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Legislation Details (With Text)

File #: O2022-2400

Type: Ordinance **Status:** Introduced

File created: 7/20/2022 **In control:** Committee on Zoning, Landmarks and Building Standards

Final action:

Title: Zoning Reclassification Map No. 1-I at 711 N Kedzie Ave - App No. 21093T1

Sponsors: Misc. Transmittal

Indexes: Map No. 1-I

Attachments: 1. O2022-2400.pdf

Date	Ver.	Action By	Action	Result
7/20/2022	1	City Council	Referred	

2-02/2-

ORDINANCE

/r ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO: SECTION I. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the MI-2 Limited Manufacturing/Business District symbols and indications as shown on Map No. 1-1 in the area bounded by

A line 152.50 feet north of and parallel to West Huron. Street ;the alley east of and parallel to North Kedzie Avenue; a line 102.50 feet north of and parallel to West Huron Street; and North Kedzie Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common address of properties:
17-13-0303-C(I) Narrative & Plans - 711 N. Kedzie. Chicago, IL

B2-3 Neighborhood Mixed-Use District

6,335 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story residential building that will contain eight (8) dwelling units. The proposed building will be masonry in construction and measure 44 feet in height. The subject property is a Transit Served Location based on its proximity to the Chicago Ave. Bus Route. The proposed residential building will be supported by seven (7) off-street surface parking spaces located at the rear of the subject lot.

The Project's Floor Area Ratio: 15,216 square feet (2.402 FAR)

The Project's Density (Minimum Lot Area Per D.U.): 791.875 square feet per D.U.
(8 dwelling units proposed)
The amount of off-street parking: 7 vehicle parking spaces
Setbacks:

Front Setback: 3.7 feet
Rear Setback: 42 feet

c.
Side Setbacks:
North: 1 foot South: 1 foot

Building Height: 44 feet in height
17-3-0403-B Transit Served Location (TSL) - Supplemental Narrative Zoning Analysis
711 N. Kedzie, Chicago, Illinois THE SITE

The subject property consists of a single zoning lot measuring 50 ft. wide by 126.7 ft. deep. The subject property contains approximately 6,335 sq. ft. of lot area. It is currently vacant and unimproved. The subject property is located within the Chicago Ave. Bus Route. The existing neighboring improvements in the immediate area vary in scale and use - from one-story to four-stories in height, some with ground floor retail uses and residential uses above, and others that are entirely residential in character. There is also a public park located north of the subject property on the west side of N. Kedzie St.

THE PROJECT

The Applicant is seeking a Type 1 Zoning Map Amendment to establish a B2-3 Neighborhood Mixed-Use District, in order to permit a four-story residential building containing eight (8) dwelling units. Based on the subject property's immediate proximity to the Chicago Ave. Bus Route, the Applicant is seeking to reduce the minimum off-street automobile parking for the proposed residential building, from eight (8) parking spaces to seven (7) parking spaces, pursuant to Section 17-10-0102-B of the Zoning Ordinance.

Pursuant to Section 17-10-0102-B and Section 17-13-0905-F of the Zoning Ordinance, in order to qualify the proposed reduction of off-street automobile parking, the Project:

Must be located in a transit-served location. The subject property is located immediately adjacent to and wholly within 1,320 linear feet of the Chicago Ave. Bus Route.

Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets. The proposed four-story residential building was designed to comply with the standards and design guidelines for pedestrian streets, as reflected on the architectural plans prepared by Red Architects and submitted with the Applicant's Type 1 Zoning Map Amendment. The proposed building's front facade will face N. Kedzie Ave. and will provide a 3.7 ft. front setback (less than 5 ft.) [17-3-0504-B and 17-3-0504-D]. Lastly, because vehicle access to the parking area is limited to the rear of the subject lot, there is no potential for any vehicular interference with the pedestrian walkway (sidewalk) [17-3-0504-E-F-G]. Please note the Applicant will seek a Variation to reduce the window transparency requirement should the Zoning Administrator deem such relief necessary.

Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission. The Transit Friendly Development Guide defines 'transit friendly development' as

[development which is oriented towards and integrated with adjacent transit. The proposed four-story residential building incorporates accessibility and connectivity to the Chicago Ave. Bus Route, which runs to the north of the subject property. The project also features an onsite bicycle storage area, the Applicant believes it will help activate the pedestrian way for other commuters traveling in the subject area by developing a currently vacant piece of land.

Must actively promote public transit and alternatives to automobile ownership. In order to promote public forms of transportation, and to mitigate vehicular congestion and traffic in this pedestrian-oriented neighborhood, the project relies on a reduced off-street parking ratio. The Applicant's building design provides for onsite bicycle parking and the Applicant (who will maintain ownership and management of the property) is committed to working with the Alderman and representatives from the CTA and CDOT, toward providing additional public bicycle racks, should such features be desired.

Must include enhancements to the pedestrian environment that are not otherwise required. The subject property is currently vacant, unimproved, and non-contributing to the pedestrian environment in the subject area. The proposed residential building will comply with the guidelines for improvements on a Pedestrian Street by developing a property with a building that will be located within 5 ft. of the property's front lot line, that will not require any vehicle access points at the front of the lot, and that will provide onsite bicycle amenities. These design elements will help enhance the pedestrian

experience at and around the subject property.

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