



City of Chicago



SO2022-2755

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-G at 1600 S Laflin St - App No. 21141T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 is hereby amended by changing all of the M1-2 and M1-3 Limited Manufacturing/ Business Park District symbols as shown on Map No. 4-G in the area bounded by:

West 16th Street; South Laflin Street; The alley next South of and parallel to West 16th Street; The alley next East of and parallel to South Ashland Avenue; A line 77 feet North of and parallel to West 17th Street; A line 103.06 feet Northwesterly from a point 109.32 feet East of and parallel to South Ashland Avenue along the previous said line to a point 96 feet South and parallel to West 16th Street and 65.45 feet East of and parallel to South Ashland Avenue; And a line 65.45 feet East of and parallel to South Ashland Avenue,

To those of a B2-5 Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1600 South Laflin Street, Chicago

SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING
AMENDMENT FROM M1-2 AND M1-3 TO B2-5 AT PILSEN FOUNDRY
LOFTS 1600 S LAFLIN AVENUE/1501 W 16TH STREET CHICAGO, IL
60608-2123

a.) PROPOSED LAND USE

THE PILSEN FOUNDRY LOFTS PROJECT CONSISTS OF THE ALTERATION AND CONVERSION OF THE HISTORIC 1902 OTIS ELEVATOR FOUNDRY INTO 84 RENTAL DWELLING UNITS WITH 19 OPEN AND 23 GARAGE PARKING SPACES AND 1 LOADING BERTH

b.) PROJECT'S FLOOR AREA RATIO

WITH A LOT AREA OF 61,810 SQFT AND A PROPOSED FLOOR AREA 161,000 SQFT THE PROJECT FAR WILL BE 2.60

c.) PROJECT'S DENSITY (LOT AREA PER DWELLING UNIT)

WITH A LOT AREA OF 61,810 SQFT AND 84 UNITS THE MINIMUM LOT AREA PER DWELLING UNIT WILL BE 736 SQFT

d.) OFF-STREET PARKING

19 OPEN AND 23 GARAGED (TOTAL 42) OFF-STREET PARKING SPACES

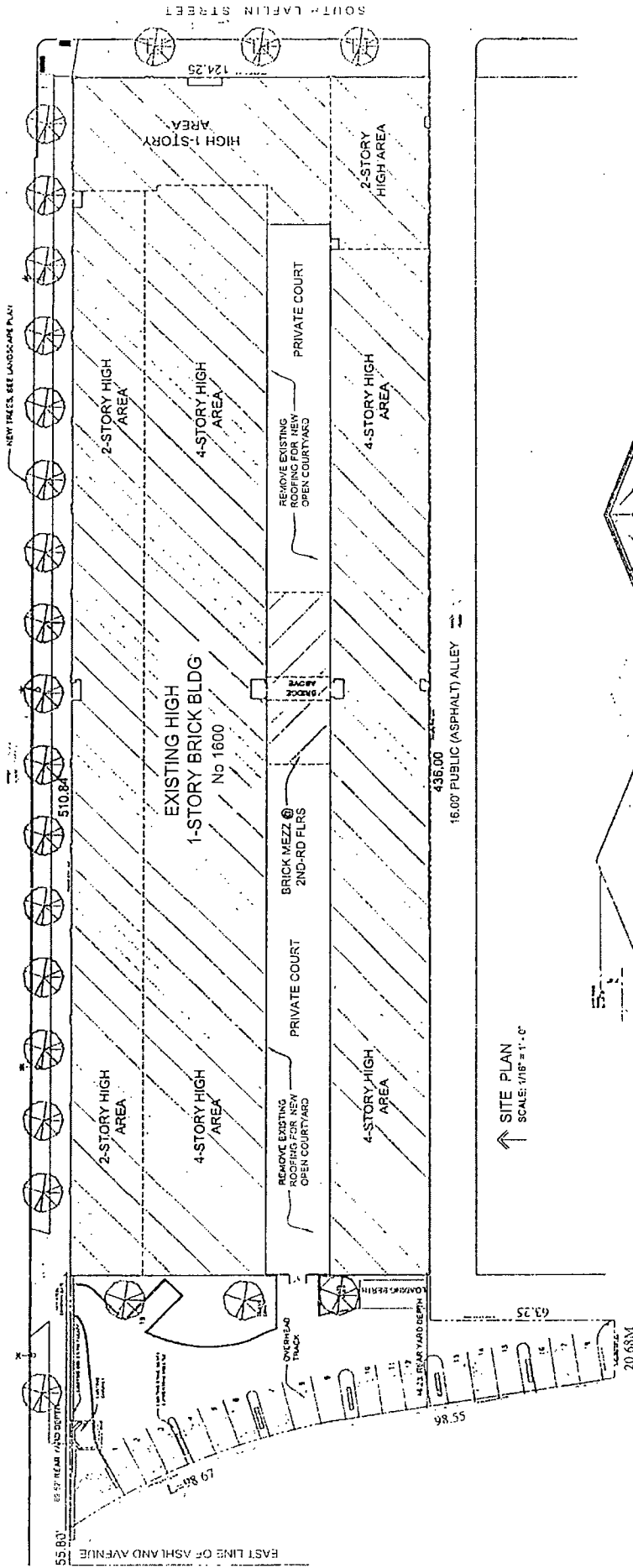
e.) SETBACKS

THERE ARE 0.0FT FRONT AND SIDEYARD SETBACKS. THE NORTHERN REARYARD SETBACK (ALONG 16TH STREET) IS 89.52 FT AND THE SOUTHERN REAR YARD SETBACK (AN EXTENSION OF THE PUBLIC ALLEY) IS 46.23 FT.

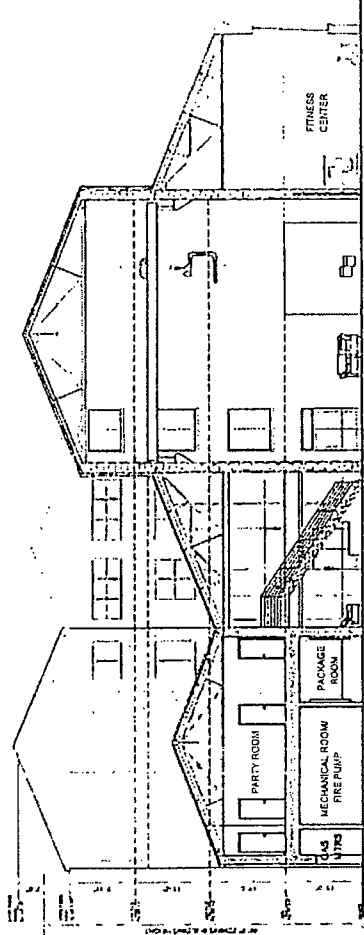
f.) BUILDING HEIGHT

THE EXISTING BUILDING HEIGHT IS 46.85 FT

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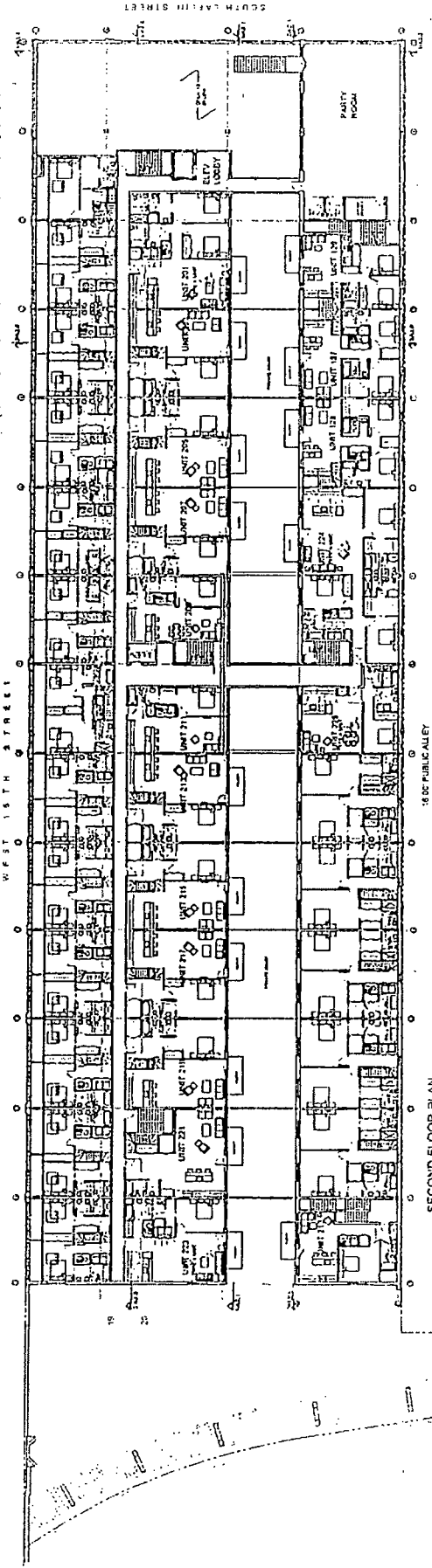
↑ SITE PLAN
SCALE: 1/16" = 1'-0"



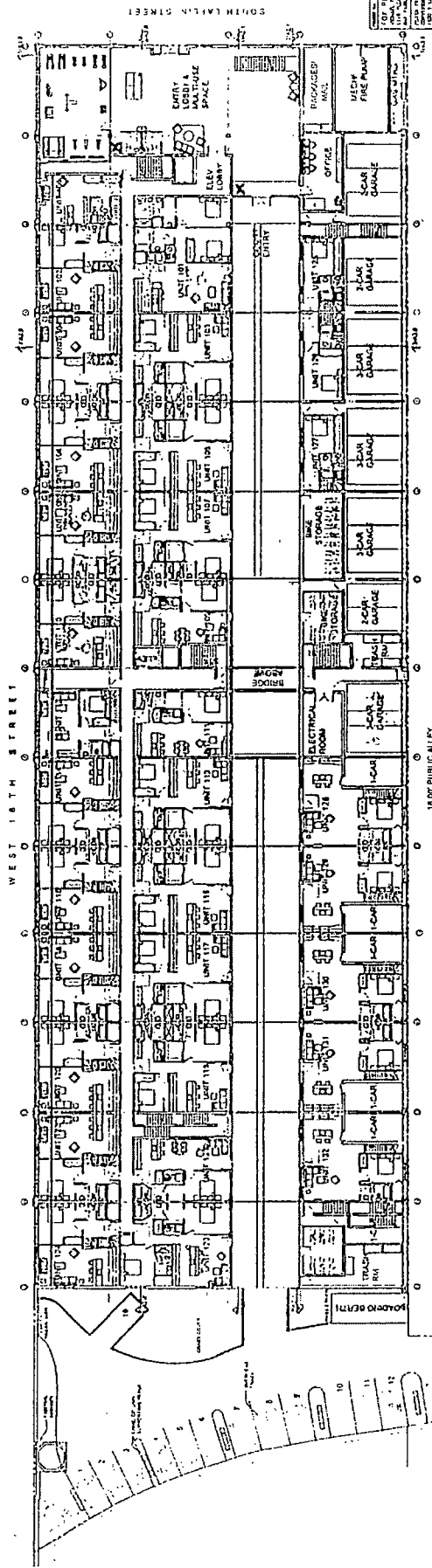
SECTION THRU COURTYARD & UNITS
SCALE: 1/8" = 1'-0"

FOR FILE - J. L. C.	DATE: 10/1/10
BY: J. L. C.	DATE: 10/1/10
CHECKED BY: J. L. C.	DATE: 10/1/10
DATE: 10/1/10	DATE: 10/1/10
PROJECT: J. L. C. ARCHITECTS 1000 N. 10TH ST. SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW: JLCARCHITECTS.COM	
DRAWN BY: J. L. C. CHECKED BY: J. L. C. DATE: 10/1/10	
SHEET: A0.1	

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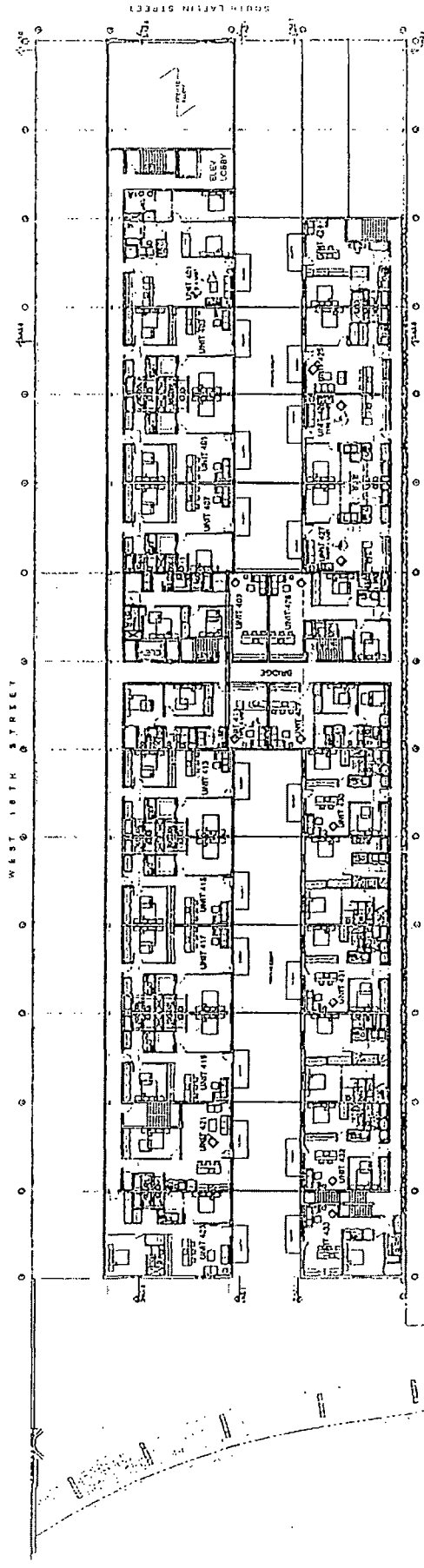
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



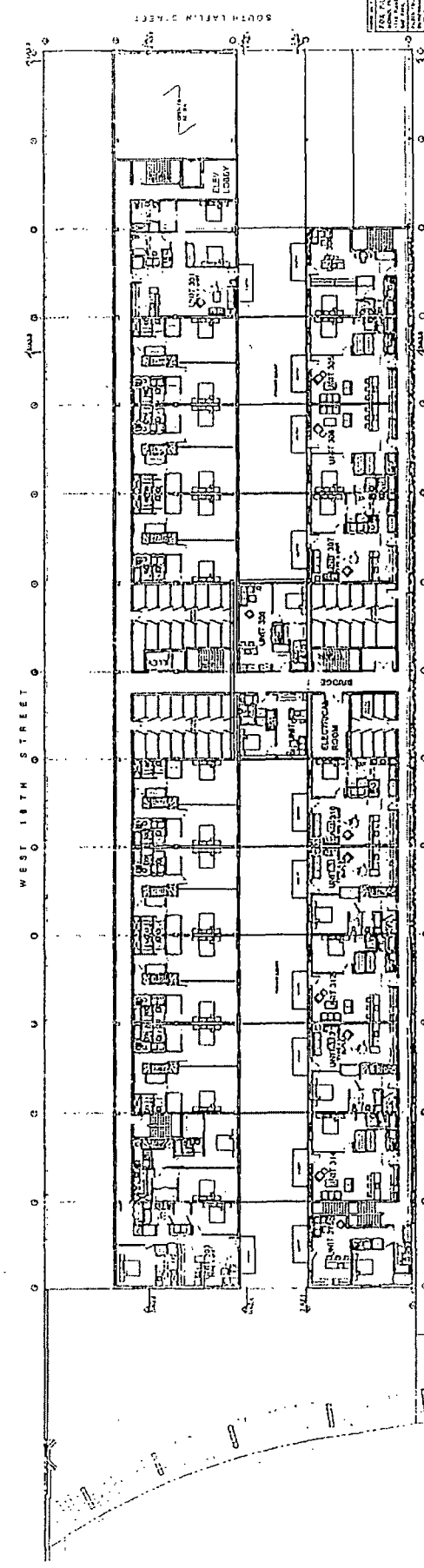
SITE/FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

APPENDIX 3, LLC
1000 15TH STREET, SUITE 100
DENVER, CO 80202
ARCHITECT
1000 15TH STREET, SUITE 100
DENVER, CO 80202
ARCHITECT
APPENDIX 3, LLC
1000 15TH STREET, SUITE 100
DENVER, CO 80202
ARCHITECT

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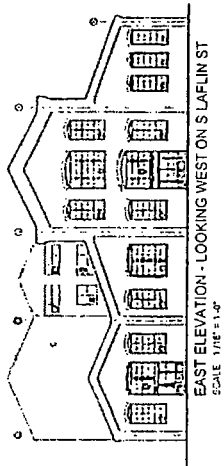
FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



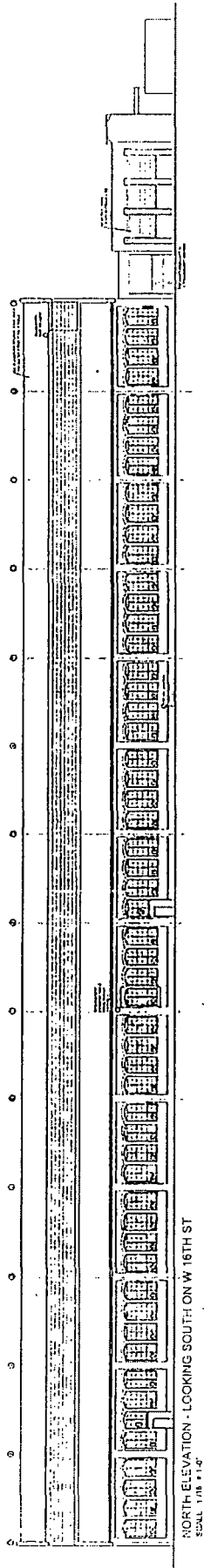
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

FOR ALLEN J. CO. 1000 15th Street, N.W. Washington, D.C. 20004 Phone: 202-331-1111 Fax: 202-331-1112	Allen Coffey Architects 1000 15th Street, N.W. Washington, D.C. 20004 Phone: 202-331-1111 Fax: 202-331-1112	AL2
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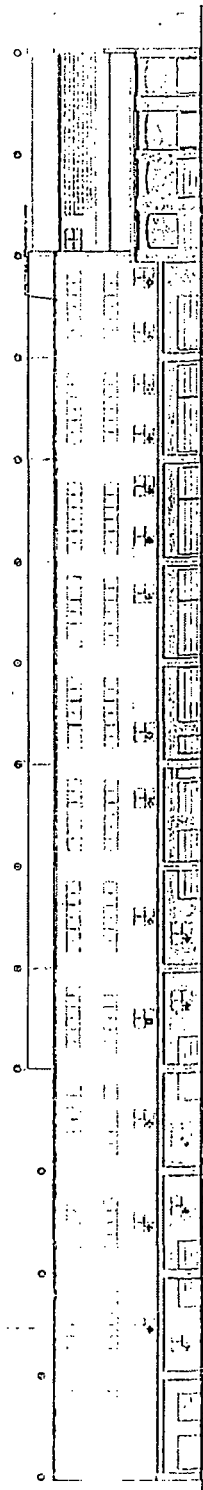
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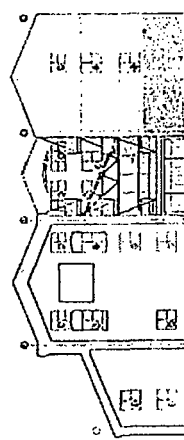
EAST ELEVATION - LOOKING WEST ON S LAFLIN ST
SCALE 1/16" = 1'-0"



NORTH ELEVATION - LOOKING SOUTH ON W 16TH ST
SCALE 1/16" = 1'-0"



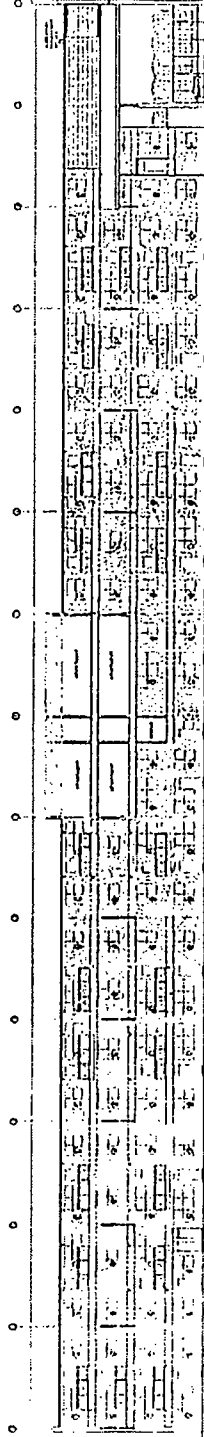
SOUTH ELEVATION - LOOKING NORTH FROM ALLEY
SCALE 1/16" = 1'-0"



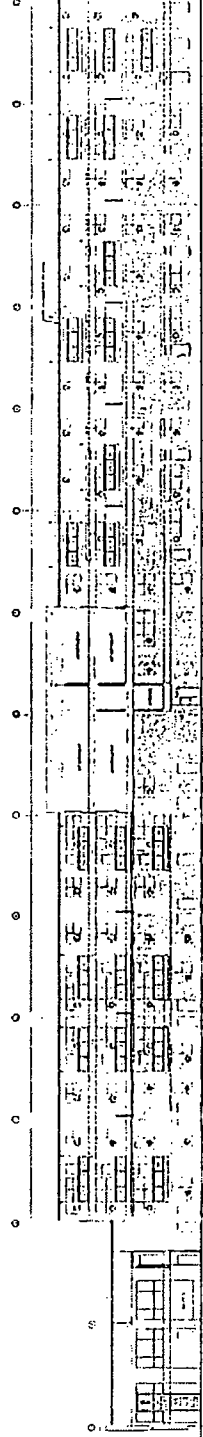
WEST ELEVATION
SCALE 1/16" = 1'-0"

ARCHITECT NAME ADDRESS PHONE NO. CITY STATE ZIP	PROJECT NAME ADDRESS CITY STATE ZIP	DATE DRAWN BY CHECKED BY APPROVED BY TITLE	SHEET NO. TOTAL SHEETS
			A2.1

FINAL FOR PUBLICATION



1/A2.1 NORTH COURTYARD ELEVATION/SECTION
SCALE: 1/16" = 1'-0"



2/A2.1 SOUTH COURTYARD ELEVATION/SECTION
SCALE: 1/16" = 1'-0"

DATE: 11/11/11	PROJECT: 11111111
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: 1/16" = 1'-0"	DATE: 11/11/11
MAYST ARCHITECTS ARCHITECTS	
A2.1	