Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2019-5542, **Version:** 1

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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 Ml-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map 16-D in the area bounded by:

A line 425 feet north of and parallel to East 70th Street; the public alley next east of and parallel to South Kenwood Avenue; a line 50 feet north of and parallel to East 70th Street; a line 73 feet east of and parallel to South Kenwood Avenue; East 70th Street; and South Kenwood Avenue.

to those ofthe C3-1 Commercial, Manufacturing and Employment District.

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

Address: 6929-61 South Kenwood / 1348 East 70th Street, Chicago, Illinois

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

Applicant: Space Fund NFP
Property Location: 6929-61 South Kenwood / 1348 East 70th Street, Chicago, Illinois Proposed
Zoning: C3-1 Commercial, Manufacturing and Employment District Lot Area: 50,525 sf square feet

Space Fund NFP is the "Applicant" for a Type 1 Zoning Map Amendment for the property located at 6929-61 South Kenwood / 1348 East 70th Street. Chicago, Illinois from the Ml-2 Limited Manufacturing/Business Park District to the C3-1 Commercial, Manufacturing and Employment District in order to authorize the construction of a single-story building to be used as artist workspace including a wood burning kiln for ceramic art creation, and the establishment and operation of a community center including the use of landscaped green space for arts and cultural programming.

The site is bounded by Kenwood Avenue on the West, residential properties on the North, a 14' wide public alley on the East, and 70th street on the South. The subject property consists of approximately 50,525 square feet of net site area and is currently vacant and unimproved. The overall project FAR will not exceed 0.16. A total of 0 vehicular parking spaces and 2 bicycle spaces will be provided on-site. The Property is within 1,320 linear feet ofthe entrance to the Stoney Island Metra Station and therefore a transit-served location parking reduction is requested. Bicycle parking will be piovided at a 1 to 1 ratio as required.

The Applicant will seek approval from the Zoning Board of Appeals of a Special Use to authorize the operation of a community center at the subject property.

SUBSTITUTE NARRATIVE ZONING ANALYSIS

a)   Floor Area and Floor Area Ratio:

      i.   Lot area: 50,525 square feet

      iii.   Total building area: 7,904 square feet

      iv.   FAR: 0.16

b)   Density (Lot Area Per Dwelling Unit): N/A

c)   Amount of off-street parking: 0 vehicular parking spaces
                                               "1 for 1" bicycle parking spaces

d)   Setbacks:
      i.   Front setback: 18'-2" feet

         ii.   Side setback (north): 82'-4" feet
         iii.   Side setback (south): 134'-7"feet
         iv.   Rear setback: 56'-10" feet

e)   Building height: 38 feet

(0   Off-street Loading: 0 spaces
                    Transit-served location parking reduction requested

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