



Office of the City Clerk

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Legislation Text

File #: SO2018-4501, **Version:** 1

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SUBSTITUTE 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 B3-1 Community Shopping District symbols and indications as shown on Map 23-B in the area bounded by:

West Peterson Avenue; North Cicero Avenue; North Caldwell Avenue; a line 306.87' west of and perpendicular to North Cicero Avenue; Caldwell Avenue; a line 422.29' west of and perpendicular to Cicero Avenue

to those of B3-3 Community Shopping District.

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

FINAL FOR PUBLICATION

Address: 4801 - 4837 West Peterson Avenue / 5955-63 North Caldwell Avenue, Chicago, Illinois

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SUBSTITUTE NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: Klairmont Enterprises, Inc.

Property Location: 4801 - 4837 West Peterson Avenue / 5955-63 North Caldwell Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area: 71,087.64 square feet

Klairmont Enterprises, Inc. is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 4801 - 4837 West Peterson Avenue / 5955-63 North Caldwell Avenue from the B3-1 Community Shopping District to the B3-3 Community Shopping District. The Applicant proposes to infill the northern and eastern portions of the ground level of an existing six-story building with an approximately 8,208 square foot, ground floor building addition.

The site is located at the southwest corner of West Peterson Avenue and North Cicero Avenue. To the north of the subject property are properties zoned Residential-Business Planned Development 906, to the south is POS-1 zoning, to the west is RS-1 zoning and the Edens Expressway, and to the east is B3-1 zoning.

The subject property consists of approximately 71,087.64 square feet of site area and is currently occupied by an existing 6-story building and surface parking. A parking area currently occupies the ground floor of the existing building. The Developer proposes to infill the northern and eastern portions of the ground level of the Existing Building with an approximately 8,208 square foot building addition. The proposed addition will create new building floor area that will accommodate ground floor storefront retail uses oriented towards Peterson Avenue and Cicero Avenue. The overall project FAR will be 1.49.

A total of 151 parking spaces will be provided on-site. The Applicant intends to seek approval from the Zoning Board of Appeals for variations to reduce the parking requirement by no more than 20% and to modify the requirements of the Landscape Ordinance.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

i. Lot area: 71,087.64 square feet

iii. Total building area: 105,574 square feet

iv. FAR: 1.49

(b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)

(c) Amount of off-street parking: 151 vehicular parking spaces* 18 bicycle parking spaces

◆Concurrent with this application, the Applicant intends to seek approval from the Zoning Board of Appeals to reduce the parking requirement by no more than 20% and to modify the requirements of the Landscape Ordinance.

(d) Setbacks:

i. Front setback: 0 feet

ii. Side setback (east): 0 feet

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iii. Side setback (west): 134.9

iv. Rear setback: 34.9 feet

(e) Building height: 80.8 feet (existing)

(f) Off-street Loading: 0 spaces (No loading is required)

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