



# City of Chicago



SO2017-5515

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/26/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 12-H at 5115-5125 S Oakley Ave, 2210-2256 W 51st Pl, 2207 W 51st Pl and 5145-5147 S Western Blvd - App No. 19322T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO.***

***SECTION 1.*** Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance must be amended by changing all the M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 12-H in the area bounded by

the centerline of the alley next south of and parallel to West 51<sup>st</sup> Street; a line from a point 12 feet west of the west right-of-way line of the Baltimore & Ohio Terminal Railroad and the centerline of the alley next south of West 51<sup>st</sup> Street; to a point 458.36 feet south of the alley next south of West 51<sup>st</sup> Street and 17.52 feet west of the west right-of-way line of the Baltimore & Ohio Terminal Railroad; a line from a point 458.36 feet south of the alley next south of West 51<sup>st</sup> Street and 17.52 feet west of the west line of the Baltimore & Ohio Terminal Railroad right-of-way; to a point 19.78 feet west of the west right-of-way line of the Baltimore & Ohio Terminal Railroad right-of-way and 125 feet north of West 52<sup>nd</sup> Street (said line is a convex line to the southwest a distance of 40 feet and a chord length of 39.98 feet); a line from a point 19.78 feet west of the west right-of-way line of the Baltimore & Ohio Terminal Railroad and 498.36 feet south of the alley next south of West 51<sup>st</sup> Street; to a point 951.84 feet east of South Western Boulevard and the north right-of-way of West 52<sup>nd</sup> Street (said line is a curved convex line running to the southwest having a radius of 359 feet and a chord length of 142.8 feet); West 52<sup>nd</sup> Street; a line 874 feet east of and parallel to South Western Boulevard; a line 177.46 feet north of and parallel to West 52<sup>nd</sup> Street; a line 369.74 feet east of and parallel to South Western Boulevard; a line 142.5 feet north of and parallel to West 52<sup>nd</sup> Street; a line 156 feet east of and parallel to South Western Boulevard; a line 276 feet north of and parallel to West 52<sup>nd</sup> Street; South Western Boulevard; a line 342.96 feet north of and parallel to West 52<sup>nd</sup> Street; a line 460 feet east of and parallel to South Western Boulevard; West 51<sup>st</sup> Place; South Oakley Avenue; the south right-of-way line of the alley next south of and parallel to west 51<sup>st</sup> Street; and a line 944.52 feet east of and parallel to South Western Boulevard,

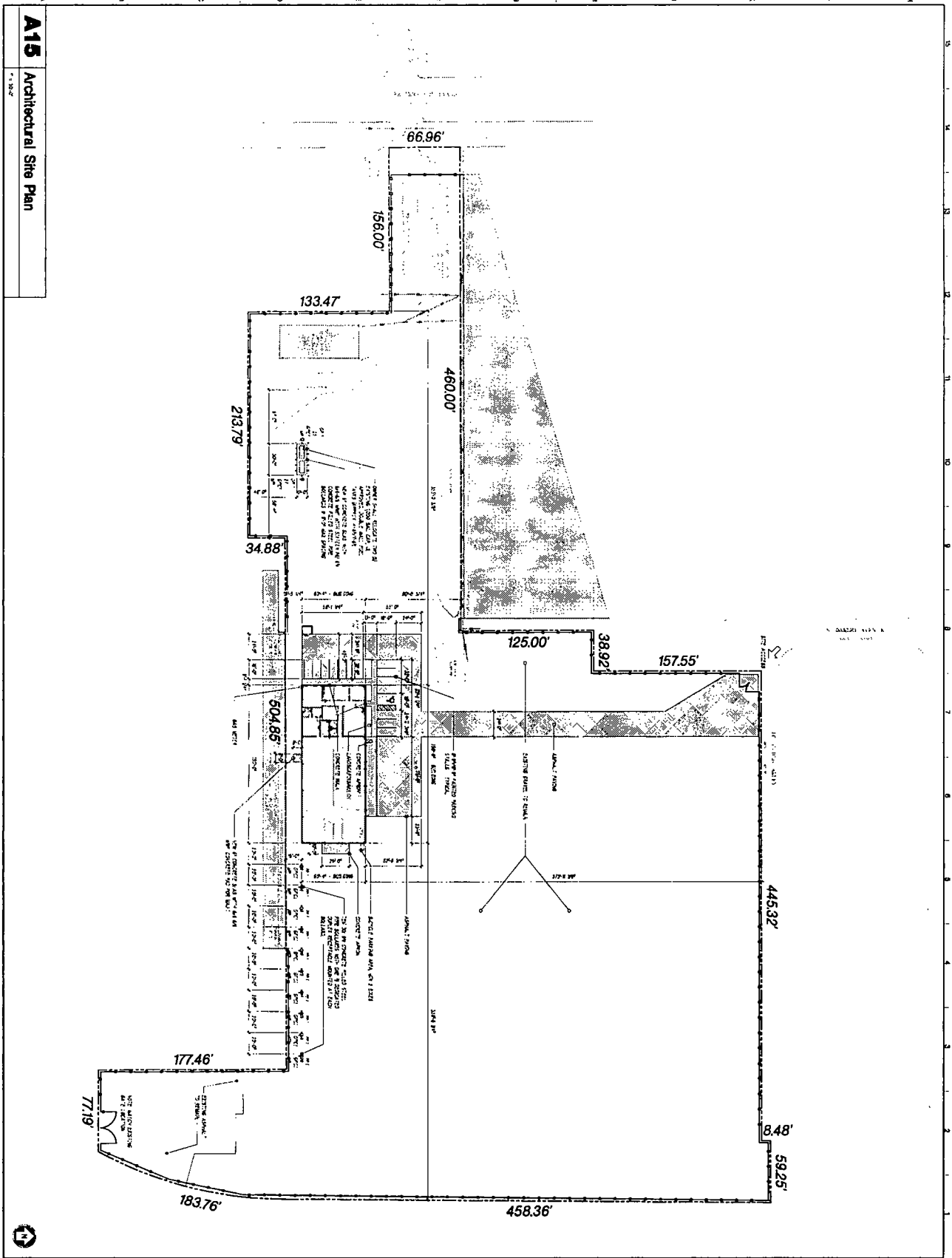
to those of a M2-2 Light Industry District and a corresponding use district is hereby established in the area above described.

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

**NARRATIVE**  
**Application # 19322 T1**

- 1) **Property Address:** 5115-25 South Oakley; 2210-56 West 51<sup>st</sup> Place; 2207 West 51<sup>st</sup> Place; 5145-47 South Western Boulevard
- 2) **Project Description:** The existing 1-story metal building will be razed. The property will be redeveloped with a contractor/construction storage yard which will include a 1-story building and garage which will serve as an office and service area for Applicant's vehicles.
- 3) **Zoning Amendment:** M1-1 Limited Manufacturing/Business Park District; M2-2 Light Industry District; C1-2 Neighborhood Commercial District to a M2-2 Light Industry District
- 4) **Lot Size:** Irregularly shaped lot consisting of 324,585.20 square feet (7.45 acres)
- 5) **Total square footage of proposed building:** 9,050 square feet
- 6) **FAR:** .3
- 7) **Minimum Lot Area (MLA):** NA
- 8) **Height:** 19 feet - 10 5/8 inches
- 9) **North setback:** 373 feet – 11 1/8 inches
- 10) **South setback:** 15 feet - 5 ¼ inches
- 11) **East setback:** 338 feet - 6 ¼ inches
- 12) **West setback:** 355 feet - 0 3/8 inch
- 13) **Parking spaces:** 15
- 14) **Bicycle parking spaces:** 2
- 15) **Loading berth:** 0

**FINAL FOR PUBLICATION**



**A15** Architectural Site Plan



**DELTA**  
 DEMOLITION INC.  
 1000 WEST 10TH AVENUE  
 CHICAGO, IL 60608  
 PHONE: 773.524.8100

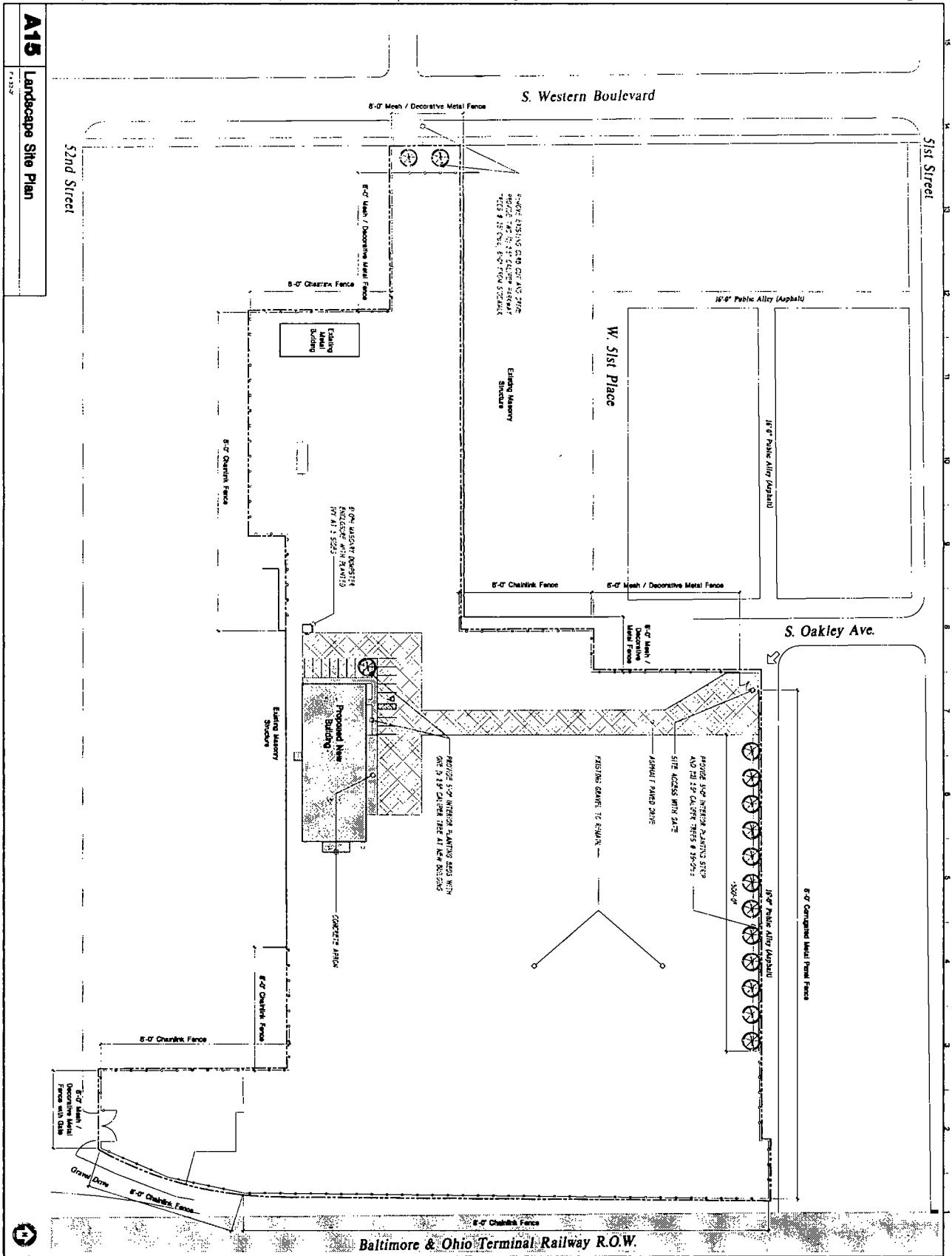
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**New Office and  
 Garage Facility**  
 5715 S. Oakley Avenue  
 Chicago, IL 60609

**Architectural  
 Site Plan**

**SP1.0**



**A15**  
Landscape Site Plan

**L10**

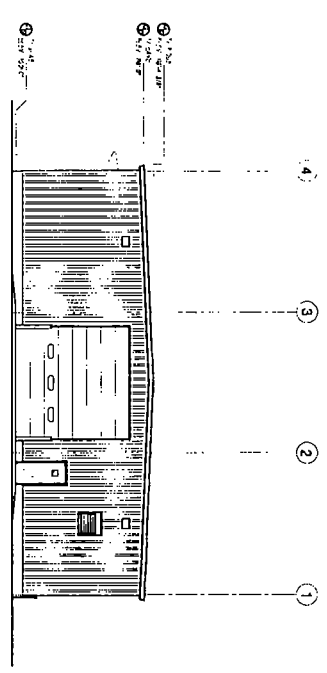
New Office and  
Garage Facility  
515 S. Oakley Avenue  
Chicago, IL 60609



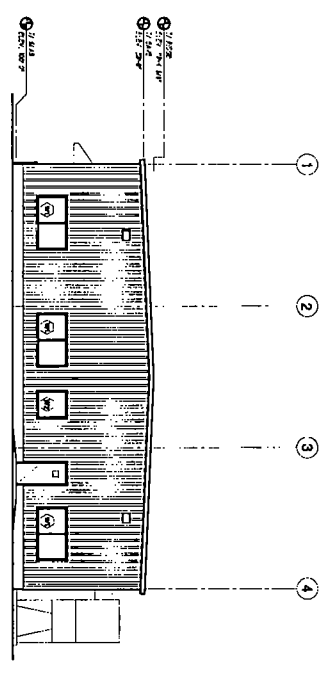
**FINAL FOR PUBLICATION**

**10**  
MICHAEL BAKER CORP.  
155 WEST MONROE STREET  
CHICAGO, IL 60604  
TEL: 312.670.1000  
FAX: 312.670.1001

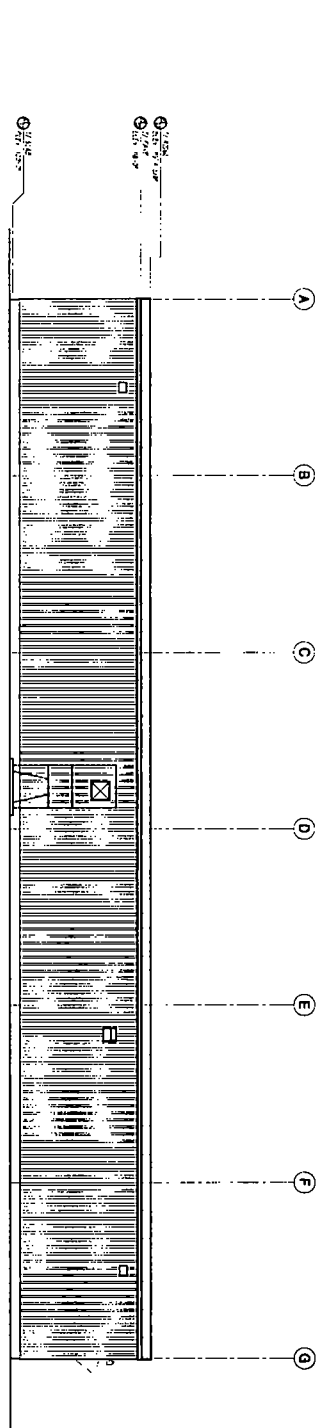
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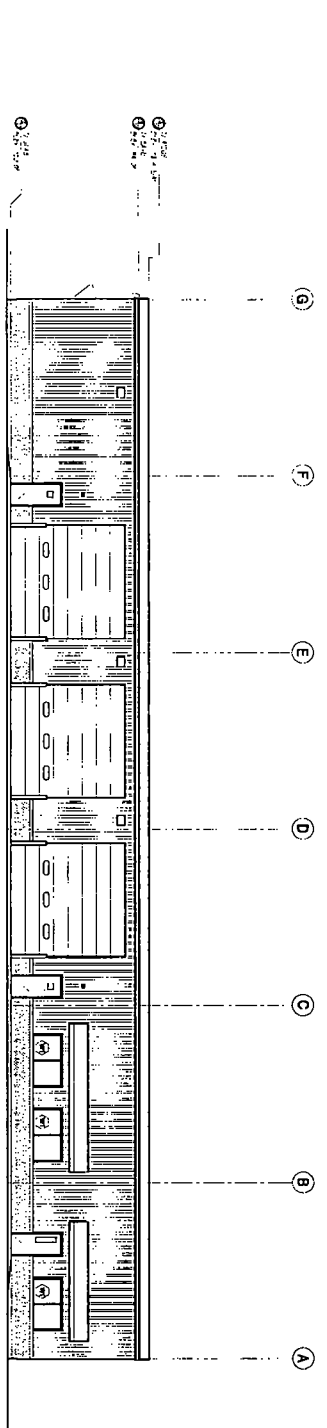
**J15**  
East Elevation



**J7**  
West Elevation



**E15**  
South Elevation



**A15**  
North Elevation



New Office and  
 Garage Facility  
 515 S. Oakley Avenue  
 Chicago, IL 60608

Exterior  
 Elevations

**Application # 19322 T1**

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