



Office of the City Clerk

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Legislation Text

File #: SO2023-993, **Version:** 1

SUBSTITUTE ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the MI-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map 9-K in the area bounded by:

North Kilbourn Avenue; a line 133.00 feet south of and parallel to West School Street; a line 227.20 feet west of and parallel to North Kilbourn Avenue; and West School Street.

to those of RM-5 Residential Multi-Unit District.

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

Common Address of Property: 3254 North Kilbourn Street, Chicago, Illinois

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SUBSTITUTE NARRATIVE AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: Intrinsic Schools
Property Location: 3254 North Kilbourn
Proposed Zoning: RM-5 Residential Multi-Unit District
Lot Area: 30,216 square feet

Intrinsic Schools is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3254 North Kilbourn from the MI-1 Limited Manufacturing/Business Park District to the RM-5 Residential Multi-Unit District. The Applicant proposes to redevelop the property for school uses, including by constructing classrooms, a testing center, and staff office space. The redevelopment would accommodate the existing staff and students at Applicant's 4540 West Belmont campus, who have outgrown their current space.

The site is located on the southwest corner of West School and North Kilbourn. To the north and east of the subject property are properties zoned RS-3. PD 858 (a Residential Planned Development, formerly R-4) is south and west of the subject property.

The subject property consists of approximately 30,216 square feet and is currently occupied by a lighting manufacturing company. The Applicant proposes to redevelop the existing building for school uses. 18 parking spaces would be provided to service 24 staff members and 150 students.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

- i. Lot area: 30,216 square feet
- iii. Total proposed building area: 23,233 square feet
- iv. Proposed FAR: 0.769

(b) Density (Lot Area Per Dwelling Unit): No dwelling units proposed

(c) Amount of off-street parking: 18 parking spaces (Note: May be reduced as a transit-served location, as needed to facilitate future CDOT streetscape project)

(d) Setbacks:

- i. Front setback: 20.00 feet
- ii. Side setbacks: 12.00 feet* and 10.00 feet
- iii. Rear setback: 0 feet*

* Existing non-conforming elements would not be impacted by the proposed redevelopment.

(e) Building height: 24.60 feet

(f) Off-street Loading: 0

The applicant will comply with Section I7-2-0301-C Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

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