



# City of Chicago



SO2016-5587

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-G at 2212-2216 N Bissell St - App No. 18912T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#18912T1  
INTRO DATE  
07-20-16

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map 5-G in the area bounded by:

NORTH BISSELL STREET, THE PUBLIC ALLEY NEXT SOUTH OF AND PARALLEL TO WEST WEBSTER AVE, A LINE 74.18 FEET WEST OF NORTH BISSELL, A LINE 48.00 FEET NEXT NORTH OF THE PUBLIC ALLEY,

to those of RM-5 Residential Multi-Unit District.

**SECTION 2.** This Ordinance shall be in force and effect from and after its passage and publication.

18912T1  
07-20-16

SUBSTITUTE  
NARRATIVE ZONING ANALYSIS AND PLANS  
TYPE 1 ZONING MAP AMENDMENT APPLICATION

**Applicant: Park West Cooperative Nursery School**  
**Property Location: 2212-2216 N. Bissell St.**  
**Proposed Zoning: RM-5 Residential Multi-Unit District**  
**Lot Area: 3,560.15 sf**

Park West Cooperative Nursery School is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 2212-2216 N. Bissell St. (the “Property”) from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District. The Applicant proposes to add a two-story addition to replace an existing private garage and a 3-story addition.

The site is bounded by Bissell Street to the east, a 16 feet public alley to the south, private parking and elevated CTA tracks to the west, and residential properties to the north. The site is located within the Sheffield Historic District. To the north and east of the subject property are properties zoned RT-4, to the south is a property zoned B1-2 and to the west is Planned Development No. 2.

The subject property consists of 3,560.15 square feet and is currently occupied by an existing 3-story residential masonry building. The Applicant proposes to demolish an existing private garage at the rear of the site and replace it with a new two-story addition and a 3-story addition. Both additions will be of masonry construction. The building will be used for a nursery and for offices for nursery staff.

The Applicant will seek approval of variations from the Zoning Board of Appeals to reduce the required setbacks and to reduce the required rear yard open space.

The proposed use requires two off-street parking spaces. No parking spaces will be provided on-site. The Applicant will seek approval of a Special Use from the Zoning Board of Appeals in order to satisfy the parking requirement off-site. The proposed location of the two off-site parking spaces is 940 West Belden. The distance from the entrance to the daycare and the proposed parking lot is under 600 feet. Pick up and drop off procedures will be conducted via a proposed 44 foot standing zone to be located in front of the proposed nursery school on the west side of Bissell Street.

**NARRATIVE ZONING ANALYSIS**

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(a) Floor Area and Floor Area Ratio:

- i. Total building area: 7,120.3 square feet
- ii. Addition to existing building: 1,744.3 square feet
- iii. FAR: 2.0

(b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)

(c) Amount of off-street parking: 2 spaces\* (Applicant will seek approval of a Special Use for 2 off-site parking spaces)

- (d) Setbacks\*:
- i. Front setback: 8.9 feet
  - ii. North Side setback: 1 foot, 1 inch
  - iii. South side setback: 1 foot
  - iv. Rear setback: 1 foot

\*The Applicant will seek approval of variations from the Zoning Board of Appeals to reduce required side and rear setbacks.

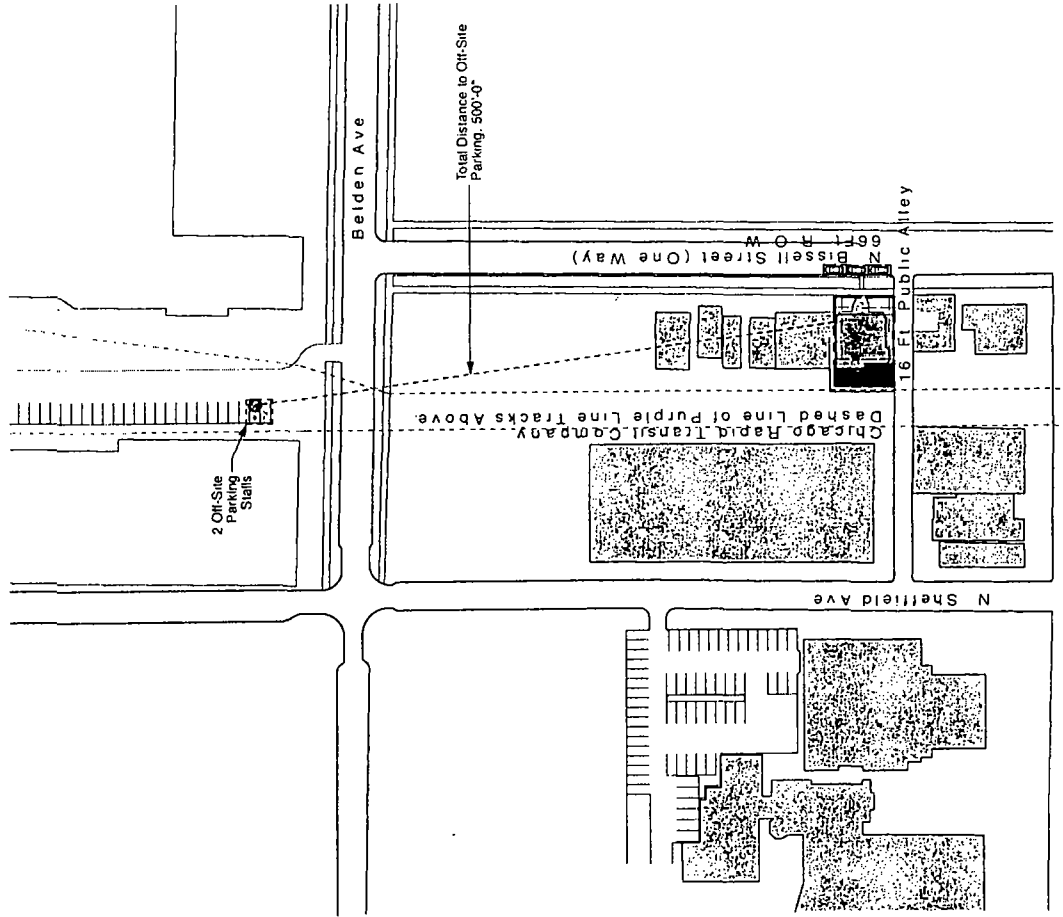
- (e) Building height:
- i. Existing Building: 38 feet and 7 inches
  - ii. New Building Addition: 36 feet and eleven inches

**FINAL FOR PUBLICATION**



Park West Coop. 2214 Bissell St  
2214 Bissell St  
Chicago, IL

Site Plan: Off-Site Parking  
Scale: 1" = 100'



Park West Cooperative Nursery School  
client



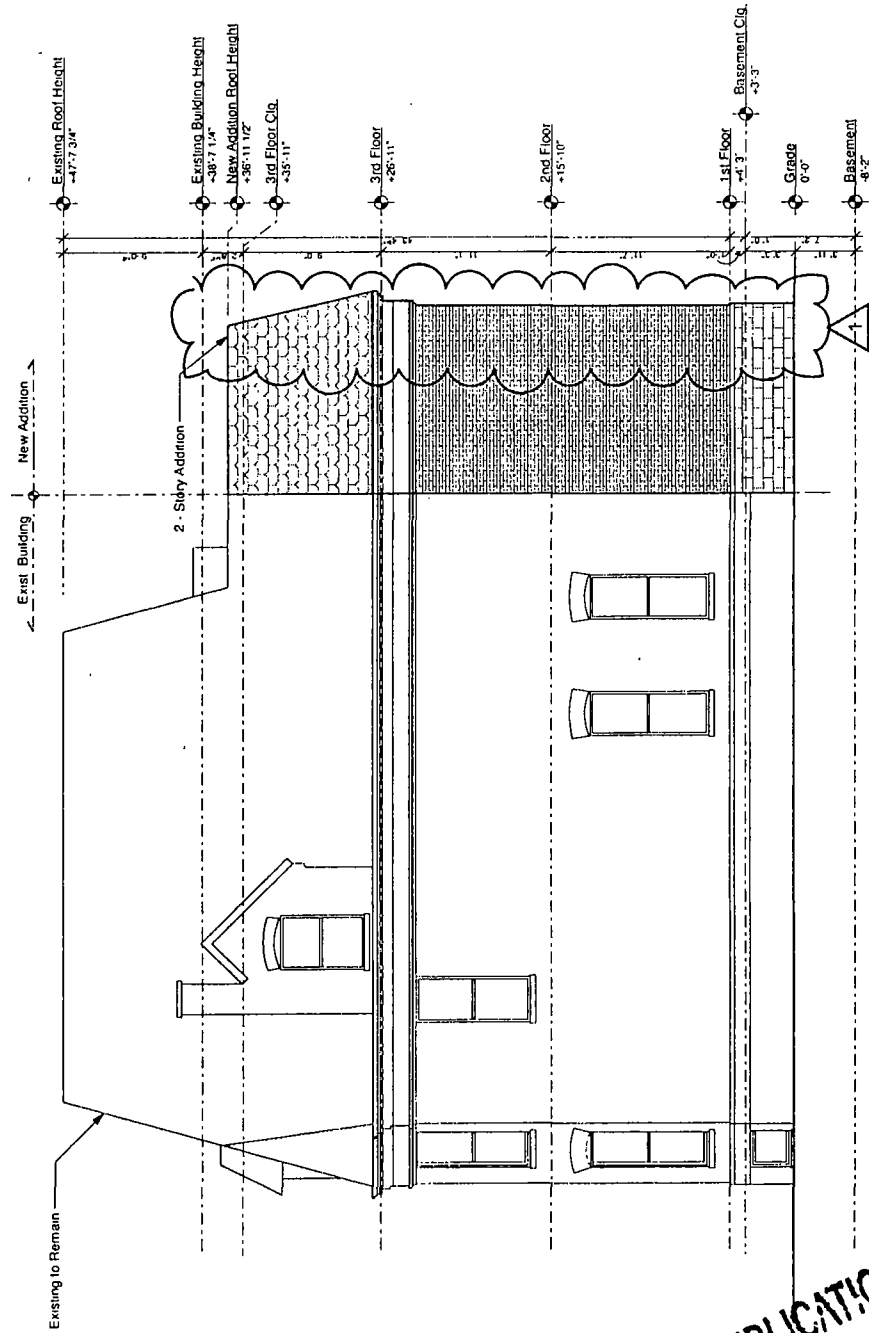
peppageorgehaymes partners  
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08.01.2016  
PH # 182398

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Park West Coop. 2214 Bissell St  
2214 Bissell St  
Chicago, IL

North Elevation  
Scale: 1/8" = 1'-0"



Park West Cooperative Nursery School  
client



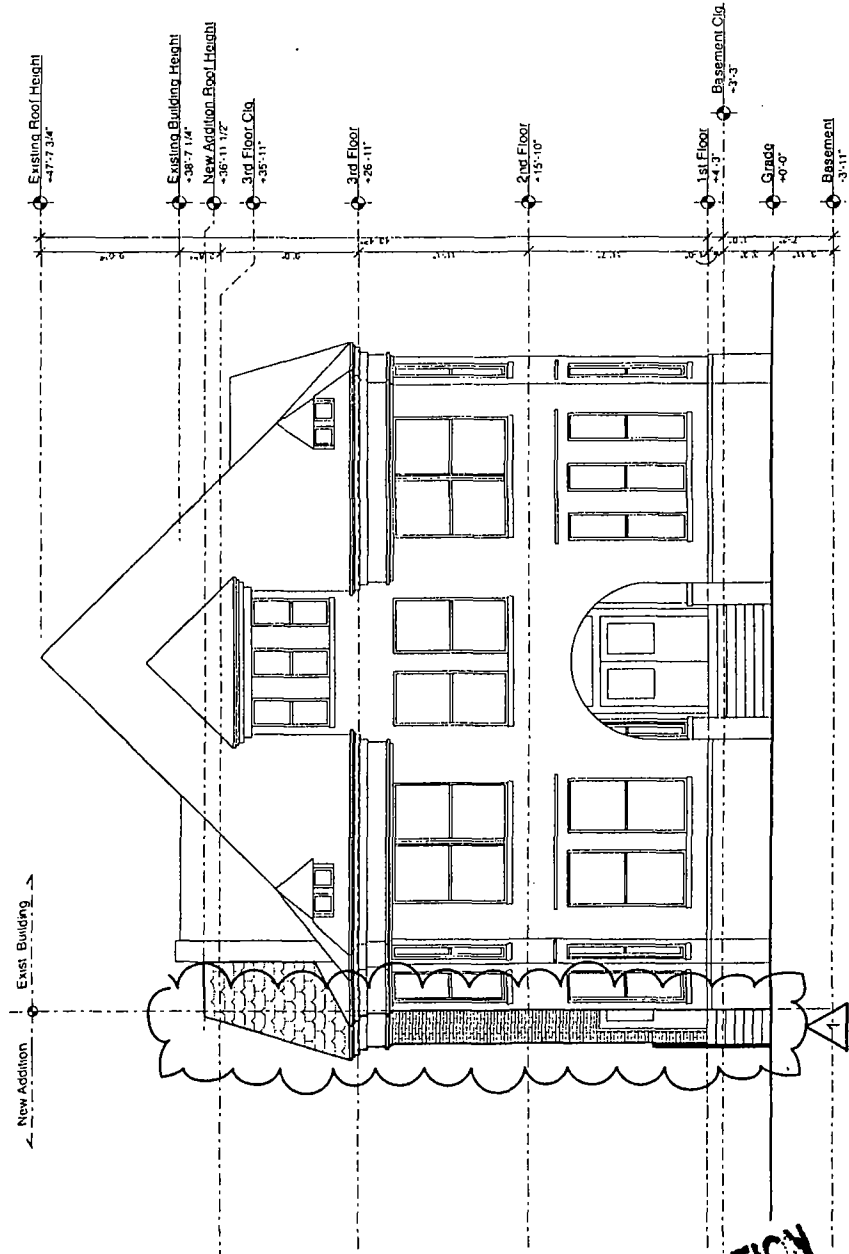
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07/15/2016  
PH # 1622396

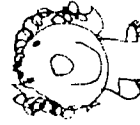
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Park West Coop. 2214 Bissell St  
2214 Bissell St  
Chicago, IL

East Elevation  
Scale 1/8" = 1'-0"



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Park West Cooperative Nursery School  
CLIENT

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07.15.2016  
PH # 162398







Park West Coop 2214 Bissell St  
 2214 Bissell St  
 Chicago, IL

1st Floor Plan  
 Scale: 1/8" = 1'-0"



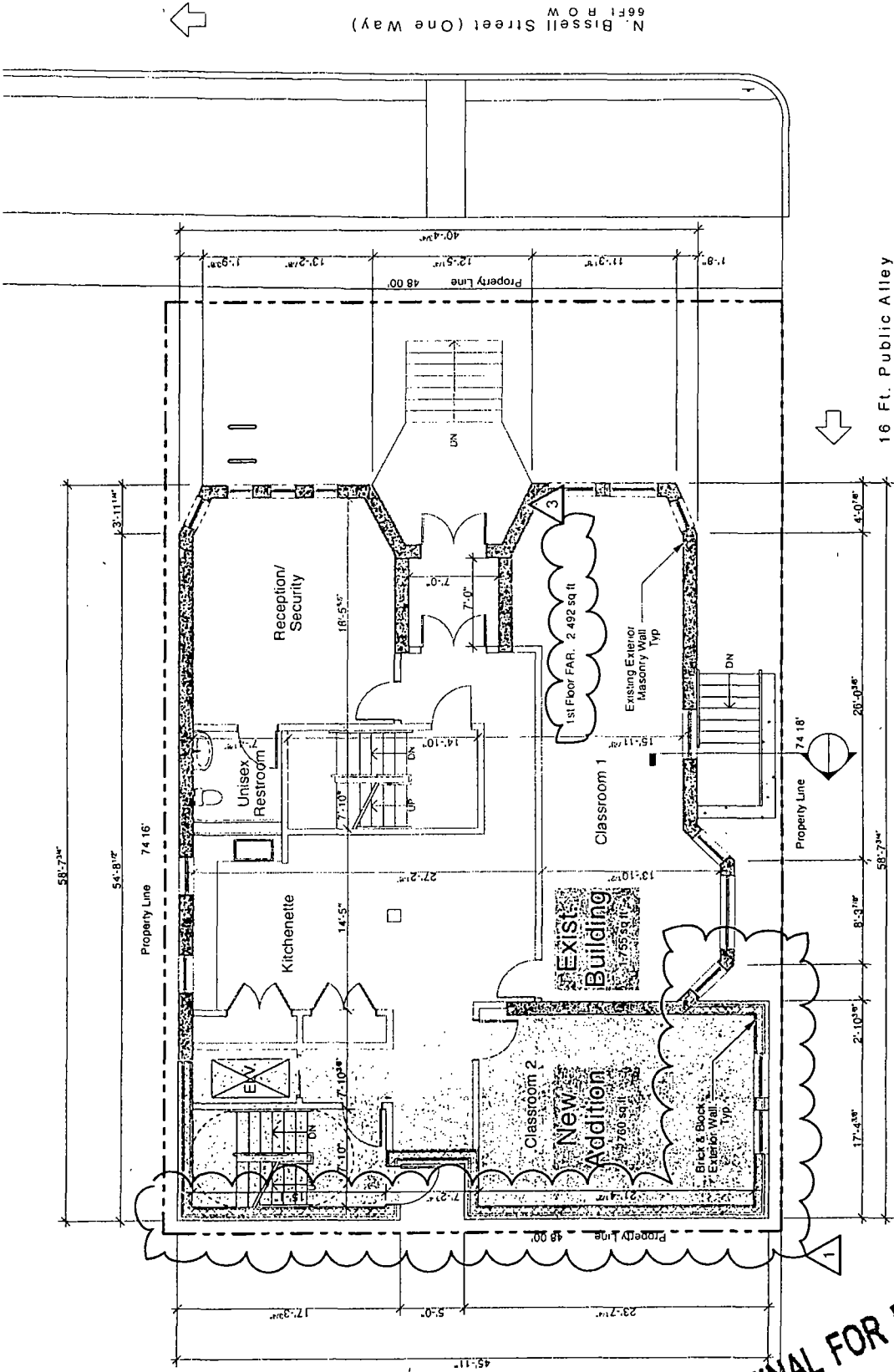
Park West Cooperative Nursery School  
 School



pappageorgehayes architects  
 www.pappageorgehayes.com

08.11.2016  
 P/M # 162398

1661 N. Bissell Street, Chicago, IL 60642  
 312.467.1111



N. Bissell Street (One Way)  
 66 Ft. Row

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Park West Coop. 2214 Bissell St  
 2214 Bissell St  
 Chicago, IL

2nd Floor Plan  
 Scale 1/8" = 1'-0"

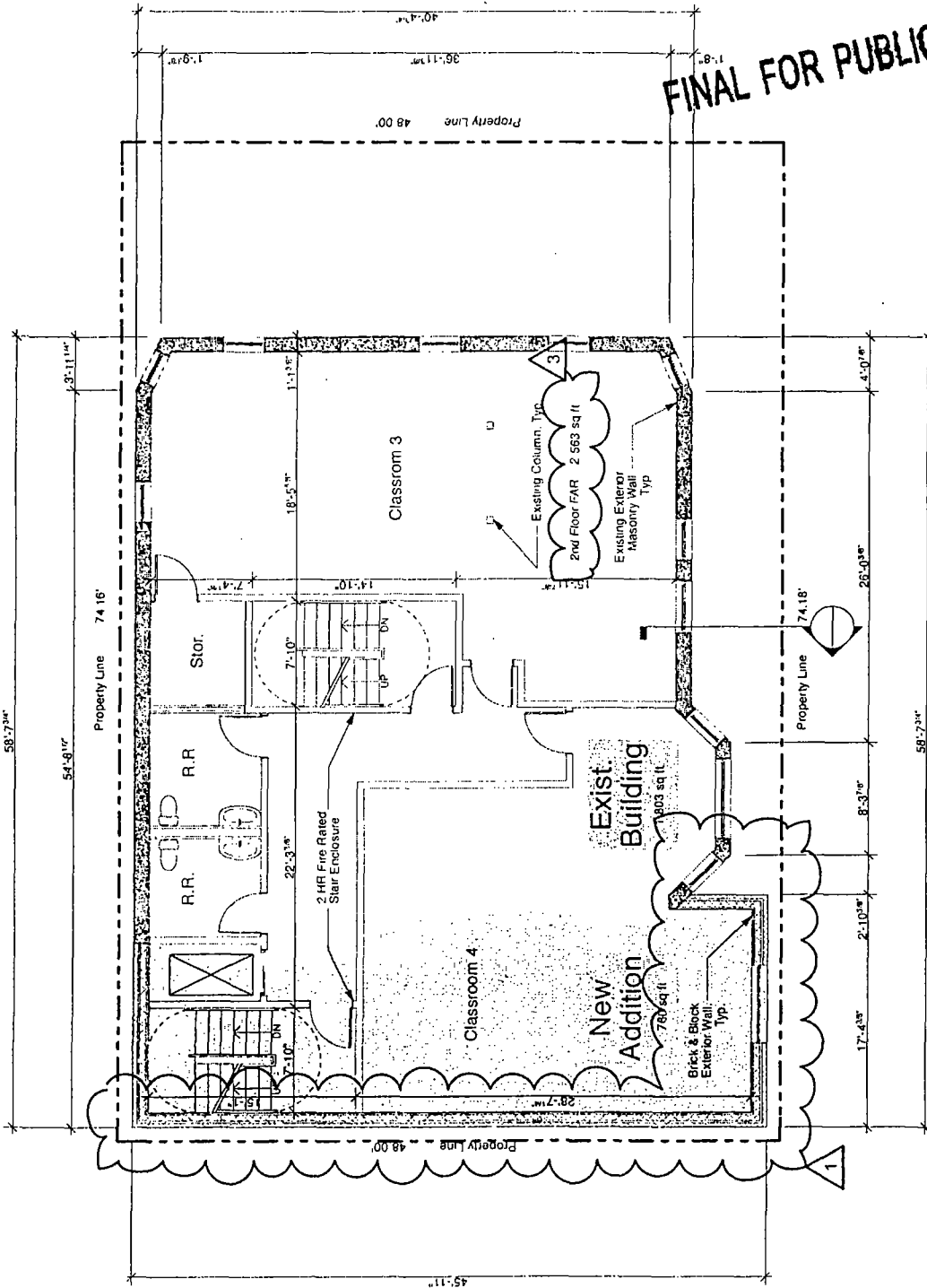


Park West Cooperative Nursery School  
 School

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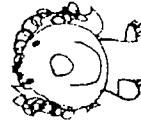
03/11/2016  
 PH # 162336





Park West Coop. 2214 Bissell St  
 2214 Bissell St  
 Chicago, IL

Basement  
 Scale: 1/8" = 1'-0"



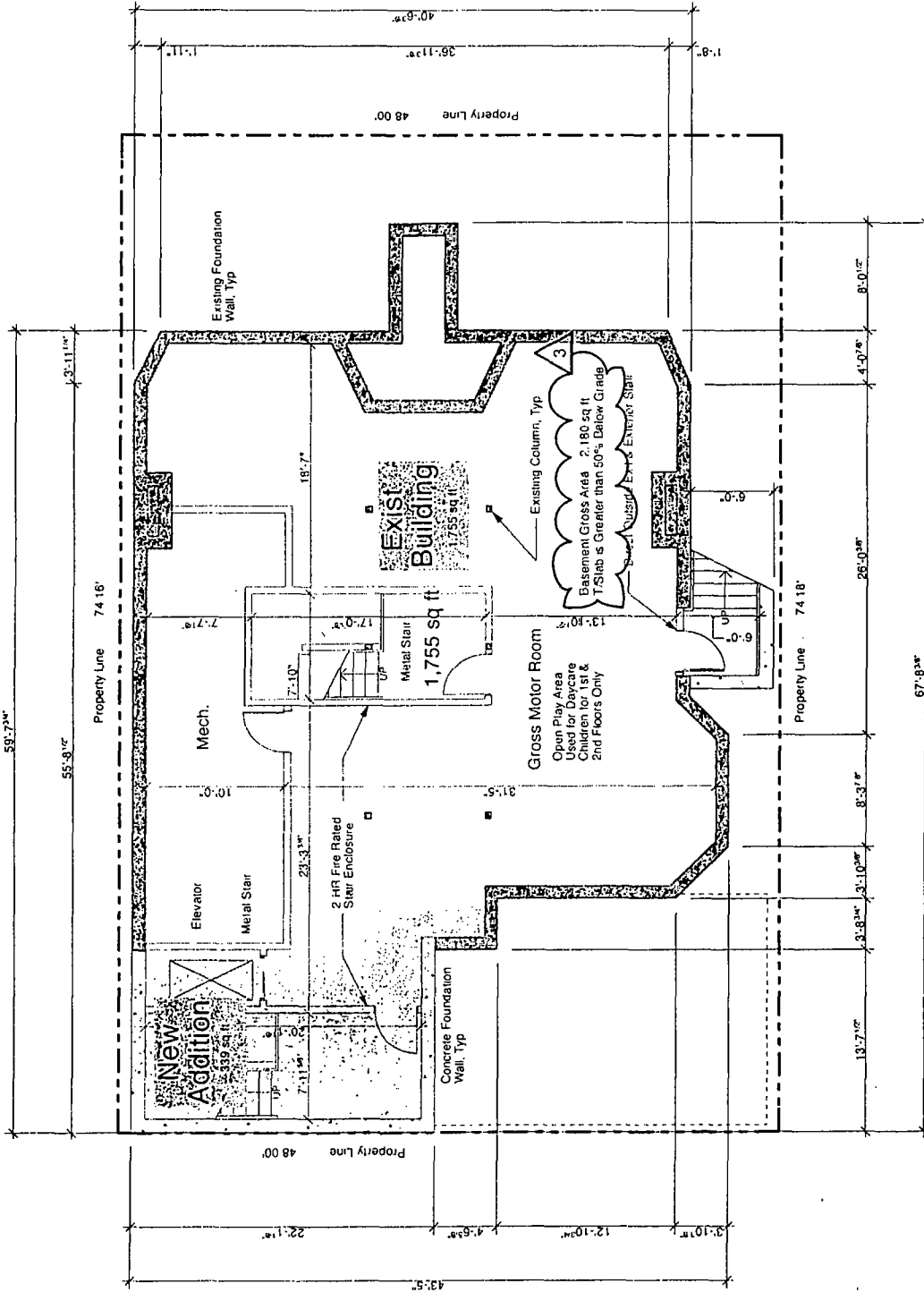
Park West Cooperative Nursery School  
 Client

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08.11.2016  
 P/N # 102379

**FINAL FOR PUBLICATION**





DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

July 22, 2016

Jane Nolan  
Director, PWCNS  
2335 N Orchard St  
Chicago, IL 60614

RE: Parking Determination (rev)  
Proposal: Day Care Center  
Location: 2214 N Bissell St  
Park West Cooperative

Dear Ms. Nolan:

This is in reference to a determination of the minimum off-street parking requirement pursuant to Section 17-10-207-E of the Chicago Zoning Ordinance for a day care facility proposing to locate in an amended RM5 Residential Multi-Unit zoning district.

According to the information provided and upon completion of the legislative action proposed, Park West's day care will staff a maximum of nine employees at this location at any one time. There will be up to fifty-four children ages two through five.

The standard for employee parking is one space for every three staff, resulting in a minimum requirement of three automobile parking spaces. In addition, the standard requires one bicycle space for every ten automobile spaces resulting in the default minimum of four spaces.

The Department notes that the facility is located within the Sheffield Historic District and that per Section 17-10-0102-A (3) of the CZO, the minimum off-street parking standard may be reduced by half allowing two automobile spaces. To accommodate the client's transportation to and from the facility, the Department determines that at least two designated loading and drop-off spaces should be provided.

Therefore, the Department of Planning & Development determines that the minimum off-street parking requirement for the use should be set at two (2) automobile parking spaces, four (4) bicycle spaces and two (2) designated drop-off spaces. The drop-off spaces may be located on-street provided they are within a designated loading zone.

Sincerely,

Patrick Murphey  
Assistant Commissioner



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

July 5, 2016

Jane Nolan  
Director, PWCNS  
2335 N Orchard St  
Chicago, IL 60614

RE: Parking Determination  
Proposal: Day Care Center  
Location: 2214 N Bissell St  
Park West Cooperative

Dear Ms. Nolan:

This is in reference to a determination of the minimum off-street parking requirement pursuant to Section 17-10-207-E of the Chicago Zoning Ordinance for a day care facility proposing to locate in an amended RM5 Residential Multi-Unit zoning district. The lot's current RT4 Residential Two-Flat, Townhouse and Multi-Unit District zoning does not provide enough FAR for repurposing the residential property.

According to the information provided and upon completion of the legislative action proposed, Park West's day care will staff a maximum of nine employees at this location at any one time. There will be up to fifty-four children ages two through five.

The standard for employee parking is one space for every three staff, resulting in a minimum requirement of three automobile parking spaces. In addition, the standard requires one bicycle space for every ten automobile spaces resulting in the default minimum of four spaces.

The Department notes that the facility is located within 1,320 feet of a CTA rail station. Per Section 17-10-0102-B (1) of the CZO, the minimum off-street parking requirement may be reduced by half allowing two automobile spaces. To accommodate the client's transportation to and from the facility, the Department determines that at least two designated loading and drop-off spaces should be provided.

Therefore, the Department of Planning & Development determines that the minimum off-street parking requirement for the use should be set at two (2) automobile parking spaces, four (4) bicycle spaces and two (2) designated drop-off spaces. The drop-off spaces may be located on-street provided they are within a designated loading zone.

Sincerely,

Patrick Murphey  
Assistant Commissioner