



City of Chicago



SO2017-4119

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 5/24/2017

Sponsor(s): Villegas (36)

Type: Ordinance

Title: Zoning Reclassification Map No. 5-L at 1927-1935 N
Leamington Ave, 1922-1934 N Leclaire Ave, 1921-1919 N
Leclaire Ave and 5017-5033 W Grand Ave

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

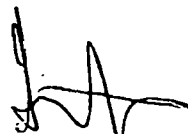
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The Chicago Zoning Ordinance, be amended by changing all of the M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-L in the area bounded by:

the alley next north of West Homer Street; North Leclair Avenue; a line 202 feet south of West Grand Avenue as measured along the east line of North Leclair Avenue and perpendicular thereto; a line 174.6 feet southeast of North Leclair Avenue as measured along the southwest line of West Grand Avenue and perpendicular thereto; West Grand Avenue; a line 349.6 feet southeast of North Leclair Avenue as measured along the southwest line of West Grand Avenue and perpendicular thereto; the alley next southwest of and parallel to West Grand Avenue; the alley next east of and parallel to North Leclair Avenue; a line 310 feet south of West Grand Avenue as measured along the east line of North Leclair Avenue and perpendicular thereto; North Leclair Avenue; a line 69.8 feet north of West Homer Street as measured along the west line of North Leclair Avenue and perpendicular thereto; the alley next west of and parallel to North Leclair Avenue; a line 60.9 feet north of West Homer Street as measured along the east line of North Leamington Avenue and perpendicular thereto; and North Leamington Avenue

to those of a B2-2, Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be effective after its passage and publication.



Gilbert Villegas
Alderman, 36th Ward

Common Addresses:
1927-35 N. Leamington Ave.
1922-34 N. Leclair Ave.
1921-19 N. Leclair Ave.
5017-33 W. Grand Ave.



DEPARTMENT OF PLANNING and DEVELOPMENT
CITY OF CHICAGO

RESOLUTION

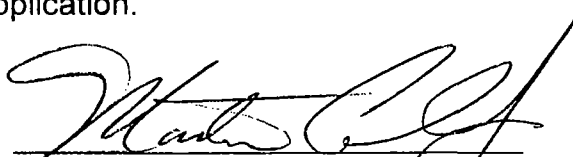
**5017-5033 W. GRAND AVE., 1921-1927 N. LECLAIRE AVE.,
1922-1932 N. LECLAIRE AVE. AND 1927-1935 N. LEAMINGTON AVE.**

- WHEREAS**, Alderman Gilbert Villegas (36th Ward) has proposed a Map Amendment within the Armitage Industrial Corridor for the property generally located at 5017-5033 W. Grand Ave., 1921-1927 N. LeClaire Ave., 1922-1932 N. LeClaire Ave. and 1927-1935 N. Leamington Avenue. The site is currently zoned M1-2, (Limited Manufacturing/ Business Park District) and the applicant proposes to rezone the site to B2-2, (Neighborhood Mixed-Use District); however, no changes to the existing residences are proposed ; and
- WHEREAS**, the property is located within the Armitage Industrial Corridor and Section 17-13-0400 of the Chicago Zoning Ordinance requires the Chicago Plan Commission to hold public hearings on requests to rezone land within an Industrial Corridor from a manufacturing zoning district to another zoning district; and
- WHEREAS**, the application to rezone the Property was introduced to the City Council on May 24, 2017; proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on July 5, 2017; and the Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on July 20, 2017; and
- WHEREAS**, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance pertaining to Zoning Map Amendments within Industrial Corridors and finds that the proposal will be consistent with said provisions; and
- WHEREAS**, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated July 20, 2017, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed zoning map amendment, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on July 20, 2017, giving due and proper consideration to the criteria for Zoning Map Amendments in Industrial Corridors contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application, dated July 20, 2017, be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated July 20, 2017; and
3. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding this zoning map amendment application.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

Approved: July 20, 2017 (A8320)

5017-5033 W. Grand Ave,
1921-1927 N. LeClaire Ave.,
1922-1932 N. LeClaire Ave.
1927-1935 N. Leamington Ave.

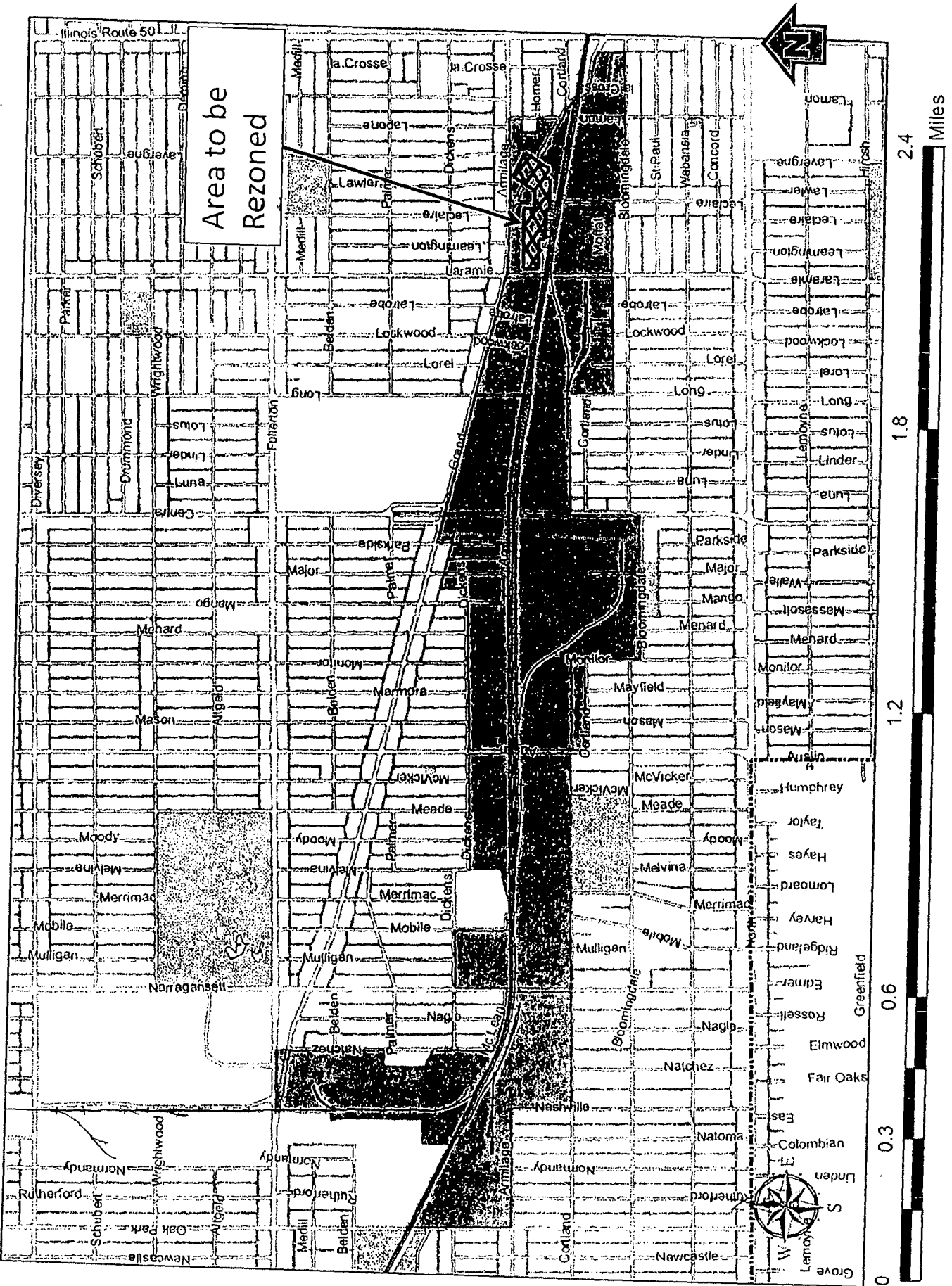
City of Chicago Plan Commission

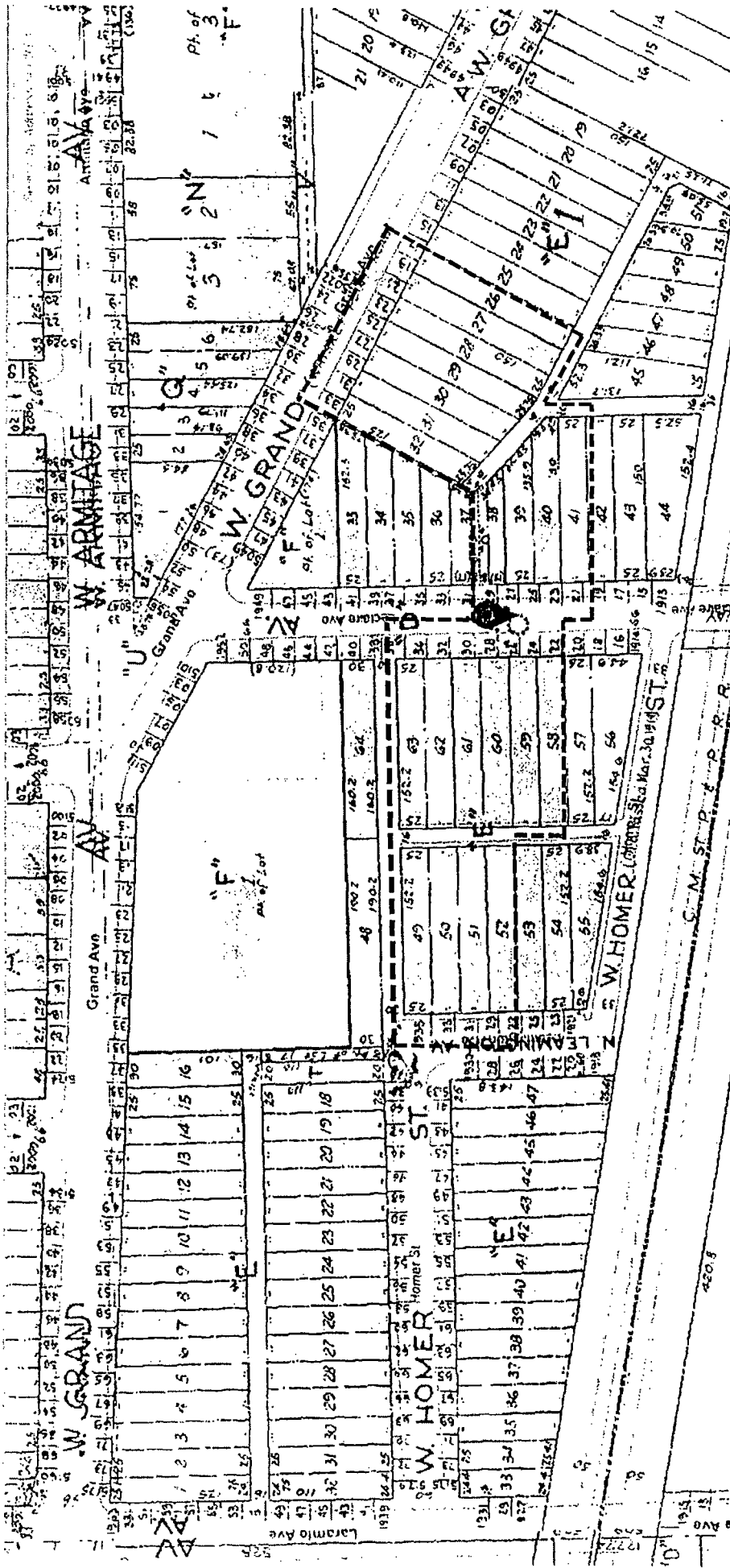


July 20, 2017

Armitage Industrial Corridor Map Amendment
5017-5033 W. Grand Ave, 1921-1927 N. LeClaire Ave.,
1922-1932 N. LeClaire Ave. and 1927-1935 N. Leamington Ave.

Armitage Industrial Corridor





Area to be
Rezoned to
B2-2



Parcel Address	PIN	Current Zoning	Proposed Zoning	Current use
1927 N LEAMINGTON AVE	13-33-405-004-0000	M1-2	B2-2	R
1931 N LEAMINGTON AVE	13-33-405-003-0000	M1-2	B2-2	R
1935 N LEAMINGTON AVE	13-33-405-002-0000	M1-2	B2-2	R
1935 N LEAMINGTON AVE	13-33-405-001-0000	M1-2	B2-2	R
1922 N LECLAIRE AVE	13-33-406-013-0000	M1-2	B2-2	R
1924 N LECLAIRE AVE	13-33-406-012-0000	M1-2	B2-2	R
1926 N LECLAIRE AVE	13-33-406-011-0000	M1-2	B2-2	R
1930 N LECLAIRE AVE	13-33-405-010-0000	M1-2	B2-2	R
1932 N LECLAIRE AVE	13-33-405-009-0000	M1-2	B2-2	R
1927 N LECLAIRE AVE	13-33-406-009-0000	M1-2	B2-2	P/V
1923 N LECLAIRE AVE	13-33-406-010-0000	M1-2	B2-2	R
1921 N LECLAIRE AVE	13-33-406-011-0000	M1-2	B2-2	R
5033 W GRAND AVE	13-33-406-023-0000	M1-2	B2-2	R
5031 W GRAND AVE	13-33-406-023-0000	M1-2	B2-2	R
5027 W GRAND AVE	13-33-406-024-0000	M1-2	B2-2	R
5025 W GRAND AVE	13-33-406-025-0000	M1-2	B2-2	P/V
5023 W GRAND AVE	13-33-406-026-0000	M1-2	B2-2	P/V
5021 W GRAND AVE	13-33-406-027-0000	M1-2	B2-2	R
5017 W GRAND AVE	13-33-406-028-0000	M1-2	B2-2	R



Existing buildings
in the affected area

- 1922 N. LECLAIRE AVE
- 1924 N. LECLAIRE AVE
- 1926 N. LECLAIRE AVE
- 1930 N. LECLAIRE AVE
- 1932 N. LECLAIRE AVE

1922 N. LECLAIRE AVE



1924-32 N. LECLAIRE AVE

Image capture: Sep 2

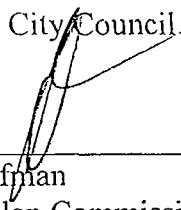


A8320
FWAC

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David Reifman
Chicago Plan Commission

Date: July 20, 2017

Re: Map Amendment in the Armitage Industrial Corridor

On July 20, 2017, the Chicago Plan Commission recommended approval of an industrial Corridor Map Amendment within the Armitage Industrial Corridor. The proposed map amendment includes the property generally located at 5017-5033 W. Grand Ave., 1921-1927 N. LeClaire Ave., 1922-1932 N. LeClaire Ave. and 1927-1935 N. Leamington Avenue. The site is currently zoned M1-2, (Limited Manufacturing/ Business Park District) and the applicant proposes to rezone the site to B2-2, (Neighborhood Mixed-Use District); however, no changes to the existing residences are proposed. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission, which includes the Department of Planning and Development, Bureau of Planning and Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT**

JULY 20, 2017

FOR APPROVAL: PROPOSED MAP AMENDMENT WITHIN
THE ARMITAGE INDUSTRIAL CORRIDOR

APPLICANT: ALDERMAN GILBERT VILLEGAS

LOCATION: 5017-5033 W. GRAND AVE., 1921-1927 N.
LECLAIRE AVE., 1922-1932 N. LECLAIRE AVE.
AND 1927-1935 N. LEAMINGTON AVE.

APPLICATION NUMBER: A8230

PD THRESHOLD: Section 17-13-0402 requires a public hearing to be held by the Chicago Plan Commission on applications to rezone land within an industrial corridor from an "M" zoning district classification to any other zoning district classification.

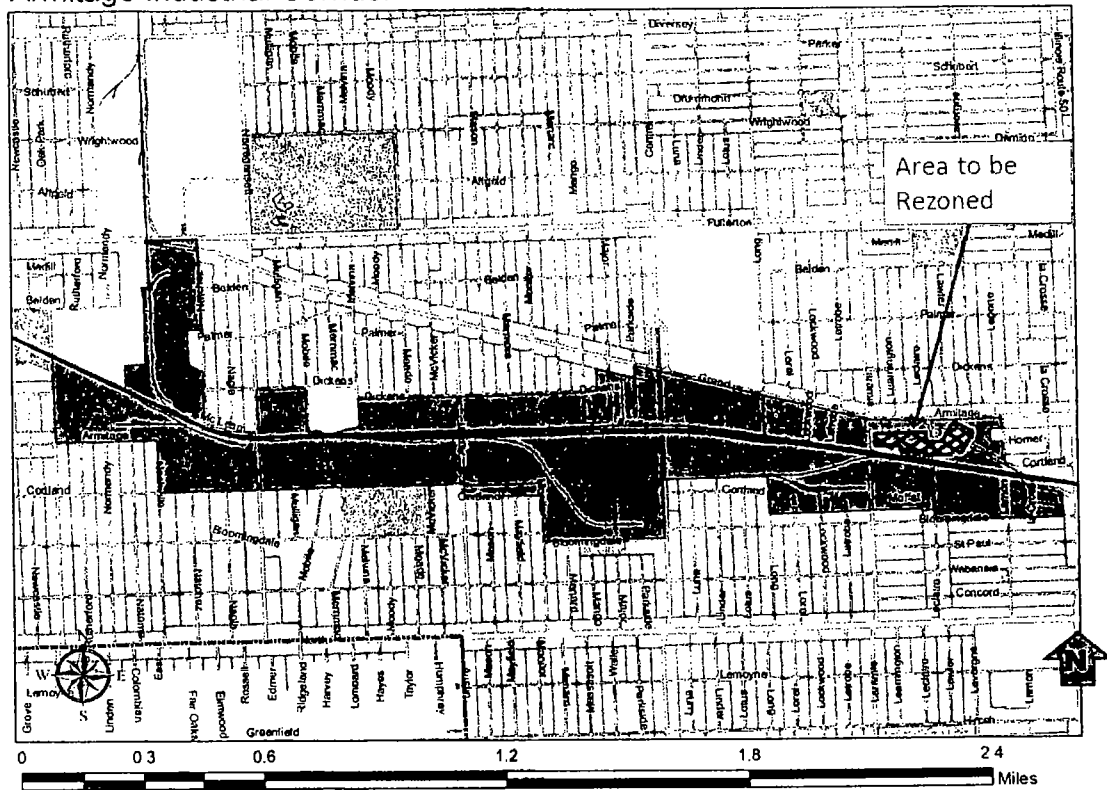
Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed zoning map amendment within the Armitage Industrial Corridor for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on May 24, 2017. Notice of this public hearing was published in the Chicago Sun-Times on July 5, 2017. The Applicant was separately notified of this public hearing.

A proposed Map Amendment within the Armitage Industrial Corridor submitted by Alderman Gilbert Villegas for the property generally located at 5017-5033 W. Grand Ave, 1921-1927 N. LeClaire Ave., 1922-1932 N. LeClaire Ave. and 1927-1935 N. Leamington Avenue. The site is currently zoned M1-2, (Limited Manufacturing/ Business Park District) and the applicant proposes to rezone the site to a B2-2, (Neighborhood Mixed-Use District); however, no changes to the existing residences, or any other subject parcels are proposed.

SITE AND AREA DESCRIPTION

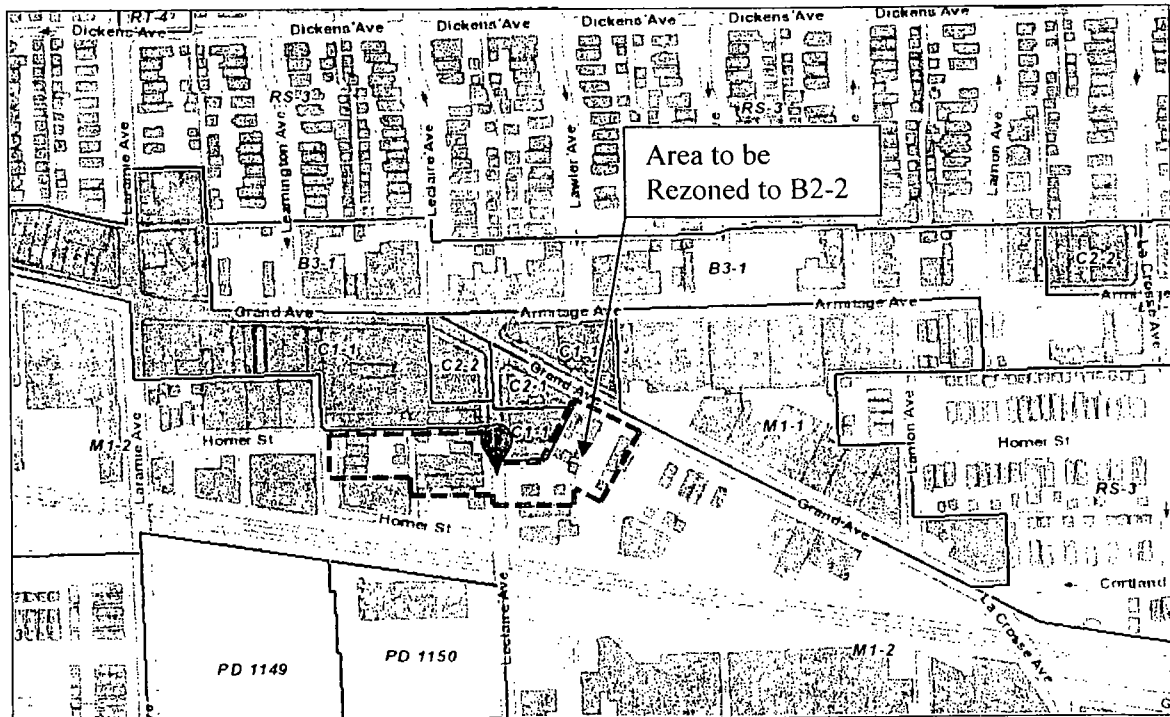
The Armitage Industrial Corridor is a linear, east-west corridor running on either side of Armitage and Grand Avenues from just west of Cicero Avenue on the east to Oak Park Avenue on the west. The corridor is contained within the 29th, 36th and 37th wards. It is approximately 411 acres in size and contains almost 60 manufacturing companies. However, only 69% of property in the corridor is used for manufacturing uses.

Armitage Industrial Corridor

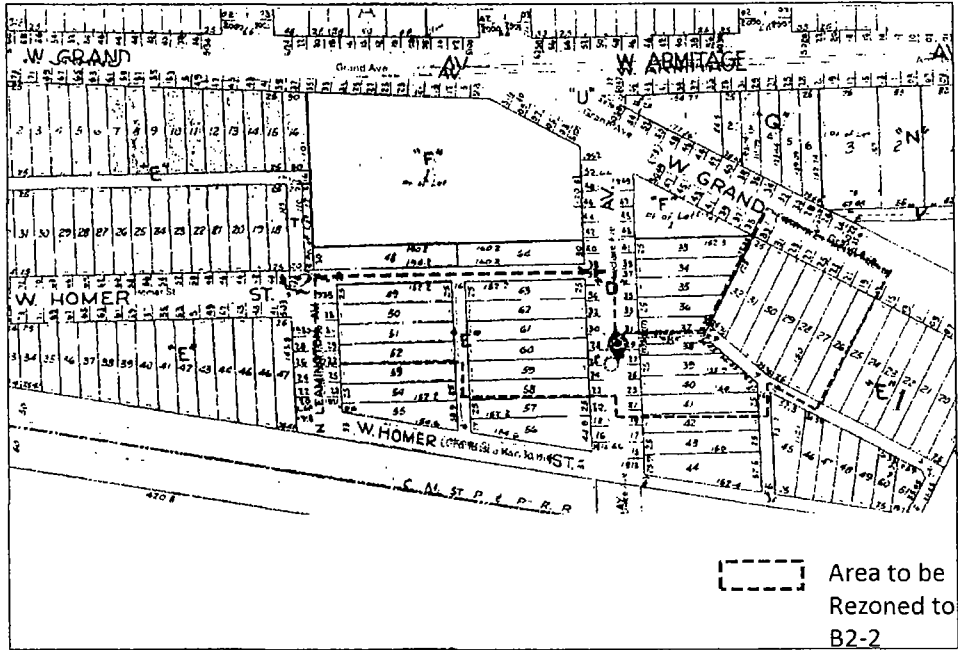


PROJECT DESCRIPTION

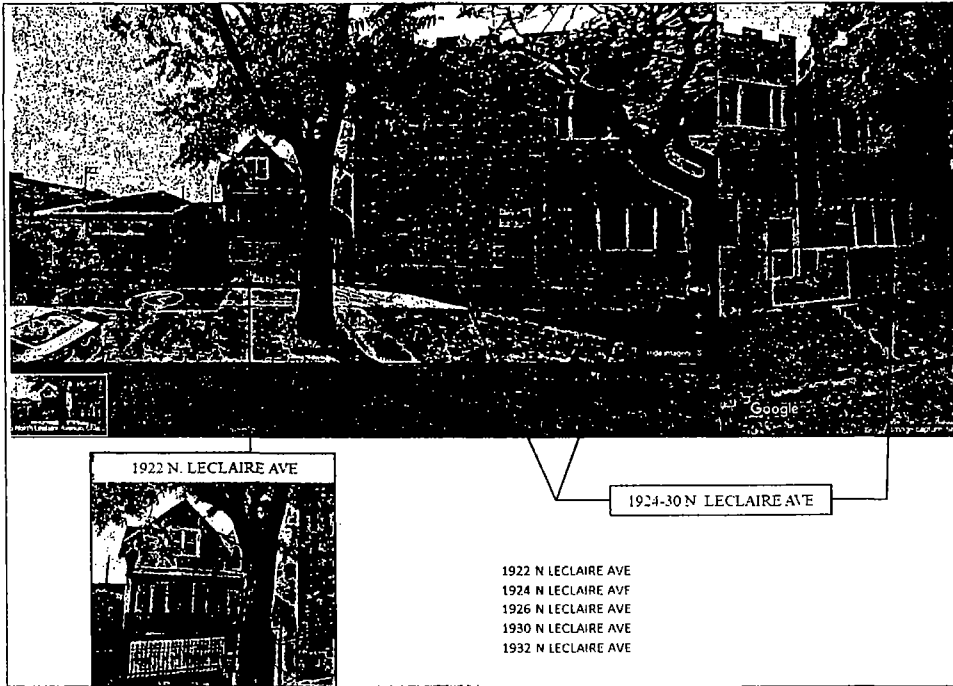
The application proposes to rezone the property to bring the existing residential buildings into conformance with the appropriate zoning district. No new development is proposed for the site or zoning lots located within the area at this time.



EXISTING ZONING MAP



AFFECTED AREA



EXISTING BUILDINGS

RECOMMENDATION

The Chicago Zoning Ordinance in Section 17-13-0400 identifies two sets of criteria for review to consider regarding map amendments within industrial corridors. One set of criteria asks review bodies to judge whether a proposal will adversely affect the continued viability of the industrial corridor [Section 17-13-0403 A-G]. The other set of criteria judges whether the proposed rezoning is in the interests of the public health, safety, and welfare, while also recognizing the rights of individual property owners [Section 17-13-0308 A-E].

I. MAP AMENDMENTS WITHIN INDUSTRIAL CORRIDORS

Effect on the Continued Industrial Viability of the Industrial Corridor

After reviewing the materials and analyzing the proposal with respect to the factors addressing the viability of the industrial corridor, the Department of Planning and Development has concluded that the proposed zoning change would not adversely affect the continued industrial viability of the Armitage Industrial Corridor based on the following:

- 1) The size of the district: This change to approximately 2-acre parcel would not affect any significant areas within this 411-acre industrial corridor.
- 2) The number of existing firms and employees that would be affected: the Armitage Industrial Corridor has nearly 60 manufacturing businesses and more than 2,150 manufacturing jobs. This map amendment will not displace any companies currently operating within the corridor/eliminate employment within the corridor.
- 3) Recent and planned public and private investments within the district: Recent construction and opening of a school and an athletic field with a minimum of thirty-two parking spaces at the property generally located at 5337-5357 West Grand Avenue. The school is located three blocks west of the site.
- 4) The potential of the district to support additional industrial uses and increased manufacturing employment: Although portions of the district are still vibrant and suitable for industrial uses and manufacturing employment, over 22% of the property within the corridor was vacant in 2011, ranking it as tied for the 4th highest in vacancy of the 26 industrial corridors in the city.
- 5) The proportion of land in the district currently devoted to industrial uses: Only 69% of the property within the Armitage corridor is used for industrial uses, ranking it 17th among the 26 industrial corridors in the city in that category.
- 6) The proportion of land in the district currently devoted to non-manufacturing uses: 8.5% of the land is devoted to non-manufacturing uses.
- 7) The area's importance to the city as an industrial district: Despite its relatively high rate of vacant property, the industrial corridor itself is still important given its potential for rail-based economic development and its access to truck routes. The location of the subject site, on the edge of the corridor, and improved with existing residential uses does not negatively affect or diminish the viability of the industrial corridor.

After reviewing the materials and analyzing the proposal with respect to the factors above, the Department of Planning and Development has concluded the following pursuant to Section 17-13-0403 addressing the viability of the industrial corridor:

The proposed rezoning would not adversely affect the continued industrial viability of the Armitage Industrial Corridor. Multiple vacant and/or underused parcels in the corridor are available for industrial development. Therefore, the change in zoning and redevelopment of the property would not substantially weaken the industrial corridor.

Review Criteria for Zoning Map Amendments

The Department of Planning and Development has concluded that the proposed zoning change would be in the best interests of the public health, safety, and general welfare based on the following:

- 1) Whether the proposed zoning change is consistent with any plans for the area that have been adopted by the Plan Commission or approved by City Council:

The Corridors of Industrial Opportunity Plan for Industry in Chicago's West Side, prepared by the City of Chicago Department of Planning and Development in 1991 identifies the site as part of the industrial corridor but makes no specific recommendations for the site.

- 2) Whether the proposed rezoning is appropriate because of significant changes in the character of the area due to public facility capacity, other rezoning, or growth and development trends:

The area to be rezoned includes existing residential buildings and there are no immediate plans to expand the residential building in the affected area.

- 3) Whether the proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale:

The area is composed of a mix of industrial, commercial and residential uses. The proposed rezoning would bring the existing residential uses into conformance with a more appropriate and compatible zoning classification. No construction or development within the proposed district is contemplated.

- 4) Whether the proposed zoning classification is compatible with surrounding zoning: The proposed B2-2 zoning is compatible with surrounding zoning including the C1 and C2 zoned property immediately north of the site. The adjacent site to the west is zoned M1 and C1 with existing and commercial uses to remain; the properties to the east and south are zoned M1-1 and M1-2. The surrounding properties will remain unaffected by this map amendment.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the application for a Zoning Map Amendment in the Armitage Industrial Corridor be approved and that the recommendation to the City Council Committee on Zoning, Landmarks, and Building Standards be "Passage Recommended."