



City of Chicago



O2022-1333

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 5/23/2022 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 1-G at 215 N Green St - App No. 21038T1 |
| 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 the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-G in the area bounded by

North Green Street; A line 177.23 feet south of and parallel to West Fulton Street; A line 126 feet east of and parallel to North Green Street; and a line 202.97 feet south of and parallel to West Fulton Street

to those of a DX-3 Downtown Mixed-Use District

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

Common Address of Property: 215 N. Green Street

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

215 N Green Street

DX-3 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District

The purpose of the rezoning is to substitute new Type-1 plans from the plans previously approved on October 14, 2021 as SO2021-4069. The plans previously approved on October 14, 2021 allowed the owner to expand the existing building and add two new floors and a second dwelling unit. This rezoning seeks to reduce the scope of the previously approved Type-1 plans. Under the new plans, the owner seeks through this rezoning to adaptively reuse the existing building and add floor area by expanding the existing first, second, and third stories. After rezoning the building will contain 1,860 SF of commercial space on the first floor. The 2nd and 3rd floors will contain a two-story dwelling unit. The height of the building will be 38'. Two indoor parking spaces will be provided at the building which will be accessed off the alley.

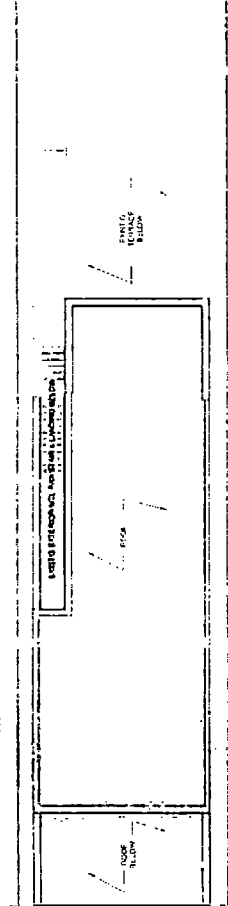
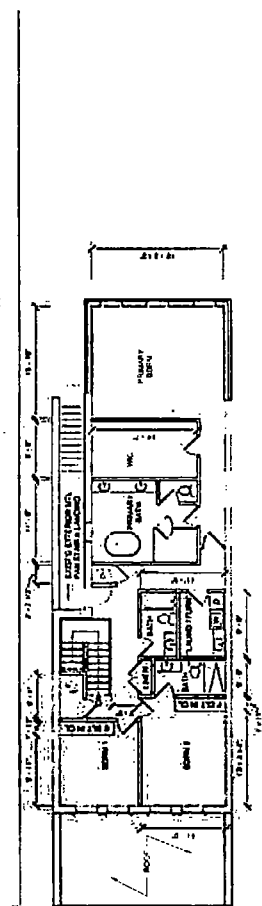
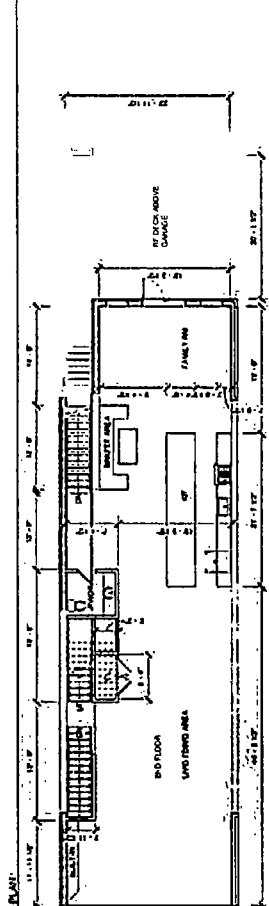
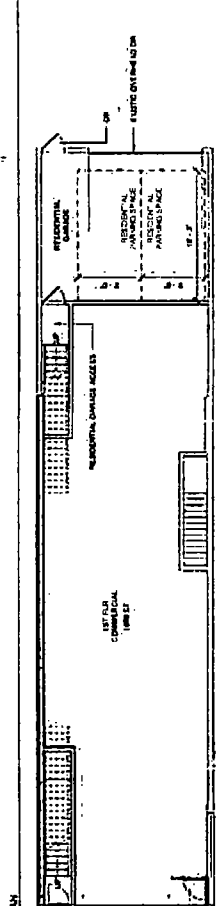
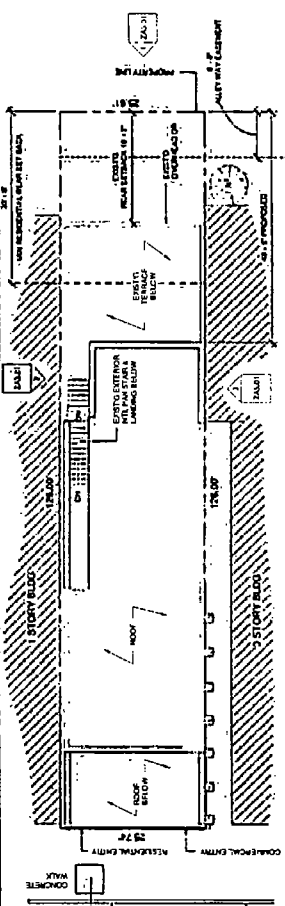
| | PROPOSED |
|----------------------|------------|
| Lot Area | 3,235 SF |
| Density – MLA | 1/3,235 SF |
| Off Street Parking | 2 |
| Rear Setback | 19'3" |
| Side (North) Setback | 0 |
| Side (South) Setback | 0 |
| Front Setback | 0 |
| FAR | 1.86 |
| Building Height | 38' |

| NO. | DATE | DESCRIPTION |
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FLOOR AREA CALCULATION

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| 1ST FLOOR | 1430 SF |
| 2ND FLOOR | 2300 SF |
| 3RD FLOOR | 1500 SF |
| 4TH FLOOR | 1000 SF |
| TOTAL | 6230 SF |

PROPOSED 5th FLOOR AREA - FAN
FLOOR AREA / FOOT AREA - FAN
8200 SF / 7225 SF = 1.28 FAP PROPOSED



1. 1st Floor Commercial: 1430 SF, 1531 sqm, 178 SF, 164 sqm, 187 SF, 172 sqm

2. 2nd Floor Residential: 2300 SF, 213 sqm, 240 SF, 223 sqm

3. 3rd Floor Residential: 1500 SF, 139 sqm, 170 SF, 157 sqm

4. 4th Floor Residential: 1000 SF, 93 sqm, 110 SF, 102 sqm

5. 5th Floor Residential: 8200 SF, 758 sqm, 7225 SF, 666 sqm

