



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2018-4014, Version: 1

:.r\l r'

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')

liASP.I 57333504 I

.■y, FOR m '.CATKSK

1 1

err
Cl

g 2 5 3

UJ UI IL UJ vV
S 5 2 2 e

"irrii

M

"OT
ill .101

Jim..
rimi
.JH1

;i ■ i!

11 n r-i :

WJ .! ! ! . LLL



V ;i



;⁴ | • i i j X _L
- jr. ■ T-

i
> I i"
Ll. I! *m* r
,U,l,; I!-
ill t j } y Hi
)

t
Jil ! t j i
- :u:l:
ffF Iji"

-U,l i-i i
TT! u

r<

o V.!

lis ^

4 ^ 4>

rm FOR PURGATION

tml
BB
M

i
tjj-;
US

0

TIE
.1 IJ.¹

i) l
■i-U;.

JJJ
"Hi:

m

JJ-i. _U_!

TTT
VJ T TIT ; IT

.1.L.L Ti "V TIT

am um riin. arjji QiD: >um -urn, ■ am
nm Gin am: dm qeD: -ltlb -03111 • crnj

cni ma gid' " rim

s 111 Est111 nai i i! ifea \ 11! ii

DUI -0111 -0333 • CLTO

Lira am. ran mil

5& ■<?5

to Z O

tu

us

Q_J
ZD CD

a <

x

a: a
CL X

O

Z o
(SI

FOR PUBLICATION

r

3

3 1 2 i

a'

a

< l-

5

S Z

cr. O

TIT

in

.1 IJJ!

.,.tj:

JJJL

I".!...

ij_!

! !..

ITT

3E

.UJ. J_LL

w m

El

iiif

-Hi..

; iili:

Bp

BE
HE

153

• f.T

r> NL^S l.i-:'

ri.ii! nil un

Ig JXO G31I7J £FLTD is LTO CTI LTD LTD

z o

> oi

ID

ca

O

<c u

X U

t-ir O

D
fr iris O tn Z

r(>>>-O

rv

r

a

TI!

0

■it

m

••■vi- x-
£

W. -, .rSV!
1:

—

r

St3

4 V>

52

I

o<

O

VI2 O
uj
15

g

3:

a in

J r-t
-3 ©
CD <(

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