Final for Publication

NARRATIVE ZONING ANALYSIS AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION
1535 North Lawndale Avenue
Type 1 Amendment from RS-3 to B2-1

Blackwood Group LLC, owned by Jose Duarte, has applied for a Type 1 Zoning Map Amendment for the subject property located at 1535 N. Lawndale Avenue to change the zoning classification from the RS-3 Residential Single-Unit District to the B2-1 Neighborhood Mixed-Use District.

The subject property comprises 6,212.5 square feet and is currently occupied by a one-story commercial office building, which contains approximately 3,120 square feet. The property is surrounded by RS-3 zoning. To the north is the Maternity Blessed Virgin Mary School, a private institution offering educational programming from early childhood through eighth grade. The lot to the south of the building is a fenced-in, vacant lot used as open space, with no outdoor storage, and is part of the subject property. A two-story residential building is located south of the vacant lot. Lots across the street are single-family homes, and the lot across the alley features a rear-yard surface parking area for two vehicles in addition to a single-family home with rear-yard open space.

In 1988, the Zoning Board of Appeals approved resolution 184-88-A, a special use permit that allowed an auto repair shop to operate on the site. The special use permitted a substitution of a prior nonconforming commercial use, with conditions prohibiting spray painting, body work, and engine rebuilding. In 2013, the property was purchased by Blackwood Group, which continued to use the property for office and light industrial purposes consistent with the historic use.

Blackwood Group will use the building for professional offices related to real estate development and construction management. The property will not be used as a construction management yard, nor will it be used for outdoor storage.

	Existing Conditions / RS-3 Regulations	**Proposed / B2-1 Regulations**
Zoning District	RS-3 (Existing)	B2-1 (Proposed)
Floor Area	3,120 SF Provided 6,212.5 SF *0.90 = 5,591.25 SF	3,120 SF Provided 6,212.5 SF lot area * 1.2 = 7,455 SF
Front Setback	0'-0" (average of nearest two lots)	0'-0" (None required)
Rear Setback	0'-0"	0'-0" (None required for nonresidential)
Side Setbacks	West: 5'-0" East: 19'-11" (combined width must equal 20% of the lot)	West: 5'-0" East: 19'-11" (combined width must equal 20% of the lot) (adjacent lot is zoned RS-3)
Building Height	14'-0" existing / 30'-0" max	14'-0" existing / 38'-0"
Parking Spaces	0 / 0	0 / 0
Bike Parking	0 / 0	0 / 0
Loading	0 / 0	0 / 0

BLACKWOOD GROUP OFFICE

1535 NORTH LAWNDALE AVENUE
CHICAGO, ILLINOIS 60651

ISSUED FOR ZONING - TYPE 1 MAP AMENDMENT

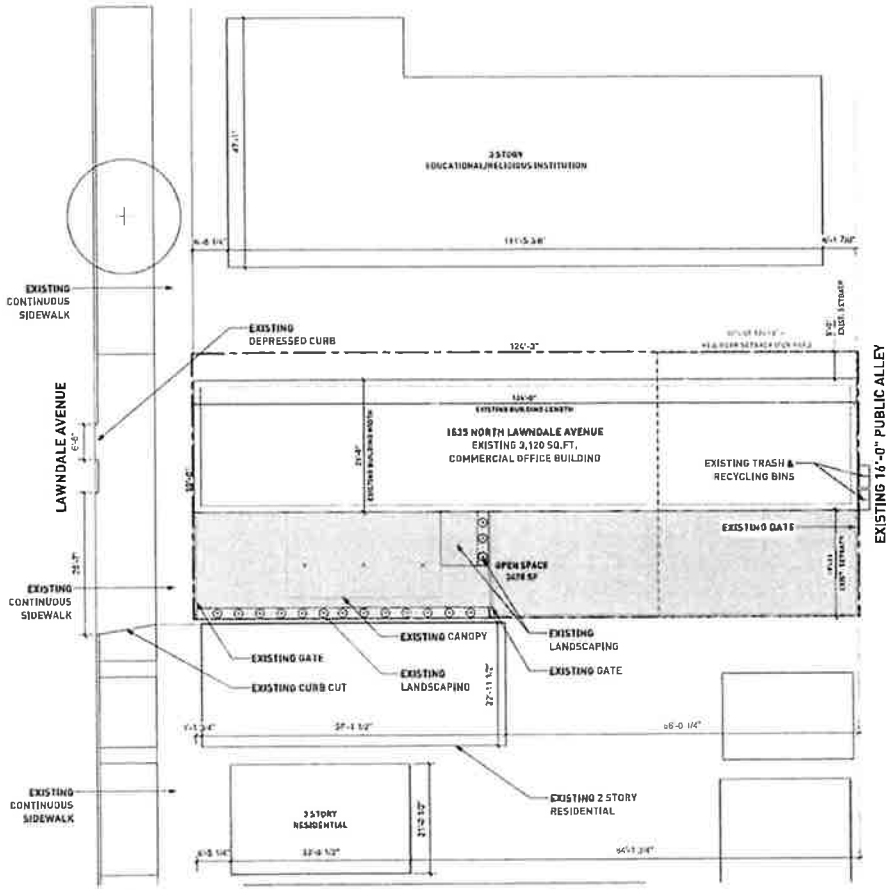
EXISTING 1 STORY COMMERCIAL OFFICE BUILDING



1 AREA MAP
Scale: Actual Size

Item	Code Requirement (Zoning Ordinance)	Proposed (Allowance as Zoning Ordinance)
Zoning District	RS-3 (Residential)	B3-1 (Community Shopping)
Use	Residential	Commercial Office
Lot Area	3,125 SF	3,125 SF
Floor Area Ratio	1.0	1.0
	3,125 SF Provided	3,125 SF Provided
Maximum Floor Area Allowable	3,125 SF	3,125 SF (Per Code)
Building Setback	Approximately 15 feet from front property line	Approximately 15 feet from front property line
Rear Yard Depth	30 feet	30 feet
Front Setback (B-2-0 Min.)	0'-0" EXISTING (Same as the average front yard depth of neighboring properties, but need not be greater than the required depth in each district. If any lots in the same block are vacant, assume that the 2 and 3 unit yard depths are 30 feet or 11% of lot depth, and never more than 60 feet.)	0'-0" EXISTING (Same as the average front yard depth of neighboring properties, but need not be greater than the required depth in each district. If any lots in the same block are vacant, assume that the 2 and 3 unit yard depths are 30 feet or 11% of lot depth, and never more than 60 feet.)
Rear Setback (B-2-0 Min.)	3'-0" EXISTING (30 feet 25% of lot depth, but need not exceed 35 feet. If the rear lot line is an alley, one-half the width of the alley may be considered as a part of the required rear yard.)	0'-0" EXISTING (If property has an existing alley, one-half of the alley may be considered as a part of the required rear yard, but the building need not be set back from the rear lot line. If the property has an existing alley, one-half of the alley may be considered as a part of the required rear yard, but the building need not be set back from the rear lot line.)
Side Setback (B-2-0 Min.)	0'-0" EXISTING (0 feet, except that where the side lot line abuts the side lot line of a lot in a residential district, there shall be a side yard of not less than 5 feet, and for each dwelling unit over 3 in any building, an additional 2 feet, but such side yard need not exceed 15 feet in width.)	0'-0" EXISTING (0 feet, except that where the side lot line abuts the side lot line of a lot in a residential district, there shall be a side yard of not less than 5 feet, and for each dwelling unit over 3 in any building, an additional 2 feet, but such side yard need not exceed 15 feet in width.)
Real Yard Requirements		
(B-2-0 Min.)	0'-0" EXISTING (Same as the average front yard depth of neighboring properties, but need not be greater than the required depth in each district. If any lots in the same block are vacant, assume that the 2 and 3 unit yard depths are 30 feet or 11% of lot depth, and never more than 60 feet.)	0'-0" EXISTING (Same as the average front yard depth of neighboring properties, but need not be greater than the required depth in each district. If any lots in the same block are vacant, assume that the 2 and 3 unit yard depths are 30 feet or 11% of lot depth, and never more than 60 feet.)
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Parking Requirements		
PROVIDED PARKING SPACES (MINIMUM)	N/A	3 PARKING SPACES (B-C, Minimum 1 : 1 B-2, Same for First 4,000 square feet of Floor Area, 1 space per 1,000 square feet in excess of 4,000 square feet)
PROVIDED BIKE PARKING (REQUIRED)	N/A	0 (per Sheet, if per 10 employees)
LOADING	None required by Zoning Ordinance	NONE REQUIRED/ NONE PROVIDED (1 REQUIRED IF LESS THAN 25,000 GROSS FLOOR AREA)

2 ZONING ANALYSIS
Scale: Actual Size



3 EXISTING PROJECT SITE PLAN

DESIGNBRIDGE

Type 1 MAP AMENDMENT
APPLLICATION

1535 N LAWNDALE AVE CHICAGO IL
60651
Application No: 22746

SITE PLAN

022425-1	1M	GD	S-1
WG-EXP	1		

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BLACKWOOD GROUP OFFICE

1535 NORTH LAWNDALE AVENUE
CHICAGO, ILLINOIS 60651
ISSUED FOR ZONING - TYPE 1 MAP AMENDMENT
EXISTING 1 STORY COMMERCIAL OFFICE BUILDING

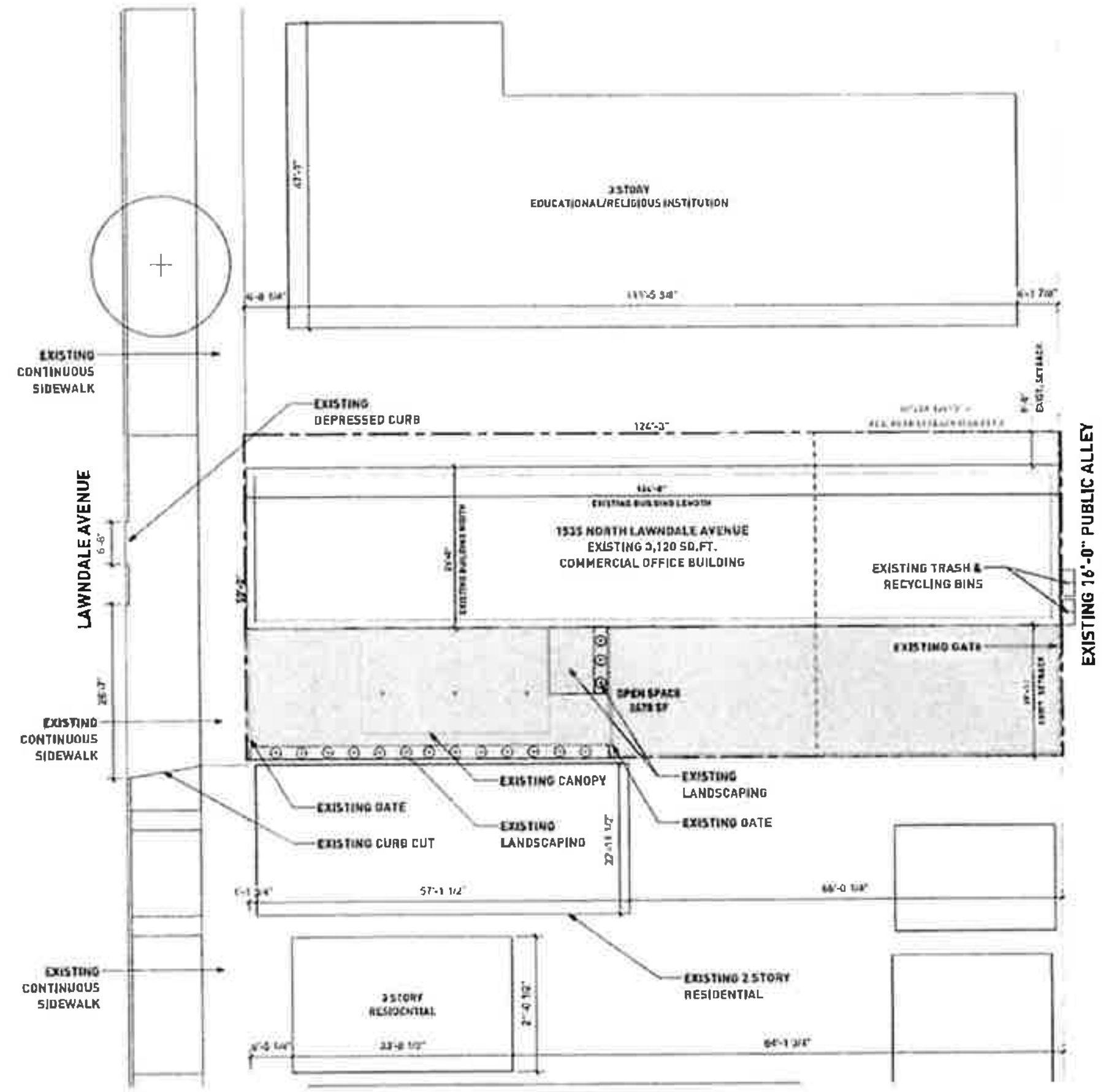


1 AREA MAP
Scale: Actual Size

NORTH

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[illegible]	N/A	[illegible]
LOADING	[illegible]	NONE REQUIRED/ NON PROVIDED [illegible] REQUIRED IF LESS THAN 25,000 GROSS [illegible]

2 ZONING ANALYSIS
Scale: Actual Size



3 EXISTING PROJECT SITE PLAN
Scale: 1" = 10'-0"

DESIGNBRIDGE

Type 1 MAP AMENDMENT APPLLICATION

1535 N LAWNDALE AVE CHICAGO IL 60651
Application No 22746

SITE PLAN

022425-B WG-EXP	LM	GID

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