



City of Chicago



SO2016-617

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 847-861 N Larrabee St - App No. 18642T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18642 T1
INTRO DATE
FEB. 10, 2016

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 B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No.3-F in the area bounded by

a line 631.08 feet north of and parallel to West Chicago Avenue;
a line 129.05 feet east of and parallel to North Larrabee Street;
a line 456.08 feet north of and parallel to West Chicago Avenue;
and North Larrabee Street,

to those of a B2-5 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 address of property: 847-861 North Larrabee Street

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WARD
GRAM
MAY 11 2016

17-13-0303-C (1) Substitute Narrative Zoning Analysis – Application No. 18642 T1
847-861 North Larrabee Street, Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Proposed Land Use:

The Applicant is seeking to amend the previously approved Type I Rezoning, in order to redevelop the subject property (Parcel 1 and Parcel 2) with one new mixed-use building and one new all residential building, pursuant to a new set of plans.

Pursuant to the new proposed plans, **Parcel 1** will be redeveloped with a new four-story mixed-use building, which will contain three commercial spaces and thirty-seven interior parking spaces, at grade level, with forty-two dwelling units - above.

Parcel 2, will be redeveloped with a new four-story all residential building, which will contain a total of eight dwelling units – on and between Floors 1 thru 4. Exterior parking for two vehicles will also be provided, at the rear of Parcel 2.

Each new proposed building will be masonry and glass, in construction, and measure 47'-6" in height.

Lot Area: Parcel 1: 19,357.50 square feet
 Parcel 2: 3,226.25 square feet

- (a) The Project's Floor Area Ratio:
 - Parcel 1: 42,005.78 square feet (2.17 FAR)
 - Parcel 2: 7,000.96 square feet (2.17 FAR)

- (b) The Project's Density (Lot Area Per Dwelling Unit):
 - Parcel 1: 42 dwelling units (460.9 square feet)
 - Parcel 2: 8 dwelling units (403.3 square feet)

- (c) The amount of off-street parking:
 - *Parcel 1: 37 parking spaces *(15% reduction)
 - *Parcel 2: 2 parking spaces *(75% reduction)

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**The Applicant is seeking a reduction in the required parking pursuant to the Transit Oriented Development Ordinance (TOD), as amended 2015.*

(d) Setbacks:

Parcel 1:

- a. Front Setback: 0'-0"
- b. Rear Setback: 58'-0⁵/₈"
- c. Side Setbacks:
North: 0'-0"
South: 0'-0"

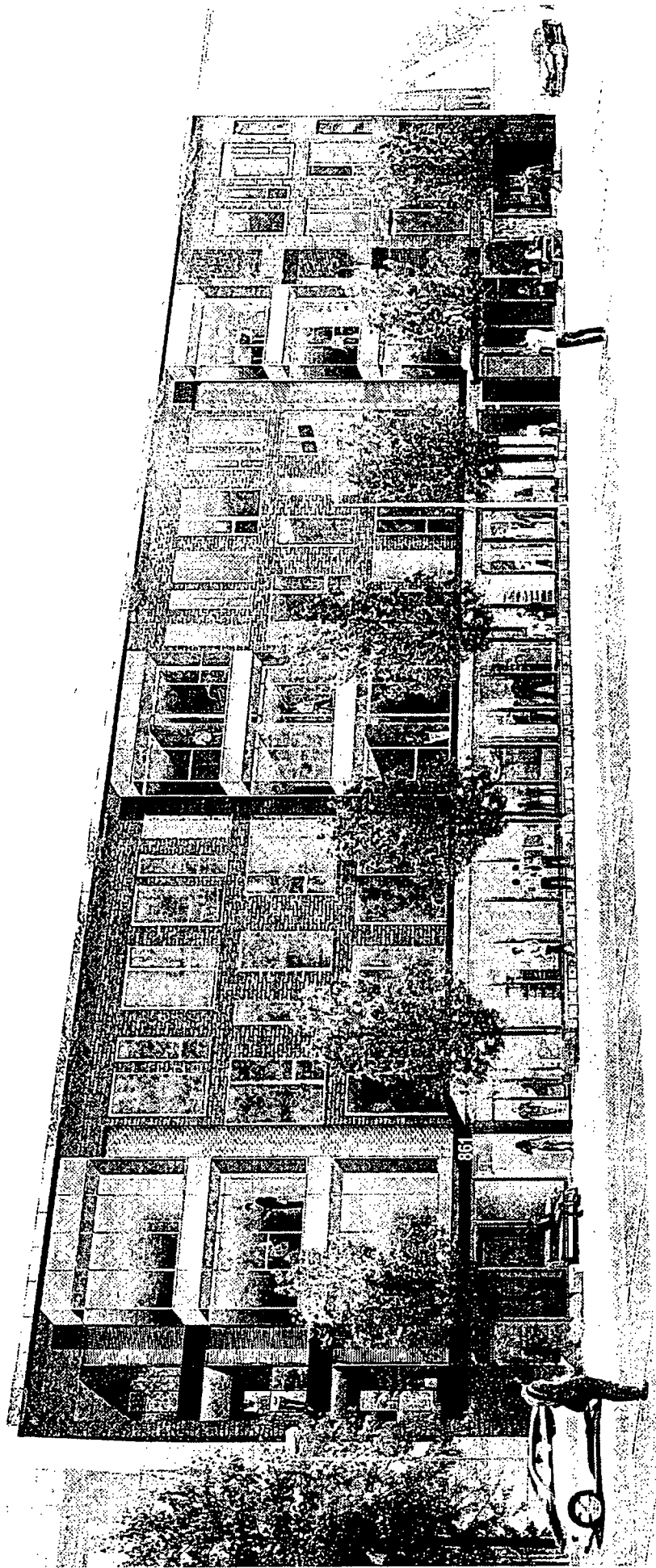
Parcel 2:

- a. Front Setback: 0'-0"
- b. Rear Setback: 30'-0"
- c. Side Setbacks:
North: 0'-0"
South: 0'-0"

(e) Building Height:

- Parcel 1: 47'-6"
- Parcel 2: 47'-6"

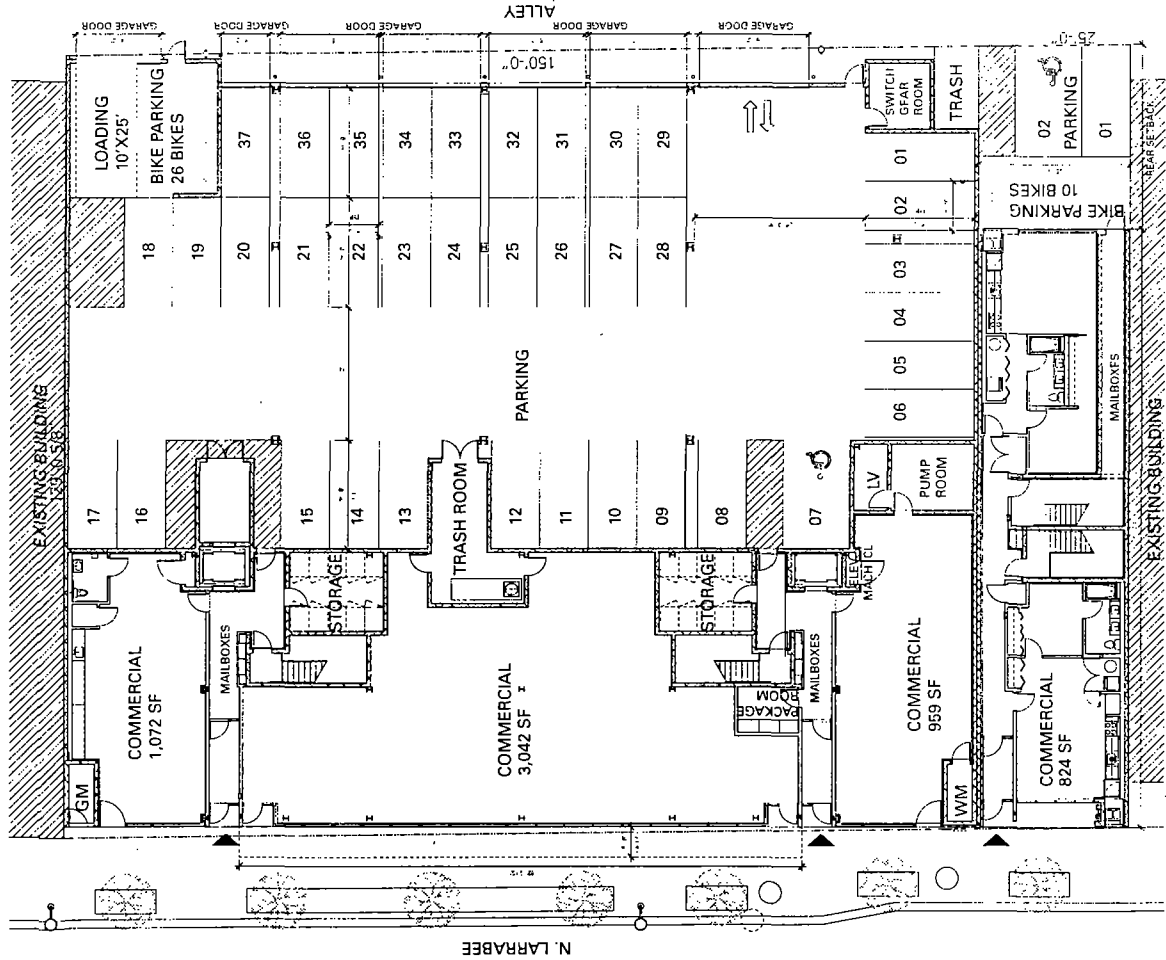
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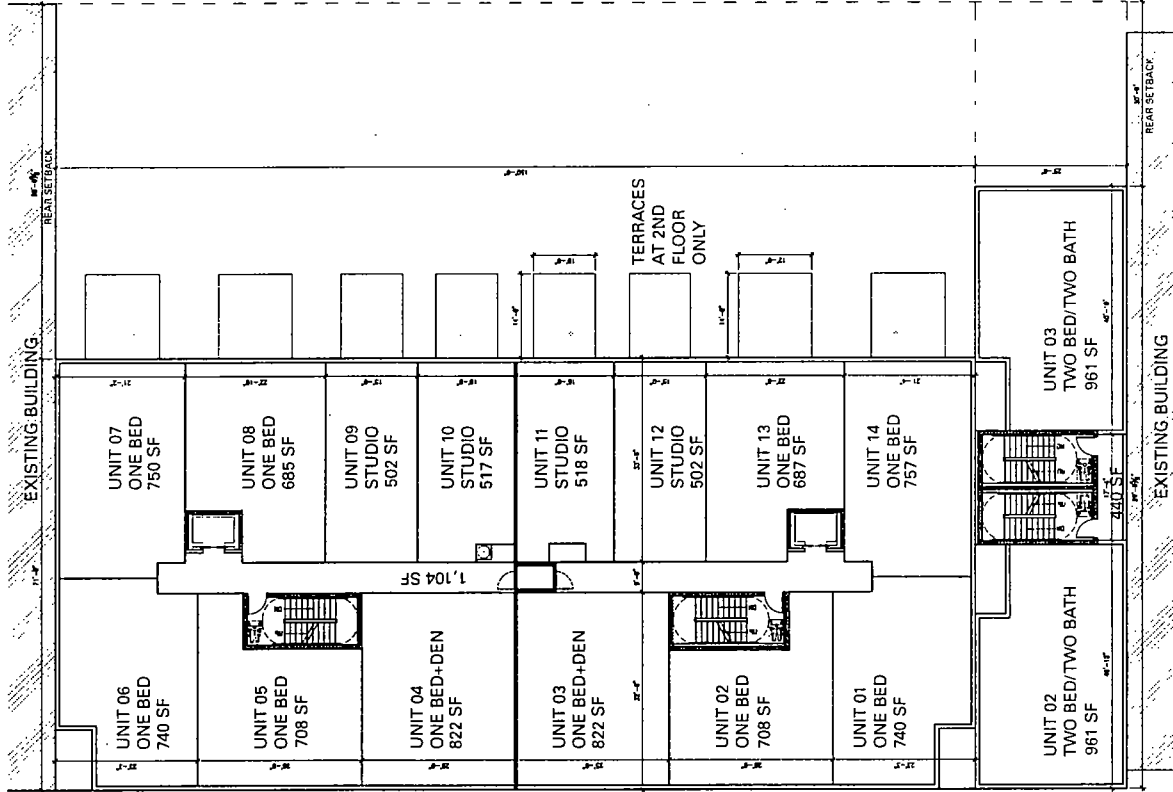
847 & 853 N LARRABEE
04 26 2016



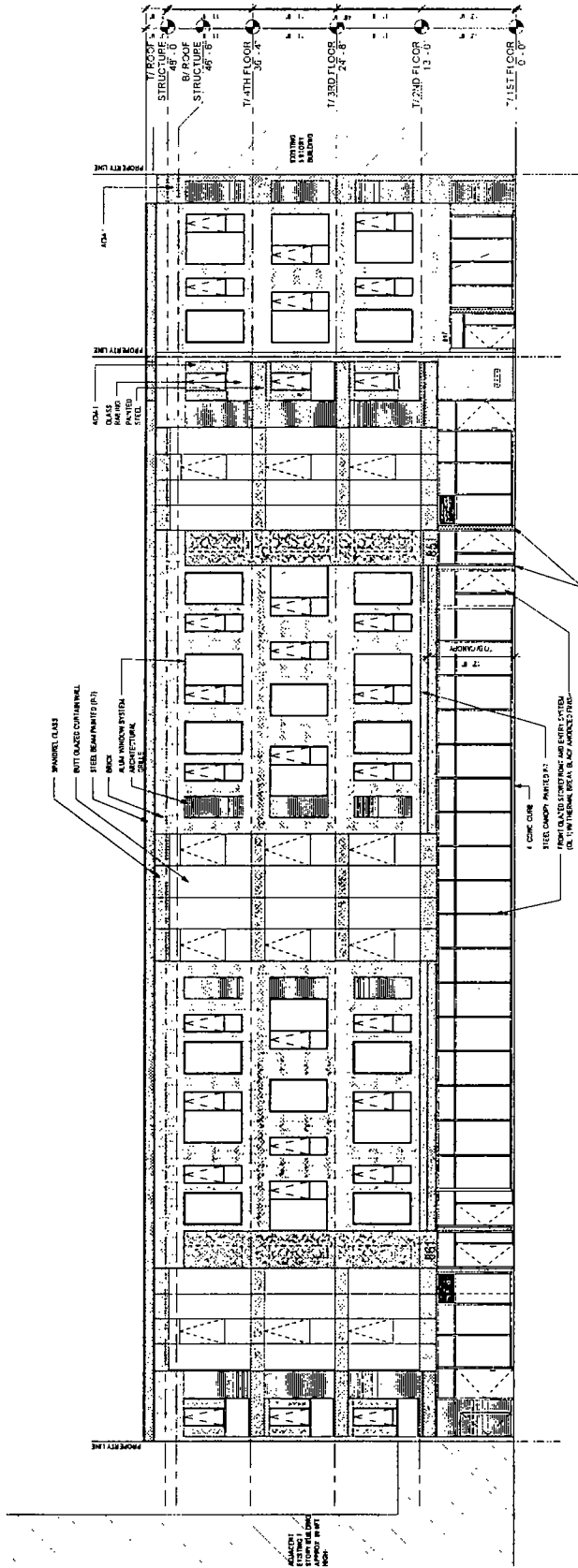
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GROUND FLOOR

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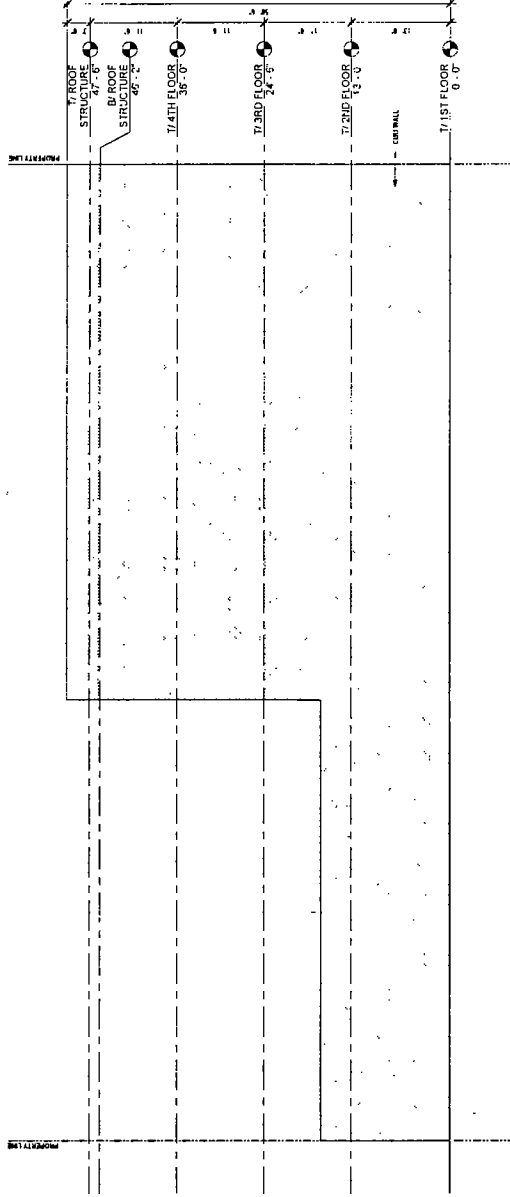


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WEST ELEVATION

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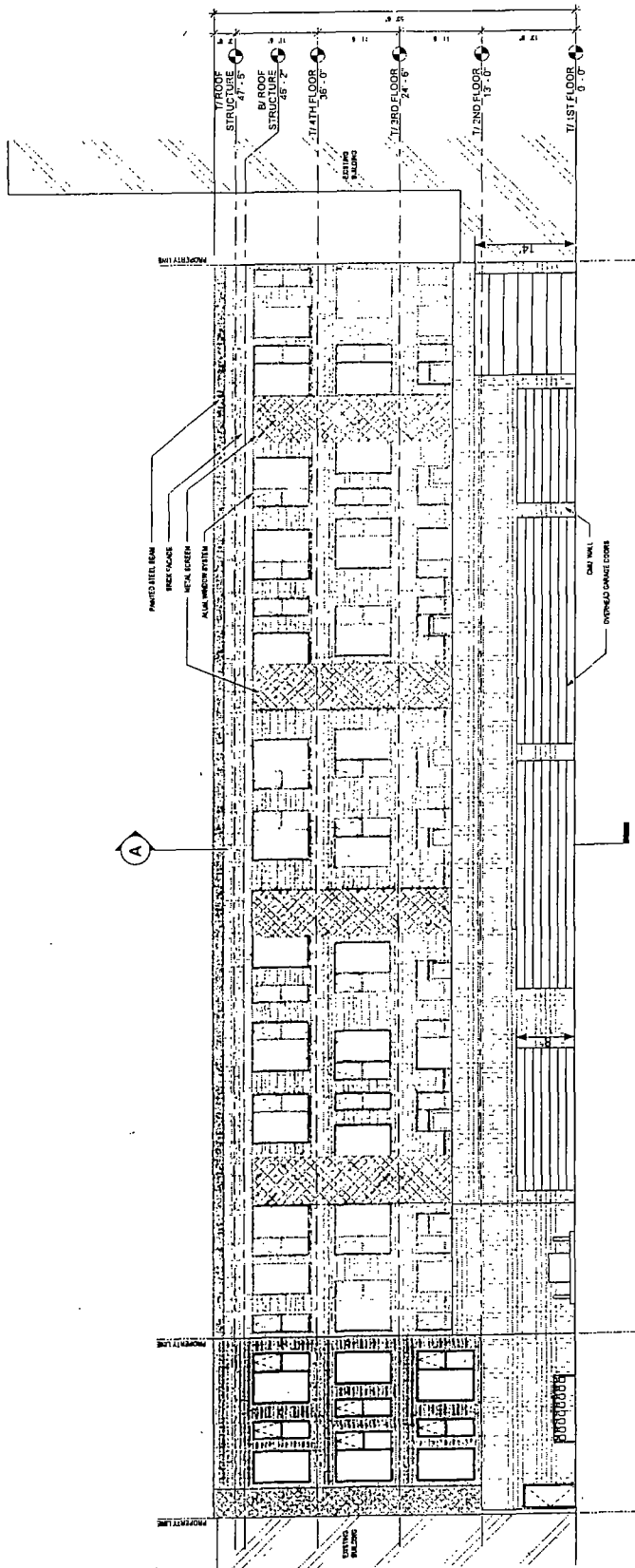
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NORTH ELEVATION

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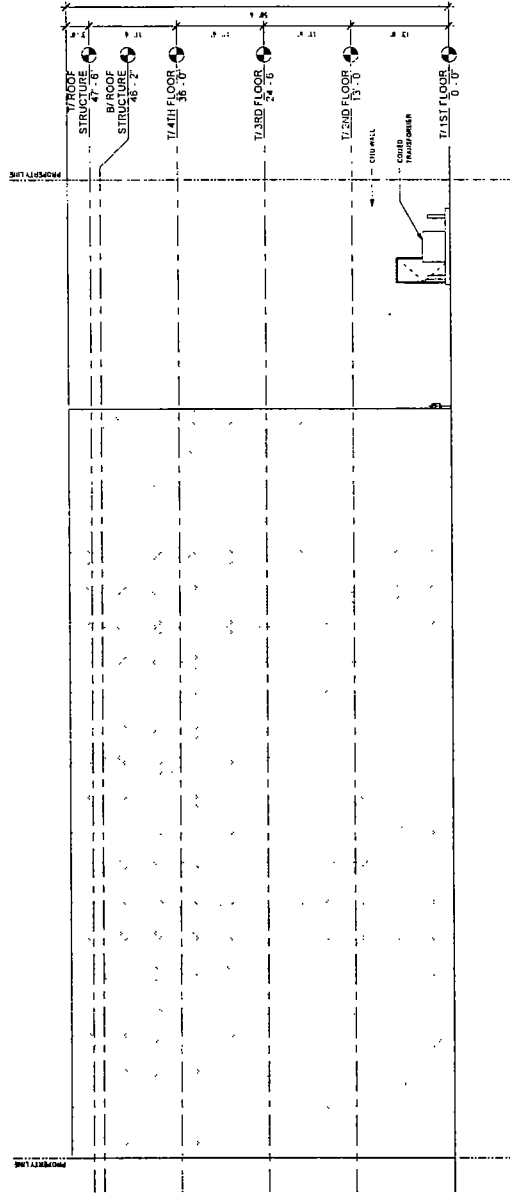


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EAST ELEVATION

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SOUTH ELEVATION

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