



# Office of the City Clerk

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## Legislation Text

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**File #:** SO2022-3904, **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 the BI-1, Neighborhood Shopping District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 47<sup>th</sup> Street; South Champlain Avenue; the alley next south of and parallel to East 47<sup>th</sup> Street; and South St. Lawrence Avenue

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 601 - 625 East 47th Street, 4701 -4711 South St. Lawrence Avenue and 4700 -4710 South Champlain Avenue

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT  
APPLICATION FROM BI-1 TO B3-3 BELLA NOIR, LLC (THE "APPLICANT") 601 -  
625 East 47th Street, 4701 - 4711 South St. Lawrence Avenue and 4700 - 4710 South  
Champlain**

The Applicant seeks approval for a Type 1 zoning amendment from BI-1 to B3-3 to construct a new approximately 90,859-sf mixed-use development including 27 residential dwelling units, full-size basketball court for youth and young adults, a rehab center, pharmacy, medical offices focusing on preventive and integrative medicine with a focus on mental health, restaurants, a STEM lab, and the Lyric foundation headquarters. The Project will provide 37 on-site parking spaces to serve residential and commercial uses, along with 2 loading docks. The building is 70 feet tall, has a floor area ratio of 2.85, and 1,180.67 minimum lot area.

ARO: The project triggers the requirements of the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Project is located in the Low-Moderate Income Area within the meaning of the ARO. Developers of rental projects in low-moderate income areas must provide 10% of the units in the residential development as affordable units at a weighted average of 60% of the AMI. The project will provide 3 dwelling units ( $27 \times 10\% = 2.7$  rounded up to 3) at 60% AMI in compliance with ARO provisions for Low-Moderate Income Areas.

TSL: The subject property is a Transit Served Location based on proximity to CTA bus line corridor and CTA Train Station segment (47<sup>th</sup> Street route and corridor) and the project will seek a reduction in on-site required parking for residential and commercial and will seek an increase in building height.

On-Site Accessory Parking: 37 total spaces provided. Reduction of On-Site Parking with TSL: CZO Sections: 17-10-0102-B.1 and B.2. Residential required: 27; providing 15; reduction of 12 spaces. Commercial required: 33; providing 22; reduction of 11 spaces. Total parking reduction: 23 spaces (38%).

Building Height: Approximately 70'- 0. B3-3 Maximum Building Height: 65 feet Increase Building Height with TSL: CZO Section 17-3-0408-B.

The project complies with the following CZO Section 17-3-0308 TSL criteria:

1. The project complies with Section 17-10-0102-B as follows:
  1. The project is within 2,640 feet of a CTA rail station entrance and 1,320 feet of a CTA bus line corridor segment listed in Table 17-17-0400-B
  2. One bicycle parking space is provided per dwelling unit
  3. The 1,320 foot distance per Table 17-17-0400-B
  4. The building does not achieve a mandatory planned development threshold
  5. The building is pursuing a 38% parking reduction from the otherwise applicable standards for new construction
2. The project complies with the standards and regulations of Section 17-3-0504
  1. Follows all requirements of 17-3-0504-B Building Location with the location of the building facade along the sidewalk along with the entrance dimensions

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2. Follows all requirements of 17-3-0504-C Transparency with clear, non-reflective windows allowing views into the commercial spaces, along with glass heights and limits.
  3. Follows all requirements of 17-3-0504-D Doors and Entrances by locating all entries facing the pedestrian street.
  4. Follows all requirements of 17-3-0504-E through 17-3-0504-J.
3. The project complies with the general goals set forth in the Transit Friendly Development Guide by providing a pedestrian friendly, equitable development that contains concentrated retail with integrated pedestrian plaza and landscaping.
4. The residential portion of the building does not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for this district
5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.
6. Applicant will seek administrative adjustment approval to reduce the required minimum off-site parking spaces pursuant to Section 17-13-1003-EE.

Lot Area: 31,878 square feet (Recorded Measurement) B3-3 Maximum  
Base F.A.R.: 3.0 Proposed F.A.R.: 2.85  
Building Area: Approximately 90,859 square feet

Density (Lot Area Per Dwelling Unit): 27 = 1,180.67 square feet

On-Site Accessory Parking: 37 spaces  
Reduction of On-Site Parking with TSL: CZO Sections: 17-10-0102-B.1 and B.2 Residential required: 27; providing 15; reduction of 12 spaces Commercial required: 33; providing 22; reduction of 11 spaces Total parking reduction: 23 spaces (38%) Loading Spaces: 2

Building Height: Approximately 70'- 0" B3-3 Maximum Building Height: 65 feet Increase Building Height with TSL: CZO Section 17-3-0408-B

Stairway and Elevator Enclosure (2 elevator cars) not counted in height or FAR calculations per CZO Section 17-17-0311-C.I

Setbacks: Front: 0' Side: 0' Side:  
0'  
Rear: 0' (30' at Dwelling Floors)

Applicant: Bella Noir, LLC  
Address: 601 - 625 East 47th Street, 4701 - 4711 South St. Lawrence Avenue and 4700 - 4710  
South Champlain introduction Date: December 14, 2022 REVISED DATE: January 17, 2023

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