



City of Chicago



SO2021-2645

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 537-547 W Oak St and 939-957 N Larrabee St - App No. 20764T1
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 of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 3-F in the area bounded by

West Oak Street; the public alley next east of and parallel to North Larrabee Street; a line 198.5 feet south of and parallel to the south line of West Oak Street; North Larrabee Street,

to those of a DR-3 Downtown Residential District.

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

Common Street Address: 537-547 West Oak Street, 939-957 North Larrabee Street

Substitute Narrative and Plans

Type I Zoning

Narrative for

537-547 West Oak Street, 939-957 North Larrabee Street

M1-2 to DR-3

A. The applicant proposes to rezone the subject property from M1-2 Limited Manufacturing/Business Park District to DR-3 Downtown Residential District. The subject property is currently unimproved. The purpose of the amendment to permit the development of a 78-unit, 7-story residential building. The subject property is a Transit Served Location based on proximity to the Chicago Avenue 66 Bus line. The applicant is seeking the following relief: (i) MLA reduction in accordance with 17-4-0402-B; (ii) additional FAR increase for a Transit Served Location in accordance with 17-3-0403-B; (iii) additional FAR increase for affordable housing in accordance with 17-3-0403-C; and (iv) parking relief for a Transit-Served Locations in accordance with 17-10-0102-B.

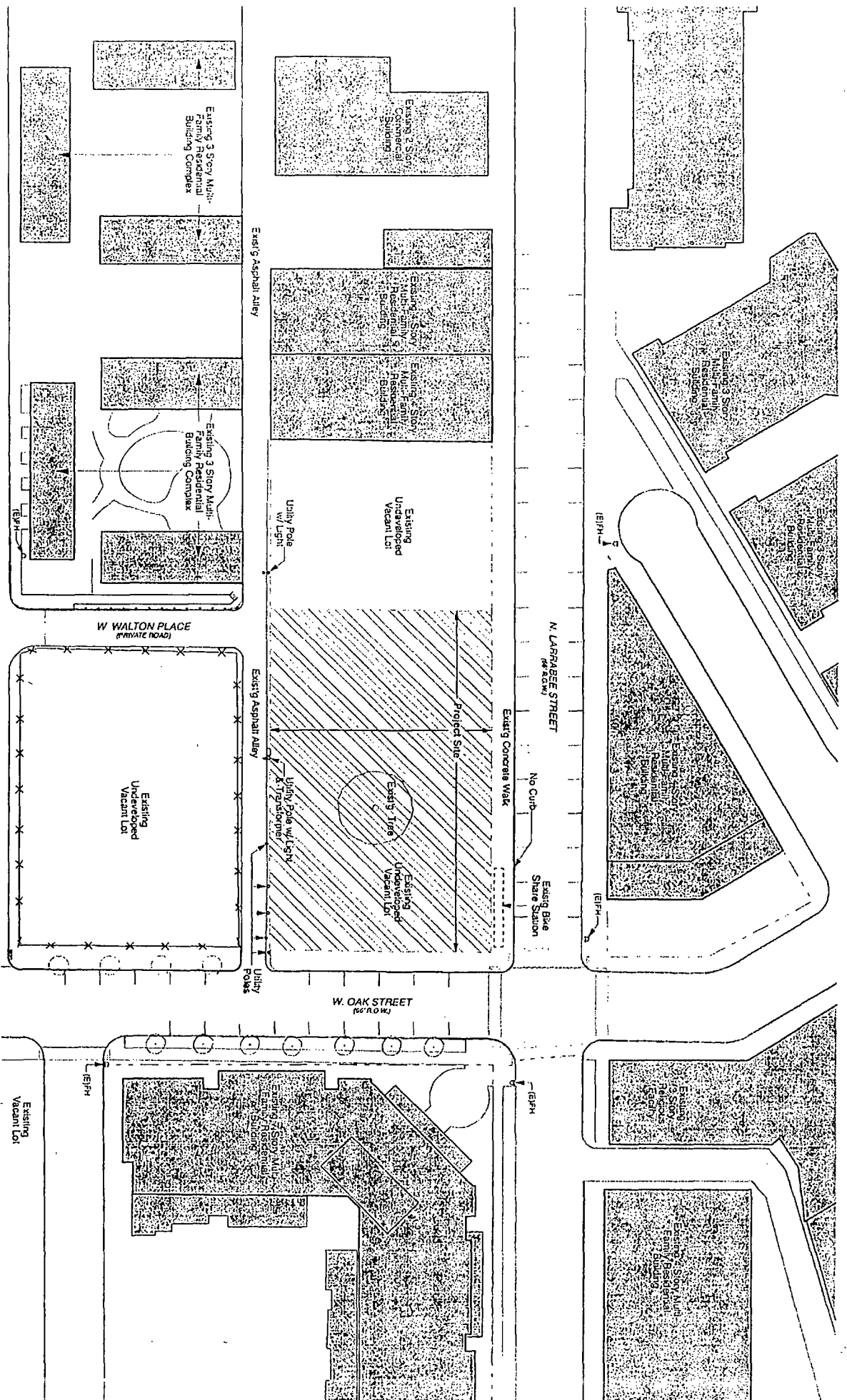
B. Lot Area	25,156 square feet
C. FAR*	4.0
D. Number of Dwelling Units	78 dwelling units
E. Density (Lot area per dwelling unit)**	322 square feet
F. Building Height	Not to exceed 80'0"
G. Front setback	0' (Larrabee)
H. Side setbacks	0'
I. Rear Setback***	23'1" proposed, 38.2 feet required
J. Parking****	39 parking spaces.

* Additional FAR increase for a Transit Served Location in accordance with 17-3-0403-B (.5) and for affordable housing in accordance with 17-3-0403-C (.5)

** MLA reduction in accordance with 17-4-0402-B

*** Administrative Adjustment for rear yard

**** Parking relief for a Transit-Served Locations in accordance with 17-10-0102-B



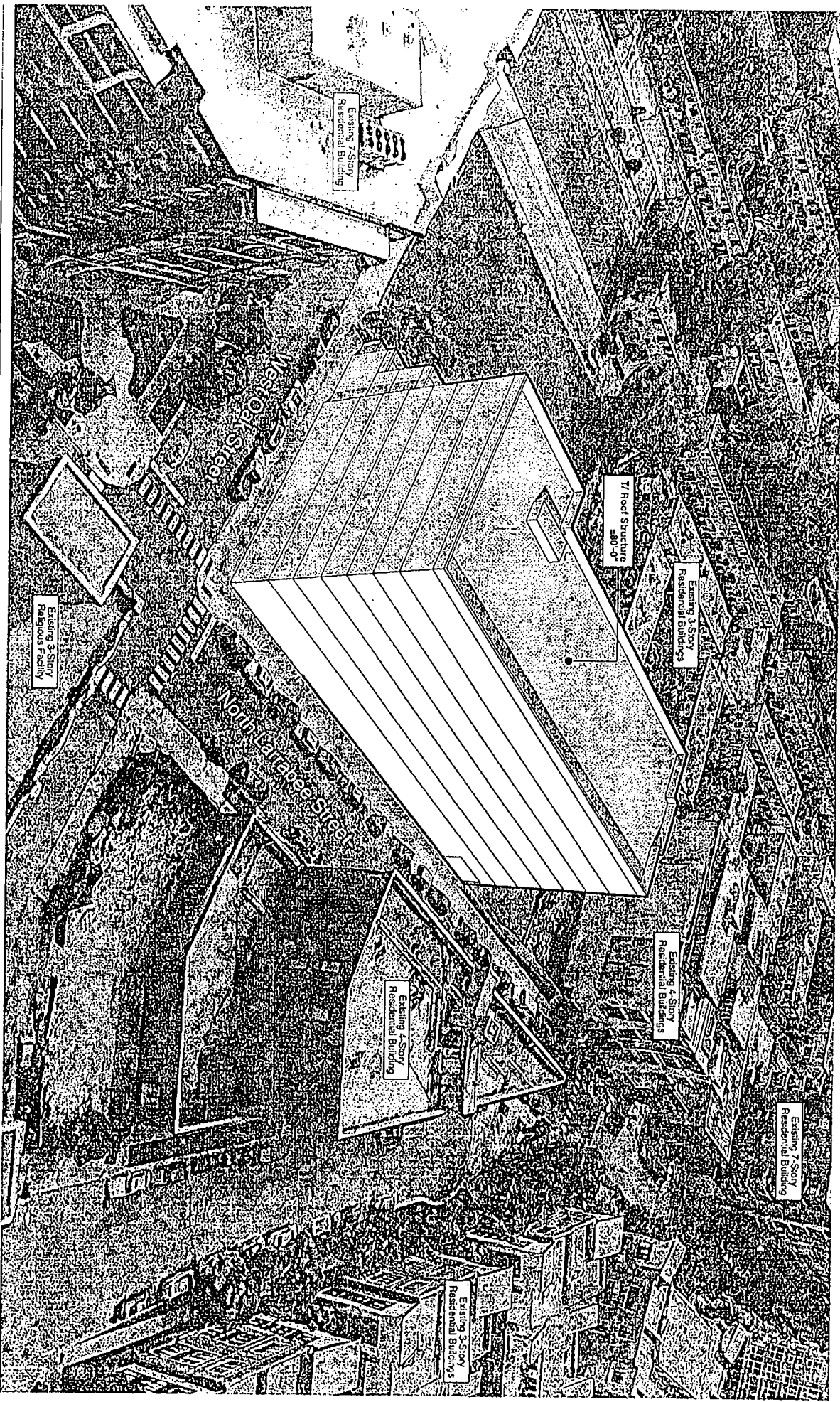
Brinshore-Michaels
Development, LLC

Oak and Larrabee - Phase 1

Existing Site Plan w/ Context
8/28/21



PAPPAGEORGE
HAYMES



Existing 7-Story Residential Building

7-Roof Structure 180'-0"

Existing 3-Story Residential Building

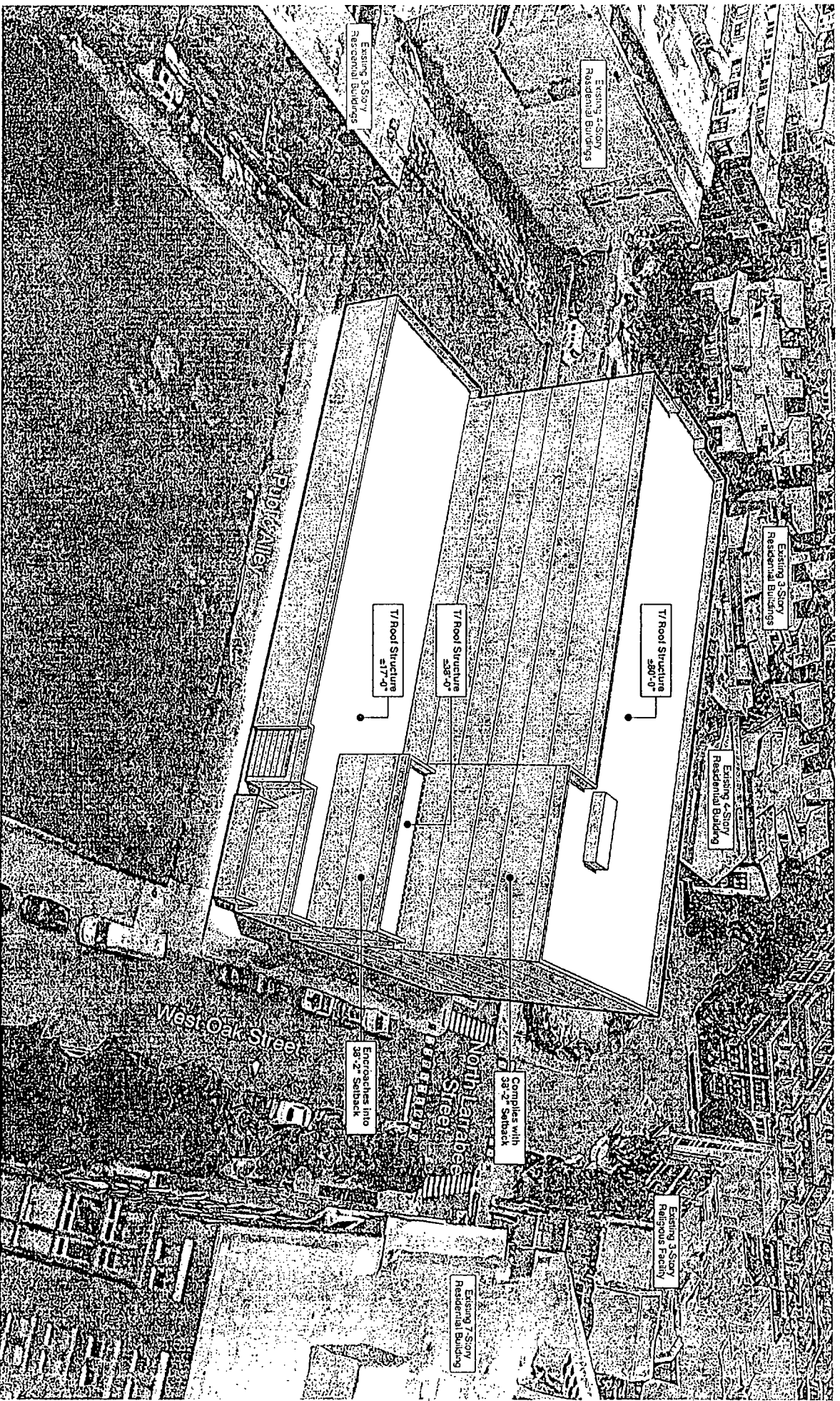
Existing 4-Story Residential Building

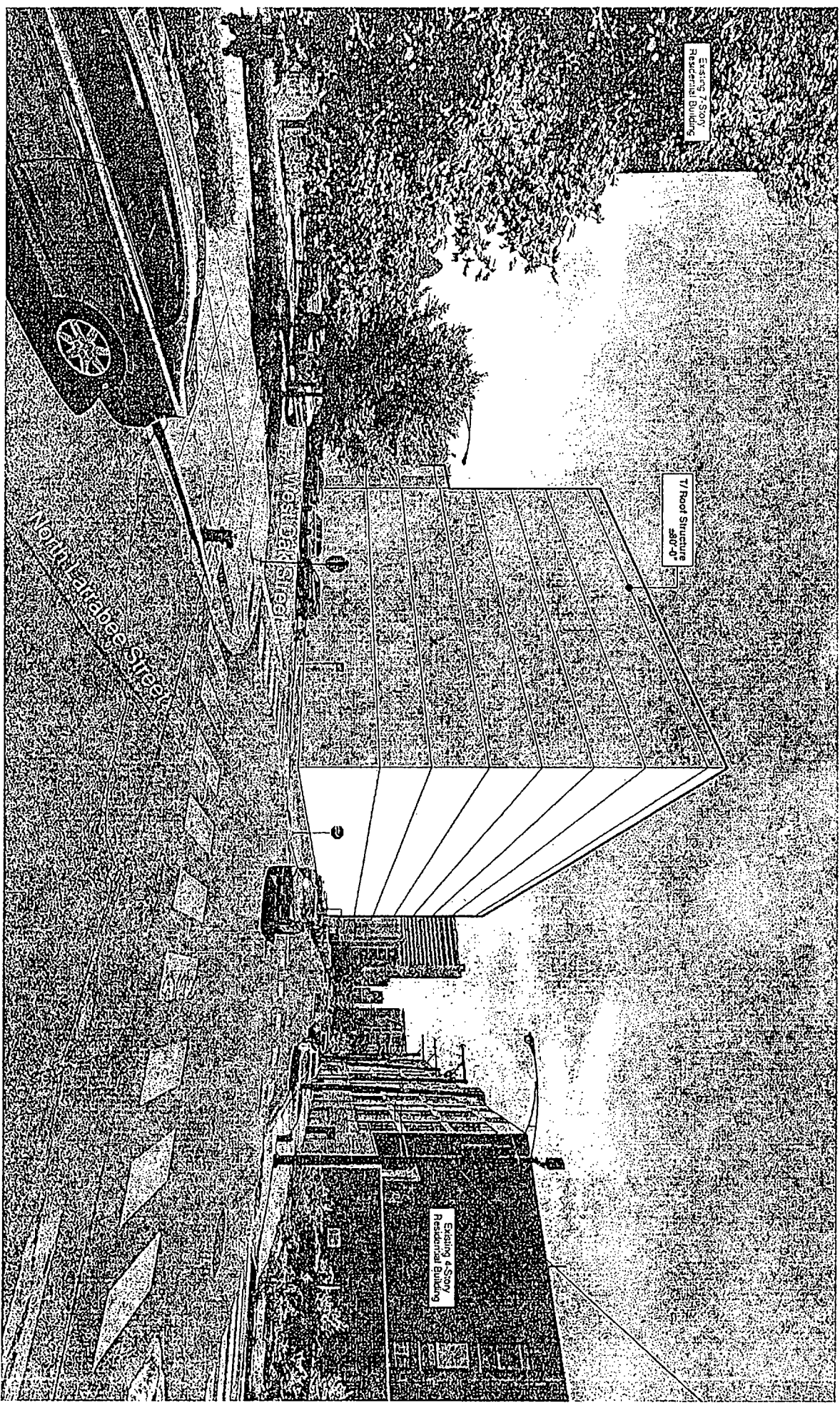
Existing 7-Story Residential Building

Existing 1-Story Residential Building

Existing 3-Story Residential Building

Existing 3-Story Residential Facility



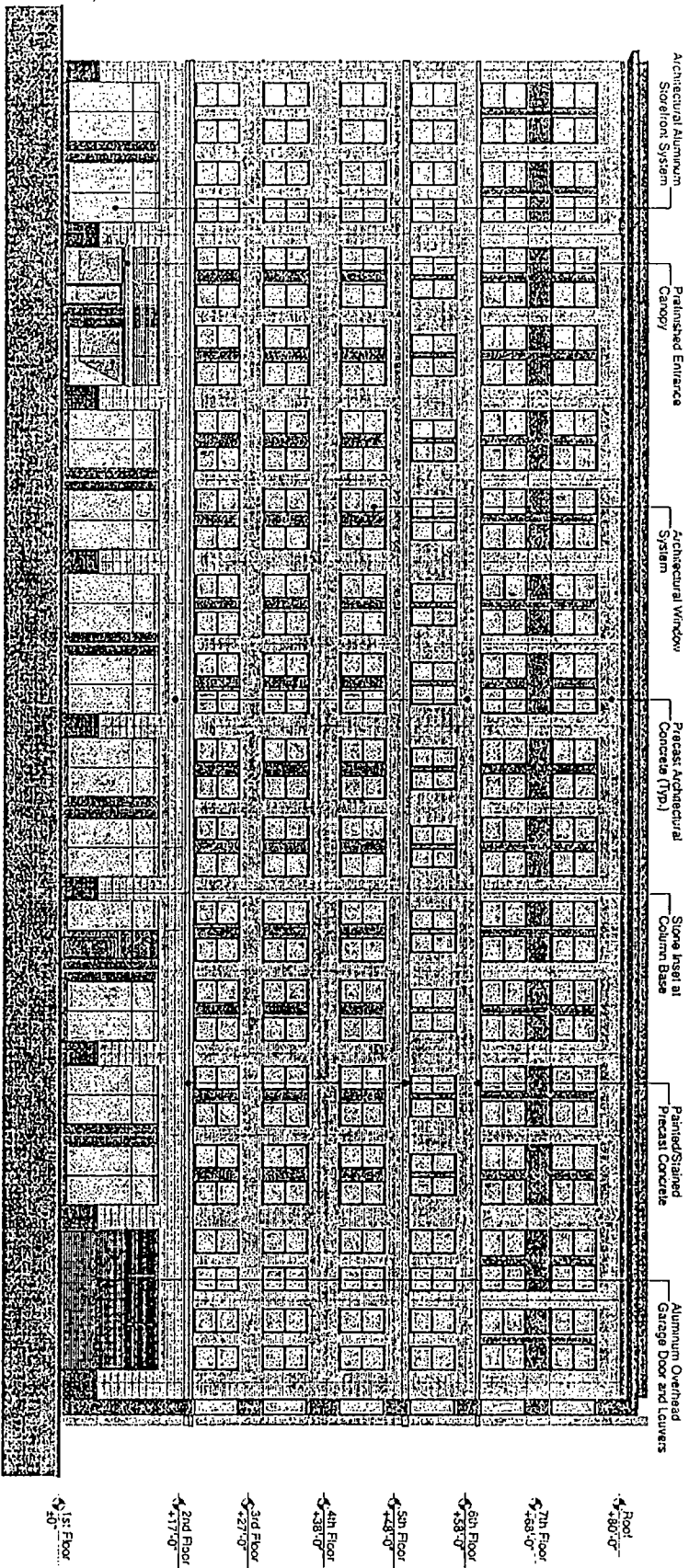


Brinshore-Michaels
Development, LLC

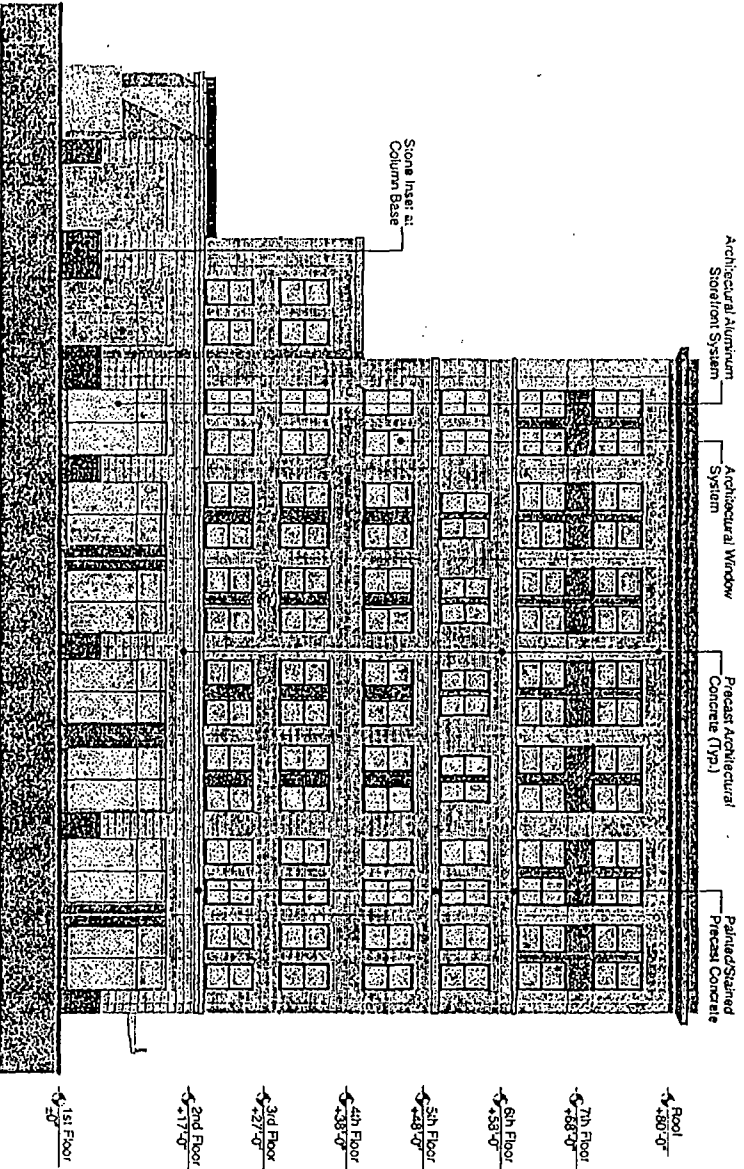
Oak and Larrabee - Phase 1

Massing View 3
8/26/21

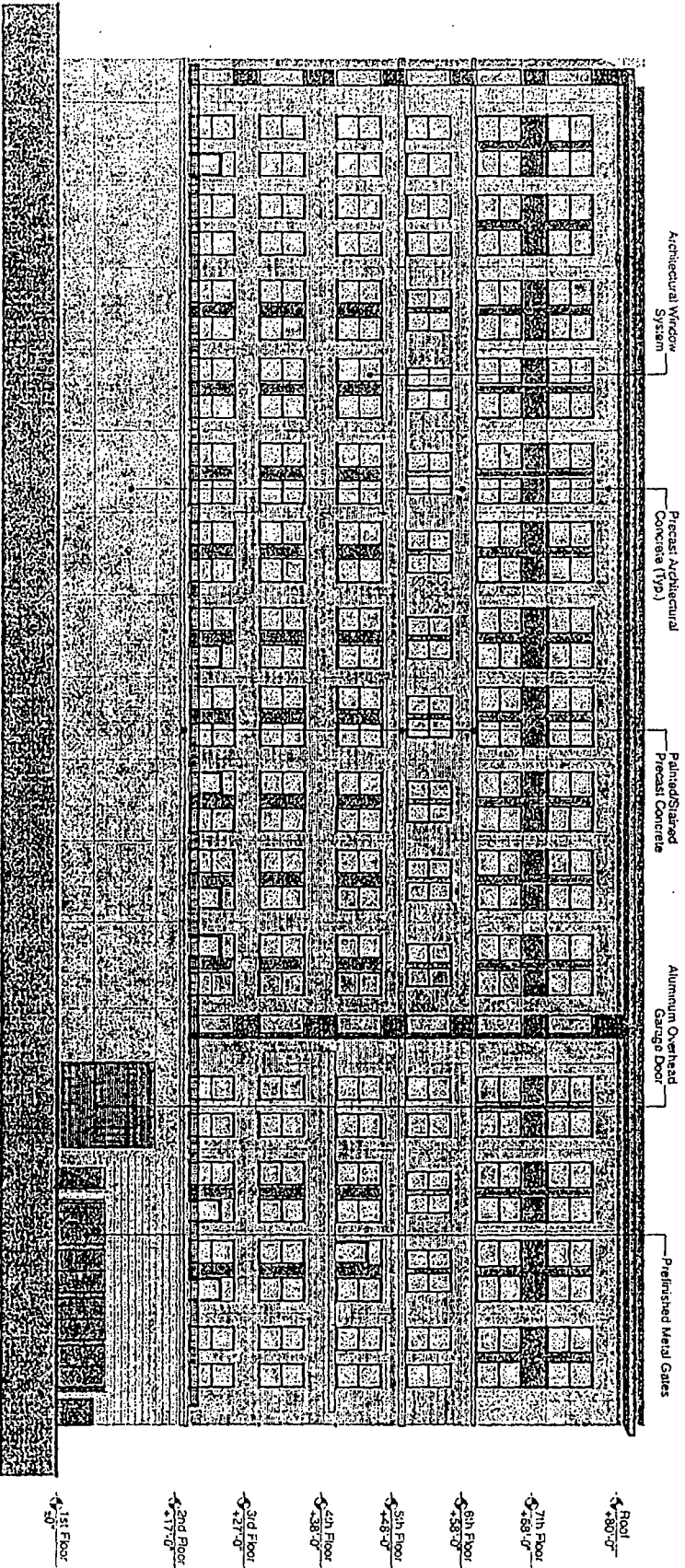
PAPAGEORGE
HAYMES



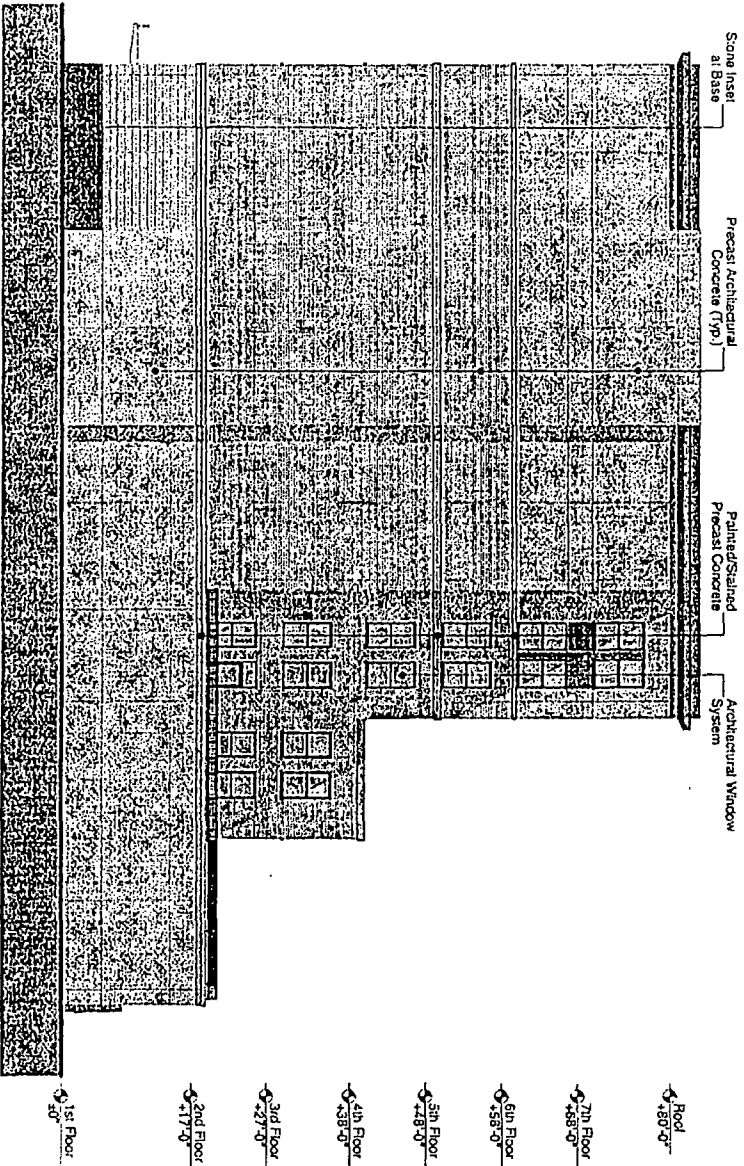
West Elevation



North Elevation



East Elevation



South Elevation