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Legislation Text

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FINAL FOR PUBLICATION

RECEIVED AUG 20 2015

Initial:

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, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 12-1 in the area bounded by

A line 153.71 feet north of and parallel to West 48th Street; South Fairfield Avenue; West 48th Street; South California Avenue; a line 128.71 feet north of and parallel to West 48th Street; the public alley next east of and parallel to South California Avenue,

to those of a RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

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

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4744-54 South Fairfield Avenue 4747-57 South California Avenue

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Chicago Plan Commission August 20 2015

INDUSTRIAL CORRIDOR MAP AMENDMENT 4744-54 S FAIRFIELD AVE 4747-57 S. CALIFORNIA AVE.

Industrial Corridor Map Amendment 4744 S
Fairfield /474V S California Ave

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VIEW FROM SOUTH FAIRFIELD AVENUE

FINAL

REPORT to the

**CHICAGO PLAN COMMISSION from the
DEPARTMENT OF PLANNING AND DEVELOPMENT**

AUGUST 20, 2015

**PROPOSED MAP AMENDMENT WITHIN
THE BRIGHTON PARK INDUSTRIAL CORRIDOR**

ALDERMAN EDWARD M. BURKE (14TH WARD)

4744-54 S. FAIRFIELD AVE. AND 4747-57 S. CALIFORNIA AVE.

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Zoning Map Amendment within the Brighton Park Industrial Corridor for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on June 17, 2015. Notice of this public hearing was published in the Chicago Sun-Times on August 5, 2015. The Applicant was separately notified of this public hearing.

The Applicant proposes a zoning reclassification involving property located within the Brighton Park Industrial Corridor. The Applicant proposes to reclassify the subject property from M1-2 Limited Manufacturing/Business Park District to the RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District.

Section 17-13-0402 of the Chicago Zoning Ordinance requires a public hearing to be held by the Chicago Plan Commission on applications to rezone land within an industrial corridor from an "M" zoning district classification to any other zoning district classification.

SITE AND AREA DESCRIPTION

The Brighton Park Industrial Corridor is located on the southwest side of the City, largely in the Brighton Park and Gage Park community areas. The highly irregular corridor generally extends from West 47th Street on the north to West 51st Street on the south, and from South Campbell Avenue on the east to South Lawndale Avenue on the west. The subject property is located in the northeastern section of the corridor.

The overall subject property consists of approximately 0.75 acre and is located on the east side of South California Avenue, between West 48th Place on the south and a private industrial building to the north. The entire property is vacant but has been covered with construction debris. The site is currently improved by seven (7) residential buildings.

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The neighboring properties on the east side of S. California Avenue, both east and west are

industrial. The west side of S. California Avenue consists of an industrial use. The CTA bus terminal and the Kedzie station for the Orange Line are located a mile away on S. Kedzie Avenue from the property.

The site is located in the Stevenson/Brighton Park Industrial Tax Increment Financing (TIF) District. The site is not in the Lake Michigan and Chicago Lakefront Protection District and neither is it not located a Chicago Landmark District, nor is it a Chicago Landmark, nor has it been rated as potentially significant in the broader context of the city, state, or country ("red") or as potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey.

The CTA's #52 (Kedzie/California) bus line and the #47 (47th Street), # 94 South California bus lines serves the site. The Kedzie station on the CTA's Orange Line is one-mile to the site.

PROJECT DESCRIPTION

The application proposes to rezone the property to bring the existing residential buildings in conformance with the appropriate zoning district. No new development is proposed for the site at this time.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted with the application. The Chicago Zoning Ordinance (Section 17-13-0400) ' lays out two types of review and decision making criteria for Map Amendments within Industrial Corridors. The first is that review and decision-making bodies must consider the criteria governing Zoning Map Amendments, in general (Section 17-13-0308). The second set of review criteria (Section 17-13-0403) addresses whether the proposed rezoning will adversely affect the continued viability of the industrial corridor and then proceeds to establish a series of factors to determine industrial viability. Such factors and an analysis of this proposal follow below:

I. MAP AMENDMENTS WITHIN INDUSTRIAL CORRIDORS

1) The size of the district:

The Brighton Park Industrial Corridor is 400 acres in size and the portion of the site in question that lies within the Brighton Park Industrial Corridor consists of approximately 0.26 acre.

2) The number of existing firms and employees that would be affected:

As of 2011, fifty-seven companies employed approximately 3,946 individuals in the industrial corridor. The site subject to the zoning change is small, narrow, and encumbered with several easements which severely restrict its development for industrial use. The rezoning of the site would have no effect on the existing firms or their employees.

3) Recent and planned public and private investments within the district:

There is an ongoing project to increase the clearance of the Kedzie Avenue underpass under the IHB Railroad. New elementary and high school facilities have been built by UNO on W. 51st Street.

4) The potential of the district to support additional industrial uses and increased manufacturing employment:

The Brighton Park Industrial corridor is situated to support additional industrial uses. In 2011, there were 29 vacant properties, buildings and/or land, that were available for industrial development; therefore this change will not substantially weaken the corridor. The corridor is accessible from I-55 Stevenson Expressway, approximately two miles to the north. The corridor is served by freight rail and CTA bus and rail service.

5) The proportion of land in the district currently devoted to industrial uses: Approximately 80% of the land in the corridor is zoned for industrial uses.

6) The area's importance to the city as an industrial district: This is an important corridor due to its history of industrial activity and its proximity to CTA rail and bus routes. At least one building owner has applied to City assistance in facility upgrades to attract new industrial tenants.

After reviewing the materials submitted by the applicant and analyzing the proposal with respect to the factors above, the Department of Planning and Development has concluded the following, pursuant to the section of the Zoning: Code (17-13-0403) addressing the viability of the Industrial Corridor: " - ■ £

The proposed rezoning would not adversely affect the continued industrial viability of the Brighton Park Industrial Corridor. There are multiple vacant buildings or sites in the corridor that are available for industrial development. The subject is improved by several residential buildings and not suited to industrial development. Its conversion from manufacturing to residential zoning would not negatively impact the corridor. Therefore, the change in zoning will not substantially weaken the Brighton Park Industrial Corridor or any established industrial users.

II. ZONING MAP AMENDMENTS

The review and decision-making criteria of the Zoning Code addressing Zoning Map Amendments within Industrial Corridors (Section 17-13-0400) also requires review under Section 17-13-0308 covering Zoning Map Amendments, in general:

A) Zoning consistency

The site identified is located in the central section of the Brighton Park Industrial Corridor. The application seeks to rezone the overall property from M1-2 District to an RT3.5 Residential District. Most of the properties on South California Avenue are commercial or business base zoning.

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B) Zoning appropriateness

The rezoning of this very small site in the corridor from would not adversely affect the rest of the Industrial Corridor, but would bring the existing residential buildings into conformance.

C) Proposed classification compatibility

The proposed RT3.5 zoning classification is compatible with the larger residential area north of West 47th Street

D) Adequacy of Infrastructure and City services

The site is improved by the existing residential buildings and is well served by existing infrastructure and appropriate City services.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the application for a Zoning Map Amendment in the Brighton Park Industrial Corridor be approved and that the recommendation to the City Council Committee on Zoning, Landmarks, and Building Standards be "Passage Recommended."

Department of Planning and Development

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DEPARTMENT OF PLANNING and DEVELOPMENT CITY OF
CHICAGO

RESOLUTION

**4744-54 S. FAIRFIELD AVE. AND 4747-57
S. CALIFORNIA AVE.**

WHEREAS, Alderman Edward M. Burke (14th Ward) has introduced an ordinance to rezone the property generally located at 4744 S. Fairfield Avenue and 4747 S. California Avenue within the Brighton Park Industrial Corridor from M1-2 Limited Manufacturing/Business Park District to the RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the property is located within the Brighton Park Industrial Corridor and Section 17-13-0400 of the Chicago Zoning Ordinance requires the Chicago Plan Commission to hold public hearings on requests to rezone land within an Industrial Corridor from a manufacturing zoning district to another zoning district; and

WHEREAS, the application to rezone the Property was introduced to the City Council on June 17, 2015; proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on August 5, 2015; and the Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on August 20, 2015; and

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance pertaining to Zoning Map Amendments within Industrial Corridors and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated August 20, 2015, a copy of which is attached hereto and made a part hereof; and

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WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed zoning map amendment, the report and recommendation of the Department of Planning and Development, and all other

testimony presented at the public hearing held on August 20, 2015, giving due and proper consideration to the criteria for Zoning Map Amendments in Industrial Corridors contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application, dated August 20, 2015, be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated August 20, 2015; and
3. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding this zoning map amendment application.

Martin Cabrera, Jr. Chairman Chicago Plan Commission

Approved: August 20, 2015

4744 S. Fairfield Avenue
and 4747 S. California Avenue

MEMORANDUM

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

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Andrew Mqoney
ecretary Chicago Plan Commission

August 21, 2015

RE: Proposed Zoning Map Amendment in the Brighton Park Industrial Corridor for the property generally located at 4744-54 South Fairfield Avenue and 4747-57 South California Avenue.

On August 20, 2015, the Chicago Plan Commission recommended approval of the proposed zoning map amendment submitted by Alderman Edward M. Burke (14th Ward). 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)

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