



City of Chicago



SO2019-1153

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 24-G at 1354 W 99th St - App No. 19949T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No.24-G in the area bounded by

the alley next north of and parallel to West 99th Street; a line 25 feet east of and parallel to South Loomis Street; West 99th Street; and South Loomis Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses 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.

Common addresses of property: 1354 West 99th Street

Final for Publication

**SUBSTITUTE NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE
ONE (1) ZONING AMENDMENT – 1354 West 99th STREET**

The current zoning of the parcel is B1-1 Neighborhood Shopping District. The zoning map amendment is required to change the zoning of the parcel to B2-3 Neighborhood Mixed Use District. The zoning change permits the existing 2 story building to have two (2) additional residential units on the 1st floor.

Lot Area:	3,125 sq. ft.
FAR:	1.42
Building Area:	4,452 sq. ft (existing).
Density/Dwelling Unit:	781 sq.ft.
Off Street Parking Spaces:	3 spaces*
Front Setback:	-0'-0" (existing)
Rear Setback:	53.4 ft. (existing)
Sideyard (East):	-0'-0" (existing)
Sideyard (West):	-0'-0" (existing)
Rear Yard Open Space:	Not Applicable.
Building Height:	24 ft. (existing)

After rezoning, the property shall be used for residential use with 4 dwelling units.

** Pursuant to section 17-10-0101-B(2) of the Chicago Municipal Building Code, additional parking is required when two (2) or more dwelling units are added to the building. There shall be 4 (four) dwelling units in total after the two (2) new dwelling units are added to the building.

The applicant shall seek a variation to reduce the additional 2 required parking spaces which are the result of the establishment of the 2 new dwelling units. The reduction shall establish a total of 3 parking spaces from the required 4 parking spaces.

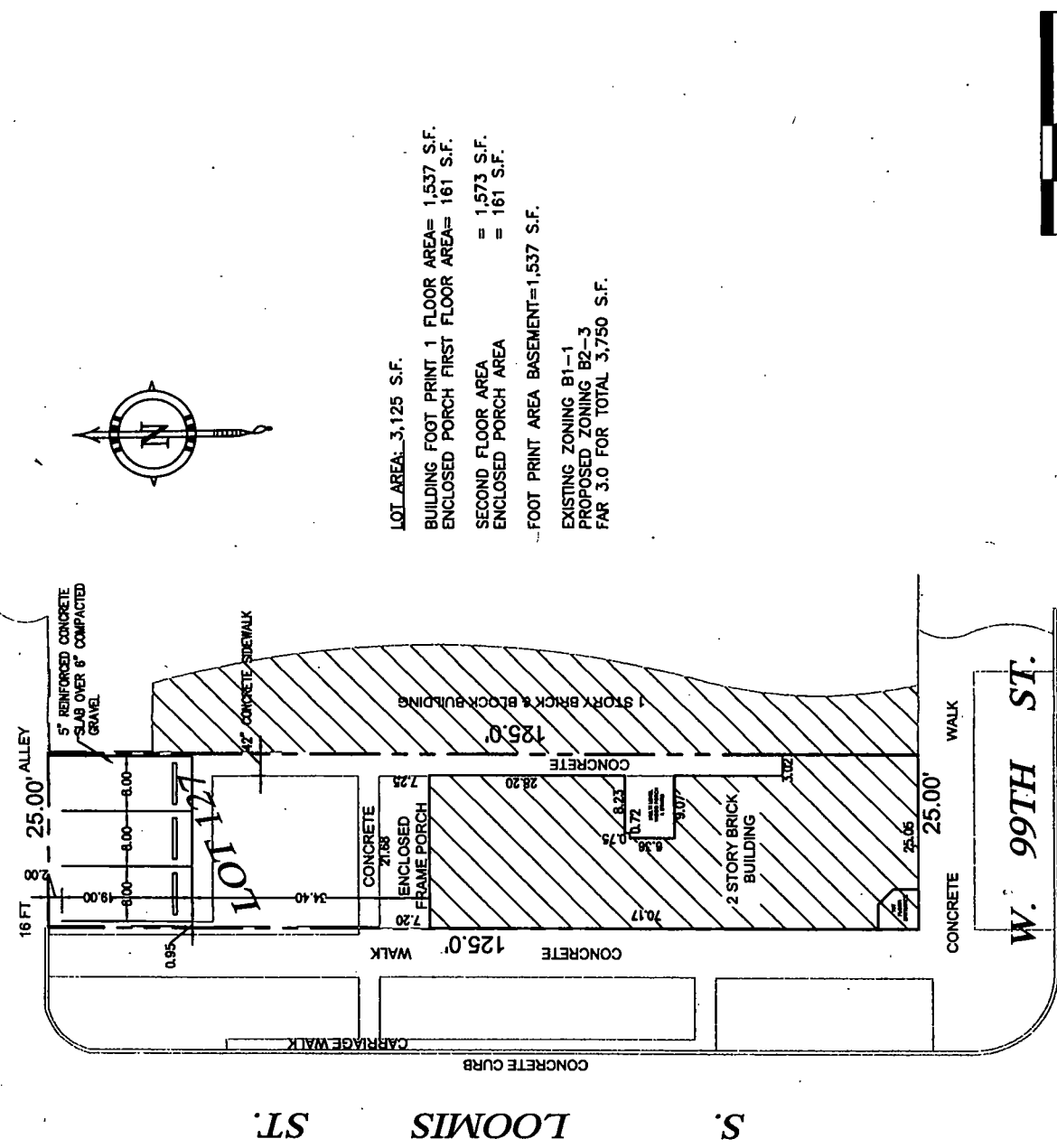
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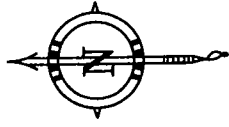
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

CHICAGO BUILDING
 1354 W 99th STREET
 CHICAGO, ILLINOIS 60643

SITE PLAN	
PROJECT NO.	3016
SHEET NO.	C1-1
DATE	02/27/2018



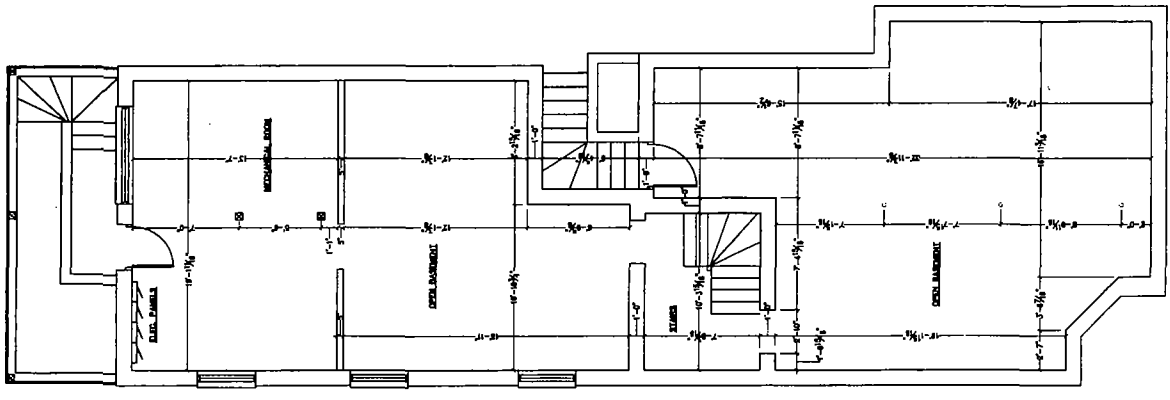
LOT AREA= 3,125 S.F.
 BUILDING FOOT PRINT 1 FLOOR AREA= 1,537 S.F.
 ENCLOSED PORCH FIRST FLOOR AREA= 161 S.F.
 SECOND FLOOR AREA = 1,573 S.F.
 ENCLOSED PORCH AREA = 161 S.F.
 FOOT PRINT AREA BASEMENT=1,537 S.F.
 EXISTING ZONING B1-1
 PROPOSED ZONING B2-3
 FAR 3.0 FOR TOTAL 3,750 S.F.



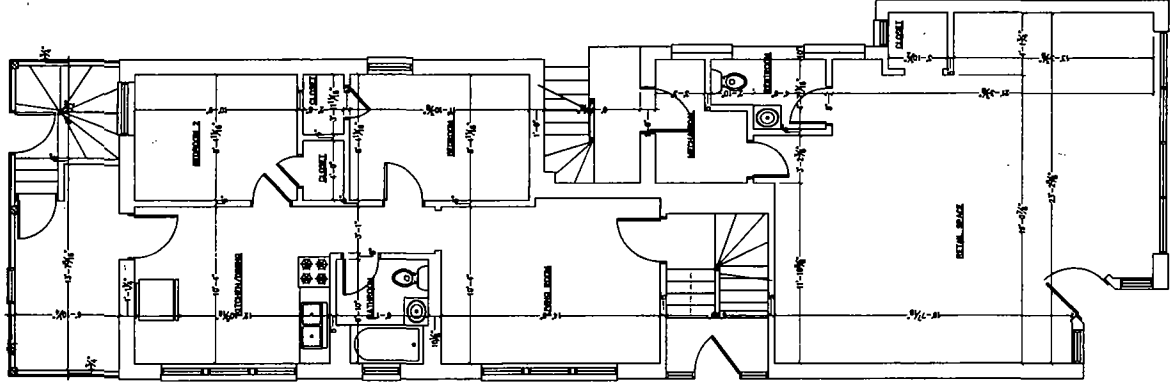
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

1 EXISTING SITE PLAN
 C1-1 SCALE 1/16"=1'-0"

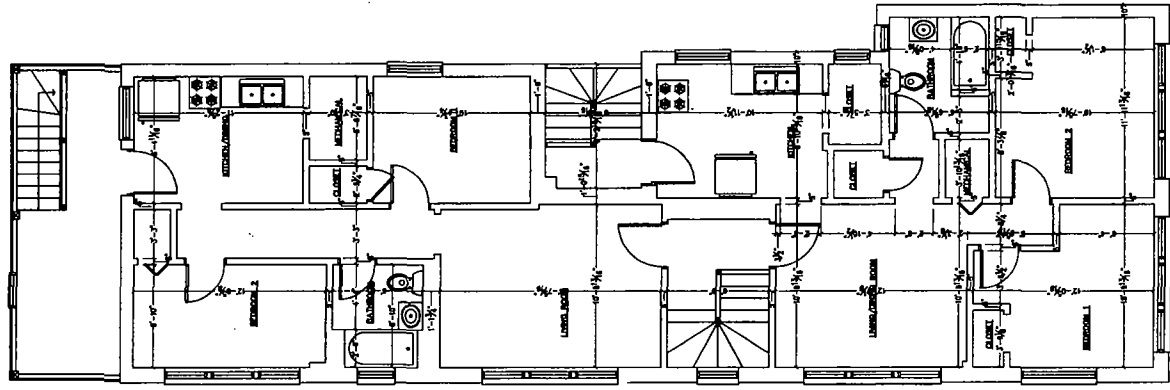
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1 EXISTING BASEMENT PLAN
 A1-1 SCALE 1/8" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
 A1-1 SCALE 1/8" = 1'-0"



3 EXISTING SECOND FLOOR PLAN
 A1-1 SCALE 1/8" = 1'-0"



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

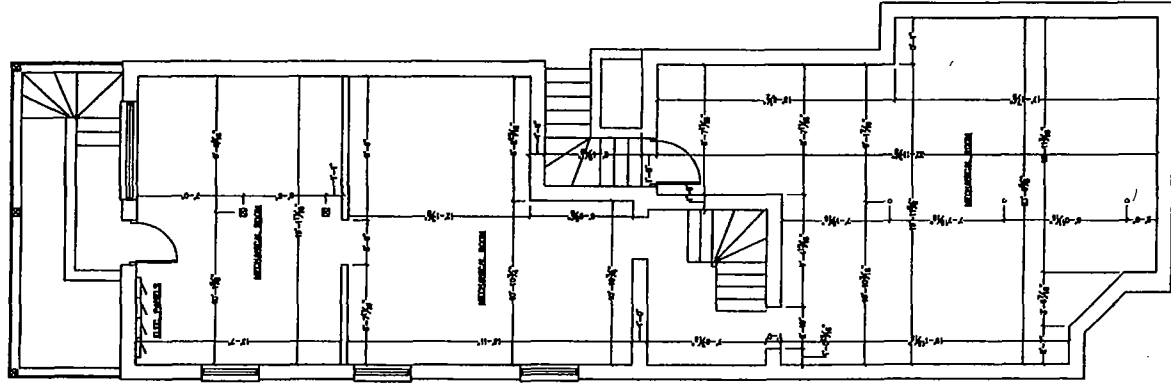
1	OWNER	DATE
2	DESIGN	DATE
3	PERMITS	DATE
4	CONSTRUCTION	DATE
5	AS SHOWN	

PROJECT NO. 3818
 SHEET NO. A1-1
 DATE 02/27/2018

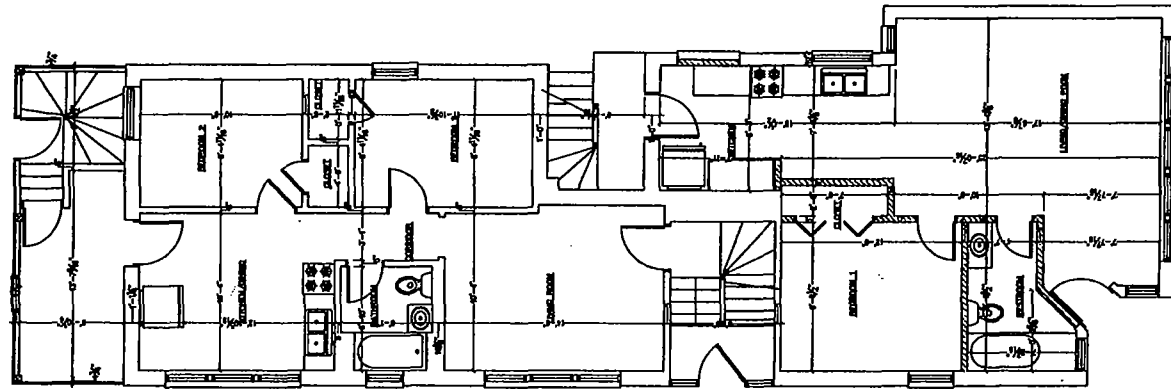
CHICAGO BUILDING
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 CHICAGO, ILLINOIS 60643

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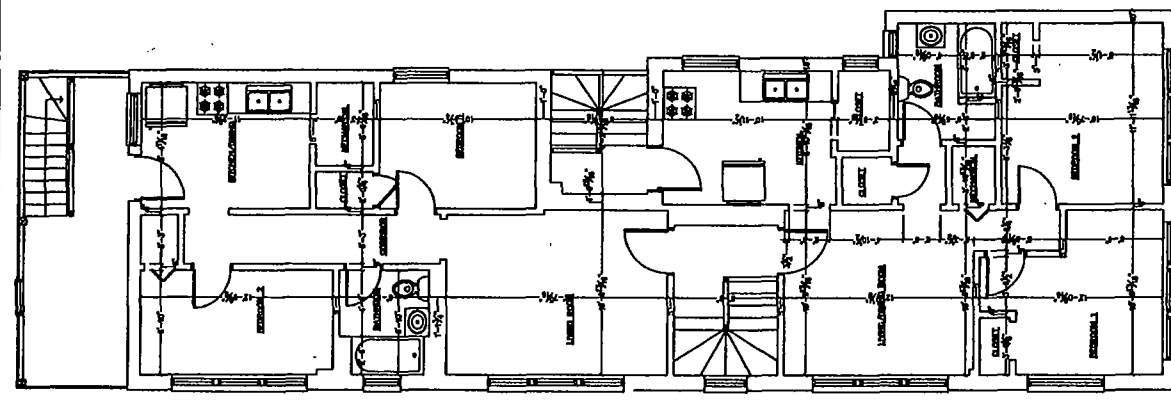
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1
A1-2
EXISTING BASEMENT PLAN
SCALE 1/8" = 1'-0"



2
A1-2
PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



3
A1-1
EXISTING SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES

		1354 W 99th STREET CHICAGO, ILLINOIS 60643	
PROJECT NO. 3016	SHEET NO. A1-2	DATE 02/27/2016	PROPOSED FLOOR PLAN
DRAWN BY J. [Name]	CHECKED BY [Name]	SCALE AS SHOWN	SHEET TITLE

Final for Publication