

Address: 2212-2216 N Bissell St., Chicago, Illinois
EASTU2541S013.5

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

Applicant: Park West Cooperative Nursery School Property
Location: 2212-2216 N. Bissell St. Proposed Zoning: RM-5
Residential Multi-Unit District Lot Area: 3,560.15 sf

Park West Cooperative Nursery School is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 2212-2216 N. Bissell St. (the "Property") from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District. The Applicant proposes to add a two-story addition to replace an existing private garage and a 3-story addition.

The site is bounded by Bissell Street to the east, a 16 feet public alley to the south, private parking and elevated CTA tracks to the west, and residential properties to the north. The site is located within the Sheffield Historic District. To the north and east of the subject property are properties zoned RT-4, to the south is a property zoned BI-2 and to the west is Planned Development No. 2.

The subject property consists of 3,560.15 square feet and is currently occupied by an existing 3-story residential masonry building. The Applicant proposes to demolish an existing private garage at the rear of the site and replace it with a new two-story addition and a 3-story addition. Both additions will be of masonry construction. The building will be used for a nursery and for offices for nursery staff.

The Applicant will seek approval of variations from the Zoning Board of Appeals to reduce the required setbacks and to reduce the required rear yard open space.

The proposed use requires two off-street parking spaces. No parking spaces will be provided on-site. The Applicant will seek approval of a Special Use from the Zoning Board of Appeals in order to satisfy the parking requirement off-site. The proposed location of the two off-site parking spaces is 940 West Belden. The distance from the entrance to the daycare and the proposed parking lot is under 600 feet. Pick up and drop off procedures will be conducted via a

proposed 44 foot standing zone to be located in front of the proposed nursery school on the west side of Bissell Street.

HML FOR

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio

PUBLICATION

- i. Total building area: 7,120.3 square feet
- ii. Addition to existing building: 1,744.3 square feet
- iii. FAR: 2.0

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

c) Amount of off-street parking: 2 spaces* (Applicant will seek approval of a Special Use for 2 off-site parking spaces)

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(d) Setbacks*:

i.

North Side setback: 1 foot, 1 inch

South side setback: 1 foot

Rear setback: 1 foot

*The Applicant will seek approval of variations from the Zoning Board of Appeals to reduce required side and rear setbacks.

(e) Building height:

- i. Existing Building: 38 feet and 7 inches
- ii. New Building Addition: 36 feet and eleven inches

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Department of Housing and hcoNOMic Development
CITY OF CHICAGO

July 22, 2016

Jane Nolan Director, PWCNS
2335 N Orchard St Chicago, IL
60614

RE: Parking Determination (rev) Proposal: Day
Care Center Location: 2214 N Bissell St
Park West Cooperative

Dear Ms. Nolan:

This is in reference to a determination of the minimum off-street parking requirement pursuant to Section 17-10-207-E of the Chicago Zoning Ordinance for a day care facility proposing to locate in an amended RMS Residential Multi-Unit zoning district.

According to the information provided and upon completion of the legislative action proposed, Park West's day care will staff a maximum of nine employees at this location at any one time. There will be up to fifty-four children ages two through five.

The standard for employee parking is one space for every three staff, resulting in a minimum requirement of three automobile parking spaces. In addition, the standard requires one bicycle space for every ten automobile spaces resulting in the default minimum of four spaces.

The Department notes that the facility is located within the Sheffield Historic District and that per Section 17-10-0102-A (3) of the CZO, the minimum off-street parking standard may be reduced by half allowing two automobile spaces. To accommodate the client's transportation to and from the facility, the Department determines that at least two designated loading and drop-off spaces should be provided.

Therefore, the Department of Planning & Development determines that the minimum off-street parking requirement for the use should be set at two (2) automobile parking spaces, four (4) bicycle spaces and two (2) designated drop-off spaces. The drop-off spaces may be located on-street provided they are within a designated loading zone.

S/iricerey,

Patrick Murphey Assistant
Commissioner

121 NORTH LASALLE STREET. ROOM 1000, CHICAGO, ILLINOIS 60602

Department of Housing and Economic Development

CITY OF CHICAGO

July 5, 2016

Jane Nolan Director, PWCNS 2335
N Orchard St Chicago, IL 60614

RE: Parking Determination
Proposal: Day Care Center Location: 2214 N
Bissell St Park West Cooperative

Dear Ms. Nolan:

This is in reference to a determination of the minimum off-street parking requirement pursuant to Section 17-10-207-E of the Chicago Zoning Ordinance for a day care facility proposing to locate in an amended RM5 Residential Multi-Unit zoning district. The lot's current RT4 Residential Two-Flat, Townhouse and Multi-Unit District zoning does not provide enough FAR for repurposing the residential property.

According to the information provided and upon completion of the legislative action proposed, Park West's day care will staff a maximum of nine employees at this location at any one time. There will be up to fifty-four children ages two through five.

The standard for employee parking is one space for every three staff, resulting in a minimum requirement of three automobile parking spaces. In addition, the standard requires one bicycle space for every ten automobile spaces resulting in the default minimum of four spaces.

The Department notes that the facility is located within 1,320 feet of a CTA rail station. Per Section 17-10-0102-B (1) of the CZO, the minimum off-street parking requirement may be reduced by half allowing two automobile spaces. To accommodate the client's transportation to and from the facility, the Department determines that at least two designated loading and drop-off spaces should be provided.

Therefore, the Department of Planning & Development determines that the minimum off-street parking requirement for the use should be set at two (2) automobile parking spaces, four (4) bicycle spaces and two (2) designated drop-off spaces. The drop-off spaces may be located on-street provided they are within a designated loading zone.

Sincerely,

V&^u -

Patrick Murphey Assistant Commissioner

121 NORTH LAS A LI. R STREET, ROOM 1 000, CHICAGO, ILLINOIS 60602