

PD 1180

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 13, 2012

MedProperties, LLC
c/o Patrick D. Thompson
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash Avenue, 22nd Floor
Chicago, IL 60611-3607

Re: Administrative Relief request for Business Planned Development No. 1180, 1321-1345 W. Belmont

Dear Mr. Thompson:

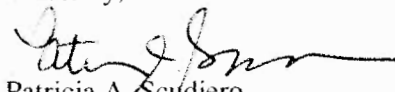
Please be advised that your request for a minor change to Business Planned Development No. 1180 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting on behalf of the property owner, MedProperties, LLC, to decrease the minimum number of parking spaces from 56 to 54 as a result of ComEd's requirement that an electric vault be constructed in connection with the development. The proposed vault will be located in the rear of the property as shown on the Proposed Site Plan, dated January 12, 2012. As a result, the exterior parking spaces will be reduced from 17 to 15, and when combined with the 39 interior spaces, results in a total of 54 spaces.

With regard to your request, the Department of Housing and Economic Development has determined that allowing this parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not increase the number of dwelling units, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1180, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file

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

~~Reclassification Of Area Shown On Map No. 5-I.
(Application No. 17241)
(Common Address: 1844 -- 1846 N. California Ave.)~~

[O2011-2298]

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 5-I in the area bounded by:~~

~~a line 100 feet south of and parallel to West Cortland Street; North California Avenue; a line 150 feet south of and parallel to West Cortland Street; and the alley next west of and parallel to North California Avenue,~~

~~to those of an RM4.5 Residential Multi-Unit District is hereby established in the area above described.~~

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

~~Reclassification Of Area Shown On Map No. 7-G.
(As Amended)
(Application No. 17197)
(Common Address: 1325 -- 1341 W. Belmont Ave.)~~

BPD 1180

[SO2011-612]

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all of 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 North 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 North Southport Avenue,

to those of a 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.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development No. 1180.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1180 (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 titleholders 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 aretê 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 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 ("FAR") 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 FAR 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 titleholders 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 a B3-2 Community Shopping District and an M1-2 Limited Manufacturing District.

[Aerial Map; Land-Use Map; Area Context Photos; Planned Development Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; Building Elevations; 3D Rendering of the Facility; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 1741 through 1756 of the *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 1180.

*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) acre = 25,042 net square feet (0.575 acre) 8,208 square feet (0.188 acre) in Public Right-of-Way.

Maximum FAR:	2.2
Minimum Number of Parking Spaces:	56
Minimum Number of Bike Spaces:	6
Minimum Number of Loading Berths:	1 -- 10 feet by 25 feet
Setbacks:	In accordance with site plan
Building Height:	50 feet, as measured under the Chicago Zoning Ordinance

Area Context Photos

6/8/2011

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Area Context Photos.
(Page 1 of 2)

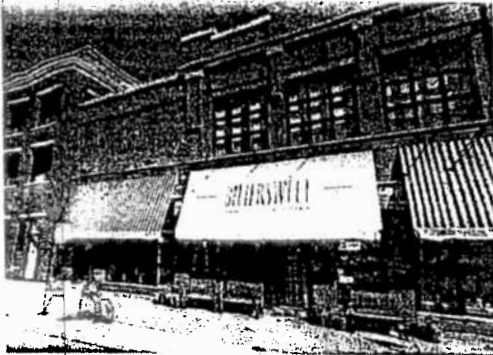


Belmont Ave. - View Looking East from Site



On Belmont Ave. - View Looking West from Site

Area Context Photos



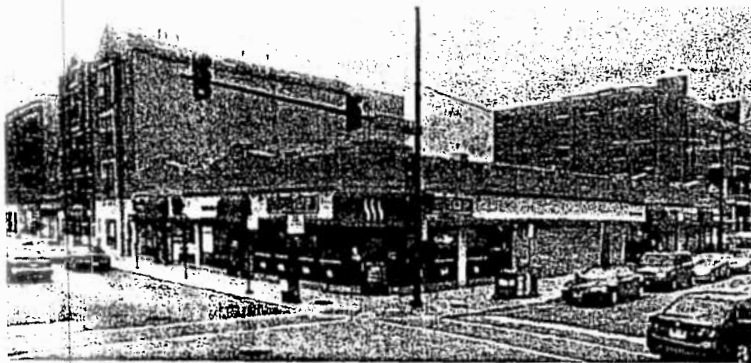
Bittersweet Pastry Shop
1114 West Belmont Ave.



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.

Area Context Photos.
(Page 2 of 2)

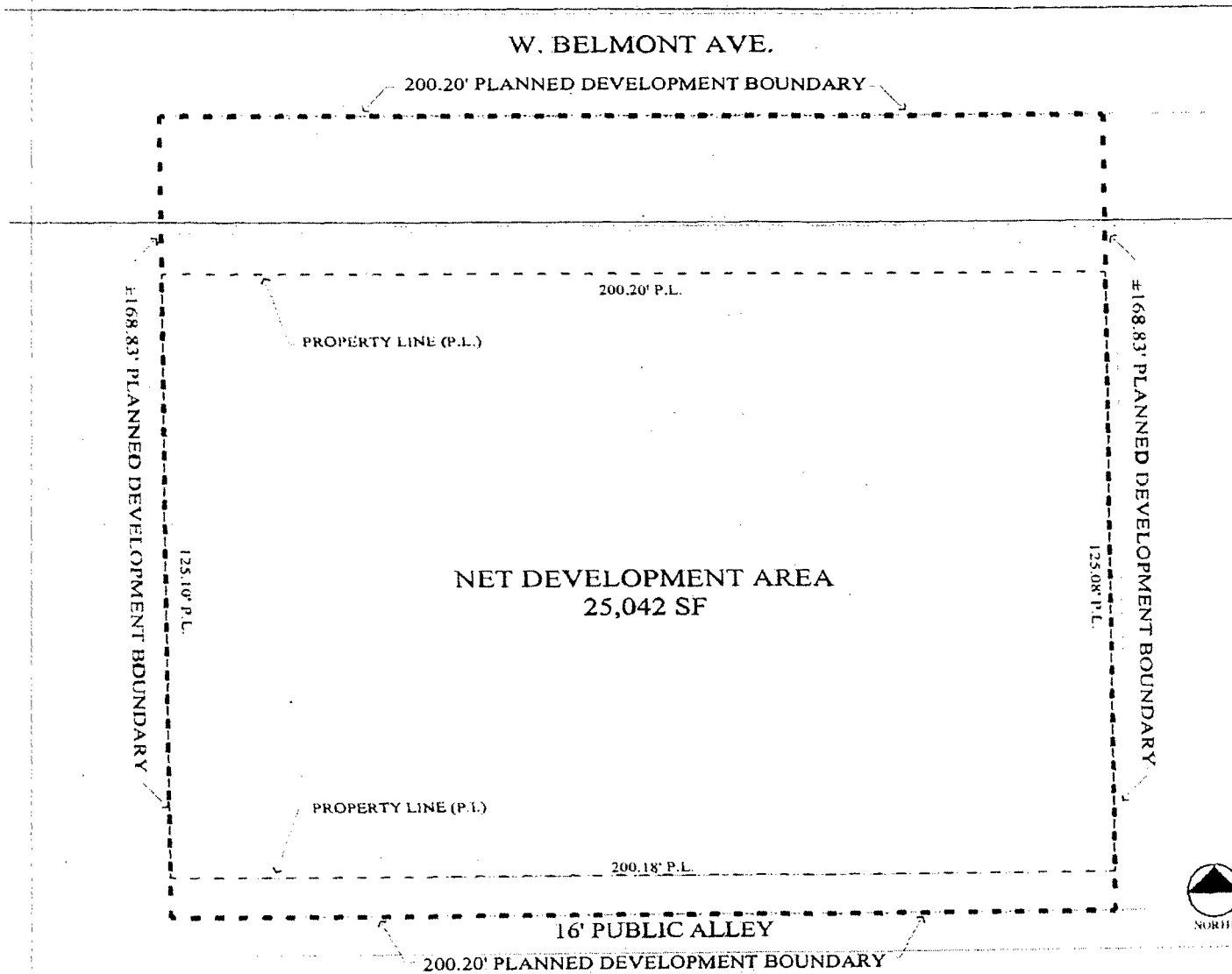
Planned Development Boundary Map

6/8/2011

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Planned Development Boundary Map.



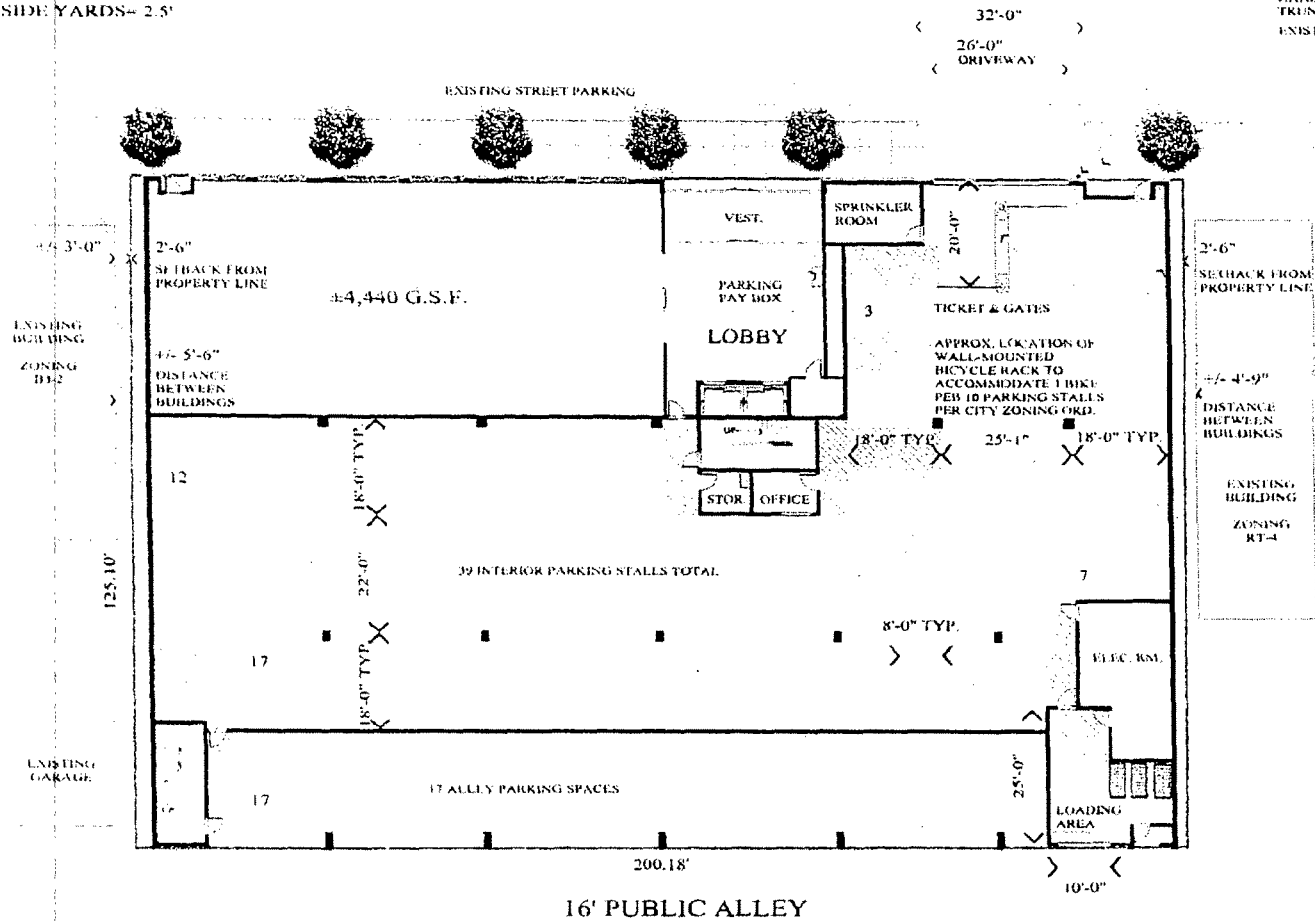
Site Plan

APPROX. LOCATION OF
CLOSEST FIRE HYDRANT

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

W. BELMONT AVE.

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



Site Plan.

Landscape Plan

6/8/2011

APPROX. LOCATION OF
CLOSEST FIRE HYDRANT

**NOTE:
TREE SPECIES TO MATCH
SURROUNDING STREET TREES OR
BE OYMNOCALADUS DIOICA,
KENTUCKY COFFEE TREE

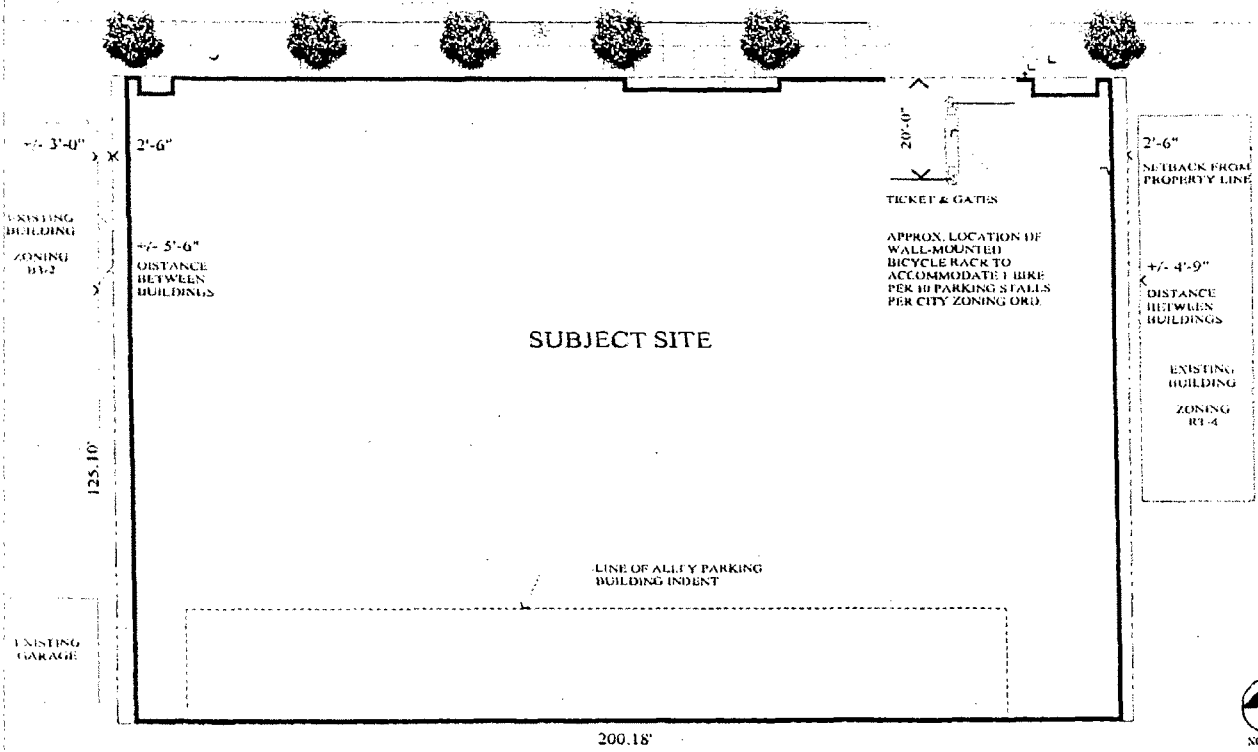
W. BELMONT AVE.

ADDN' & VISUAL
PEDESTRIAN
WARNING DEVICE
HANDICAPPED RAMP W/
TRUNCATED DOMES

HATCHED AREA SHOWS
6" UNINTERRUPTED
PEDESTRIAN PATHWAY

4" CURB GRATE,
NEUSHAFF FOUNDRY
MODEL 8814-A OR
EQUIV. PER CITY

30'-0" 24'-0" 24'-0" 24'-0" 20'-0" 26'-0" 10'-0"
NEAR SIDE TREE SETBACK DRIVEWAY FAR SIDE TREE SETBACK
32'-0"



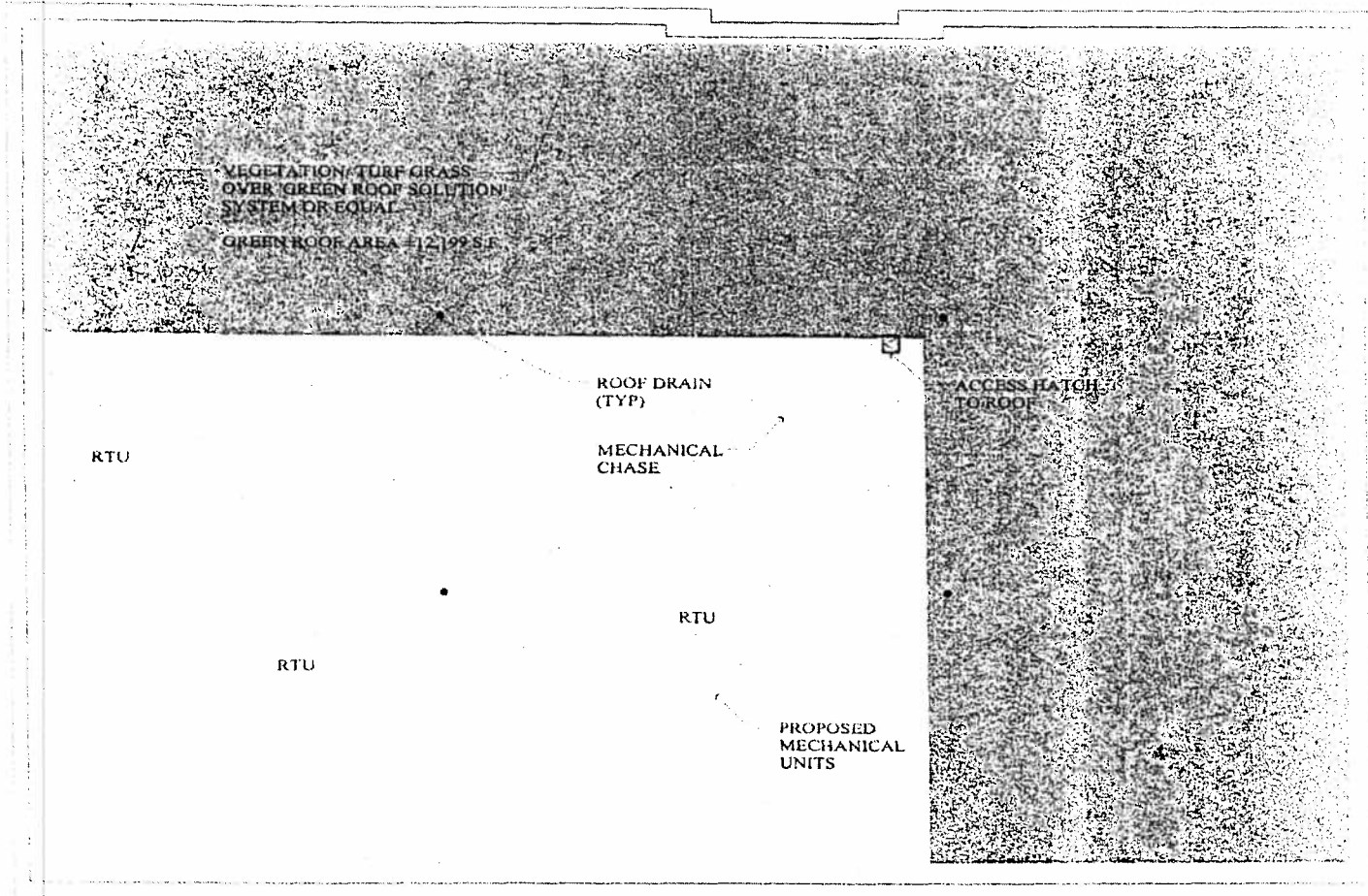
Landscape Plan.

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Green Roof Plan

197'-8"



Green Roof Plan.

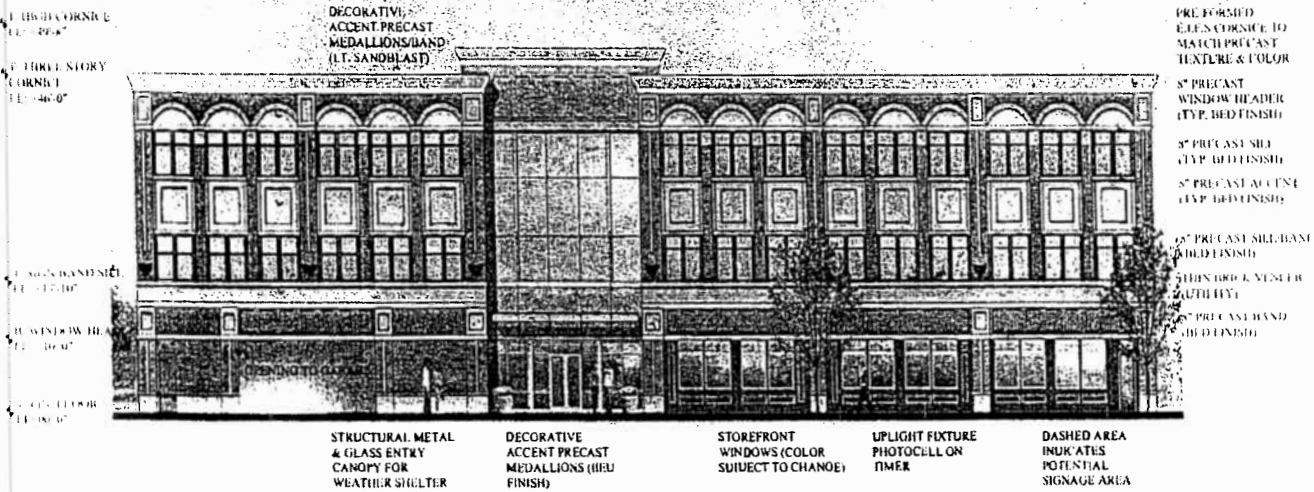
North Elevation

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North Elevation.

1749



195'-0"

South Elevation

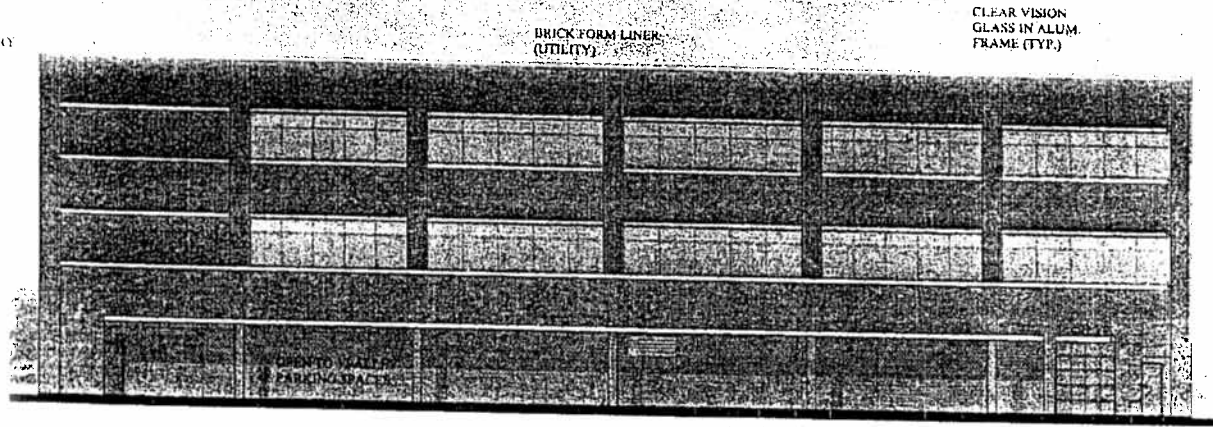
1750

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South Elevation.

THREE STORY
COUNCIL
FL. 1740-9



1750

East Elevation

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East Elevation.

1751

1/3 THREE STORY
CORNICE
EL: 46'-0"

BRICK FORM LINER
(UTILITY)

PRE-FORMED
E.I.F.S CORNICE TO
MATCH PRECAST
TEXTURE & COLOR

THIN BRICK
VENEER (UTILITY)
PRECAST WRAP
DETAIL

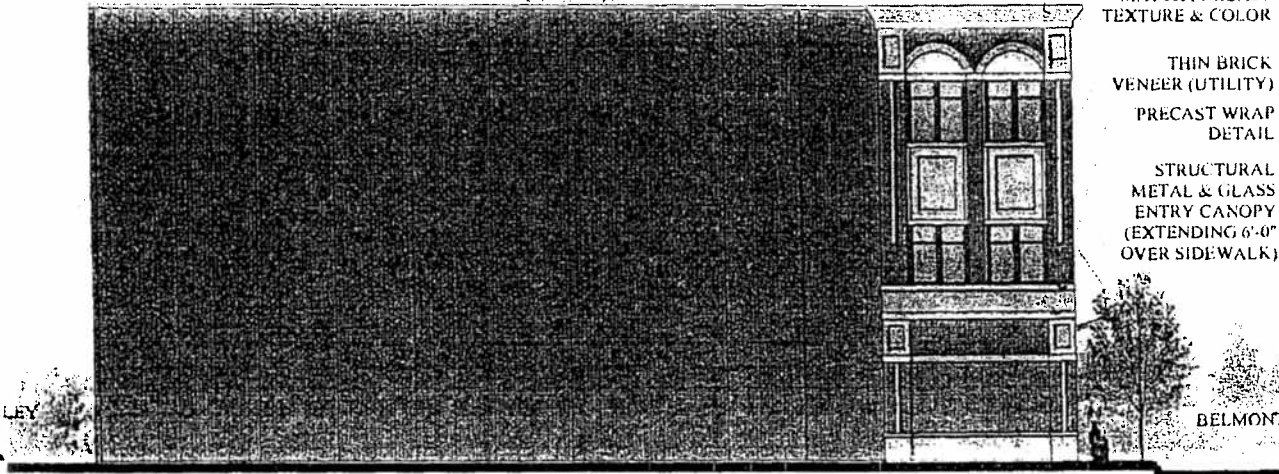
STRUCTURAL
METAL & GLASS
ENTRY CANOPY
(EXTENDING 6'-0"
OVER SIDEWALK)

ALLEY

1ST FLOOR
EL: 0'-0"

BELMONT

125'-0"



West Elevation

West Elevation.

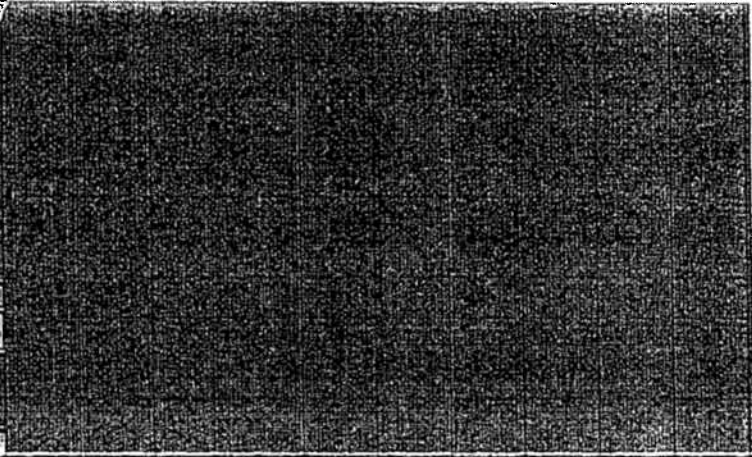
PRE-FORMED
E.I.F.S CORNICE TO
MATCH PRECAST
TEXTURE & COLOR

THIN BRICK
VENER (UTILITY)
PRECAST WRAP
DETAIL

STRUCTURAL
METAL & GLASS
ENTRY CANOPY
(EXTENDING 6'-0"
OVER SIDEWALK)

BRICK FORM LINER
(UTILITY)

1/3 THREE STORY
CORNICE
EL: +46'-0"



BELMONT

ALLEY

F.F. FIN. FLOOR
EL: 00'-0"

125'-0"

FINAL FC

3D Rendering of the Facility



6/8/2011

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3D Rendering Of The Facility.

Chicago Builds Green Form.
(Page 1 of 3)

CHICAGO BUILDS GREEN

FINAL FOR PUBLICATION

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 ind. Dev. Revenue Bonds Class 6b
 SBIF 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

Chicago Builds Green Form.
(Page 2 of 3)

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Required per Zoning Code of 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"/>	

Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

- Energy Star building
- LEED certification
- LEED Certified
- LEED Silver
- LEED Gold
- LEED Platinum
- Chicago Green Homes
- Chicago Green Homes [one-star]
- Chicago Green Homes [two-star]
- Chicago Green Homes [three-star]

Energy efficiency strategies
not captured above:

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

Other sustainable strategies
and/or Project Notes: