



City of Chicago



SO2021-1621

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/21/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 17-G at 1415 W Morse Ave
- App No. 20676T1

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 current B3-2 Community Shopping District symbols and indications as shown on Map No. 17-G in the area bounded by:

West Morse Avenue; a line 350.00 feet east of North Greenview Avenue; the public alley next south of and parallel to West Morse Avenue; and a line 300.00 feet east of North Greenview Avenue

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

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

Address: 1415 West Morse Avenue

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SUBSTITUTE NARRATIVE AND PLANS

1415 West Morse Avenue
TYPE I REGULATIONS
Zoning Map Amendment
From B3-2 to B2-3

Narrative: The property is improved with a four story building containing ground floor commercial space, fourteen residential dwelling units and ten parking spaces. The Applicant proposes to construct a five story rear addition containing sixteen residential dwelling units for a total of thirty residential dwelling units, and with a total of nine off-street parking spaces and no loading berth. The building height will be 59.5 ft. The property is located in a Transit Served Location under the Chicago Zoning Ordinance. Relief will be sought, if needed, to allow the reduction in MLA pursuant to Section 17-3-0402-B.

Lot Area:	8,575 square feet
FAR:	3.74
Floor Area:	31,990 square feet
Residential Dwelling Units:	30, including six efficiency units
MLA:	285.83***
Height:	59.5 feet
Automobile Parking:	9*
Bicycle Parking:	30
Setbacks:	
Front:	None
East Side:	None
West Side:	None
Rear:	10.00 feet**

A set of plans is attached.

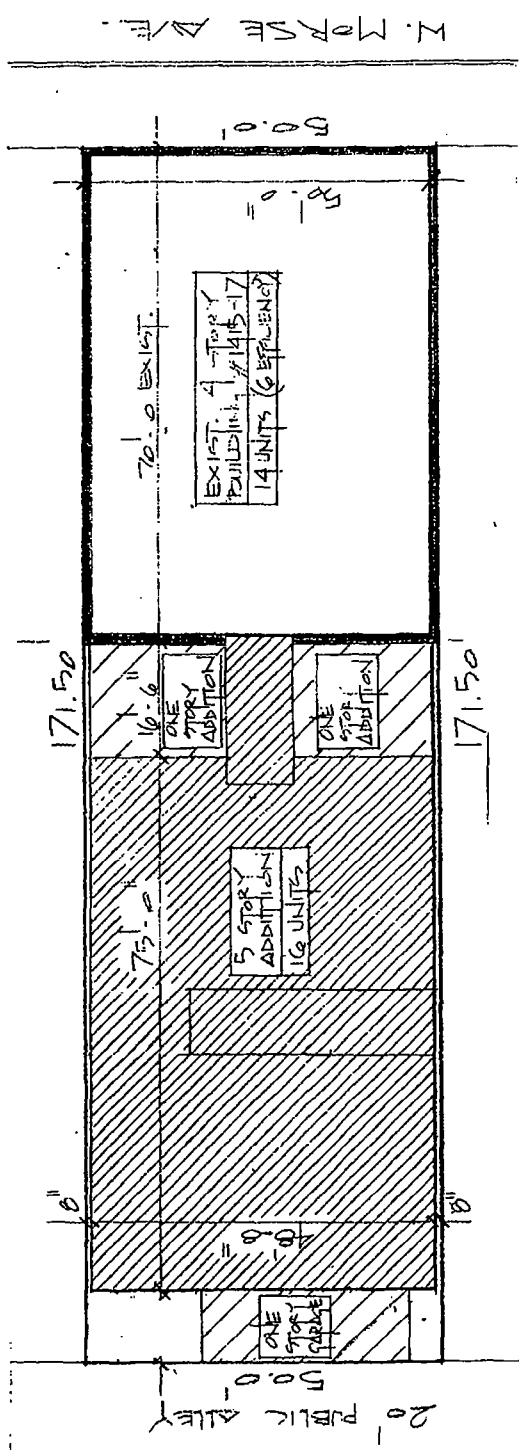
* Property is 151 feet west of the Morse Avenue CTA Station.

** Variation or Administrative Adjustment will be sought.

*** Section 17-3-0402-B MLA reduction from 400 per DU/300 per EU to 300 per DU/200 per EU.

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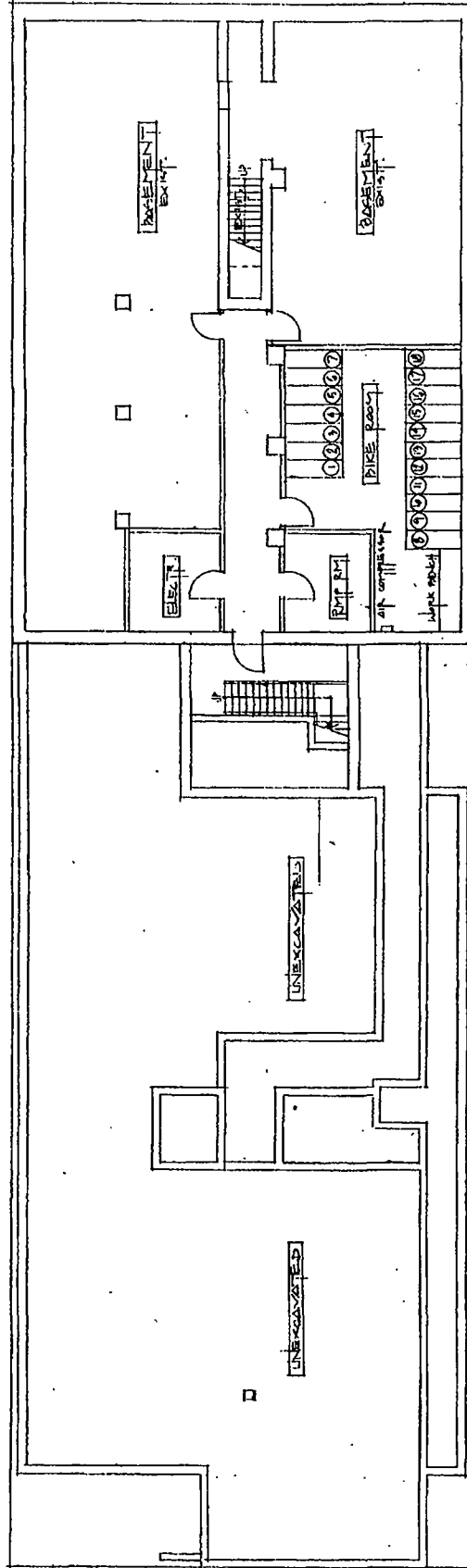


⊙ SITE PLAN
1/16" = 1'-0"



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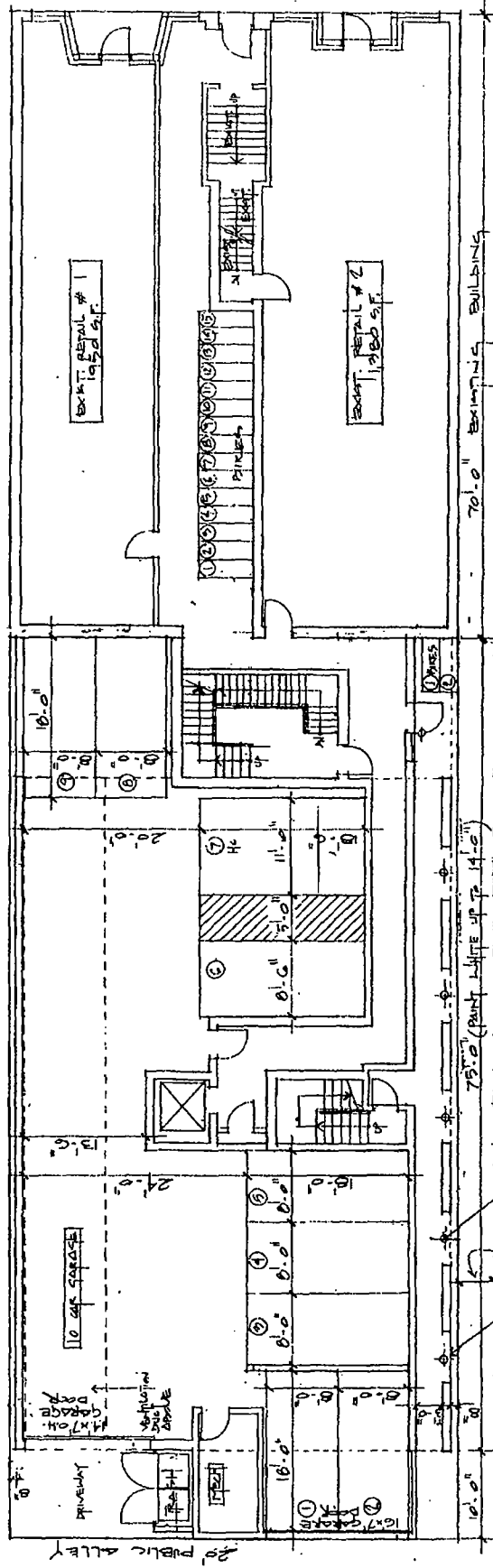
Basement Floor Plan
1/8" = 1'-0"

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1st Floor PLAN
1/8" = 1'-0"
6'-0" x 9'-0" high
locate center of new structural glass block openings (17 of 6)

EXISTING STRUCTURAL MEMBER
EXTERIOR LIGHTS (17 of 6) CENTER ON OPENING

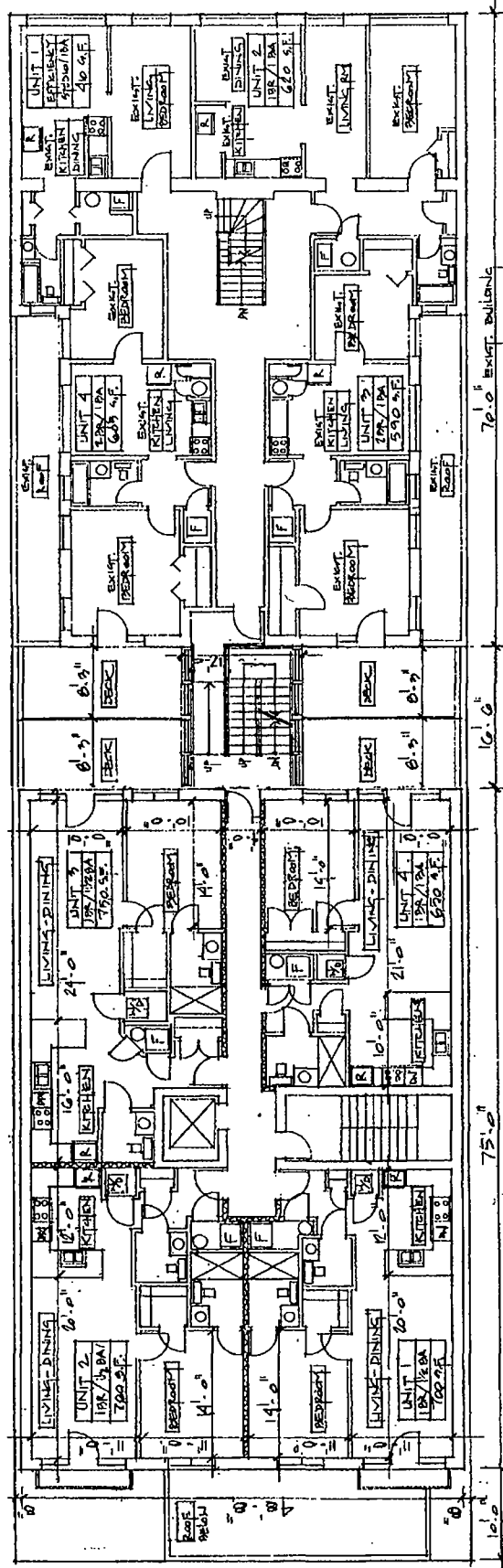
75'-0" (RAMP LIFTE UP TO 14'-0")

70'-0" EXISTING BUILDING

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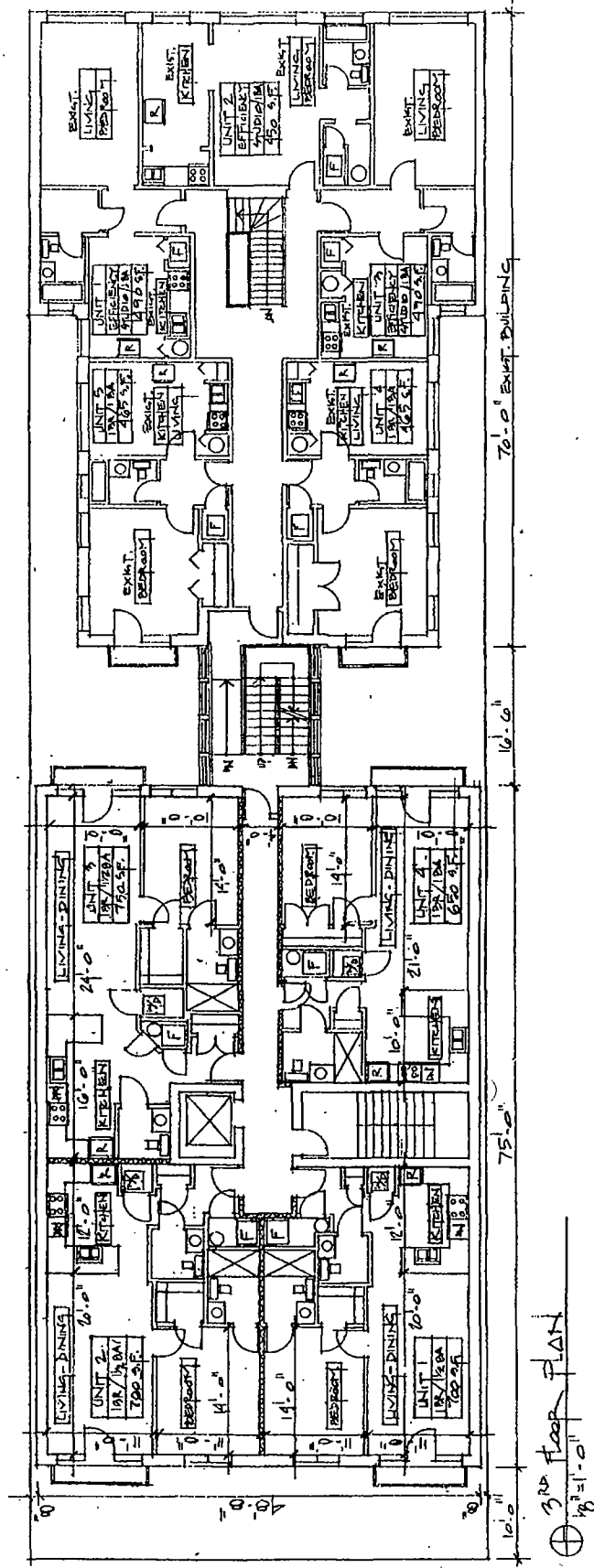


NO Floor PLAN
1/8" = 1'-0"

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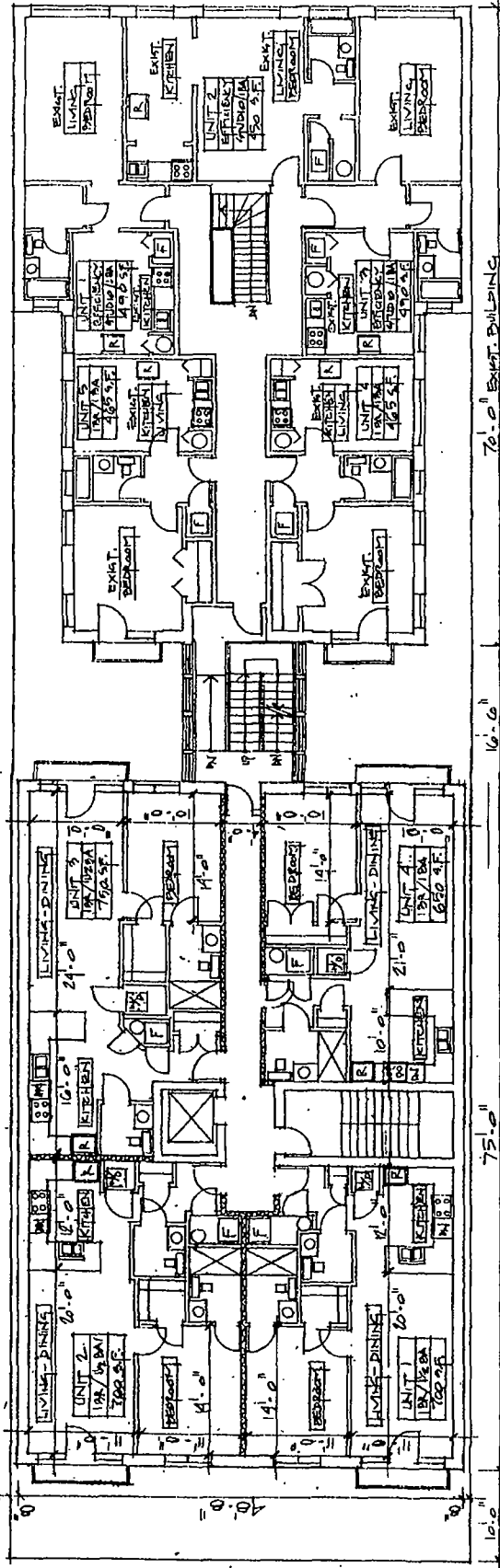


3rd Floor PLAN
1/8" = 1'-0"

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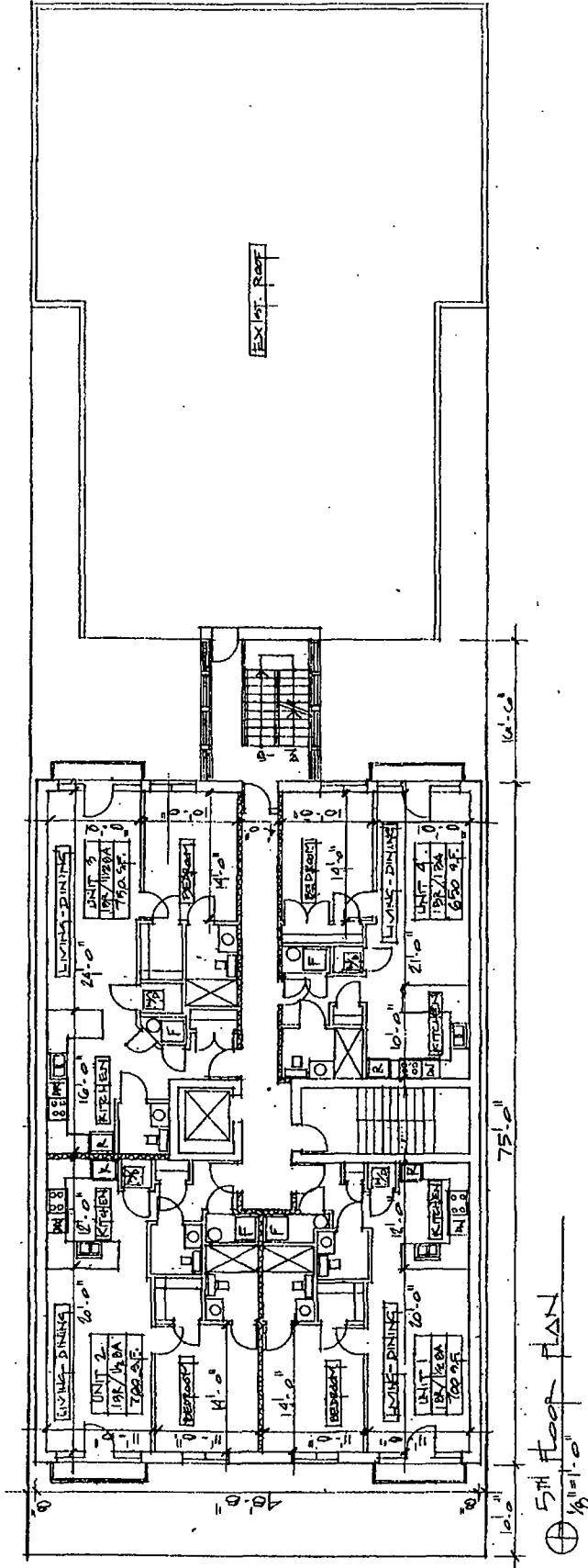


⊕ 4TH Floor PLAN
 1/8" = 1'-0"

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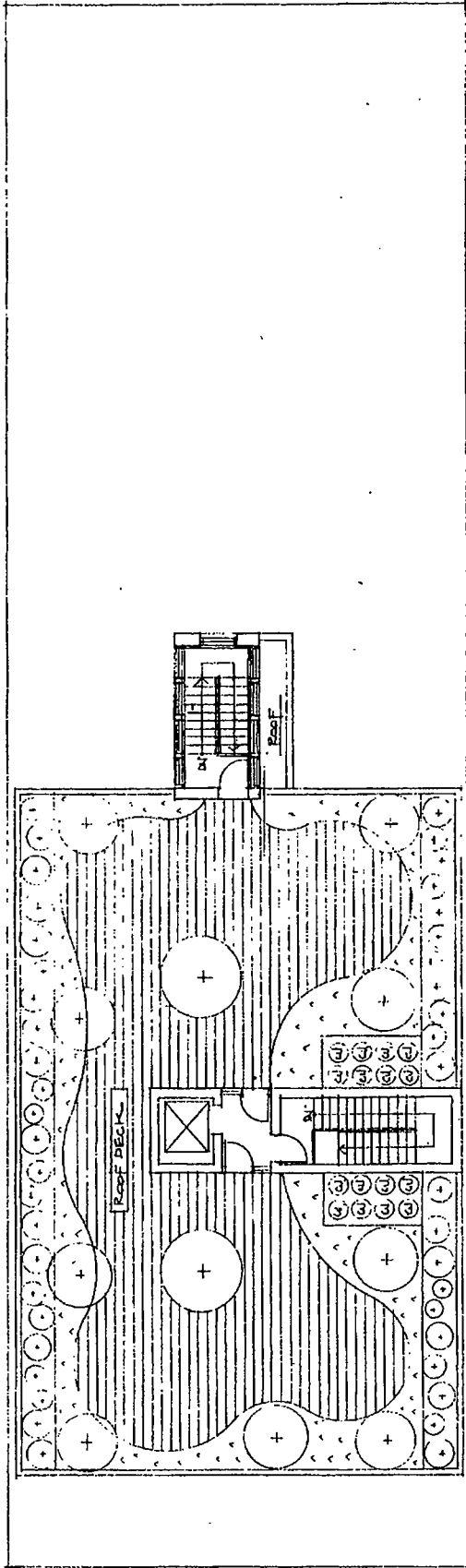


5th Floor PLAN
1/8"=1'-0"



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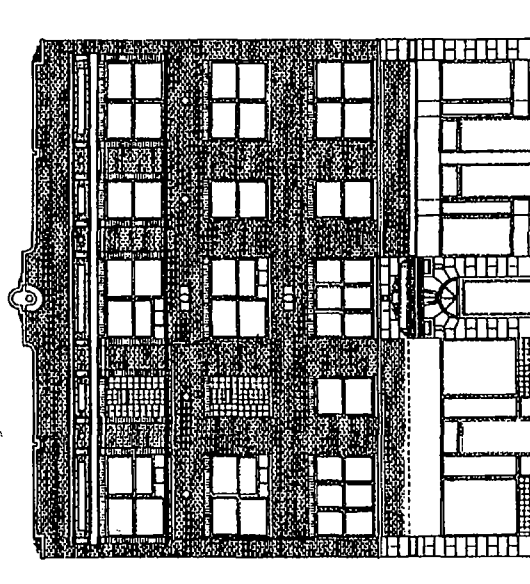
Roof Plan
1/8" = 1'-0"

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EXIST. NORTH ELEVATION

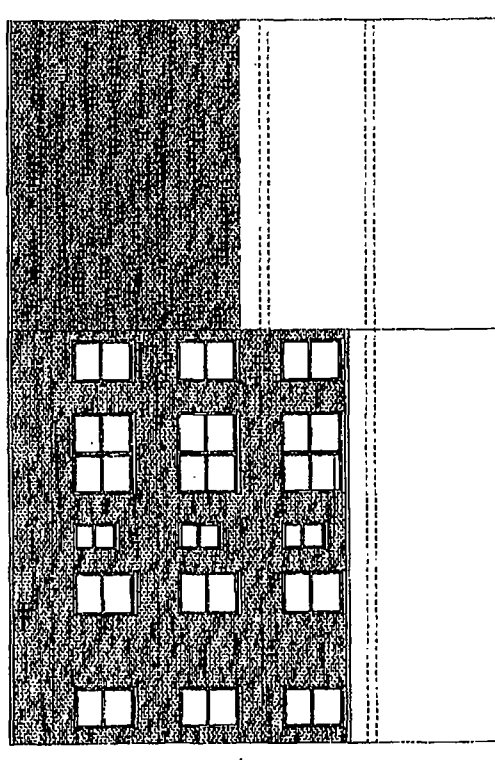
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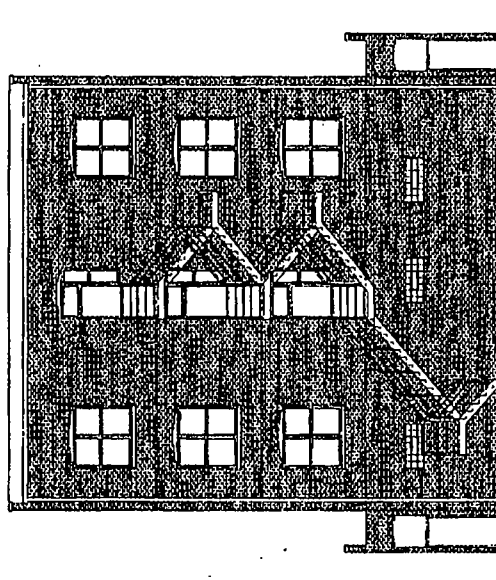


EXIST. EAST ELEVATION

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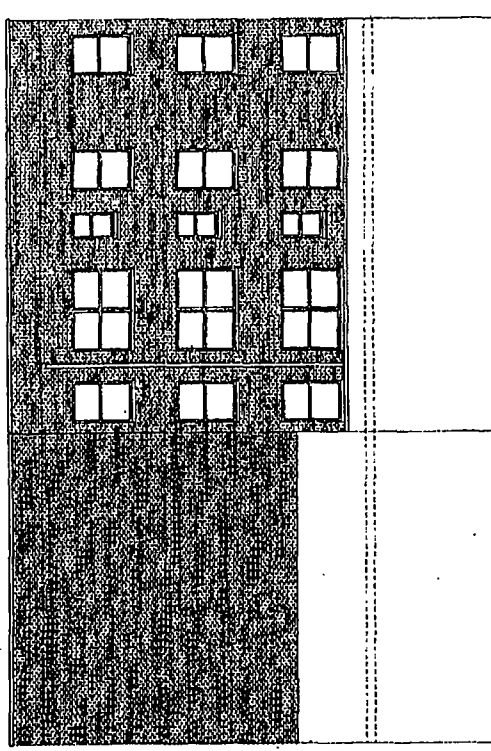


EXIST. SOUTH ELEVATION

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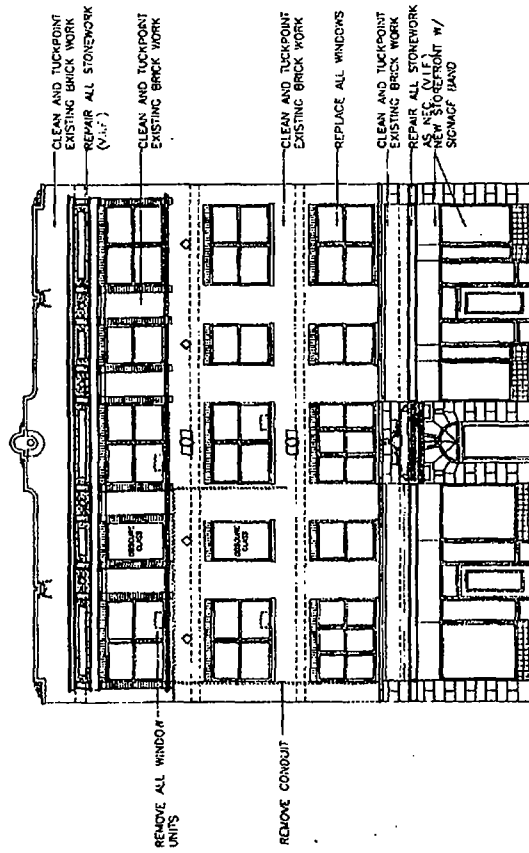
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EXIST. WEST ELEVATION

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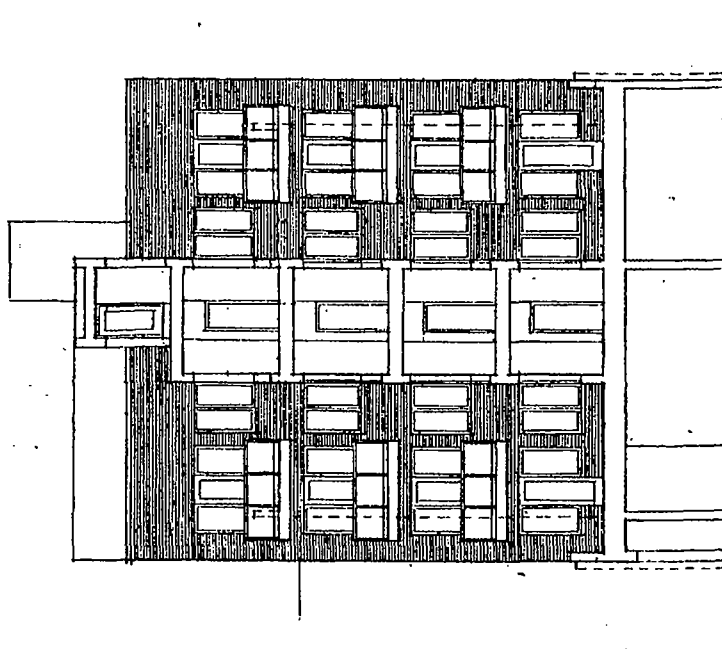


PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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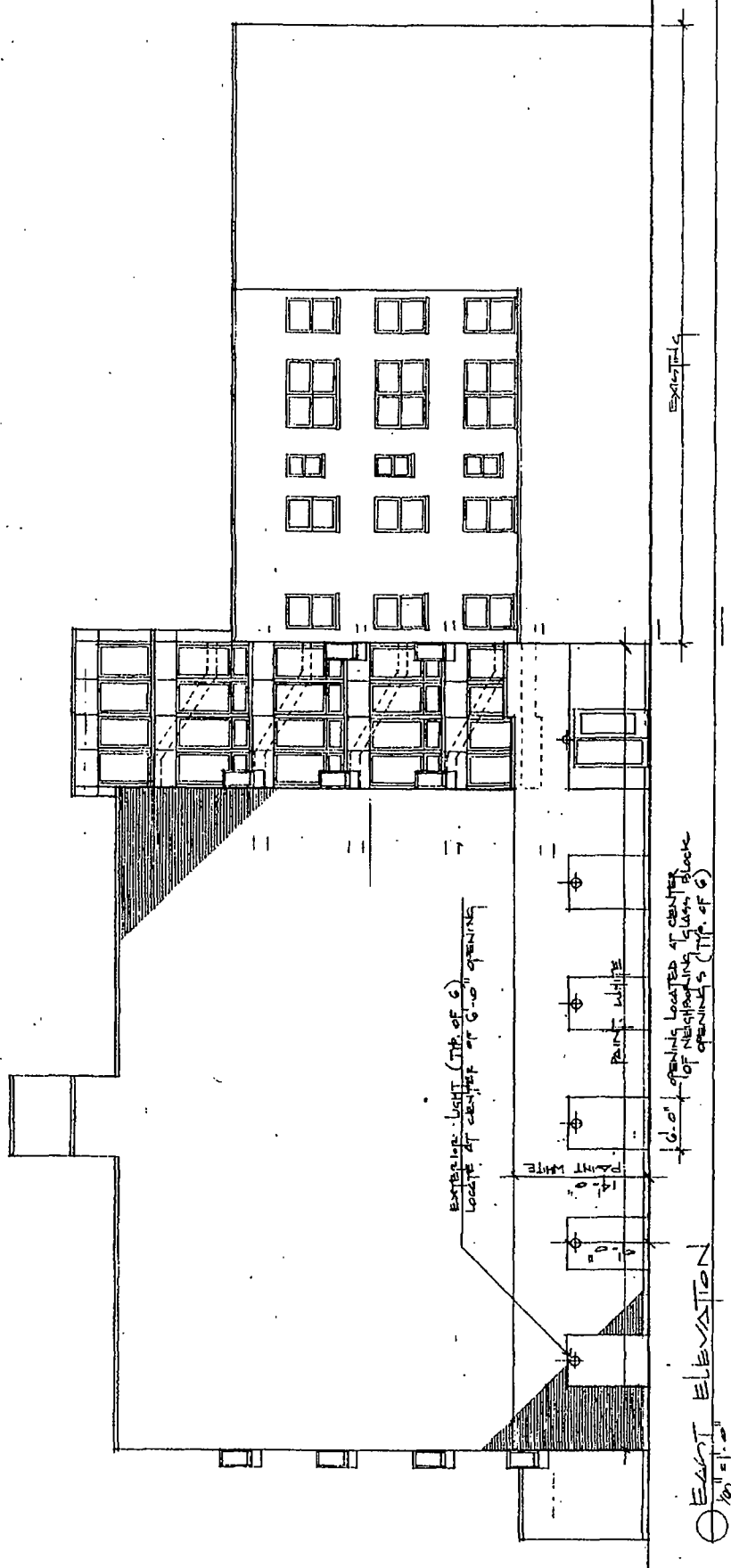


NORTH ELEVATION AT ADDITION

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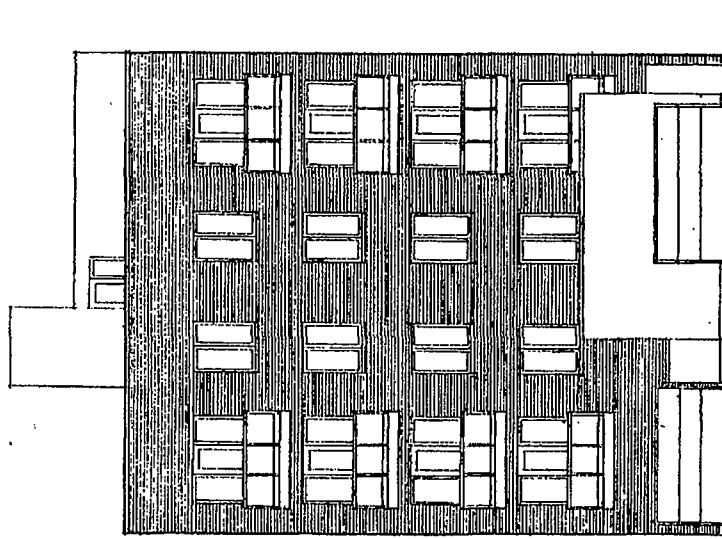
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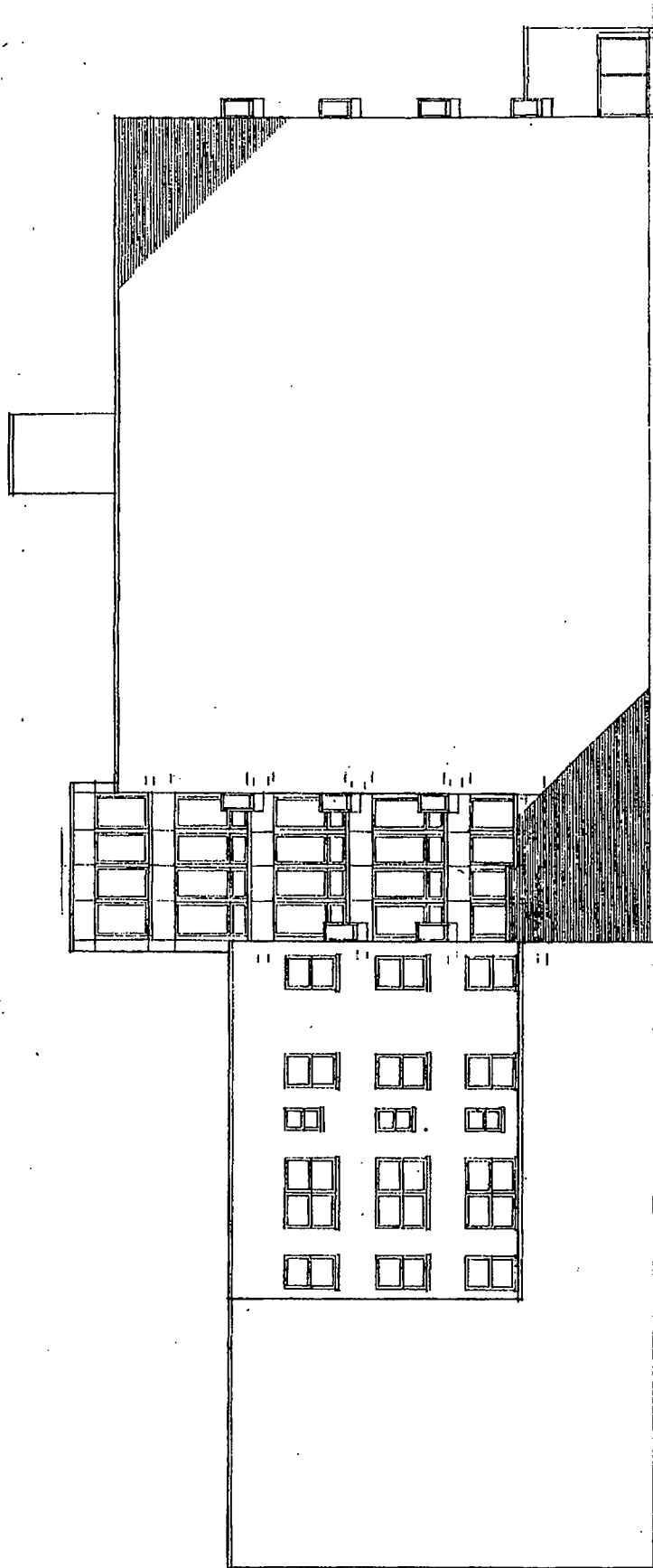
South Elevation
1/8" = 1'-0"

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EXISTING

WEST ELEVATION