



City of Chicago



O2022-3667

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 1040-1042 W Waveland Ave - App No. 22021T1
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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by

The alley next north of and parallel to West Waveland Avenue;
a line 75 feet west of and parallel to North Kenmore Avenue;
West Waveland Avenue; and a line 125 feet west of and parallel
to North Kenmore Avenue,

to those of a B2-3 Neighborhood Mixed-Use District

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

Common Address of Property: 1040-42 West Waveland Avenue

17-13-0303-C(1) Narrative & Plans – 1040-42 W. Waveland, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,700 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story residential building that will contain nine (9) dwelling units. The proposed building will be masonry in construction and measure 51 feet in height. The subject property is a Transit Served Location based on its proximity to the CTA Red Line Station at Addison St. The proposed residential building will be supported by five (5) off-street surface parking spaces located at the rear of the subject lot.

- (A) The Project's Floor Area Ratio: 16,684 square feet (2.49 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 744.44 square feet per D.U.
(9 dwelling units proposed)
- (C) The amount of off-street parking: *5 vehicle parking spaces
- (D) Setbacks:
 - a. Front Setback: 10 feet 6 inches
 - b. Rear Setback: 40 feet 6 inches
 - c. Side Setbacks:
 - East: 3 feet
 - West: 3 feet
- (E) Building Height: **51 feet

*Applicant will comply with the new eTSL criteria for Transit Served Locations pursuant to Sec. 17-3-0308-B(1-5).

*If deemed necessary, the Applicant will seek a Variation to allow the proposed building height increase.

17-3-0308-B(1-5) Transit Served Location (TSL) – Supplemental Narrative Zoning Analysis

1040-42 W. Waveland, Chicago, Illinois

THE SITE

The subject property consists of a single zoning lot measuring 50 ft. wide by 134 ft. deep. The subject property contains approximately 6,700 sq. ft. of lot area, and is currently improved with a three-story multi-unit residential building. The subject property is a Transit Served Location based on its proximity to the CTA Red Line Station at Addison St. The existing neighboring improvements on the north side of W. Waveland Ave. are residential in nature (subject to the Wrigley Field Roof Top Ordinance). Nearly all the residential buildings operate with residential uses below the second floor. The south side of W. Waveland is improved with Wrigley Field.

THE PROJECT

The Applicant is seeking a Type 1 Zoning Map Amendment to establish a B2-3 Neighborhood Mixed-Use District, in order to permit a five-story residential building containing nine (9) dwelling units. Based on the subject property's proximity to the CTA Red Line Station at Addison St., the Applicant is seeking to reduce the minimum off-street automobile parking for the proposed residential building from nine (9) parking spaces to five (5) parking spaces.

Compliance with Sec. 17-3-0308-B(1-5):

- (1) **The project complies with the applicable standards of Section 17-10-0102-B.** The subject property is located approximately 954 ft. from the CTA Red Line Station at Addison St.
- (2) **The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street*, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a *pedestrian retail street*.** W. Waveland Ave. is not designated as a *pedestrian street* or a *pedestrian retail street*, per the Chicago Zoning Ordinance. The proposed five-story residential building was designed to comply with the standards and design guidelines for *pedestrian streets*, as reflected on the architectural plans prepared by Space Architects and submitted with the Applicant's *Type 1 Zoning Map Amendment*. The proposed building's front façade will be setback 10 ft.-6 inches from the front property line to align with the neighboring residential buildings on the north side of W. Waveland. The off-street parking spaces are located at the rear of the property and will be accessed via the public alley that runs along the rear of the subject lot. There will be no potential for any vehicular interference with the pedestrian walkway (sidewalk) [17-3-0504-E-F-G]. Please note the Applicant will seek a Variation to allow the proposed front setback and/or reduce the window transparency requirement should the Zoning Administrator deem such relief necessary.
- (3) **The project complies with the general goals set forth in the *Transit Friendly***

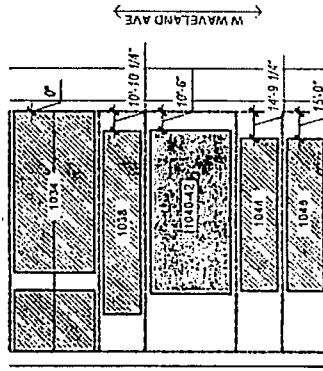
Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission. The *Transit Friendly Development Guide* defines ‘transit friendly development’ as *[d]evelopment which is oriented towards and integrated with adjacent transit.* The proposed five-story residential building incorporates pedestrian accessibility and connectivity to W. Waveland and the surrounding neighborhood. The subject property is located immediately across the street from Wrigley Field. There is an active pedestrian presence around the subject property through much of the calendar year. The project also features an onsite bicycle storage area. The Applicant believes the property’s physical proximity to the CTA Red Line Station at Addison St. will promote the use of public transit.

- (4) **Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provision of Section 17-13-1003-EE.** The proposed residential building will have nine (9) residential units that will be supported by five (5) off-street parking spaces.
- (5) **The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City’s Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.** The proposed residential building was designed to comply with the applicable density requirements of the underlying B2-3 zoning district. The subject property is located approximately 954 linear feet from the CTA Station at Addison St. The subject property and surrounding area are already served by various modes of public transportation, including active bus routes. The proposed development project calls for off-street bicycle parking to off-set the off-street vehicle parking reduction. The Applicant will work with the Chicago Department of Transportation (“CDOT”) staff and its commissioner as needed to ensure the project otherwise complies with the CDOT’s Travel Demand Study and Management Plan rules.

BZ-3 ALLOWED	BZ-2 PROPOSED
HEIGHT 90'-0"	HEIGHT 51'-0"
FRONT YARD SETBACK 5'-1" ESTIMATE	FRONT YARD SETBACK 10'-6"
SIDE YARD SETBACK 10'-0" COMBINED	SIDE YARD SETBACK 3'-0" WEST, 3'-0" EAST 6'-0" COMBINED
REAR YARD SETBACK 35'-0" @ D.U.	REAR YARD SETBACK 40'-0" @ D.U.
PARK 3.00	PARK 40'-0" @ D.U.
MAX. BUILDABLE AREA 20,100 S.F.	MAX. BUILDABLE AREA 16,584 S.F.
MIN. LOT AREA PER UNIT 480 S.F.	MIN. LOT AREA PER UNIT 715 S.F.
MAX. NUMBER OF UNITS 8 UNITS	MAX. NUMBER OF UNITS 8 UNITS
OFF STREET PARKING 5*	OFF STREET PARKING 5
BICYCLE PARKING 5	BICYCLE PARKING 5

*ZONING ENTITLEMENT
**TSL 50% REDUCTION

3 ZONING DATA

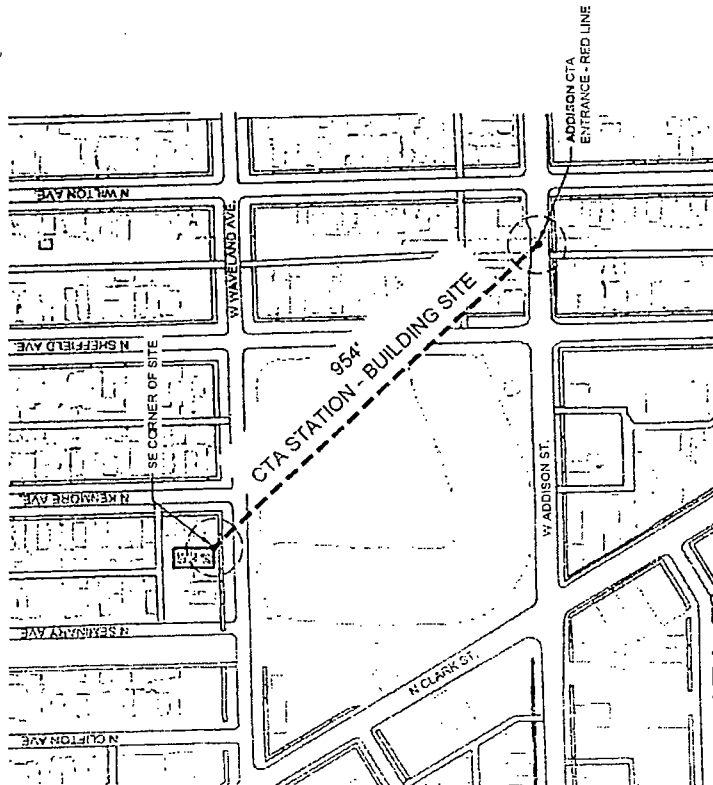


ADDRESS	FRONT SETBACK	AVERAGE SETBACK	50% OF AVERAGE
1034 W. WAVELAND AVE.	0'-0"		
1038 W. WAVELAND AVE.	10'-10 1/4"	10'-2"	5'-1"
1044 W. WAVELAND AVE.	14'-9 1/4"		
1049 W. WAVELAND AVE.	15'-0"		

REQUIRED FRONT SETBACK 5'-1"
ACTUAL FRONT SETBACK 10'-5"

2 SETBACK DIAGRAM

SCALE: 1/64" = 1'-0"

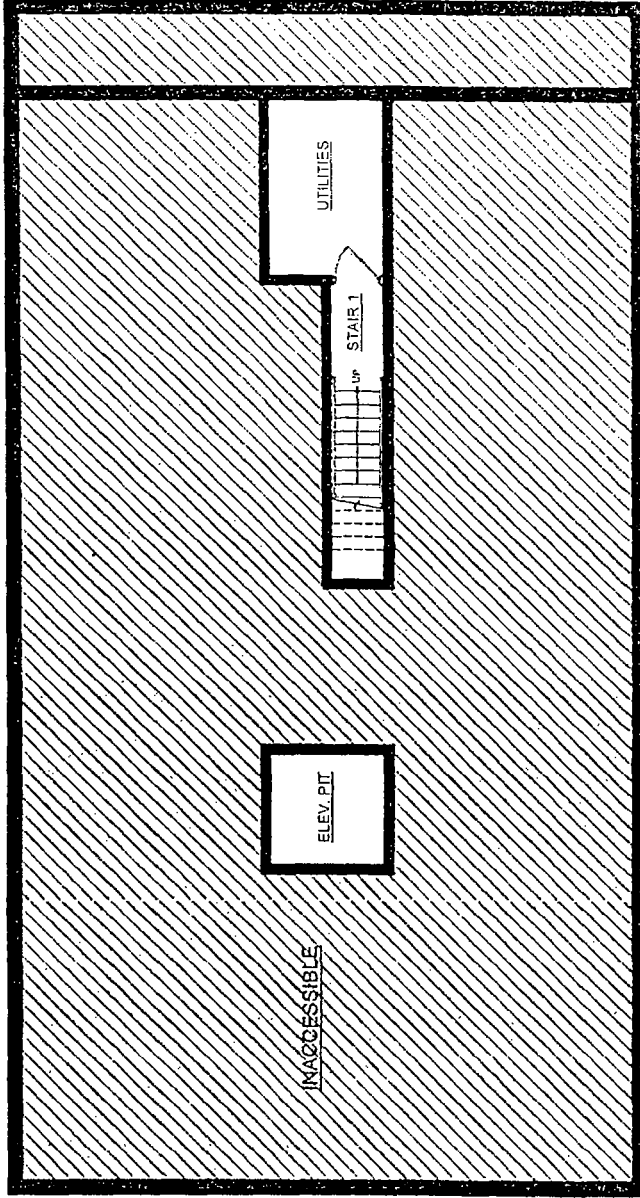


1 TSL MAP

SCALE: 1:3000

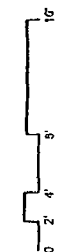
1040-1042 W. WAVELAND
1300-1043 W. WAVELAND AVE
CHICAGO, ILLINOIS 60613

FINAL FOR PUBLICATION



1 BASEMENT FLOOR PLAN

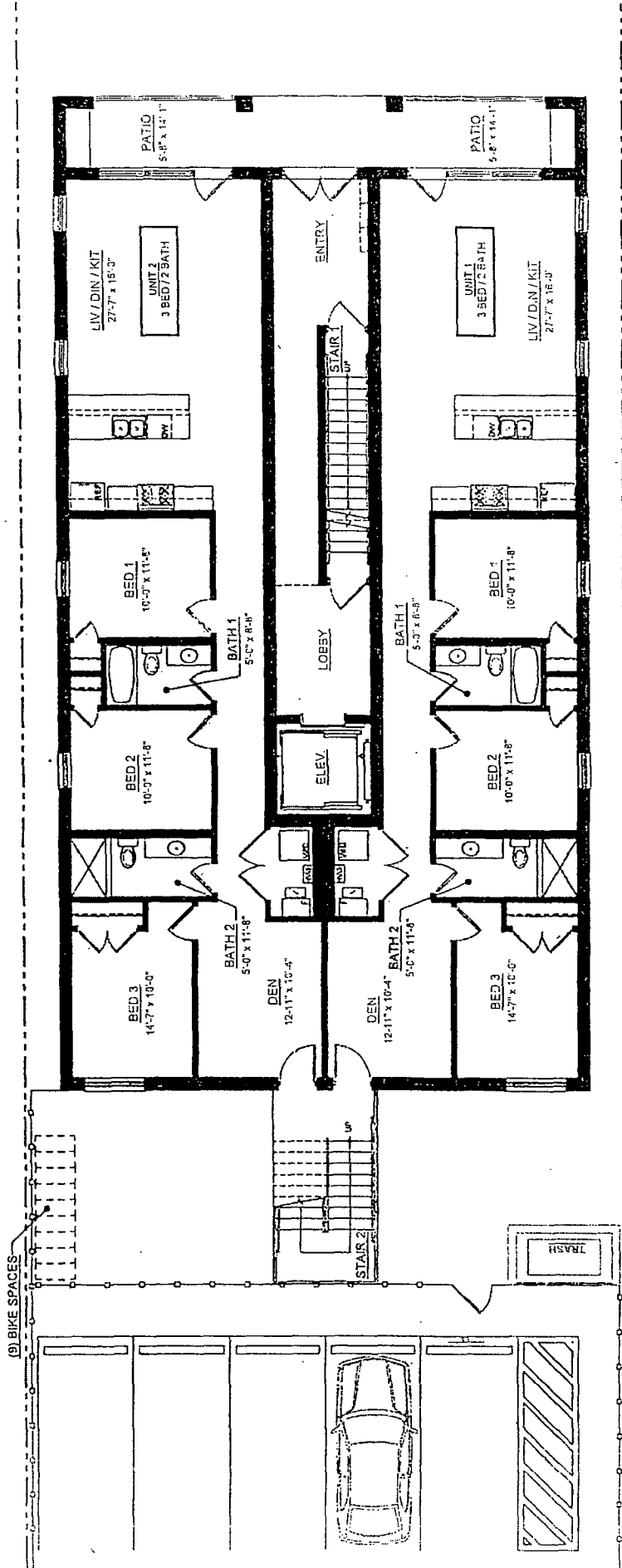
SCALE: 1/8" = 1'-0"



1040-1042 W. WAVELAND
1040-1042 W. WAVELAND AVE
CHICAGO, ILLINOIS 60613

SPRCE
ARCHITECTS PLLC
1000 N. LA SALLE ST.
CHICAGO, IL 60610

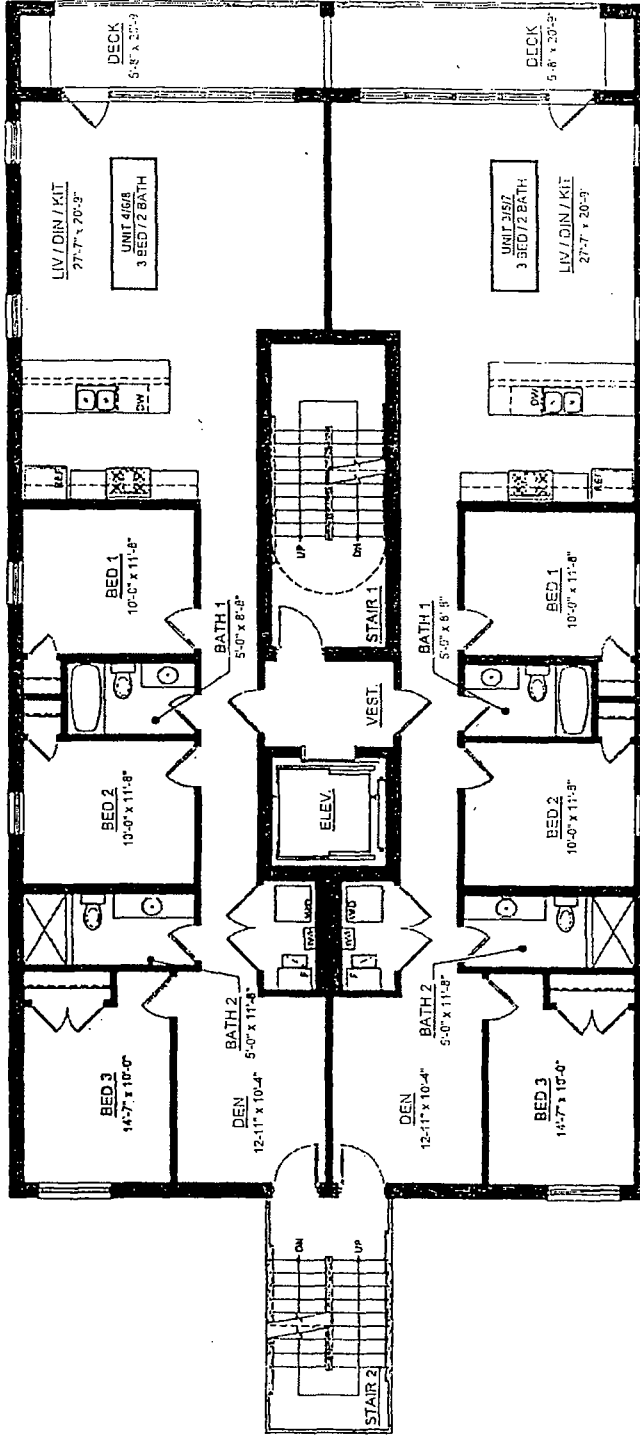
VERSION
A0.1
19.07.2022



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

1040-1042 W. WAVELAND
1040-1042 W. WAVELAND AVE
CHICAGO, ILLINOIS 60613

SPACE
VERSION **A1.0**
10-27-03



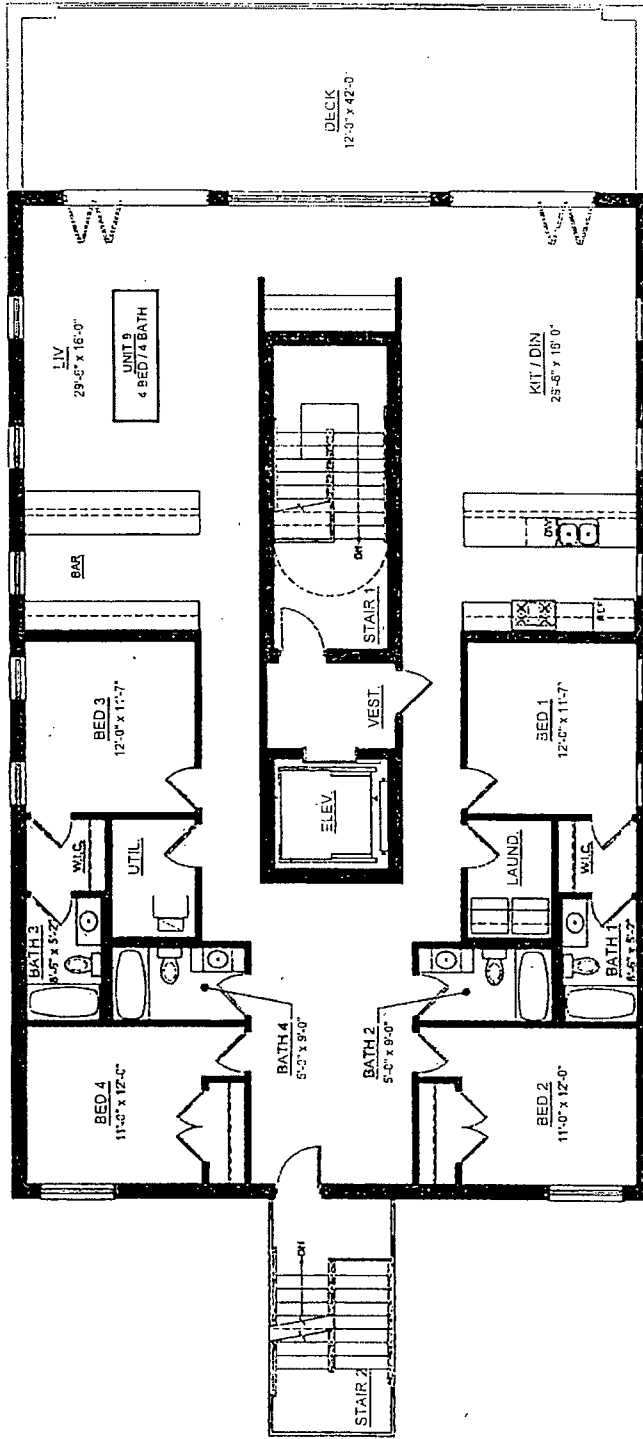
1 TYP. FLOOR PLAN (2ND-4TH)

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

1040-1042 W. Waveland
 1040-1622 W. Waveland Ave
 Chicago, Illinois 60613

SPACE
 VERSION
A1.1
 12.27.2022

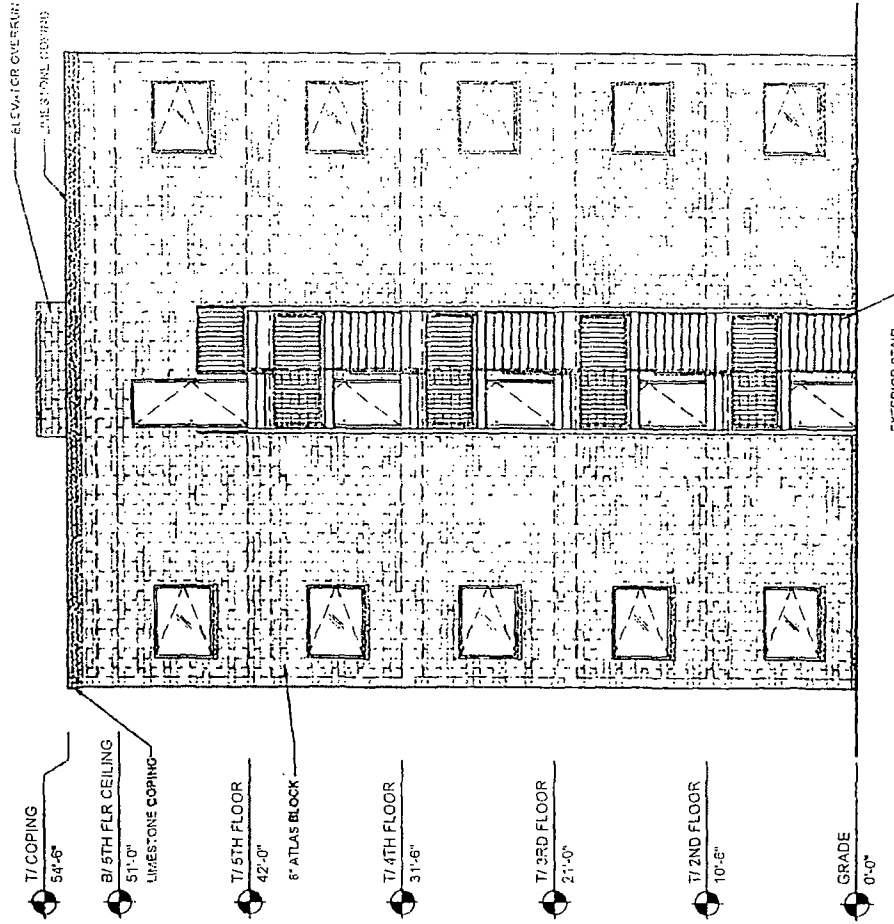
FINAL FOR PUBLICATION



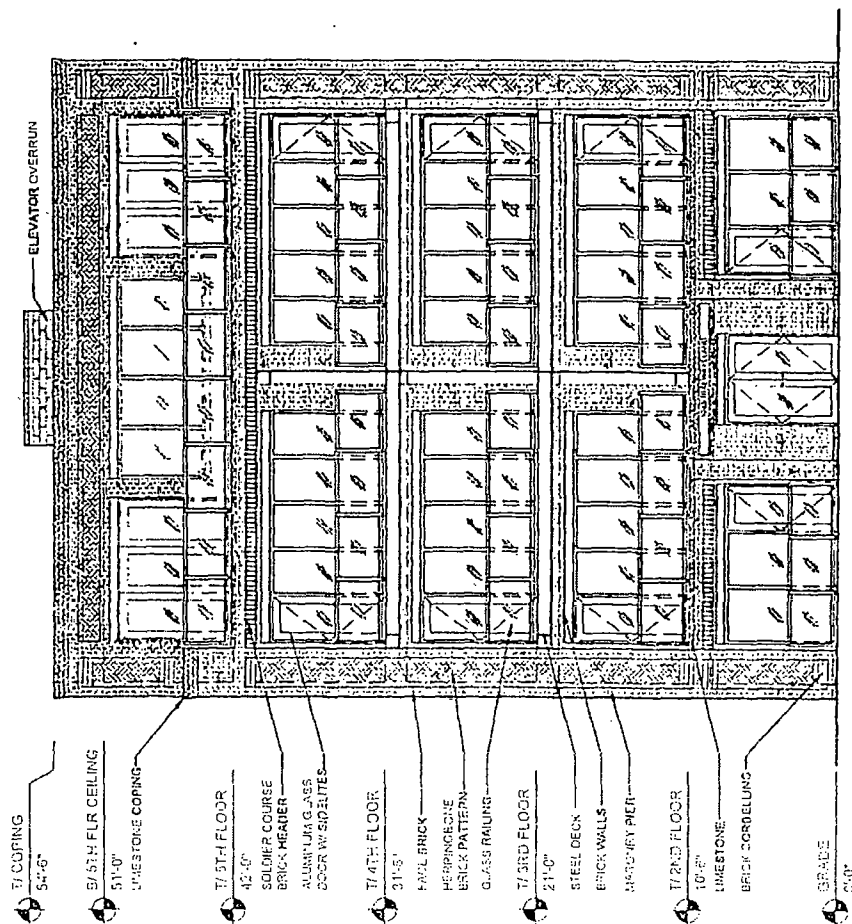
1 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

1040-1042 W. WAVELAND
1040-1042 W. WAVELAND AVE
CHICAGO, ILLINOIS 60613

SPACE
VERSION
A1.2
10.27.2022



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



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

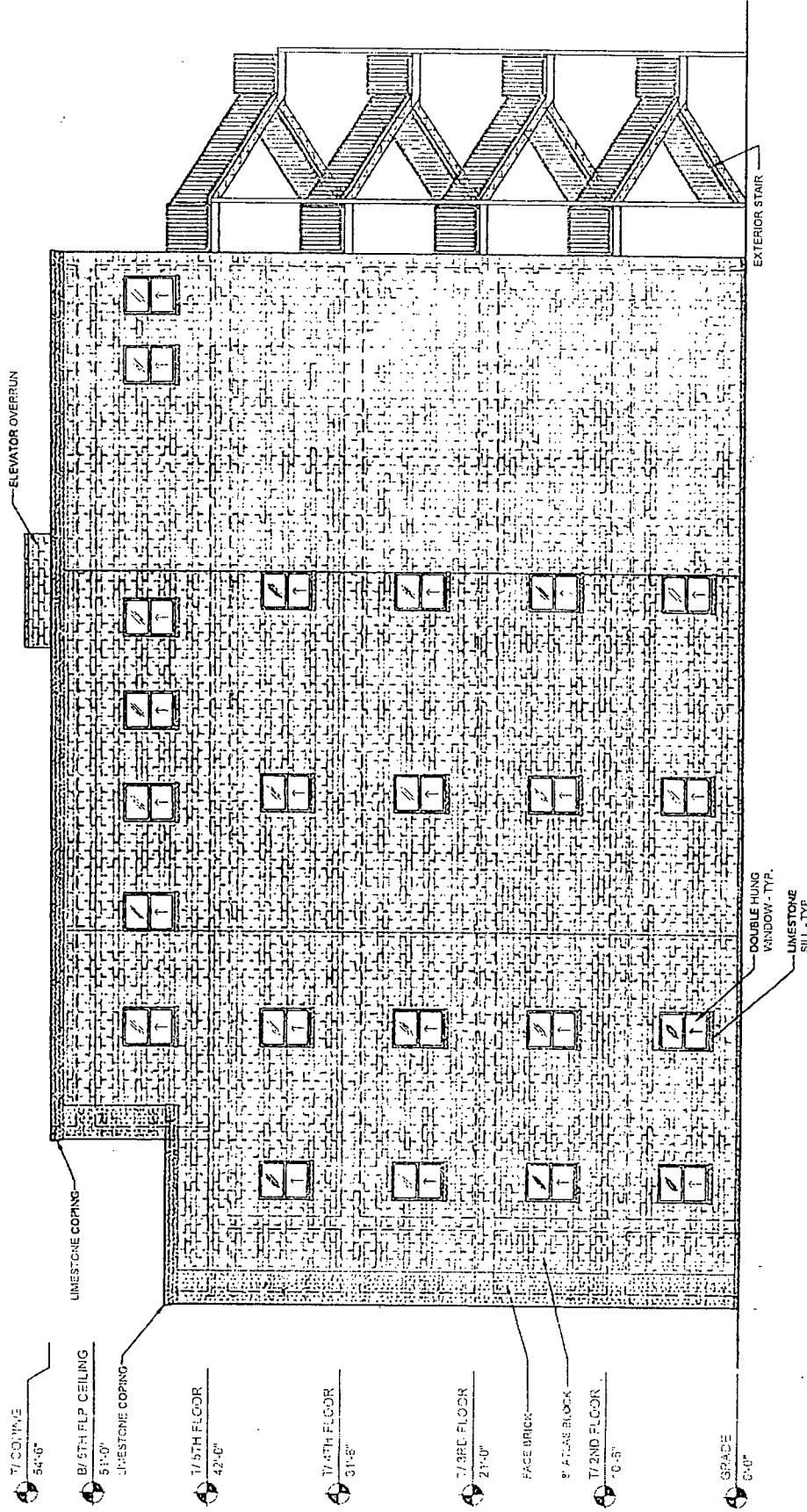


1040-1042 W. WAVELAND
1020-1024 W. WAVELAND AVE
CHICAGO, ILLINOIS 60619

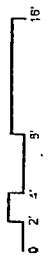
VERSION | **A2.0**
ARCHITECTS | PLANNERS
1927-2012

SPACE

FINAL FOR PUBLICATION



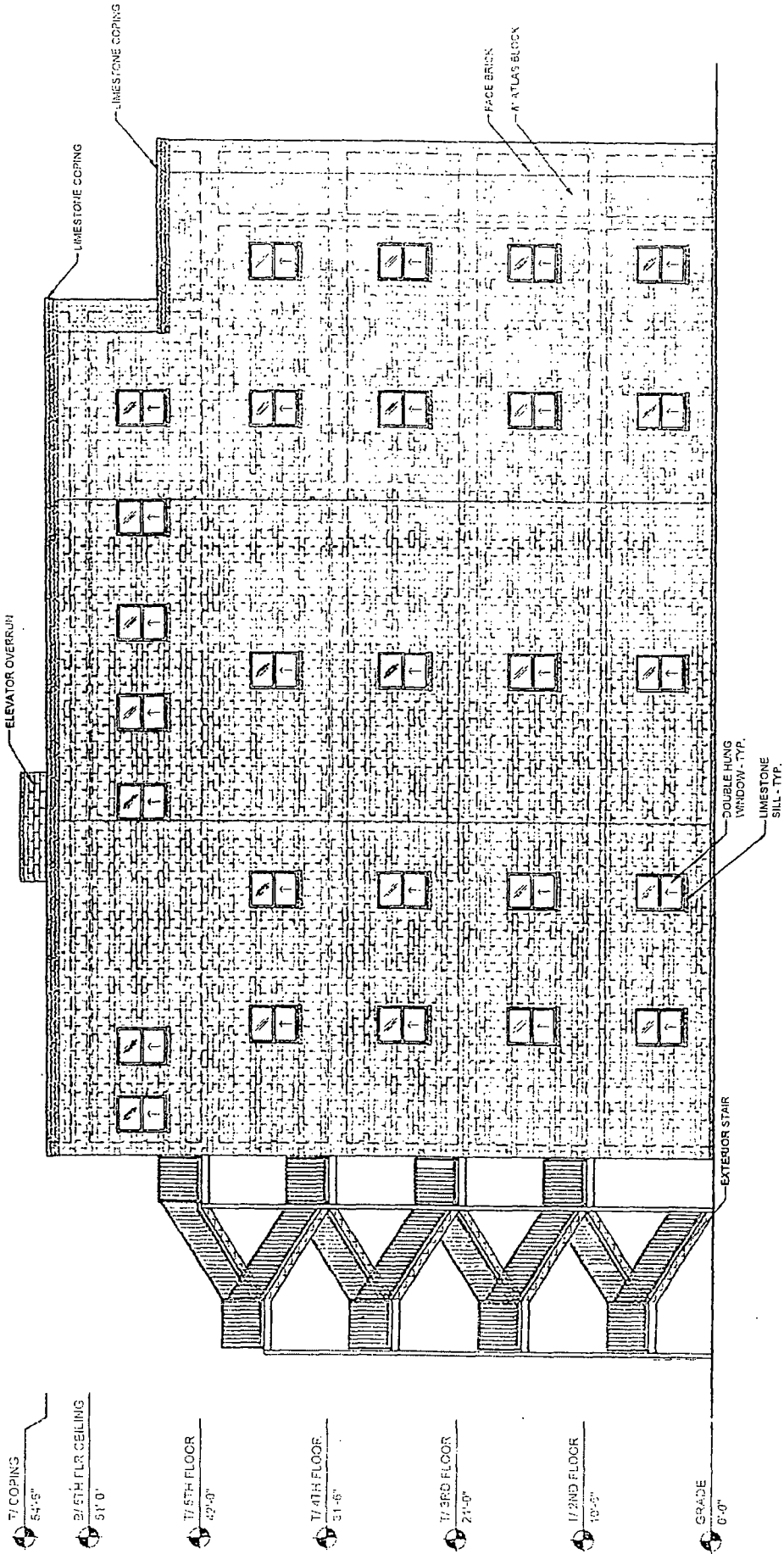
1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1040-1042 W. WAVELAND
 1343-1642 W. WAVELAND AVE
 CHICAGO, ILLINOIS 60613

SPACE
 ARCHITECTS - PLANNERS
 100 N. LAUREL ST. CHICAGO, ILL. 60610
 VERSION
A2.1
 10.27.2002

FINAL FOR PERMITS



- 7/5 COPING 54'-5"
- 2/5TH FLR CEILING 51'-0"
- 1/5TH FLOOR 49'-9"
- 1/4TH FLOOR 31'-6"
- 1/3RD FLOOR 21'-0"
- 1/2ND FLOOR 10'-2"
- GRADE 0'-0"

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



1040-1042 W. WAVELAND
1308-1322 W. WAVELAND AVE
CHICAGO, ILLINOIS 60613

SPACE
ARCHITECTS - PLANNERS
1001 N. LAKE ST. CHICAGO, ILL. 60610
TEL. 312-467-1000

VERSION
A2.2
10-27-02