

# Comprehensive Zoning & Development Plan for West Andersonville

West Andersonville's boundaries are the north side of Foster Ave to the south, the west side of Clark St to the east, the south side of Bryn Mawr to the north, and the fence bordering the east side of the Union Pacific Railroad track along Ravenswood Ave to the west.

**Zoning:** West Andersonville is predominantly a residential neighborhood consisting of mostly single family homes and two flats zoned R-3 and R-4 with the main fares of Ashland, Foster and Clark zoned for business as well as an Industrial Corridor along Ravenswood zoned for manufacturing.

**History:** In 2000, the West Andersonville Neighbors Together (W.A.N.T.) Land Use and Zoning Committee was formed to address residents' wishes regarding real estate development in West Andersonville. Specifically, it addressed concerns about increases in density and traffic, reduced availability of street parking, and construction of disproportionately larger buildings inconsistent with the character of single-family and two-family residential structures in West Andersonville. Alderman Patrick O'Connor called for a community vote, and the residential area was down-zoned from R4 to R3 by the popular voice to retain the traditional residential character of the neighborhood.

The vote did not, however, take into account the presence of sub-areas that differ significantly from the area at large. In 2004, the City Council voted to approve a new version of the Zoning Ordinance, which changed R3 to RS3 and created the intermediate zoning classifications RS3.5 and RM4.5.

To commemorate the 50th anniversary of the adoption of the first version of the Chicago Zoning Ordinance of 1957, the 2007 Comprehensive Zoning and Development Plan has been created. The purpose of these guidelines is: to identify the areas within the W.A.N.T boundaries that are unique; to allow controlled beneficial development; and to prevent development that is detrimental to the neighborhood.

W.A.N.T., as the representative of the neighborhood, presents the following set of criteria to be used in the neighborhood in conjunction with its zoning review procedure when reviewing requests for zoning changes and/or zoning variances and/or special uses. As guidelines, they are intended to clarify the organization's expectations regarding changes in the uses of real estate in the W.A.N.T. area, to developers, to residents, and to elected officials.

## 1. Zoning Changes, Special Uses, Planned Developments, Variations, and Administrative Adjustments (General)

A. Zoning changes, Special Uses, Planned Developments, and Variations must result in tangible benefits to the neighborhood as detailed in this document. The Architectural Design must show sensitivity to the idiosyncratic nature of the particular parcel(s) and structure(s) where such a design or use is proposed. Corner parcels shall treat all sides of the building that face a street as a building façade.

B. Zoning changes within the existing RS-3 area will be down-zoned to the original RS-3 zoning immediately after the project is permitted by the City of Chicago.

C. Specific project data and drawings must be submitted with all requests for Zoning changes, Variations, and Administrative Adjustments to the W.A.N.T. Land Use and Zoning Committee as specified in this document.

D. Special Uses within the W.A.N.T. area are to be handled on a case-by-case basis, but will only be supported if they are a continuation of an existing legal use. Specific project data and drawings must be submitted for all proposed Special Uses.

E. Planned developments will only be supported if they are consistent with the requirements set forth below for proposed Zoning changes in the Central Residential Area, the Ashland, Ravenswood and Foster Thoroughfares, or the Clark Street Area as set forth below.

F. Zoning Variations within the W.A.N.T area are to be handled on a case-by-case basis, but will only be supported if they result in building setbacks, building heights, or other physical characteristics which are NOT out of scale or otherwise dissimilar to the immediate surrounding properties which must be legally notified of the proposed Variation(s).

G. Administrative Adjustments in the W.A.N.T. area will only be supported if the immediately adjacent neighbors do not object to the proposed Administrative Adjustment, unless such objection(s) are raised even though the proposed building setbacks, building heights, or other physical characteristics are NOT dissimilar to those of the property owned by the objecting neighbor.

## 2. Proposed increase to Residential Zoning in the Central Residential (R3) Area

A. Within the Central Residential Area, requested zoning changes shall not be supported if they result in a building with a floor: area ratio (FAR) or minimum land area (MLA) greater than that allowed in an RT-4 zone (1.2 square feet of building area per square foot of lot area maximum, and 1000 square feet of lot area per dwelling unit minimum) or RT-3.5 zone (1.05 square feet of building area per square foot of lot area maximum, and 1250 square feet of lot area per dwelling unit minimum).

B. A parking ratio of two parking spaces per residential unit is the minimum recommended to obtain support of proposed Zoning changes requesting the equivalent of an FAR and/or MLA between RT-3.5 Zoning and RT-4 Zoning. Within the Central Residential RS-3 Area, a 1.5 parking spaces per unit ratio is the minimum recommended to receive support for proposed Zoning changes requesting the equivalent of an FAR and/or MLA not in excess of that allowed under RT-3.5.

C. Requested Zoning changes in the Central Residential Area will only be supported if they result in a Building Height (as defined in the Chicago Zoning Ordinance) which is allowed under RT-4 Zoning (38 feet maximum) in addition to meeting the aforementioned criteria. Projects which provide only 1.5 parking spaces per dwelling unit shall be restricted to the maximum height allowed under the allowed RM-3.5 height limits (35 feet).

D. Zoning changes shall not be supported if they do not provide the minimum rear yard open space (as defined in the Chicago Zoning Ordinance) required for projects in an RS-3 Zoning District.

E. In no case shall a Zoning Change or Variation in the Central Residential Area result in a building setback along a street of less than 2'-0".

F. Zoning Changes needed for proposed Non-Residential Uses that are allowed in Residential Districts and are located in the Central Residential Area are generally discouraged, but may be supported on a case-by-case basis.

### **3. Proposed increased Residential Zoning on Ashland, Foster, and Ravenswood**

A. Along the above-captioned main thoroughfares, requested zoning changes shall only be supported if they result in a building with an FAR or MLA equal to or less than that allowed in an RM-4.5 zone (1.7 square feet of building area per square foot of lot area maximum, and 700 square feet of lot area per dwelling unit minimum).

B. On these streets, a parking ratio of two parking spaces per residential unit is the minimum requirement for support of proposed Zoning changes requesting the equivalent of an FAR and/or MLA between RT-4 Zoning and RM-4.5 Zoning. A 1.5 parking spaces per unit ratio is the minimum requirement to receive support for proposed Zoning changes requesting the equivalent of an FAR and/or MLA not in excess of that allowed under RT-4.

C. Requested Zoning changes on these thoroughfares shall only be supported if they result in a Building Height (as defined in the Chicago Zoning Ordinance) which is allowed under RT-4 Zoning (38 feet maximum) in addition to meeting the aforementioned criteria.

D. Zoning changes shall not be supported if they do not provide the minimum rear yard open space (as defined in the Chicago Zoning Ordinance) required for projects in an RT-4 Zoning District.

E. In no case shall a Zoning Change or Variation along the Ashland, Ravenswood and Foster thoroughfares result in a building setback along a street of less than 1'-0".

F. Zoning Changes needed for proposed Non-Residential Uses that are allowed in Residential Districts and are located along the thoroughfares will be supported only on a case by case basis. Other Non-Residential Uses along the thoroughfares will be supported only as provided below.

### **4. Requests for a Non-Residential Zoning Classification within the WANT Area**

A. Zoning Changes for altering the Zoning to a non-residential Zoning Classification will only be supported if they are a continuation of an existing non-residential use or the extension of an existing area of non-conforming use(s) which provides some benefit(s) to the neighborhood.

B. To receive support, at least one immediately adjacent neighboring property must be either properly zoned as non-residential (and the proposed non-residential Zoning Classification is consistent with the adjacent use) or must be a similar, existing non-conforming use within the RS-3 Area.

C. Proposed Non-Residential uses within the Central Residential Area shall be supported only if they are within the FAR and MLA limitations as described above for that area.

D. Proposed Non-Residential uses for the Ashland, Foster, and Ravenswood thoroughfares shall be supported only if they are within the FAR and MLA limitations as described above for those streets.

### **5. Proposed Zoning Changes, Special Uses, Variations, Administrative Adjustments on Clark Street**

Proposed Zoning Changes, Special Uses, Variations, and Administrative Adjustments will only be supported if they first receive the support from the Chamber of Commerce.

### **6. Exception to These Criteria**

Exceptions to these criteria may be approved by a vote of the Land Use and Zoning Committee upon a showing of good cause and significant tangible benefit to the neighborhood.

## **West Andersonville Neighbors Together Land Use and Zoning Committee**

### **ZONING REVIEW PROCEDURE**

These procedures shall be followed when addressing requests for zoning amendments, variances or exceptions, or administrative adjustments received by W.A.N.T. from owner or developers. The W.A.N.T. Land Use and Zoning Committee will endeavor to address presentation materials within ten days and to schedule a community meeting within three weeks of receipt of the materials.

1. The owner/developer contacts the President of W.A.N.T. or the Chairperson of the W.A.N.T. Land Use and Zoning Committee to arrange for delivery of the specified documents

2. The owner/developer submits presentation materials, including a complete Project Data Sheet (see attached), to the Committee to afford independent preliminary review by all Committee members

3. The W.A.N.T. LUZ Chairperson confirms receipt and distributes materials to the Committee for individual review and analysis

4. The Committee meets to discuss and analyze the submission within ten days; the Committee may meet with the owner/developer to explore the proposal or negotiate possible changes to ensure community benefit

5. The developer may need to re-present the proposal to the Committee and community residents. Every effort is made at this stage, with additional meetings scheduled as necessary between the Committee, the owner/developer & community residents, to resolve problems

6. The Committee issues a report and recommendation/s to the W.A.N.T. Board

7. The W.A.N.T. Board votes on the developer's final proposal and issues a recommendation to the alderman

**West Andersonville Neighbors Together Land Use & Zoning Committee  
Project Data Sheet**

To: Owner/Developer  
From: West Andersonville Neighbors Together Land Use and Zoning Committee

*Proposed projects that are to be reviewed by the W.A.N.T. Land Use & Zoning Committee should provide the following information:*

Project Name: \_\_\_\_\_ Date: \_\_\_\_\_

Project Address: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Developer/Owner: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Architect: \_\_\_\_\_ Zoning of Adjacent Area: \_\_\_\_\_

Proposed Variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of Dwelling Units: \_\_\_\_\_ Type: \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ ft X \_\_\_\_\_ ft Lot Area: \_\_\_\_\_ s.f.

Proposed floor area: \_\_\_\_\_ s.f. (new) \_\_\_\_\_ s.f. (existing) \_\_\_\_\_ s.f. (addition)

FAR: \_\_\_\_\_ (maximum) \_\_\_\_\_ (proposed) Building area excluded from FAR: \_\_\_\_\_ s.f.  
(FAR = floor:area ratio)

Green space (unpaved): \_\_\_\_\_ s.f. \_\_\_\_\_ % of lot area

Proposed MLA: \_\_\_\_\_ Allowed MLA: \_\_\_\_\_  
(MLA = minimum land area)

Proposed Parking: \_\_\_\_\_ spaces Zoning Required Parking \_\_\_\_\_ spaces

Building Height Proposed: \_\_\_\_\_ ft Allowed: \_\_\_\_\_ ft At highest point: \_\_\_\_\_ ft

Proposed front yard setback: \_\_\_\_\_ ft Required front yard setback: \_\_\_\_\_ ft

Proposed side yard setback: \_\_\_\_\_ ft Required side yard setback: \_\_\_\_\_ ft

Proposed rear setback: \_\_\_\_\_ ft Required front rear setback: \_\_\_\_\_ ft

Are there any existing buildings on the site: \_\_\_\_\_

Please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will any (or all) be demolished?

**West Andersonville Neighbors Together Land Use & Zoning Committee  
Project Data Sheet**

Name, address, and phone number of all adjacent property owners:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

The W.A.N.T. Land Use and Zoning Committee will contact each adjacent property owner within ten days of receipt of this documentation to ensure awareness of the proposed project and to (a) invite them to the presentation at the Land Use and Zoning Committee meeting and (b) determine whether they support the project.

Other remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please e-mail presentation materials in PDF format to the W.A.N.T. Land Use and Zoning Committee Chairperson for distribution to Committee members. The Committee will endeavor to address the presentation materials within ten days and to schedule a community meeting within three weeks of receipt of the materials. All items except (a) are to be included in the package delivered to the Chairperson prior to the meeting.

A. small scale context footprint. This should show how the project will fit in with the surrounding properties 100 ft. on each side.

Pictures of the site and adjacent properties are helpful.

B. a site plan with setbacks (especially showing setbacks to adjacent neighboring properties), landscaping, fences, garages, parking, curb cuts and sidewalks

C. zoning data as shown on the Project Data Sheet    D. floor plans    E. elevations

F. refuse containers    G. outline of development team    H. ultimate property use and type of ownership

I. any other relevant information about the property, including the historic use and nature of any existing buildings of the property

**Owner/Developer Contact Information**

name: \_\_\_\_\_

business: \_\_\_\_\_

address: \_\_\_\_\_

e-mail: \_\_\_\_\_

phone: \_\_\_\_\_

fax: \_\_\_\_\_

mobile: \_\_\_\_\_