



CHICAGO PLAN COMMISSION

Department of Planning and Development

BELRAY ANNEX / BELRAY APARTMENTS REHAB

3150 N. RACINE AVE (32ND Ward)

MERCY HOUSING LAKEFRONT

03/17/2022



Lake View Community Area Snap Shot

General Population Characteristics, 2020

	Lake View	City of Chicago	CMAP Region
Total Population	103,050	2,746,388	8,577,735
Total Households	57,721	1,142,725	3,266,741
Average Household Size	1.8	2.4	2.6
Percent Population Change, 2010-20	9.2	1.9	1.7
Percent Population Change, 2000-20	8.7	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2015-2019

	Lake View		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	78,668	77.6	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	8,674	8.6	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	4,044	4.0	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	7,023	6.9	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	2,907	2.9	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates.

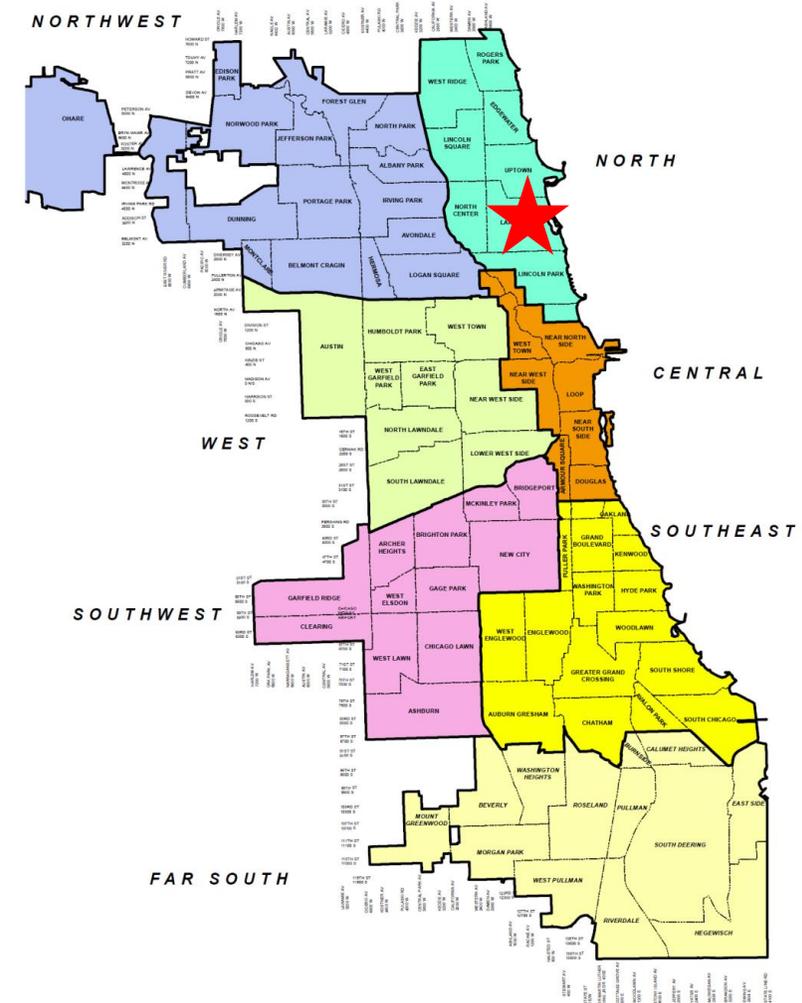
Universe: Total population

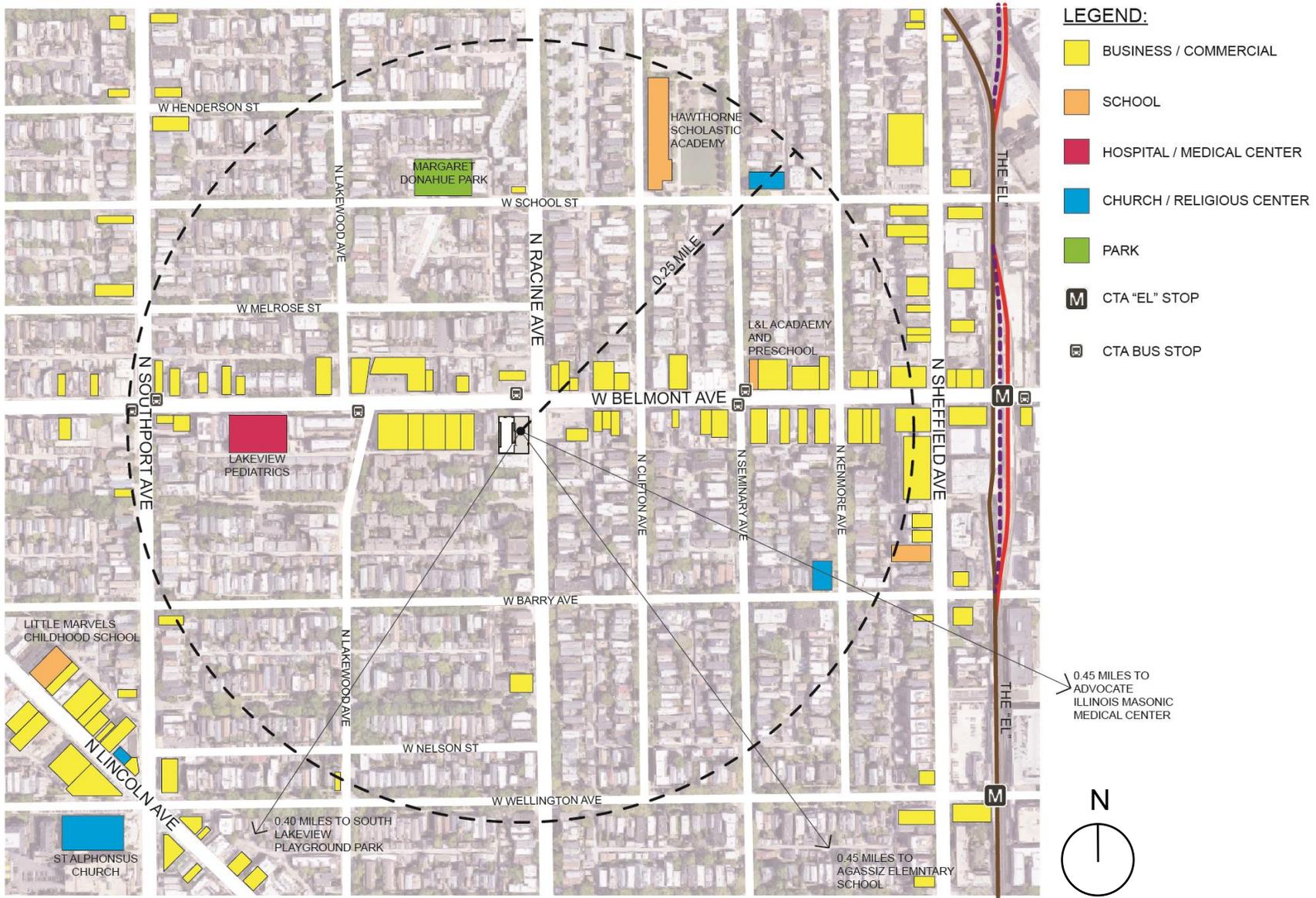
Age Cohorts, 2015-2019

	Lake View		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	5,554	5.5	171,323	6.3	518,065	6.1
5 to 19	6,968	6.9	462,093	17.1	1,644,152	19.4
20 to 34	48,651	48.0	739,281	27.3	1,794,152	21.1
35 to 49	20,158	19.9	546,045	20.2	1,701,494	20.1
50 to 64	11,768	11.6	453,823	16.7	1,635,766	19.3
65 to 74	4,989	4.9	195,049	7.2	691,947	8.2
75 to 84	2,230	2.2	100,949	3.7	346,833	4.1
85 and Over	998	1.0	40,971	1.5	150,858	1.8
Median Age	31.5		34.6		37.5	

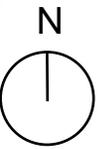
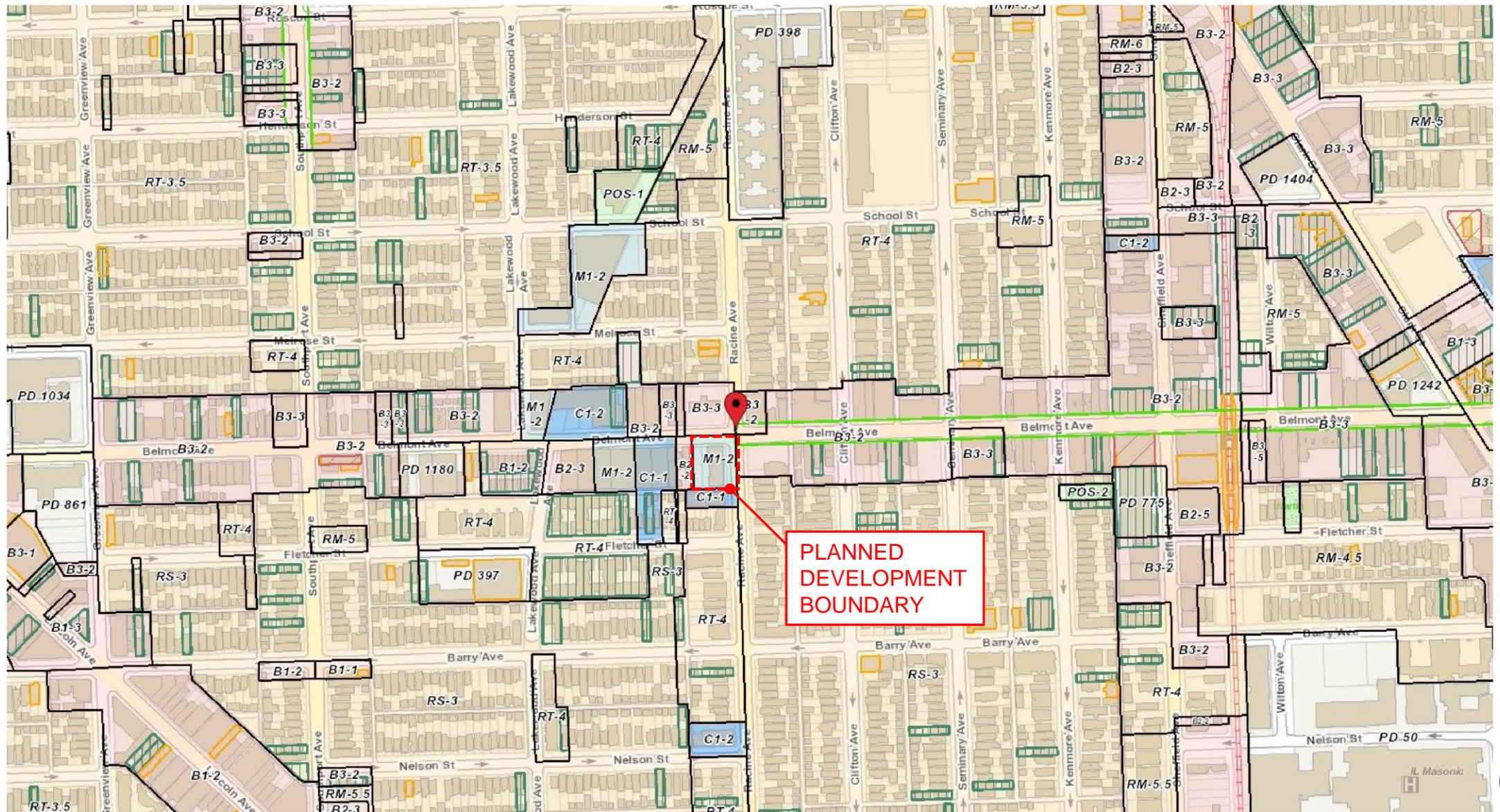
Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population





SITE CONTEXT PLAN





6 EXISTING PARKING LOT



4 NW CORNER LOOKING EAST



2 WEST ELEVATION



5 NE CORNER LOOKING SW



3 NORTH ELEVATION



1 SE CORNER LOOKING NW

CONTEXT PHOTOS



AERIAL VIEW LOOKING SW DIRECTION

Pedestrian Context



Proposed View – Belmont / Racine Intersection looking SW



Existing View – Belmont / Racine Intersection looking SW

Community Outreach

Presentation to South Lakeview Neighbors (SLN) - 02.12.2019



South Lakeview Neighbors

1505 West Oakdale Avenue, Chicago, IL 60657 Web Site: www.slnneighbors.org
 General email: info@slnneighbors.org
 President email: president@slnneighbors.org

BOUNDARIES: DIVERSEY TO BELMONT - RAVENSWOOD TO RACINE
Membership Dues (per person) \$10.00 September 1 through May 31
Meetings held at Athenaeum Theatre, 2936 N. Southport on the second Tuesday of every Month (except January, June, July and August) at 7:00 p.m. (Doors open at 6:30 p.m.)

MARCH 2019

FEW WORDS FROM OUR PRESIDENT ...

Late Night Musings from Barry Ave.

Last month's Feb 12th membership meeting was one of the most consequential, interesting, informative and raucous in memory. We had two important voting issues – St. Al's convent conversion to house migrant girls and expansion of the Bel-Ray Apts at Belmont & Racine to increase SRO type affordable housing. In addition, we were visited throughout the evening by 5 candidates for Chicago's next mayor – Gary McCarthy, Bob Fiochetti, Paul Vallias, Jerry Joyce and Tom Lightfoot. As you all have heard by now Ms. Lightfoot received the most votes on election night with 17.5% and is in an April runoff election with Toni Preckwinkle who received 16% of the vote.

For those who missed that packed evening my very brief personal synopsis is as follows: all of the visiting candidates came across as decent, sincere and honorable people unlike many quintessential politicians. McCarthy had a singular focus on crime and corruption. Fiochetti had aldermanic experience but little in compelling plans. Vallias had substantive details and solutions but did not communicate them quickly and well. Joyce was personable but did not take time to communicate any depth and Lightfoot was very general with platitudes but came across as smart and thoughtful. Additional reviews are elsewhere in the newsletter.

What is important now is that we all have a binary choice in this next very important mayoral April run off election – Lightfoot or Preckwinkle. Both have their strengths and weaknesses. I am undecided and am sure most others are as well. Remember,

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MEETING AT A GLANCE
TUESDAY, MARCH 12, 2019

ATHENAEUM THEATRE
2936 N. SOUTHPORT
6:30pm - Member socializing
7:00pm - Meeting begins

Agenda:
1) Newly elected Cook County Commissioner – Bridget Degnen
2) State Rep Ann Williams – update on new Springfield legislation
3) Transit Oriented Development (TOD) Expansion Ordinance to include Ashland Ave.
4) SLN Voting By-law – 60 day waiting period for new members. Preliminary discussions

about 4/5ths of the Chicago citizens who voted that day cast their ballots against each of these candidates rather than for them. In the coming weeks I suggest you listen closely with some skepticism but not cynicism, do some analysis and make an informative vote. We will be inundated from both camps, talking heads and political operatives with words and accusations including "insider/outsider", "reformer/political machine", independent, accountability, "city hall accountable to citizens", "lifetime of service", "investments in neighborhoods", job growth, etc. The city and its troubles have to get this election right.

Both candidates have been invited to stop by at our March meeting. I have been receiving text messages and emails with questions from their respective campaigns. Hopefully if their schedules permit, confirmations may be arriving.

Now the local SLN issues: The St. Al's Convent Special Use Permit for housing using Central American migrant girls was all encompassing and at times heated. The discussion ranged from concerns with enabling Trump administration policies, fear of local kidnappings, possible child trafficking and neighborhood presence of armed ICE agents etc. Sister Cathy Ryan of the managing Merryville Academy gave a sincere presentation and very effectively answered all questions. The final vote was 47 in favor and 16 opposed.

The Bel-Ray Apartments at 3150 N Racine is best described as "affordable efficiency apartment housing for low income and homeless and or disabled individuals" owned and managed by not-for-profit Mercy Homes. Think of it as a clean well-run SRO. Their proposal was to build an annex on to their adjoining 20 car parking lot and expanding from the current 70 units to 106 units without any parking since it is viewed as not seriously needed. There were some controversies and discussions regarding staff parking, precedent setting high density zoning, TOD requirements, history of police calls, etc. SLN's neighborhood development review committee, NDRC, did not recommend approval of this initial plan in December 2018 and suggested the need for at least 6 parking spaces for staff parking resulting in lower density zoning and fewer tower units. A late-night ballot vote was taken resulting in 25 in favor and 18 against the initial 106-unit proposal as presented. Additional meetings will soon be held between the Mercy Housing team and our alderman's team to see how this 106-unit project can move ahead with new zoning and TOD considerations. The path forward is not real clear.

Our March 12 meeting will be interesting and informative from an electoral perspective. Our new Cook County Commissioner, Bridget Degnen, replacing John Fritzy, will introduce herself and review relevant issues facing the Cook County Board. Also, with the new state administration, our state rep Ann Williams will brief us on the new directions, issues and proposals going on in Springfield.

In addition, Paul Sajovec, Chief of Staff to Alderman Waguespack, will review the latest city council approved expansion modifications to the Transit Oriented Development (TOD) ordinance. Briefly, the SLN implication is that [1] Ashland Ave is considered a high frequency bus transit corridor, [2] TOD incentives – higher density/less or zero parking zoning is now allowed within ¼ mile of Ashland Ave or ½ mile on Pedestrian Designated streets and [3] applicable zoning is now B, C, D, M and RM5 and above opening up many parcels in the SLN. Also, the related required Affordable Housing Ordinance requirements for new developments have been greatly increased. The bottom line is that there is a great deal of implications to our immediate neighborhood – you need to hear and understand this to get an idea as to the potential future SLN changes.

As I mentioned earlier, candidates Preckwinkle and Lightfoot just may be able to briefly stop by, talk and take questions. I would suggest that you think about and prepare questions and comments for them and the rest of our speakers. They just may be on a "listening tour".

As always, let me know what you are thinking at president@slnneighbors.org. Take care, Sam

South Lakeview Neighbors
1505 West Oakdale Avenue
 www.slnneighbors.org
 email = info@slnneighbors.org

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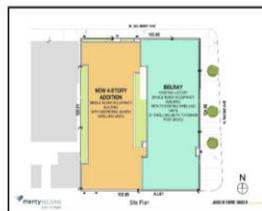
Belray Apartments South Lakeview Neighbors Presentation – February 12, 2019

- 1. Rezoning Request – Steve**
 - a. Current zoning is M1-2
 - b. Proposed new zoning is a PD with underlying zoning of B2-5
- 2. Mercy Housing background – David**
 - a. Mercy Housing Inc size/structure/age
 - b. Mercy Housing Lakefront origins as Lakefront SRO
 - c. MHL current footprint, supportive housing portfolio
 - d. Explanation of what permanent supportive housing is
 - e. Mercy's philosophy about being good neighbors, owning for long-term
- 3. Project Details & Goals – Carolyn**
 - a. Mercy first took over the Belray in 1996, when we transformed it from a short-term occupancy SRO that police had considered a "problem corner" into permanent supportive housing for 70 formerly homeless residents and dramatically improved the property and turned the corner around.
 - b. Since that time, to be eligible to live at the property all residents must be homeless and disabled. All residents of the Belray pay 30% of their income toward rent. For many of our residents who have no income that means they pay \$0, or for those who rely entirely on social security or disability payments, they may pay about \$200 per month toward their rent.
 - c. We also have on-site case managers who work closely with residents to help them remain housed, stay connected to their benefits, get access to healthcare, treatment for addiction and other mental illnesses, and other services.
 - d. The property also has on-site security 24/7 and one point of entry that is monitored by security so that we know who is in the building at all times.
 - e. As you know if you've lived in this neighborhood for a long time, it has changed quite a bit since 1996, and Mercy is proud to have been a part of the prosperity of this community. Now we are looking to re-invest in the property both by refinishing the existing units, but also by adding a new addition that will increase the number of apartments from 70 to 106. Mercy owns the adjacent parking lot on the west side of the building, and this is where we are planning to build the addition.
 - f. This will allow us to both provide much-needed housing in the community, and also expand the amenities for residents, increasing the size and facilities of our community room, and adding a computer center and a fitness center.
 - g. The building is 1,500 feet from the Belmont El stop, and the Belmont 77 bus stops right outside our door, so while we are technically 180 feet outside of the city's TOD radius, we see this building as a TOD location. Our residents largely rely upon transit to meet their everyday needs. As you'll see in our site plan, our proposed design eliminates parking on-site to acknowledge this reality.
 - h. We know that parking is a difficult subject in this neighborhood, but in order for Mercy to make the investment in the additional apartments that we want to add to this site, there are certain economies of scale we have to hit to make the project feasible. Mercy is a mission-driven organization and we can only operate property like this one if it can sustain itself financially, and we cannot do that if we are building parking here. To that end, Mercy's mission is to house people, so when we have to make a choice between preserving a parking spot or building a home for a person that is sleeping under a viaduct, we're going to choose to build the home every time.

- i. We also know that school capacity is often a concern when new development comes to a community like this one with excellent public schools. The population of this building will continue to be single adults, and will not place any demand on the local schools.
- j. I'm going to turn it over to Jack to walk through our design in more detail, but want to leave you with one last thought about the goal of this project: if you ever walk down the street and see a person sleeping in a doorway or holding a paper cup out to you and wish you could do something, but are not really sure how you could make an impact on such a huge, intractable problem as homelessness, then this is your opportunity to make an impact. Supporting our project to provide 36 new, supportive homes for our less-fortunate neighbors is how you can help.

4. Design Details – Jack/Kate

- a. Addition design – emphasis on improved activity at first floor, removing opaque windows, extending street wall, greenery at front planters
- b. Interior scope – high-level walk-through of addition of amenities, de-densifying existing building footprint, how addition lays out



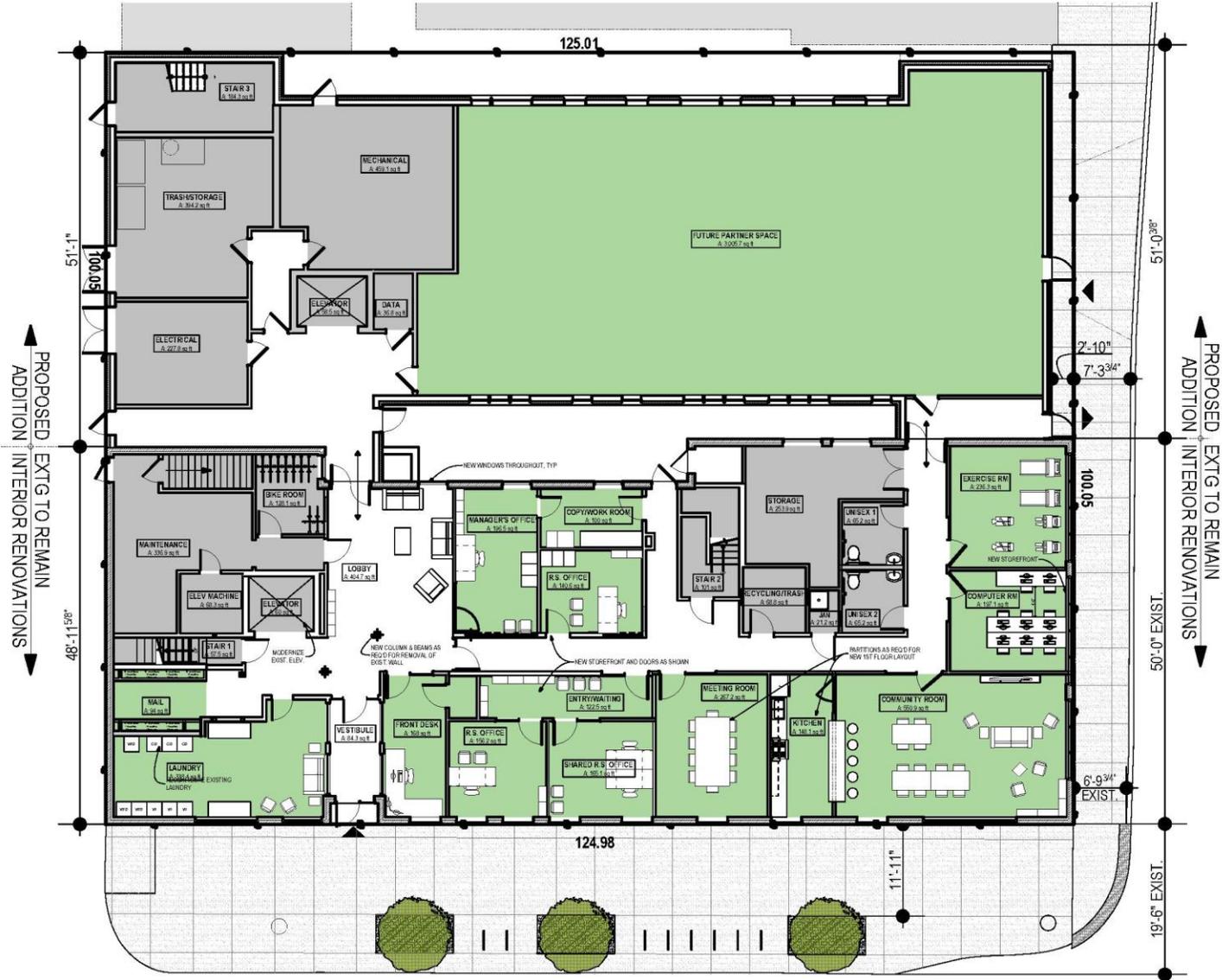
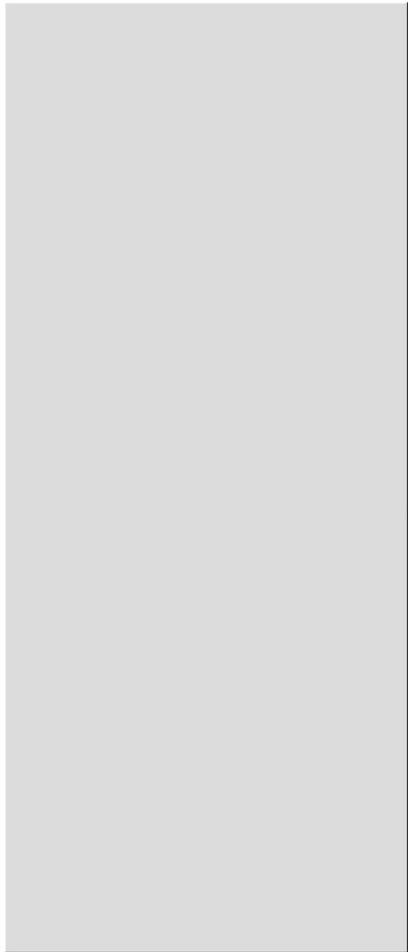




View from Belmont - BEFORE



View from Belmont - AFTER



PROPOSED EXTG TO REMAIN
ADDITION INTERIOR RENOVATIONS

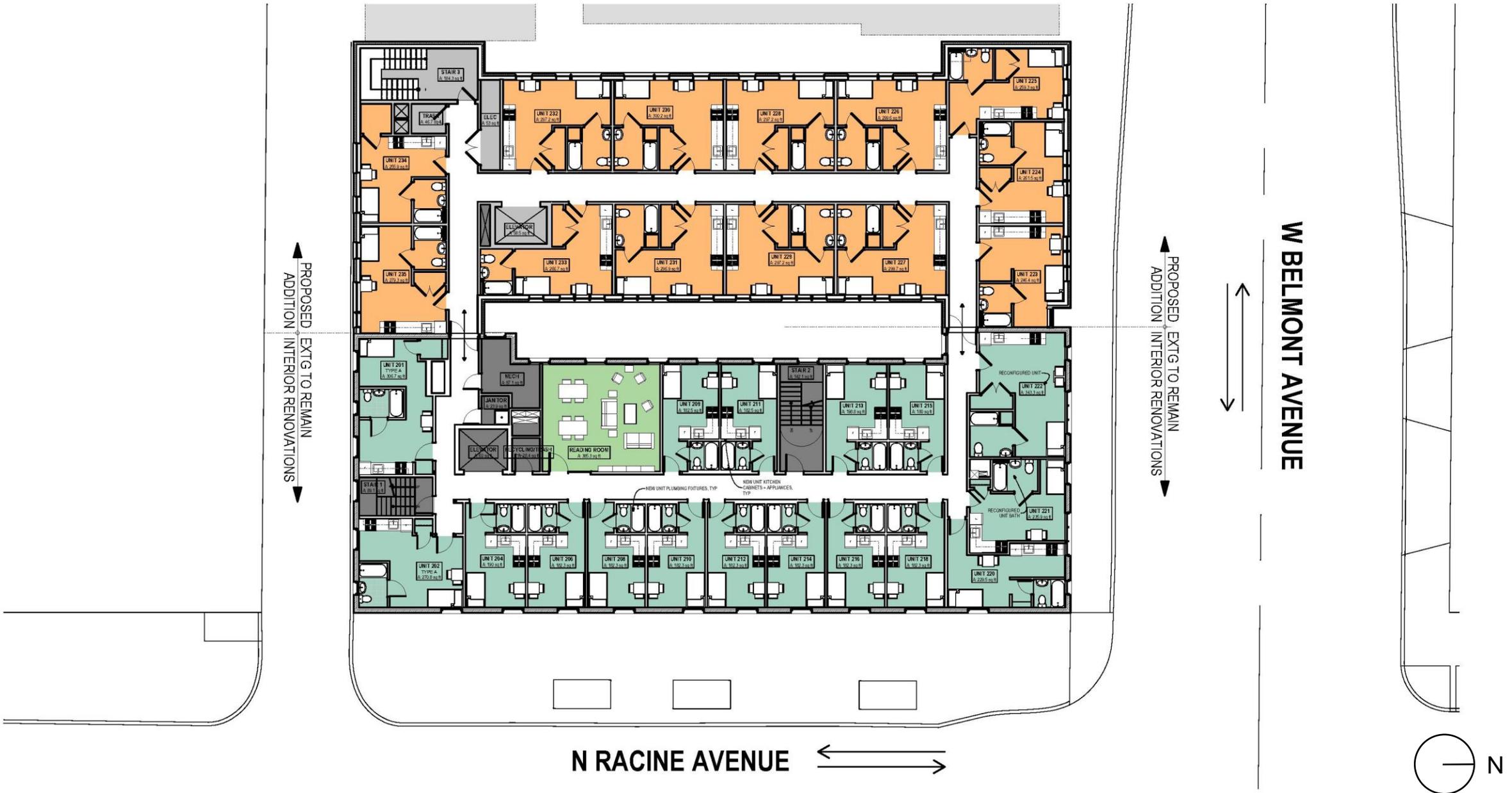
PROPOSED EXTG TO REMAIN
ADDITION INTERIOR RENOVATIONS

N RACINE AVENUE

W BELMONT AVENUE



SITE + GROUND FLOOR PLAN



TYPICAL FLOOR PLANS (FLOORS 2-3)



W BELMONT AVENUE

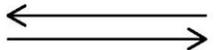


PROPOSED EXTG TO REMAIN
ADDITION INTERIOR RENOVATIONS

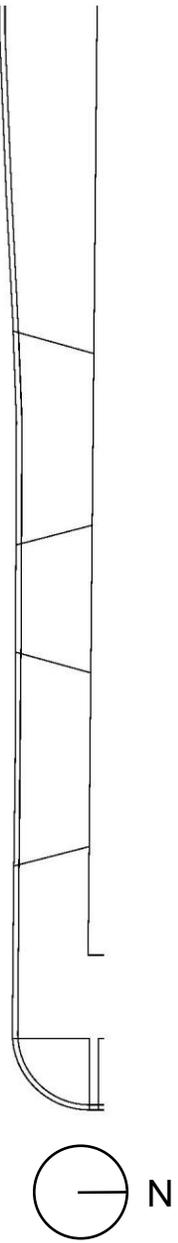


PROPOSED EXTG TO REMAIN
ADDITION INTERIOR RENOVATIONS

N RACINE AVENUE



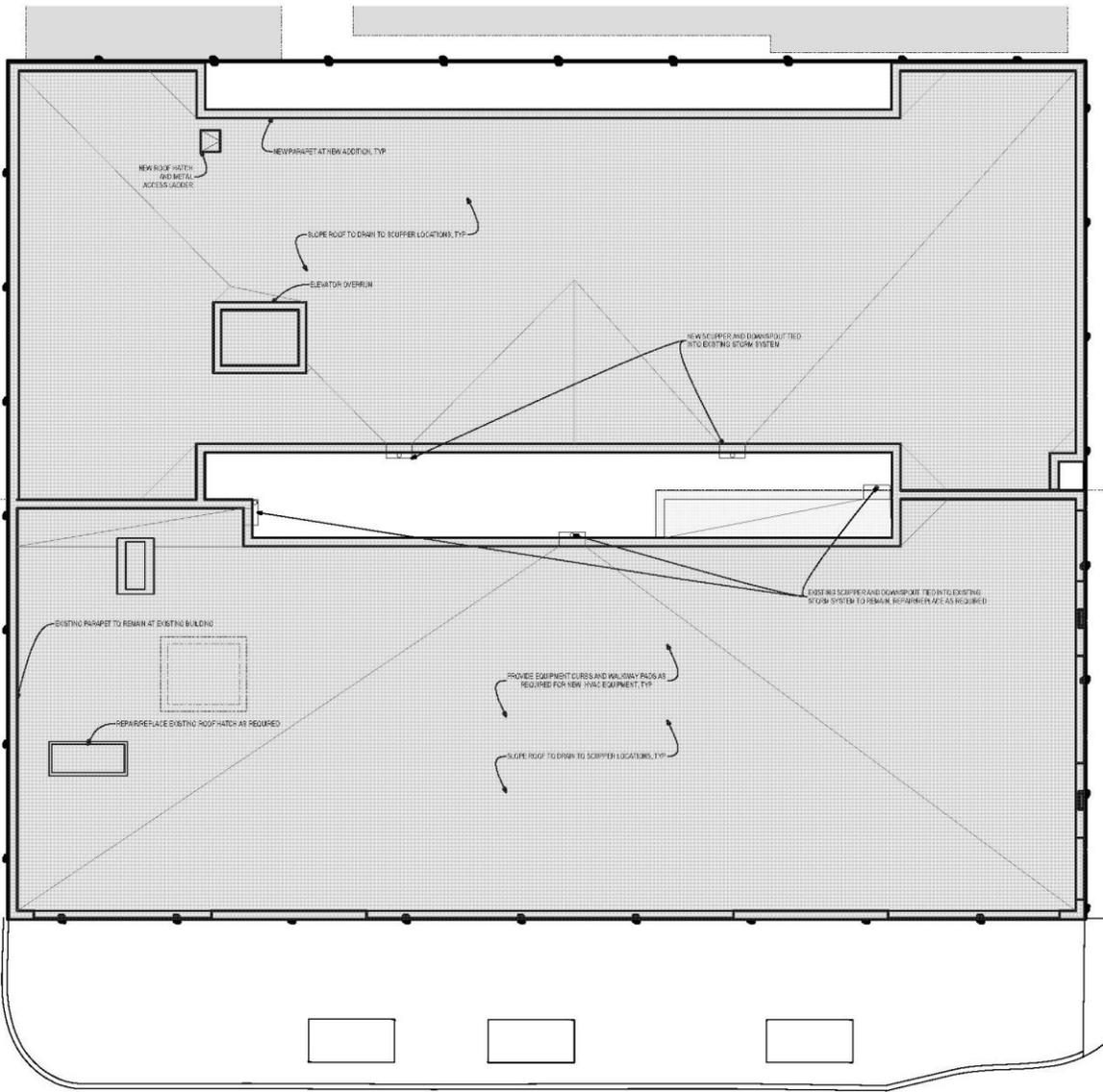
FOURTH FLOOR PLAN



W BELMONT AVENUE

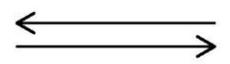


PROPOSED EXTG TO REMAIN
ADDITION INTERIOR RENOVATIONS



PROPOSED EXTG TO REMAIN
ADDITION INTERIOR RENOVATIONS

N RACINE AVENUE



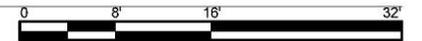
ROOF PLAN



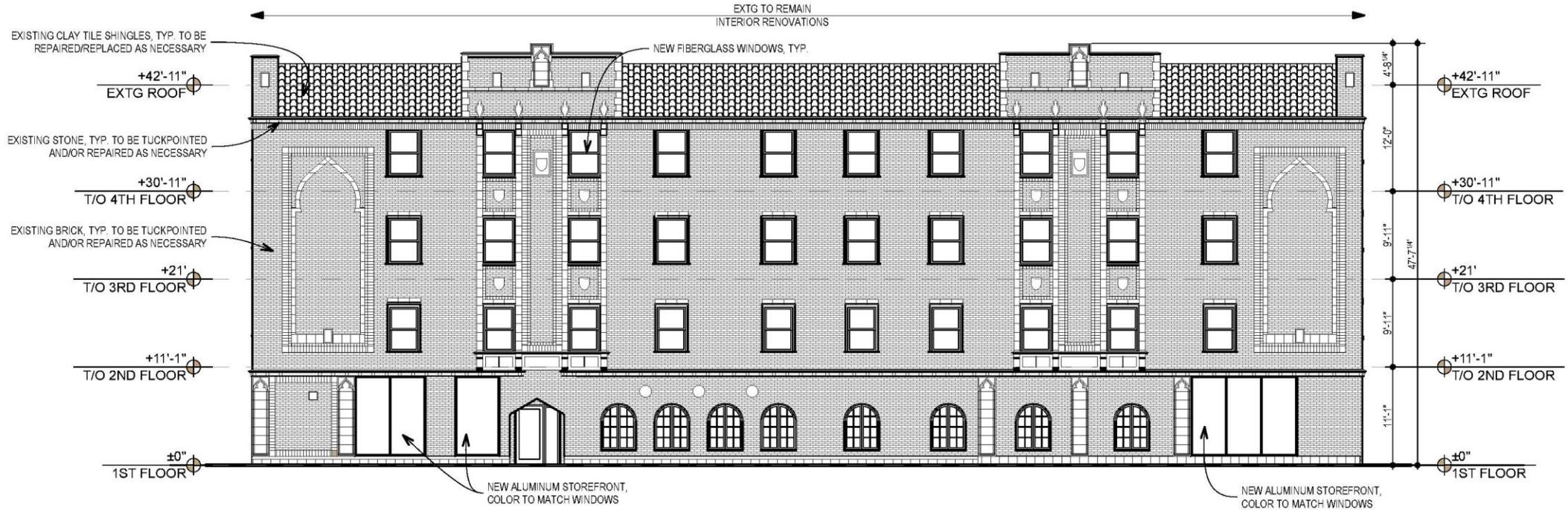
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NORTH (BELMONT) ELEVATION

SCALE: 1/16" = 1'-0"



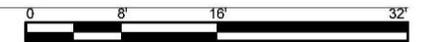
NORTH (BELMONT) BUILDING ELEVATION



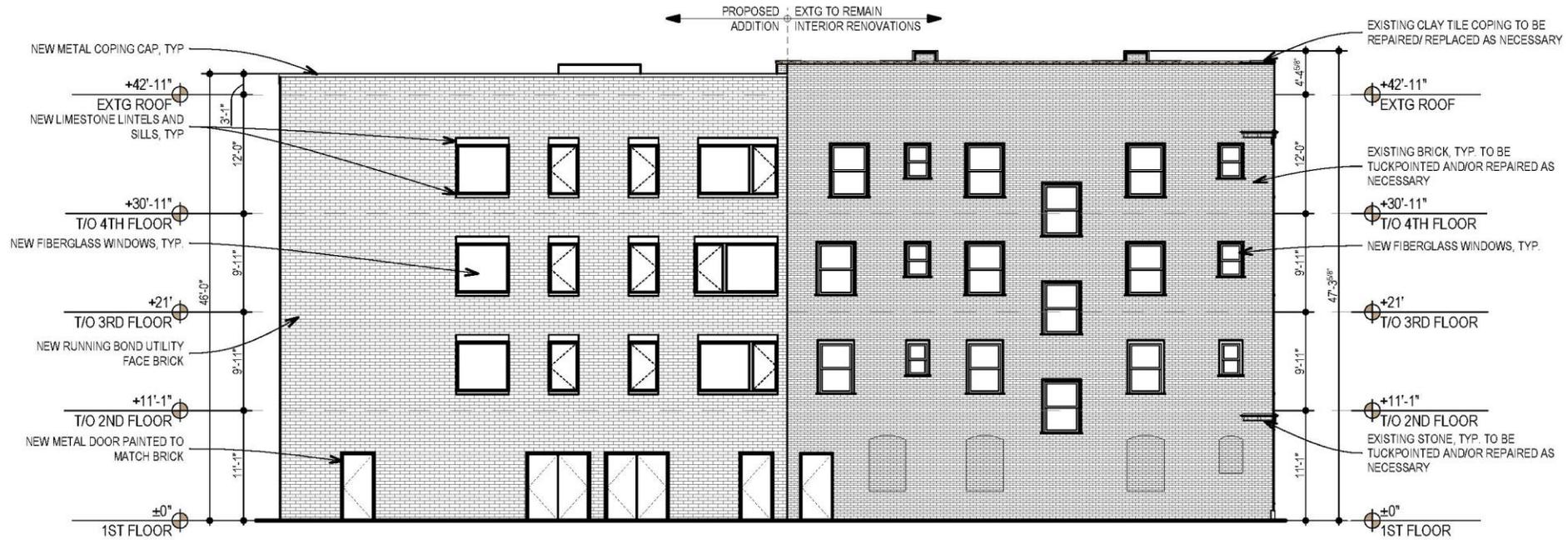
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EAST (RACINE) ELEVATION

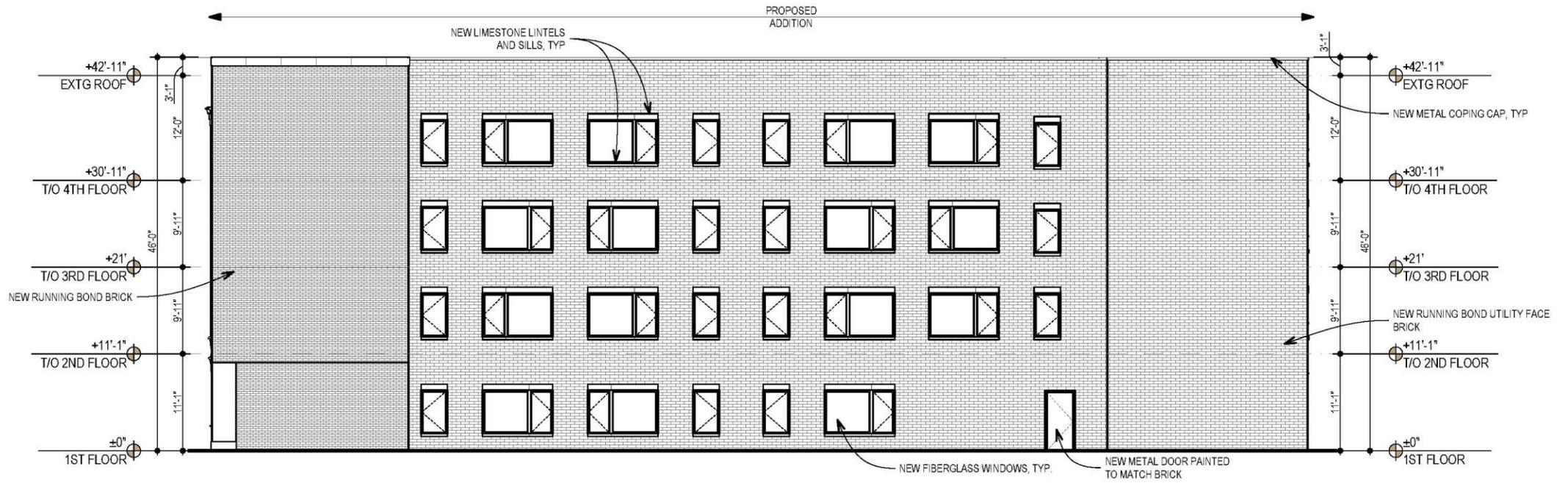
SCALE: 1/16" = 1'-0"



EAST (RACINE) BUILDING ELEVATION



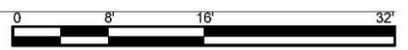
SOUTH (ALLEY) BUILDING ELEVATION

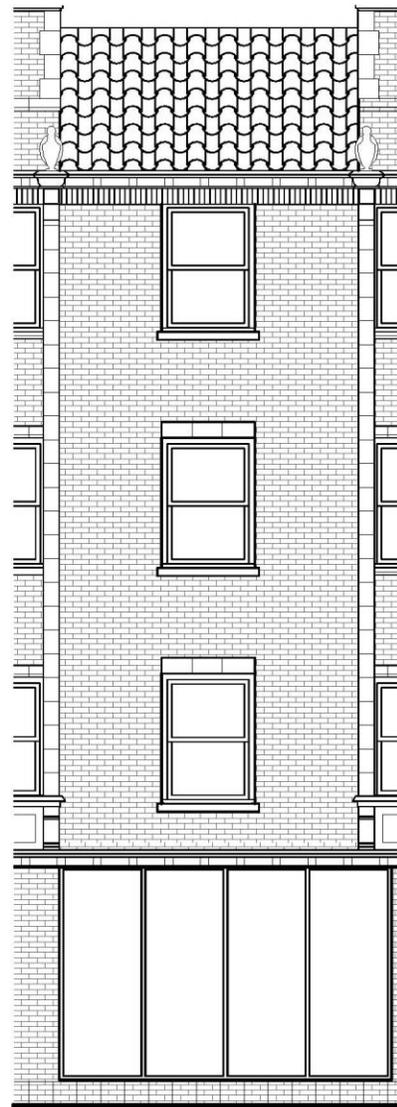
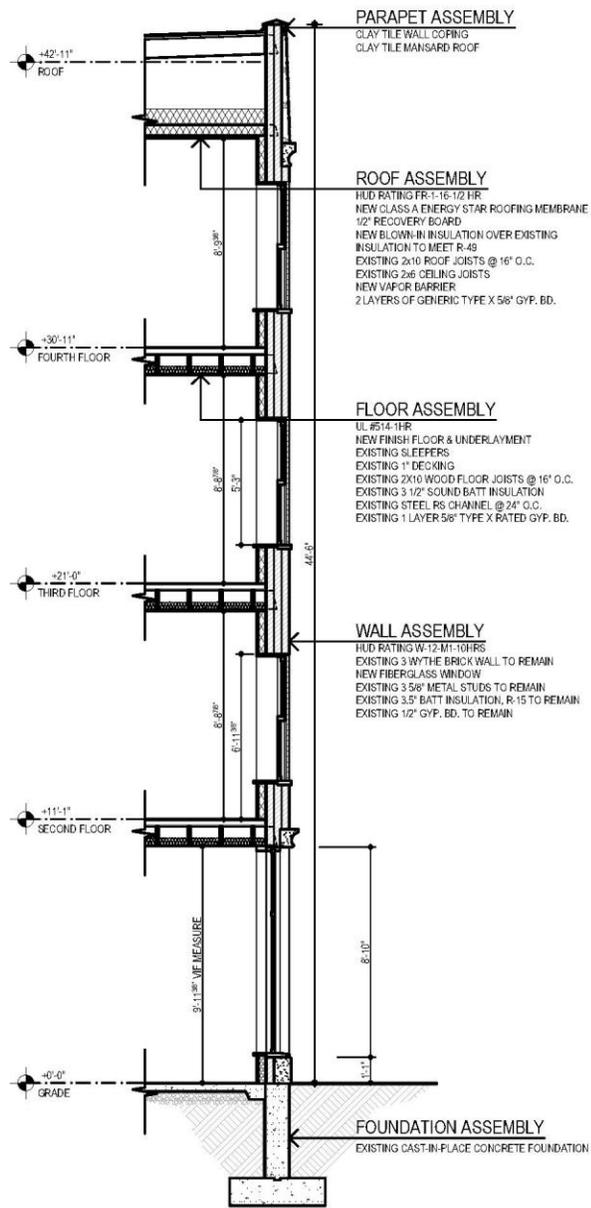


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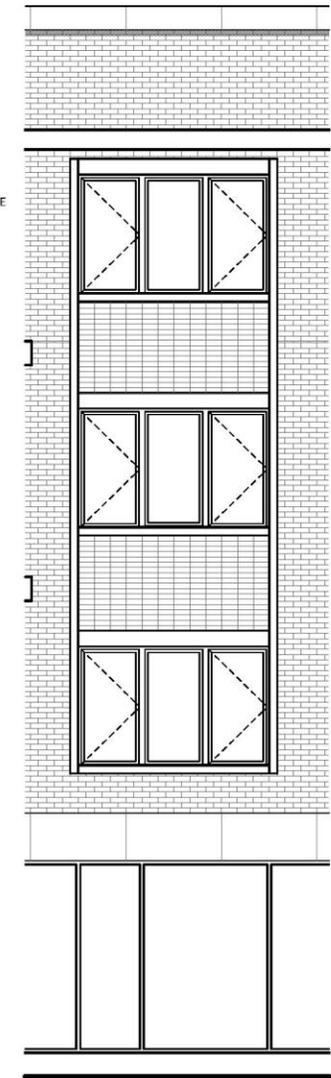
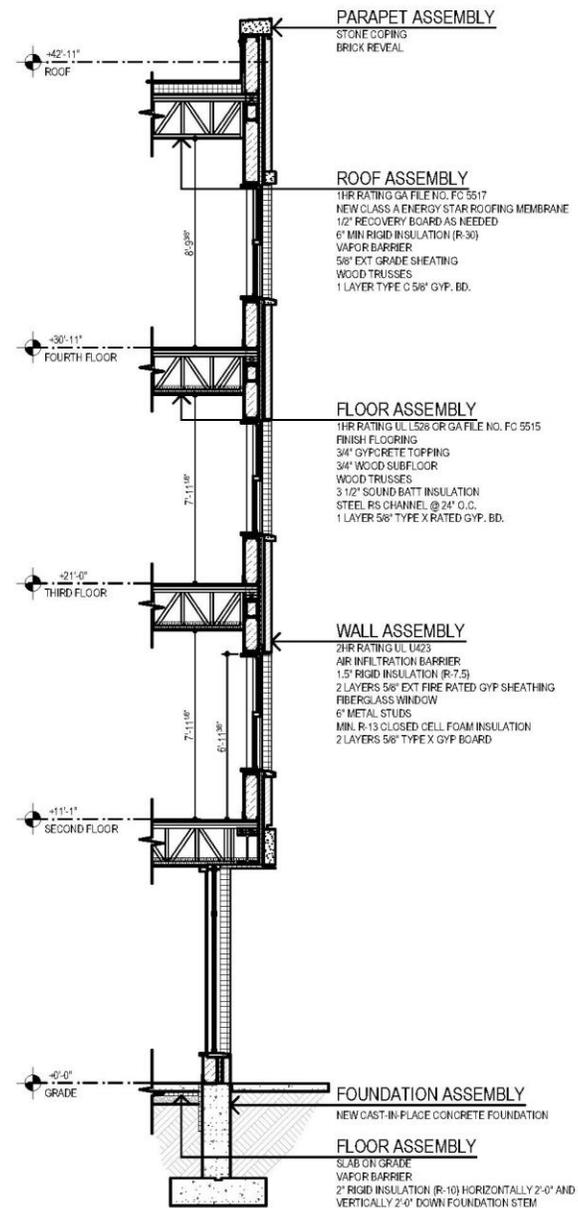
WEST ELEVATION

SCALE: 1/16" = 1'-0"

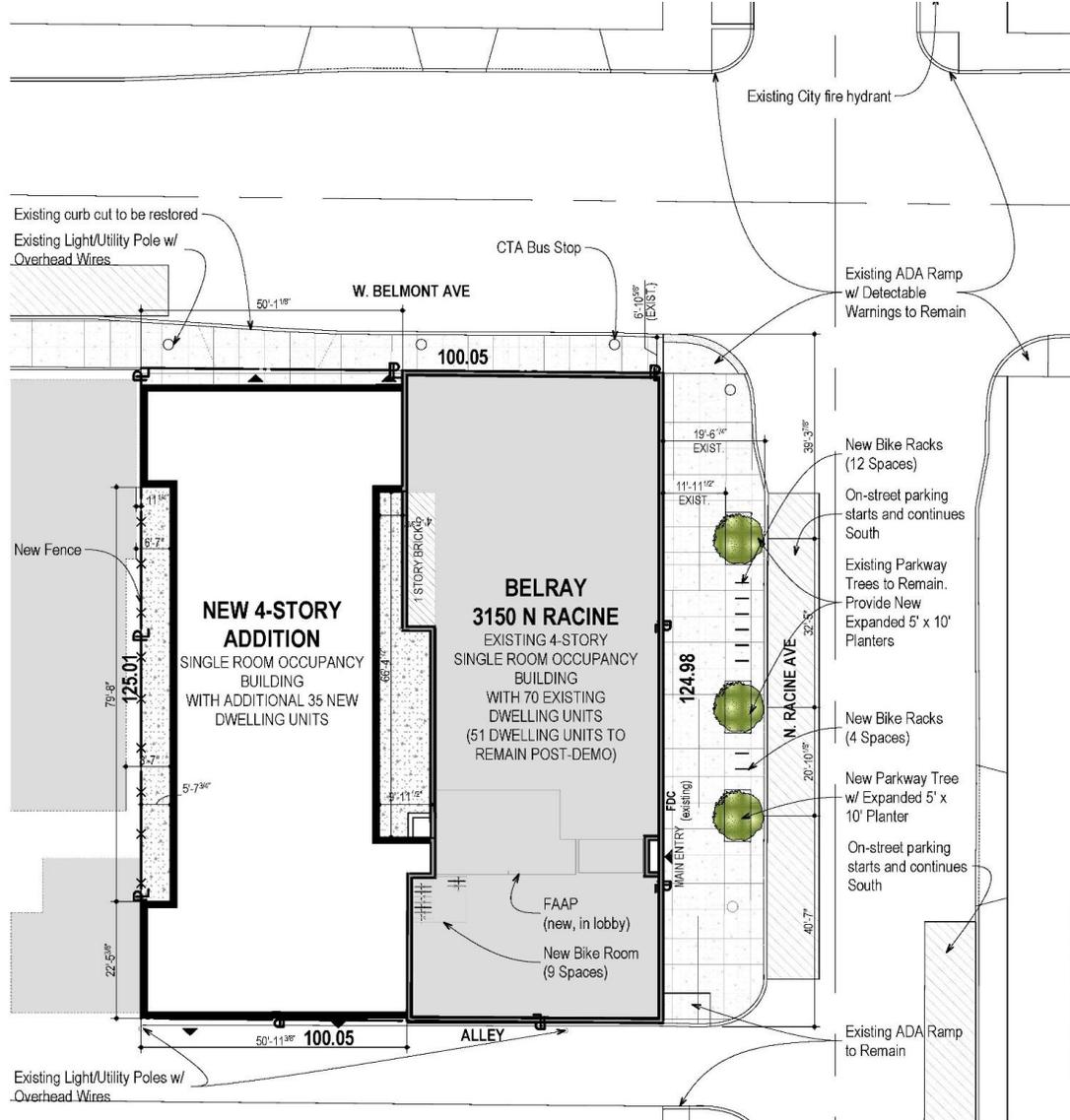




FAÇADE @ EXISTING BUILDING



FAÇADE @ PROPOSED ADDITION



Site Information

Lot Area: 12,500 SF
 Current Zoning: M1-2
 Proposed Zoning: PD with Underlying B2-3
 Current FAR Allowed: 2.2
 Current FAR Building: 1.8
 Proposed FAR Allowed: 4.0
 Proposed FAR Building: 3.6
 Current Parking: 19 spaces
 Proposed Parking: 0 spaces

Building Information

Construction Type: Existing III-B, Proposed Addition III-B
 Occupancy: Existing R-2, Proposed Addition R-2
 Area: 45,315 GSF Total (4 floors including 21,977 GSF Addition)
 Proposed Height: 47'-6" (no change from existing building)
 Fire Sprinklers: NFPA 13R to be included as part of renovation/addition
 Standpipes: To be included as part of renovation/addition
 Fire Alarm System: To be included as part of renovation/addition
 Fire Lanes: N/A
 Curb Cuts: N/A
 Wood Frame Private Garages: N/A

1

Proposed Site/Roof Plan

SCALE: 1" = 20'



Pedestrian-Oriented Design

Zoning Code Sections 17-8-0905 and -0906

The Belray Apartments development complies with Pedestrian Oriented Design by the following measures:

- 1) The development maintains the existing safe sidewalk widths, parkway trees, and bus stop while adding bicycle parking. It also eliminates an existing driveway/curb cut on Belmont Ave.
- 2) The development's first floor, street-facing spaces (both at the existing building and addition) will have large open storefront glazing. The programming of these spaces will be public-facing functions as well: community rooms and meeting spaces, computer lab, and fitness room. In its current configuration, these openings have been closed from public use, and serve resident apartments.
- 3) The development has no public-facing "blank walls" per the ordinance. The existing, historic façade has protected brick and stone detailing, and offers no blank walls. The new façade is a mix of open storefront, stone, and brick to coordinate with the adjacent historic façade.
- 4) The development will maintain the existing historic entry on Racine Ave. – this opening serves the tenants as a well-marked, inviting entry, but is sited on the less busy Racine Ave. side. The community space at the addition has an entry out on to Belmont, but this will only be used for infrequent public engagement.



1 NORTH (BELMONT) ELEVATION

SCALE: 1/16" = 1'-0"



EXISTING CLAY TILE SHINGLES



GLAZED BRICK (STACKED BOND)



YELLOW/TAN BRICK TO MATCH EXISTING



LIMESTONE SILLS & HEADERS



ALUMINUM STOREFRONT



Compliance Options	Points Required	Sustainable Strategies Menu																																			
		Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife						
Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one		Choose one		Choose one		3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Choose one		Choose one		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	Choose one				
Compliance Paths																																					
Options Without Certification																																					
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10		
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10			
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10			
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10			
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10			
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10			
Passive House	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10			

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Substantial Renovation will take advantage of Enterprise and earn 80 points. Only 50 are required so no other strategies are necessary.

New Construction: Enterprise will get us 80 of the required points and with 2.2 Exceed Energy Code by 5% we can easily hit this in tandem with Enterprise and earn our last 20 points to bring us to the required 100 for new construction in the addition.

ENTERPRISE GREEN COMMUNITIES

The Belray Apartments will be 100% affordable.
 The affordable unit mix is as follows:

Belray Apartments 3150 N. Racine Avenue (86 Total Units)				
PSH Unit Type	Units	Targeted Population	Population AMI	Voucher
Studios	40	Continuum of Care	0-30% AMI	PBRA
Studios	13	SRN	0-30% AMI	PBRA
Studios	17	Homeless	0-30% AMI	PBRA
Studios	11	Low Income	0-50% AMI	
1 bedrooms	5	CHA Waitlist	30-60% AMI	CHA

Public Benefits Include:

- **100 estimated construction jobs**
- **7 FTE permanent jobs**
- **Eliminate of Belmont driveway to make sidewalk more pedestrian friendly**
- **Increase in the number of housing units serving Homeless with Social Services provided**
- **Very Low-Income population serving rental housing units added to Lakeview community**

The Development team plans to exceed the City's goals for Minority and Women's Enterprises:

- **26% Participation from Qualified Minority Business Enterprises**
- **6% Participation from Qualified Women Business Enterprises**
- **50% Participation from Chicago Residents**



DPD Recommendations

- The project encourages unified planning and development (17-8-0102). The proposal will not adversely affect developments and is compatible with the uses, density, and height of the surrounding area.
- The proposed development will minimize and mitigate traffic congestion (17-8-0904-A-5).
- The proposed developed is designed to promote pedestrian interest, safety, and comfort by providing safe and attractive walkways and pedestrian routes and by providing street level spaces within buildings that are designed to accommodate active uses (17-8-0905-A-1&2). It is located abutting the sidewalk with doors, windows and active uses adjacent to it. (17-8-0905-B-1). The substantial sidewalk widths create a safe and attractive pedestrian route. The design includes street-level spaces that are designed to accommodate active uses or to otherwise engage pedestrian interest.
- The designed to reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics and create seamless or gradual transitions in bulk and scale when high-intensity development occurs in areas with a lower-intensity character (17-8-906-A-1&2).
- All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade (17-8-0907-B-3).
- The proposed development support pedestrians, bicycles, mass transit and other alternatives to fossil-fueled vehicles (17-8-908-A-6).