



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-3739
Type: Ordinance
Status: Passed
File created: 7/22/2020
In control: City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 3-F at 1423-1427 N Sedgwick St - App No. 20444T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2020-3739 (V1).pdf, 2. O2020-3739.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2020	1	City Council	Referred	

ORDINANCE

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, be amended by changing all the B3-3 Community Shopping District symbols and indications, shown on Map No. 3-F, in the area bounded by

a line 291.67 feet north of and parallel to West Schiller Street; a line 102.05 feet east of and parallel to North Sedgwick Street; a line 266.67 feet north of and parallel to West Schiller Street; a line 104.05 feet east of and parallel to North Sedgwick Street; a line 241.67 feet north of and parallel to West Schiller Street; a line 102.40 feet east of and parallel to North Sedgwick Street; a line 216.67 feet north of and parallel to West Schiller Street, and North Sedgwick Street

to those of a B2-5 Neighborhood Mixed-Use District.

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

Common Address: 1423-1427 North Sedgwick Street
17-13-0303-C (1) Narrative Zoning Analysis

1423-1427 North Sedgwick Street, Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area: 7,668 square

feet

Proposed Land Use: The subject property consists of three contiguous parcels. The two parcels -generally described as 1423-1425 North Sedgwick Street, are presently vacant. The single parcel - generally described as 1427 North Sedgwick Street, is presently improved with a five-story mixed-use building, containing a commercial unit at grade level and five dwelling units above. The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new six-story multi-unit residential building, on the two vacant parcels, and to permit the conversion of the grade-level commercial unit, within the existing five-story building, to a dwelling unit. The proposed new six-story building will feature a total of twenty-three dwelling units, on and between the 1st thru 6th Floors. Because the subject site is located within 1,320 linear feet of the entrance to the Sedgwick CTA Rail Station, it qualifies as a Transit-Served Location, pursuant to the current Zoning Ordinance. As such, the Applicant will be providing off-street parking for a total of ten vehicles - a 60% reduction, which such parking will be located within the Basement of the proposed new building. The new building will be masonry in construction and measure 64 feet-0 inches in height. Aside from the interior buildout of the Basement and 1st Floor of the existing five-story building, to accommodate for the additional dwelling unit, NO physical alterations or additions to the footprint or envelope of that structure are proposed or intended. There is NO off-street parking - current or proposed, for the existing five-story building, which measures 52 feet-9 inches in height.

- A) The Project's Floor Area Ratio:
Existing Building (1427 North Sedgwick): 9,275 square feet (3.6 FAR) Proposed New Building (1423-35 North Sedgwick): 25,710'square feet (5.0 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
Existing Building: 6 dwelling units (425 sf per unit) Proposed New Building: 23 dwelling units (225 sf per unit)
- C) The amount of off-street parking:
Existing Building: 0 parking spaces - current or proposed
Proposed New Building: 10 vehicular parking spaces; 14 bicycle parking spaces

**The subject property is located less than 1,320 linear feet from the entrance to the Sedgwick CTA Rail Station - therefore, the Applicant qualifies for a reduction (60%) in the amount of required off-street parking, pursuant to Sec. 17-W-0102-B of the Zoning Ordinance.*

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(D) Setbacks:

- Existing Building (1427 North Sedgwick):
- a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 28 feet-3 inches

- c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches

Proposed Building (1423-25 N. Sedgwick):

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 10 feet-6 inches
- c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches

** The Applicant will seek any Variations, as may be related to and necessary for the permitting of this proposal - by and through the Zoning Board of Appeals (ZBA), subsequent and pursuant to ratification of this proposed Zoning Map Amendment (Ordinance).*

(E) Building Height:

Existing Building: 52 feet-9 inches Proposed Building: 64 feet-0 inches

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