

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-032
Address: 515 South East Street (*Approximate Address*)
Location: Center Township, Council District #16
Petitioner: Daniel G. Corsaro Family Investments LLC, by Mark Demerly
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow vehicular access from Warsaw Street (access from improved alleys required).

RECOMMENDATIONS

Staff **recommends approval** of the variance request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING, CONTEXT AREA AND LAND USE

D-8 (RC) Compact Undeveloped

SURROUNDING ZONING AND LAND USE

North	-	D-8 (RC)	Undeveloped lot / two single-family dwellings
South	-	I-3 (RC)	Single-family dwelling
East	-	D-8 (RC)	Two single-family dwellings
West	-	I-3 (RC)	Industrial (Eli Lilly)

COMPREHENSIVE PLAN The Comprehensive Plan recommends the site for Traditional Neighborhood development.

REGIONAL CENTER APPROVAL

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, sidewalk cafes, and signage in the Regional Center overlay district is subject to the approval of the Administrator of the Division of Planning. Along with this variance petition, a Regional Center Approval petition was filed for the proposed dwelling, through 2023-REG-029. The Regional Center Approval petition is subject to the grant of this petition.

HISTORY

- ◇ In 2019, this site was included in a companion rezoning and variance petition, along with the three parcels to the north, to rezone the parcels to D-8 (RC) and for variances of development

(Continued)

STAFF REPORT 2023-DV1-032 (Continued)

standards to provide for four 38-foot-tall single-family dwellings, with reduced front, side, and rear setbacks, reduced separation between buildings, 30% open space, and with the corner lot (subject site) with a dwelling being within the clear-sight triangles of the abutting streets and alley. Both petitions were approved. Two of the four dwellings have been constructed and a third dwelling has obtained Regional Center Approval.

REQUEST / ANALYSIS

- ◇ This request seeks to permit the remaining dwelling to have garage access from Warsaw Street, rather than the required access from an improved alley.
- ◇ The Comprehensive Plan recommends Traditional Neighborhood, and the site is one block from the Mile Square, so it is a highly urbanized area. Access from alleys is required to provide for fewer conflicts that pedestrians encounter while using sidewalks. Driveways increase those conflicts when placed along streets, as opposed when placed along alleys. However, this particular site is complicated due to the existing dwelling to the east being placed directly on the alley right-of-way, reducing the maneuverability of vehicles to gain access to and from the proposed garage.
- ◇ An amended site plan was submitted to the file on August 22, 2023. Staff has reviewed the site plan and believe the access to the garage, at a width of 18'-2", would be acceptable. Therefore, due to the practical difficulty in the use of the site, staff would support the request.

GENERAL INFORMATION

THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that East Street is a primary arterial, with a 78-foot right-of-way existing and proposed. Warsaw Street is a local street, with a 48-foot right-of-way existing and proposed.
URBAN DESIGN GUIDELINES DISTRICT TYPOLOGY	The site is located within the Neighborhood Residential typology.
TRANSIT-ORIENTED DEVELOPMENT OVERLAY	The site is located within a transit-oriented development area.
SITE PLAN	File-dated June 26, 2023
Revised	File-dated July 12, 2023
Second Revision	File-dated August 22, 2023
ELEVATIONS	File-dated July 12, 2023
Revised	File-dated August 22, 2023
FINDINGS OF FACT	File-dated June 26, 2023

(Continued)

STAFF REPORT 2023-DV1-032 (Continued)

ZONING HISTORY - SITE

2023-REG-029; 515 South East Street, requests Regional Center Approval to provide for a single-family dwelling, **pending**.

2019-CZN-858 / 2019-CVR-858; 501-511 (odd) South East Street, requested a rezoning of 0.20 acre from the I-3 (RC) and CBD-2 (RC) districts to the D-8 (RC) district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four, 38-foot tall single-family dwellings with attached garages, with 3.5-foot front, side and rear setbacks, seven feet between dwellings and 30% open space, and with the corner lot being within the clear sight triangles of the abutting streets and alley, **granted**.

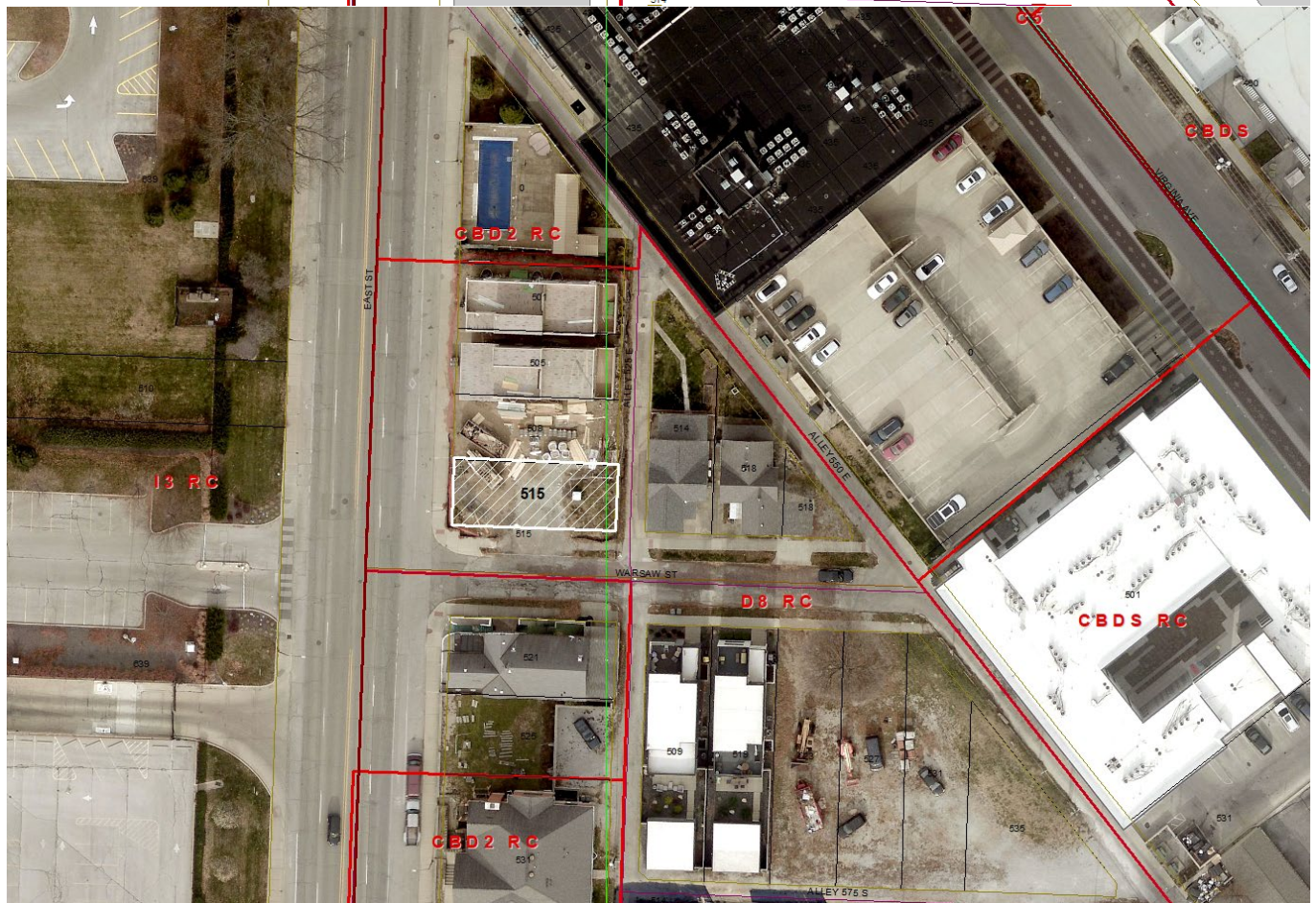
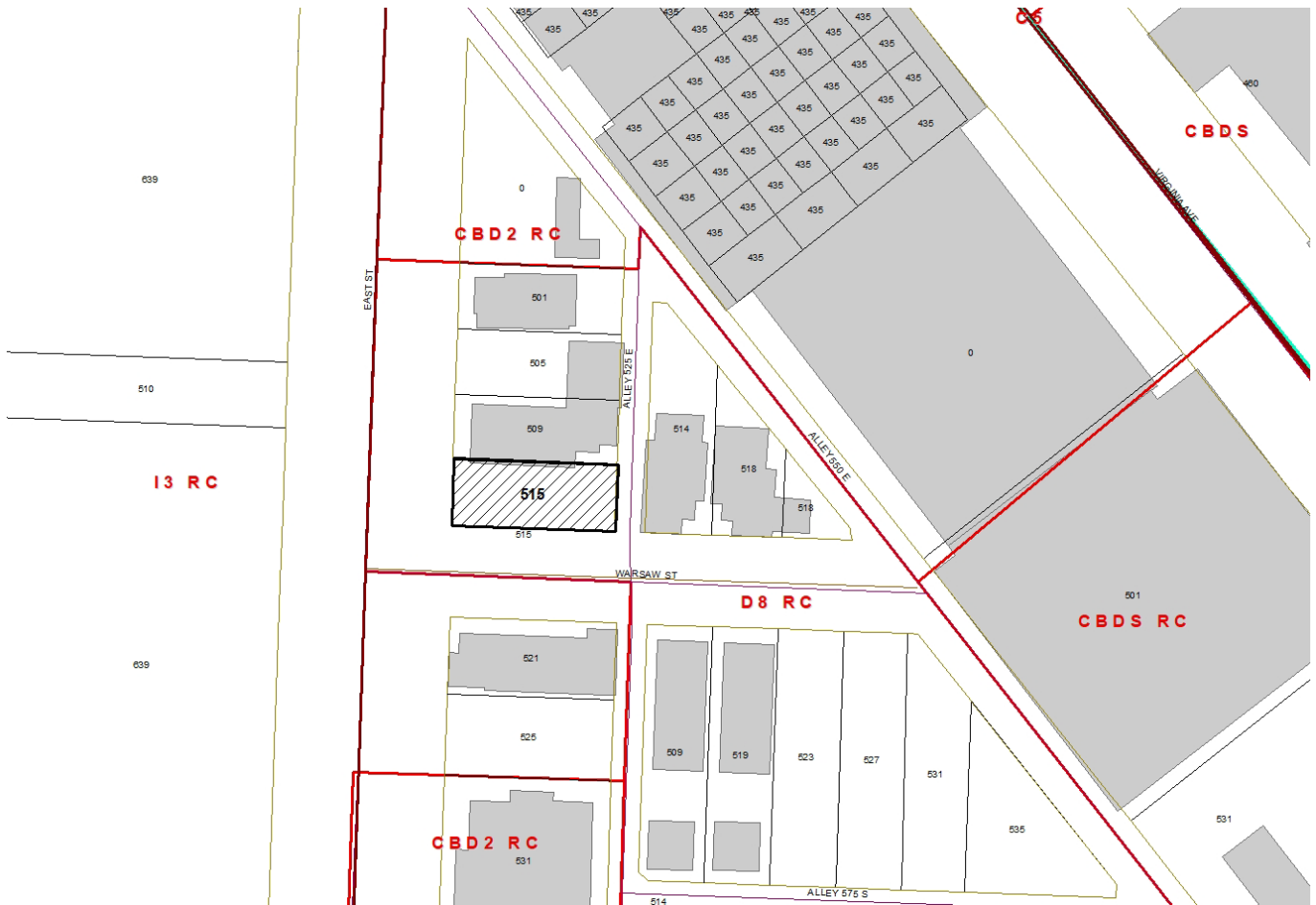
ZONING HISTORY - VICINITY

2023-REG-028; 509 South East Street, requests Regional Center Approval to provide for a single-family dwelling, **approved**.

2021-REG-066 (High Impact); 501 South East Street, requested Regional Center Approval to provide for demolition of an existing single-family dwelling and for construction of a three-story detached single-family dwelling and attached garage, **approved**.

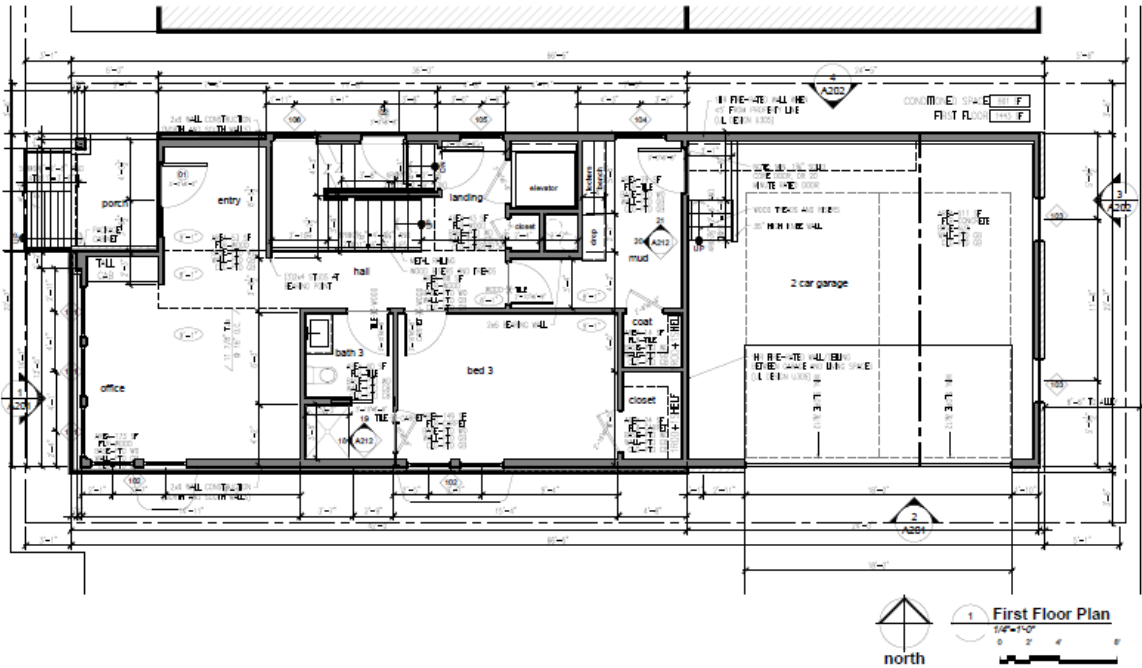
2021-REG-090; 509 South East Street, requested Regional Center Approval to provide for demolition of an existing single-family dwelling and a detached accessory use structure and for construction of a three-story detached single-family dwelling and attached garage, **approved**.

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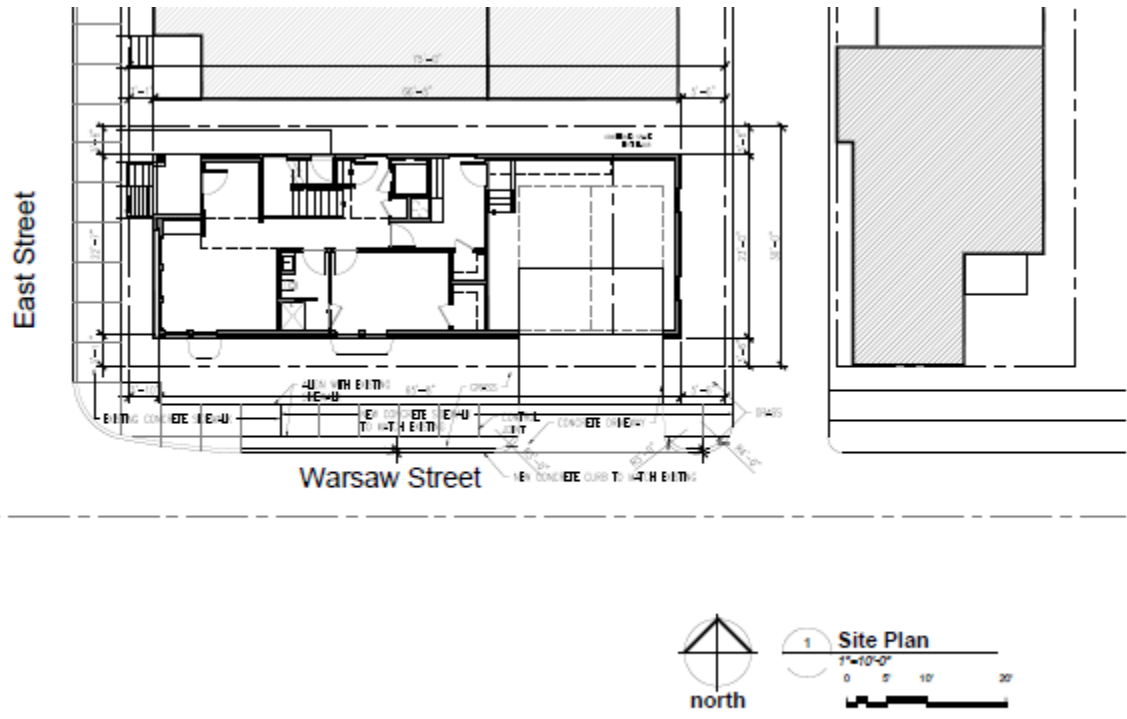


Zoning maps of the site

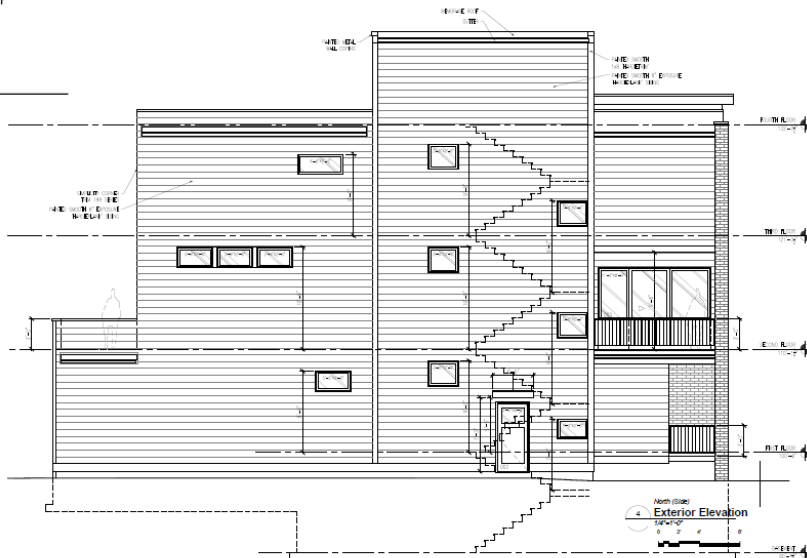
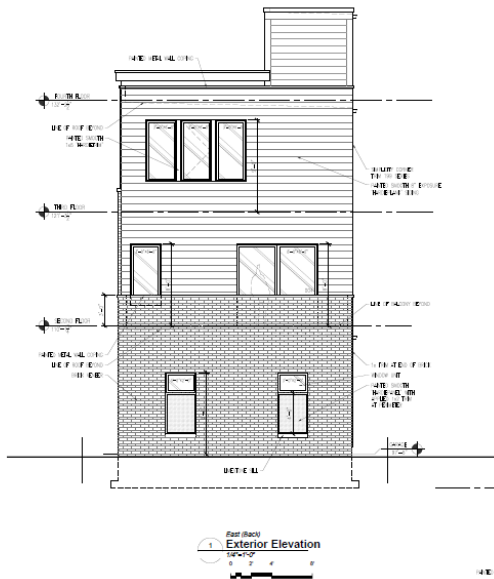
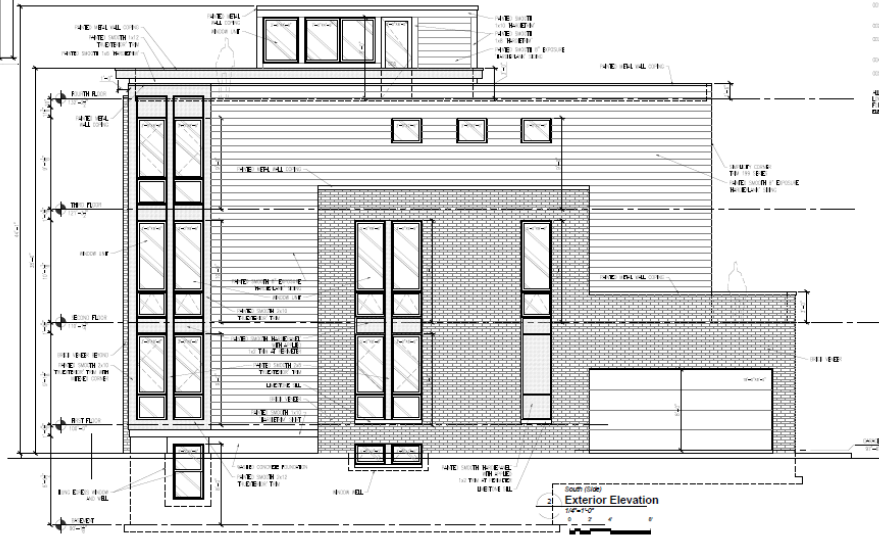
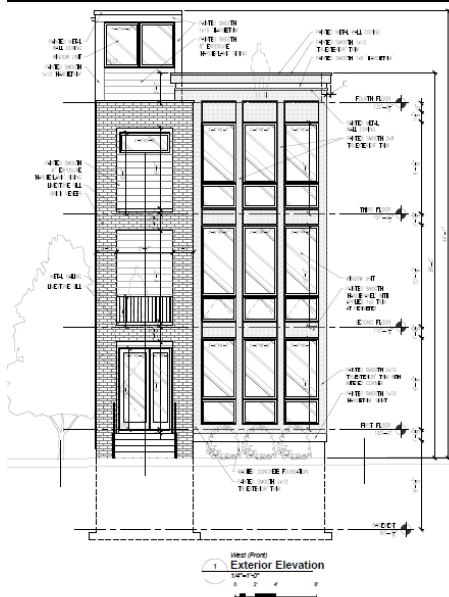
STAFF REPORT 2023-DV1-032 (Site Plans)



- GENERAL NOTES:
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE STATE OF ILLINOIS.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.



STAFF REPORT 2023-DV1-032 (Elevations)



GENERAL NOTES:

1. THE OWNER SHALL BE OCCUPYING THE PREMISES IN CONNECTION WITH
2. ALL WORK SHALL BE COMPLETED WITHIN THE 2001-2002 FISCAL YEAR AND ALL OTHER WORK ORDER AND E-ORDERS
3. THE OWNER, THROUGH SHALL BE RESPONSIBLE FOR THE OWNERS' DESIGN SHALL BE RESPONSIBLE FOR THE JOB PERMIT THE CONTRACTOR AND THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY THE CONTRACTOR IS AT WORK.
4. DURING THE PERIOD OF THE CONTRACT, THE FINDER OF WORKING CONTRACTOR, LOCAL TRADING AND

WINDOW & DOOR SCHEDULE:

	id	category	name	price
101	1	10000	10000	10000
	2	10000	10000	10000
	3	10000	10000	10000
102	1	10000	10000	10000
	2	10000	10000	10000
103	1	10000	10000	10000
	2	10000	10000	10000
104	1	10000	10000	10000
	2	10000	10000	10000
105	1	10000	10000	10000
	2	10000	10000	10000
106	1	10000	10000	10000
	2	10000	10000	10000
107	1	10000	10000	10000
	2	10000	10000	10000
108	1	10000	10000	10000
	2	10000	10000	10000
109	1	10000	10000	10000
	2	10000	10000	10000
110	1	10000	10000	10000
	2	10000	10000	10000
111	1	10000	10000	10000
	2	10000	10000	10000
112	1	10000	10000	10000
	2	10000	10000	10000
113	1	10000	10000	10000
	2	10000	10000	10000
114	1	10000	10000	10000
	2	10000	10000	10000
115	1	10000	10000	10000
	2	10000	10000	10000

ALL VERSIONS ARE AVAILABLE FOR DOWNLOAD FROM
LAW-CLIMATE.ORG. OTHER LITIGATION AND
PUBLIC AWARENESS FOR CLIMATE ACTION
ORGANIZATIONS ARE INVITED TO USE.

East Place Development
2550 East Street, Indianapolis, IN

Demerly Architects
architects / interior / landscape
1000 Washington / Indianapolis 46202
Tel: 317.644.4474
Fax: 317.644.4475
www.demerly.com

Scale: 1/8"=1'-0"

A201

GENERAL NOTES:

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY CONSTRUCTION PERMITS.
2. ALL WORK SHALL BE DONE ACCORDING TO THE CITY OF CHICAGO BUILDING CODE AND ALL THE APPROPRIATE CODES AND ORDINANCES.
3. THE OWNER, BUILDING SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR THE WORK TO BE DONE IN THE CITY OF CHICAGO BUILDING CODE AND ALL THE APPROPRIATE CODES AND ORDINANCES.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR THE WORK TO BE DONE IN THE CITY OF CHICAGO BUILDING CODE AND ALL THE APPROPRIATE CODES AND ORDINANCES.

WINDOW & DOOR SCHEDULE:

序	品名	單位	數量	單位	金額
101	2	0100	RE	10-70	1-10
		0100	RE		
		0100	RE		
102	3	0100	RE	4-70	1-10
		0100	RE		
103	1	0100	RE	3-70	1-10
		0100	RE		
104	4	0100	RE	3-70	1-10
		0100	RE		
105	7	0100	RE	10-70	1-10
		0100	RE		
106	2	0100	RE	4-70	1-10
		0100	RE		
107	1	0100	RE	3-70	1-10
		0100	RE		
108	2	0100	RE	4-70	1-10
		0100	RE		
109	1	0100	RE	3-70	1-10
		0100	RE		
110	1	0100	RE	3-70	1-10
		0100	RE		
111	1	0100	RE	4-70	1-10
		0100	RE		
112	1	0100	RE	4-70	1-10
		0100	RE		
113	2	0100	RE	3-70	1-10
		0100	RE		
114	1	0100	RE	3-70	1-10
		0100	RE		
115	1	0100	RE	3-70	1-10
		0100	RE		
116	1	0100	RE	3-70	1-10
		0100	RE		
117	1	0100	RE	3-70	1-10
		0100	RE		
118	1	0100	RE	3-70	1-10
		0100	RE		
119	1	0100	RE	3-70	1-10
		0100	RE		
120	1	0100	RE	3-70	1-10
		0100	RE		
121	1	0100	RE	3-70	1-10
		0100	RE		
122	1	0100	RE	3-70	1-10
		0100	RE		
123	1	0100	RE	3-70	1-10
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		0100	RE		
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		0100	RE		
137	1	0100	RE	3-70	1-10
		0100	RE		
138	1	0100	RE	3-70	1-10
		0100	RE		
139	1	0100	RE	3-70	1-10
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140	1	0100	RE	3-70	1-10
		0100	RE		
141	1	0100	RE	3-70	1-10
		0100	RE		
142	1	0100	RE	3-70	1-10
		0100	RE		
143	1	0100	RE	3-70	1-10
		0100	RE		
144	1	0100	RE	3-70	1-10
		0100	RE		
145	1	0100	RE	3-70	1-10

ALL THINGS ARE HEREIN FOR THE USE OF THE
LAWYER, AND THE COURT, AND THE JURY, AND
THE PUBLIC, AND THE PEOPLE, AND THE
NATION, AND THE WORLD, AND THE UNIVERSE.

East Place Development
3350 East Blvd, Indianapolis, IN
330.875.1234 / 330.875.1235 / 330.875.1236
330.875.1237 / 330.875.1238 / 330.875.1239
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NOT FOR CONSTRUCTION
Date: 09-28-2022
Project:
Scale: 1/8"=1'-0"

A202

STAFF REPORT 2023-DV1-032 (Photos)



View of subject site looking north along East Street sidewalk



View of subject site (top); views of dwellings along Warsaw Street looking east



View of the alley east of the subject site and the abutting dwelling to the east



View of an existing driveway access to a single-vehicle garage along Warsaw Street