



City of Chicago



SO2018-1003

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 1101-1115 W Addison St - App No. 19546T1
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 of the B3-2 Community Shopping District symbols and indications as shown on Map 9-G in the area bounded by:

West Addison Street; the west line of the abandoned Chicago Milwaukee St. Paul & Pacific Railroad; a line 138.25 feet south of and parallel to West Addison Street; and the public alley east of and parallel to North Racine Avenue

to those of B3-3 Community Shopping District.

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

FINAL FOR PUBLICATION

Address: 1101-1115 West Addison, Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS ZONING ANALYSIS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: West Addison Development, LLC
Property Location: 1101-1115 West Addison
Proposed Zoning: B3-3 Community Shopping District
Lot Area: 19,899 square feet

West Addison Development LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 1101-1115 West Addison from the B3-2 Community Shopping District to the B3-3 Community Shopping District. The Applicant proposes the construction of a four-story commercial building.

The site is located on the south side of Addison Street west of the railroad tracks to the west of Clark Street. To the north of the subject property are properties zoned RT-3.5 and PD 958, to the south is B3-3 zoning, to the west is RT-4 zoning, and to the east is B3-2 zoning.

The subject property consists of approximately 19,901 square feet and is currently occupied by an existing Taco Bell restaurant with a drive-through. The Applicant proposes to demolish the existing building and construct a 4-story retail building. The 65’ tall structure will have approximately 57,774 gsf (max 3.0 FAR), new bike parking in the public right of way along Addison, loading and bike parking in the rear.

The exterior of the building is primarily glass and metal panel, and its “folded plane” geometry allows the building to create small terraces for retail tenants and create setbacks to the building so its scale can adjust to the heights of the residential buildings to the west of it.

Parking will not be provided. The subject property is less than 1,000 feet from the Addison CTA red line station entrance.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

- i. Lot area: 19,901 square feet
- iii. Total building area: 57,774 square feet
- iv. FAR: 3.0

(b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)

(c) Amount of off-street parking: 0 spaces (Transit-served Location Parking Reduction Proposed. Approx. 950 feet to Addison CTA Station.)

(d) Setbacks:

- i. Front setback: 0 feet
- ii. Side setbacks: 0 feet
- iii. Rear setback: 0 feet

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(e) Building height: 65 feet

(f) Off-street Loading: 2 (10'x25')

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1111 W. ADDISON DEVELOPMENT, LLC

1111 W. ADDISON

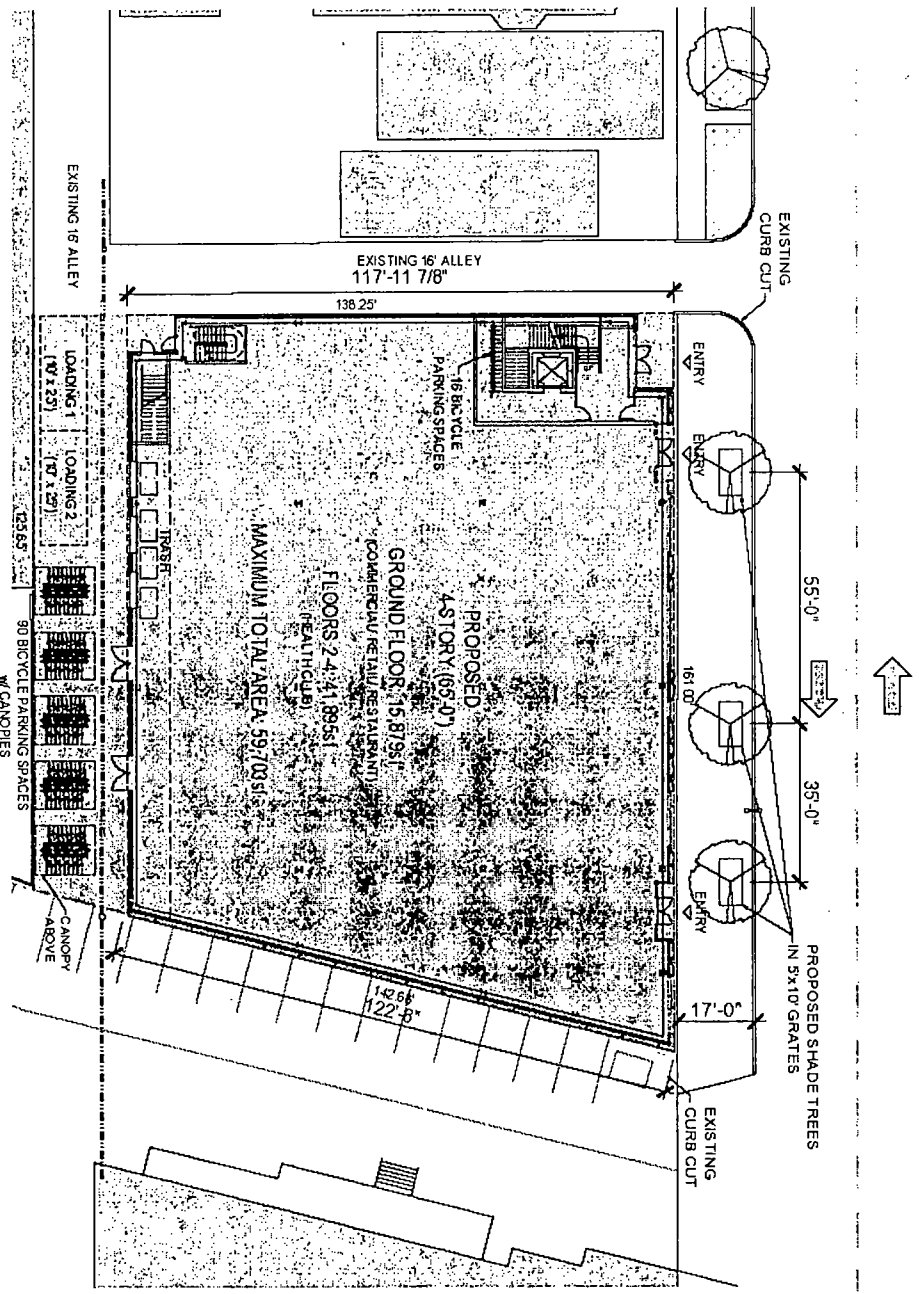
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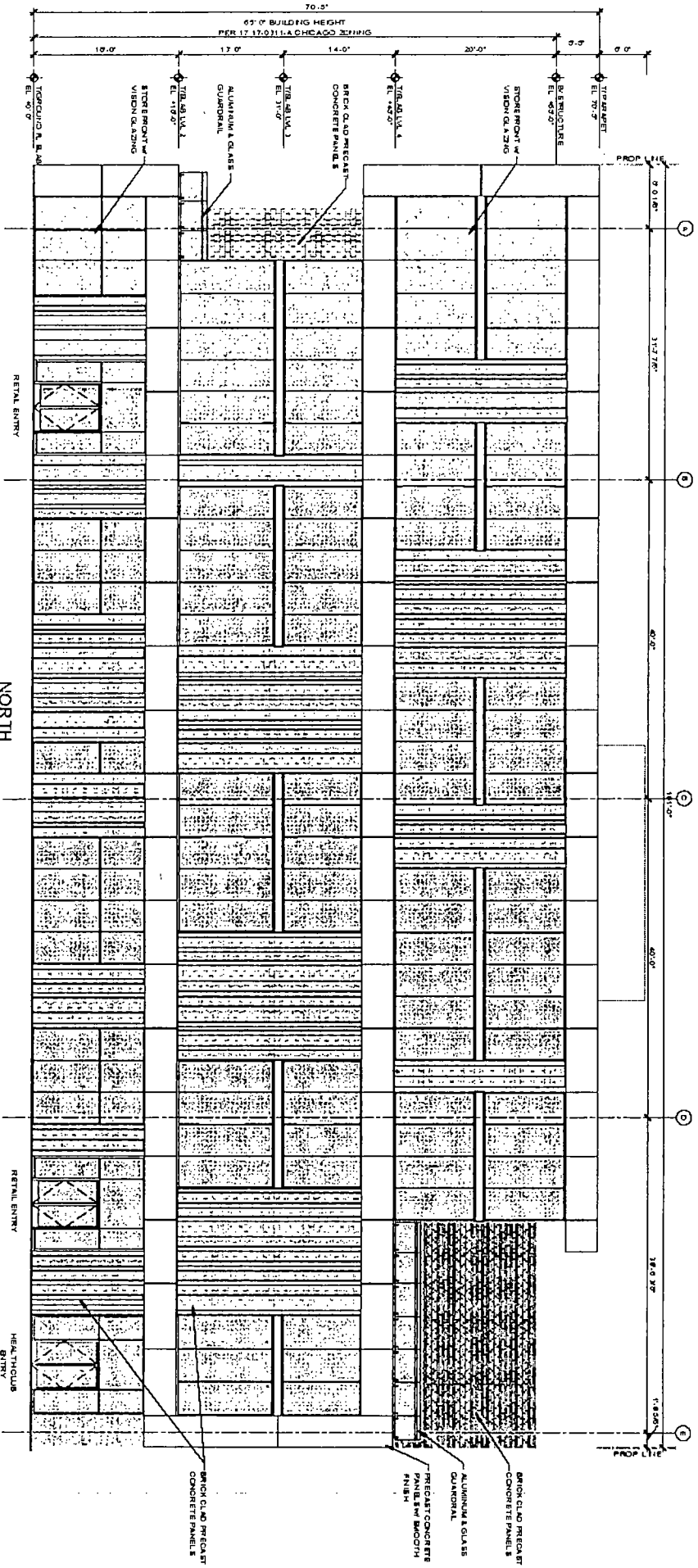
SITE

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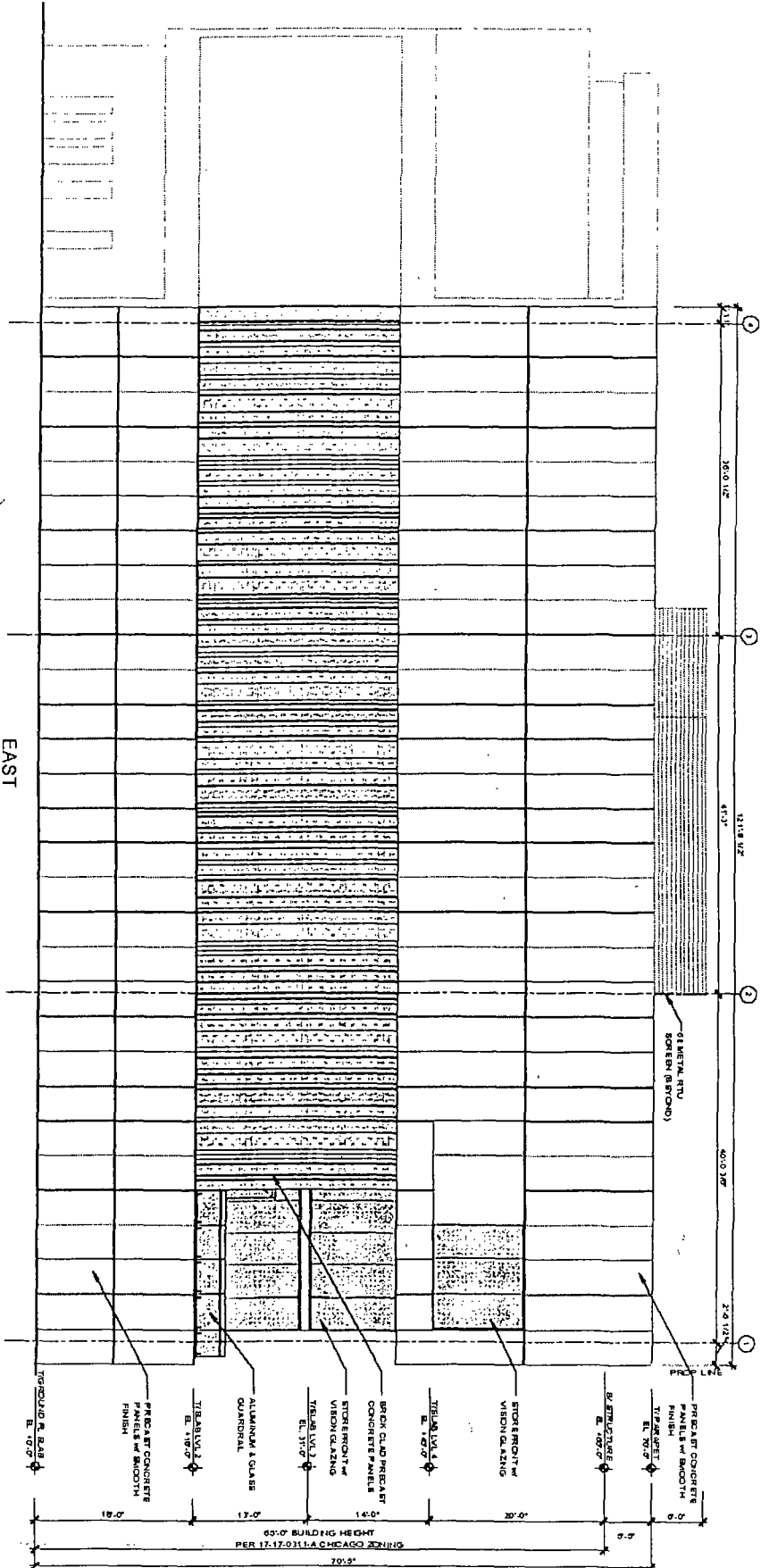
1111 W. ADDISON DEVELOPMENT, LLC

727 West Superior Street
 1111 W. ADDISON
 Chicago, Illinois

1111 W. ADDISON
 Chicago, Illinois

NOV 2013

Hirsch/MPG
 ARCHITECTS



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EAST

NOT TO SCALE

1111 W. ADDISON DEVELOPMENT, LLC

1111 W. ADDISON
CHICAGO, ILLINOIS

811 CITY PARK
CHICAGO, ILLINOIS

Hirschman
ARCHITECTS P.C.

65'-0" BUILDING HEIGHT PER 17-17-0311.4 CHICAGO ZONING

TERRACE LEVEL
EL. 107'-0"

PRECAST CONCRETE
PANELS W/ SMOOTH
FINISH
EL. 107'-0"

ALUMINUM & GLASS
CORNER
EL. 107'-0"

TIE-BACK
EL. 107'-0"

STONE FRONT W/
VISION GLAZING
EL. 107'-0"

BRICK CLAD PRECAST
CONCRETE PANELS
EL. 107'-0"

TIE-BACK
EL. 107'-0"

STONE FRONT W/
VISION GLAZING
EL. 107'-0"

BRICK CLAD PRECAST
CONCRETE PANELS
EL. 107'-0"

TERRACE LEVEL
EL. 107'-0"

PRECAST CONCRETE
PANELS W/ SMOOTH
FINISH
EL. 107'-0"

TERRACE LEVEL
EL. 107'-0"

GLAZING AND
SCREEN (SECOND)

OUTER ELEVATION
 1111 W. ADDISON DEVELOPMENT LLC

Architectural
 1111 W. ADDISON
 Chicago, Illinois

811 West 24th
 Chicago, Illinois

HIRSCH IMPG
 ARCHITECTS

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