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17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

Proposed Zoning: DS-3 Downtown Service District Lot Area:

11,520 square feet

Proposed Land Use:

The subject property is improved with a two-story commercial building, containing one (1) retail/commercial unit at grade level and one (1) office/commercial unit above. The grade level unit currently contains an art gallery. The current zoning district (as amended by Ordinance in 2004) does not allow an "ail gallery" in the M2-3 District. As a result, the existing art gallery use is nonconforming. The Applicant is attempting to bring the current art gallery use at the property into compliance with the Zoning Ordinance. There will be no expansion of the existing building in terms of density, building area or height. The existing commercial/businesses shall remain, including the existing art gallery.

- a) The Project's floor area ratio (F.A.R.): 1.7F.A.R. -No Change
- b) The project's density (Lot Area Per Dwelling Unit): Residential (dwelling) units are not allowed under the Ordinance
- c) The amount of off-street parking: 0

- d) Setbacks:
  - a. Front Yard: 0
  - b. Rear Yard: 0
  - c. Side Yard(s): 0
  - d. Rear Yard Open Space: 0
  
- (e) Building Height:
 

Existing: 33 feet and 5 inches at highest point; no building construction or expansion is proposed on the property subject to the Zoning Amendment.

\*17-13-0303-C(2) plans Attached.

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Zoning

| Business | Commercial | Manufacturing | Residential .

| Planned Development | " | Planned Manufacturing Downtown Core Downtown Service | Downtown Mixed | | Downtown Residential \_\_ \ Transportation \": \ Parks & Open Space J^J Zoning Boundaries

fcx'i Water |rEvj Cemetery Municipalities

### LEGEND SUBJECT PREMISES

#### APPLICANT:

ADDRESS OF PROJECT: INTRODUCTION DATE: PLAN COMMISSION DATE:

#### CLK PROPERTIES

327 N. ABERDEEN STREET, CHICAGO, IL SEPTEMBER"; 2016 NOVEMBER 17, 2016

### EXISTING ZONING MAP SCALE: NTS

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1 STORY M

1 STORY C

3 STORY C

6 STORY C

HISTORY C

5 STORY R

4 STORY ' M

2 STORY C

LTGN MARKET ST

## **327 N. ABERDEEN**

EXISTING 2 STORY BUILDING

### LEGEND

SUBJECT PREMISES

**C** COMMERCIAL USE

**R** RESIDENTIAL USE

M MANUFACTURING  
USE



120--0" APPROX.

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**APPLICANT:**  
**ADDRESS OF PROJECT: INTRODUCTION DATE: PLAN COMMISION DATE:**  
**CLK PROPERTIES \_**  
**327 N. ABERDEEN'S'TREET, CHICAGO, IL**  
**SEPTEMBER, 2016**  
**NOVEMBER 17, 2016**



13'-2" 13'-2" \ 13'-2" 13'-2" 13'-2" 13'-2" 13'-2"

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APPLICANT: CLK PROPERTIES  
ADDRESS OF PROJECT: 327 N/ABERDEEN STREET, CHICAGO. IL  
INTRODUCTION DATE: SEPTEMBER, 2016  
PLAN COMMISSION DATE: NOVEMBER 17, 2016

SECOND FLOOR PLAN SCALE: 1/32" = V-0"

APPLICANT: CLK PROPERTIES  
ADDRESS OF PROJECT: 327 N. ABERDEEN STREET,  
CHICAGO, IL  
INTRODUCTION DATE: SEPTEMBER, 2016  
PLAN COMMISSION DATE: TBD

NORTH ELEVATION

SCALE: 1/16" = V-0"

11 ELEVATOR OVERRIDE EL: +36'-7"

II PARAPET  
EL: +32'-1"

h Ti SECOND FLOOR  
EL: +17'-2"

,T/ FIRST FLOOR CeL:+4'-1"  
.TZ GRADE EL: +0'-0"

APPLICANT:  
ADDRESS OF PROJECT: INTRODUCTION DATE: PLAN COMMISSION DATE:  
CLK PROPERTIES \_  
327 N. ABERDEEW STREET, CHICAGO, IL SEPTEMBER, 2016 NOVEMBER 17, 2016

II ELEVATOR OVERRIDE EL: +36'-7"  
T/PARAPET  
EL: +32'-1"

T/SECOND FLOOR  
EL: +17'-2"

, T/FIRST FLOOR  
-7'EL:+4'-1" " T/GRADE

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EL: +0'-0"

**APPLICANT: CLK PROPERTIES**  
**ADDRESS OF PROJECT: 327 N. ABERDEEN STREET, CHICAGO, IL**  
**INTRODUCTION DATE: SEPTEMBER, 2016**  
**PLAN COMMISSION DATE: NOVEMBER 17, 2016**

Department of Planning and Development city of  
chicago

MEMORANDUM

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

**FROM:**     
David L. Reifman Secretary  
Chicago Plan Commission

DATE: November 18, 2016

RE: Proposed Zoning Map Amendment in the Kinzie Industrial Corridor for the property generally located at 327 North Aberdeen Street.

On November 17, 2016, the Chicago Plan Commission recommended approval of the proposed zoning map amendment submitted by 327 North Aberdeen Owner LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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

121.NORTHLASALLESTREERT,ROOM1000.CHICAGO.ILLINOIS60602