



# City of Chicago



O2022-1328

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1741-1749 N Damen Ave - App No. 21033T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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, be amended by changing all the *M1-2 Limited Manufacturing/Business Park District* symbols and indications as shown on Map No. 5-H in the area bounded by

The alley next south of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North Damen Avenue; a line 96 feet south of and parallel to the alley next south of and parallel to West Bloomingdale Avenue; and North Damen Avenue,

to those of a *B1-2 Neighborhood Shopping District*.

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

Common Address of Property:           1741-1749 North Damen Avenue

**17-13-0303-C (1) Project Narrative and Plans – Type 1 Zoning Map Amendment**  
1741-1749 North Damen Avenue, Chicago, Illinois

Proposed Zoning: *B1-2 Neighborhood Shopping District*

Lot Area: 11,616 square feet (*recorded*)

**Proposed Land Use:** The subject property consists of four contiguous lots of record. The southern-most two parcels are presently improved with a conjoined two-story *mixed-use* building, while the northern-most two parcels are each improved with a one-story *commercial* building and a two-story *mixed-use* building, respectively. All three of the existing buildings are currently vacant, a condition that has plagued these properties for several years. The Applicant is seeking a *Zoning Map Amendment* in order to permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building, which such building will be occupied and operated by a *daycare* facility. To allow for the new improvements, the Applicant intends to raze the existing structures. The programming for the proposed new *daycare* facility includes the provision of off-street parking for at least seven (7) vehicles, at the rear, as well as dedicated onsite bicycle parking. The proposal also features an outdoor (rooftop) *playground*, at the rear of the 3<sup>rd</sup> Floor, which will be for the exclusive use of the *daycare* facility and its students-enrollees. The new proposed building will measure 42 feet-0 inches in height (*to the underside ceiling of the 3rd Floor*) and will be masonry in construction.

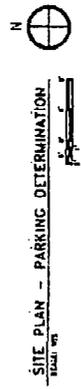
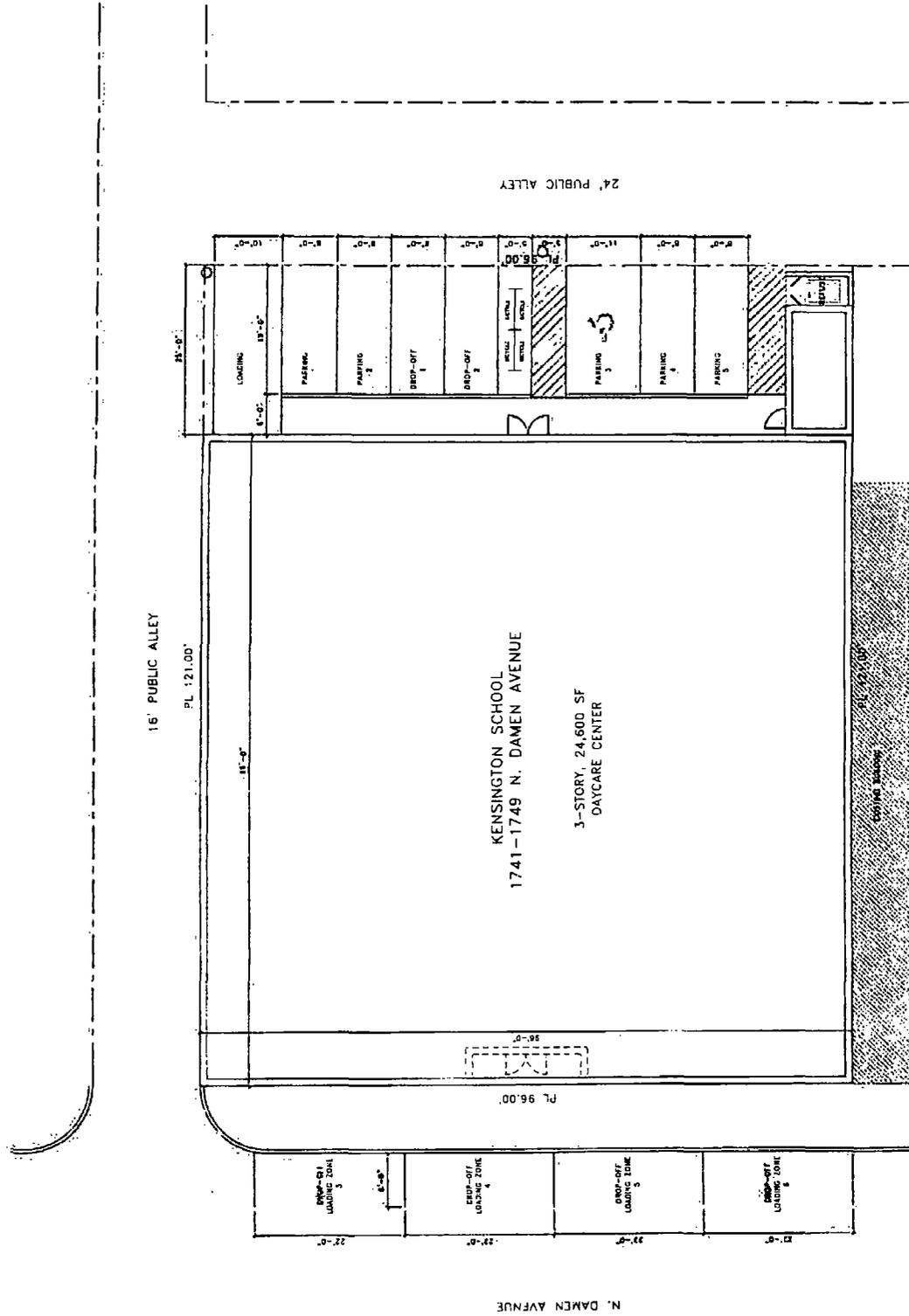
- (A) The Project's Floor Area Ratio: 24,600 square feet square feet (2.1 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units proposed
- (C) The amount of off-street parking: At least 7 vehicular spaces + 1 loading berth

*\*The Applicant has submitted a request for a Parking Determination, to the Department of Planning and Development (DPD), pursuant to Section 17-10-0207-E of the Zoning Ordinance. The Applicant will make any necessary adjustments to the programming for this proposal and/or seek any additional relief, based on and upon issuance of said Parking Determination.*

- (D) Setbacks:
  - a. Front Setback: 0 foot-0 inches
  - b. Rear Setback: 5 feet-0 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches
- (E) Building Height: 42 feet-0 inches (*underside-ceiling of 3<sup>rd</sup> Floor*)

*\*The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance, should such provision(s) be determined as applicable.*

# FINAL FOR PUBLICATION



KENSINGTON SCHOOL  
1741 - 1749 N. DAMEN AVENUE

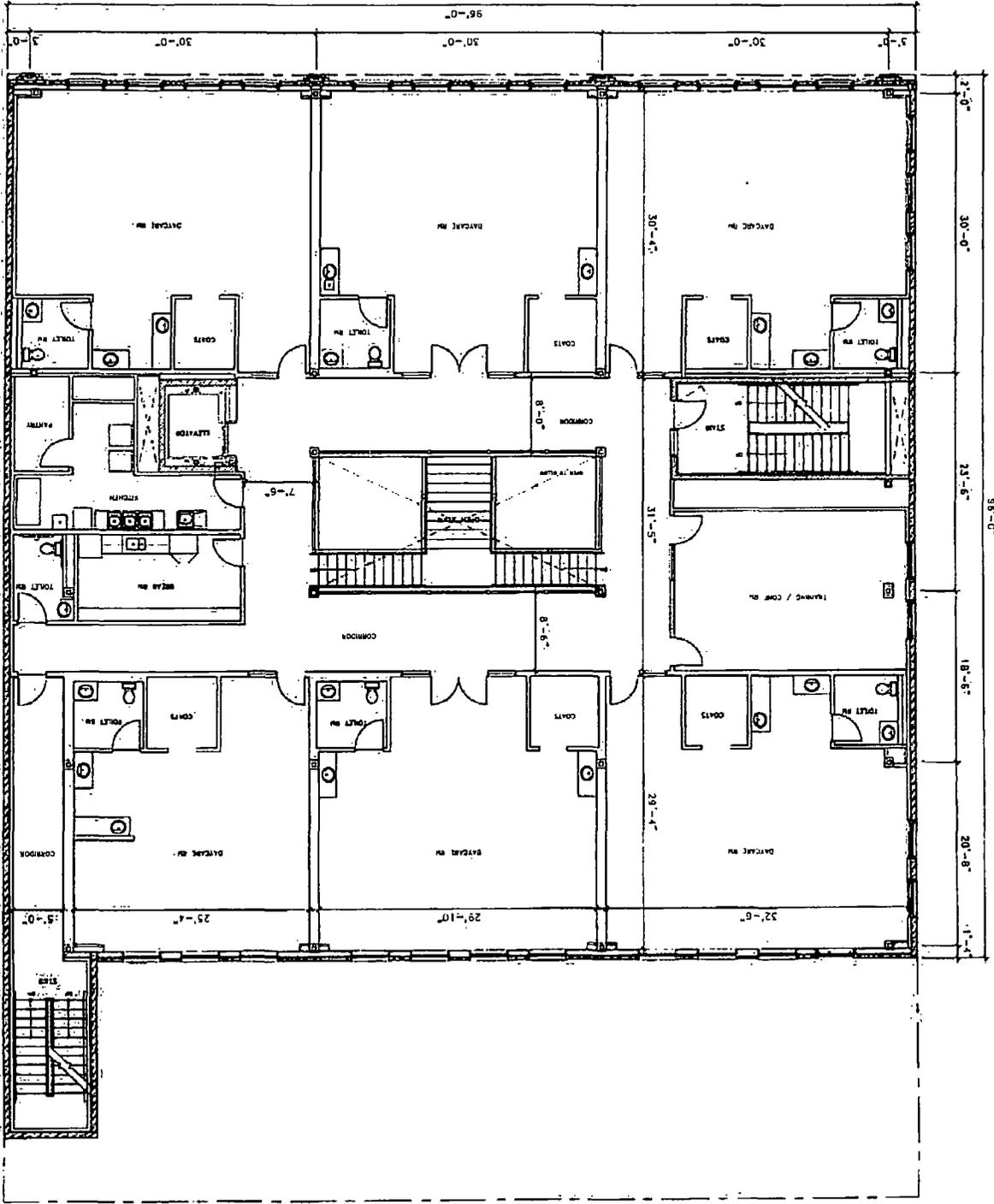


KENSINGTON SCHOOL  
1741-1749 N. DAMEN AVENUE



SCALE: 1/8" = 1'-0"  
SECOND FLOOR PLAN

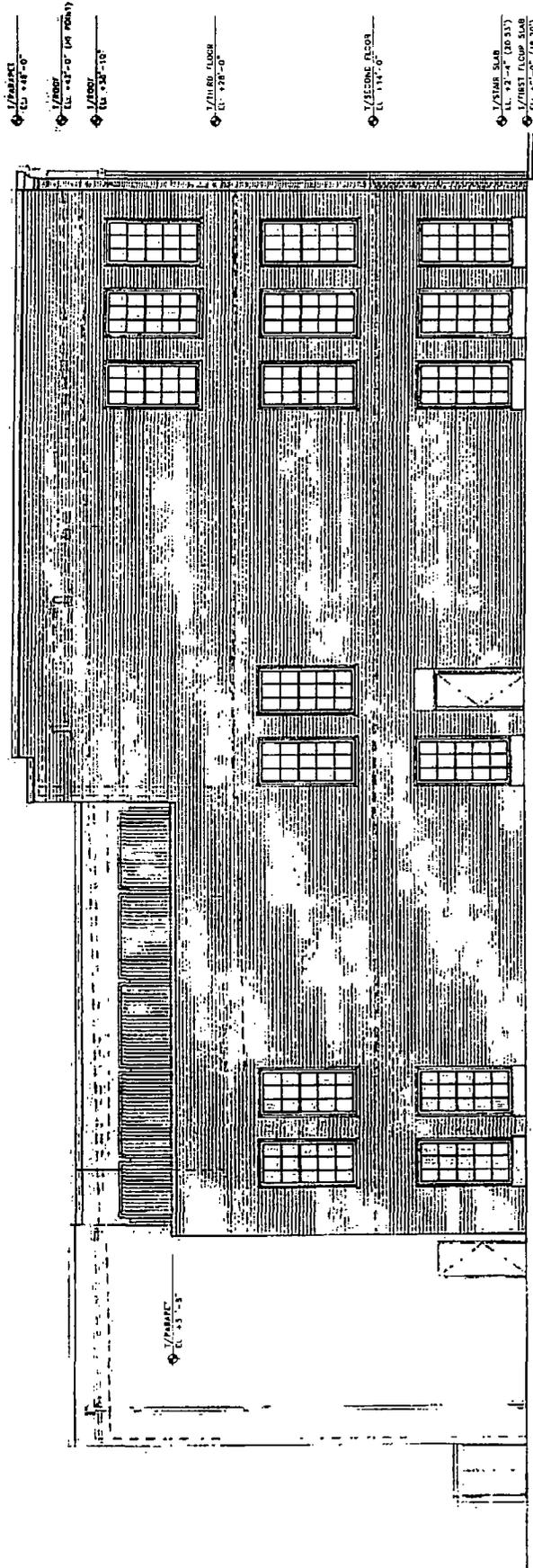
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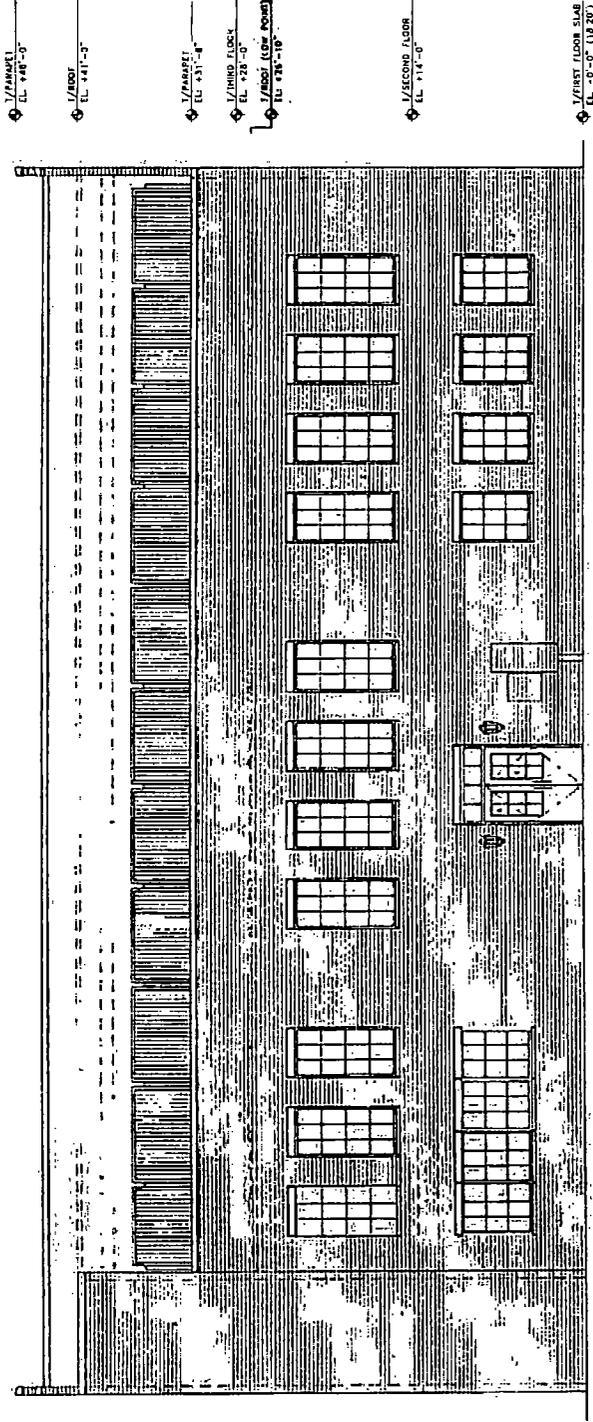
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NORTH ELEVATION (SIDE)  
SCALE: NTS

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1741-1749 N. DAMEN AVENUE

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EAST ELEVATION (REAR)  
SCALE: NTS

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