



**Common Address of Property: 331-337 N. Morgan Street**

**FINAL**

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

**FEBRUARY 19, 2015**

**FOR APPROVAL: PROPOSED MAP AMENDMENT WITHIN  
PLANNED MANUFACTURING DISTRICT No. 4 (KINZIE)**

**APPLICANT: ALDERMAN WALTER BURNETT, Jr. (27TH WARD)**

**LOCATION: 331 - 337 NORTH MORGAN STREET**

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 in Planned Manufacturing District No. 4 (Kinzie) for your review and recommendation to the - - Chicago City Council. The application was introduced to the Chicago City Council on January 21, 2015. Notice of this public hearing was published in the Chicago Sun-Times on February 4, 2015. The Applicant was separately notified of this public hearing.

The Applicant proposes to reclassify the subject property from Planned Manufacturing District No. 4 (Kinzie) to M2-3 Light Industry District. Section 17-13-0711 of the Chicago Zoning Ordinance charges the Chicago Plan Commission with monitoring the effectiveness of Planned Manufacturing Districts and recommending changes in established Districts.

The subject property also lies within the Kinzie Industrial Corridor. However, the proposed

zoning change to an M (Manufacturing) district does not require Plan Commission review.

### **SITE AND AREA DESCRIPTION**

Planned Manufacturing District No. 4 (Kinzie) is located in the Near West Side of the City, roughly extending from North Halsted Street to North Sacramento Avenue and from West Lake Street to West Grand Avenue. It is the home to numerous businesses.

The subject property consists of approximately 0.13 acre (5,572 square feet) and is located on the east side of North Morgan Street in the former right-of-way of West Carroll Avenue. It forms the southern boundary of Planned Manufacturing District No. 4 and is informally used for occasional parking.

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W. Carroll Avenue here forms the southern boundary of Planned Manufacturing District No. 4. Properties to the north of W. Carroll Avenue consist of a one-story building for a painting contractor and vendor of painting contractor supplies on the east side of N. Morgan Street and a one-story modern industrial building on the west side of N. Morgan Street.

On the south side of W. Carroll Avenue lies a former cold storage warehouse on the west side of N. Morgan Street. The ten-story building is zoned C3-5 Commercial, Manufacturing and Employment District and is being converted into an office building. Immediately south of the subject property, on the east side of N. Morgan Street, is a vacant one- and two-story industrial building which is zoned M2-3 Light Industry District.

The site is located in the Kinzie Industrial Corridor Tax Increment Financing (TIF) District. The site is not in the Lake Michigan and Chicago Lakefront Protection District and neither is it not located a Chicago Landmark District, nor is it a Chicago Landmark, nor has it been rated as potentially significant in the broader context of the city, state, or country ("red") or as potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey. North Morgan Street is not classified as a Pedestrian Street or a Retail Pedestrian Street.

### **PROPOSAL DESCRIPTION**

The subject-parcel constitutes the north half of the vacated right-of-way of W- Carroll - - Avenue. At the time that this piece of W. Carroll Avenue was vacated, the street formed the south boundary of Planned Manufacturing District No. 4, and the zoning district boundary ran down the middle of the street. When the vacation took effect, the north half was assigned the Planned Manufacturing District No. 4 designation and the south half was assigned the M2-3 Light Industry District designation, effectively creating a split zoning lot. This action would unify the zoning on the property and make it more attractive for development. The requested zoning M2-3 Light Manufacturing District is compatible with the requirements of both the Planned Manufacturing District No. 4 and the Kinzie Industrial Corridor.

### **RECOMMENDATION**

The Department of Planning and Development has reviewed the proposed zoning map amendment and has concluded that the zoning change would not reduce the effectiveness of Planned Manufacturing District No. 4 (Kinzie) in achieving the purposes for planned

manufacturing district set forth in the Zoning Code.

1. Vacating W. Carroll Street created two small vestigial parcels of differing zoning. This action will create a parcel with development potential.
2. The M2-3 Light Industry District has similar requirements and use restrictions to Planned Manufacturing District No. 4 (Kinzie) and should not foster incompatible development adjacent to the planned manufacturing district.

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3. The subject site is at the very edge of Planned Manufacturing District No. 4 (Kinzie) and, because it was part of the public right-of-way, it would not have contributed to the land available for industrial use in the planned manufacturing district.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the application for a Zoning Map Amendment in Planned Manufacturing District No. 4 (Kinzie) be approved and that the recommendation to the City Council Committee on Zoning, Landmarks, and Building Standards be "Passage Recommended."

Department of Planning and Development

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**331 - 337 NORTH MORGAN STREET**

**RESOLUTION**

WHEREAS, Alderman Walter Burnett, Jr. (27th Ward) has introduced an ordinance to rezone the property generally located at 331 - 337 North Morgan Street from Planned Manufacturing District No. 4 (Kinzie) to M2-3 Light Industry District; and

WHEREAS, Section 17-13-0711 of the Chicago Zoning Ordinance requires the Chicago Plan Commission to hold public hearings and make recommendations to the City Council on changes in designations of planned manufacturing districts; and

WHEREAS, the application to rezone the property was introduced to the City Council on January 21, 2015; proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on February 4, 2015; 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 February 19, 2015; and

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance pertaining to the purposes of planned manufacturing districts and finds that the proposal will be consistent with said purposes; and

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated February 19, 2015, 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 February 19, 2015, giving due and proper consideration to the purposes for planned manufacturing districts contained in

the Chicago Zoning Ordinance;

*121 NORTH LAS A L I. K STREET, ROOM 1000, CHICAGO, ILLINOIS 60 60 2*

Approved: February 19, 2015 331 - 337 North Morgan Street  
Martin Cabrera, Jr. Chairman  
Chicago Plan Commission