



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2018-1003  
**Type:** Ordinance **Status:** Passed  
**File created:** 2/28/2018 **In control:** City Council  
**Final action:** 6/27/2018  
**Title:** Zoning Reclassification Map No. 9-G at 1101-1115 W Addison St - App No. 19546T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-G  
**Attachments:** 1. O2018-1003.pdf, 2. SO2018-1003.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed as Substitute	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
4/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
2/28/2018	1	City Council	Referred	

### ORDINANCE

#### 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 B3-2 Community Shopping District symbols and indications as shown on Map 9-G in the area bounded by:

West Addison Street; the west line of the abandoned Chicago Milwaukee St. Paul & Pacific Railroad; a line 138.25 feet south of and parallel to West Addison Street; and the public alley east of and parallel to North Racine Avenue

to those of B3-3 Community Shopping District.

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

# ANAL PGR PUBLICATION

Address: 1101-1115 West Addison, Chicago, Illinois

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57327002.1

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## SUBSTITUTE NARRATIVE AND PLANS ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: West Addison Development, LLC Property Location: 1101-1115 West Addison Proposed Zoning: B3-3 Community Shopping District Lot Area: 19,899 square feet

West Addison Development LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1101-1115 West Addison from the B3-2 Community Shopping District to the B3-3 Community Shopping District. The Applicant proposes the construction of a four-story commercial building.

The site is located on the south side of Addison Street west of the railroad tracks to the west of Clark Street. To the north of the subject property are properties zoned RT-3.5 and PD 958, to the south is B3-3 zoning, to the west is RT-4 zoning, and to the east is B3-2 zoning.

The subject property consists of approximately 19,901 square feet and is currently occupied by an existing Taco Bell restaurant with a drive-through. The Applicant proposes to demolish the existing building and construct a 4-story retail building. The 65' tall structure will have approximately 57,774 gsf (max 3.0 FAR), new bike parking in the public right of way along Addison, loading and bike parking in the rear.

The exterior of the building is primarily glass and metal panel, and its "folded plane" geometry allows the building to create small terraces for retail tenants and create setbacks to the building so its scale can adjust to the heights of the residential buildings to the west of it.

Parking will not be provided. The subject property is less than 1,000 feet from the Addison CTA red line station entrance.

## NARRATIVE ZONING ANALYSIS

- (a) Floor Area and Floor Area Ratio:
  - i. Lot area: 19,901 square feet
  - iii. Total building area: 57,774 square feet
  - iv. FAR: 3.0
- (b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)
- (c) Amount of off-street parking: 0 spaces (Transit-served Location Parking Reduction Proposed. Approx. 950 feet to Addison CTA Station.)
- (d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setbacks: 0 feet
  - iii. Rear setback: 0 feet

## FINAL FOR PUBLICATION

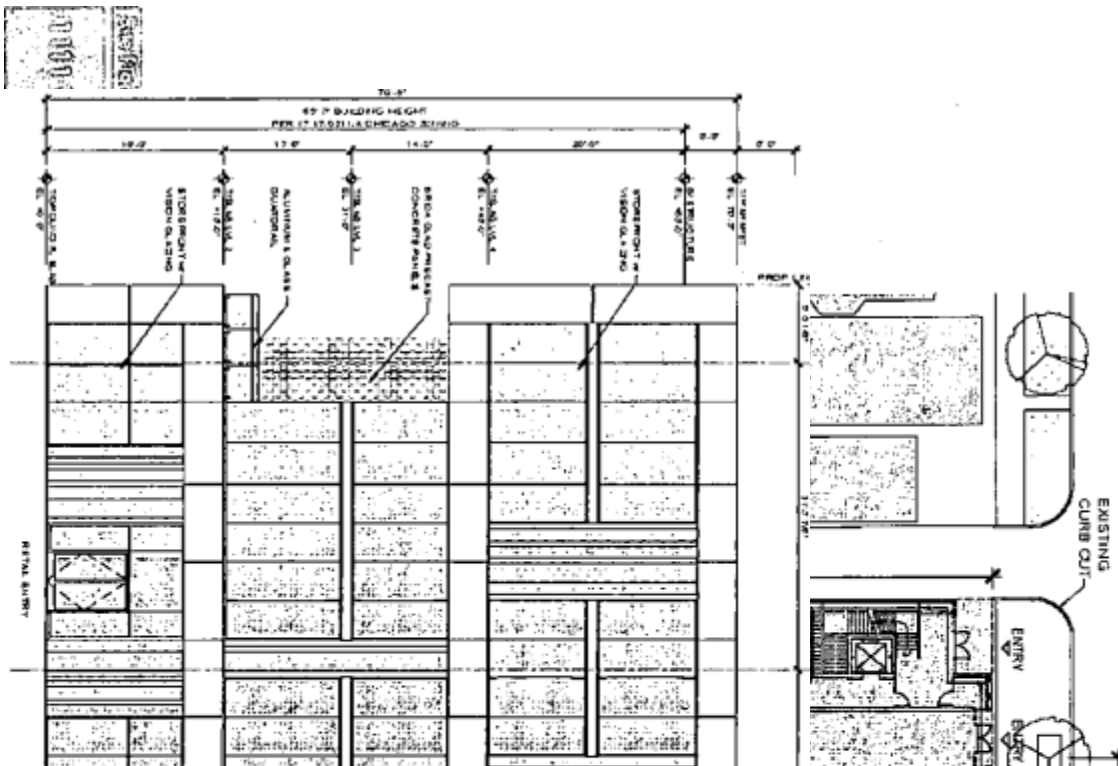
- (e) Building height: 65 feet

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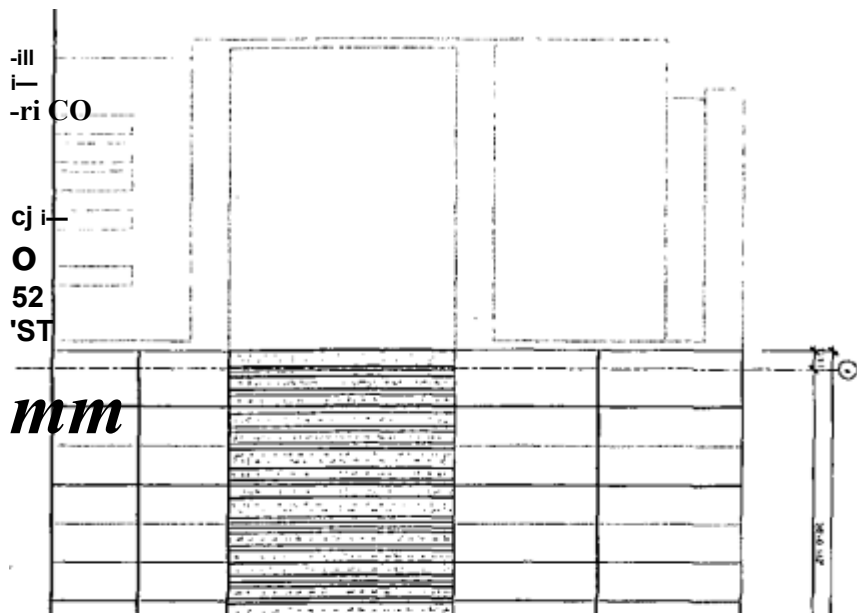
- (f) Off-street Loading: 2 (10'x25')

# FINAL FOR PUBLICATION

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