



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2016-6362
Type: Ordinance
File created: 9/14/2016
Status: Passed
In control: City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 1-G at 327 N Aberdeen St - App No. 18965T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. SO2016-6362.pdf, 2. O2016-6362.pdf

Date	Ver.	Action By	Action	Result
12/14/2016		City Council	Passed as Substitute	Pass
12/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/14/2016	1	City Council	Referred	

FINAL FOR PUBLICATION ^W^loS ~r7

ORDINANCE ^- / <- / - / .£

£E 77' ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO: SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M2-3 Light Industry District symbols and indications as shown on Map No. 1 -G in the area bounded by West Carroll Avenue; the alley next east of and parallel to North Aberdeen Street; a line 96 feet south of and parallel to West Carroll Avenue; and North Aberdeen Street, to those of DS-3 Downtown Service 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: 327 North Aberdeen Street

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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

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1 STORY C

3 STORY C

6 STORY C

HISTORY C

S SRO«fR

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.

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

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APPLICANT:
ADDRESS OF PROJECT: INTRODUCTION DATE: PLAN COMMISSION DATE:
CLK PROPERTIES _
327 N. ABERDEEN'S STREET, 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 COMMISION 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 COMMISION 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.NORTHLASALLESTREET,ROOM1000.CHICAGO,ILLINOIS60602