



City of Chicago



02020-5680

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/16/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 28-G at 955 W 115th St -
App No. 20551T1

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 28-G in the area bounded by:

West 115th Street; the westerly property line of the former Pennsylvania Railroad right-of-way; a line 127.65 feet south of and parallel to West 115th Street; and South Morgan Street

To those of a RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 955 W 115th Street, Chicago, IL.

Narrative and Plans
Type-1 Zoning Map Amendment
955 W 115th Street
M1-1 to RT-4

Project Description:

- A. A 22-unit affordable housing development, to be purchased and developed by Habitat for Humanity Chicago. The community consists of 2-story, attached townhomes. The units are arranged to create a shared central open space fronting 115th Street. The front doors to fourteen units will be accessed from this space, with the remaining eight units fronting Morgan Street and Major Taylor Trail.

Internal to the site, small individual open spaces are located behind each townhouse and are connected along a shared internal path, creating a semi-private space for residents. These pathways lead to a series of shared garages. The compact plan and series of open spaces, each with a different character, is meant to provide clear ownership boundaries, while enhancing and promoting neighborly interaction and connections among the homeowners.

Proposed Land Use: Residential townhouse development

Proposed Zoning District: RT-4

Project Lot Area: 52,219 sf

Project FAR: 0.59

Project's Lot Area per Dwelling: 2,374 sf

Community Green Space: 3,600 sf

Amount of Off-Street Parking: 22 garage spaces

Setbacks (according to the townhouse):

Front North	5.0 feet end wall
Rear South	5.0 feet end wall
West Side	8.0 feet front and end wall
East Side	8.0 feet front and end wall

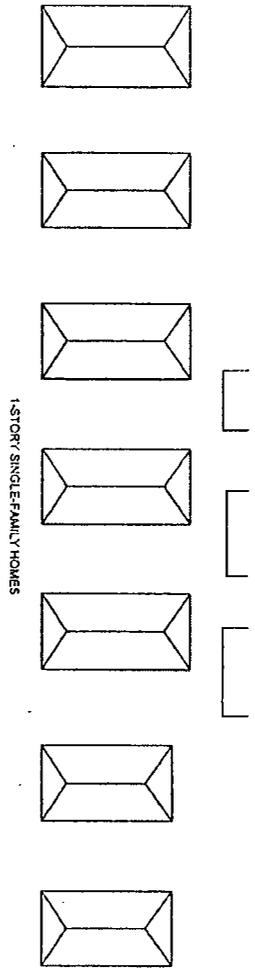
Building Heights

All townhouses are 2 stories tall. Rough 22' above site grade. Garages are one story.

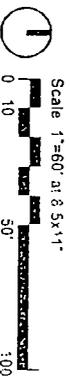
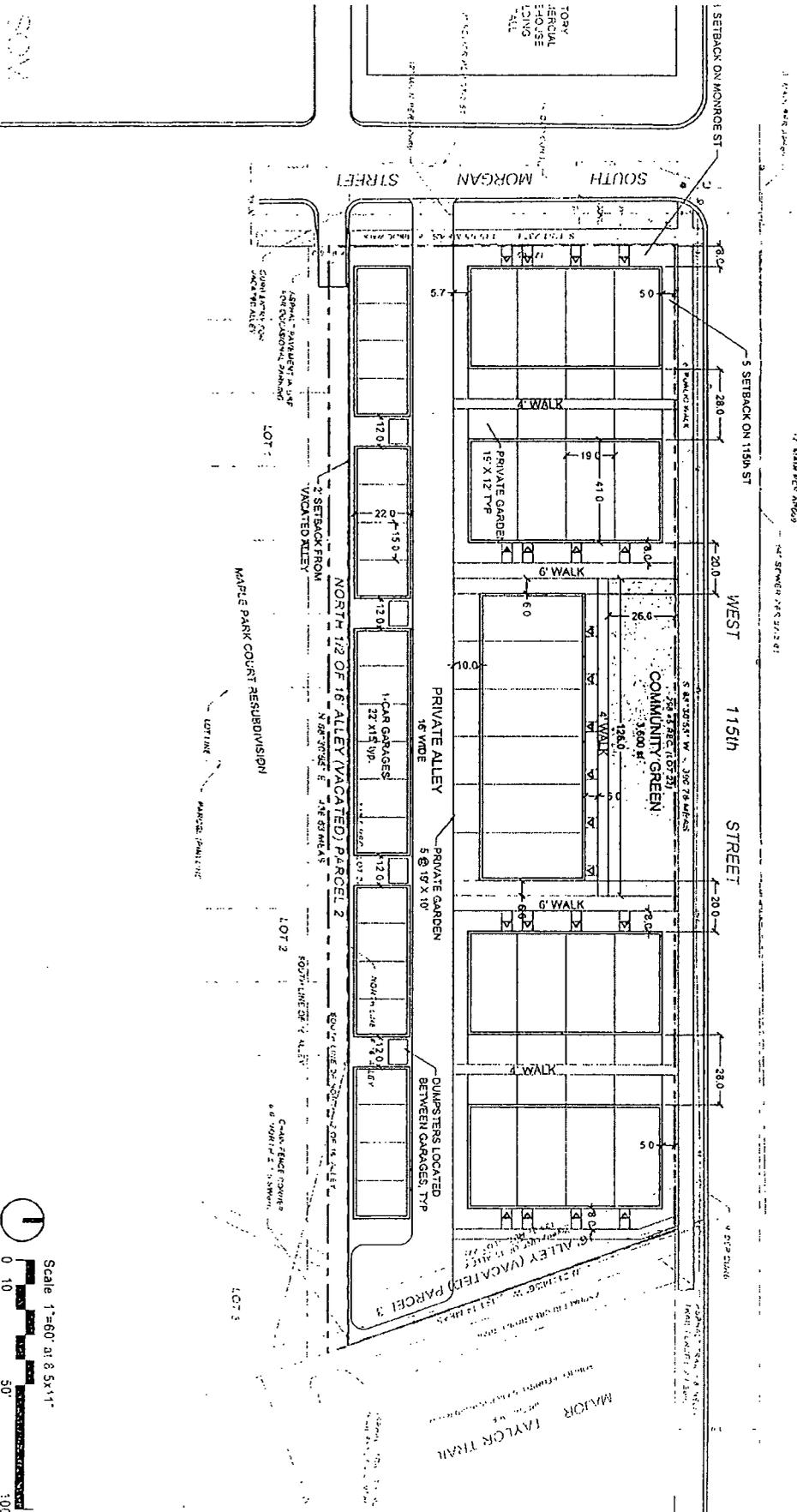
955 W 115th Street - Proposed Master Plan

August 21, 2020

Final for Publication



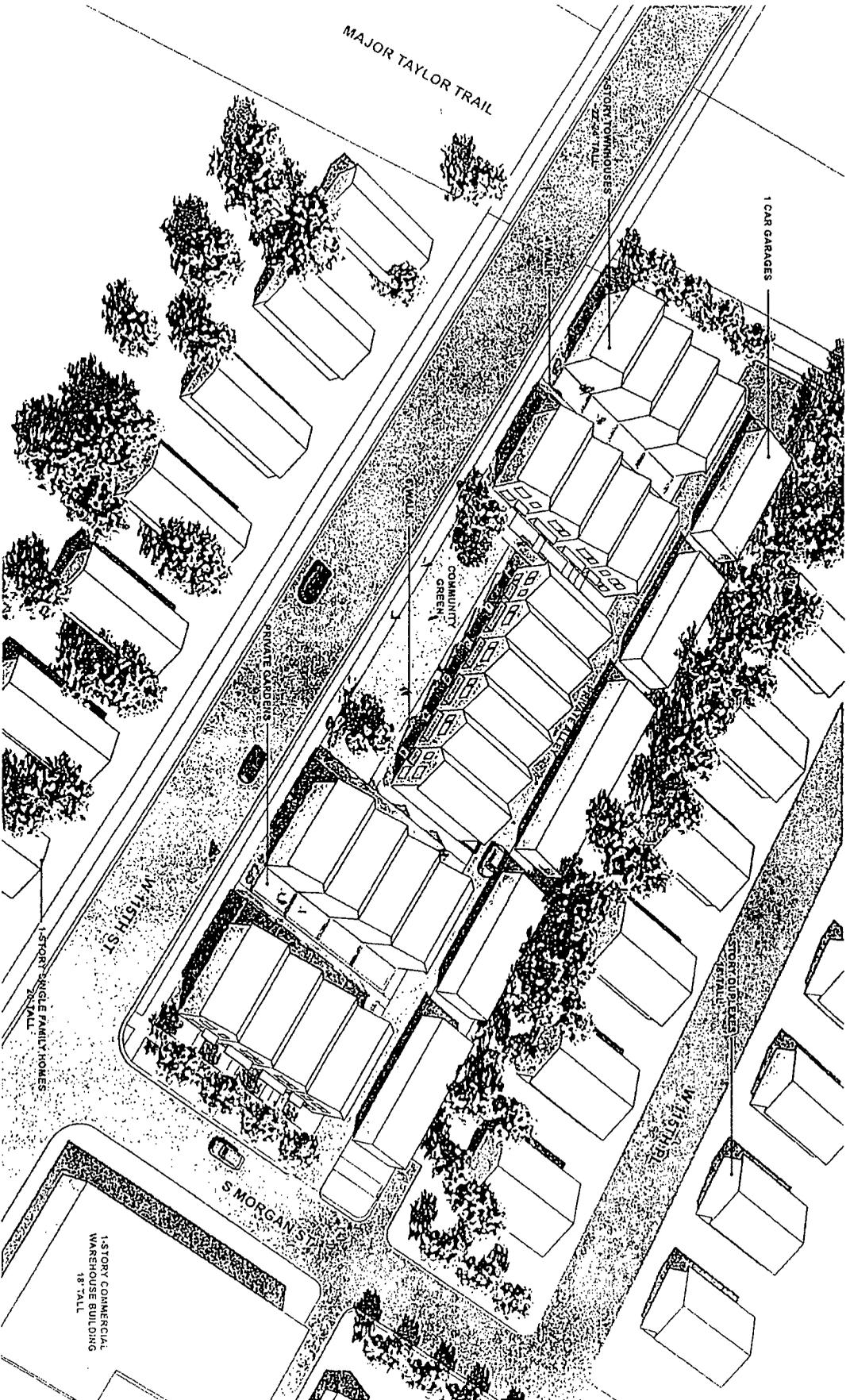
1-STORY SINGLE-FAMILY HOMES



MAJOR TAYLOR TRAIL

955 W 115th Street - Proposed Master Plan

August 21, 2020



SON

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