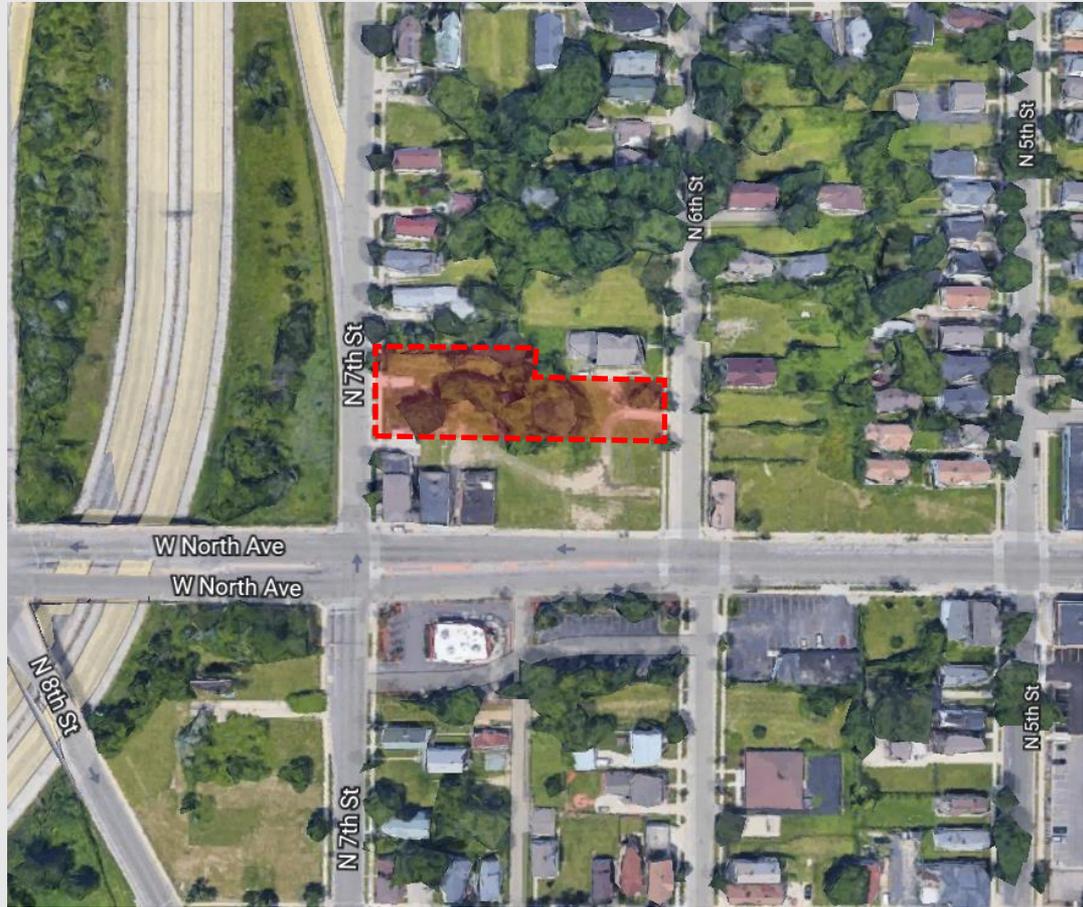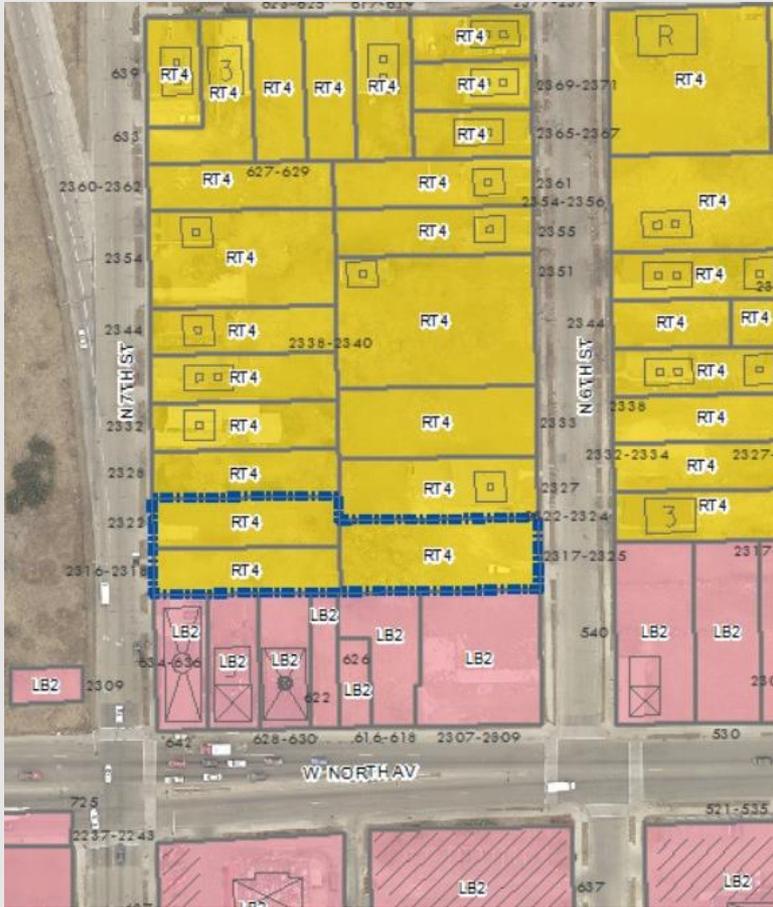File No. 220400. An ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the properties located at 2317-25 North 6th Street, and 2316-18 and 2322 North 7th Street, on the north side of West North Avenue between North 6th Street and North 7th Street, in the 6th Aldermanic District.
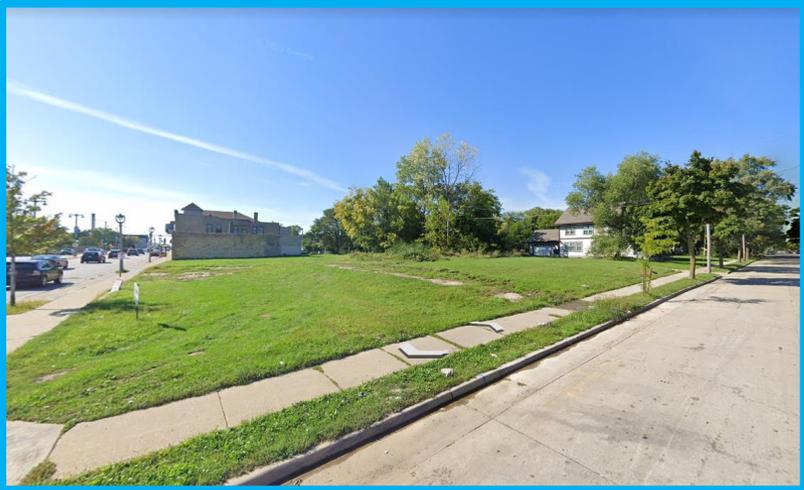
File No. 220400. Site context.
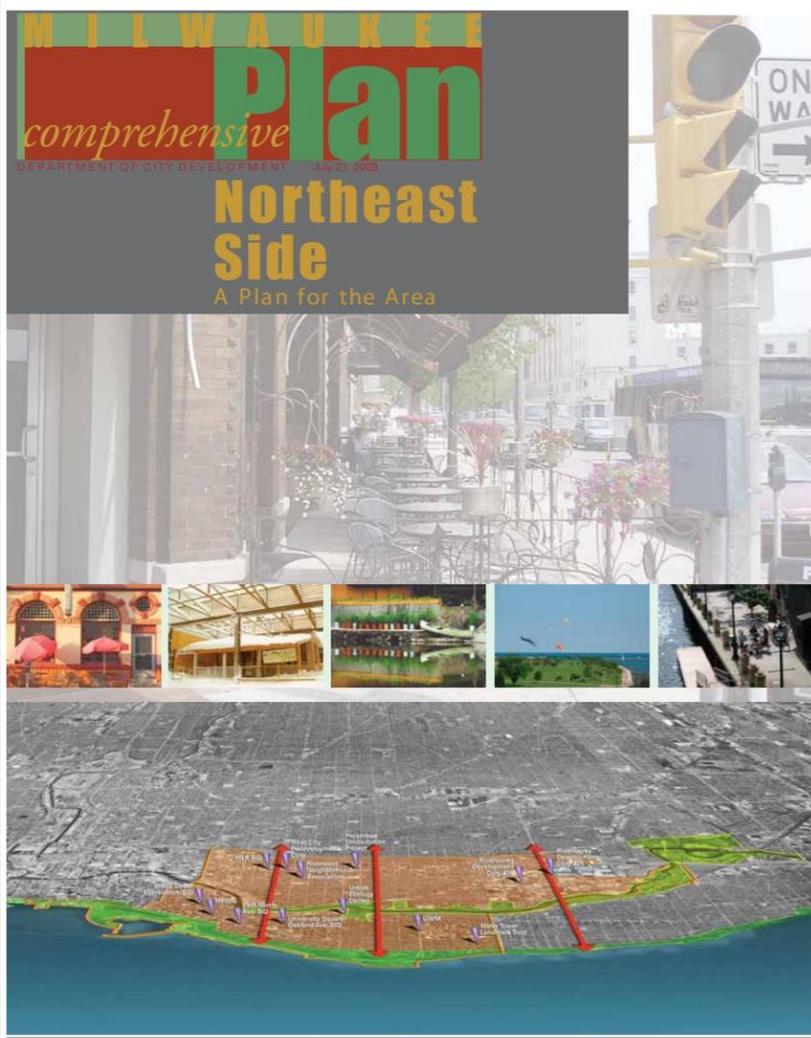

View from N 7th St looking east

View from North Ave looking northeast

View from N 6th St looking northwest

File No. 220400. Consistency with the Comprehensive Plan


Northeast Side Area Plan

- Within the Bronzeville Cultural and Entertainment District

- Identifies the area north of W North Avenue between North 6th Street and North 7th Street as a key redevelopment site
  - "Create a strong identity for a new Bronzeville that will foster investment and create jobs" (p. 128)
  - "Promote mixed use development that includes retail, restaurants, and entertainment uses... and promote stability and improved quality of life in surrounding neighborhoods" (p. 130).

- The site is also identified for redevelopment in the Equitable Growth through Transit Oriented Development Plan (TOD Plan)

- **The proposed zoning change is consistent with City plans, and will facilitate a key redevelopment effort in this important district.**

Re-Zoning North Ave. at 6th St., Bronzeville
FIT Investment Group & Cinnaire Solutions Corp.

City Plan Commission
August 22, 2022

Location: north side of North Ave. between 6th & 7th St.
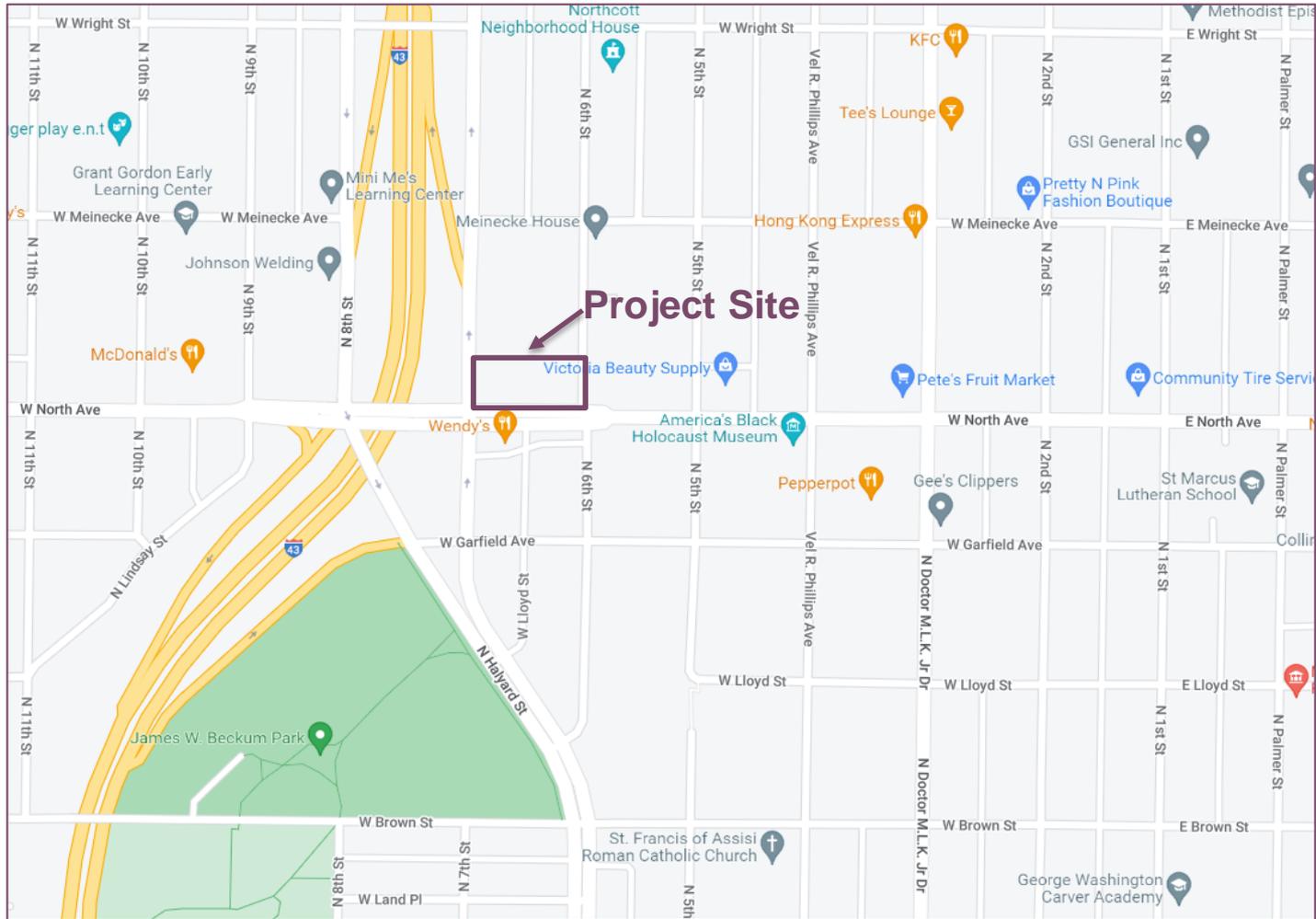
Bronzeville Creative Arts + Technology Hub

22,000 square feet
- Collaboration + amenity space
- Culturally-relevant programming
- Event and performance venue
- Indoor and outdoor public spaces
- Creative entrepreneurship support
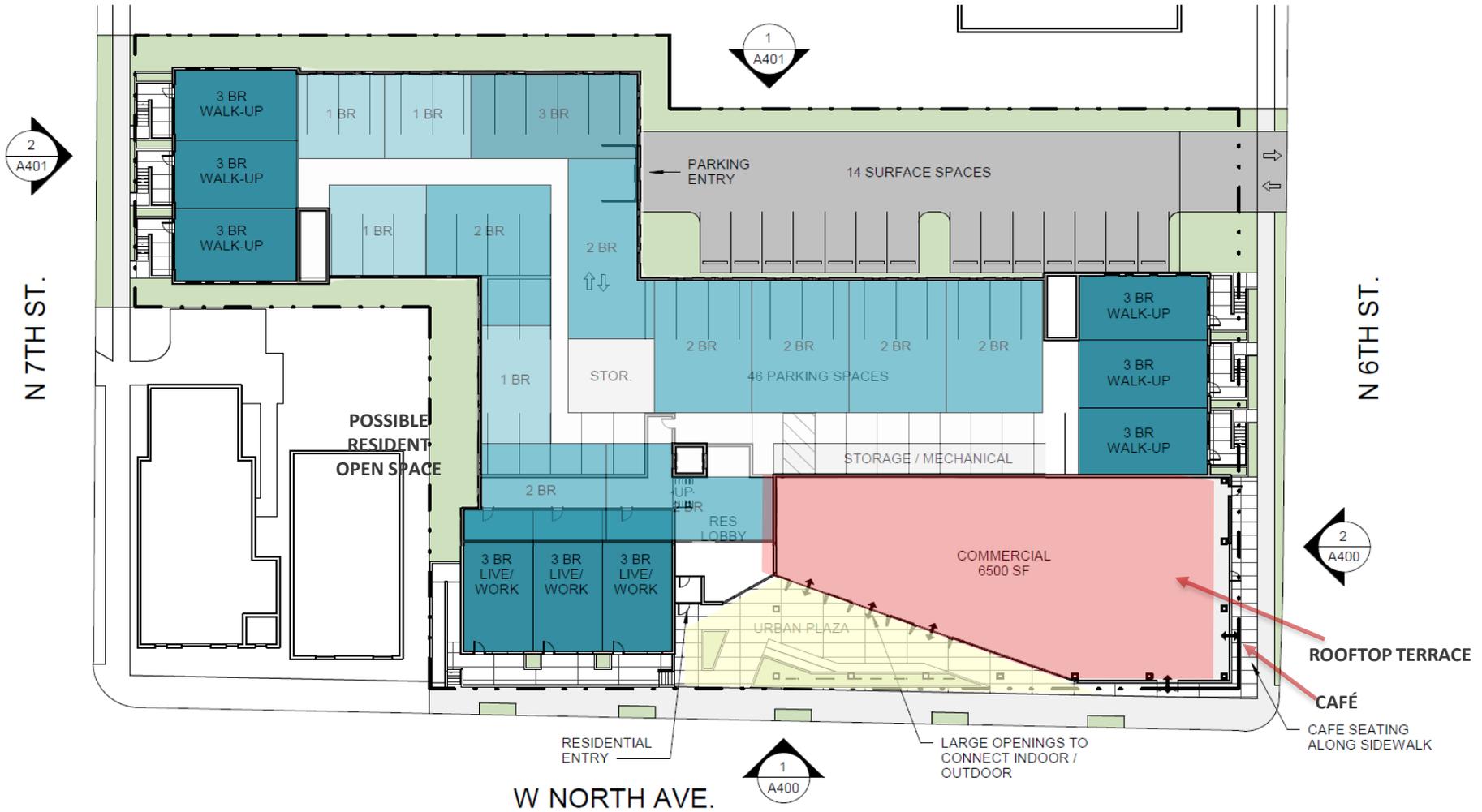- STEAM programming for youth

Mixed-Income Housing

54-60 apartments
- Affordable and market rate
- 3 Live/Work units on North Ave.
- 60 off-street parking stalls
- Will prevent displacement as Bronzeville continues to see investment

Proposed Development

Current Zoning: Mix of LB2 (5 lots) and RT4 (3 lots)

Mix of Two-Family Residential (RT4) and Local Business (LB2).

Requested Zoning: LB2 for all parcels

2317-2325 N. 6th St., 2316-2318 N. 7th St., and 2322 N. 7th St. require re-zoning.

LB2 Designation Supports:

Density
- LB2 allows for up to 60 units
- 54-60 housing units planned (RT4 permits up to 4-family dwellings)
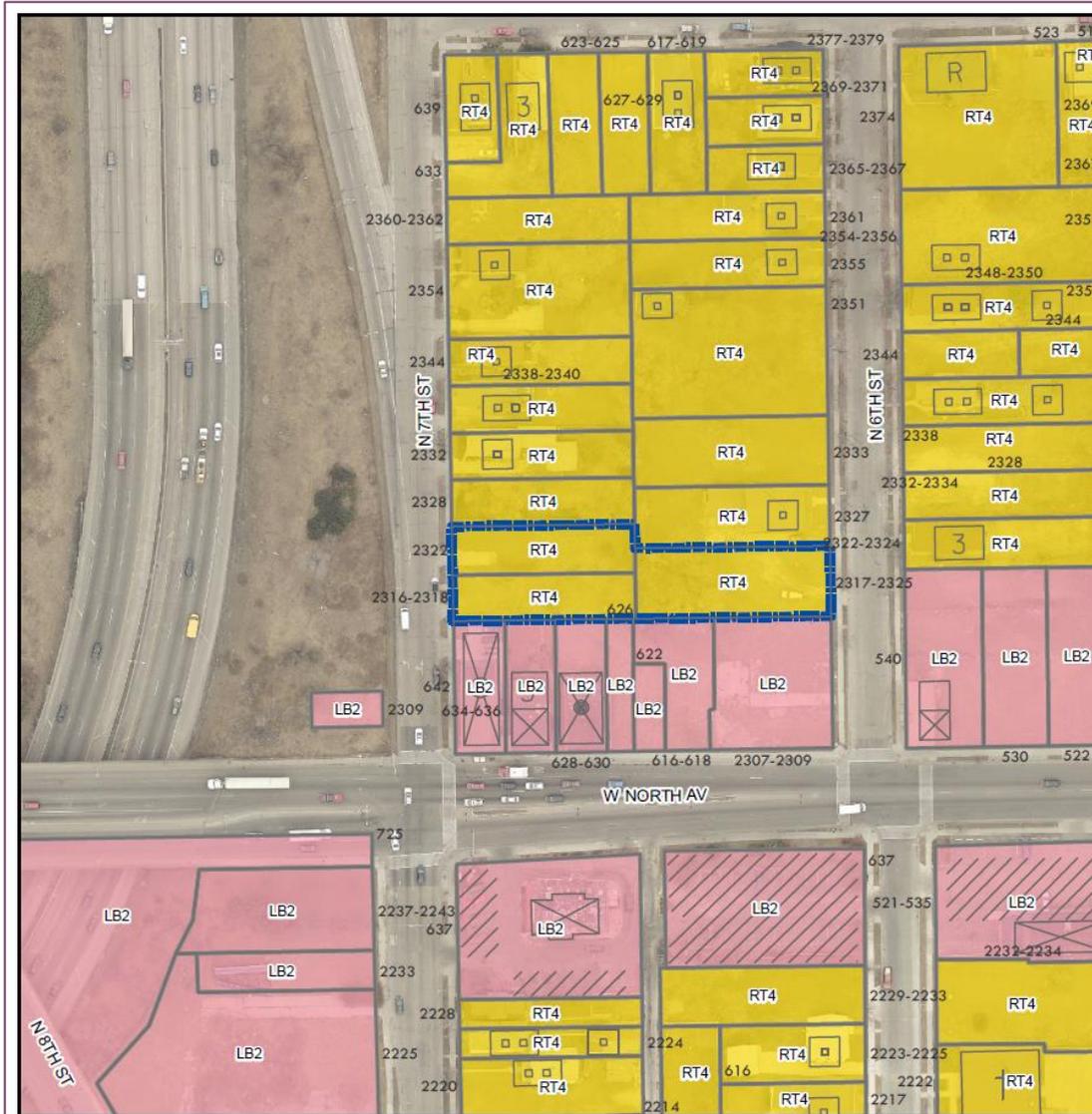
Building Height
- LB2 allows up to 60 feet; we are proposing 40 – 50 feet

Mixed Use
- Residential
- Arts & Tech Hub (alignment with zoning uses):
    - Live/Work Units
    - Artist studios, cultural institutions, theatres
    - Offices and business services
    - Restaurants without drive-thru
    - Broadcasting and recording studios

Zoning Change Map

File No. 220400
RT4 to LB2
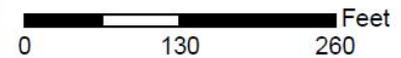2317-25 N. 6th St. and
2316-18 & 2322 N. 7th St.

Legend

Zoning_Change_Boundary

Zoning

Unknown or pending zone

Zoning Category

Residential - single family
Residential - two family
Residential - multi-family
Residential - residence and office
Central business district - civic activity
Central business district - high-density residential
Central business district - major retail
Central business district - mixed activity
Central bussiness district - neighborhood retail
Central business district - office and service
Central business district - residential and specialty use
Central business district - warehousing and light manufacturing
Commercial - neighborhood shopping
Commercial - local business
Commercial - commercial service
Commercial - regional business
Industrial - commercial
Industrial - office
Industrial - light
Industrial - mixed
Industrial - heavy
Special - parks
Special - institutional
Special - planned development
Special - redevelopment district

Feet
0   130   260

Thank you! Any questions?