



Office of the City Clerk

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Legislation Text

File #: O2022-2474, **Version:** 1

ORDINANCE

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 BI-3, Neighborhood Shopping District symbols and indications as shown on Map Number 12-H in the area bounded by:

West 47th Street; South Marshfield Avenue; a line 45.12 feet south of and parallel to West 47th Street;
and a line 96.50 feet west of and parallel to South Marshfield Avenue

to those of a C1-3, Neighborhood Commercial District.

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

COMMON PROPERTY ADDRESS: 1641 West 47th Street, Chicago, Illinois. 60609

Type-I Zoning Map Amendment Project Narrative and
Plans

at 1641 West 47th Street / 4704 South Marshfield Avenue - (United Yards ReSub Lot 1)

Type-I zoning map amendment application to rezone property located at 1641 West 47th Street / 4704 South Marshfield Avenue (the "Property") from zoning classification BI-3 to C1-3.

Al. In cooperation with the City of Chicago's INVEST South/West Initiative, Celadon Properties, LLC, an Illinois limited liability company (the "Applicant"), proposes to develop a new two-story commercial building with a ground-floor brewery and tavern, a second-floor meeting and small events space, and a rooftop partial penthouse with an outdoor garden and patio that will have additional space for seating. The Property qualifies as a transit served location ("TSL"); it

is approximately 450 feet west of the CTA bus line corridor roadway segment served by the Ashland / 9 and Ashland Express / X9 bus routes, as listed in Table 17-10-0102-B. 1 .b of the Chicago Zoning Ordinance ("CZO").

At this time, the Property spans the northern portion of four lots located on the southwest corner of West 47th Street and South Marshfield Avenue and consists partially of vacant lots and an improved parking lot. The Applicant is the title owner of all the subject lots. The said four lots are currently orientated north/south and facing 47th Street. At the direction of the Department of Planning and Development, the four lots will be reorientated east/west to face Marshfield Avenue. The Applicant will also seek a resubdivision ("United Yards ReSub") to achieve the same, where United Yards ResSub Lots 2 and 3 will be each redeveloped with a 3-flat residential building, and Lot 4 will serve as required off-site parking for Lots 2 and 3. This Property-United Yards ReSub Lot 1, will have various commercial uses, including a locally owned brewery and tavern, for the benefit of revitalizing the commercial corridors of 47th Street and Ashland Avenue.

The Applicant seeks a map amendment from BI-3, Neighborhood Shopping District to CI-3, Neighborhood Commercial District to permit the uses of a brewery, tavern, and event space and to allow potential approval of a rooftop patio. If the proposed map amendment is approved, Applicant will apply to the Zoning Board of Appeals to grant a special use to allow the rooftop outdoor patio, apply to the Department of Planning and Development for affirmation that the number of parking spaces conforms to the transit served location allowances of CZO Section 17-10-0102-B, and give notice to the local alderman and apply to the Zoning Administrator for an administrative adjustment for the approved parking reduction under CZO Section 17-13-1003-EE.

The relevant bulk/density analysis, discussion of parking ratios, and zoning relief sought are discussed in Part A.2. of this project narrative.

A2. The following are the relevant bulk and density calculations for the proposed development compared to the allowed standards under the requested CI-3 district regulations.

Current Land Use: The Property is partially an unimproved gravel lot and parking lot. It will be resubdivided into a rectangularly-shaped parcel on the southwest corner of West 47th Street and

Type-I Zoning Map Amendment Project Narrative

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South Marshfield Avenue bounded by mixed-use commercial buildings to the west and a proposed United Yards 3-flat residential building to the south.

Surrounding Land Use: The land use in the immediate area consists of mixed-use commercial and residential buildings. The lot that is adjacent to the Property to the west is a small grocery store, and the lot adjacent to the east is the mixed-use historic "Goldblatts"¹ building that has been redeveloped as a senior living building and will be further improved with a new medical clinic. Land opposite the Property, on the north side of 47th Street, has been improved with commercial buildings and a Walgreens at the opposite corner of West 47th Street and Marshfield Avenue.

Proposed Land Use: 2-story brewery, tavern, and event space commercial building with a partially-covered rooftop and outdoor patio to be rezoned from zoning classification BI-3, Neighborhood Shopping District to CI-3, Neighborhood

Commercial District. Specifically, the following uses are proposed under the requested CI-3 district regulations:

1. Brewery (CZO § 17-3-0207-UU.3): permitted as limited manufacturing (food)
2. Tavern (CZO § 17-3-0207-AA.3): permitted
3. Outdoor patio at rooftop (CZO § 17-3-0207-AA.4): special use *
4. Indoor Special Event with incidental liquor sales (CZO § 17-3-0207-BB.1): permitted
5. Small venues (1 - 149 occupancy) (CZO § 17-3-0207-BB.3): permitted
6. Banquet or Meeting Halls (CZO § 17-3-0207-BB.6): permitted

a) Floor Area Ratio (FAR):

- o Proposed: 1.54 (6,681 SF building / 4,353 SF lot)
- o Allowed CI-3: 3.0 (13,059 SF building / 4,353 SF lot)
- o Building Floor Area Total: ± 6,681 SF
 - Ground-Floor: ± 2,724 SF
 - Second-Floor: ± 3,027 SF
 - Rooftop Penthouse (covered): ± 930 SF
 - *Rooftop Deck (open): ± 1,887 SF (not included in FAR)*

b) Density (lot area per dwelling unit):

- o Proposed: No residential uses proposed
- o Allowed CI-3: 400 SF MLA/DU (4,353 SF / 10 units)
 - Per Dwelling Unit: 400 SF
 - Per Efficiency Unit: 300 SF » Per SRO Unit: 200 SF

c) ***Off-Street Parking.***

- o Proposed: 0 spaces **
- o Required CI-3 (bv uses):
 - « Brewery: 1 space per 4 employees (CZO § 17-10-0207-U) **

Type-I Zoning Map Amendment

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■ Tavern: None for first 10,000 SF (CZO §17-10-0207-M)

- Outdoor Patio (rooftop): None for first 10,000 SF (CZO §17-10-0207-M)
- Indoor Special Event: None
- Small Venues: 1 space per 10 persons capacity (CZO § 17-10-0207-P) **
- Banquet or Meeting Halls: 1 space per 10 persons capacity (CZO §17-10-0207-P)**

d) Building Height: (with ground-floor commercial space & 75'-7" lot frontage) o Proposed: 36'-0"

- o Allowed CI-3: 65'-0"

c) Setbacks (proposed):

- a. Front (East) Setback: 15'-6"
- b. Rear (West) Setback: 5'-5"
- c. Side (North) Setback: F-1/8" to 3'-0" (from west end to east end)
- d. Side (South) Setback: O'-O" to 5'-6" (from west end to east end)

* Special Use for the allowed use of an outdoor patio on the rooftop to be sought with the Zoning Board of Appeals per Section 17-13-0900 of the CZO.

** This application includes TSL relief under Section 17-10-0102-B.2. of the CZO, reducing the minimum off-street automobile parking ratio for non-residential uses by up to 100 percent in accordance with Administrative Adjustment procedures of CZO Section 17-13-1003-FiH and with applicable notice to the local alderman. The reduction criteria are met since the project is located approximately 450 feet from a CTA bus line corridor roadway segment as listed in Table 17-10-0102-B.1.b of the CZO.

NOTE: The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable (if subject property sits within 660 feet of any listed industrial use pursuant to this section).

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