



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2013-7534
Type: Ordinance **Status:** Passed
File created: 10/16/2013 **In control:** City Council
Final action: 12/11/2013
Title: Zoning Reclassification Map No. 4-1 at 2123-2143 S Kedzie Ave and 2116-2144 S Troy Ave - App No. 17838T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-I
Attachments: 1. O2013-7534.pdf, 2. SO2013-7534.pdf

Date	Ver.	Action By	Action	Result
12/11/2013	1	City Council	Passed as Substitute	Pass
12/5/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
11/14/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
10/16/2013	1	City Council	Referred	

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PUBLICATION**

SUBSTITTJE ORDINANCE No. 17838

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 the M1-2 Limited Manufacturing / Business Park

District symbols and indications as shown on Map No .4-1 in the area bounded by

beginning at the southerly right-of-way line of the Chicago Burlington Quincy Railroad: South Troy Street or the line thereof if extended where no street exists; the alley next north of and parallel to West Cermak Road; a line 124.69 feet west of and parallel to South Troy Street; a line 175 feet north of and parallel to West Cermak Road; South Kedzie Avenue; a line 400 feet north of and parallel to West Cermak Road; and a line 132.63 feet east of and parallel to South Kedzie Avenue (ToB),

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding uses 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: 2123-2143 South Kedzie Avenue
and 2116-2144 South Troy Street

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17-13-0303-C (1) Narrative Zoning Analysis (SUBSTITUTE)

Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District Lot
Area: 78,312 sq. ft. (1.79 acres)

Proposed Land Use: The three (3) existing buildings shall remain. The only proposed construction involves the interior build-out of the three (3) existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space, including retail, office and art/dance studio space, within said buildings. The Kedzie Building will contain: a dance studio (2,736 sq. ft. approx.), a management office (256 sq. ft. approx.), a catering area (256 sq. ft. approx), and two large retail areas (11,352 sq. ft. approx.) at grade level; 1,770 sq. ft. of space on the mezzanine level; and an art studio (2,304 sq. ft. approx.), management office (256 sq. ft. approx.) and retail space (7,204 sq. ft. approx.) on the second floor. The Troy Building will contain: 9,064 sq. ft. of retail space at grade level and 6,438 sq. ft. of retail space on the second floor. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking for tenants, customers and employees. The gravel lot (northeast corner) will remain vacant.

- a) The Project's Floor Area Ratio:
Allowed: 234,936 sq. ft. (maximum) (3.0 FAR)
Proposed/Existing: 41,636 sq. ft. (0.53 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit)
Allowed: N/A
Proposed: N/A (No dwelling units proposed)

c) The amount of off-street parking: Required:
35 (minimum); 70 (maximum)
Proposed/Existing: 33

d) Setbacks:
a. Front Setbacks:
Required: None

Proposed/Existing:
Kedzie Building: 0'-0" Troy
Building: 0'-0"

b. Rear Setbacks: Required: None

Proposed/Existing:
Kedzie Building: 0'-0" Troy Building: 0'-0"

c. Side Setbacks: Required: None

Proposed/Existing:
Kedzie Building:
North: 75.0' South: 43.83'
Troy Building:
North: 191.6' South: 49.94'

d. Reai- Yard Open Space: Required: None Proposed/Existing: None

(e) Building Height: Allowed: 47'-0"

Proposed/Existing:
Kedzie Building: 39'-6" (max)(roof) Troy Building: 27'-8" (approx.)(max)(roof)

17-10-0207-A

17-13-0303-C(2) Plans Attached.

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5. KEDZIE AVE..

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*CITY OF CHICAGO APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE
SUBSTITUTE APPLICATION*

ADDRESS of the property Applicant is seeking to rezone:

2123-43 South Kedzie Avenue and 2116-44 South Troy Street. Chicago. Illinois

Ward Number that property is located in: 24

APPLICANT: Pedro Investments. LLC, c/o Law Offices of Samuel V.P. Banks

ADDRESS: 3124 West Cermak Road

CITY: Chicago

STATE: Illinois

ZIP CODE: 60623

PHONE: (312) 782-1983

CONTACT PERSON: Sara K. Barnes, Esq.

Attorney for Applicant

Is the Applicant the owner of the property? YES ☒ NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER: Same as Above.

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE:

CONTACT PERSON:

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY: Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street. 38th Floor

CITY: Chicago

STATE: Illinois

ZIP CODE: 60601

PHONE: (312) 782-1983

FAX: (312) 782-2433

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements

Ramon Pedro

On what date did the owner acquire legal title to the subject property?

April 16, 2012

Has the present owner previously rezoned this property? If Yes, when?

No

Present Zoning: M1-2 Limited Manufacturing/Business Park District

Proposed Zoning: C3-3 Commercial. Manufacturing and Employment District Lot size

in square feet (or dimensions?): 78,312 sq. ft. (1.79 acres)

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11. -Current Use of the Property: The subject property is comprised of twenty-two (22) lots of record (72,559 sq. ft./1.67 acres approx. total lot area). The west side of the property, along South Kedzie Avenue, is currently improved with a two-story industrial building and a one-story industrial building (collectively the "Kedzie Building"), with an asphalt parking lot. The southeast side of the property, along South Troy Street, is currently improved with a multi-story industrial building (the "Troy Building"), with a concrete parking lot. The remainder (northeast side) of the property, along South Troy Street, is vacant (gravel lot).
12. Reason for rezoning the property: The Applicant would like to amend the zoning at the subject property in order to locate and establish commercial use, including retail use and office use, within the three (3) existing buildings located at the subject property, which are not permitted uses in an M1 zoning district.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The three (3) existing buildings shall remain. The only proposed construction involves the interior build-out of the three (3) existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space, including retail, office and art/dance studio space, within said buildings. The Kedzie Building will contain: a dance studio (2,736 sq. ft. approx.), a management office (256 sq. ft. approx.), a catering area (256 sq. ft. approx.), and two large retail areas (11,352 sq. ft. approx.) at grade level; 1,770 sq. ft. of space on the mezzanine level; and an art studio (2,304 sq. ft. approx.), management office (256 sq. ft. approx.) and retail space (7,204 sq. ft. approx.) on the second floor. The Troy Building will contain: 9,064 sq. ft. of retail space at grade level and 6,438 sq. ft. of retail space on the second floor. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking (33 spaces) for tenants, customers and employees. The gravel lot (northeast corner) will remain vacant.
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES

NO X

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COUNTY
STATE OF ILLINOIS

OF

COOK

I, RAMON PEDRO, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Or

^^^mmof Applicant

Subscribed and sworn to before me this day of October , 2013.

SARA K BARNES OFFICIAL SEAL Notary Public, State of Illinois My Commission.Expires November 15, 2016

Date of Introduction:

File Number:

Ward: