



City of Chicago



SO2022-3923

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-F at 453-455 W Briar Pl - App No. 22056T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

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 RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 7-F in an area bound by:

West Briar Place; a line 513 feet west of and parallel to North Sheridan Road; a line 135 feet south of and parallel to West Briar Place; and a line 581 feet west of and parallel to North Sheridan Road.

To those of an RM-6 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property 453-55 W Briar Place

Substitute Narrative and Plans
Type-1 Zoning Map Amendment
For 453-55 W Briar

1. Applicant seeks a zoning change from RM-5 to RM-6 to construct a new 5-story, 8-dwelling unit residential building with private rooftop decks and rooftop stair enclosures. The zoning change is to allow an increase in building height and floor area ratio. The design will provide 12 on-site interior parking spaces in a private garage and will comply with all lakefront protection requirements.

	Lot Area	9,180 sq. ft.
	Building Area	26,895 sq. ft.
(a)	FAR	2.4 (22,129 sq. ft.)
(b)	Density (MLA)	1,147.5 (8 dwelling units)
(c)	Parking	12 spaces
(d)	Setbacks	
	Front Setback ¹	12'-2"
	Rear Setback	40'-6"
	East Side Setback ²	3'-8"
	West Side Setback ²	3'-8"
(e)	Building Height	66'-10" mean height of highest roof element
	Loading	None required less than 25,000 sq. ft.

1. The front setback represents the average of the front yard depth that exists on the nearest two lots on both sides of the subject lot.
2. The proposed project will seek an administrative adjustment for a side yard reduction per 17-13-1003-I. "The Zoning Administrator is authorized to approve an administrative adjustment to permit a reduction of up to 50% in the depth of any setback required by the applicable zoning district regulations when such reduction would match the predominate yard depth of existing buildings on the block." Exhibits documenting the existing condition of the block have been included in the drawing set.

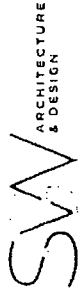


453-55 W BRIAR PLACE
TYPE 1 ZONING CHANGE
DRAWINGS

5-STORY, 8 UNIT RESIDENTIAL
BUILDING WITH PRIVATE PARKING
GARAGE

JANUARY 09, 2023





Zoning Data

1/5/2023

CITY OF CHICAGO ZONING ORDINANCE

	EXISTING ZONING	PROPOSED ZONING	ENTITLEMENTS	PROPOSED PROJECT
BULK & DENSITY	9,180.00	9,180.00		9,180.00
Lot Area (SF)	RM-5	RM-6		RM-6
Zoning District	MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		MULTI-FAMILY RESIDENTIAL
Use Group	2.0	4.4		2.4
Maximum Floor Area Ratio (F.A.R.)	18,360.0	40,392.0		22,129.0
Maximum Area Allowed by F.A.R.	400.0	300.0		1,147.5
Minimum Lot Area Per Dwelling Unit (SF)	22.0	30.0		8.0
Maximum Number of Dwelling Units				
YARDS/HEIGHT				
Required Yards (ft)	Average Setback 12'-3"	Average Setback 12'-3"		12'-3"
Front	5'-0"	6'-10"	Administrative Adjustment	3'-8"
Side	5'-0"	6'-10"	Administrative Adjustment	3'-8"
Side (Minimum One Side)	40'-6"	40'-6"		40'-6"
Rear @ Floors w/ Dwelling	47'-0"	110'-0" PD threshold		66'-10"
Maximum Building Height (ft)				
RESIDENTIAL PARKING/LOADING				
Required Off Street Parking Spaces	1 per Unit			12.0
Required Accessible Parking Spaces	1 per 25 spaces			1.0
Required Off Street Loading	1 Per 25,000 sq. ft. of residential			n/a
Required Bicycle Parking	1 per 2 auto spaces			6.0
LANDSCAPING				
Required Parkway Trees	1 per 25' of street frontage			Provided
Vehicular Use Area Landscaping	N/A			N/A
Trash Area Screening Required	Required			Provided
Variances:				
	-Administrative Adjustment required for reduction of required side setback per 17-13-1003-1			

Disclaimer:

Square footage figures presented are provided for the sole and exclusive use of the Developer. These square footage figures are reported for the purpose of demonstrating the way by which the Developers project feasibility, program and zoning compliance is achieved. The Developer shall review these figures for the compliance to program and approve or reject the Architect's calculations. The Developer shall promptly report to the Architect any errors, inconsistencies or omissions discovered or made known to the Developer

453-55 W BRIAR PLACE
CHICAGO, ILLINOIS 60657

ZONING DATA

01/09/23

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SIDE SETBACK ANALYSIS
EXISTING BUILDING PHOTOS

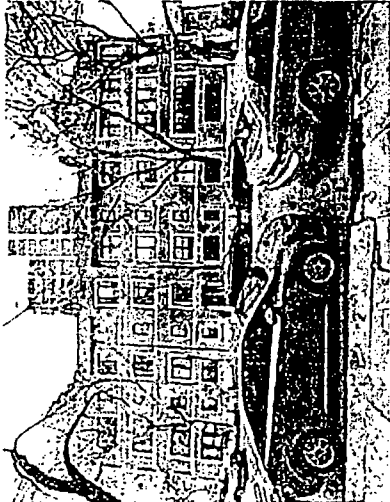
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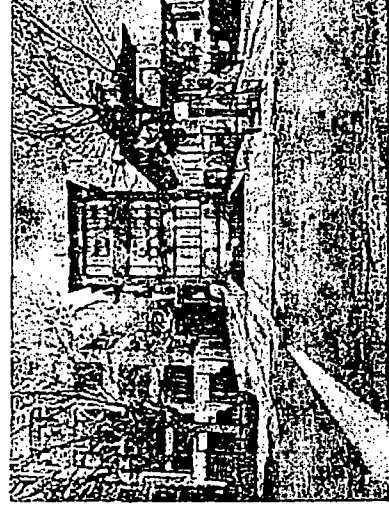
429 W BRIAR PL



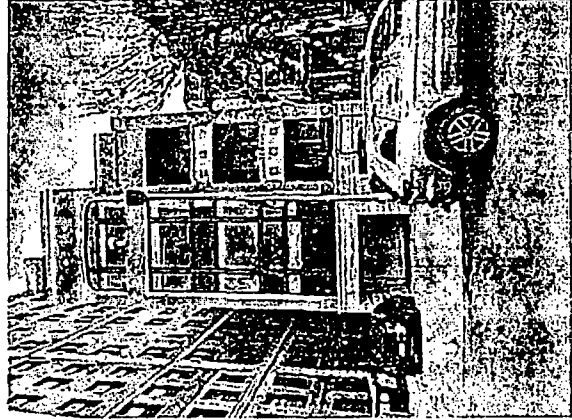
417 - 423 W BRIAR PL



407 - 415 W BRIAR PL



445 W BRIAR PL

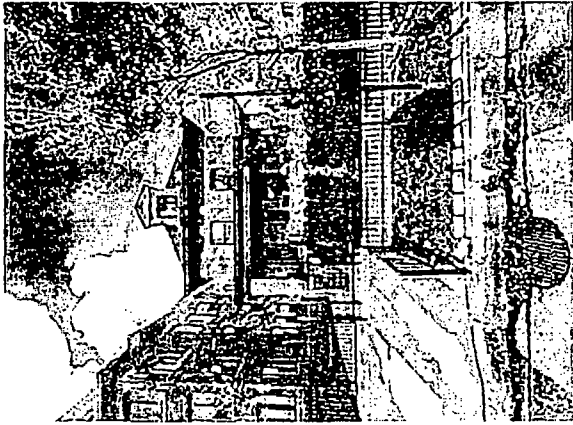


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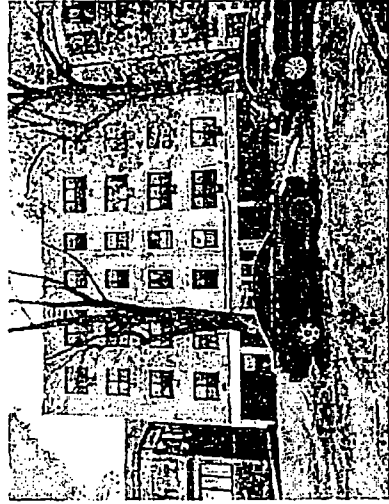


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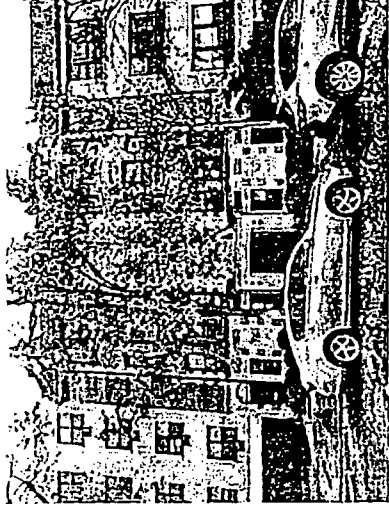
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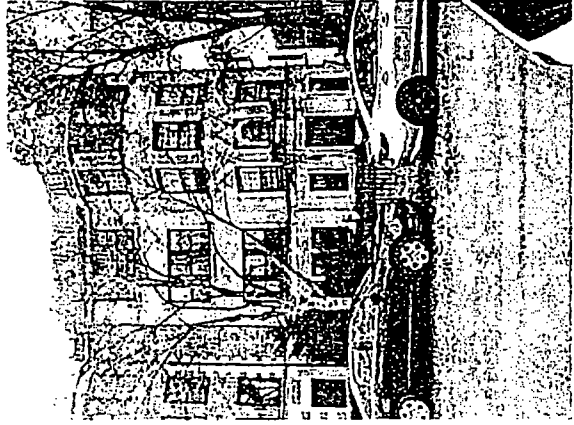
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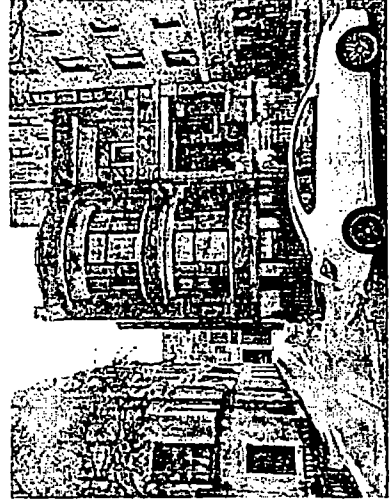
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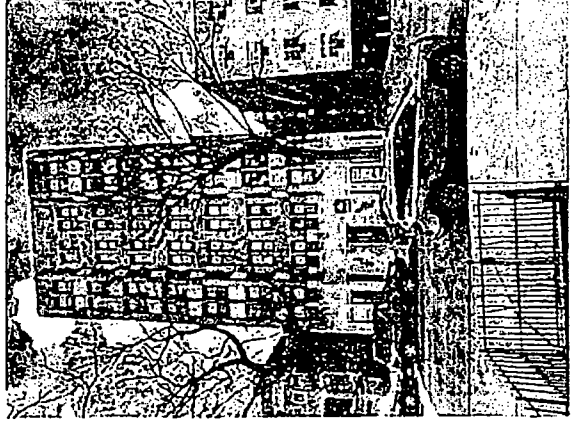
501 - 503 W BRIAR PL



507 W BRIAR PL



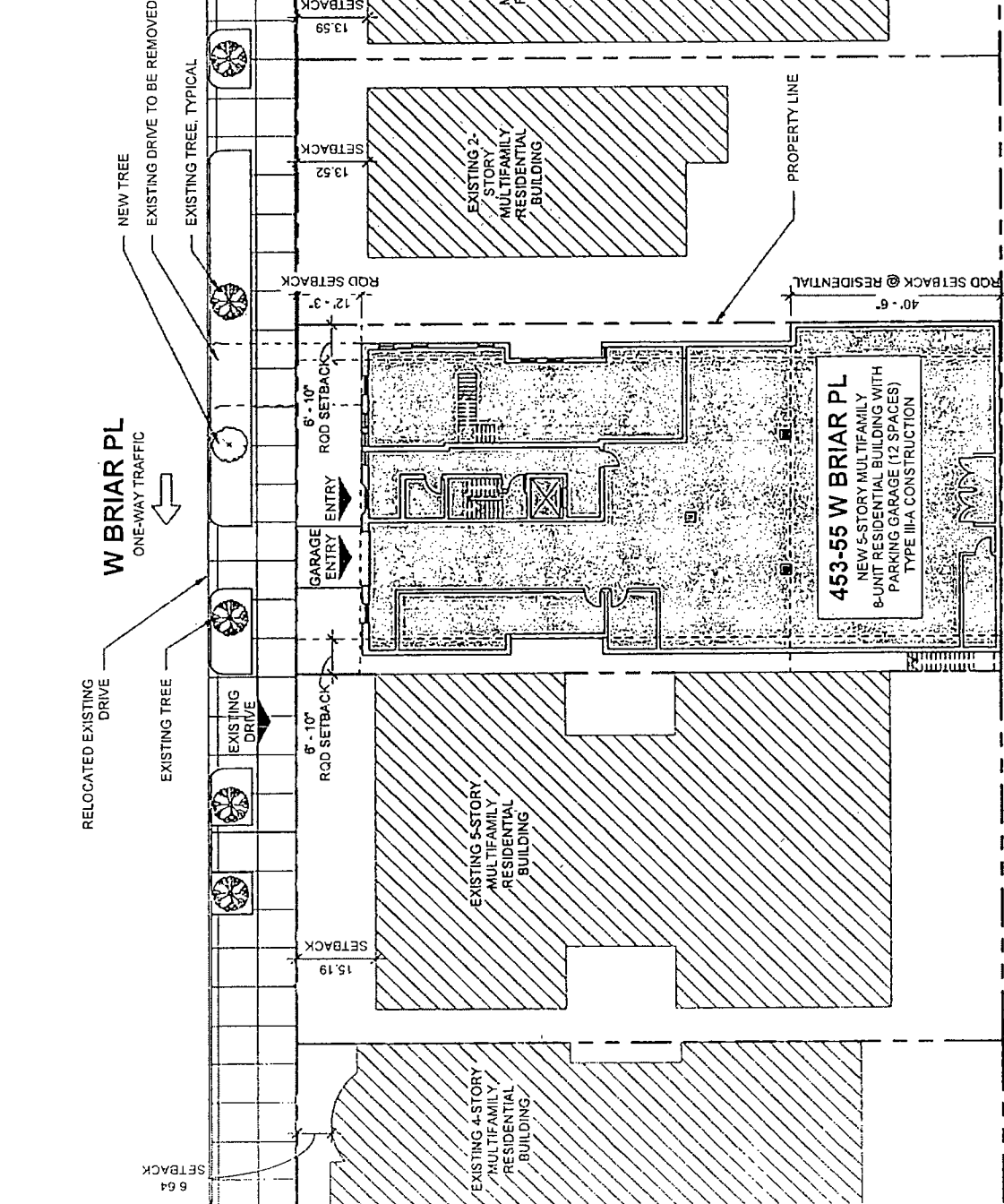
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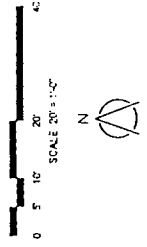
513 - 515 W BRIAR PL

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REQUIRED FRONT SETBACK	
13.59'	+
13.52'	
15.19'	
6.64'	
48.94'	
48.94' / 4' = 12.235'	



453-55 W BRIAR PLACE
CHICAGO, ILLINOIS 60657



SITE PLAN

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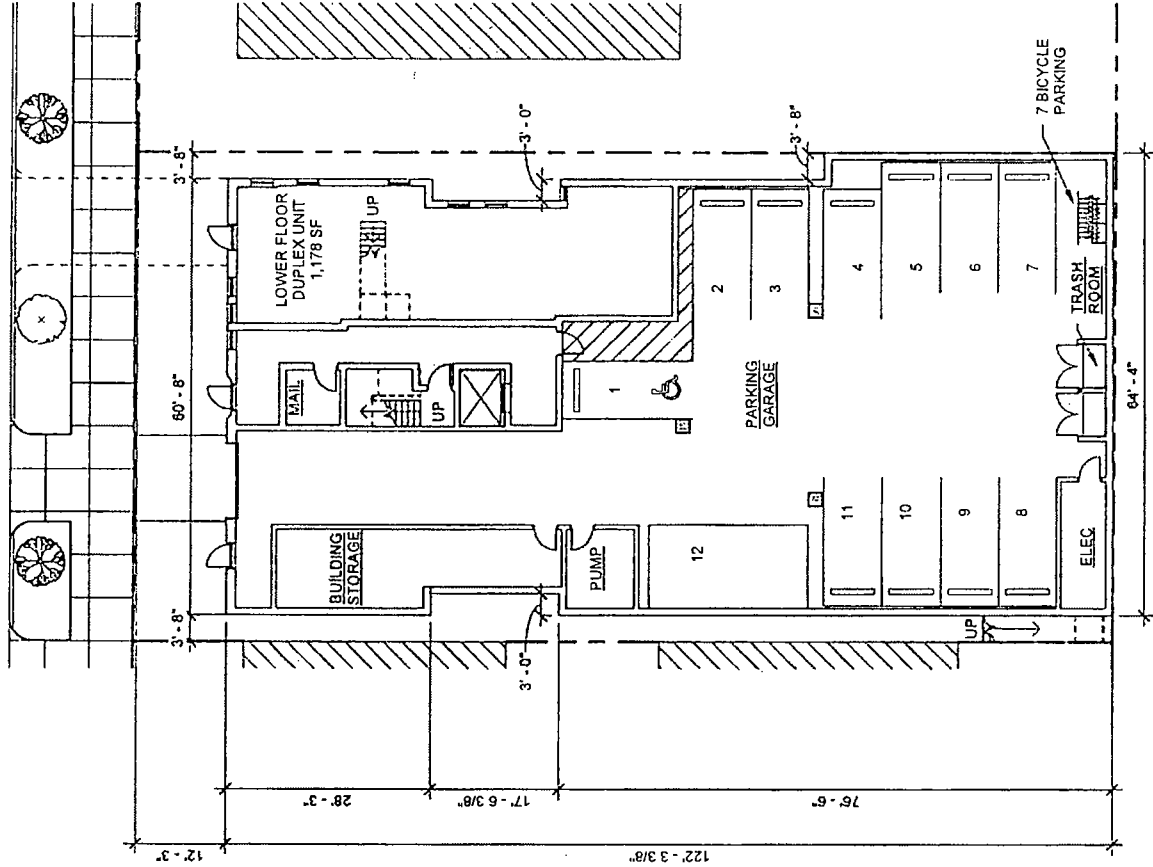
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GROUND FLOOR PLAN

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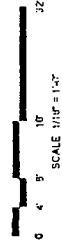
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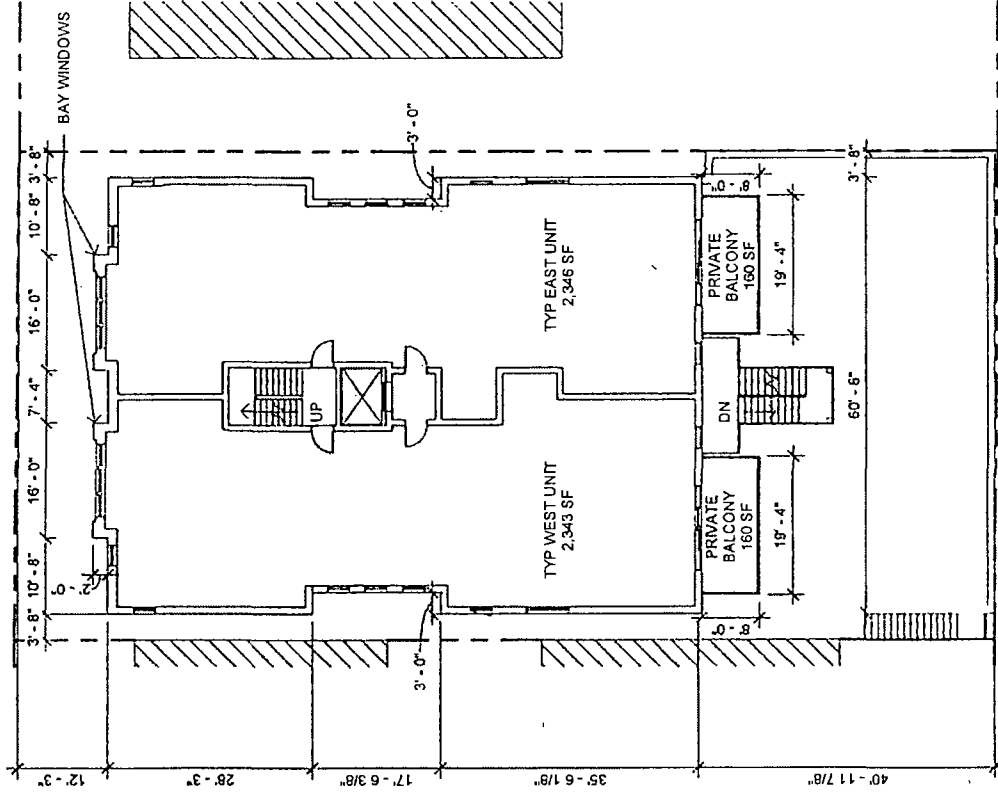
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THIRD & FOURTH FLOOR
PLAN

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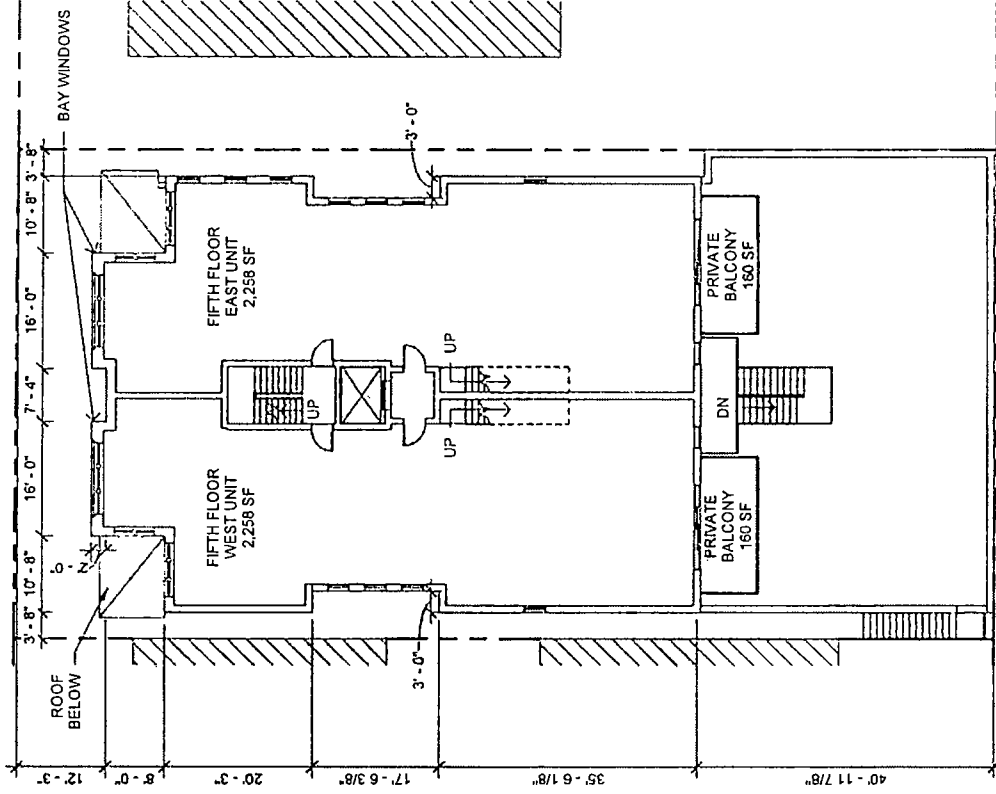


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FIFTH FLOOR PLAN

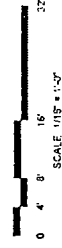
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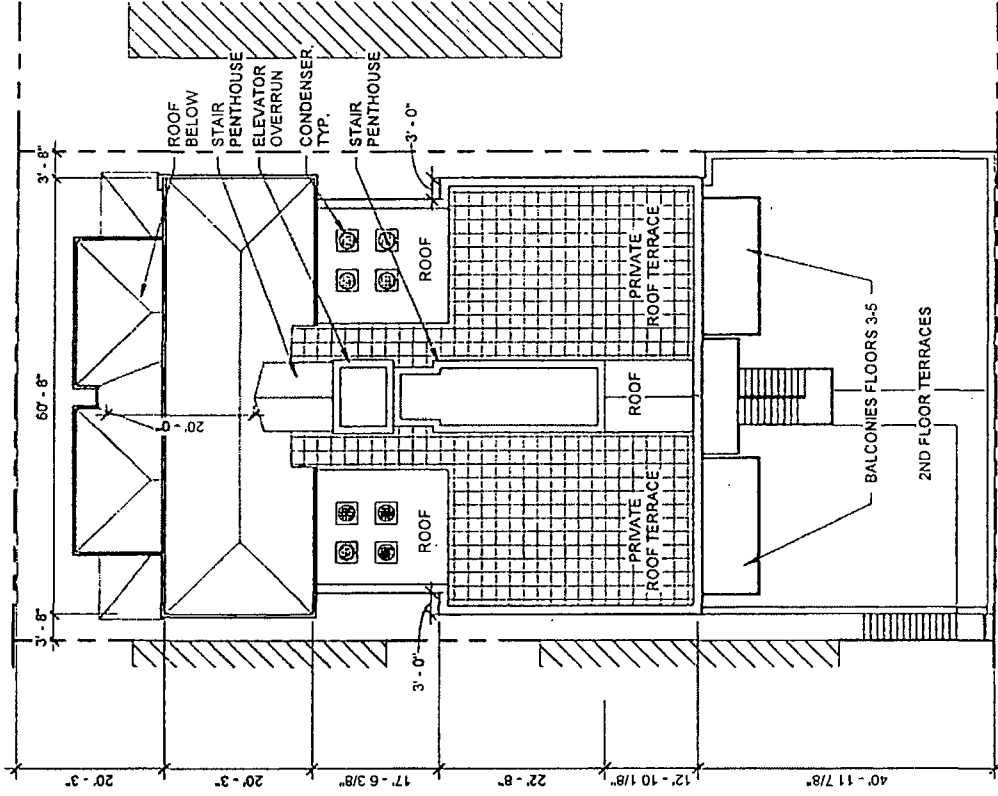
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ROOF PLAN

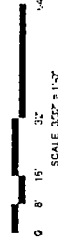
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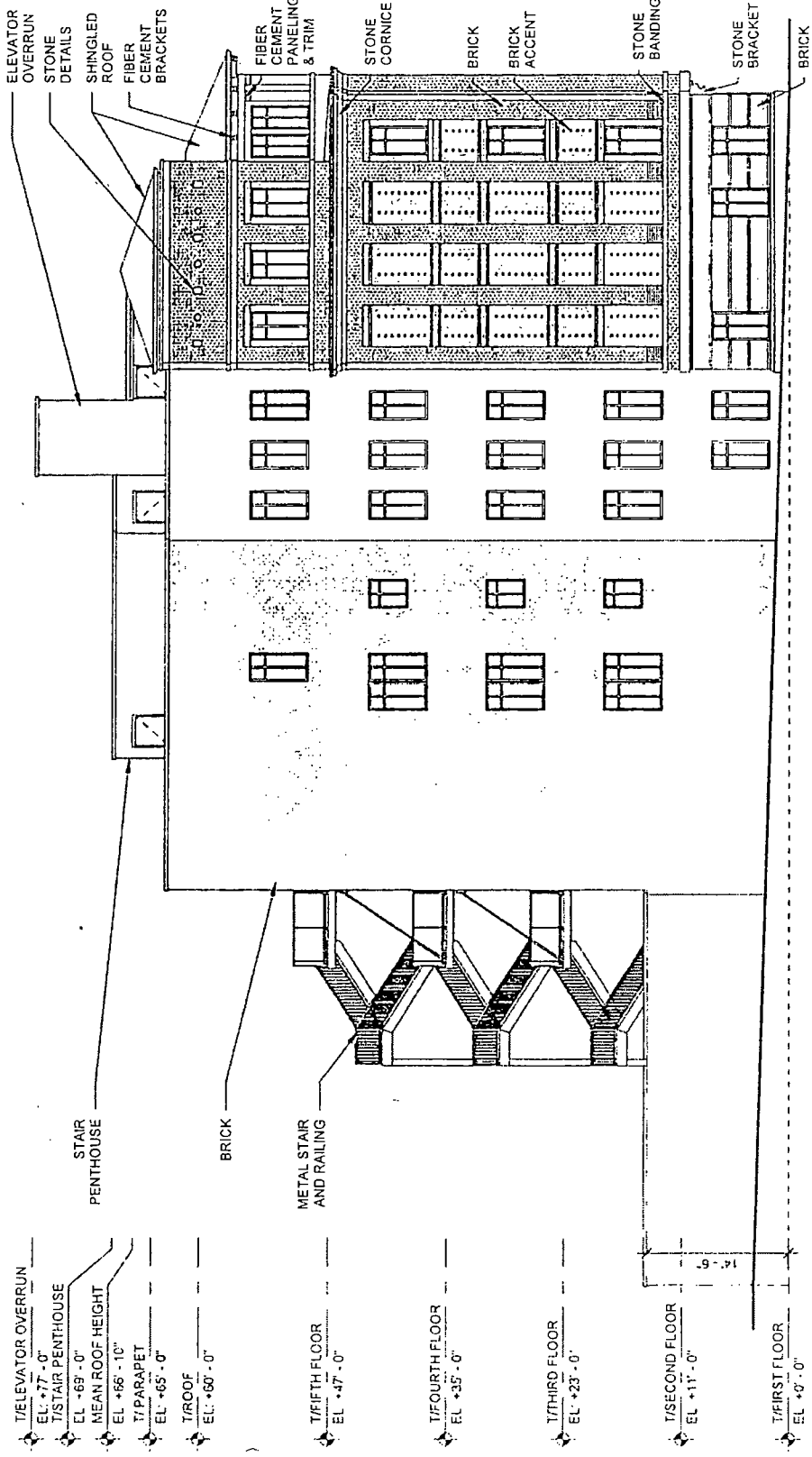
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EAST ELEVATION

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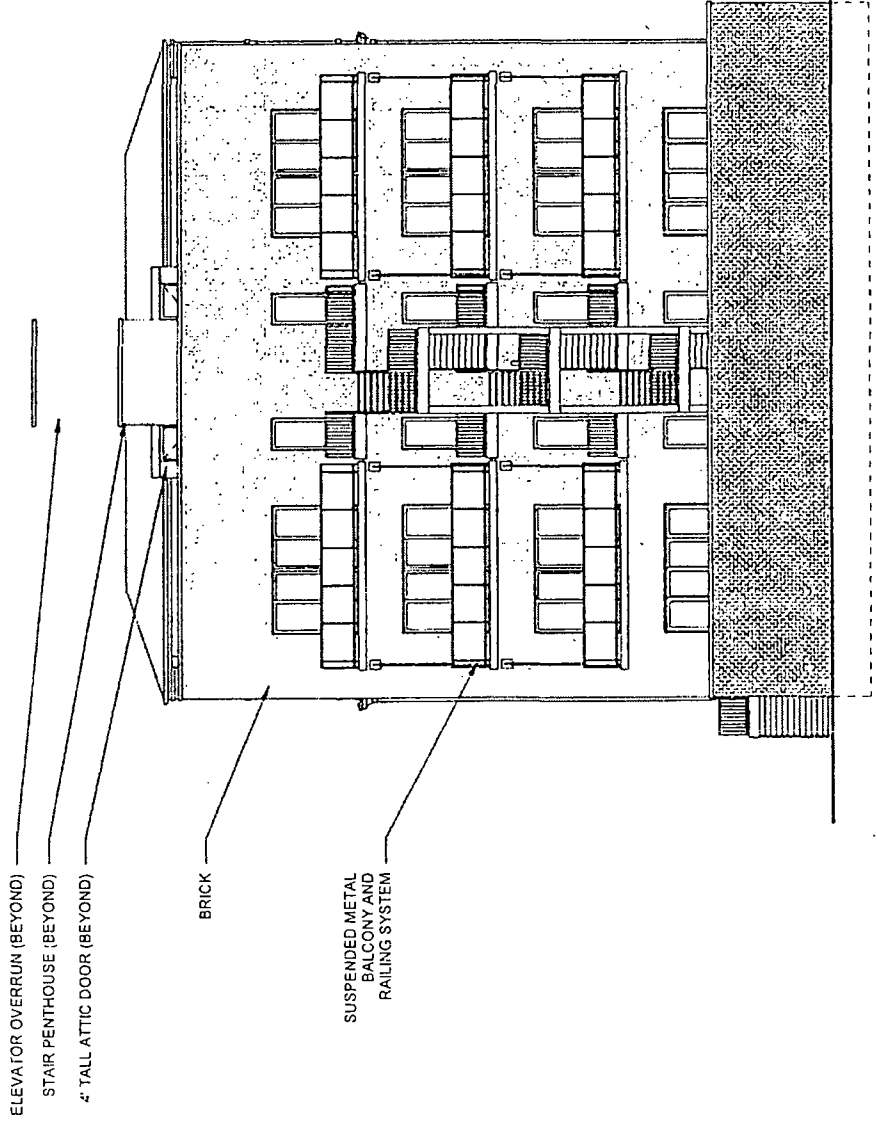
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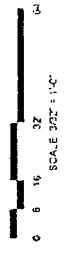
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- T/ELEVATOR OVERRUN EL: +77'-0"
- T/STAIR PENTHOUSE EL: +69'-0"
- MEAN ROOF HEIGHT EL: +65'-10"
- T/PARAPET EL: +65'-0"
- T/ROOF EL: +60'-0"
- T/FIFTH FLOOR EL: +47'-0"
- T/FOURTH FLOOR EL: +35'-0"
- T/THIRD FLOOR EL: +23'-0"
- T/SECOND FLOOR EL: +11'-0"
- T/FIRST FLOOR EL: +0'-0"

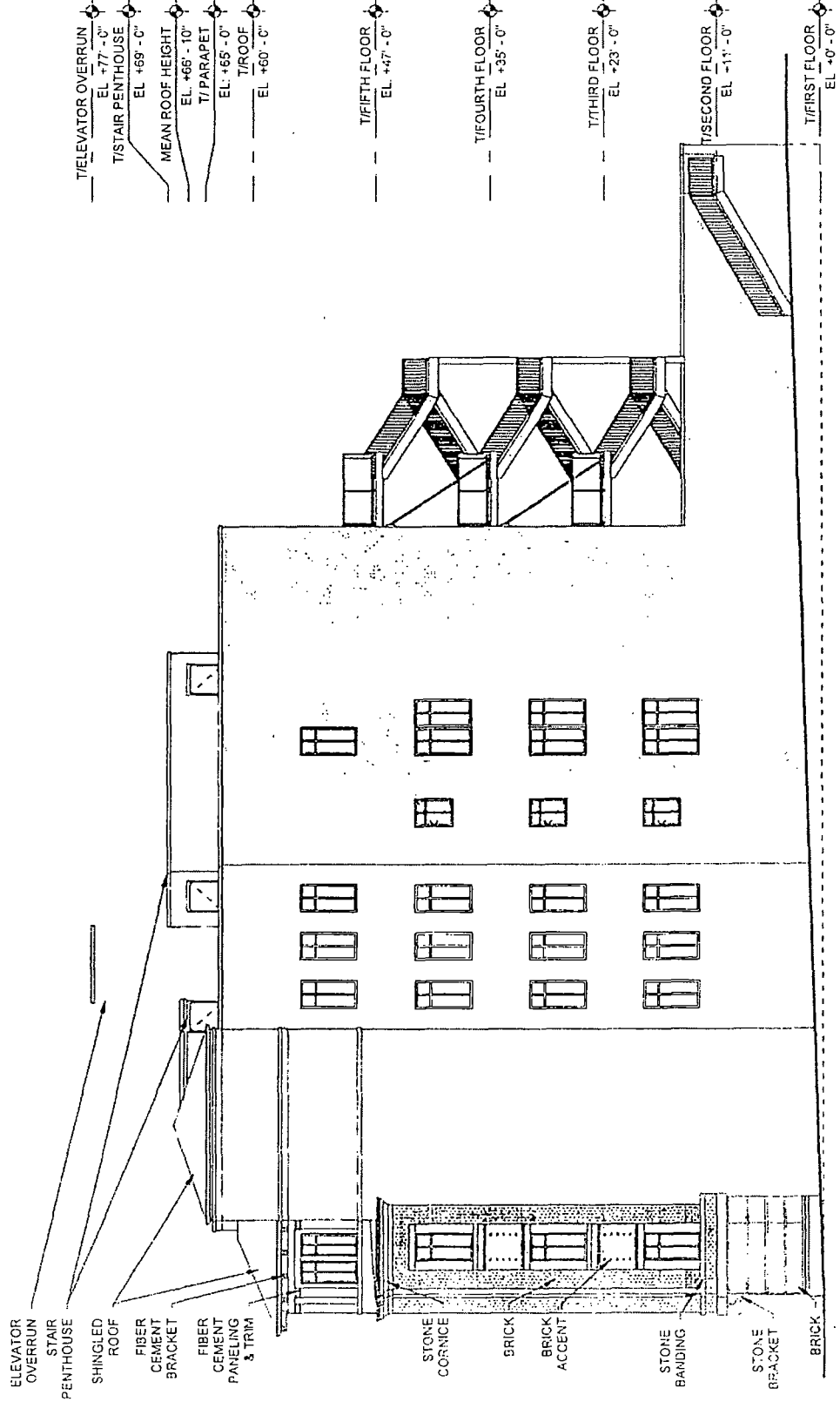


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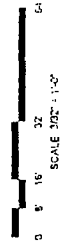


SOUTH ELEVATION

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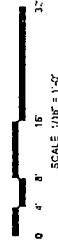


WEST ELEVATION

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BUILDING SECTION:

01/09/23
PLOT NUMBER: G001711, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

