

# PD 1506

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20195

*Reclassification Of Area Shown On Map No. 5-G.  
(As Amended)*

(Application No. 20195)

(Common Address: 1838 -- 1842 N. Elston Ave./1839 -- 1843 N. Besly Ct.)

[SO2019-6842]

RBPD 1506

*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 M3-3 Heavy Industry District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Besly Court; a 111.33-foot long line perpendicular to North Besly Court to its intersection with North Elston Avenue at a point 173.51 feet southeast of the south line of West Cortland Street; North Elston Avenue; and a 113.53-foot long line perpendicular to North Elston Avenue to its intersection with North Besly Court,

to those of a B3-3 Community Shopping District.

SECTION 2. Changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Besly Court; a 111.33-foot long line perpendicular to North Besly Court to its intersection with North Elston Avenue at a point 173.51 feet southeast of the south line of West Cortland Street; North Elston Avenue; and a 113.53-foot long line perpendicular to North Elston Avenue to its intersection with North Besly Court,

to those of a Residential-Business Planned Development which is hereby established in the area above described subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Planned Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No. 1506.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1506 ("Planned Development") consists of approximately 8,488.78 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, 1838 Elston Avenue 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 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 than the Applicant, the legal titleholder 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 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Roof and Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Fitzgerald Associates Architects and dated June 17, 2021 and an Affordable Housing Profile Exhibit, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and 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 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development; multi-family dwelling units above the ground floor; animal services sales and grooming; artist work or sales space; business equipment sales and service; restaurants (limited and general); financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales; vacation rental; office; personal service; dry cleaning drop-off or pick-up (no on-premises plant); retail sales; indoor sports and recreation; and accessory uses.
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 Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 8,488.78 square feet and a base FAR of 3.0.

The improvements to be constructed on the Property will be subject to the following North Branch Corridor Overlay Subdistrict A floor area bonus criteria; otherwise more specifically described in Section 17-7-0407 and other referenced portions of the Municipal Code of Chicago.

9. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.
10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
12. 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.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 titleholders and any ground lessors.

14. 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.
15. 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. The Applicant shall obtain the number of points 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 provide documentation verifying compliance.
16. 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 (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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 foregoing, 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.

17. The Applicant acknowledges and agrees that the rezoning of the Property M3-2 to B3-3, and then to this Planned Development (P.D.), triggers the requirements of Section 2-44-080 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 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO 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 Property is located in a higher income area within the meaning of the ARO, and the project has a total of thirty-four (34) units. As a result, the Applicant's affordable housing obligation is three (3) ARO Units (10 percent of 34 rounded down), one (1) of which are Required Units (25 percent of 34, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 3 ARO Units in the rental building to be constructed in the Planned Development, to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as an exhibit. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60 percent 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 ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO 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 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. 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 DOH may enforce remedies for any breach of this Statement 17, 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.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to B3-3.

[Upper Floor Plans; Existing Land-Use Map; Existing Zoning Map; Property Line and Boundary Map; Site Plan; North, South, East and West Building Elevations; and Roof and Landscape Plan referred to in these Plan of Development Statements printed on pages 32348 through 32357 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1506.*

*Bulk Regulations And Data Table.*

Gross Site Area:	12,870.32 square feet
Area in Public Right-of-Way:	4,381.54 square feet
Net Site Area:	8,488.78 square feet
Maximum Overall FAR:	4.4
Maximum Base FAR:	3.0
Industrial Corridor Bonus FAR:	1.4
Maximum Dwelling Units:	34
Total Minimum Accessory Parking Spaces:	0
Minimum Bicycle Parking	34
Off Street Loading Berths:	1 (10 feet by 25 feet)
Building Height:	74.0 feet 77.0 feet (to top of parapet)

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**ARO Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.gov/ARO](http://www.cityofchicago.gov/ARO). Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [denise.roman@cityofchicago.org](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date: 5/20/2021

**DEVELOPMENT INFORMATION**

Development Name: 1838 N Elston

Development Address: 1838-1842 N. Elston

Zoning Application Number, if applicable: 20195

Ward: 1838 N Elston

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 May 20, 2021  
 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 1838 Elston Avenue LLC.

Developer Contact Frank Campise

Developer Address 1800 W Berenice, Suite 200

Email [fcampise@jabrealestate.com](mailto:fcampise@jabrealestate.com)

Developer Phone 773 472-9600

Attorney Name Katriina S. McGuire

Attorney Phone 312-580-5042

**TIMING**

Estimated date marketing will begin November 2022

Estimated date of building permit\* October 2021

Estimated date ARO units will be complete May 2023

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)

1838 N Elston LLC  
 by Justin Root  
 Developer or their agent

5/22/21  
 Date

Justin Root or Denise Roman, DOH

June 11, 2021

Date



ARO Web Form

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PUBLICATION****Applicant Contact Information**

Name: Talar Berberian

Email: tberberian@thompsoncoburn.com

**Development Information**

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

**Address****Submitted Date: 05/20/2021**

Number From :1838 Number To: 1842 Direction: N

Street Number:Elston Postal Code: 60642

**Development Name**

1838 N Elston

**Information**

Ward :32

ARO Zone: Higher Income

**Details**

ARO trigger :Zoning change

Total units: 34

Development type: Rent

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 09/18/2019

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**Requirements**

Affordable units :3 \*On-site aff. Units: 1

How do you intend to meet your required obligation

On-Site: 3 Off-Site: 0

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

Total Units: 3 In-Lieu Fee Owed: 0

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All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units	Summary							
			unit type	market rate			ARO			affordable v. market square footage*
				how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
Parking	0	0	studio	17	55%	479	1	33%	443	92%
Laundry	in unit	in unit	one-bed	8	26%	728	2	67%	672	92%
Appliances			two-bed	6	19%	1,036	0	#VALUE!	#DIV/0!	#DIV/0!
Refrigerator <i>age/EnergyStar/make/model/color</i>	new; Frigidaire stainless steel	new; Frigidaire stainless steel								
Dishwasher <i>age/EnergyStar/make/model/color</i>	new; Frigidaire stainless steel	new; Frigidaire stainless steel								
Stove/Oven <i>age/EnergyStar/make/model/color</i>	new; Frigidaire stainless steel	new; Frigidaire stainless steel								
Microwave <i>age/EnergyStar/make/model/color</i>	new; Frigidaire stainless steel	new; Frigidaire stainless steel								
Bathroom(s) <i>how many? Half bath? Full bath?</i>	studios - 1 bath; 1 bedrooms-1 bath; 2 bedrooms - 2 baths	studios - 1 bath; 1 bedroom - 1 bath;								
Kitchen countertops <i>material</i>	Quartz	Quartz								
Flooring <i>material</i>	luxury vinyl tile	luxury vinyl tile								
HVAC	Central heat and air	Central heat and air								

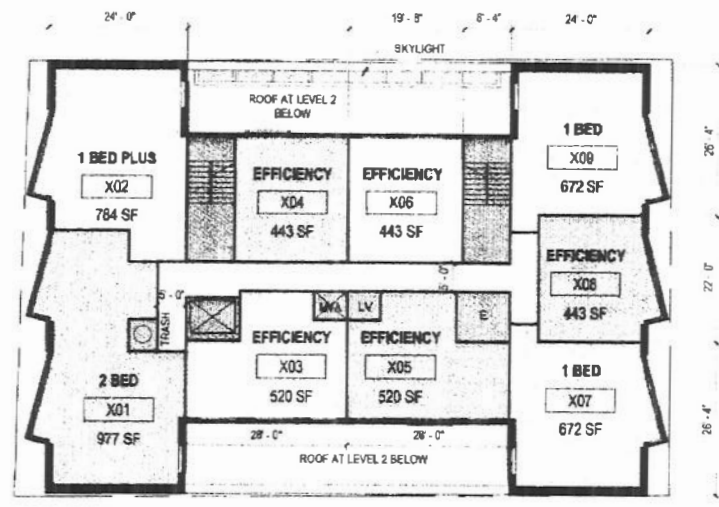
Project Name	1838 N. Elston
Zoning Application number, if applicable	20195
Address	1838-1842 N Elston Ave and 1839-1843 N Besly Ct
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	2.53
Total Units in Project	34
Total Affordable units	3

6/25/2021

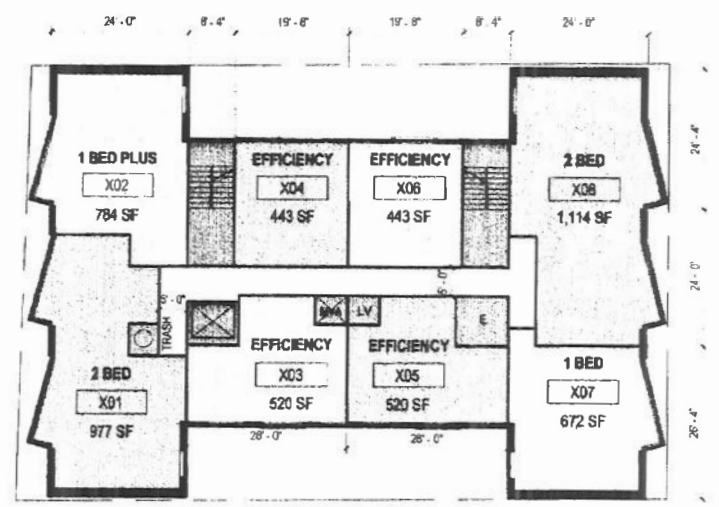
REPORTS OF COMMITTEES

32347

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1 FLOOR PLAN - LEVELS 2-3  
1/16" = 1'-0"



2 FLOOR PLAN - LEVELS 4-5  
1/16" = 1'-0"

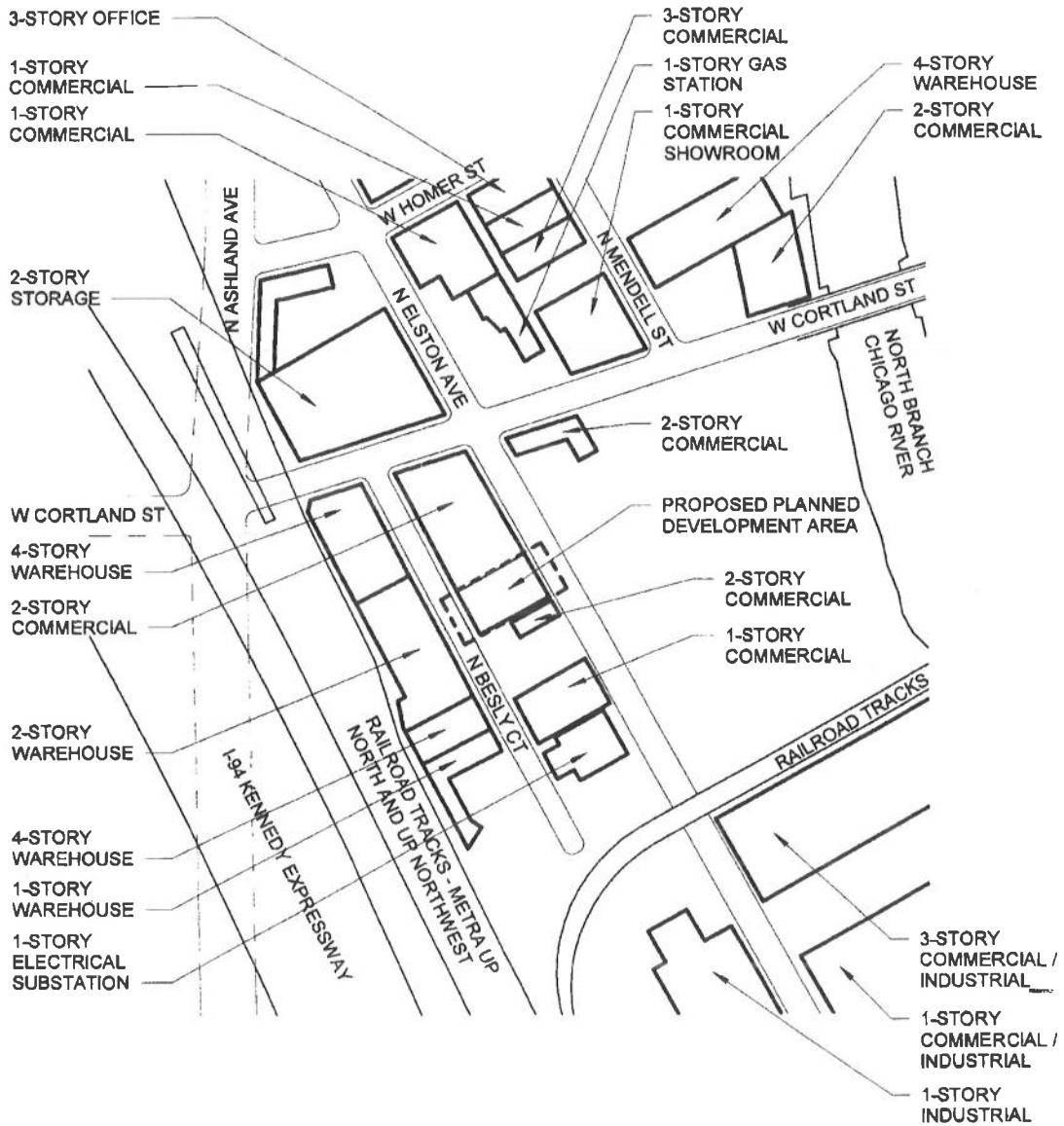
- 18 EFFICIENCIES
- 10 1 BEDS
- 06 2 BEDS
- 34 TOTAL UNITS



Upper Floor Plans

1838 N. Elston Avenue 10  
Chicago, Illinois | May 10, 2021

**FINAL FOR PUBLICATION**      **Planned Development No. -**  
**EXISTING LAND USE MAP**



Applicant: 1838 Elston Avenue LLC  
 Address: 1838 - 1842 N. Elston Avenue

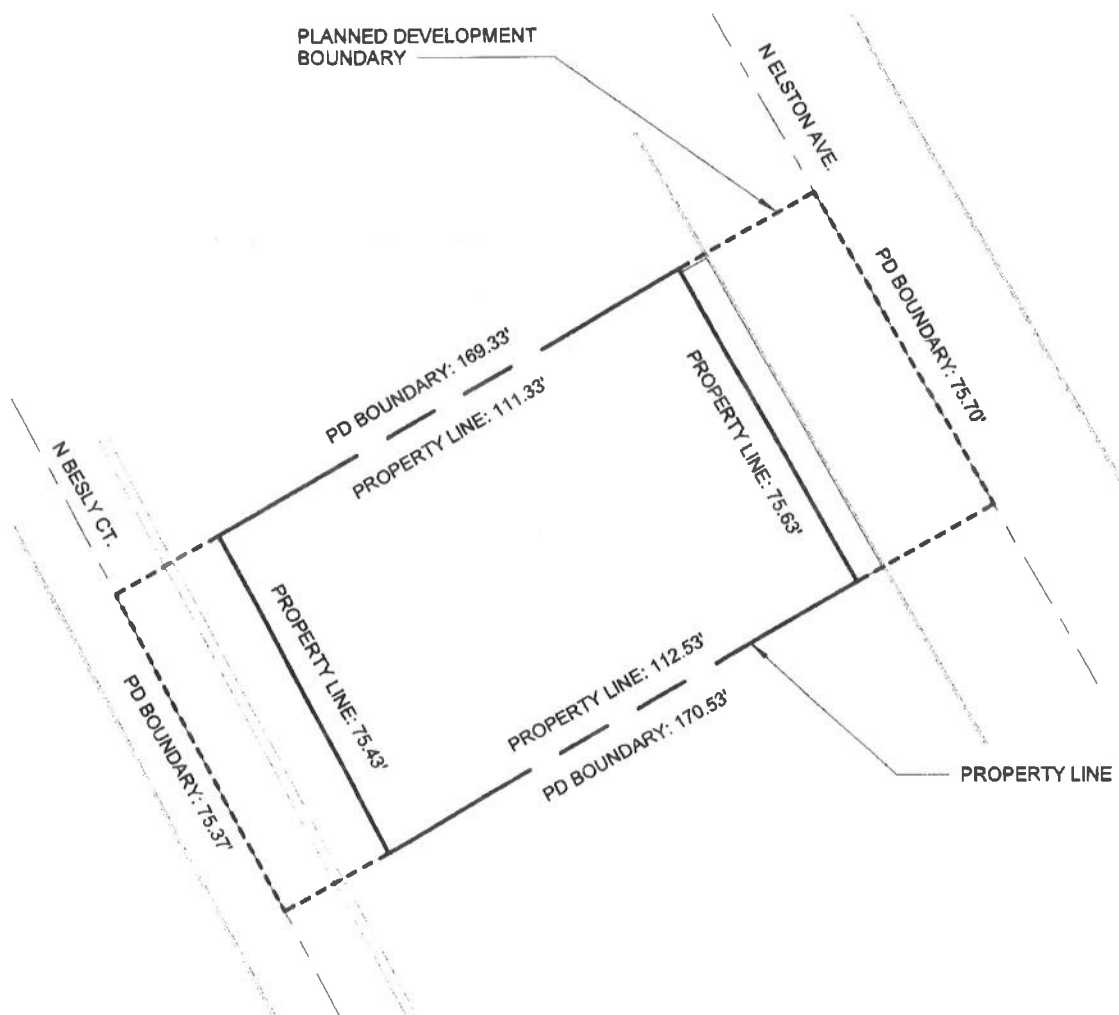
Introduced: September 19, 2019  
 CPC Date: June 17, 2021  
 Amended: -



PD-01



**FINAL FOR PUBLICATION** **Planned Development No. - PD PROPERTY LINE AND BOUNDARY MAP**



Applicant: 1838 Elston Avenue LLC  
Address: 1838 - 1842 N. Elston Avenue

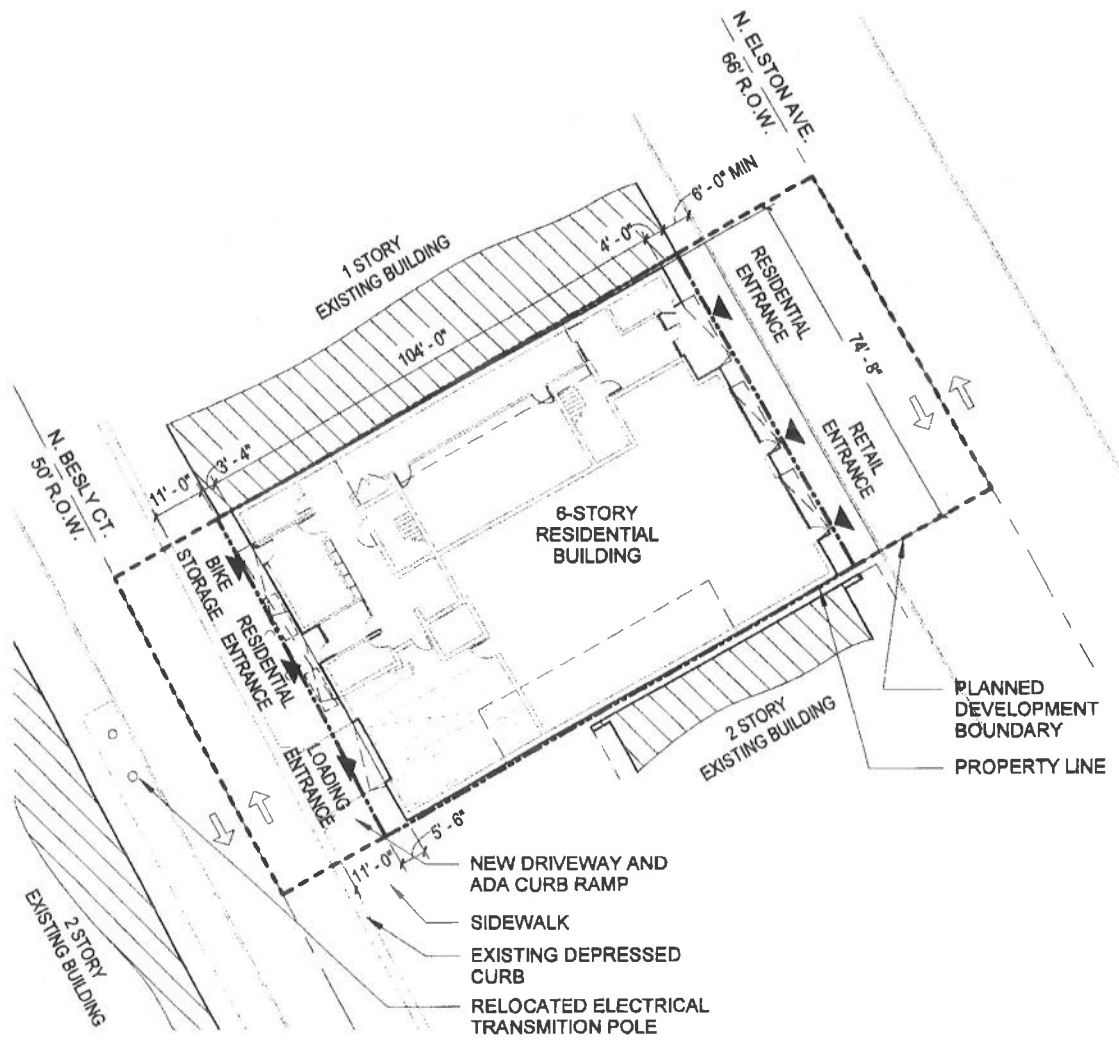
Introduced: September 19, 2019  
CPC Date: June 17, 2021  
Amended: -



PD-03

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# Planned Development No. - SITE PLAN



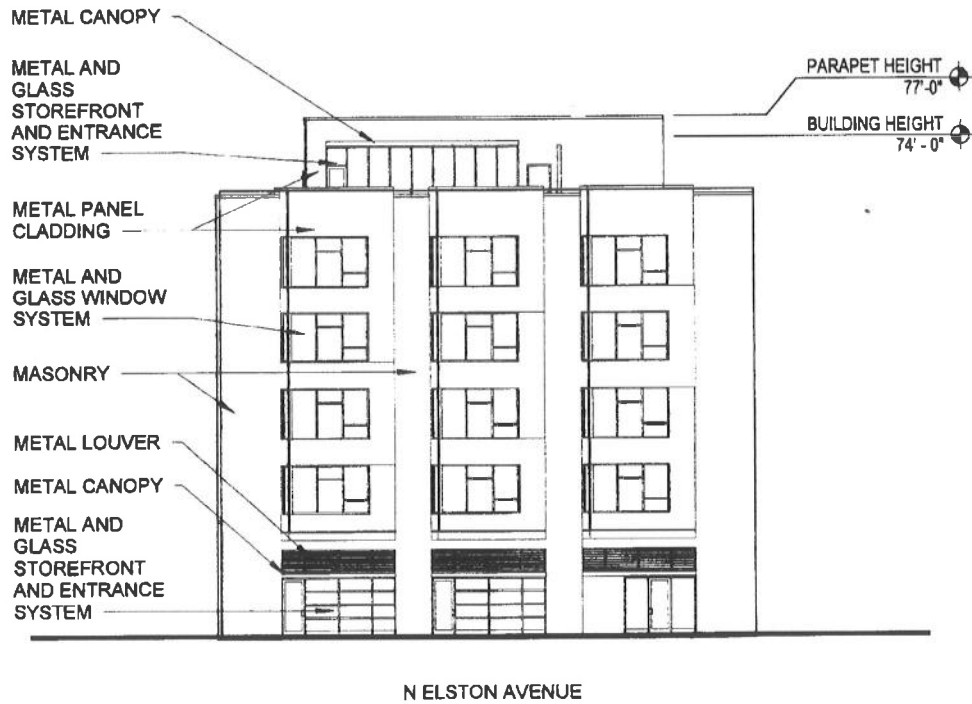
Applicant: 1838 Elston Avenue LLC  
 Address: 1838 - 1842 N. Elston Avenue

Introduced: September 19, 2019  
 GPC Date: June 17, 2021  
 Amended: -



PD-04

**FINAL FOR PUBLICATION** Planned Development No. -  
**EAST ELEVATION**



Applicant: 1838 Elston Avenue LLC  
Address: 1838 - 1842 N. Elston Avenue

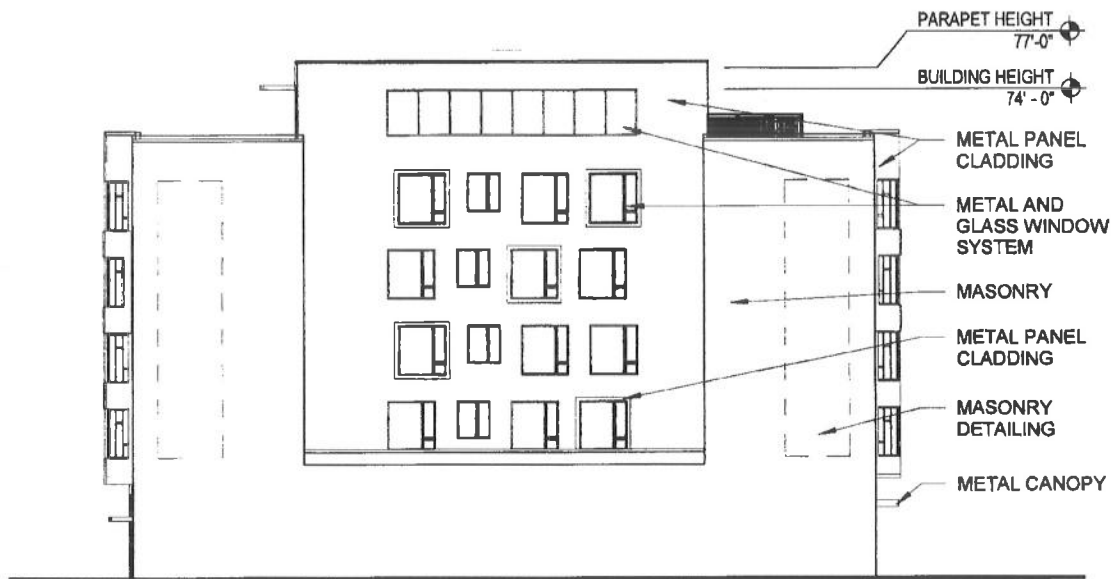
Introduced: September 19, 2019  
CPC Date: June 17, 2021  
Amended: -



PD-05

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**Planned Development No. -  
NORTH ELEVATION**



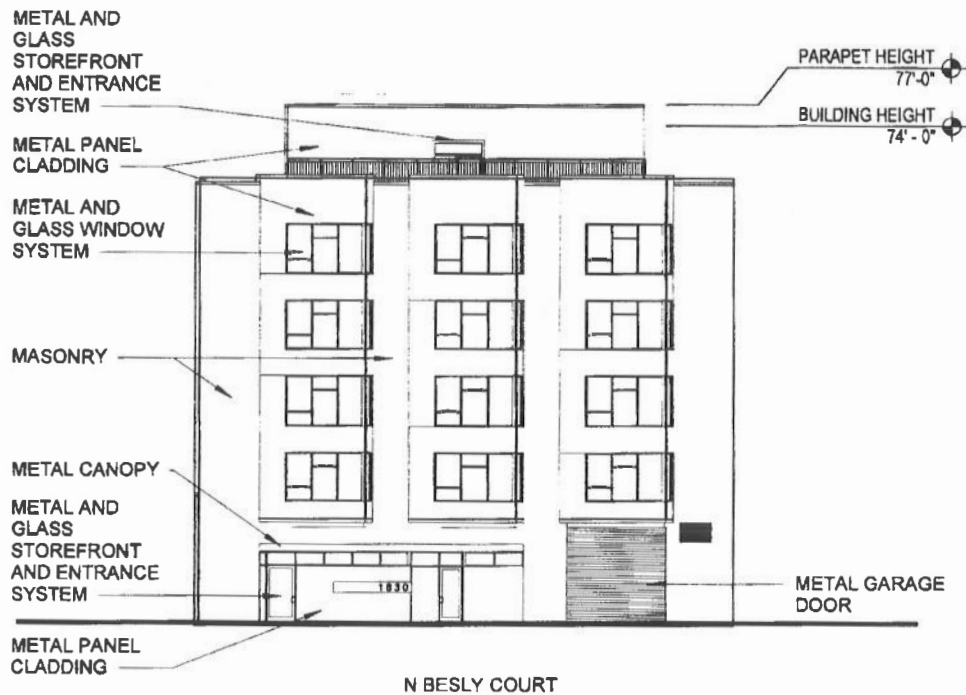
Applicant: 1838 Elston Avenue LLC  
Address: 1838 - 1842 N. Elston Avenue

Introduced: September 19, 2019  
CPC Date: June 17, 2021  
Amended: -



**PD-06**

**FINAL FOR PUBLICATION** Planned Development No. -  
**WEST ELEVATION**



Applicant: 1838 Elston Avenue LLC  
Address: 1838 - 1842 N. Elston Avenue

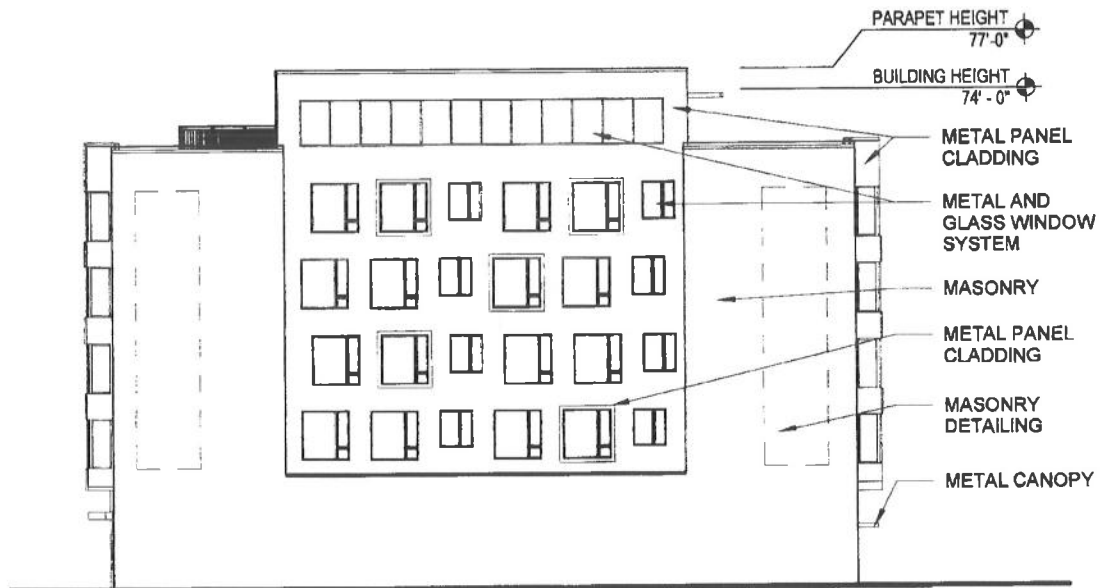
Introduced: September 19, 2019  
CPC Date: June 17, 2021  
Amended: -



PD-07

**FINAL FOR  
PUBLICATION**

**Planned Development No. -  
SOUTH ELEVATION**



Applicant: 1838 Elston Avenue LLC  
Address: 1838 - 1842 N. Elston Avenue

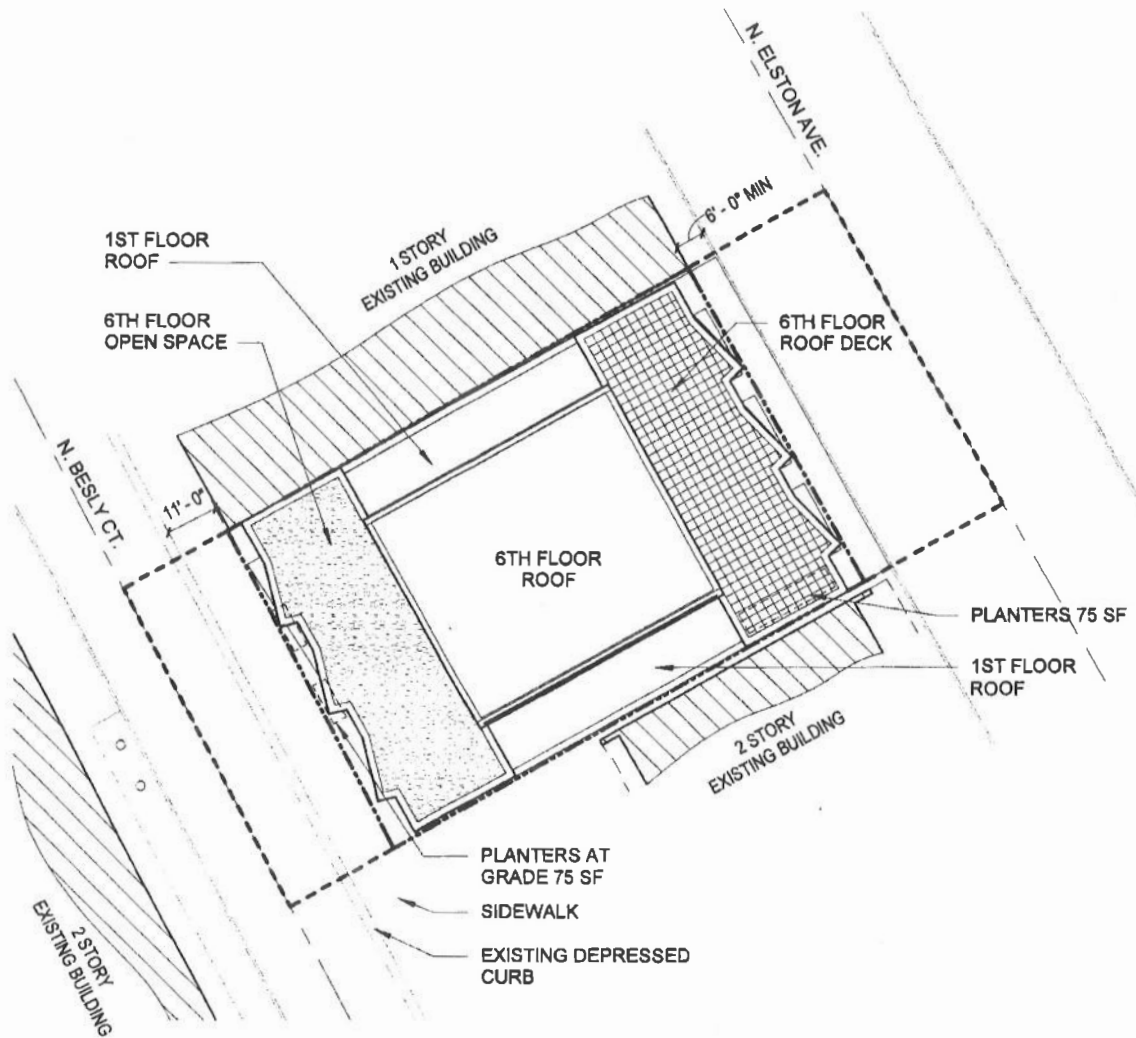
Introduced: September 19, 2019  
CPC Date: June 17, 2021  
Amended: -



**PD-08**

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# Planned Development No. - ROOF AND LANDSCAPE PLAN



Applicant: 1836 Elston Avenue LLC  
Address: 1836 - 1842 N. Elston Avenue

Introduced: September 19, 2019  
CPC Date: June 17, 2021  
Amended: -



PD-09