



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2018-4014  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 5/23/2018  
**In control:** City Council  
**Final action:** 6/27/2018  
**Title:** Zoning Reclassification Map No. 5-G at 2061-2081 N Southport Ave/2065-2083 N Kingsbury St - App No. 19656T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-G  
**Attachments:** 1. O2018-4014.pdf, 2. SO2018-4014.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed as Substitute	Pass
5/23/2018	1	City Council	Referred	

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### 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 M2-2 Light Industry District symbols and indications as shown on Map 5-G in the area bounded by:

North Southport Avenue; the east-west public alley south of the intersection of North Clybourn Avenue and North Southport Avenue; the public alley east of North Southport Avenue and North Kingsbury Street; a line 732 feet north of and parallel to North Magnolia Avenue, as measured along North Kingsbury Street; and North Kingsbury Street.

to those of B3-5 Community Shopping District.

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

Address: 2061-2081 North Southport / 2065-2083 North Kingsbury, Chicago, Illinois

EAS'IM 54015283v.1

# FINAL FOR PUBLICATION

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

Applicant: Southport Stay LLC

Property Location: 2061-2081 North Southport / 2065-2083 North Kingsbury Proposed Zoning:

B3-5 Community Shopping District Lot Area: 43,507 square feet

Southport Stay LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 2061-2081 North Southport / 2065-2083 North Kingsbury from the M2-2 Light Industry District to the 133-5 Community Shopping District. The Applicant proposes the reuse of the existing four-story building on the subject property.

The site is located on the east side of Southport and Kingsbury. To the north of the subject property are properties zoned M1-2, to the south is M2-2 zoning, to the west are M2-2 and M3-3 zoning, and to the east are properties zoned M1 -2 and C1 -2.

The subject property consists of approximately 43,507 square feet and is currently occupied by an existing four-story vacant industrial building. The Applicant proposes to reuse the existing building for commercial and residential uses. A new elevator penthouse will be added to the building.

56 automobile parking spaces and 28 bicycle parking spaces will be provided.

### NARRATIVE ZONING ANALYSIS

a) Floor Area and Floor Area Ratio:

- i. Lot area: 43,507 square feet
- iii. Total building area: 95,000 square feet
- iv. FAR: 2.2
- b) Density (Lot Area Per Dwelling Unit): 776 sf / unit (56 units proposed)
- c) Amount of off-street parking: 56
- d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setbacks: 0 feet
  - iii. Rear setback: 0 feet
- e) Building height: 75'11"
- (0 Off-street Loading: 2 (10'x25')

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DEPARTMENT 0.1- PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To:

Alderman Daniel ,S. Solis Chairmaljo City Council Committee on Zoning

From

David L. Reifman Chicago Plan Commission

Dale: June 21, 2018

Re: ICMA: 2061-2081 North Southport Avenue and 2065-2083 North Kingsbury Street

On June 21, 2018, the Chicago Plan Commission recommended approval of the proposed Map Amendment for a property located within the North Branch Industrial Corridor submitted by Southport Stay LLC. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution, If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Vaienziano

PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602