



City of Chicago



SO2021-4069

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 215 N Green St - App No. 20836T1
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 C1-1 Neighborhood Commercial 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 Downton 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

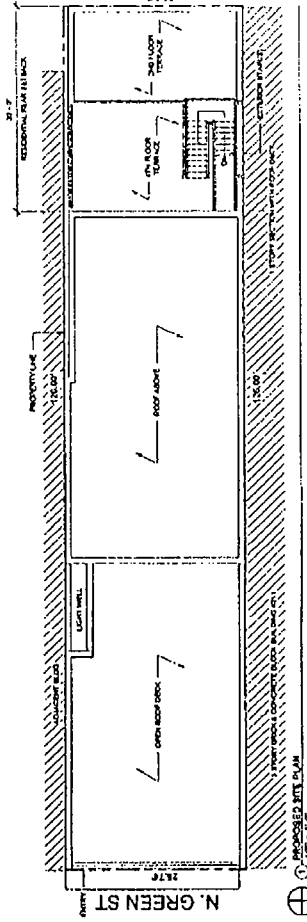
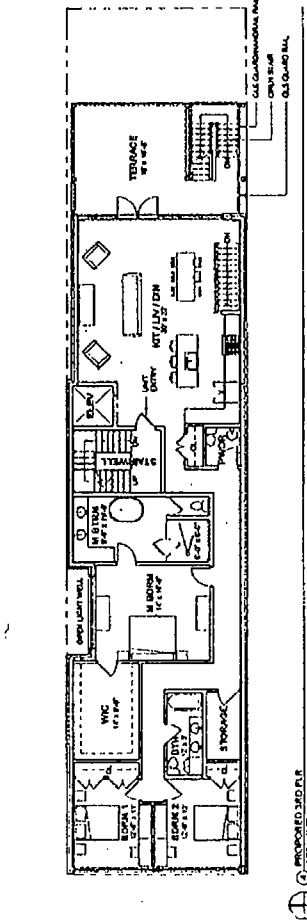
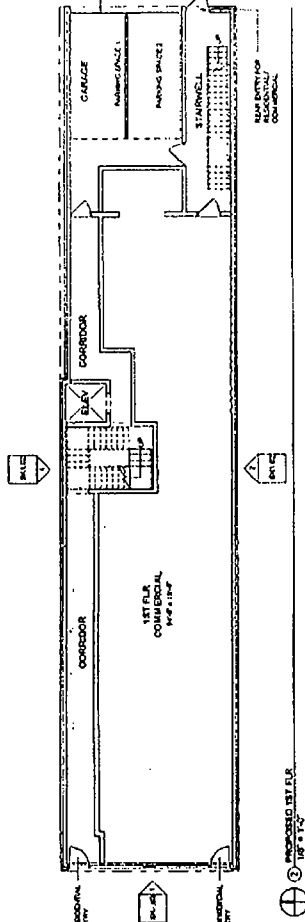
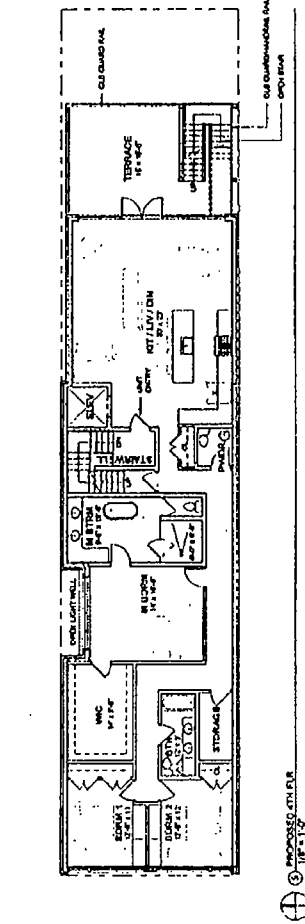
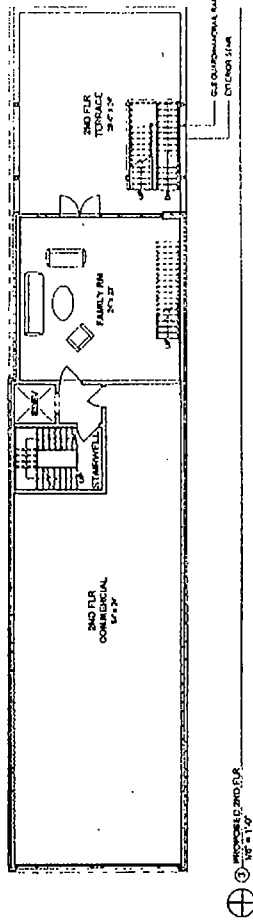
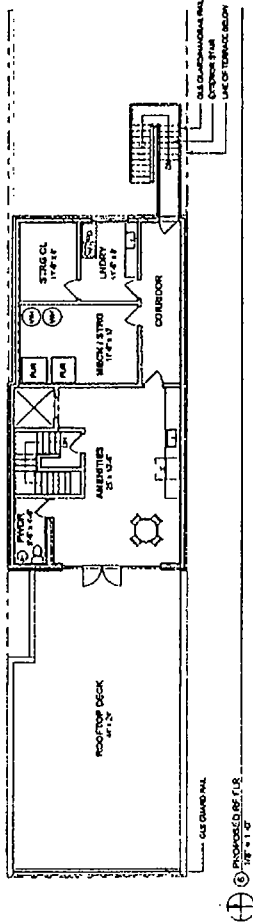
SUBSTITUTE
PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
215 N Green Street

C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed-Use District

The purpose of the rezoning is adaptively reuse the existing building, add a fourth story and add a second dwelling unit. After rezoning the building will contain 3,754 SF of commercial space on the first 2 floors. The 3rd floor will contain a dwelling unit and the fourth floor will contain a second dwelling unit for a total of 2 dwelling units on the property. The height of the building will be 55 feet. 2 indoor parking spaces will be provided at the building which will be accessed off the alley.

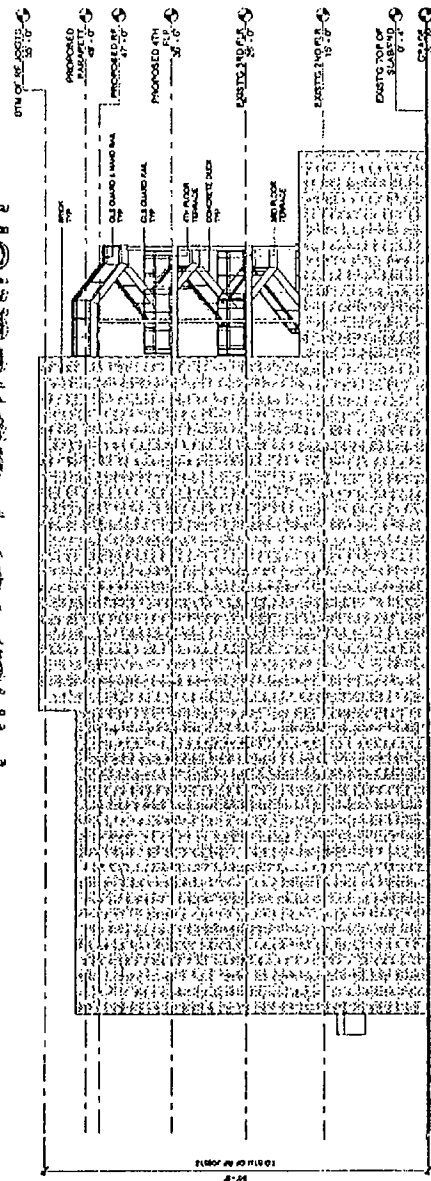
	PROPOSED
Lot Area	3,235 SF
Density – MLA	1,617.5
Off Street Parking	2
Rear Setback	0
Side (North) Setback	0
Side (South) Setback	0
Front Setback	0
FAR	3.5
Building Height	55'

Final for Publication

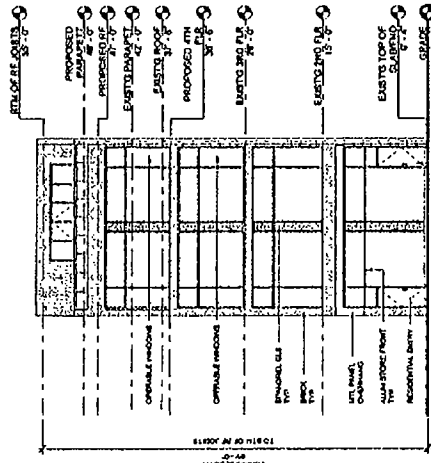


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 SHEET NO. SK1.01

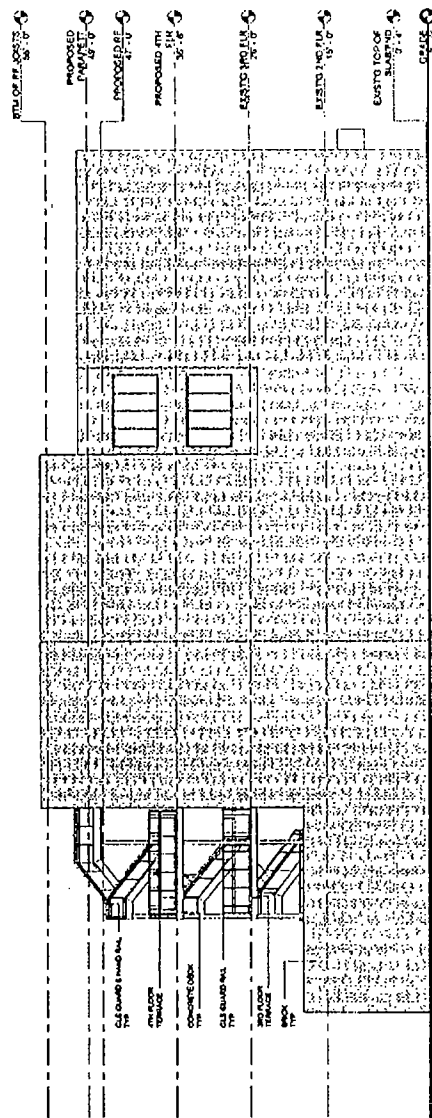
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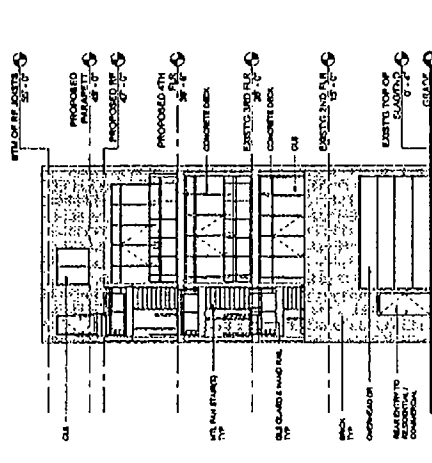
1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



1 PROPOSED EAST ELEVATION
1/8" = 1'-0"