



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 30, 2022

Alex Hartman
alex@locallocker.com

Re: **Local Locker use classification**

Dear Mr. Hartman:

This letter is in response to your recent request pertaining to the Zoning Ordinance use classification for your Local Locker business. Local Locker provides rentable storage units /lockers for individuals and companies needing storage space in other cities and is seeking to expand in Chicago. Per your request, you convert existing, unused space in buildings (for ex., vacant basement, ground floor retail, and parking garage space) into storage units available to existing building tenants and the public. The typical footprint is approximately 1,000 to 2,500 SF, averaging between 25-75 units, and each unit measures approximately 16 SF each. Locations are leased and customers are charged a flat monthly fee, typically, \$50-\$125 per month, based on location and unit size. The locker units are prefabricated and then assembled on site. Entry doors are secured and only customers with a locker have access.

It is our opinion that proposed use is an accessory use. Pursuant to Section 17-17-0206 of the Zoning Ordinance ("Ordinance"), an accessory use is defined as a use that is subordinate in area, extent and purpose to the principal use on the zoning lot and that is customarily found in conjunction with a permitted principal use.

Pursuant to Section 17-9-0201-B of the Ordinance, unless otherwise expressly stated in this Zoning Ordinance, accessory uses, buildings, and structures are permitted in conjunction with allowed principal uses. The Zoning Administrator is authorized to determine when a use, building or structure meets the definition of an accessory use, accessory building, or accessory structures. In order to classify a use, building or structure as "accessory", the Zoning Administrator must determine that the use, building or structure:

1. is subordinate to the principal building or principal use in terms of area, extent and purpose;
2. contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and

3. is located on the same zoning lot as the principal building or principal use served, with the single exception of accessory off-street parking facilities that are permitted to locate elsewhere than on the same zoning lot with the building or use served.

Please be advised that accessory uses are limited to occupants of the principal building or principal use served. Local Lockers can only be leased to building occupants and are not permitted to be leased to the public. Additionally, accessory uses cannot replace required accessory parking spaces nor can they be placed in view from any adjacent public way or property. Pursuant to Section 17-17-0307-B of the Ordinance, required setbacks must be unobstructed and unoccupied, and therefore, accessory uses cannot be located in required setbacks.

You identified the following four addresses as Chicago lease opportunities: 540 N. Lake Shore Dr., 165 N. Field Blvd., 2907 N. Broadway St., and 1250 N. Dearborn St. The property at 540 N. Lake Shore Dr. is currently zoned DX-12 and you are seeking to lease 2,500 SF of space in the existing building's basement. The existing building is a 7-story, mixed use building with ground floor commercial space and dwelling units above. It is our opinion that the proposed Local Locker meets the definition of a permitted, accessory use at this location.

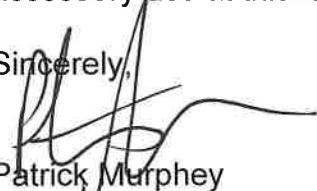
The property at 165 N. Field Blvd. is zoned PD 70 Sub area C, and you are seeking to place lockers on 7 parking spaces within an area measuring approximately 1,400 SF. Pursuant to Statement No. 5(A) of PD 70, within Subareas A, B, C, D, F and G, at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted: Lower Level: (+8.0 feet) Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level). The following uses either individually, in whole or in combination with each other are permitted within the Property (Lower Level of Subarea C), as defined in Statement 5, accessory parking; trucking and warehousing; storage and/or self-storage; and accessory electric vehicle charging stations. Pursuant to Statement No. 12(B1), warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of the Planned Development, as amended in 2018. It is our opinion that if the 7 parking spaces are not required parking for the existing, mixed-use, building at 400 E. Randolph St., then the proposed Local Locker meets the definition of a permitted, accessory use at this location.

The property at 2907 N. Broadway St. is currently zoned B3-2 Community Shopping District and located along a Pedestrian St. You are seeking to lease 2,000 SF of ground floor space in the existing mixed-use, 4-story building. It is our opinion that the

proposed Local Locker use meets the definition of a permitted, accessory use at this location. Please refer to Section 17-3-0504 for additional standards for designated Pedestrian Streets.

The property at 1250 N. Dearborn St. is currently zoned PD 423 and you are seeking to lease 6 parking spaces within an area measuring approximately 900 SF. It is our opinion that if the 6 parking spaces are not required parking for the existing, high-rise residential building, then the proposed Local Locker meets the definition of a permitted, accessory use at this location.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Noah Szafraniec, Kyle Bartlett, Esau Orduno, PD 70 Main file, PD 423 Main file

10104

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 67.35 feet north of and parallel to West Chestnut Street if extended; a line 130.18 feet east of and parallel to North Sedgwick Street; a line 109.04 feet north of and parallel to West Chestnut Street; the alley next west of and parallel to North Orleans Street; the alley next south of and parallel to West Chestnut Street; a line 130.09 feet east of and parallel to North Sedgwick Street; a line 24.12 feet south of and parallel to the alley if extended that is south of and parallel to West Chestnut Street; and North Sedgwick Street,

10158

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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Reclassification Of Area Shown On Map No. 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 69.94 feet south of West Goethe Street; North Dearborn Street; a line 169.85 feet south of West Goethe Street; and the alley next west of North Dearborn Street,

10104

to the designation of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part of hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Residential Planned Development attached to this ordinance reads as follows:

Residential Planned Development Statements. No. 423

1. The area delineated herein as "Residential Planned Development" is owned by American National Bank and Trust Company of Chicago, U/T No. 25015. 1260 Associates Liquidating Trust, an Illinois business trust, is the beneficial owner of the property, U/T No. 25015.

2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
4. All applicable official review, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees.
5. Service drives, if any, or any other ingress or egress lanes, not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved area.
6. 100 residential dwelling units, accessory uses and public parking shall be permitted within the planned development. A minimum of 100 accessory off-street parking spaces and a maximum of 175 off-street parking spaces (including public parking) shall be provided.
7. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan is also included illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated as Residential Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
9. This Plan of Development is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development under Chicago Zoning Ordinance Section 11.11-1(h).
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning at the time of passage.

[Bulk Regulations and Maps attached to this ordinance are printed
on pages 2899 through 2902 of this Journal.]

RESIDENTIAL PLANNED DEVELOPMENT NO. _____
 PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERA
14,884.22	0.34	100 residential dwelling units, accessory uses and public parking.	10.8	100%

GROSS SITE AREA = NET SITE AREA + AREA REMAINING IN THE PUBLIC RIGHT OF WAY

19,876.22 = 14,884.22 + 4,992.40

OFF STREET PARKING AND LOADING

Minimum accessory off-street parking: 100 spaces

Maximum off-street parking (including public parking): 175 spaces

MAXIMUM FLOOR AREA RATIO: 10.8

SETBACKS AND SITE COVERAGE

MINIMUM SETBACKS: 0

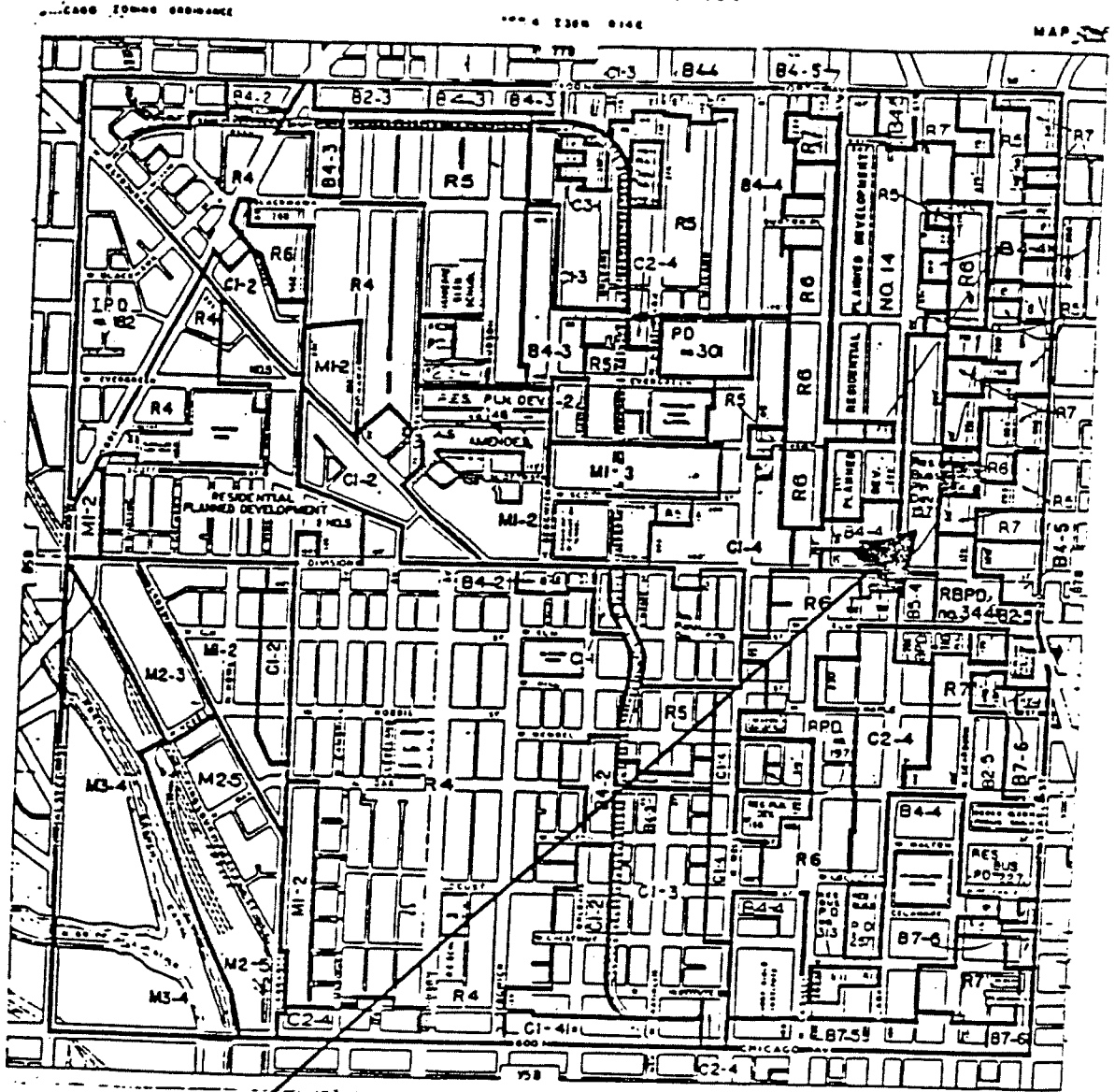
MAXIMUM SITE COVERAGE: 100%

APPLICANT: 1260 Associates Liquidating Trust

ADDRESS: 180 North LaSalle Street, Suite 3500
 Chicago, Illinois 60601

DATE: December 31, 1986

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND VICINITY MAP

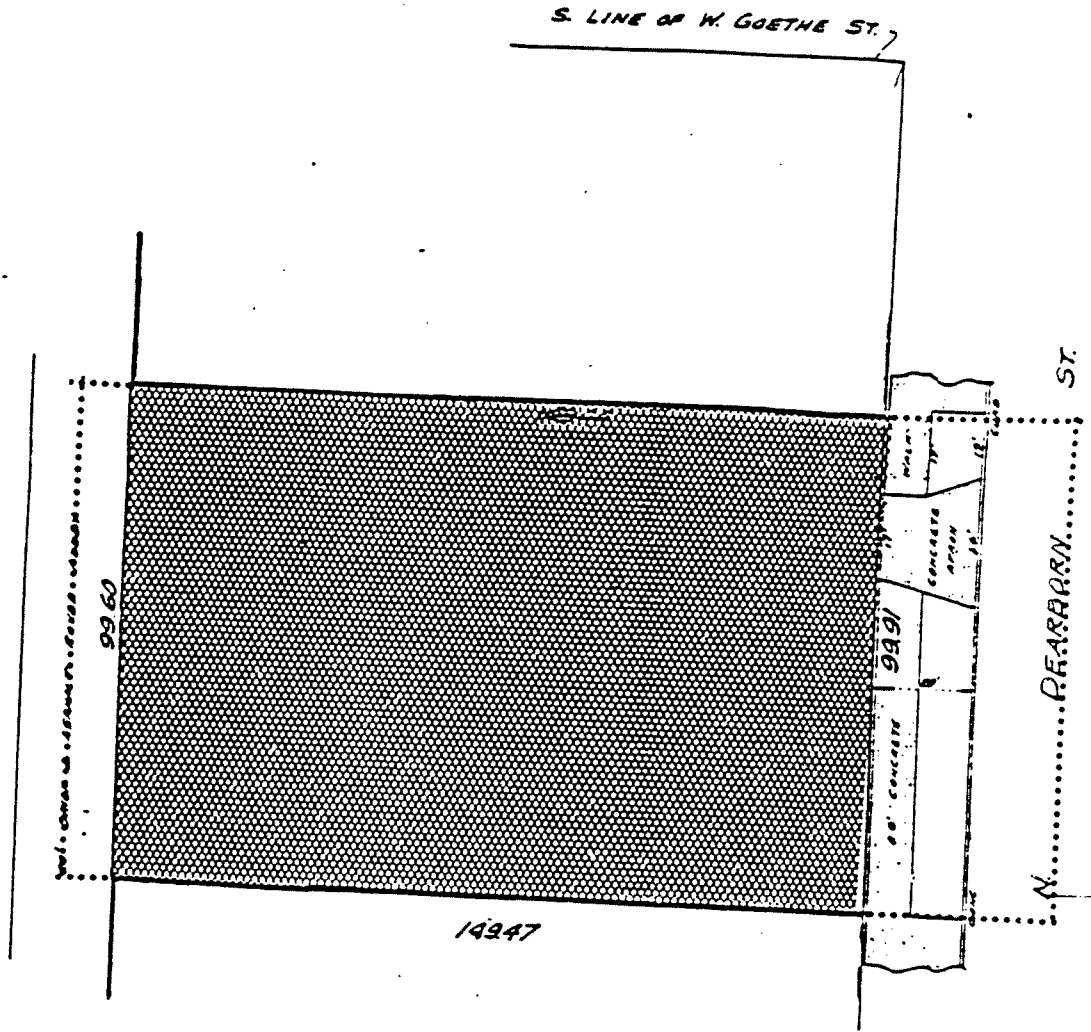


SUBJECT SITE

APPLICANT: 1260 Associates Liquidating Trust
180 North LaSalle Street, Suite 3500
Chicago, Illinois 60601

DATE: December 31, 1986

RESIDENTIAL PLANNED DEVELOPMENT
BOUNDARY AND PROPERTY LINE MAP



SUBJECT SITE

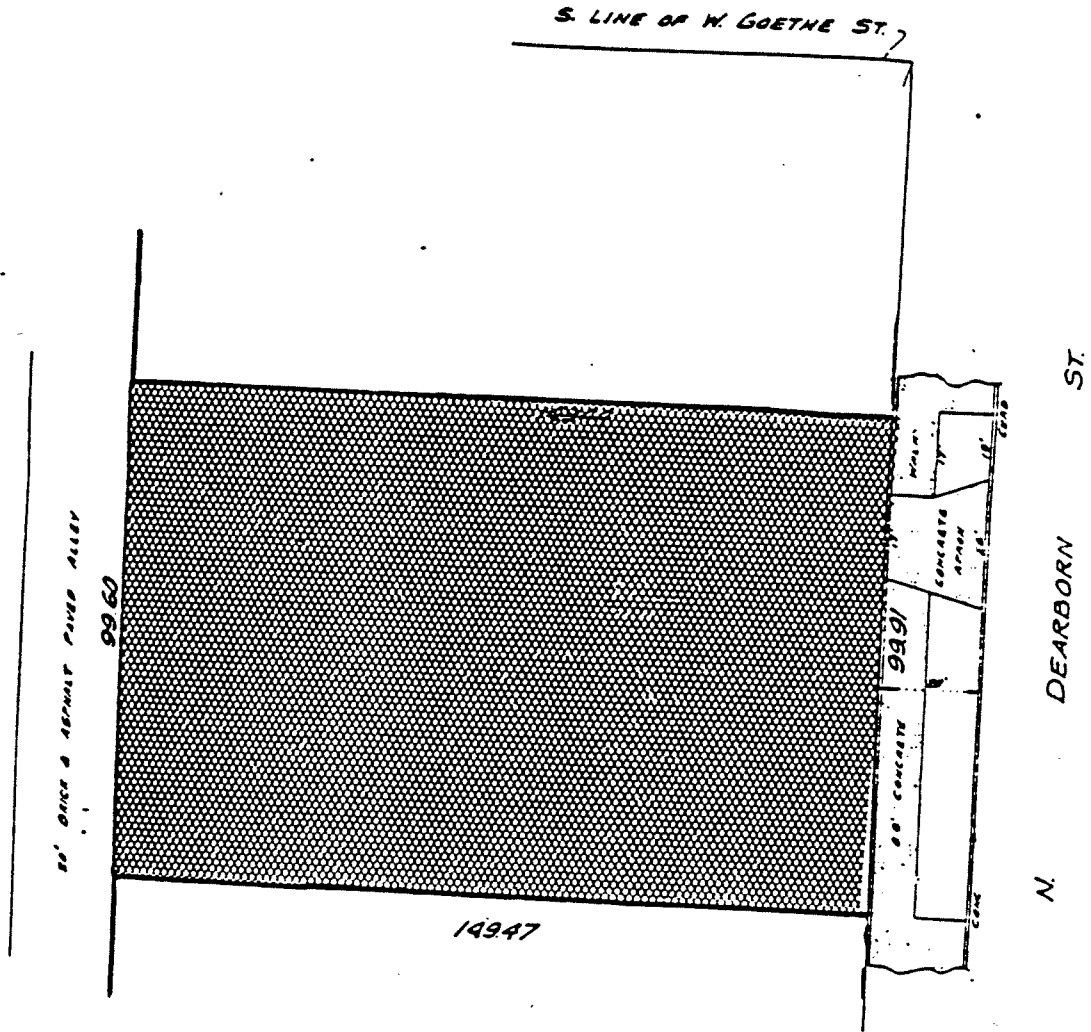


PLANNED DEVELOPMENT BOUNDARY

APPLICANT: 1260 Associates Liquidating Trust
180 North LaSalle Street, Suite 3500
Chicago, Illinois 60601

DATE: December 31, 1986

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP



RESIDENTIAL AND ACCESSORY USES
AND PUBLIC OFF-STREET PARKING

APPLICANT: 1260 Associates Liquidating Trust
180 North LaSalle Street, Suite 3500
Chicago, Illinois 60601

DATE: December 31, 1986

RESIDENTIAL PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVER
14,884.2	0.34	100 residential dwelling units, related uses and public parking.	9.9	100% at grade. 50% at 35 feet above grade.

GROSS SITE AREA = NET SITE AREA + AREA REMAINING IN THE PUBLIC RIGHT OF WAY
19,876.22 = 14,884.22 + 4,992.40

OFF STREET PARKING AND LOADING CONTROLS

Minimum of 100 accessory off-street parking spaces and an area available public fee parking to accommodate at least 75 non-accessory automobiles.

MAXIMUM FLOOR AREA RATIO: 9.9

SETBACKS AND SITE COVERAGE

MINIMUM SETBACKS AT GRADE: 0 (except as specified below)
MINIMUM REAR SETBACKS (AT 35 FEET ABOVE GRADE): 65 feet
MAXIMUM SITE COVERAGE: 100% at grade; 50% at 35 feet above grade

APPLICANT: 1260 Associates Liquidating Trust

ADDRESS: 180 North LaSalle Street, Suite 3500
Chicago, Illinois 60601

DATE: December 31, 1986
REVISED: June 4, 1987
REVISED: June 11, 1987