



City of Chicago



O2022-1333

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 215 N Green St - App No. 21038T1
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 DX-3 Downtown Mixed-Use 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 Downtown 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

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

215 N Green Street

DX-3 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District

The purpose of the rezoning is to substitute new Type-1 plans from the plans previously approved on October 14, 2021 as SO2021-4069. The plans previously approved on October 14, 2021 allowed the owner to expand the existing building and add two new floors and a second dwelling unit. This rezoning seeks to reduce the scope of the previously approved Type-1 plans. Under the new plans, the owner seeks through this rezoning to adaptively reuse the existing building and add floor area by expanding the existing first, second, and third stories. After rezoning the building will contain 1,860 SF of commercial space on the first floor. The 2nd and 3rd floors will contain a two-story dwelling unit. The height of the building will be 38'. Two indoor parking spaces will be provided at the building which will be accessed off the alley.

	PROPOSED
Lot Area	3,235 SF
Density – MLA	1/3,235 SF
Off Street Parking	2
Rear Setback	19'3"
Side (North) Setback	0
Side (South) Setback	0
Front Setback	0
FAR	1.86
Building Height	38'

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMITS
2	11/15/10	REVISIONS
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6	03/15/11	REVISIONS
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