



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Century Shopping Center**  
**2828 N Clark Street (44<sup>th</sup> Ward)**  
**BAI Century, LLC**

08/17/2023

# ★ Community Area Snapshot

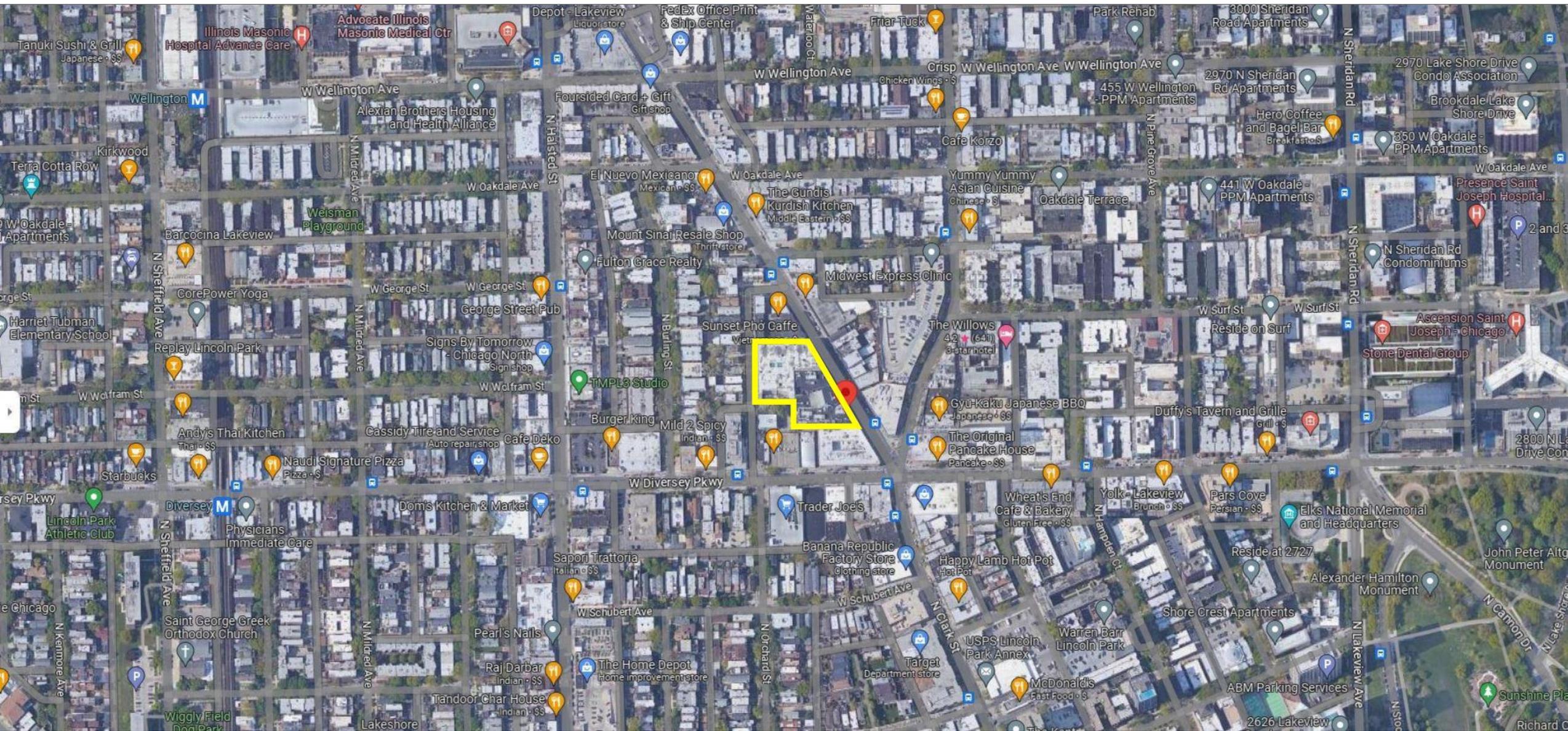
## COMMUNITY AREA INFORMATION:

- Chicago Region: North
- Community Area: Lake View
  - Lake View is an urban transit-oriented neighborhood with high walkability.
  - Demographics:
    - Median Age: 30.6
    - Per Capita Income: \$79,629
    - Predominantly White population with 9.1% Hispanic/Latino, 4.3% Black, 7.2% Asian, and 3.8% Other/Multiple populations
- Lake View's total population is 103,050 which grew 9.2% between 2010 and 2020.

## Lake View

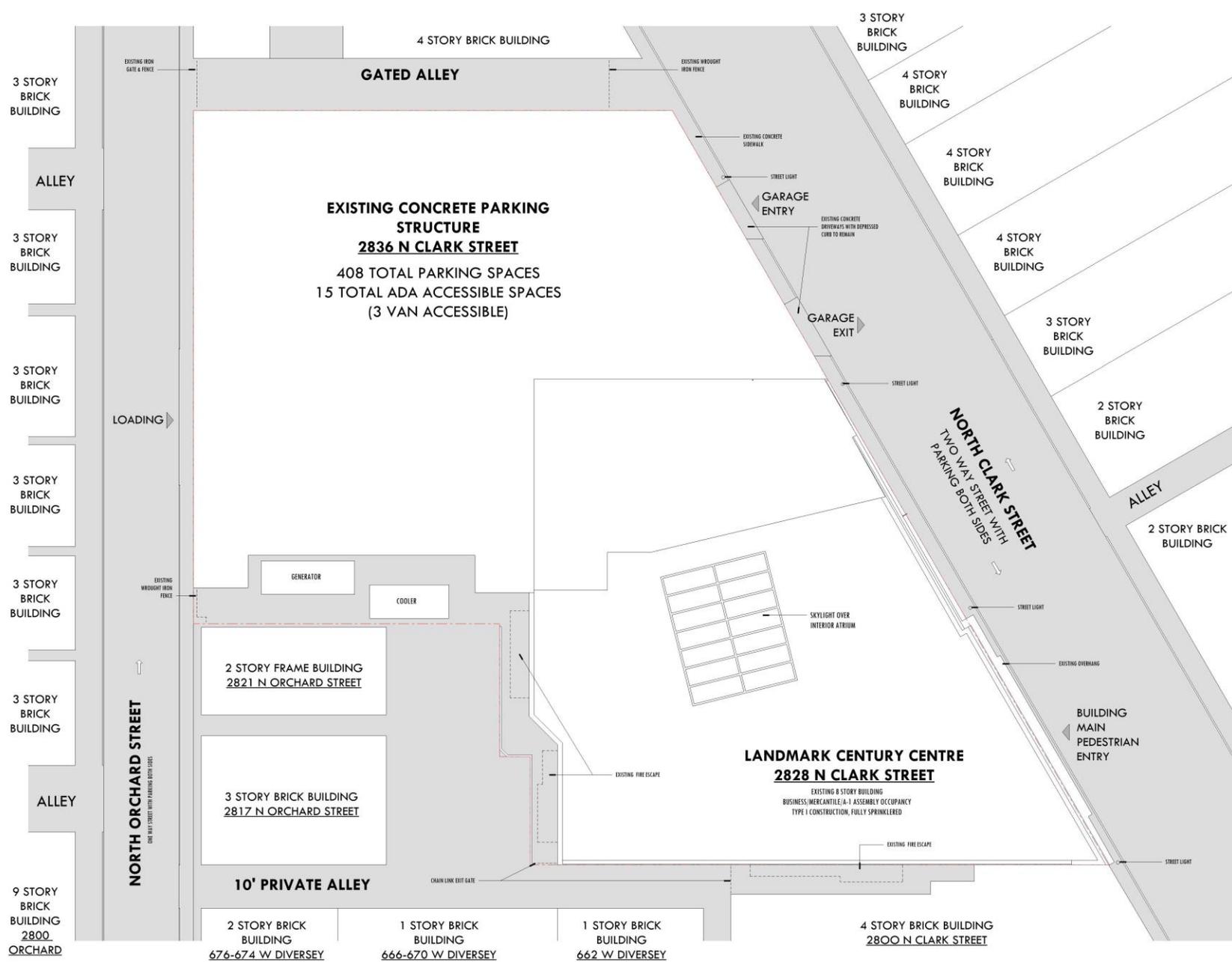
Community Data Snapshot  
Chicago Community Area Series  
July 2023 Release





# SITE CONTEXT PLAN







PEDESTRIAN CONTEXT



# Business Planned Development No.139

*Approved October 19, 1976*

## Current Allowed Uses & Restrictions

- One (1) residential (penthouse) unit
- Retail and Commercial uses allowed in B3-5 zoning district.
- Liquor licenses for consumption on the premises are limited to 1 per 22,000 sq. ft.
- Liquor licenses only allowed for restaurants

## Proposed Modifications

- List out all Retail and Commercial uses allowed in B3-5 for clarity
- Remove liquor license restrictions

# Planning Context

## Filed Application to Amend Planned Development No. 139

- March 15, 2023
- Applicant: BAI Century, LLC
- To amend the Planned Development Statement to clarify the allowed uses within the Planned Development (Use Statement No.7, as Amended) and to remove restrictions for the sale of liquor for onsite consumption (Use Statement No. 8, as Amended). There are no changes or expansions proposed to the existing multi-use retail and commercial office building. The building will remain 96ft in height, Onsite parking for 409 cars will continue to be provided. The building will continue to be supported by the four (4) existing loading berths.
- Proposed amendments would not change the liquor licensing process for individual tenants, it would simply remove prohibition on liquor licenses written into 1976 PD statement

CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to amend:  
2821 N. Clark St., Chicago, IL \_\_\_\_\_

2. Ward Number that property is located in: 44

3. APPLICANT: BAI Century, LLC  
ADDRESS: 720 E. Palmside Ave., Ste. 201 CITY: Englewood Cliffs  
STATE: New Jersey ZIP CODE: 07032 PHONE: 112-792-1983  
EMAIL: nick@baincentury.com CONTACT PERSON: Nicholas J. Filbin

4. Is the Applicant the owner of the property? YES  NO   
If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed:  
OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_  
STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY: Law Offices of Samuel V.P. Basile, Nicholas Filbin  
ADDRESS: 221 N. LaSalle St., 34<sup>th</sup> Floor  
CITY: Chicago STATE: Illinois ZIP CODE: 60601  
PHONE: (112) 792-1983 FAX: 112-792-2831 EMAIL: nick@baincentury.com

6. If the Applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as declared on the Economic Development Statement:  
BAI Century and Irya Lev Art, Moscow

7. Do you own any other property in the subject property? 2012

8. Has the present owner previously rezoned this property? If Yes, when? The Planned Development was established in 1976, and amended 11/78.

9. Present Zoning District: PD 139 Proposed Zoning District: PD 139 as Amended

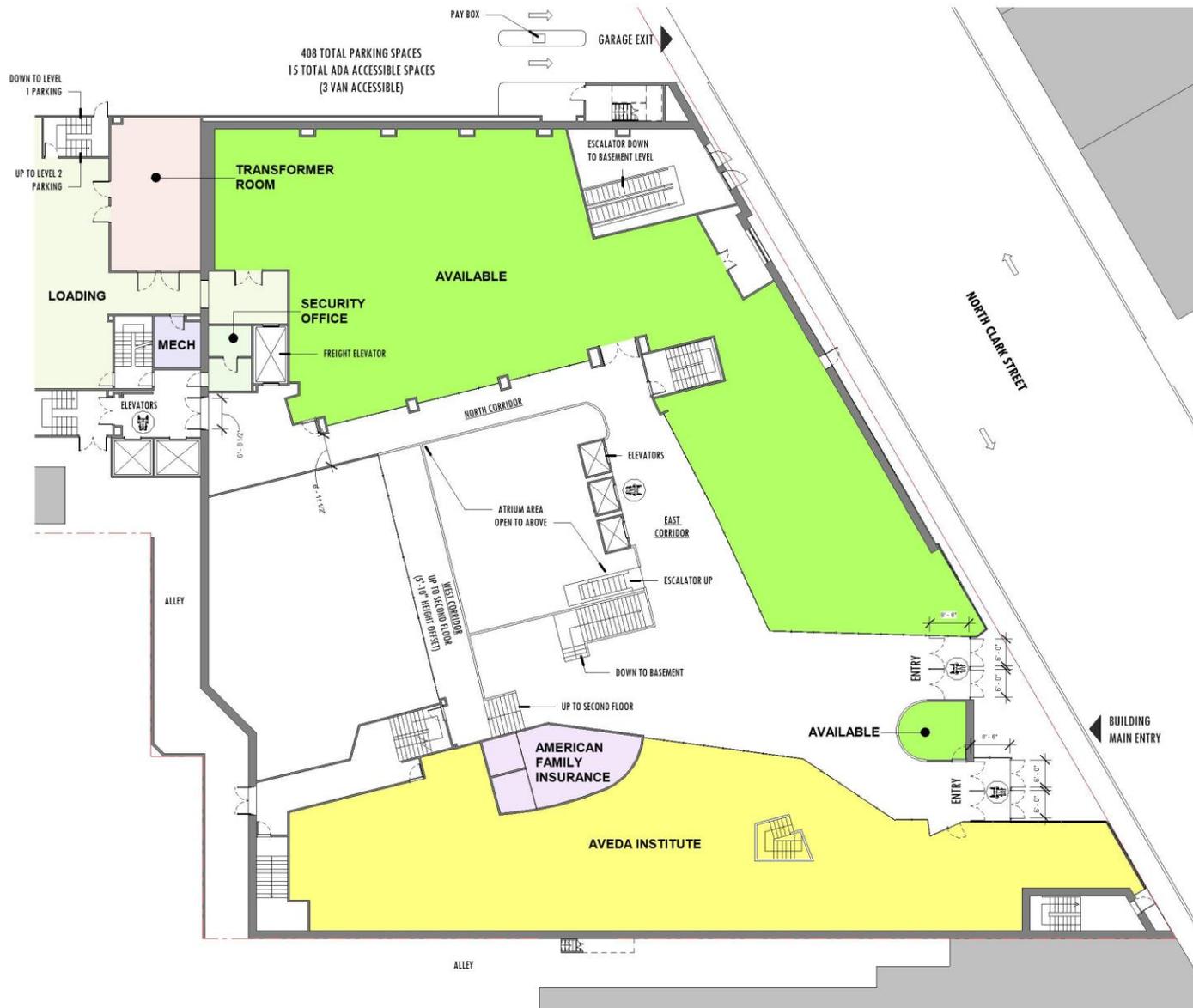
10. Lot size in square feet (or dimensions): 44,652.28 sq. ft. Cont. site area of existing PD

11. Current Use of the Property: The subject property is improved with an eight-story multi-use retail and commercial office building.

12. Reason for seeking the property: The Applicant is seeking to amend the Planned Development Statement as proposed and otherwise clarify the allowed uses within the Planned Development (Use Statement No. 7, as Amended), including but not limited to the licensing restrictions for the sale of liquor for onsite consumption (Use Statement No. 8, as Amended). There are no changes or expansions proposed to the existing multi-use retail and commercial office building. The building will remain 96 ft. in height, Onsite parking for 409 cars will continue to be provided. The building will continue to be supported by the four (4) existing loading berths.

13. Describe the proposed use of the property after the rezoning, including the number of dwelling units, number of parking spaces, approximate square footage of any commercial space, and height of the proposed building, (ON SPECIFIC) The Applicant is seeking to amend the Planned Development Statement as proposed and otherwise clarify the allowed uses within the Planned Development (Use Statement No. 7, as Amended), including but not limited to the licensing restrictions for the sale of liquor for onsite consumption (Use Statement No. 8, as Amended). There are no changes or expansions proposed to the existing multi-use retail and commercial office building. The building will remain 96 ft. in height, Onsite parking for 409 cars will continue to be provided. The building will continue to be supported by the four (4) existing loading berths.

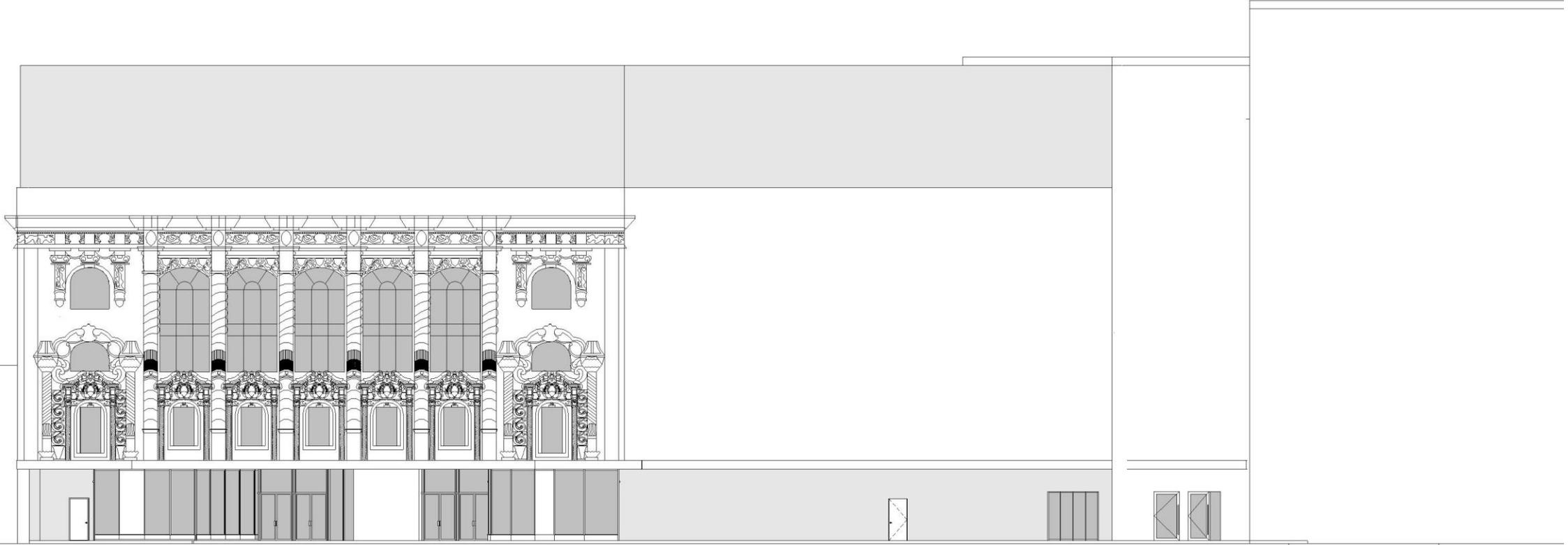
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that involve a zoning change which, among other things, increases the allowable floor area, on the existing Planned Development, increases the number of units (see attached fact sheet to visit: [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?  
YES  NO



(All Existing to Remain)

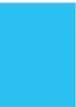


# GROUND FLOOR PLAN



(All Existing to Remain)

**BUILDING ELEVATION (EAST)**



# DPD Recommendations

1. This project promotes **economically beneficial development patterns that are compatible with the character of existing neighborhoods** (per 17-8-0103).

- Specifically, it may lower the likelihood of vacant commercial space in this location and expand the hours in which this existing commercial building activates Clark Street

2.1. Per 17-13-0308-C, the proposed development is **compatible with surrounding residential and commercial developments** in terms of land use as well as the density and scale of the physical structures because no changes are proposed from what is already existing.

3.2. Per 17-13-0308-E, the **public infrastructure facilities and City services will be adequate to serve the proposed development** at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies.