



City of Chicago



SO2014-9729

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 873 N Sedgwick St and 355-357 W Locust St - App No. 18252T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18252 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 B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-F

West Locust Street; a line 233.84 feet east of and parallel to North Sedgwick Street; a line 109.30 feet south of and parallel to West Locust Street; a line 129.31 feet east of and parallel to North Sedgwick Street; a line 100.26 feet south of and parallel to West Locust Street; and North Sedgwick Street,

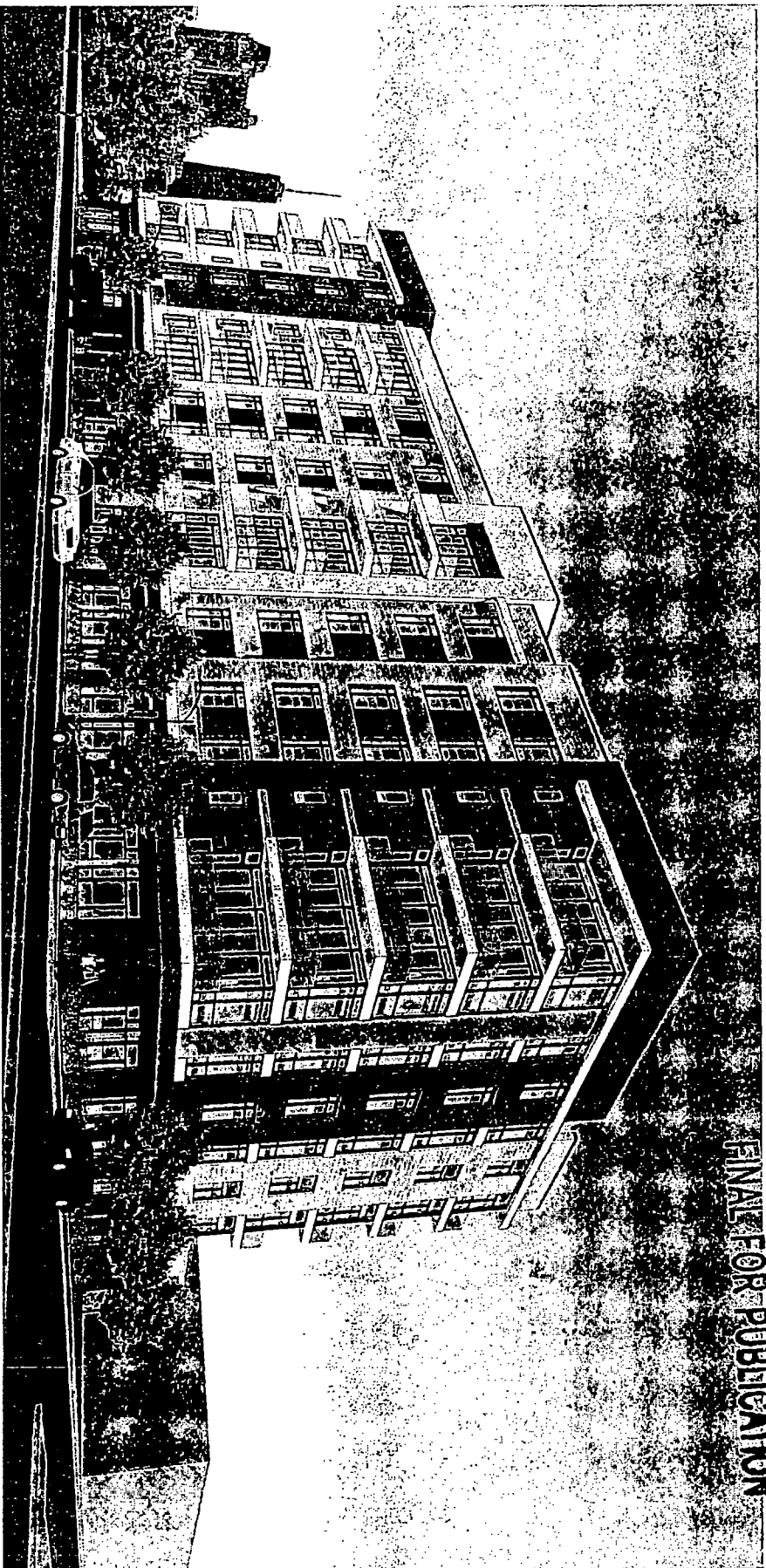
to those of a B2-5 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 873 North Sedgwick Street and
355-357 West Locust Street

- 1) **Project Description:** Six-story residential building containing forty-five (45) residential units and on-site interior parking for fifty-one (51) vehicles
- 2) **Lot Size:** Oddly shaped lot: 24,389 sq. ft.
- 3) **Zoning Amendment:** B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse & Multi-Unit District to B2-5 Neighborhood Mixed-Use District
- 4) **FAR:** 3.9 (93,898 sq. ft.)
- 5) **Minimum Lot Area:** 45 Dwelling Units (542 sq. ft./dwelling unit)
- 6) **Height:** 74.8'
- 7) **Front Setback (North):** 0'
Sideyard setback (West - Reverse corner): 0'
* the Applicant will seek a Variation from the Zoning Board of Appeals for west sideyard relief
Sideyard setback (East): 0'
Rear Setback (South): 19' (at residential level)
* the Applicant will seek a Variation from the Zoning Board of Appeals for rear setback relief
- 8) **Parking (Auto):** 51
- 9) **Parking (Bike)** 29
- 10) **Loading Berth:** 1

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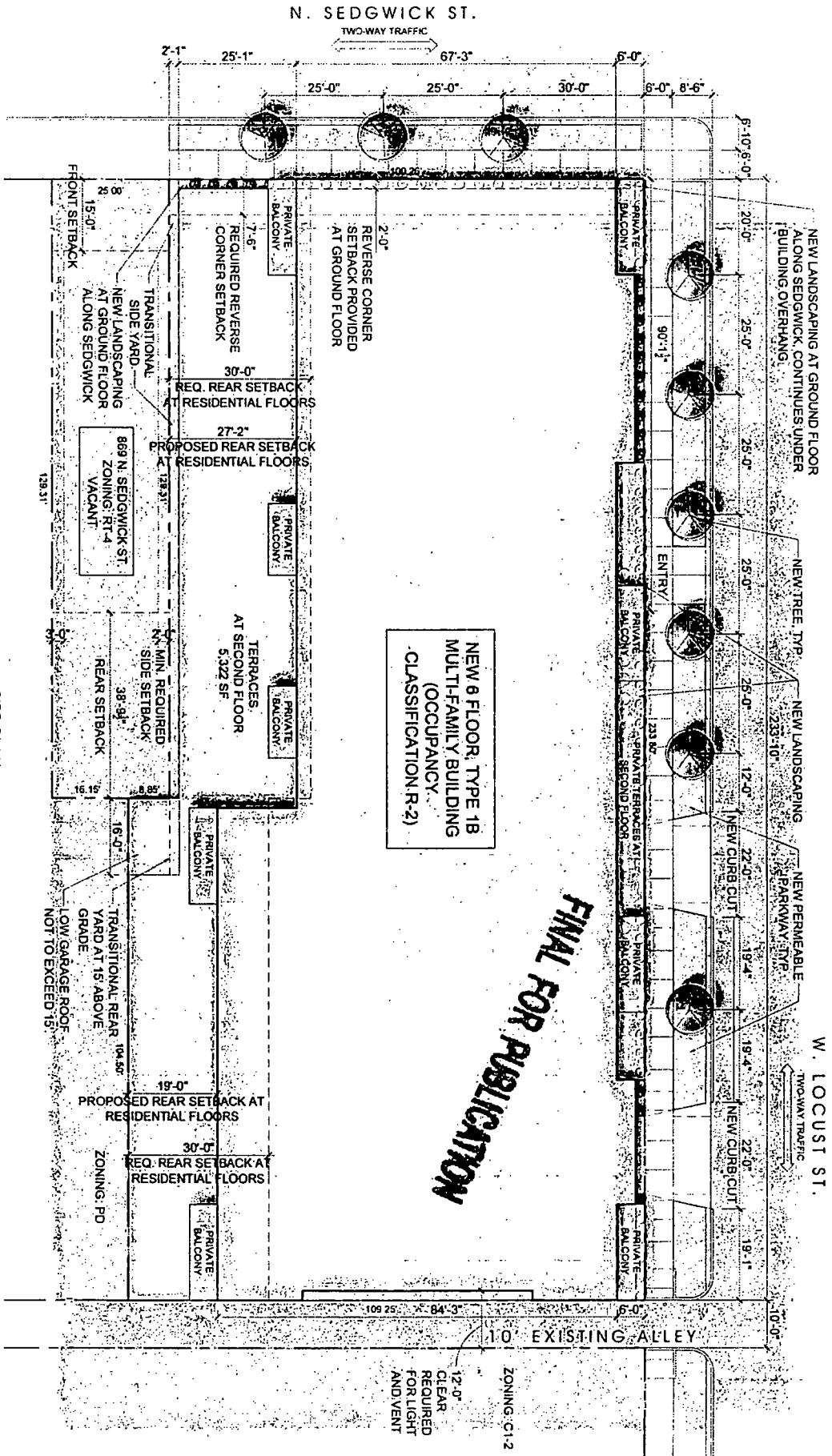
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DEVELOPER
NOVEMBER 14, 2014
REVISED - MARCH 23, 2015

**873 N SEDGWICK ST
AND
355-357 W LOCUST ST**
CHICAGO, ILLINOIS

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GUILLETTE
ROWLISON**
ARCHITECTS
CONCEPTUAL DESIGN THROUGH CONSTRUCTION • 2011

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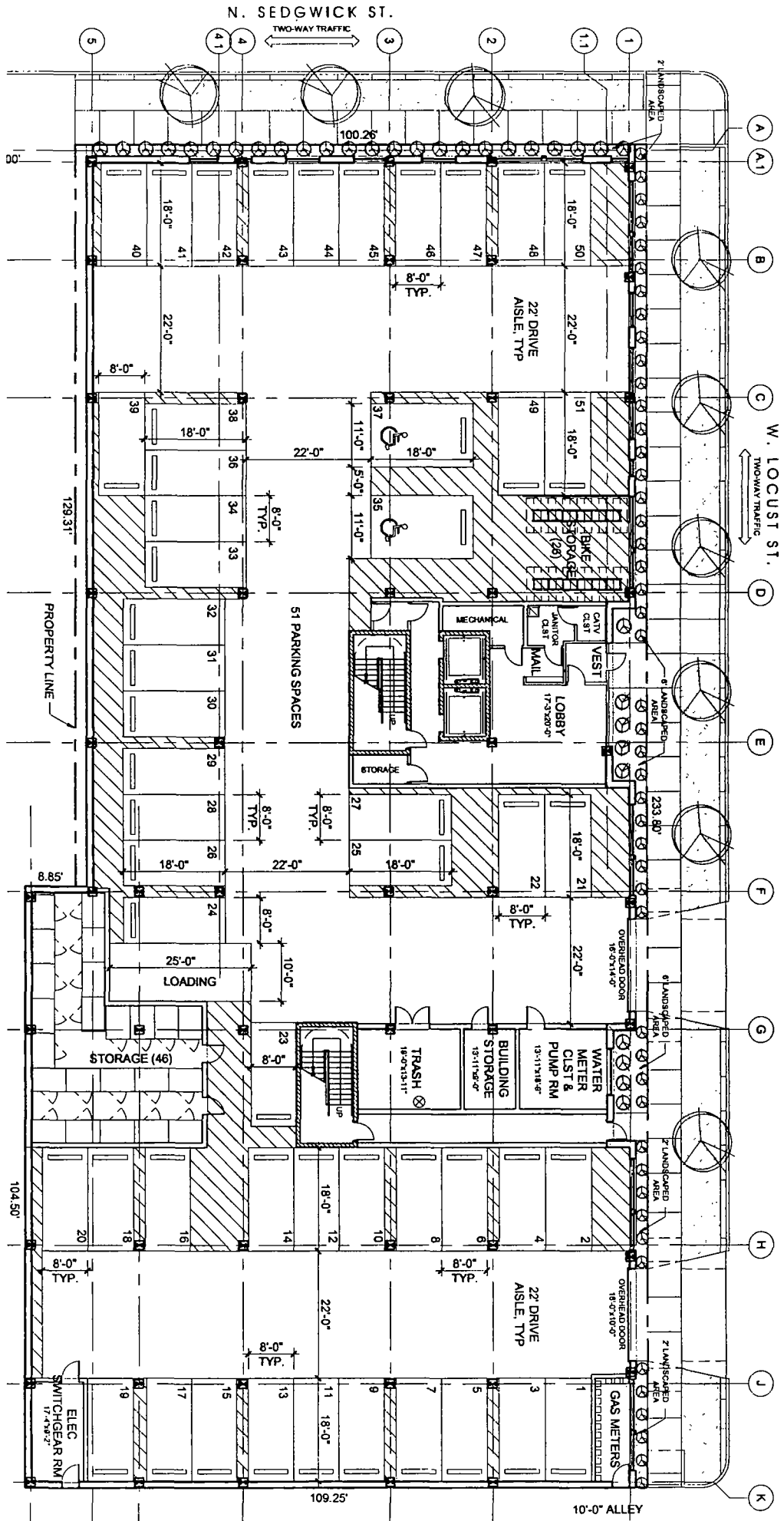
NEW 6 FLOOR, TYPE 1B
 MULTI-FAMILY BUILDING
 (OCCUPANCY
 CLASSIFICATION R-2)

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ZONING: C1-2

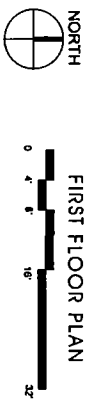
12'-0"
 CLEAR
 REQUIRED
 FOR LIGHT
 AND VENT

SULLIVAN
 G O U L I E T T E
 & W I L L I S O N
 ARCHITECTS



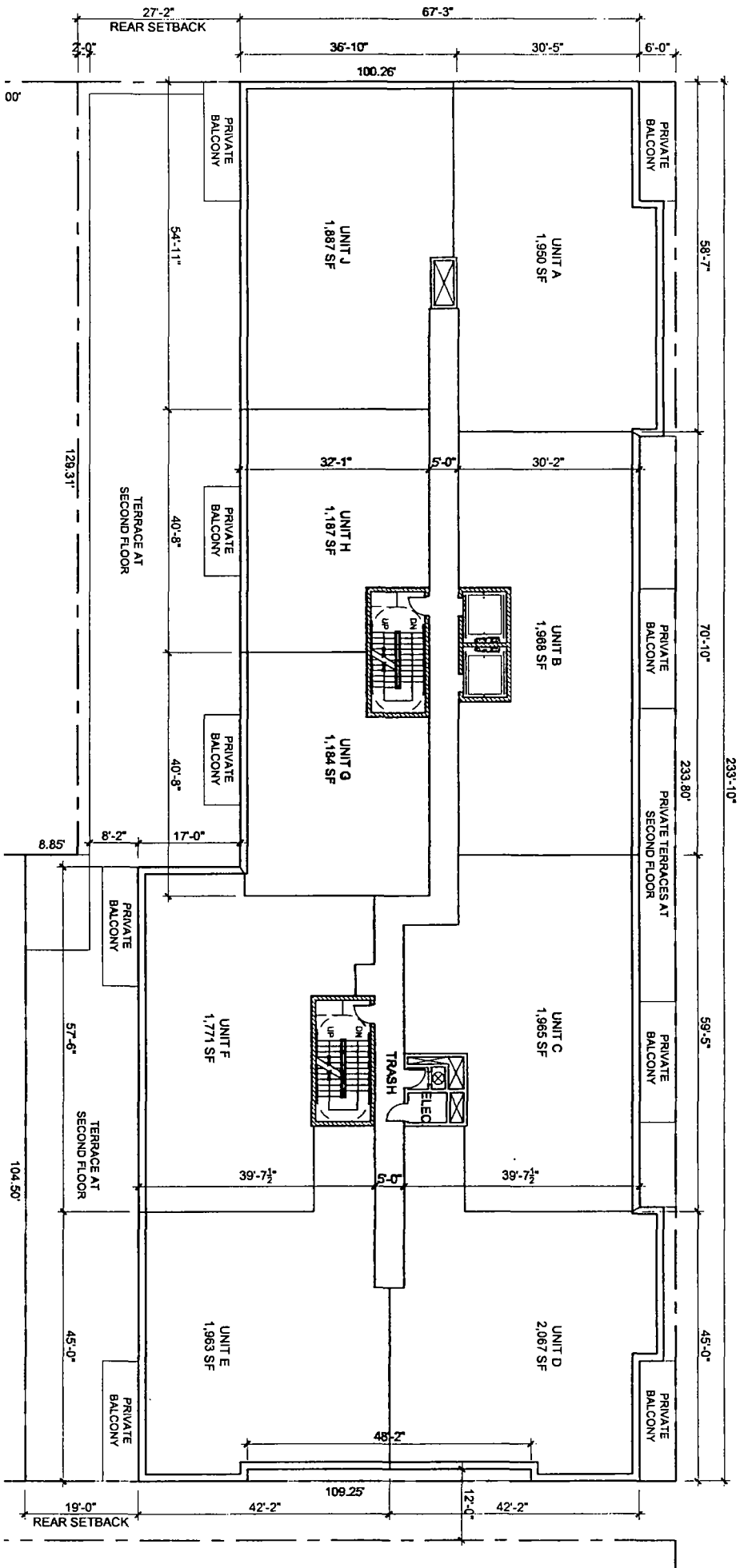
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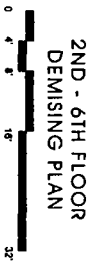
**SULLIVAN
 GULLIOTT
 & WILSON**
 ARCHITECTS



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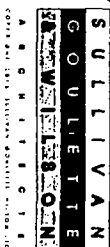
NORTH

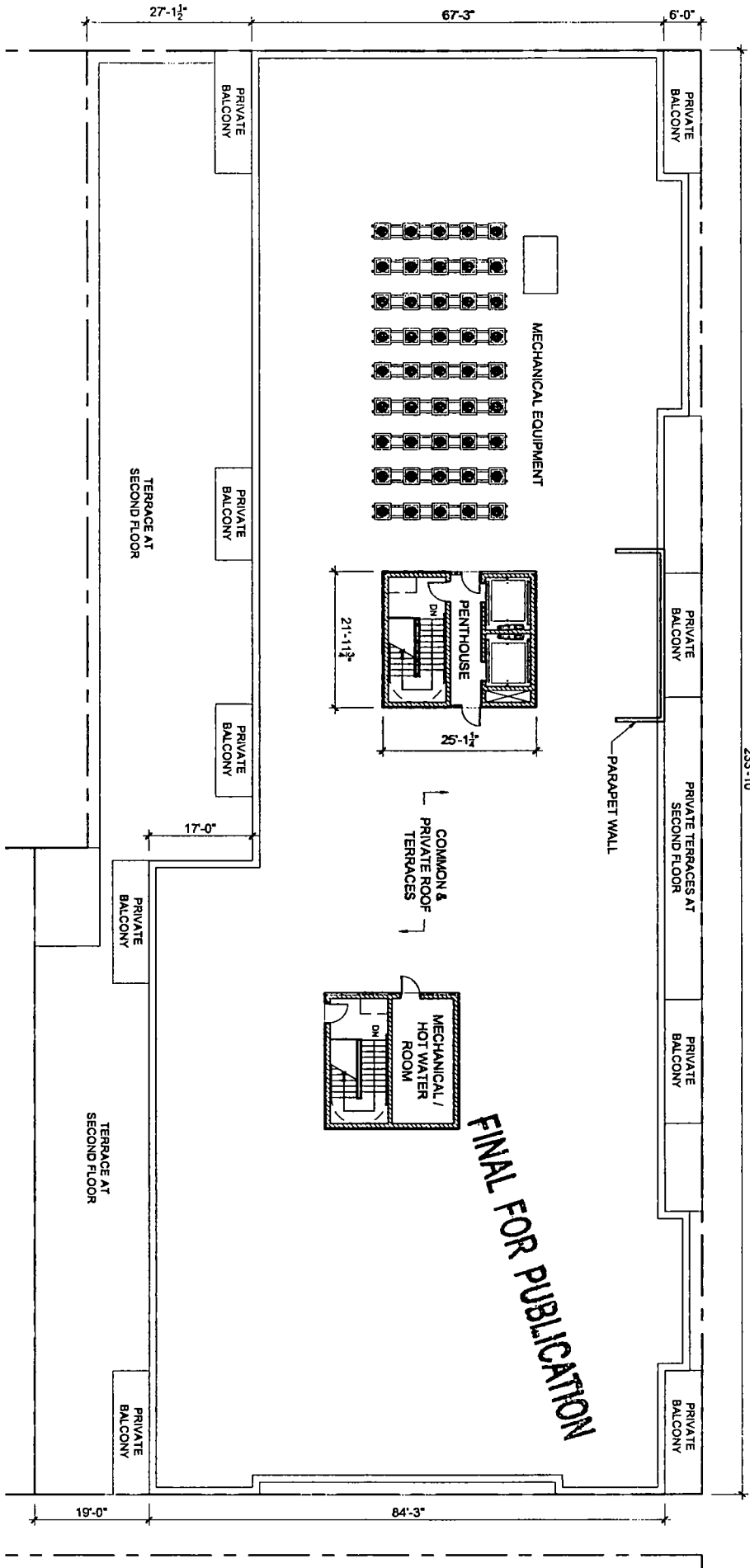


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2ND - 6TH FLOOR
 DEMISING PLAN

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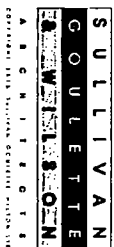
NORTH



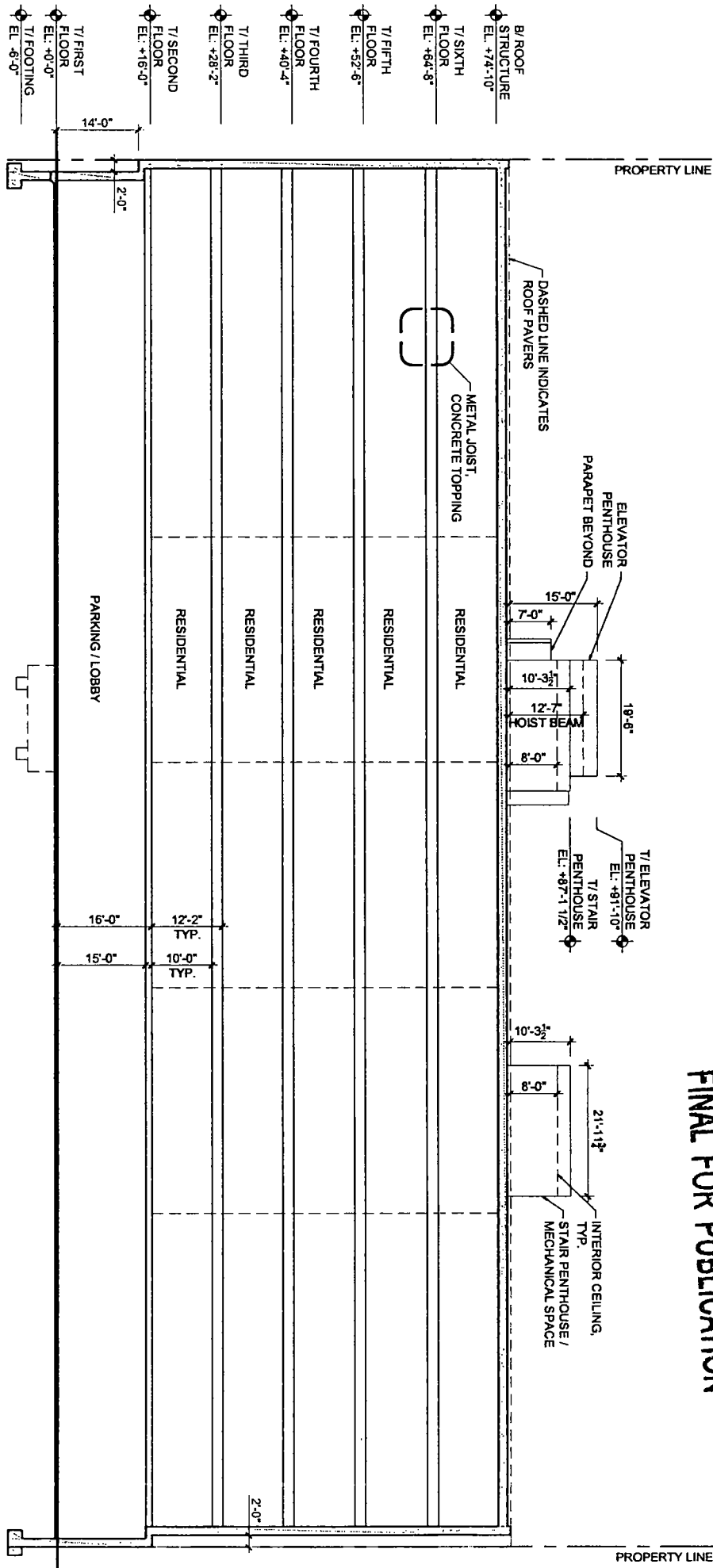
ROOF PLAN

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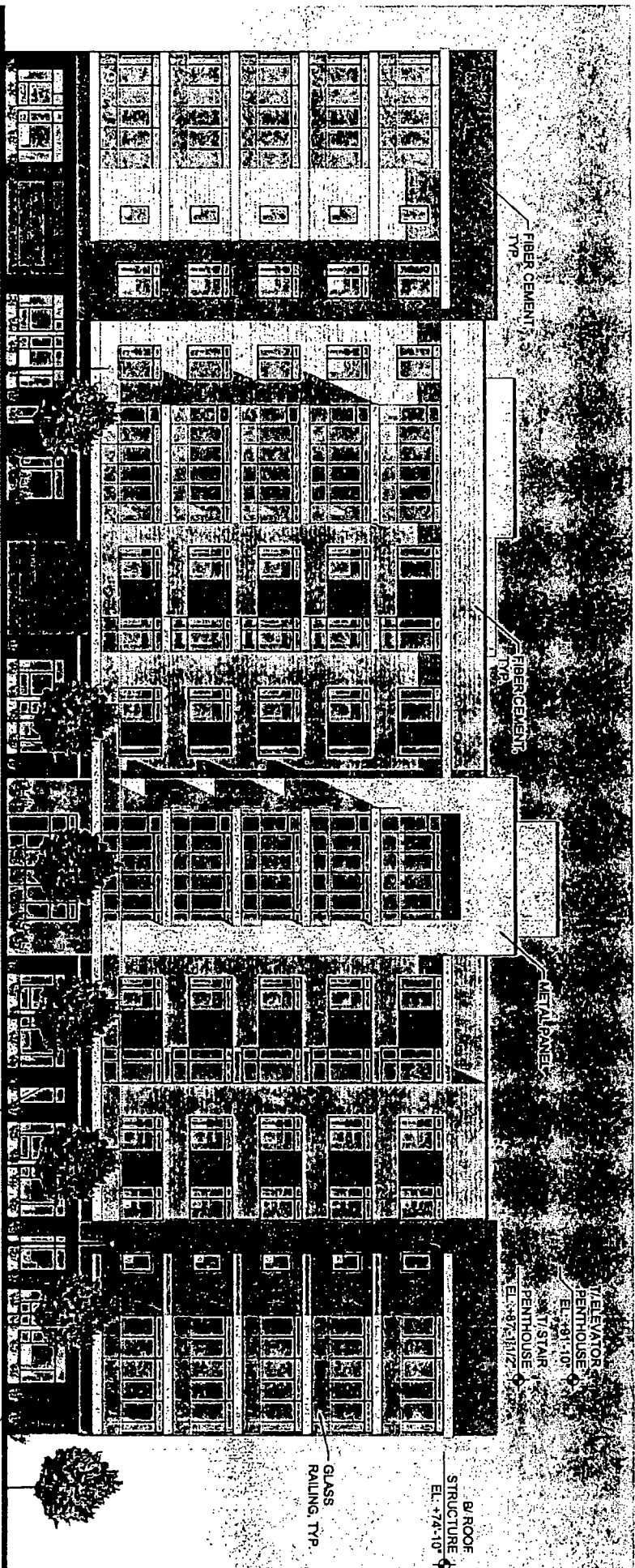
BUILDING SECTION

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STONE BANDING

FACE BRICK

NORTH ELEVATION

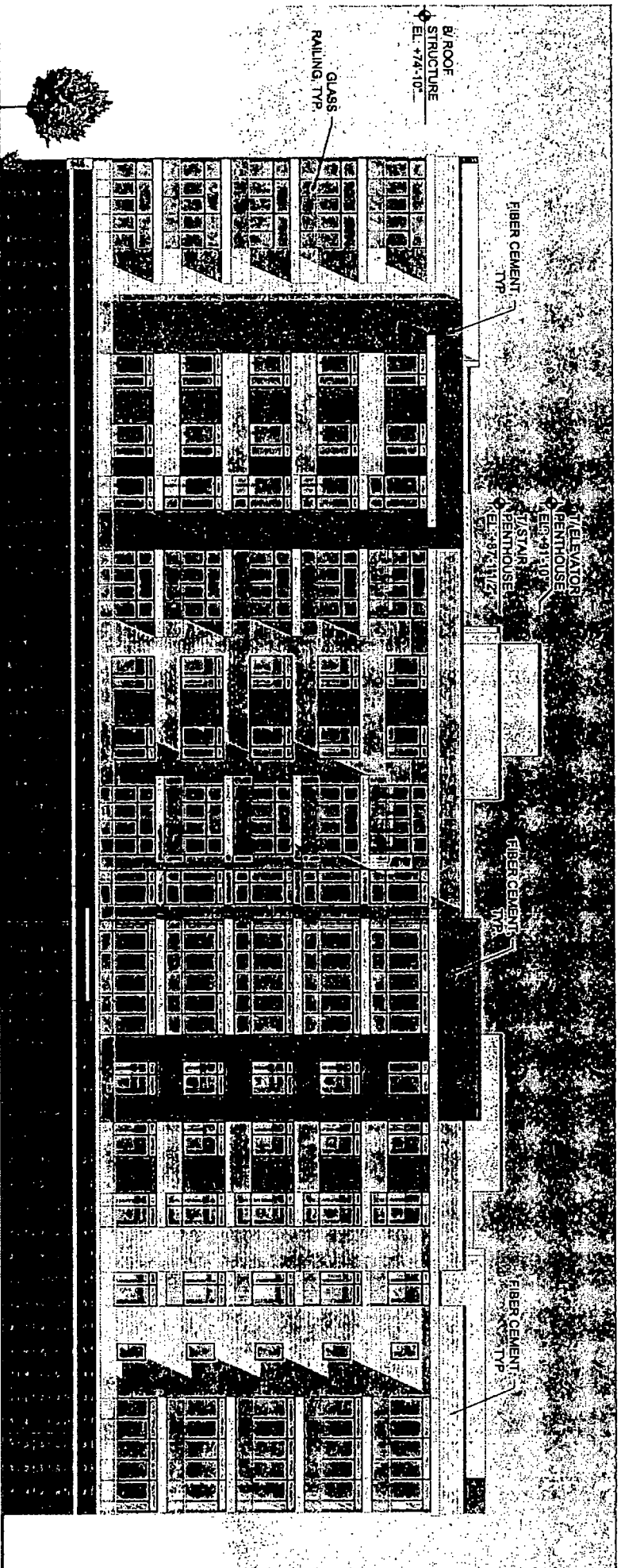


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ARCHITECTS
CORPORATE 1212 BROADWAY SUITE 1200 CHICAGO, IL 60604

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FACE BRICK

SOUTH ELEVATION
0 4 8 16 32

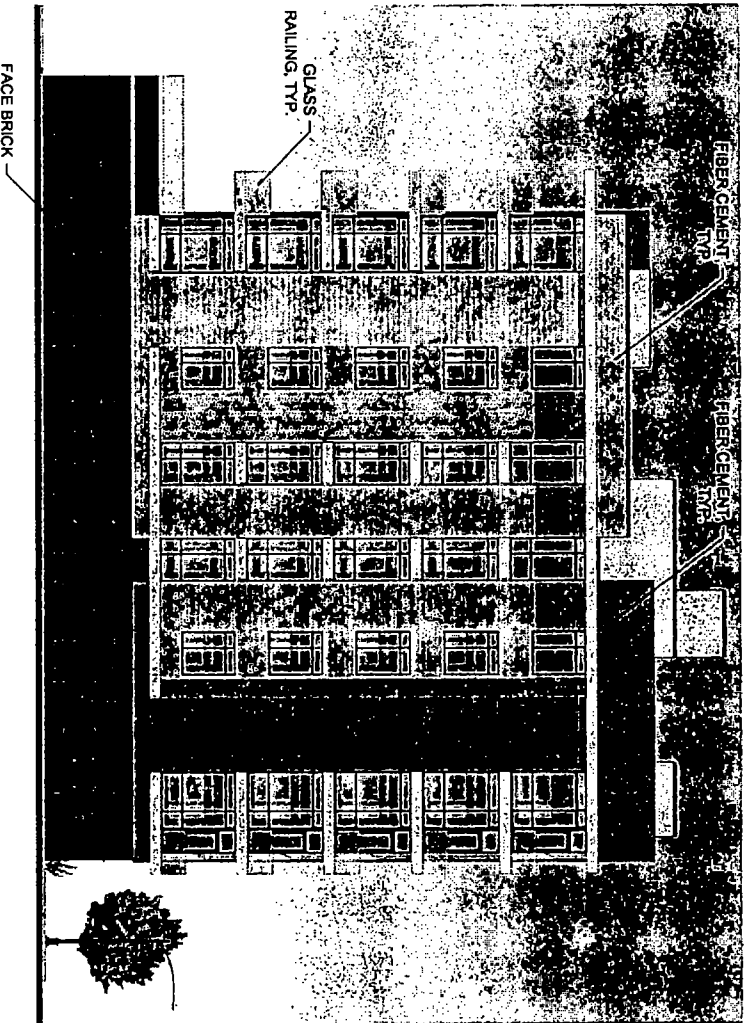
18'-0"

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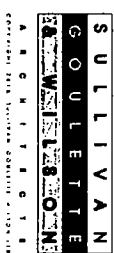
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- 7/ ELEVATOR
PENTHOUSE
EL. +81'-10"
- 7/ STAIR
PENTHOUSE
EL. +87'-1 1/2"
- B/ ROOF
STRUCTURE
EL. +74'-10"

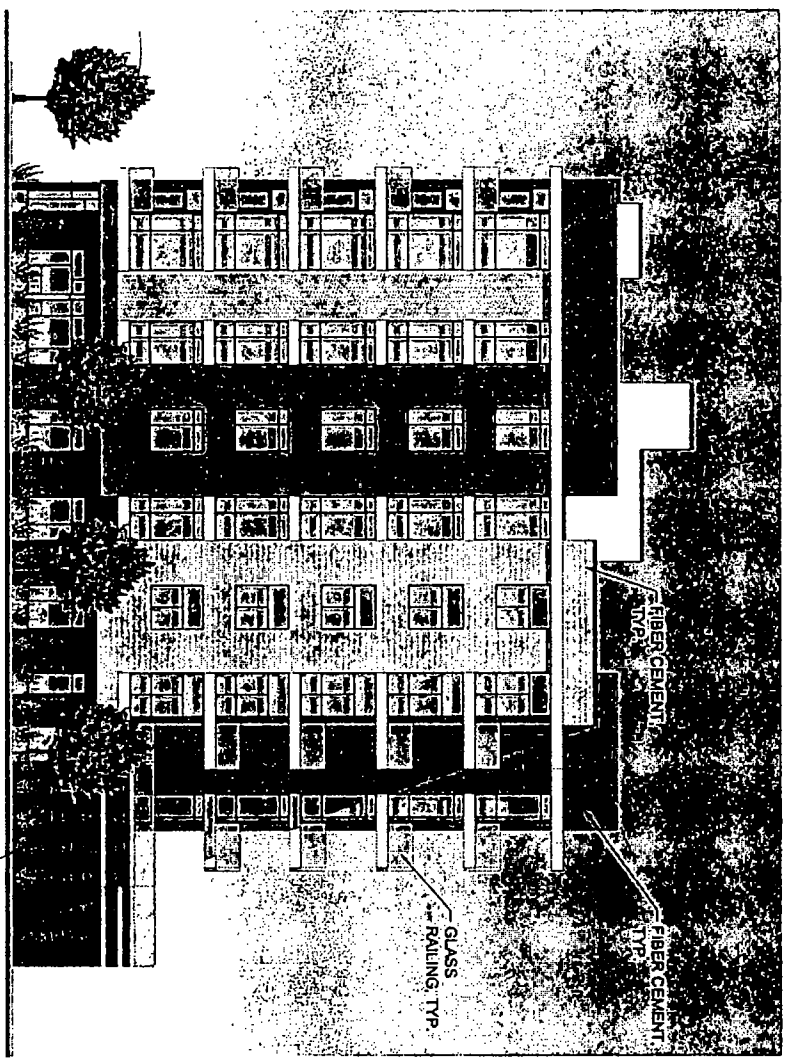
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- 7/ELEVATOR
PENTHOUSE
EL. +91'-10"
- 7/STAIR
PENTHOUSE
EL. +87'-1 1/2"
- B/ ROOF
STRUCTURE
EL. +74'-10"

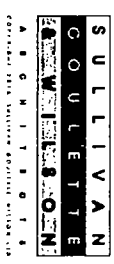


WEST ELEVATION

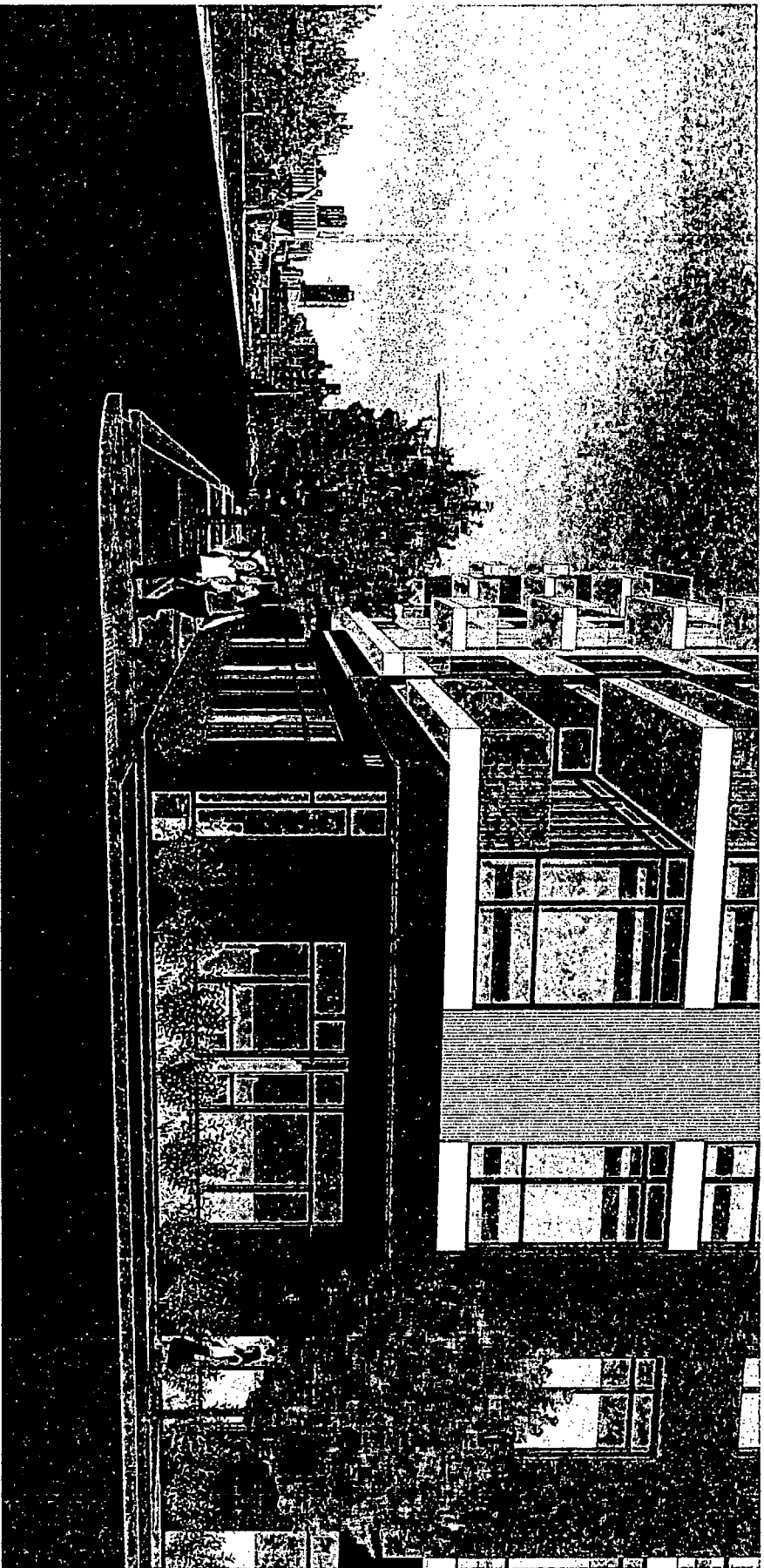


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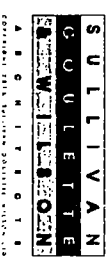
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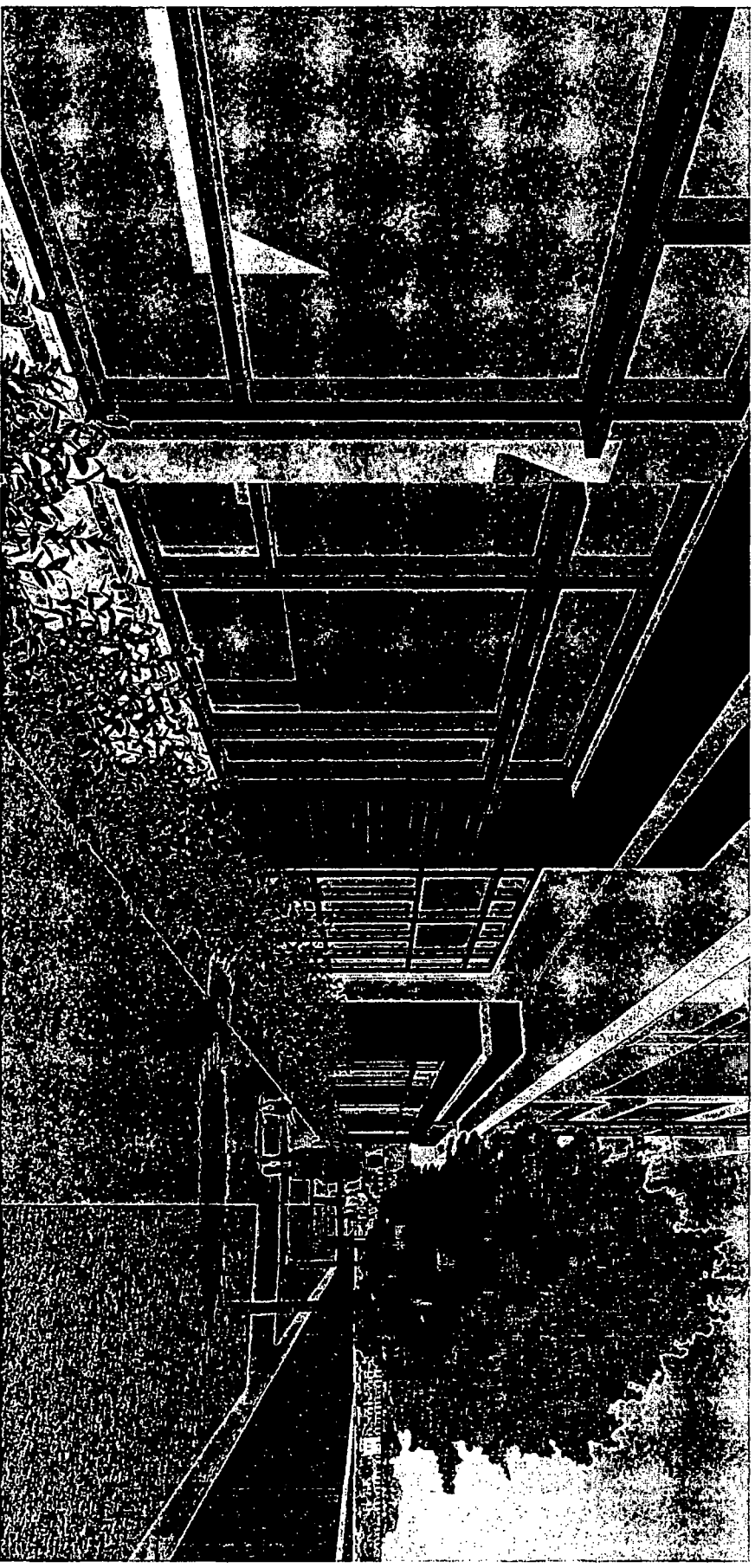
VIEW LOOKING EAST
ALONG LOCUST

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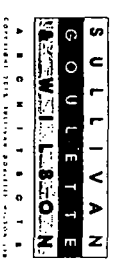
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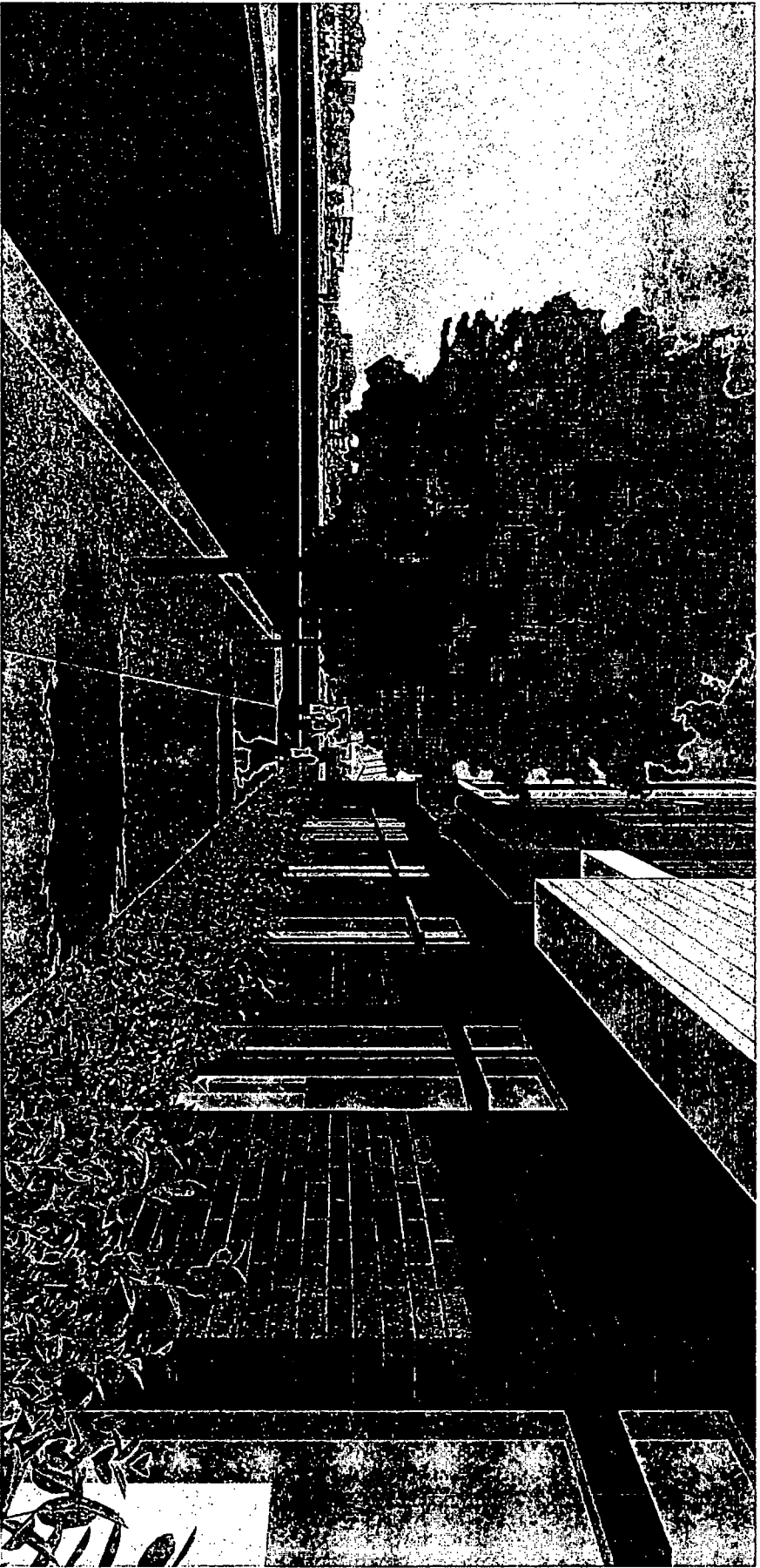
VIEW LOOKING WEST
ALONG LOCUST

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VIEW LOOKING NORTH
ALONG SEDGWICK

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