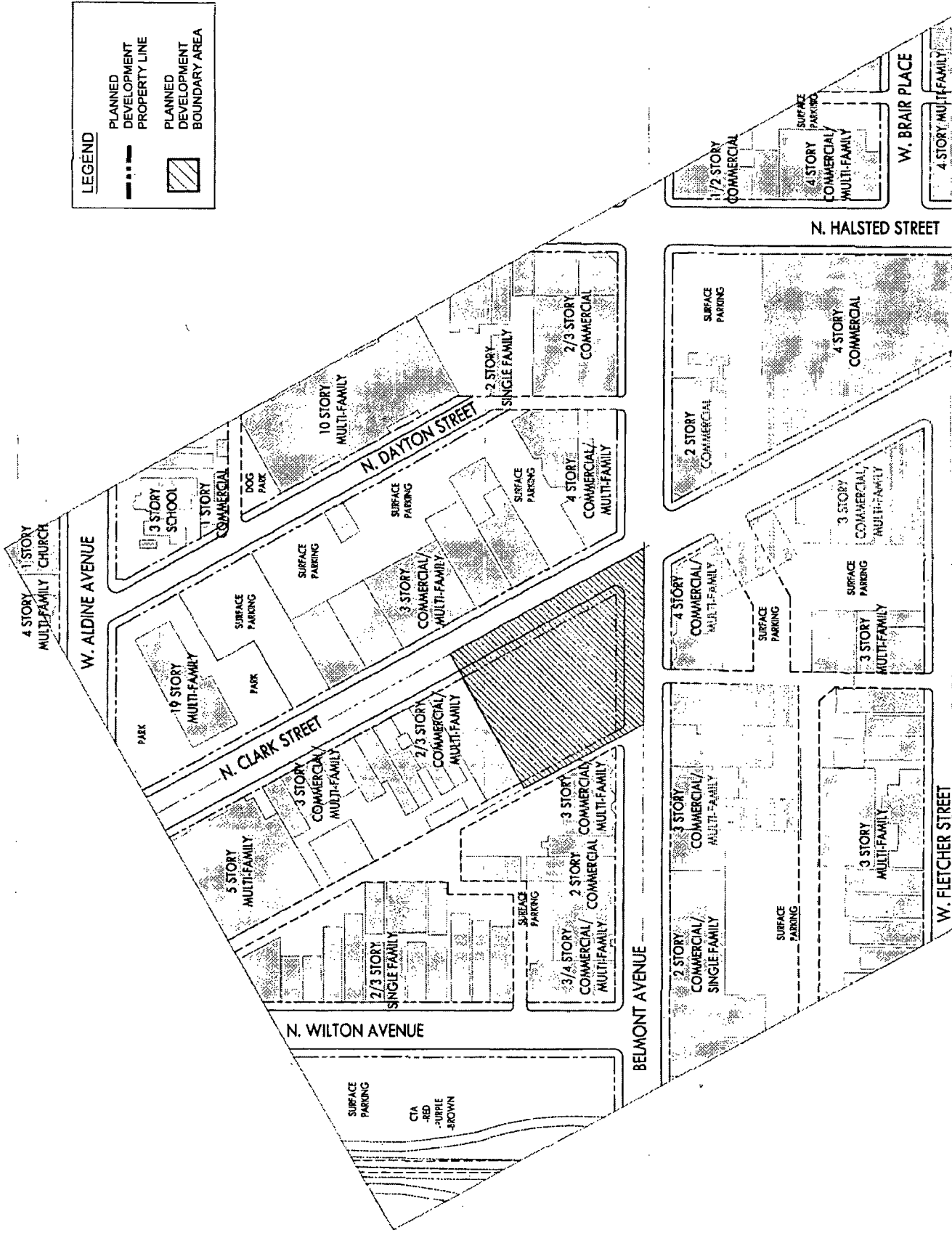
EXISTING ZONING MAP (400' in each direction)

APPLICANT: 3200 N. CLARK, LLC
 ADDRESS: 3200-3226 NORTH CLARK STREET and 840-854 WEST BELMONT AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: MAY 24, 2017
 PLANNING COMMISSION: AUGUST 17, 2017

FINAL FOR PRESENTATION

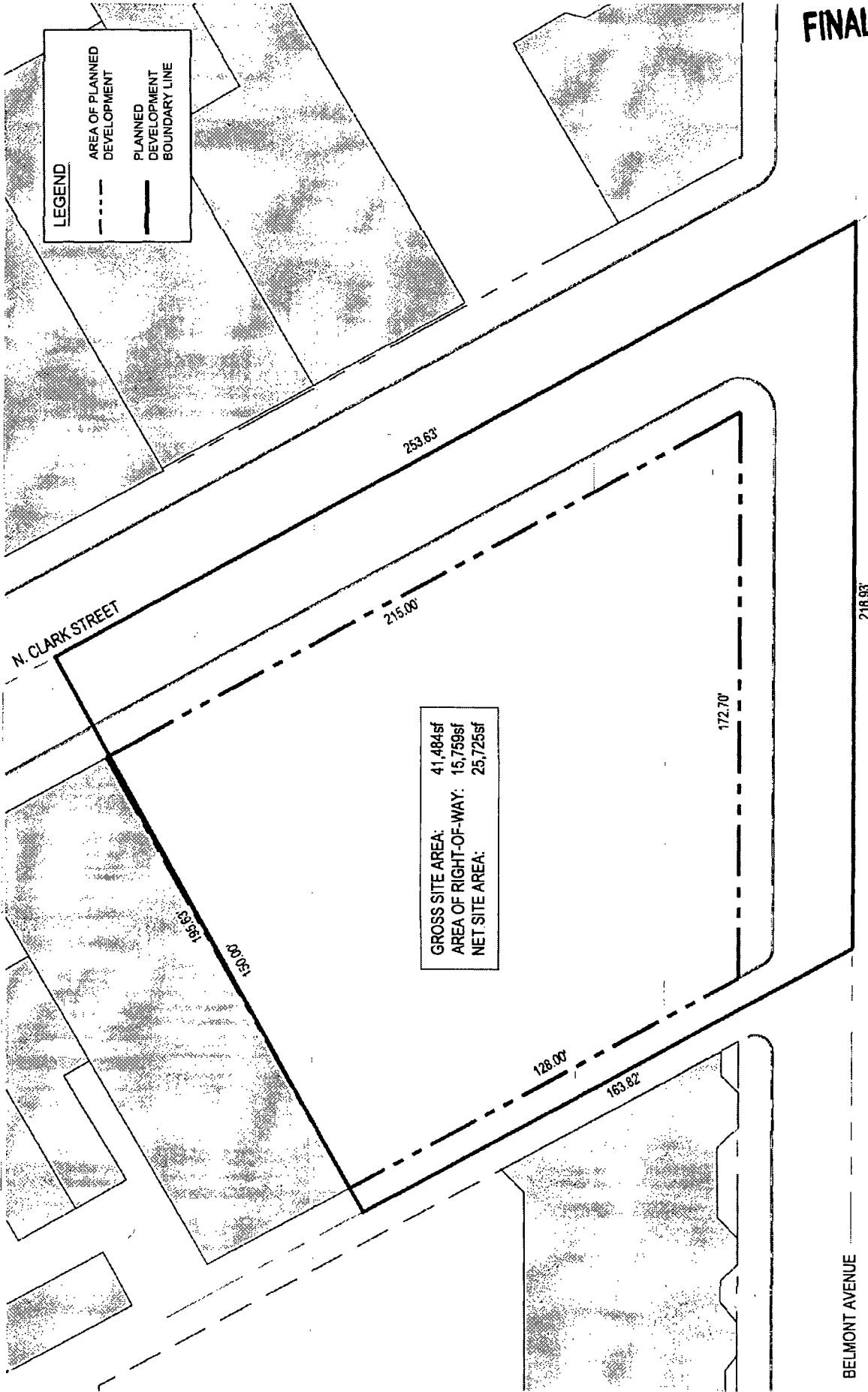
LEGEND

- PLANNED DEVELOPMENT PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY AREA



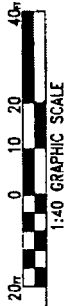
EXISTING LAND USE MAP
 APPLICANT: 3200 N. CLARK, LLC
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FINAL PLAN



LEGEND

- AREA OF PLANNED DEVELOPMENT
- PLANNED DEVELOPMENT BOUNDARY LINE

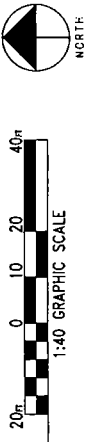
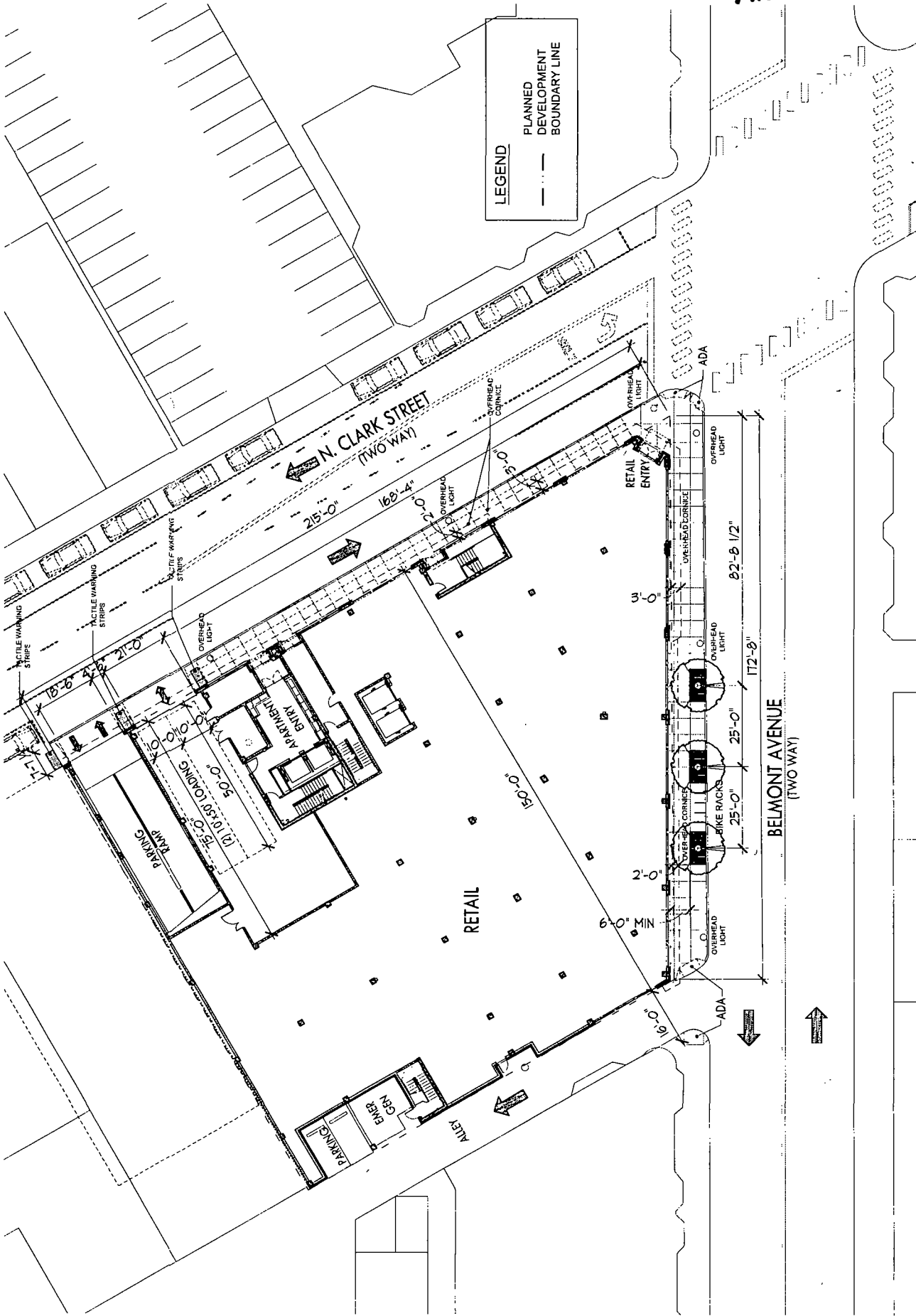


PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

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BELMONT AVENUE

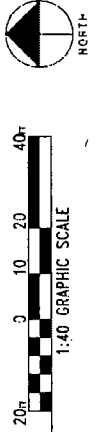
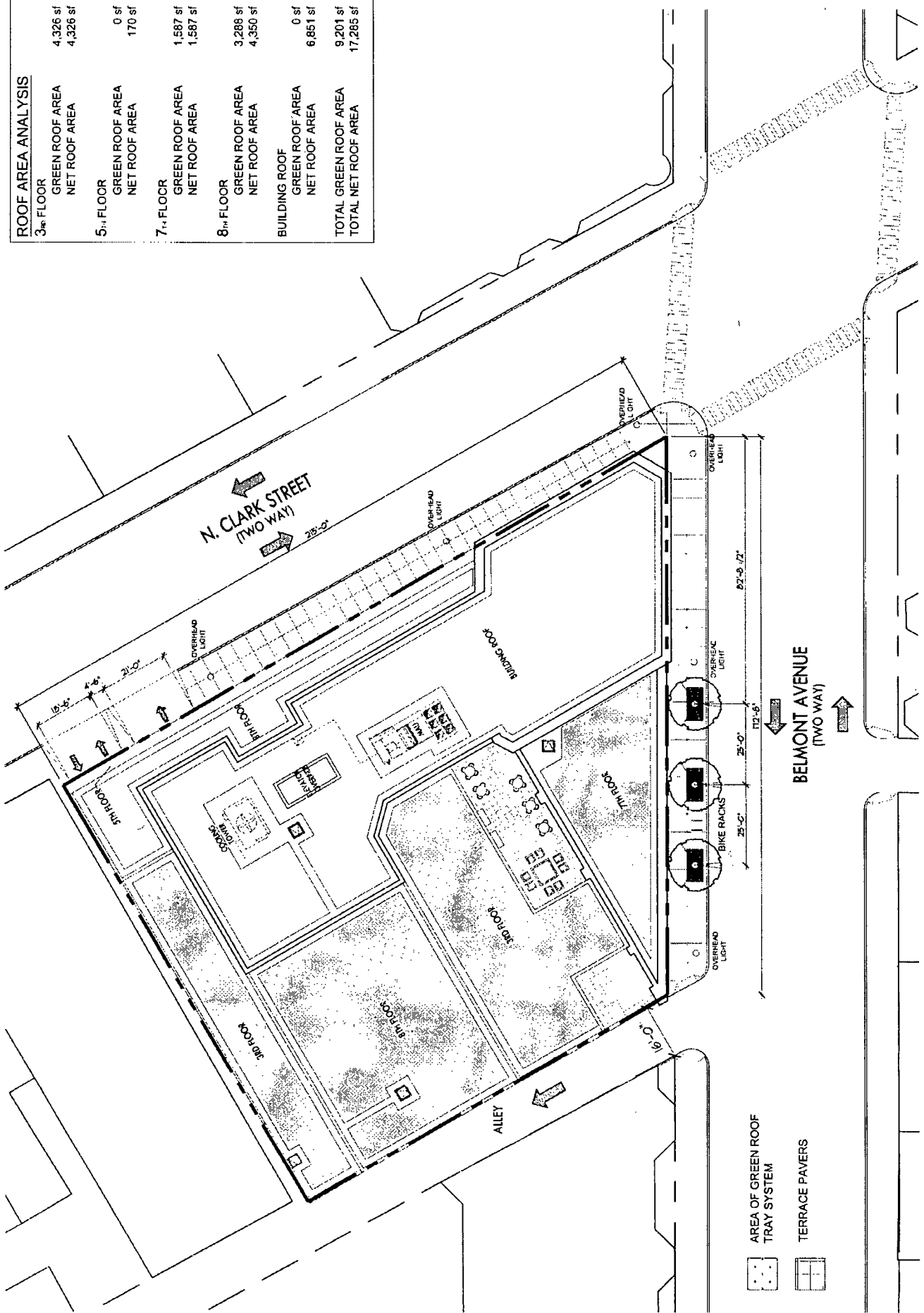
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SITE PLAN

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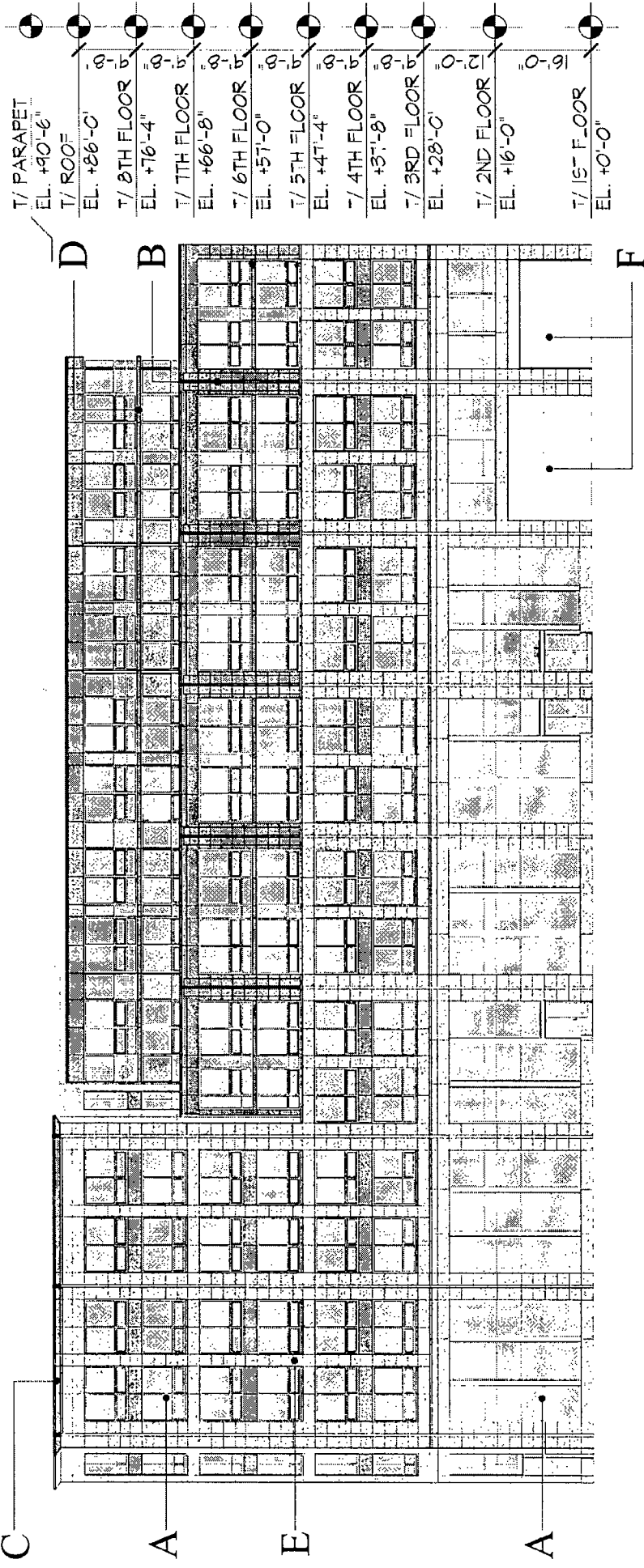
ROOF AREA ANALYSIS	
3 rd FLOOR	4,326 sf
GREEN ROOF AREA	4,326 sf
NET ROOF AREA	0 sf
5 th FLOOR	170 sf
GREEN ROOF AREA	1,587 sf
NET ROOF AREA	1,587 sf
7 th FLOOR	3,288 sf
GREEN ROOF AREA	4,350 sf
NET ROOF AREA	0 sf
8 th FLOOR	6,851 sf
GREEN ROOF AREA	9,201 sf (53%)
NET ROOF AREA	17,285 sf



-  AREA OF GREEN ROOF TRAY SYSTEM
-  TERRACE PAVERS

LANDSCAPE / GREEN ROOF PLAN

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EAST ELEVATION

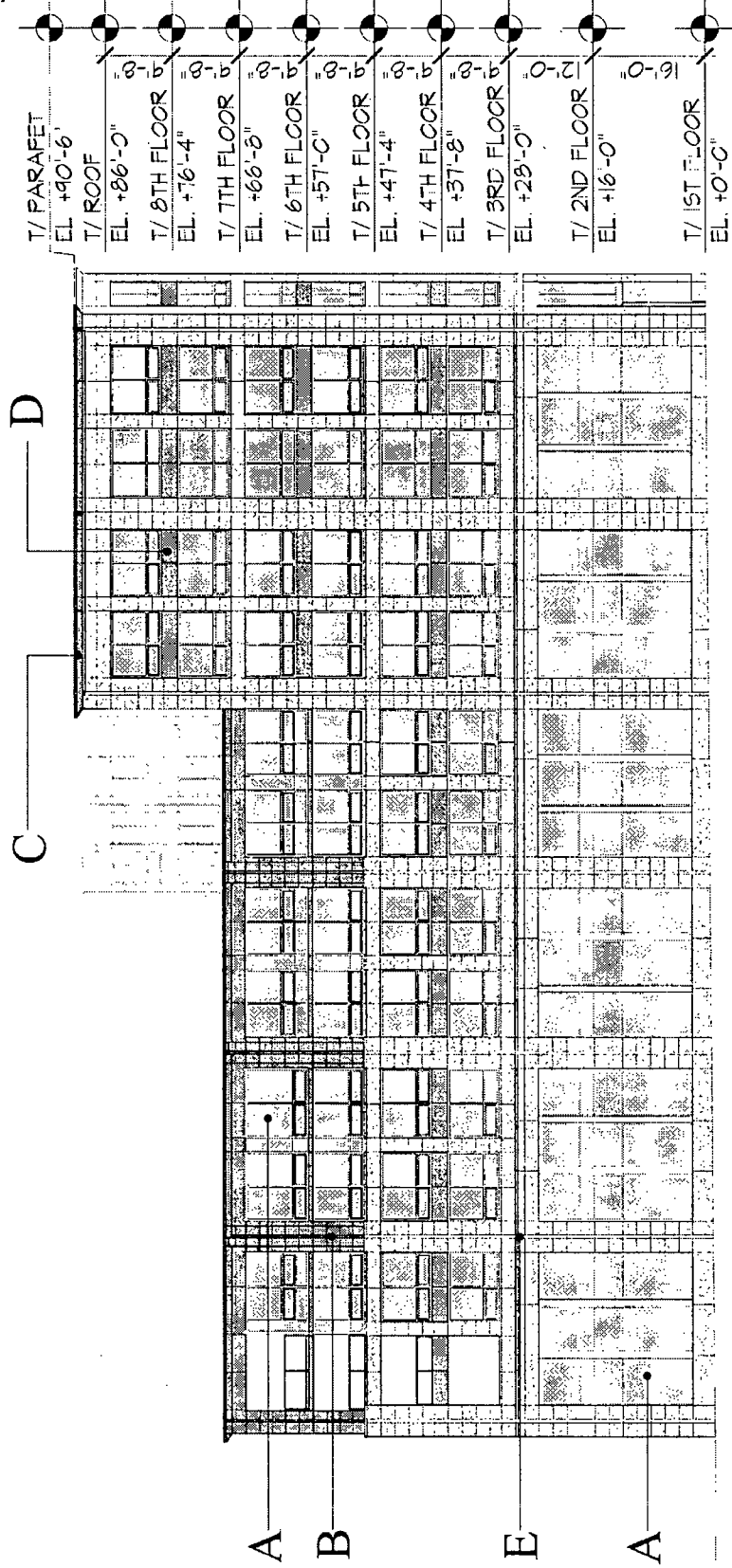
FEATURES

- A..... GLASS AND METAL WINDOWS
- B..... METAL PANEL SYSTEM
- C..... METAL PANEL CORNICE
- D..... METAL ACCENT BAND
- E..... ARCHITECTURAL PRECAST
- F..... INSULATED METAL PANEL DOOR
- G..... BRICK MASONRY

BUILDING ELEVATIONS

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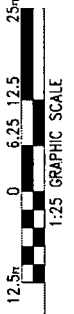
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SOUTH ELEVATION

FEATURES

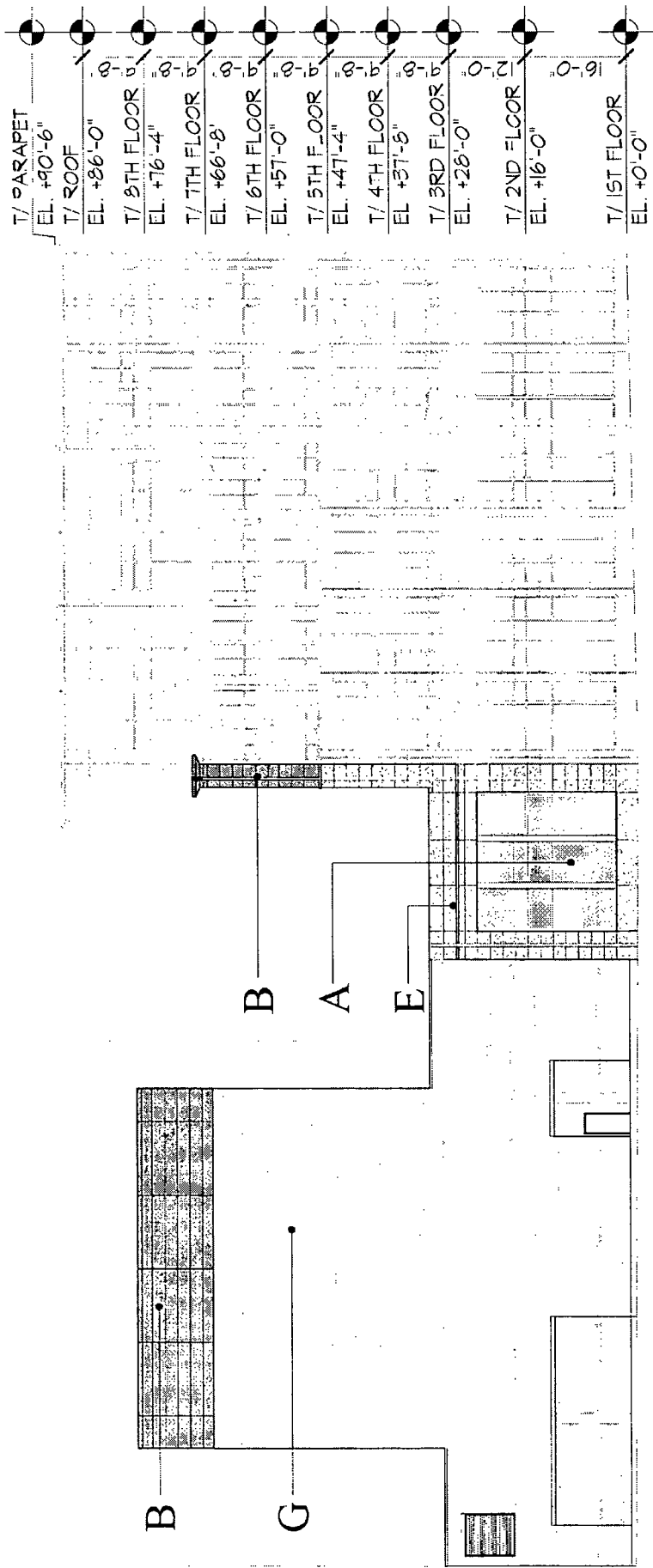
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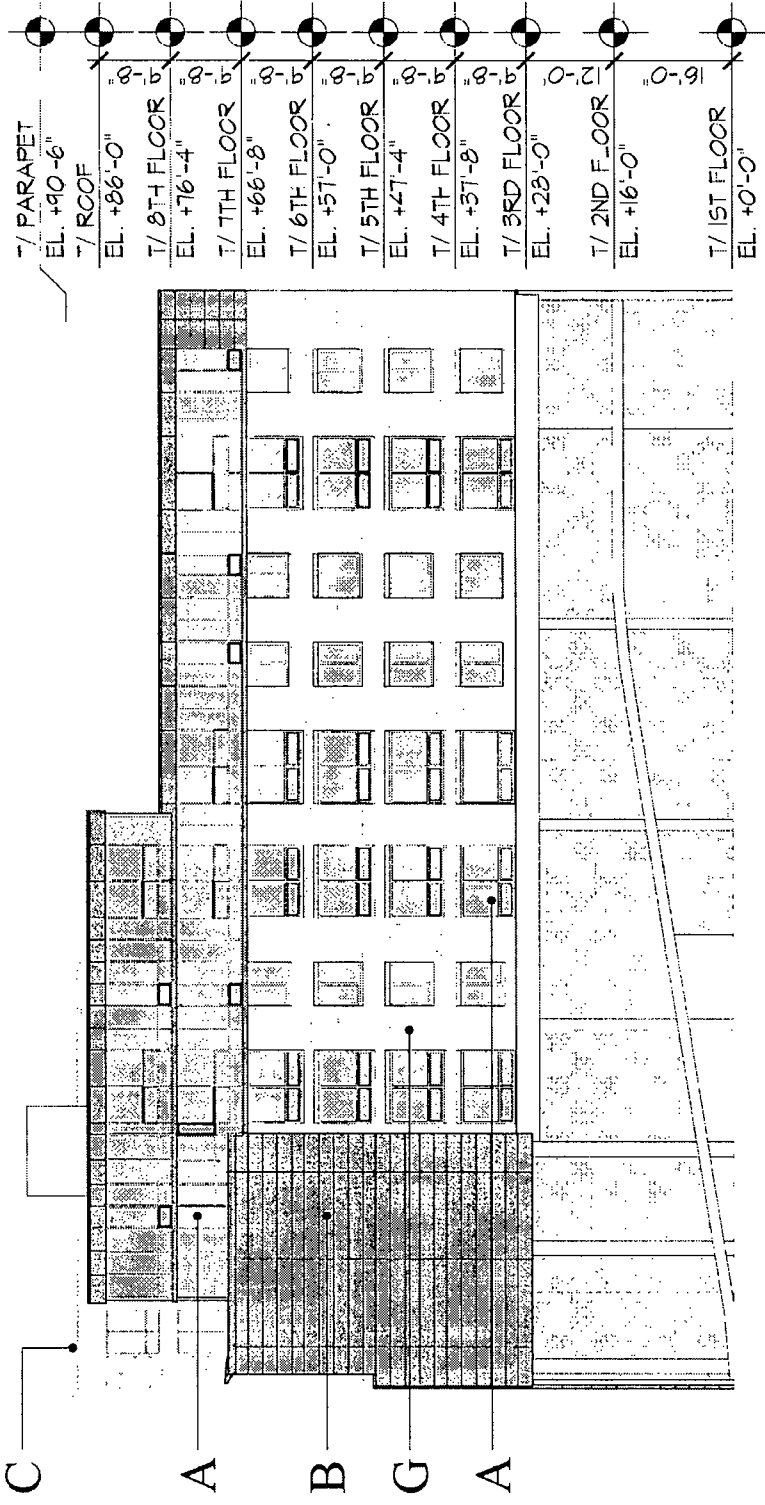
WEST ELEVATION

FEATURES

- A.....GLASS AND METAL WINDOWS
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BUILDING ELEVATIONS

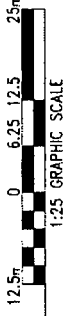
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NORTH ELEVATION

FEATURES

- A.....GLASS AND METAL WINDOWS
- B.....METAL PANEL SYSTEM
- C.....METAL PANEL CORNICE
- D.....METAL ACCENT BAND
- E.....ARCHITECTURAL PRICAST
- F.....INSULATED METAL PANEL DOOR
- G.....BRICK MASONRY



BUILDING ELEVATIONS

APPLICANT: 3200 N. CLARK, LLC
 ADDRESS: 3200-3226 NORTH CLARK STREET and 840-854 WEST BELMONT AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: MAY 24, 2017
 PLANNING COMMISSION: AUGUST 17, 2017

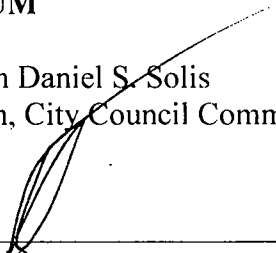


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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David Reilman
Commissioner
Department of Planning and Development

Date: August 17, 2017

Re: Proposed Amendment to Residential-Business Planned Development #1242 (generally located at 3200-3226 North Clark Street and 840-854 West Belmont Avenue)

On August 17, 2017, the Chicago Plan Commission recommended approval of a proposed amendment to Residential-Business Planned Development #1242 submitted by the Applicant, 3200 North Clark, LLC. The project involves the amendment Residential-Business Planned Development #1242 to establish eight additional dwelling units within the existing 96'-tall, eight-story building for a maximum allowable total of 98 dwelling units. No other changes are proposed to Planned Development #1242. A copy of the proposed ordinance 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 312-744-5651.

Cc: Main file