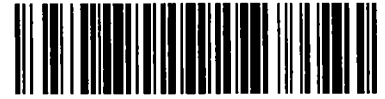




City of Chicago



SO2013-7534

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2013
Sponsor(s):	City Clerk (transmitted by) (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17838T1 at 2123-2143 S Kedzie Ave and 2116-2144 S Troy Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE No. 17838

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 the M1-2 Limited Manufacturing / Business Park

District symbols and indications as shown on Map No.4-I in the area bounded by

beginning at the southerly right-of-way line of the Chicago Burlington Quincy Railroad: South Troy Street or the line thereof if extended where no street exists; the alley next north of and parallel to West Cermak Road; a line 124.69 feet west of and parallel to South Troy Street; a line 175 feet north of and parallel to West Cermak Road; South Kedzie Avenue; a line 400 feet north of and parallel to West Cermak Road; and a line 132.63 feet east of and parallel to South Kedzie Avenue (ToB),

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding uses 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: 2123-2143 South Kedzie Avenue
and 2116-2144 South Troy Street

17-13-0303-C (1) Narrative Zoning Analysis (SUBSTITUTE)

Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District
 Lot Area: 78,312 sq. ft. (1.79 acres)

Proposed Land Use: The three (3) existing buildings shall remain. The only proposed construction involves the interior build-out of the three (3) existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space, including retail, office and art/dance studio space, within said buildings. The Kedzie Building will contain: a dance studio (2,736 sq. ft. approx.), a management office (256 sq. ft. approx.), a catering area (256 sq. ft. approx), and two large retail areas (11,352 sq. ft. approx.) at grade level; 1,770 sq. ft. of space on the mezzanine level; and an art studio (2,304 sq. ft. approx.), management office (256 sq. ft. approx.) and retail space (7,204 sq. ft. approx.) on the second floor. The Troy Building will contain: 9,064 sq. ft. of retail space at grade level and 6,438 sq. ft. of retail space on the second floor. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking for tenants, customers and employees. The gravel lot (northeast corner) will remain vacant.

- (a) The Project's Floor Area Ratio:
 Allowed: 234,936 sq. ft. (maximum) (3.0 FAR)
 Proposed/Existing: 41,636 sq. ft. (0.53 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit)
 Allowed: N/A
 Proposed: N/A (No dwelling units proposed)
- (c) The amount of off-street parking:
 Required: 35 (minimum); 70 (maximum)
 Proposed/Existing: 33
- (d) Setbacks:
 - a. Front Setbacks:
 Required: None

 Proposed/Existing:
 Kedzie Building: 0'-0"
 Troy Building: 0'-0"

b. Rear Setbacks:
Required: None

Proposed/Existing:
Kedzie Building: 0'-0"
Troy Building: 0'-0"

c. Side Setbacks:
Required: None

Proposed/Existing:
Kedzie Building:
North: 75.0'
South: 43.83'

Troy Building:
North: 191.6'
South: 49.94'

d. Rear Yard Open Space:
Required: None
Proposed/Existing: None

(e) Building Height:
Allowed: 47'-0"

Proposed/Existing:
Kedzie Building: 39'-6" (max)(roof)
Troy Building: 27'-8" (approx.)(max)(roof)

*17-10-0207-A

*17-13-0303-C(2) Plans Attached.

LA PRINCERA PLAZA & GUERRERO PLACE

2123-2143 S. KEDZIE AVE.,
2116-2144 S. TROY STREET

SUMMARY:

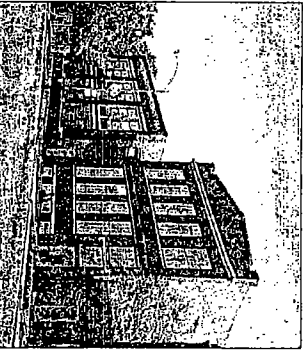
A.) BUILDING AREA SUMMARY:

BUILDING ADDRESS	FLOOR AREA, SQUARE FEET		REMARKS
	1ST FL.	MEZZANINE / 2ND FL.	
2123-2143 S. KEDZIE AVE.	14,600.0	1,770.0	TOTAL 26,134 SF ON KEDZIE
2116-2144 S. TROY STREET	9,064.0	-	TOTAL 15,502 SF ON TROY
TOTAL	23,664.0	1,770.0	GRAND AT 41,636 SF

B.) BUILDING HEIGHT: MAX. AT 39'-6" (++)

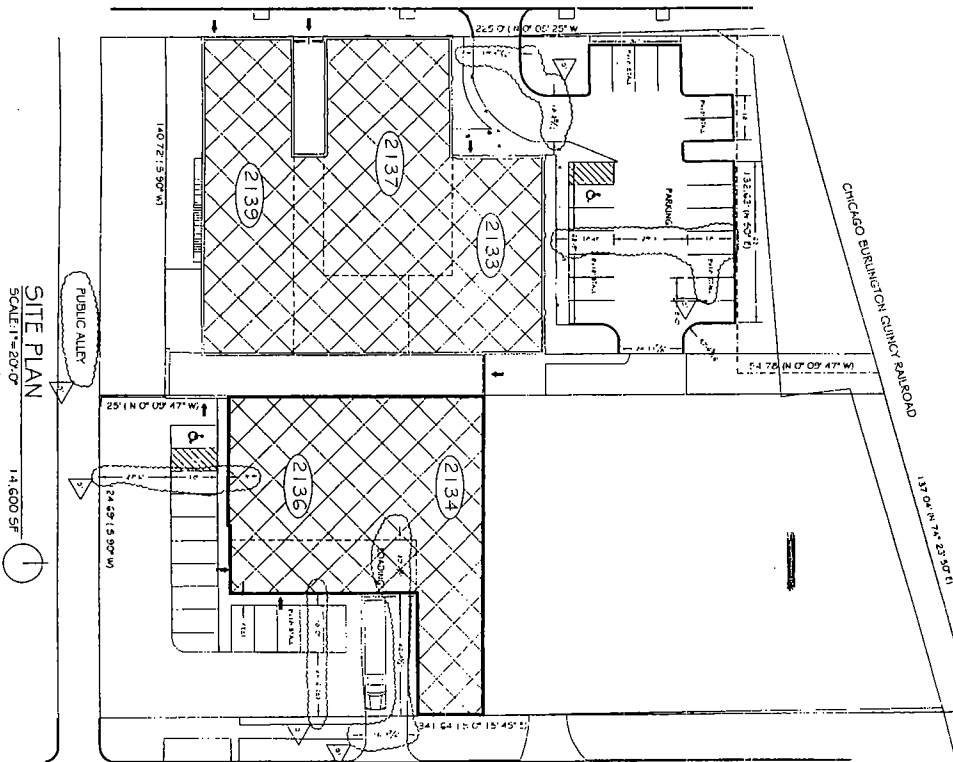
DRAWING INDEX:

- 1.) T-1 -- SITE PLAN, SUMMARY
- 2.) A-01 -- 2133-2139 1ST FL. @ KEDZIE PLAN
- 3.) A-02 -- 2136 @ KEDZIE MEZZANINE FLOOR
- 4.) A-03 -- 2137-2139 @ KEDZIE 2ND FLOOR PLAN
- 5.) A-04 -- 2134-2136 S. TROY STREET 1ST / 2ND FL. PLAN
- 6.) A-05 -- 2133-2139 S. KEDZIE WEST/EAST ELEVATIONS
- 7.) A-06 -- 2133-2139 S. KEDZIE SOUTH ELEVATIONS 1 AND 2
- 8.) A-07 -- 2133-2139 S. KEDZIE NORTH ELEVATIONS 1 & 2
- 9.) A-08 -- 2134-2136 S. TROY ST., ALL ELEVATIONS



VIEW AT KEDZIE AVE.

S. KEDZIE AVE.,



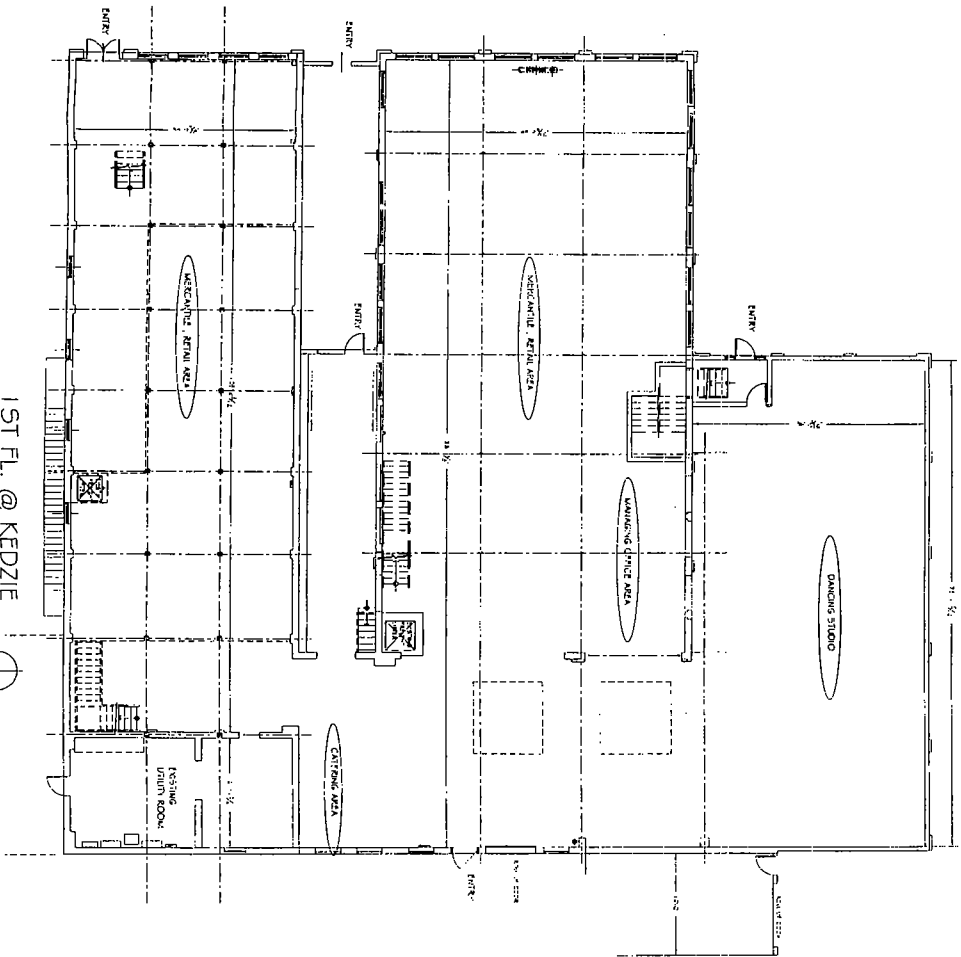
S. TROY ST.,

FINAL FOR PUBLICATION

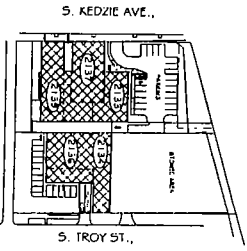
SITE PLAN
SCALE: 1" = 20'-0"
14,600 SF

<p>RAY FANG & ASSOCIATES ARCHITECTS 1000 W. WASHINGTON ST. SUITE 200 CHICAGO, IL 60606 TEL: 312-467-8888 WWW.RFANG.COM</p>	<p>LA PRINCERA PLAZA AND GUERRERO PLACE SITE PLAN SCALE: 1" = 20'-0" 14,600 SF</p>	<p>PROJECT NO. 2123-2143 S. KEDZIE AVE. DATE: 10/13/11 DRAWN BY: T-1 CHECKED BY: [] APPROVED BY: []</p>
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FINAL FOR PUBLICATION

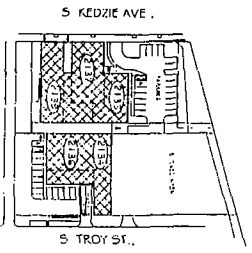


1ST FL. @ KEDZIE
SCALE 1/8" = 1'-0"
14,800 SF

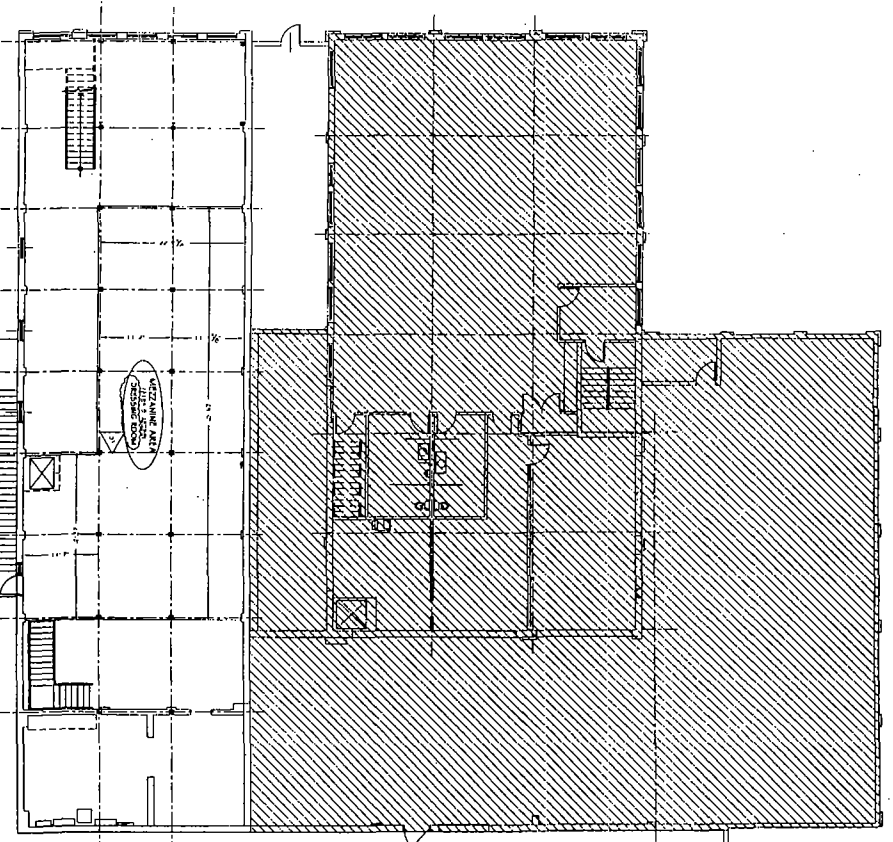


KEY-PLAN
SCALE 1" = 80'

341' FAHS & ASSOCIATES ARCHITECTS 2116 S. WASHINGTON ST. CHICAGO, ILL. 60608 ROGER MANNING		22' LAKE RECORD 11/1/71	
1A VINCEBA PLAZA AND GUERRERO PLACE 2116 S. WASHINGTON ST. CHICAGO, ILL. 60608 U. FRANCIS DUNN		1ST FLOOR @ KEDZIE 11/1/71	
1ST FLOOR @ KEDZIE 14,800 SF		11/1/71	
A-01		11/1/71	



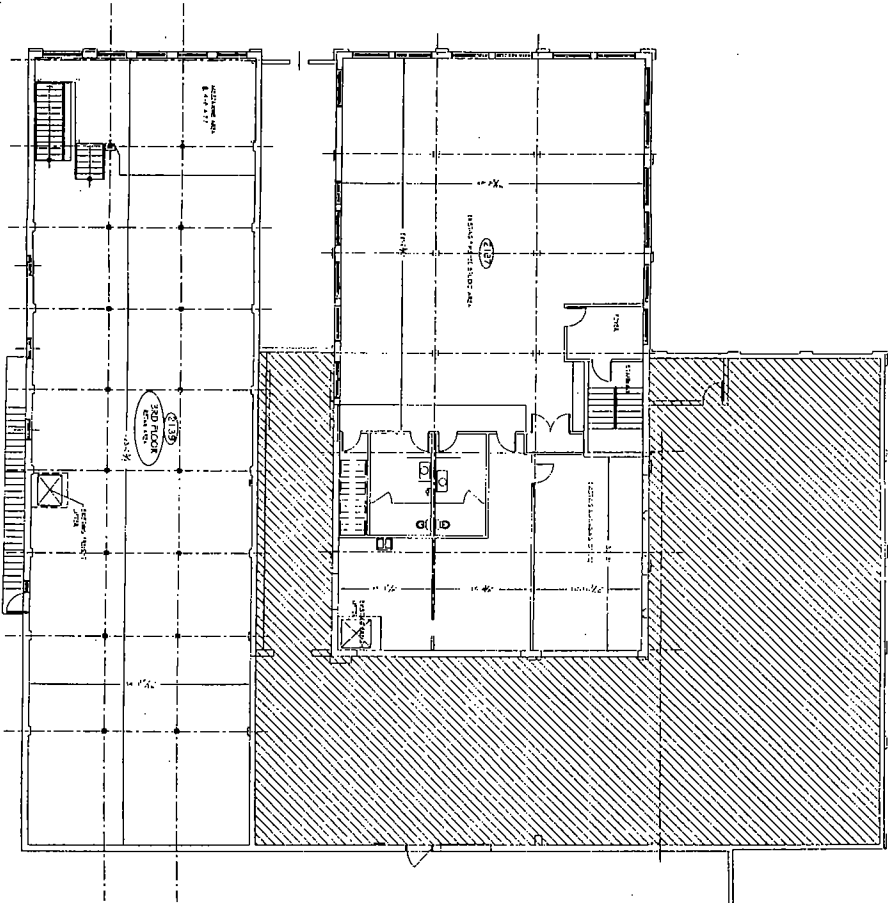
KEY PLAN
SCALE: 1"=50'



MEZZA. @ 2139 KEDZIE
SCALE: 1/8"=1'-0"
1,770 SF

<p>RAY FANG & ASSOCIATES ARCHITECTS RAYMOND PERRO ROSEB MENDOZA</p>	<p>LA PRINCESA PIZZA AND GUERRERO PLACE GUERRERO PLACE - 2116-2144 S TROY AVE LA PRINCESA PIZZA - 2123-2143 S KEDZIE</p>	<p>MEZZANINE @ KEDZIE</p>	<p>REVISION RECORD</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION	BY												
NO.	DATE	DESCRIPTION	BY																
<p>A-02</p>			<p>11/15/2011</p>																

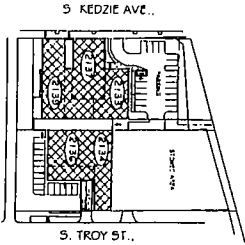
FINAL FOR PUBLICATION



2ND FL. @ 2137, 2139 KEDZIE
SCALE: 1/8" = 1'-0"

2137 - 4,757.5 SF
2139 - 4,504.8 SF
2139 MEZZANINE - 502 SF

KEY PLAN
SCALE: 1" = 80'

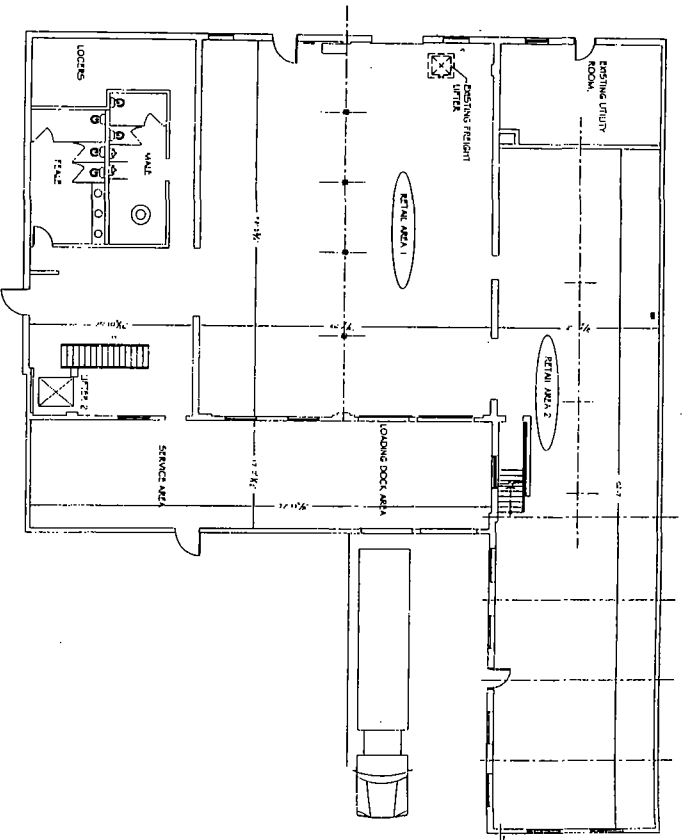


S. KEDZIE AVE.

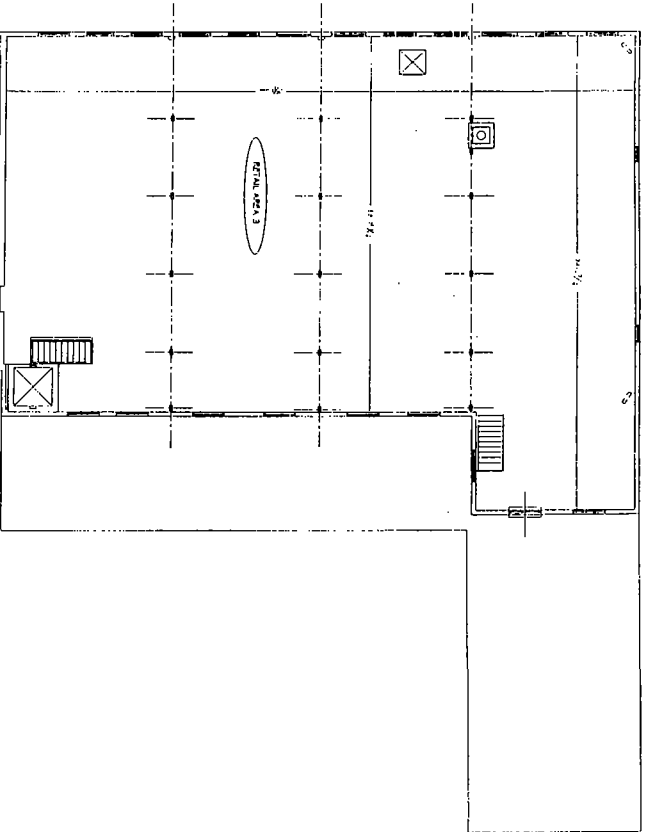
S. TROY ST.

OWNER	DESIGNER	PROJECT	DATE									
RAY FANG & ASSOCIATES RAYMON FIEDRO ROSITA MENDOZA	A PRINCERA PLAZA AND GUERRERO PLACE 2137 - 4,757.5 SF 2139 - 4,504.8 SF 2139 MEZZANINE - 502 SF	2ND FL. AT KEDZIE	11/17/2011									
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>11/17/2011</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>11/17/2011</td> <td>ISSUED FOR PERMITS</td> </tr> </table>				NO.	DATE	REVISION	1	11/17/2011	ISSUED FOR PERMITS	2	11/17/2011	ISSUED FOR PERMITS
NO.	DATE	REVISION										
1	11/17/2011	ISSUED FOR PERMITS										
2	11/17/2011	ISSUED FOR PERMITS										
<p>PLANS RECORD</p> <p>NO. 8</p> <p>A-03</p>			DATE									
			11/17/2011									

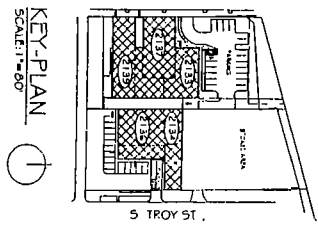
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1ST FL AT 2134-2136 TROY
SCALE: 1/8" = 1'-0"
9,064 SF



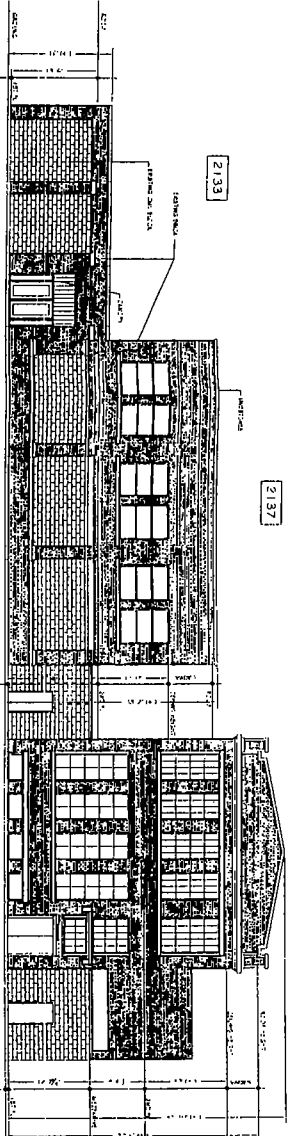
2ND FL AT 2134-2136 TROY
SCALE: 1/8" = 1'-0"
6,233 SF



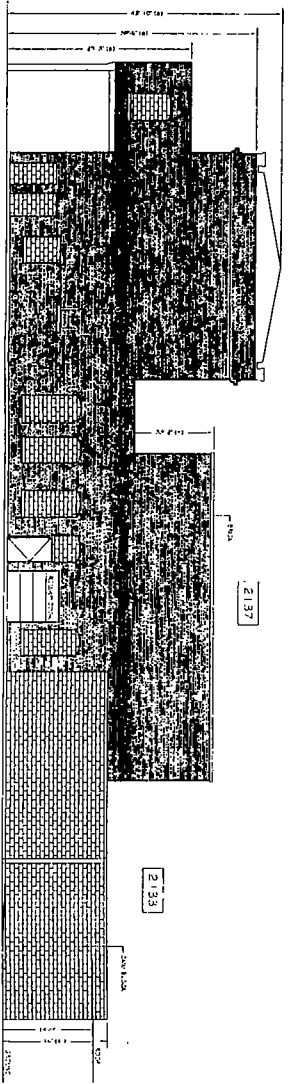
KEY PLAN
SCALE: 1" = 50'

OWNER	PREPARED BY	TITLE	DATE
RAY FAUS & ASSOCIATES 2115 N. WASHINGTON RANON PEDRO ROSE MENDOZA	LA PRINCESA PLAZA AND GUERRERO PLACE LA PRINCESA PLAZA ... 2115-2116 S. TROY AVE LA PRINCESA PLAZA ... 2133-2143 S. KEDZIE	1ST FL @ TROY	08/11/11
REVISION RECORD			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/11/11	RF
2	ISSUED FOR CONSTRUCTION	08/11/11	RF
A-04			

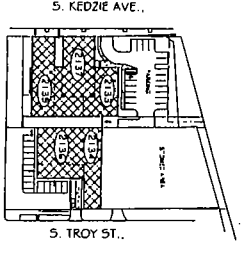
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WEST ELEVATION
SCALE 1/8" = 1'-0" ON KEDZIE AVE



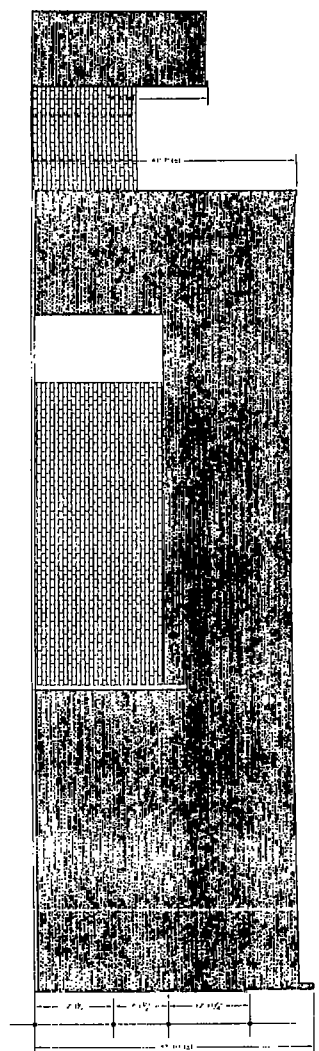
EAST ELEVATION
SCALE 1/8" = 1'-0"



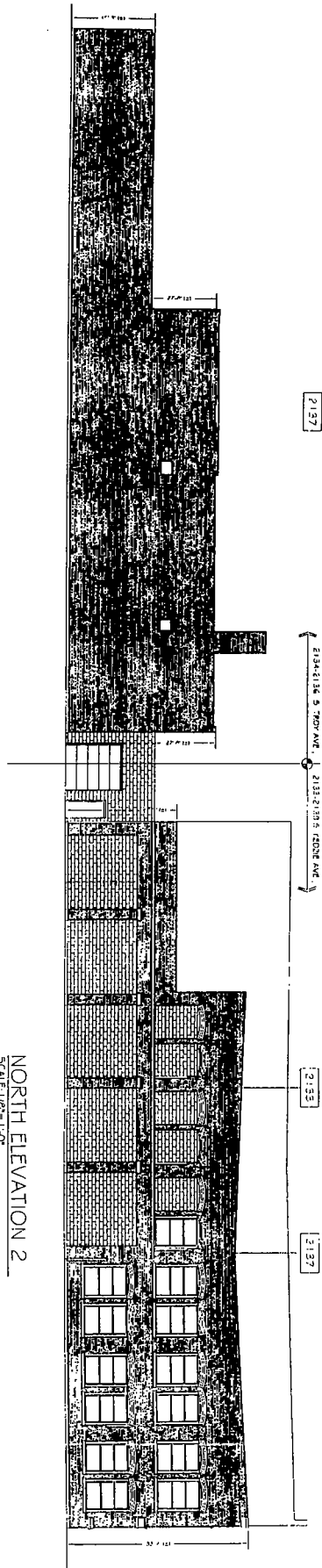
KEY PLAN
SCALE 1" = 60'

BOY FRANK & ASSOCIATES ARCHITECTS 1000 W. WASHINGTON ST. CHICAGO, ILL. 60607 TEL. 312-467-1300		LA PRINCEZA PLAZA AND GUSHERO PLACE WEST AND EAST ELEV FOR KEDZIE		RELEASE RECORD	
DATE	BY	DATE	BY	DATE	BY
10/15/78	JMB	10/15/78	JMB	10/15/78	JMB
10/15/78	JMB	10/15/78	JMB	10/15/78	JMB
10/15/78	JMB	10/15/78	JMB	10/15/78	JMB
A-05					

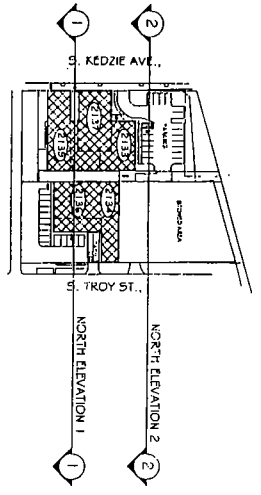
FINAL FOR PUBLICATION



NORTH ELEVATION 1
SCALE 1/8" = 1'-0"



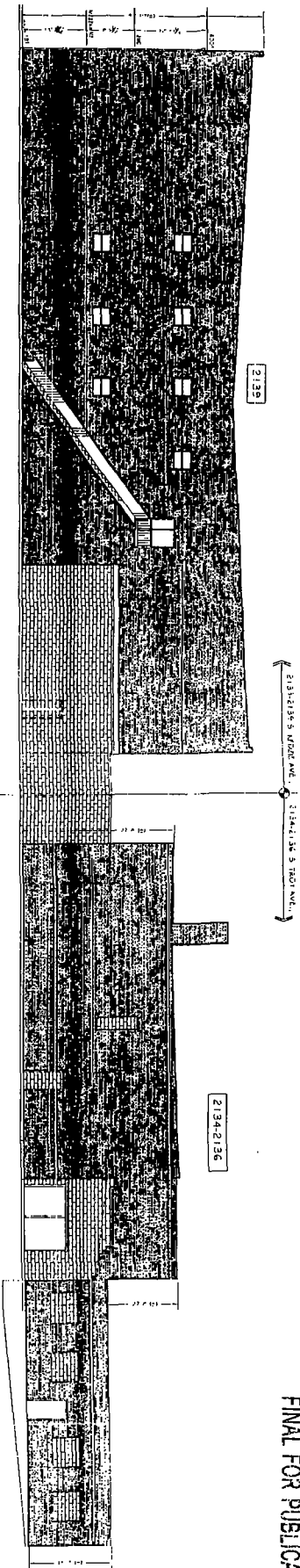
NORTH ELEVATION 2
SCALE 1/8" = 1'-0"



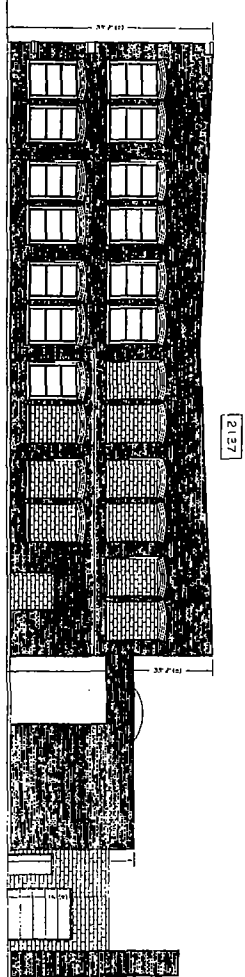
KEY-PLAN
SCALE 1" = 80'

ARCHITECT RAY FANG & ASSOCIATES 1000 W. PULASKI AVE. SUITE 100 CHICAGO, ILL. 60607 TEL: 312.467.1000 FAX: 312.467.1001 WWW.RFAS.COM		PROJECT LA PRINCESA PLAZA AND GUERRERO PLACE NORTH ELEVATIONS FOR KEDZIE AVE.	
CLIENT LA PRINCESA PLAZA AND GUERRERO PLACE 1000 W. PULASKI AVE. SUITE 100 CHICAGO, ILL. 60607 TEL: 312.467.1000 FAX: 312.467.1001 WWW.RFAS.COM		DATE 01/15/2010	
DRAWN BY ROGER MENDOZA		CHECKED BY RAY FANG	
SCALE 1/8" = 1'-0"		SHEET NO. A-07	

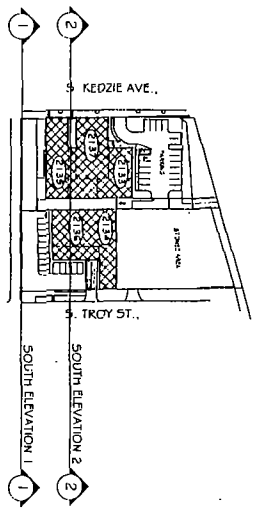
FINAL FOR PUBLICATION



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"



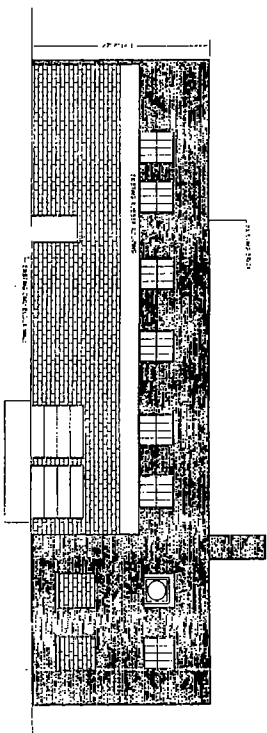
SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



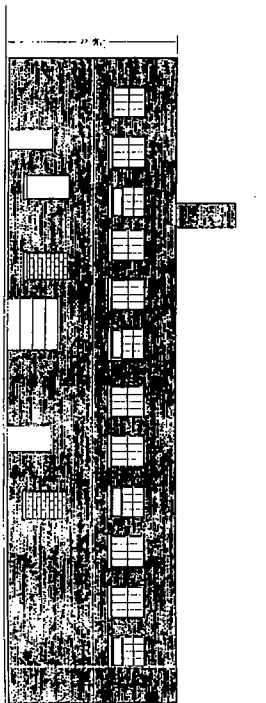
KEY-PLAN
SCALE: 1" = 50'

PREPARED BY PAY FANG & ASSOCIATES ARCHITECTS 1000 W. WASHINGTON ST. CHICAGO, ILL. 60606 TEL: (312) 442-1100 FAX: (312) 442-1101 WWW: WWW.PAYFANG.COM	PROJECT NO. LA PRINCIPAL PLAZA AND GUERRERO PLACE SOUTH ELEVATIONS FOR KEDZIE AVE	SHEET NO. A-06
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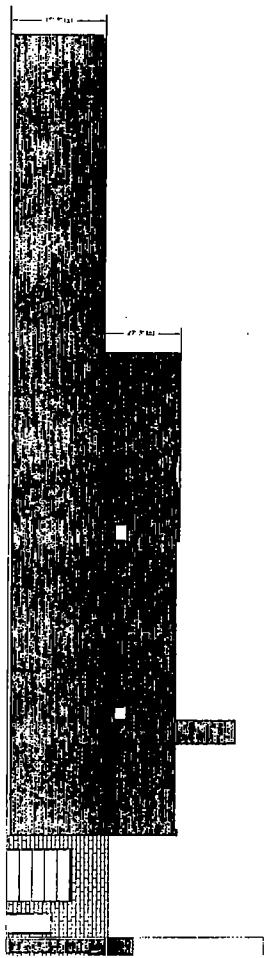
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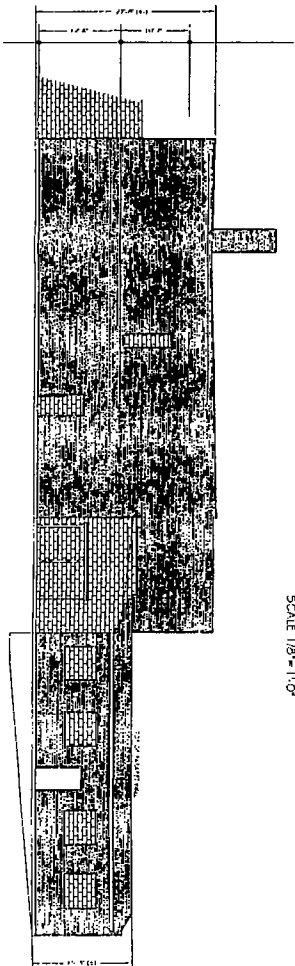
EAST ELEVATION
SCALE 1/8" = 1'-0"



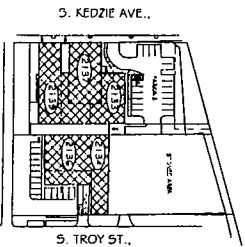
WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



KEY-PLAN
SCALE: 1" = 50'

RAY FANG & ASSOCIATES ARCHITECTS 300 N. MICHIGAN CHICAGO, ILLINOIS 60610 TEL: (312) 467-1100		LA PRINCEZA PLAZA AND GUERRERO PLACE 2134-2136 S. TROY AVE CHICAGO, ILLINOIS 60616 TEL: (312) 467-1100		SHEET RECORD NO. 1 OF 1 DATE: 12/15/10 BY: RAY FANG & ASSOCIATES		A-08	
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CITY OF CHICAGO
 APPLICATION FOR AN AMENDMENT TO
 THE CHICAGO ZONING ORDINANCE
SUBSTITUTE APPLICATION

1. ADDRESS of the property Applicant is seeking to rezone:
2123-43 South Kedzie Avenue and 2116-44 South Troy Street, Chicago, Illinois

2. Ward Number that property is located in: 24

3. APPLICANT: Pedro Investments, LLC, c/o Law Offices of Samuel V.P. Banks
 ADDRESS: 3124 West Cermak Road
 CITY: Chicago STATE: Illinois ZIP CODE: 60623
 PHONE: (312)782-1983 CONTACT PERSON: Sara K. Barnes, Esq.

Attorney for Applicant

4. Is the Applicant the owner of the property? YES X 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: Same as Above.
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 PHONE: _____ 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. Banks
 ADDRESS: 221 North LaSalle Street, 38th Floor
 CITY: Chicago STATE: Illinois ZIP CODE: 60601
 PHONE: (312) 782-1983 FAX: (312) 782-2433

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements
Ramon Pedro

7. On what date did the owner acquire legal title to the subject property?
April 16, 2012

8. Has the present owner previously rezoned this property? If Yes, when?
No

9. Present Zoning: M1-2 Limited Manufacturing/Business Park District

 Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District

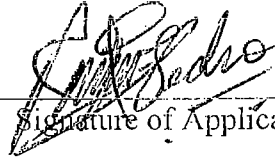
10. Lot size in square feet (or dimensions?): 78,312 sq. ft. (1.79 acres)

11. Current Use of the Property: The subject property is comprised of twenty-two (22) lots of record (72,559 sq. ft./1.67 acres approx. total lot area). The west side of the property, along South Kedzie Avenue, is currently improved with a two-story industrial building and a one-story industrial building (collectively the "Kedzie Building"), with an asphalt parking lot. The southeast side of the property, along South Troy Street, is currently improved with a multi-story industrial building (the "Troy Building"), with a concrete parking lot. The remainder (northeast side) of the property, along South Troy Street, is vacant (gravel lot).
12. Reason for rezoning the property: The Applicant would like to amend the zoning at the subject property in order to locate and establish commercial use, including retail use and office use, within the three (3) existing buildings located at the subject property, which are not permitted uses in an M1 zoning district.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The three (3) existing buildings shall remain. The only proposed construction involves the interior build-out of the three (3) existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space, including retail, office and art/dance studio space, within said buildings. The Kedzie Building will contain: a dance studio (2,736 sq. ft. approx.), a management office (256 sq. ft. approx.), a catering area (256 sq. ft. approx), and two large retail areas (11,352 sq. ft. approx.) at grade level; 1,770 sq. ft. of space on the mezzanine level; and an art studio (2,304 sq. ft. approx.), management office (256 sq. ft. approx.) and retail space (7,204 sq. ft. approx.) on the second floor. The Troy Building will contain: 9,064 sq. ft. of retail space at grade level and 6,438 sq. ft. of retail space on the second floor. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking (33 spaces) for tenants, customers and employees. The gravel lot (northeast corner) will remain vacant.
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO X _____

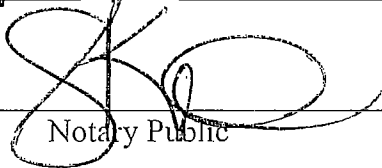
COUNTY OF COOK
STATE OF ILLINOIS

I, RAMON PEDRO, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant

Subscribed and sworn to before me this

4th day of October, 2013.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____