

Madison Street Zoning Framework Report

*September 3, 2015
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Project Overview

“Early Action Project”

- ✓ To be completed prior to Zoning Ordinance update
- ✓ Create new district for Madison Street corridor
- ✓ Implement policies articulated in Comprehensive Plan & Madison St. Corridor Plan



Current Conditions

Three-Mile Corridor: Harlem to Austin

- ✓ Auto-oriented uses, curb cuts & surface parking
- ✓ Numerous shallow lots, may require lot assembly
- ✓ Residential neighborhoods directly abut the corridor:
South: Predominantly single-family
North: Multi-family
- ✓ Alleys present but not consistent
- ✓ Numerous overlapping regulations



General Approach

New District for Madison Street

- ✓ Three base districts in the corridor: C, B-1/B-2, H
- ✓ Two overlay districts: Madison St. & Perimeter
- ✓ New district with one set of regulations
- ✓ Two areas excepted:
 - H District for Rush Hospital
 - New Institutional District (Village Hall & Park District)
** to be created & mapped later as part of larger zoning update*

Use Approach

Uses to Match Form & Function

- ✓ Address all use types: Principal, Temporary, & Accessory
- ✓ Principal uses – one set of allowed uses, eliminate cumulative use approach
Create a mixed-use environment
- ✓ Temporary uses – private property only
- ✓ Accessory uses – include sustainable, such as building-mounted private wind energy systems

Principal Uses

Principal Use Issues

- ✓ Create a retail core between Home & East Avenues
 - ☑ Reserve ground floor for retail
 - ☑ Auto uses (repair, rental, gas stations): prohibit in core, special use in other sections
 - ☑ Drive-through uses: prohibit in core, special use in other sections
- ✓ Allow ground-floor residential (multi-family, townhouse) outside core
 1. Increases residential density
 2. Provides use for excess commercial land
- ✓ Recommend elimination of 500' spacing of hair salons
 - ☑ Resolve some current property owner issues with vacancies
 - ☑ Resolve administrative issues (interpretation & variances)

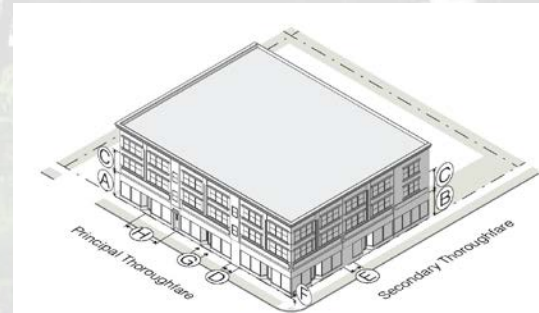
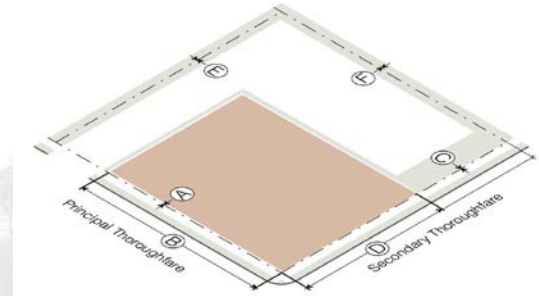
Dimensional Standards

Dimensional Standard	Current Standard		Recommendation
	B-1/B-2 District	C District	
Lot Area/Density	<ul style="list-style-type: none"> • Non-Residential: None • Mixed-Use: 3,000sf + 700sf/du for 3 or more du • Hotel: 7,000sf or 360sf/room, whichever is greater • Residential Care: 7,000sf or 400sf/bed, whichever is greater 		<ul style="list-style-type: none"> • No lot area/density maximums for non-residential and mixed-use (residential and non-residential mixes) • Include density standard for multi-family and townhouse (square feet of lot area required per dwelling unit)
Lot Coverage	25%		<ul style="list-style-type: none"> • Eliminate lot coverage restriction; setbacks and landscape regulations would create the appropriate open space
Building Height	Max. of 45'	Max. of 50'	<ul style="list-style-type: none"> • Maximum of 50' • Minimum of 20' • (Building height would be measured to top of façade)
Street Setback	<ul style="list-style-type: none"> • Austin to Oak Park: Build to zone of 0' to 5' • Harlem to Oak Park: Build to zone of 3' to 5' • North-South Harlem, Oak Park, Ridgeland, Austin: Build to zone of 5' to 15' • All Other North-South: Build to zone of 0' to 15' 		<ul style="list-style-type: none"> • Maintain existing build-to zone approach; further analysis to verify exact dimensions • Variation in build-to zone dimension may relate to those areas targeted for required ground floor retail
Interior Side Setback	Build-to line of 0'		<ul style="list-style-type: none"> • Maintain build-to line of 0' for non-residential and mixed-use • Multi-Family: No setback required • Townhouse: 5'
Rear Setback	25'		<ul style="list-style-type: none"> • Reduce to 20' • Maintain measurement methodology that measures rear yard from adjacent lot line

Building & Site Design Standards

Design standards should be included

- ✓ Reference existing standards (2006 Corridor Plan)
- ✓ Address basic building design elements: Façade articulation, fenestration/transparency, entrance location, prohibited materials, etc.
- ✓ Tailored to type of structure – form based
Commercial 1 & 2 Story, Mixed Use, Multi-family, townhouse
- ✓ Parking location and access specified
- ✓ Buffer yards and screening requirements



Parking

Parking ratios may need adjustment

- ✓ Eliminate residential standard based on number of bedrooms
- ✓ Reduce parking requirements within ½ mile of public transit:
Non-residential: 25% reduction. Residential: no more than 1/du
- ✓ Maintain current flexibilities, such as 25% reduction permitted by zoning administrator
- ✓ Exempt smaller developments (2,500sf to 3,000sf GFA) from parking requirements