



City of Chicago



SO2014-6817

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 847-861 N Larrabee St - App No. 18172T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18172 - T1

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No 3-F in an area bounded by:

North Larrabee Street; a line 695.18 feet south of and parallel to West Oak Street; the public alley next east of and parallel to North Larrabee Street; and a line 870.18 feet south of and parallel to West Oak Street

to those of a B2-5 Neighborhood Mixed-Use 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.

Common Address of Property: 847-61 North Larrabee Street

FIVE
MAY
LAW
9AM

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847-61 North Larrabee Rezoning Type 1 Application Narrative

The subject lot measures 175'x129.05' for a total area of 22,583.75sq.ft. Applicant is seeking to rezone the subject property from a M1-2 Limited Manufacturing/Business Park District to a B2-5 Neighborhood Mixed-Use District in order to develop 3, 5-story, 63'6" residential buildings each containing 10 dwelling units with 10 off-street parking spaces, as well as 1, 5-story, 53'2" building containing 3 dwelling units, 1100sq.ft of ground floor commercial space with 4 off-street parking spaces.

Landscaping, open space and trash enclosure location information is reflected on the accompanying drawings.

Zoning Data for all 4 Buildings Combined

Total Building Area = 78,603 sq.ft. Total Lot Area = 22,583.75sq.ft.

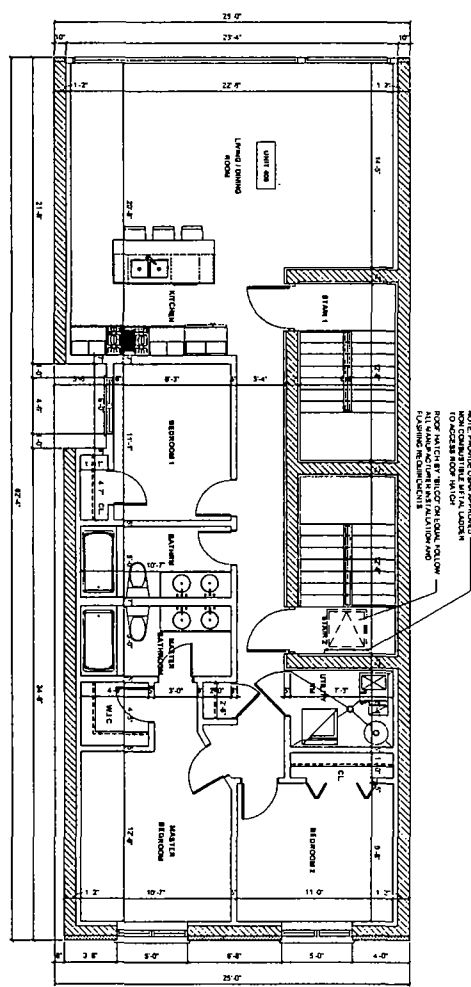
78,603 (total building area)/22,583.75(total lot area) = 3.48 FAR for the entire site

22,583.75 (total lot area)/33 dwelling units = 684.35 sq.ft. Lot Area per Dwelling Unit for entire site

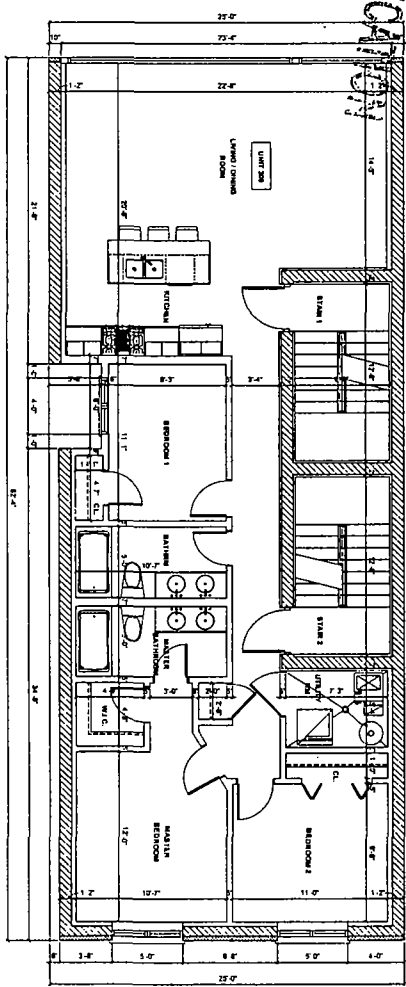
The three northern buildings will have a front setback of 0" on Larrabee Street, with a north side yard setback of 0", a south side yard set back of 0", and a rear setback of 30', and will have ingress and egress via the public alley to the east.

The southernmost building will have a front yard setback of 0" on Larrabee Street, with a north side yard setback of 0", a south side yard set back of 3'0", and a rear setback of 30', and will have ingress and egress via the public alley to the east.

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



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

NOTE: PROVIDE GLASS LAMPHOODS TO ACCESS ROOM #101 ON FLOOR #10 BY SLICING ON LOCAL, VERTICAL PLUMBING REQUIREMENTS.

- CHICAGO GENERAL NOTES
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE.
 - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO MECHANICAL CODE.
 - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ELECTRICAL CODE.
 - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO PLUMBING CODE.
 - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO FIRE CODE.
 - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO SANITATION CODE.
 - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO SAFETY CODE.
 - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO INSULATION CODE.
 - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ENERGY CODE.
 - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO ENVIRONMENTAL CODE.

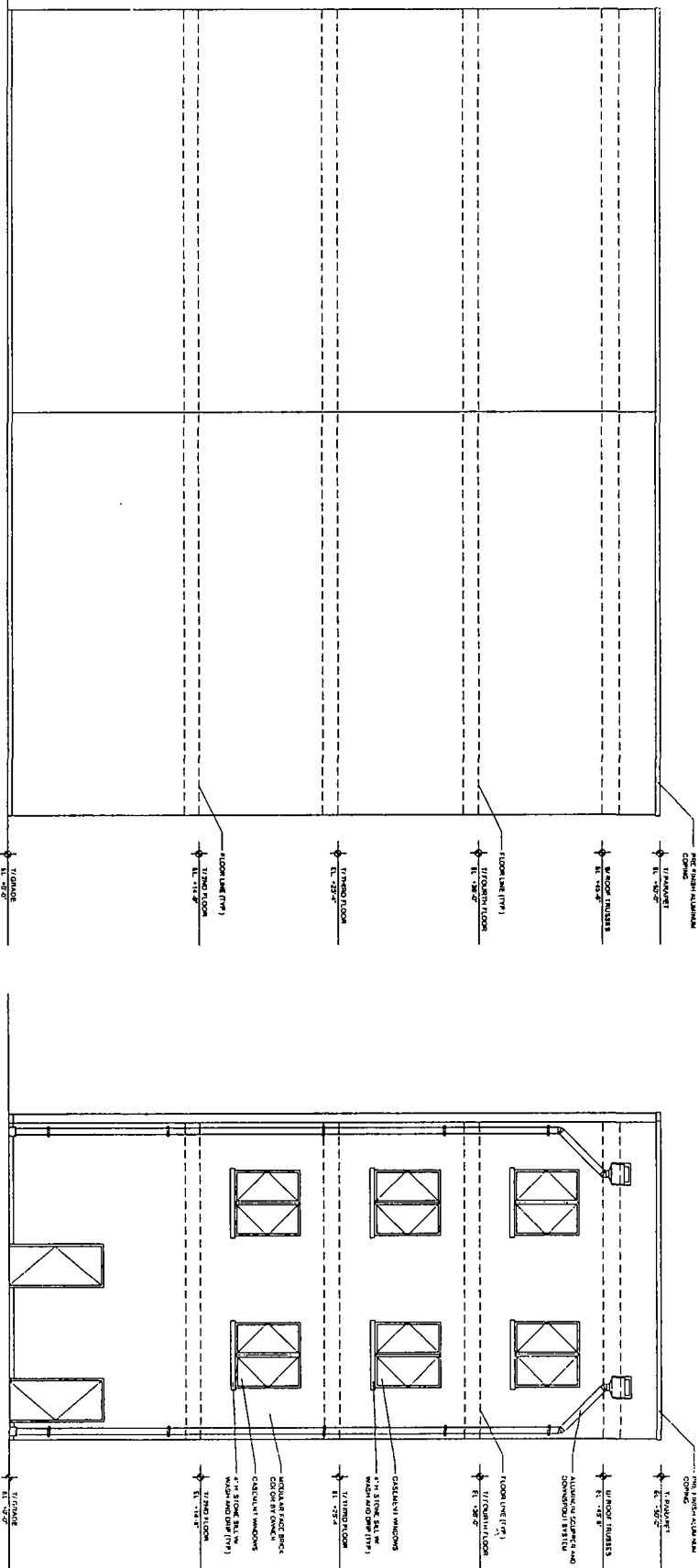
SMOKE DETECTOR NOTES

ALL SMOKE DETECTORS SHALL BE LISTED TO A LISTED AGENCY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CHICAGO FIRE CODE. DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS AND IN ALL COMMON AREAS AS REQUIRED BY THE CHICAGO FIRE CODE.

<p>OWNER'S REPRESENTATIVE</p> <p>PROJECT NO. _____</p> <p>DATE _____</p> <p>DESCRIPTION _____</p>	<p>NO. _____</p> <p>DATE _____</p> <p>DESCRIPTION _____</p>	<p>PROJECT NO. _____</p> <p>847 N Larrabee St. Chicago, Illinois</p>	<p>ARCHITECT</p> <p>X I O S</p> <p>ARCHITECTS AND CONSULTANTS</p> <p>1100 N. WABE</p> <p>SUITE 401 200</p> <p>CHICAGO, ILL. 60610</p> <p>PH. 312.763.1010</p>	<p>REGISTERED ARCHITECT</p> <p>ILLINOIS</p> <p>NO. 00000000</p> <p>EXPIRES 11/30/2018</p>	<p>3RD & 4TH FLOOR PLAN</p>	<p>REV. _____</p> <p>DATE _____</p>

A1.1

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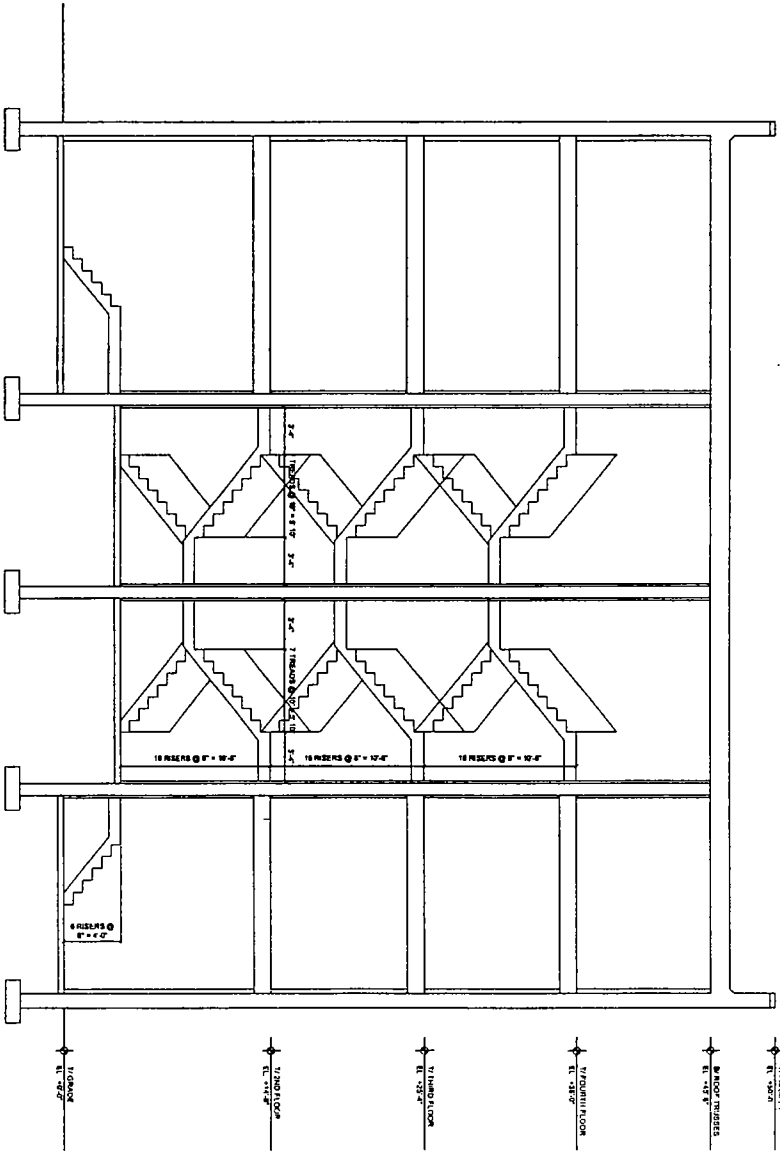


2 NORTH ELEVATION

1 EAST ELEVATION

<p>CONTRACTOR</p> <p>847 N LARRABEE ST. CHICAGO, ILLINOIS 60610</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	
<p>OWNER</p> <p>847 N LARRABEE ST. CHICAGO, ILLINOIS 60610</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	
<p>PROJECT</p> <p>847 N LARRABEE ST. Chicago, Illinois</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	
<p>ARCHITECT</p> <p>X I O S ARCHITECTS AND CONSULTANTS 1331 N. LAKE ST. CHICAGO, ILLINOIS 60610 TEL: 312.329.1000 FAX: 312.329.1001</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	
<p>REGISTERED ARCHITECT</p> <p>BILL G. KOLLIAS ARCHITECT ILLINOIS ARCHITECTS BOARD NO. 10235 CHICAGO, ILLINOIS 60610</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	
<p>PROJECT NO.</p> <p>DKR-440</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	
<p>ARCHITECTURAL ELEVATIONS</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	
<p>A2.1</p>		<p>NO.</p>		<p>DATE</p>		<p>DESCRIPTION</p>	

FINAL FOR PUBLICATION



<p>Comments: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. 4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR OTHER SOURCES. 5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.</p>	<p>Owner/Client: Name: _____ Address: _____ City: _____ State: _____ Zip: _____</p>	<p>Contract No.: _____</p> <p>Project No.: _____</p>	<p>NO. _____</p> <p>DATE: _____</p> <p>DESCRIPTION: _____</p>	<p>PROJECT: 847 N Larrabee St. Chicago, Illinois</p>	<p style="text-align: center;">X I O S</p> <p style="text-align: center;">ARCHITECTS AND CONSULTANTS</p> <p style="text-align: center;">100 N. WABASH ST., SUITE 1200 CHICAGO, IL 60601 PH: 312.329.1200</p>	<p style="text-align: center;">DILL G. KOKALIAS</p> <p style="text-align: center;">ARCHITECT</p> <p style="text-align: center;">ILLINOIS ARCHITECTS ASSOCIATION LICENSE NO. 150596115 EXPIRES 11/30/2014</p>	<p>PROJECT NO.: _____</p> <p>DATE: _____</p> <p>BUILDING SECTION</p>	<p>BK-410</p> <p>R.V.</p>	<p style="font-size: 2em;">A3.0</p>
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