

APPLICATION NUMBER LF # 745

CITY OF CHICAGO  
AN APPLICATION TO THE CHICAGO PLAN COMMISSION UNDER THE LAKE MICHIGAN AND  
CHICAGO LAKEFRONT PROTECTION ORDINANCE

(This Application Must Be Typewritten)

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1 (a) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Conditions under which the provisions of this Ordinance are applicable are stated in Section 194B-5.1 of the Ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the Ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 N. La Salle Street, Chicago, Illinois 60602. Phone 744-6551.

This Application Form consists of Five Parts on 17 pages:

- Part One: General Information
- Part Two: Character of Proposal
- Part Three: Zoning Information
- Part Four: Potential Impact of Proposal (2 Sections)
- Part Five: Disclosure Forms (6 Sections)

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five days prior to the date of which the public hearing on this Application before the Chicago Plan Commission is to commence.

-SECTION BELOW FOR OFFICE USE ONLY-

Date of receipt in DP: _____ In Bldgs.: _____	ZBA action necessary? <input type="checkbox"/> yes <input type="checkbox"/> no: Type and Status: _____
Date of Applicant Notice to taxpayers of record: _____	Disclosure necessary? <input type="checkbox"/> yes <input type="checkbox"/> no
Date set for public hearing: _____	Simultaneous Planned Development processing <input type="checkbox"/> yes <input type="checkbox"/> no
Date on which Plan Commission published newspaper notice: _____	Previous Application this address? <input type="checkbox"/> yes <input type="checkbox"/> no; number: _____
Date of publication of report of Commissioner of DP: _____	Zoning map amendment? <input type="checkbox"/> yes <input type="checkbox"/> no: # _____
Date forwarded to: DIS _____; DSS _____; DPW _____; Pk. D. _____; Other _____	DISPOSITION Approved _____ Disapproved _____ Continued _____, to: _____ Date Applicant notified of decision: _____

SITE ADDRESS 2317 N. Clark St., Chicago, IL

## GUIDELINES FOR COMPLETING PART ONE OF THE APPLICATION

Part One of this Application provides general information to the Plan Commission for use in preparing its public notices of the proposal set forth in the Application and in preparing its review of that proposal.

1. The date entered in I. should be the date on which the Application is filed.
2. The location of the site of the proposal should be given by street address; if there is no address, the location must be described in relation to existing streets, rights-of-way or other fixed points of reference.
3. The Applicant must state his own name, address and telephone number and the name, address and telephone number of the owner of the subject property. The Applicant must be either the owner of the subject property or his duly authorized agent or representative, and, if the Applicant is an agent or representative, the Applicant must submit proof to the Commission that he is authorized to represent the owner of the subject property.

Whenever the ownership of the subject property is complex - a partnership, corporation, land trust or association - the Applicant shall so indicate. Further, the Commission may require disclosure of all real parties of interest in the subject property.

4. The description of a proposal should include, at a minimum, types of land uses and space uses, floor area, number of dwelling units and height of proposed structures in feet or stories. Additional concise information may also be included.
5. Under the provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance, the Applicant must submit to the Commission at the time of filing an Application a list of the names and last known addresses of the owners of all property on which notice must be served, the method of service employed, the names and addresses of persons so served, and a statement certifying that the Applicant has complied with the noticing provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Commission will not accept an application unless and until the Applicant furnishes the required list and certificate.
6. If there are any other approvals required from other public agencies before the Applicant can proceed with his proposal, they should be listed; except that other City of Chicago licenses and permits may be omitted as items requiring listing herein. If no other approvals are required, enter "NONE" under VI A. Examples of items which should be listed include approval of FHA financing, a U.S. Corps of Engineers permit, Federal Aviation Authority Approval, among others.

PART ONE: GENERAL INFORMATION

- I. Date of Application: May 18, 2020.
- II. Address or location of the Site of the Proposal: 2317 N. Clark St., Chicago, IL
- III. Information on the Applicant and the Owner
- A. Applicant
1. Name: 2300 Clark Development, LLC Phone: 847-853-7172
2. Address: 1000 Skokie Blvd., Suite 400-D, Wilmette, IL 60091
- B. Owner
1. Name: Same as Above Phone: \_\_\_\_\_
2. Address: \_\_\_\_\_
- C. If the Applicant is not the owner, check here N/A that proof has been attached to this Application that the Applicant is the duly authorized agent or representative of the owner.
- D. If the ownership of the subject property is complex, the Applicant shall indicate the type of ownership:
1. \_\_\_\_\_ Land Trust                      2. \_\_\_\_\_ Partnership or Association
3. \_\_\_\_\_ Corporation                      4.  Illinois Limited Liability Company
- IV. Brief Description of the Proposal: The Applicant is proposing to develop the subject property with a new four-story mixed-use building that will contain retail space at grade, thirty-five (35) dwelling units, and off-street parking for twenty-eight (28) cars.
- V. The noticing provisions of Section 194B-6.1(c) have been completed as they apply to the Applicant: Check here \_\_\_\_\_.
- VI. The Applicant must also obtain the following approvals in addition to the approval of the Plan Commission:
- A. Nature of Approval: Variations to reduce the required rear setback from 30 ft. to 0.68 ft., reduce the number of off-street parking spaces from 35 to 28, and to waive the loading berth.  
Agency: Zoning Board of Appeals (Variations 44-20-Z, 45-20-Z, and 46-20-Z were GRANTED.)
- B. Nature of Approval: \_\_\_\_\_  
Agency: \_\_\_\_\_
- C. Nature of Approval: \_\_\_\_\_  
Agency: \_\_\_\_\_
- Address: 2317 N. Clark St., Chicago, IL

## GUIDELINES FOR COMPLETING PART TWO OF THE APPLICATION

All graphic materials must be submitted in an 8.5" x 11" format and must be suitable for clear and sharp, black and white reproduction. Each map or diagram should have a scale and a north arrow. Each sheet of graphic material must be labeled with the appropriate figure number. If there are multiple sheets comprising one figure - for example figure 4 - those sheets should be labeled consecutively, for example Figure 4-1, Figure 4-2, etc., and each sheet should contain the address of the site of the proposal in the lower left corner.

For Figure 1, the Applicant should consider the "vicinity of the site" to be at least as extensive as the area for which he is required to give notice plus any intervening streets or other public rights-of-way.

For Figures 3 and 4, the Applicant should consider that "recreation areas" and "recreation space and facilities" include game courts, swimming pools and pool areas, game rooms, exercise rooms, party rooms, community rooms, observation decks and sun decks.

The required narrative statement should describe the features of the proposed development, including size and mix of dwelling units, mix of uses on the site, etc. It should present a basic rationale for the development.

For Figure 6, the Applicant is urged to provide any materials at 8.5" x 11" which will facilitate the review of his Application.

## PART TWO: CHARACTER OF THE PROPOSAL

This portion of the Application must be completed by attaching the following items, correctly sized and labeled, to the Application:

- I. Figure 1: A Map of the Vicinity of the Site, showing Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions. All streets on this map should be named, and the outline and height on all structures on properties immediately adjacent to the site of the proposal must be shown.
- II. Figure 2: A Map of the Existing Site, showing locations and dimensions of lot lines; contour intervals (5-foot) ; existing structures, walkways, driveways, special features.
- III. Figure 3: The Proposed Site Plan, showing locations and dimensions of proposed structures, driveways and walkways; proposed exterior parking areas; proposed exterior open space and recreation areas.
- IV. Figure 4: Proposed Floor Plans, including the ground floor, a typical floor, any floor with recreation space or facilities.
- V. Figure 5: An Elevation or Cross-section, showing the height and number of stories for all proposed structures.
- VI. Narrative: A Statement Describing the Proposed Development.

In addition, the Applicant is encouraged to provide additional graphic materials, visual aids; e.g., photographs, renderings, data tables, among others. Any such exhibits shall be labeled Figure 6.

PART THREE: ZONING INFORMATION

The Applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and on page 8.

I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

required       permitted       no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the Applicant is not required to complete the remainder of Part Three of this Application Form.

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II Is Zoning Board of Appeals approval a variation or a special use either necessary or

contemplated in relation to the Applicant's proposal?  yes  no.

If "yes," please explain the nature of the approval.

The Chicago Zoning Board of Appeals granted Cal Nos. 44-20-Z, 45-20-Z, and 46-20-Z, allowing for the reduction of the rear setback from the required 30 ft. to 0.68 ft., reduction in required off-street parking from 35 spaces to 28 spaces, and the waiver of the one (1) required off-street loading berth.

III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

<u>District Classification</u>	<u>Area</u>
A. B1-3 Community Shopping District	14,294 sq. ft.
B. _____	_____ sq. ft.
C. _____	_____ sq. ft.
D. Total Net Site Area:	14,294 sq. ft.

IV. Dwelling Units

A. Maximum units allowed

- Without efficiency units: 35.
- With maximum percent of efficiency units: N/A.

B. Proposed number of units

- Dwelling units: 35.
- Efficiency Units: 0.
- Total Units: 35.

C. Does the Applicant intend to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

yes  no.

If "yes" there will be N/A units fewer than the maximum allowed, and the Floor Area Ratio for the site will be increased by N/A %.

Address: 2317 N. Clark St., Chicago, IL

This page for calculations.

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V. Bulk



- A. Base Floor Area Ratio (F.A.R.), without bonuses: 3.0.
- B. Proposed F.A.R., include all bonuses: 2.6.
- C. List all bonuses used in computing B., above:
1. N/A
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- D. Proposed Floor Area: 37,123 sq. ft.
- E. Percentage of floor area devoted to interior recreation space, meeting rooms, etc. :  
N/A %.

VI. Off-street Parking and Loading

	<u>Minimum Required</u>	<u>Number Proposed</u>
A. Parking Spaces	<u>35</u>	<u>28</u>
B. Loading Docks	<u>1</u>	<u>0</u>

VII. Setbacks

	<u>Minimum</u>	<u>Proposed</u>
A. Front	<u>0</u>	<u>0</u>
B. Side	<u>0</u>	<u>0</u>
C. Rear	<u>30 ft. for residential floors</u>	<u>0.68 ft. per Variation</u>

Address: 2317 N. Clark St., Chicago, IL

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

The Chicago Plan Commission requires that the Applicant address the Fourteen Basic Policies of the Lakefront Plan of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the Applicant's proposal, and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

I. Fourteen Basic Policies

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.
2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit and roadway of expressway standards.
13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.
14. Coordinate all public and private development within the water, park, and community zones.

PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

II Thirteen Purposes

1. To promote and protect the health, safety, comfort, convenience, and the general welfare

of the people, and to conserve our natural resources;

2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated;
3. To maintain and improve the purity and quality of the waters of Lake Michigan;
4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported;
5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks;
6. To promote and provide for continuous pedestrian movement along the shoreline;
7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible;
8. To promote and provide for improved public transportation access to the Lakefront;
9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks;
10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago;
11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable;
12. To define and limit the powers and duties of the administrative body and officers as provided herein;
13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

**2317 N. CLARK ST., CHICAGO, IL**  
**Lakefront Protection Application**

**PROJECT NARRATIVE**

Property Description:

The subject property is an irregular lot with 83.23 ft. of frontage along North Clark St. and no access to the public alley system. The lot area total is 14,294 square feet. The property is located in the 43<sup>rd</sup> Ward.

Project Data:

The proposed development is a four-story story mixed-use building containing approximately 2,350 square feet of retail space at grade, thirty-five (35) dwelling units above, and on-site parking for twenty-eight (28) cars.

Retail Component:

There will be approximately 2,350 square feet of retail space at grade. The entrance will be located along the North Clark St. frontage.

Residential Component:

There will be a total of thirty-five (35) residential units distributed throughout the building's second, third, and fourth floors. There will be a mix of one, two, and three bedroom units. The residential entrance to the building will be located on North Clark St.

Parking:

Twenty-eight (28) off-street parking spaces will be located behind the principal building at the rear of the subject zoning lot. Access to the parking area will come from a shared access easement that runs along the north side of the subject zoning lot (See Survey for reference).

Landscaping:

The proposed building plan incorporates an accessible outdoor roof deck. Additional landscape improvements on the public way along North Clark St. will be made in compliance with the Landscape Ordinance.

**PART FOUR**

Fourteen Basic Policies:

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.

The construction of the proposed mixed-use building will not affect or impact this policy. The subject property is privately owned by the Applicant, 2300 Clark Development, LLC. The subject property was formerly improved with a one-story commercial building.

2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lakeshore parks.

The construction of the proposed mixed-use building will not affect or impact this policy. The subject property was formerly improved with a one-story commercial building.

3. Continue to improve the water quality and ecological balance of Lake Michigan.

The construction of the proposed mixed-use building will not affect or impact this policy. The subject property was formerly improved with a one-story commercial building. The subject site is located on the western edge of the Lakefront Protection boundary and lacks lakefront or public park frontage.

4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.

The construction of the proposed mixed-use building will not affect or impact this policy. The subject property was formerly improved with a one-story commercial building. The subject site is located on the western edge of the Lakefront Protection boundary and lacks lakefront or public park frontage.

5. Maintain and improve the formal character and open water vista of Grant Park with no new above ground structures permitted.

The proposed development will not affect or impact this policy. The subject property is not located in vicinity of Grant Park.

6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.

The proposed development will not affect or impact this policy.

7. Protect and develop natural lakeshore park and water areas for wildlife habitation.

The proposed development will not adversely impact this policy. The proposed development will replace a retail building that stood on the subject property for many years.

8. Increase personal safety.

The proposed development will not adversely impact this policy.

9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.

The proposed development will not adversely affect or impact shoreline erosion because the subject property is not located within close proximity to the lake's shoreline.

10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted east of Lake Shore Drive.

The subject property is located approximately three (3) blocks west of Lincoln Park and Lake Michigan, and will not constitute development east of Lake Shore Drive.

11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.

The proposed development will not affect or impact the access to lakeshore parks or vehicular traffic on secondary park roads. The proposed development will be accessed via North Clark St., a primary roadway in the City of Chicago.

12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit roadway and expressway standards.

The proposed development will not affect or impact the parkway characteristics or roadway standards of Lake Shore Drive.

13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront characteristics.

The proposed development will not affect or impact the port, water supply, or public facilities.

14. Coordinate all public and private development within the water, park and community zones.

The Applicant is committed to working with the community to ensure the construction has a minimal impact on the surrounding neighborhood. The Applicant has also reviewed its proposal with Alderman Michele Smith (43<sup>rd</sup> Ward).

Thirteen Purposes:

1. To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources.

The proposed development will promote, protect and enhance the quality of life of the neighboring community. The proposed mixed-use concept is compatible with the pattern of development in the subject area.

2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated.

The subject property is located within the Chicago Lakefront Protection District. For that reason, application is hereby made to the Chicago Plan Commission pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance. The proposed development will not be out of character with surrounding improvements in the area. There are a variety of multi-story, multi-unit buildings within a one (1) block range of the subject site.

3. To maintain and improve the purity and quality of the waters of Lake Michigan.

The proposed development will not adversely affect or impact this purpose. The proposed mixed-use development will comply with the Municipal Code of the City of Chicago, and all relevant requirements therein, further ensuring that the purity and quality of Lake Michigan is maintained.

4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported.

The proposed development will have no impact on the Lake or existing shoreline. The subject property is located approximately three (3) blocks west of Lincoln Park and the Lake Michigan lakefront.

5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks.

The proposed development will have no impact on the Lake or existing shoreline. The subject property is located approximately three (3) blocks west of Lincoln Park and the Lake Michigan lakefront.

6. To promote and provide for continuous pedestrian movement along the shoreline.

The proposed development will not affect or impact the pedestrian movement along the shoreline. The subject property is not located adjacent to a public park or the lake shoreline.

7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations wherever possible.

The proposed development will not affect or impact pedestrian access to the Lake in any way.

8. To promote and provide for improved public transportation access to the Lakefront.

The proposed development will not affect or impact public transportation to the Lakefront.

9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks.

The proposed development will not affect or impact Lakefront Parks.

10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 19A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

Zoning: The underlying B3-1 zoning district supports the proposed building.

Floor Area Ratio: The property shall have a 2.6 FAR (3.0 FAR is permitted in the B1-3 zoning district).

Parking: Twenty-eight (28) off-street parking spaces will be provided to support the proposed mixed-use development. The plan for twenty-eight (28) off-street parking spaces was reviewed and approved as a variation by the Chicago Zoning Board of Appeals.

11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary or desirable.

This purpose statement does not apply to this project.

12. To define and limit the powers and duties of the administrative body and officers as provided herein.

This purpose statement does not apply to this project.

13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

The proposed development will comply with the Municipal Code of the City of Chicago, and all relevant ordinances and requirements therein. The Applicant shall obtain the proper permits required by the City of Chicago. The Applicant has already secured approvals for the zoning variations required to permit the proposed building (ZBA Cal. Nos. 44-20-Z, 45-20-Z, and 46-20-Z).