



Office of the City Clerk

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Legislation Text

File #: O2020-4546, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION L Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by

a line 92.70 feet north of and parallel to West Blackhawk Street; a line 31.25 feet west of and parallel to North Cleaver Street; West Blackhawk Street; and a line 62.50 feet west of and parallel to North Cleaver Street,

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 Property: 1436 West Blackhawk Street

17-13-0303-C (1) Narrative Zoning Analysis

1436 West Blackhawk Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Total Area:

2,896.0 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the reestablishment

of a commercial use (restaurant-cafe), within the 1st Floor of the existing mixed-use building, and to bring any non-conforming conditions into compliance under the current Zoning Ordinance. The subject property is presently improved with a four-story mixed-use building, with a single commercial unit - at grade level, and eight (8) dwelling units - above (2nd thru 4th Floors). The commercial unit has been vacant for over a year. Aside from the interior buildout of the existing grade-level unit, to allow for the proposed new commercial operations (i.e. cafe), as well as certain interior renovations to the eight (8) existing dwelling units, the Applicant will not be expanding the footprint or envelope of the building. Because the existing building spans the entirety of the site, there is no off-street accessory parking. *[The subject property qualifies as a Transit Served Location, under the current Zoning Ordinance, since it is located within 1,320 linear feet of the Ashland Avenue Bus Corridor. As such, the Applicant is seeking to eliminate the required off-street parking.] The existing building is masonry in construction and measures 46 feet-10 inches in height.

- A) The Project's Floor Area Ratio: 8,831.6 square feet (3.05 FAR)
**The Subject Site is located within 1,320 linear feet from the Ashland Avenue Bus Corridor AND there is no parking for the eight (8) existing dwelling units. As such, the Applicant qualifies for an increase in the maximum allowable FAR (up to 3.5), pursuant to the Transit Served Location provisions of the Zoning Ordinance. [17-3-0403-B]*
- B) The Project's Density (Lot Area Per Dwelling Unit): 362 square feet (8 units)
**The Subject Site is located within 1,320 linear feet from the Ashland Avenue Bus Corridor AND there is no parking for the eight (8) existing dwelling units. As such, the Applicant qualifies for a reduction in the minimum lot area (MLA), pursuant to the Transit Served Location provisions of the Zoning Ordinance. [17-3-0402-B]*
- C) The amount of off-street parking; 0 vehicular parking spaces
**The Subject Site is located within 1,320 linear feet from the Ashland Avenue Bus Corridor. As such, the Applicant qualifies for a reduction in the minimum off-street parking ratio per dwelling unit, by up to 100%, pursuant to the Transit Served Location provisions of the Zoning Ordinance. [17-10-0102-B]*

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Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks: West: 0 feet-0 inches East: 0 feet-0 inches

**The Applicant is NOT altering or expanding the footprint of the existing building, which was established over 50 years ago, and - therefore, no additional relief is required in order to cure any existing non-conforming setback conditions.*

Building Height:
46 feet-10 inches

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