



City of Chicago



SO2022-3904

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-E at 601-625 E 47th St, 4701-4711 S St. Lawrence Ave and 4700-4710 S Champlain Ave - App No. 22046T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-1, Neighborhood Shopping District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 47th Street; South Champlain Avenue; the alley next south of and parallel to East 47th Street; and South St. Lawrence Avenue

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 601 - 625 East 47th Street, 4701 -4711 South St. Lawrence Avenue and 4700 -4710 South Champlain Avenue

**SUBSTITUTE
NARRATIVE AND PLANS FOR
TYPE 1 ZONING AMENDMENT APPLICATION
FROM B1-1 TO B3-3
BELLA NOIR, LLC (THE "APPLICANT")
601 - 625 East 47th Street, 4701 - 4711 South St. Lawrence Avenue
and 4700 - 4710 South Champlain**

The Applicant seeks approval for a Type 1 zoning amendment from B1-1 to B3-3 to construct a new approximately 90,859-sf mixed-use development including 27 residential dwelling units, full-size basketball court for youth and young adults, a rehab center, pharmacy, medical offices focusing on preventive and integrative medicine with a focus on mental health, restaurants, a STEM lab, and the Lyric foundation headquarters. The Project will provide 37 on-site parking spaces to serve residential and commercial uses, along with 2 loading docks. The building is 70 feet tall, has a floor area ratio of 2.85, and 1,180.67 minimum lot area.

ARO: The project triggers the requirements of the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Project is located in the Low-Moderate Income Area within the meaning of the ARO. Developers of rental projects in low-moderate income areas must provide 10% of the units in the residential development as affordable units at a weighted average of 60% of the AMI. The project will provide 3 dwelling units ($27 \times 10\% = 2.7$ rounded up to 3) at 60% AMI in compliance with ARO provisions for Low-Moderate Income Areas.

TSL: The subject property is a Transit Served Location based on proximity to CTA bus line corridor and CTA Train Station segment (47th Street route and corridor) and the project will seek a reduction in on-site required parking for residential and commercial and will seek an increase in building height.

On-Site Accessory Parking: 37 total spaces provided. Reduction of On-Site Parking with TSL: CZO Sections: 17-10-0102-B.1 and B.2. Residential required: 27; providing 15; reduction of 12 spaces. Commercial required: 33; providing 22; reduction of 11 spaces. Total parking reduction: 23 spaces (38%).

Building Height: Approximately 70'- 0. B3-3 Maximum Building Height: 65 feet Increase Building Height with TSL: CZO Section 17-3-0408-B.

The project complies with the following CZO Section 17-3-0308 TSL criteria:

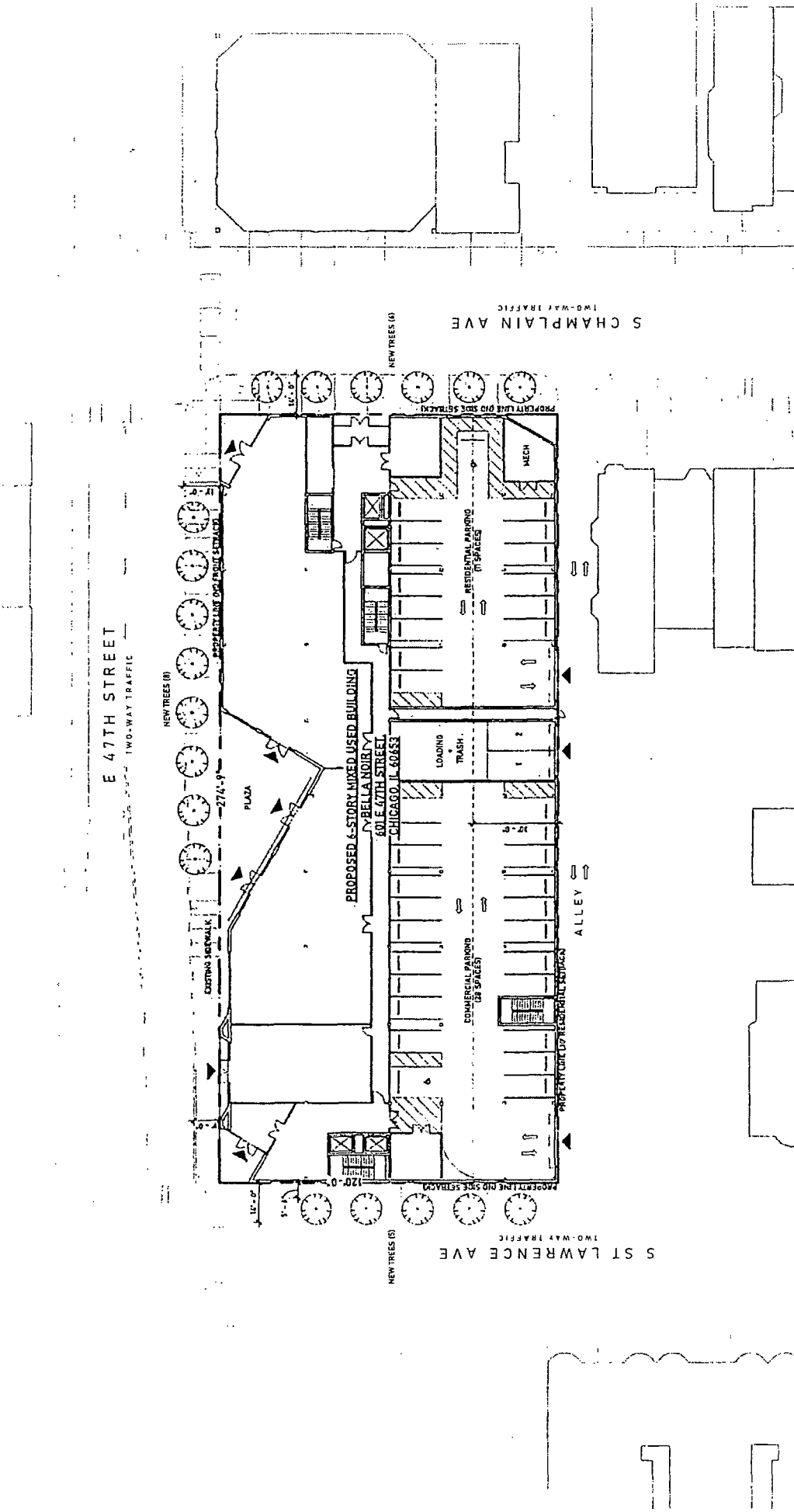
1. The project complies with Section 17-10-0102-B as follows:
 1. The project is within 2,640 feet of a CTA rail station entrance and 1,320 feet of a CTA bus line corridor segment listed in Table 17-17-0400-B
 2. One bicycle parking space is provided per dwelling unit
 3. The 1,320 foot distance per Table 17-17-0400-B
 4. The building does not achieve a mandatory planned development threshold
 5. The building is pursuing a 38% parking reduction from the otherwise applicable standards for new construction
2. The project complies with the standards and regulations of Section 17-3-0504
 1. Follows all requirements of 17-3-0504-B Building Location with the location of the building facade along the sidewalk along with the entrance dimensions

2. Follows all requirements of 17-3-0504-C Transparency with clear, non-reflective windows allowing views into the commercial spaces, along with glass heights and limits.
3. Follows all requirements of 17-3-0504-D Doors and Entrances by locating all entries facing the pedestrian street.
4. Follows all requirements of 17-3-0504-E through 17-3-0504-J.
3. The project complies with the general goals set forth in the Transit Friendly Development Guide by providing a pedestrian friendly, equitable development that contains concentrated retail with integrated pedestrian plaza and landscaping.
4. The residential portion of the building does not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for this district
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
6. Applicant will seek administrative adjustment approval to reduce the required minimum off-site parking spaces pursuant to Section 17-13-1003-EE.

<p>Lot Area: 31,878 square feet (Recorded Measurement) B3-3 Maximum Base F.A.R.: 3.0 Proposed F.A.R.: 2.85 Building Area: Approximately 90,859 square feet</p>
<p>Density (Lot Area Per Dwelling Unit): 27 = 1,180.67 square feet</p>
<p>On-Site Accessory Parking: 37 spaces Reduction of On-Site Parking with TSL: CZO Sections: 17-10-0102-B.1 and B.2 Residential required: 27; providing 15; reduction of 12 spaces Commercial required: 33; providing 22; reduction of 11 spaces Total parking reduction: 23 spaces (38%) Loading Spaces: 2</p>
<p>Building Height: Approximately 70'- 0" B3-3 Maximum Building Height: 65 feet Increase Building Height with TSL: CZO Section 17-3-0408-B Stairway and Elevator Enclosure (2 elevator cars) not counted in height or FAR calculations per CZO Section 17-17-0311-C.1</p>
<p>Setbacks: Front: 0' Side: 0' Side: 0' Rear: 0' (30' at Dwelling Floors)</p>

Applicant: Bella Noir, LLC
 Address: 601 - 625 East 47th Street, 4701 - 4711 South St. Lawrence Avenue
 and 4700 - 4710 South Champlain
 Introduction Date: December 14, 2022
 REVISED DATE: January 17, 2023

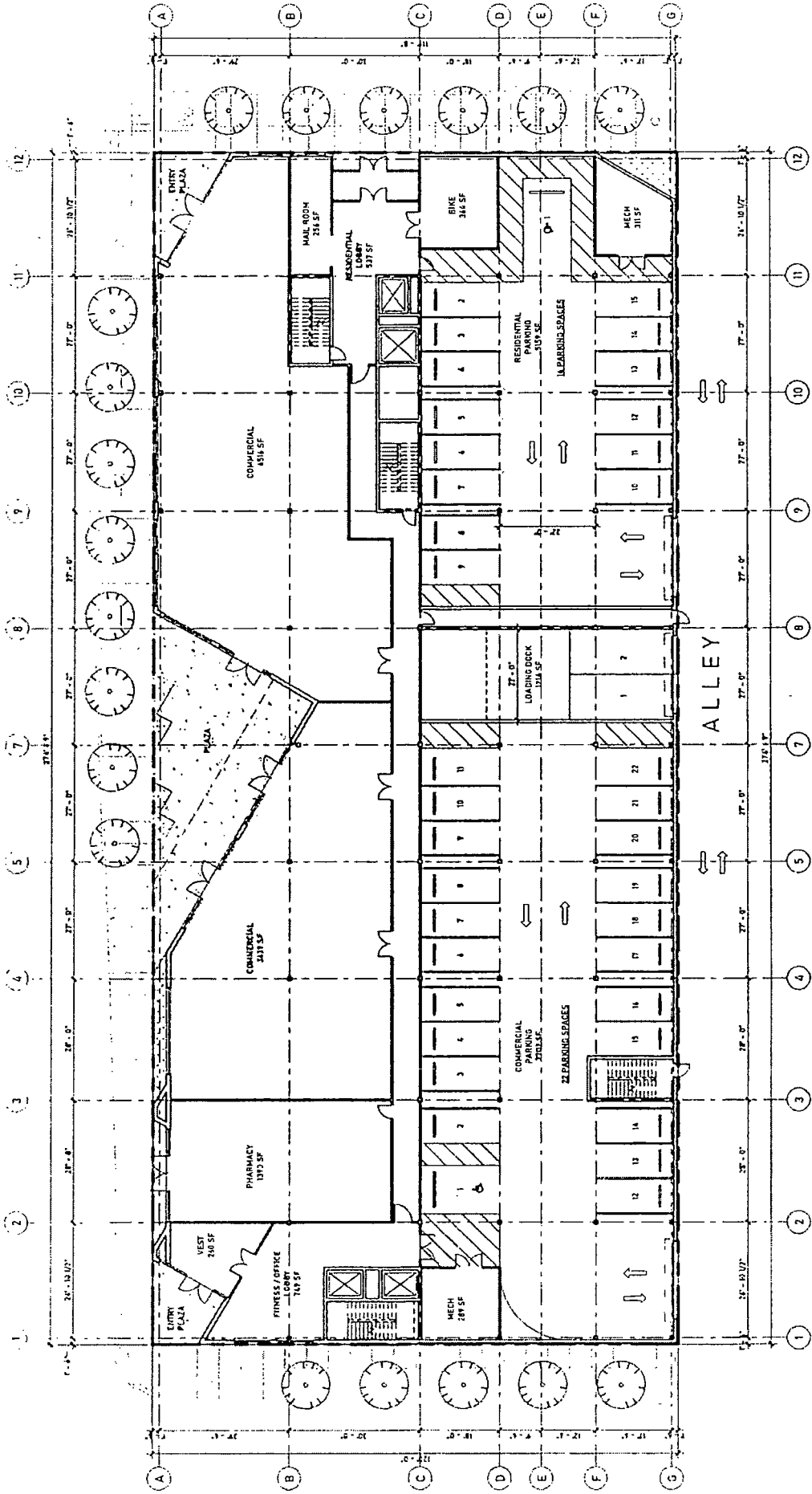
ARCHITECTURAL SITE PLAN



Applicant: Bella Noir, LLC
 Address: 601 - 625 East 47th Street, 4701 - 4711 South St. Lawrence Avenue and 4700 - 4710 South Champlain Avenue
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LEVEL 1 FLOOR PLAN

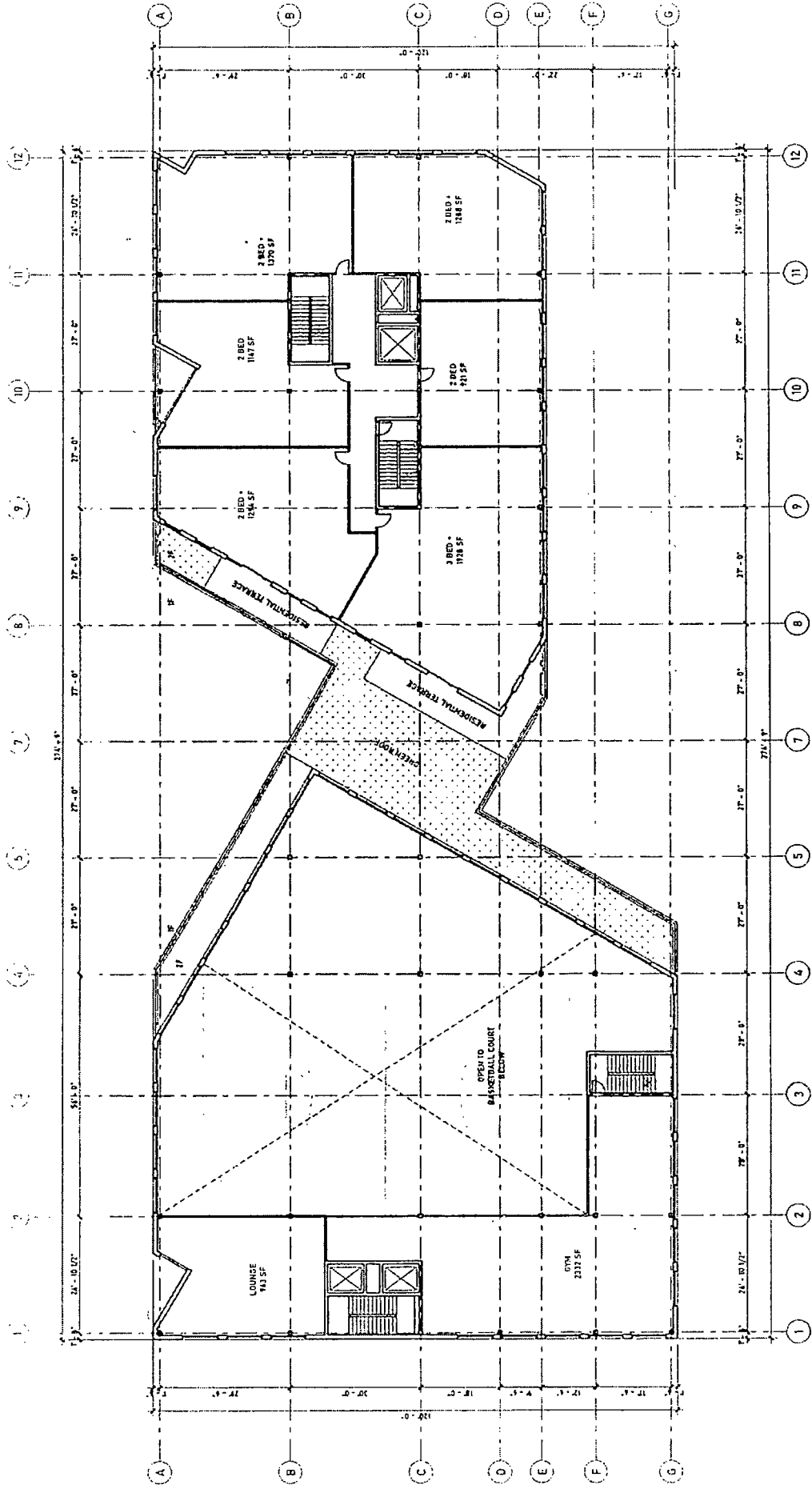


Applicant: Beta Noir, LLC
 Address: 601 - 625 East 47th Street, 4701 - 4710 South St. Lawrence Avenue and 4700 - 4710 South Champlain Avenue
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Final for Publication



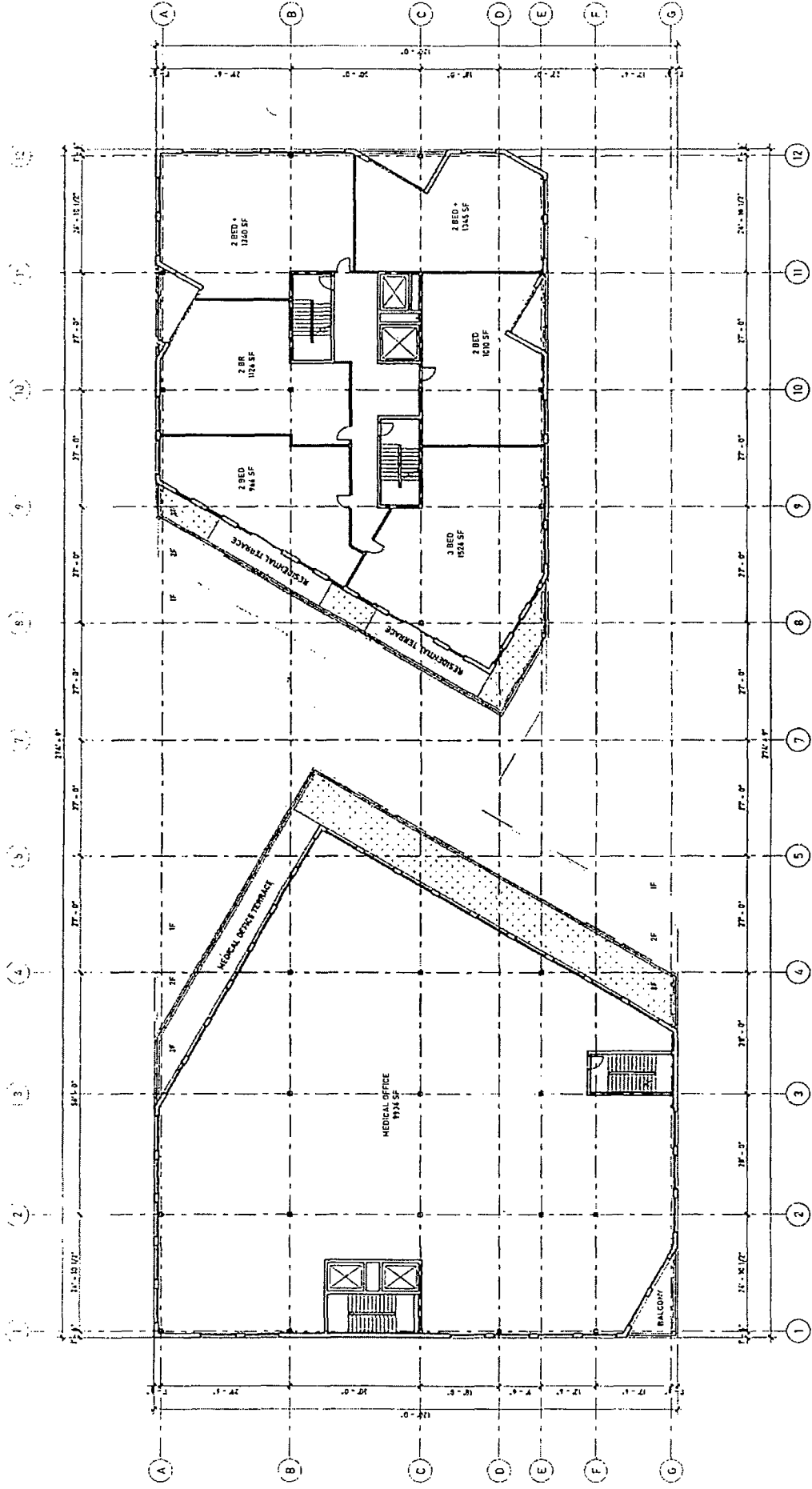
LEVEL 3 FLOOR PLAN



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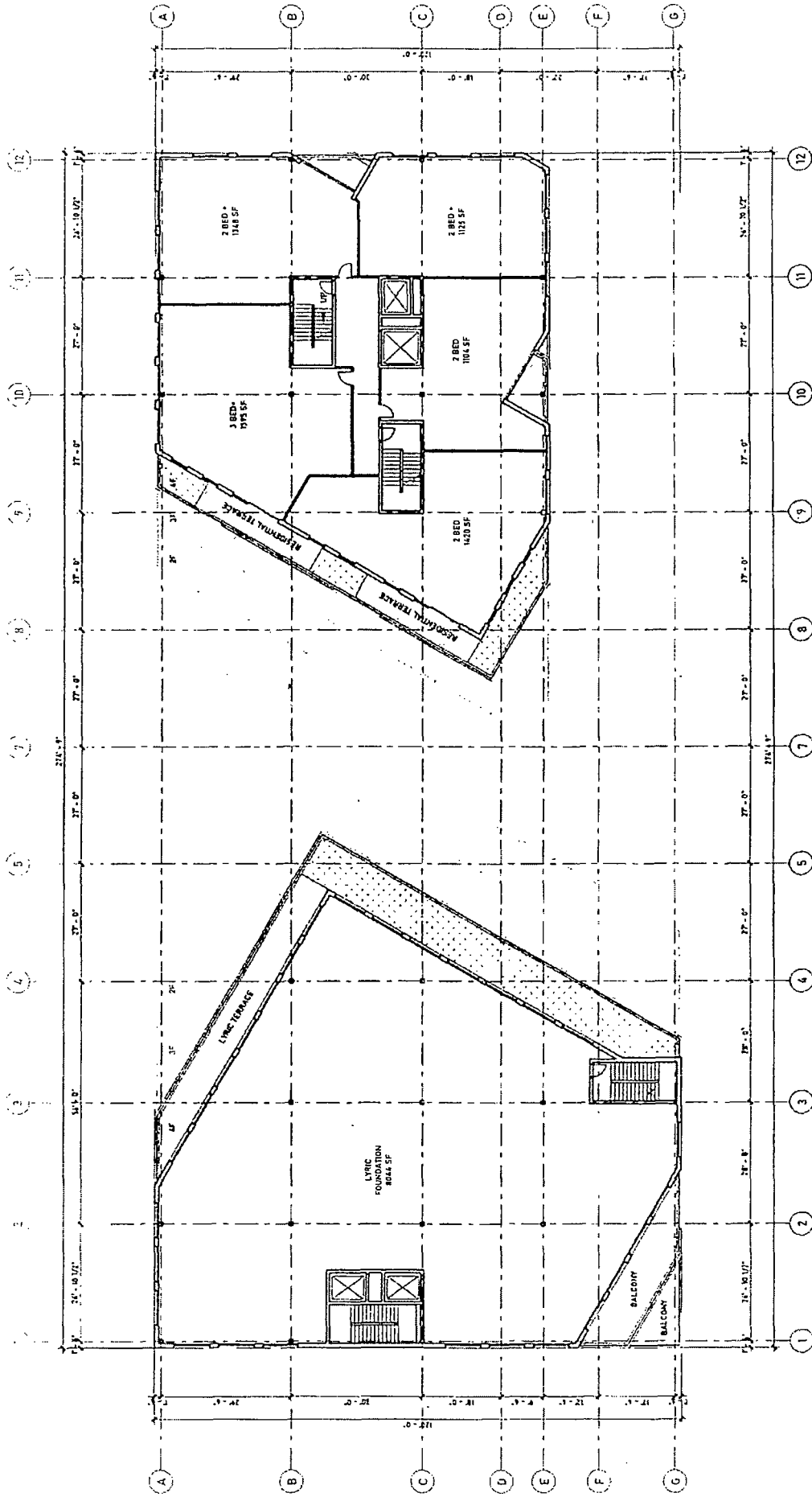
LEVEL 4 FLOOR PLAN



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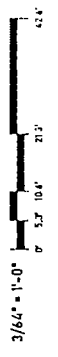
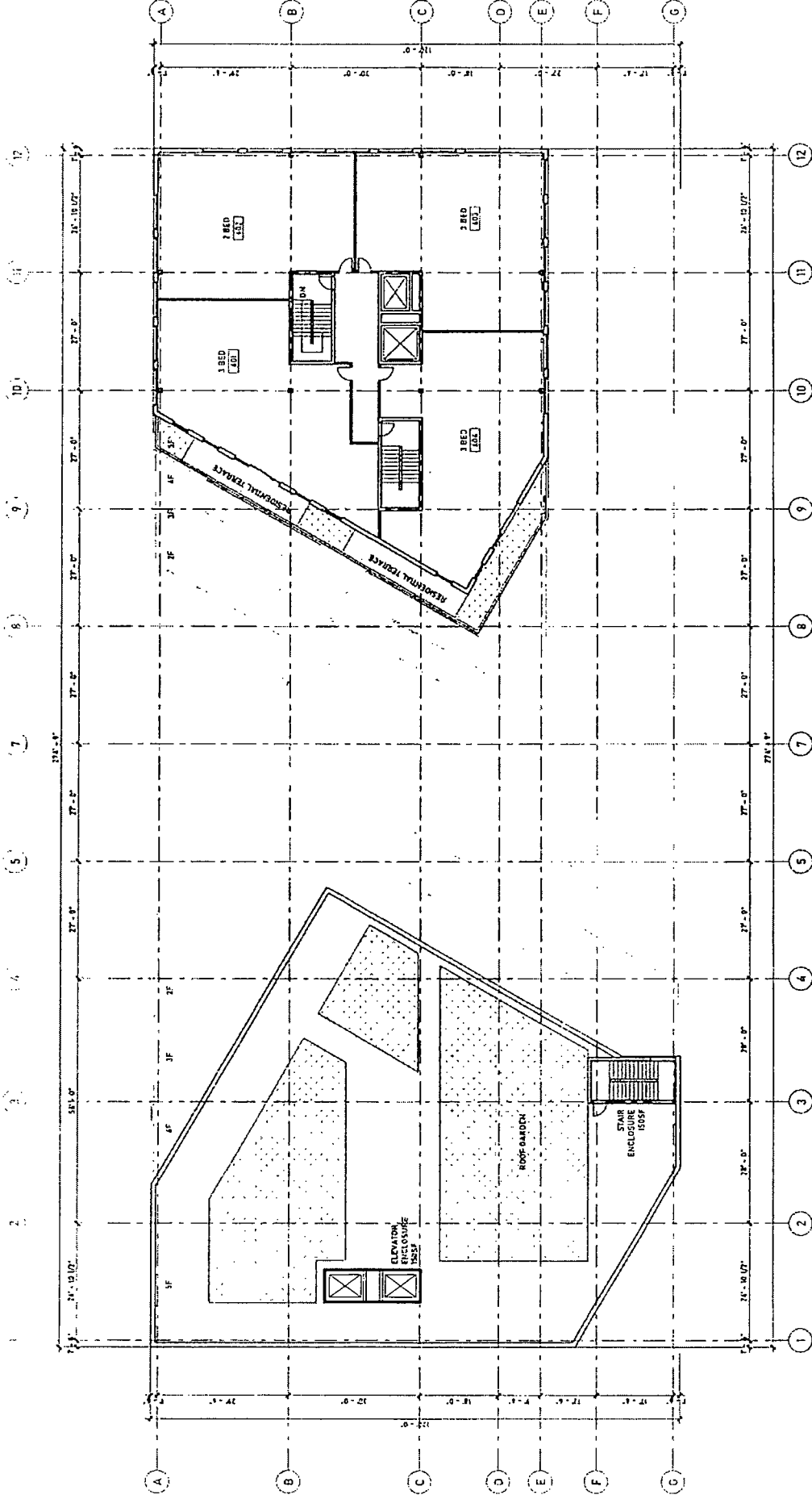


LEVEL 5 FLOOR PLAN



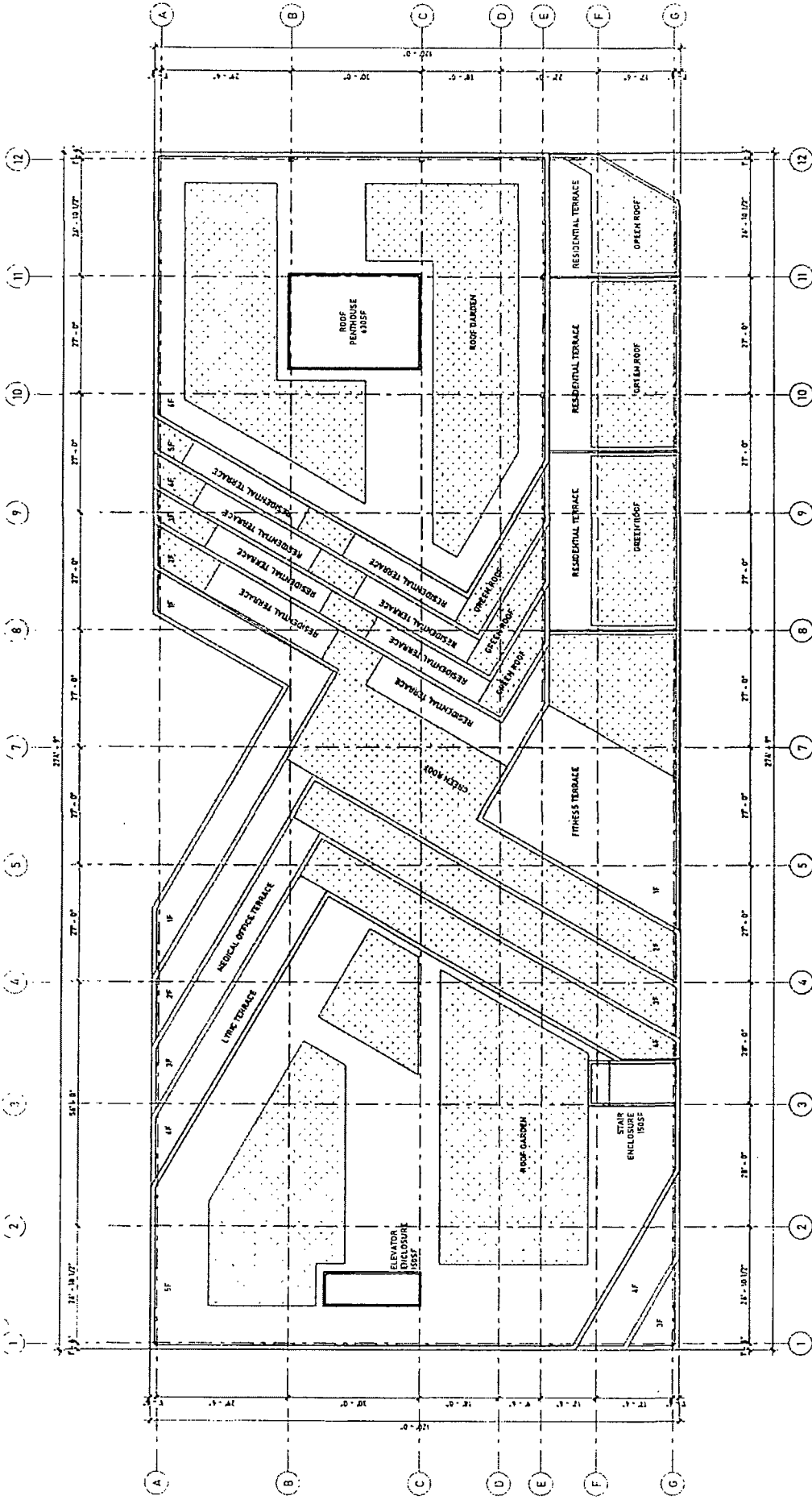
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LEVEL 6 FLOOR PLAN



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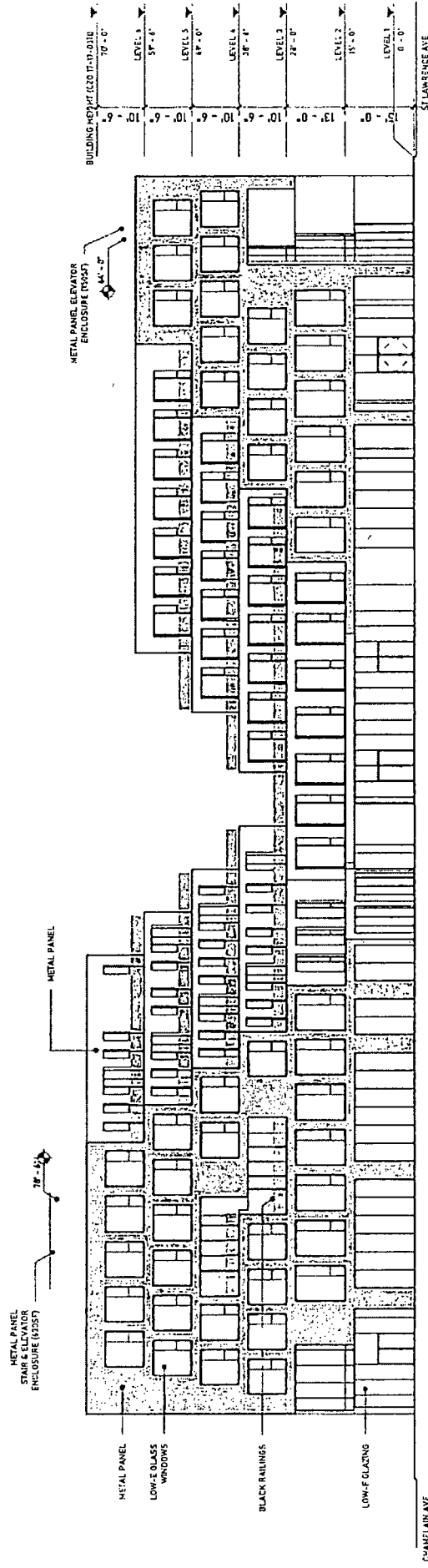
ROOF PLAN



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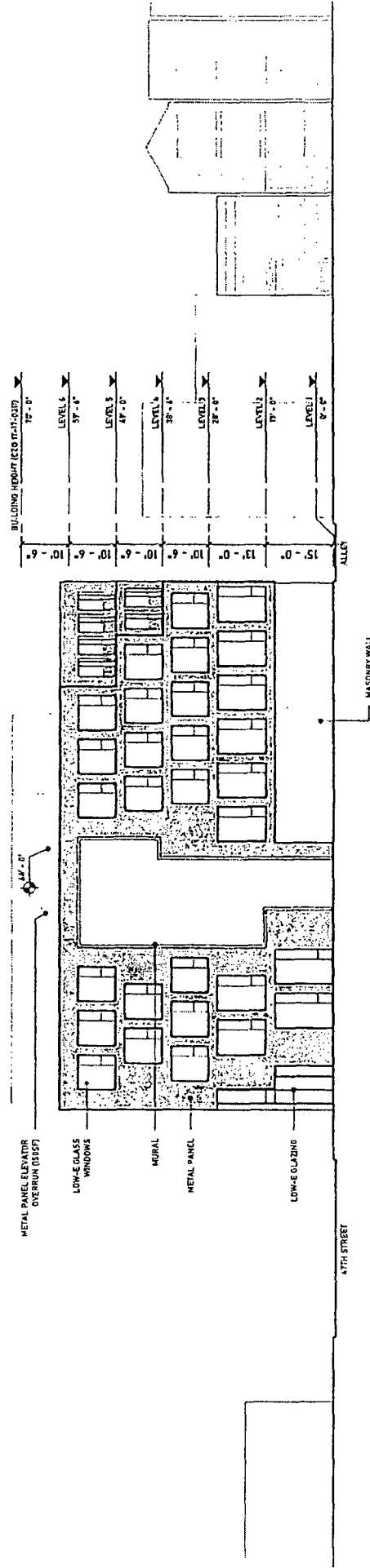
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BUILDING ELEVATION - NORTH



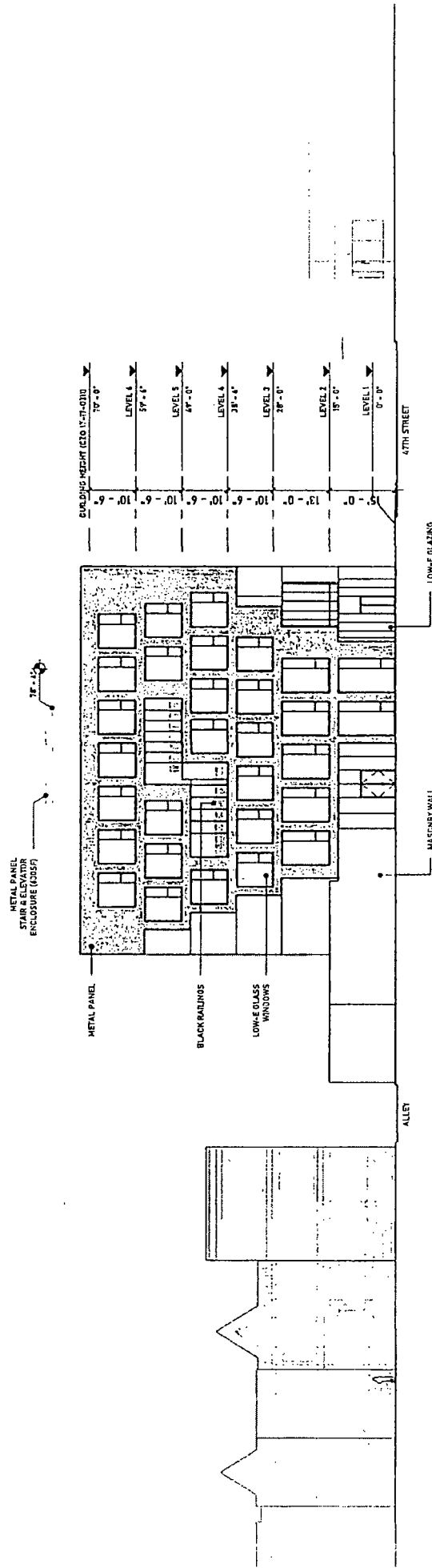
Applicant: Beta Noir, LLC
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BUILDING ELEVATION - WEST



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BUILDING ELEVATION - EAST



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