



City of Chicago



O2023-64

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/18/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 2509-2513 S Green St - App No. 22075T1
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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 6-G in the area bounded by:

The alley next south of South Archer Avenue; the alley next east of and parallel to South Green Street; a line 141.75 feet south of the intersection of South Archer Avenue and South Green Street as measured along the east right-of-way line of South Green Street and perpendicular thereto; and South Green Street.

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.

Common Address of Property:

2509-13 South Green Street

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 2509-13 SOUTH GREEN STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-2 District to that of a B2-3 District for the property commonly known as 2509-13 South Green Street. The total lot area of the subject site is approximately 6,034 square feet. Applicant seeks to subdivide the zoning lot into two lots and improve the currently vacant site with one building containing six residential dwelling units at 2509-11 South Green Street and a second building containing five residential dwelling units at 2513 South Green Street.

The following is a list of the proposed dimensions of the two developments:

2509-11 South Green Street Building

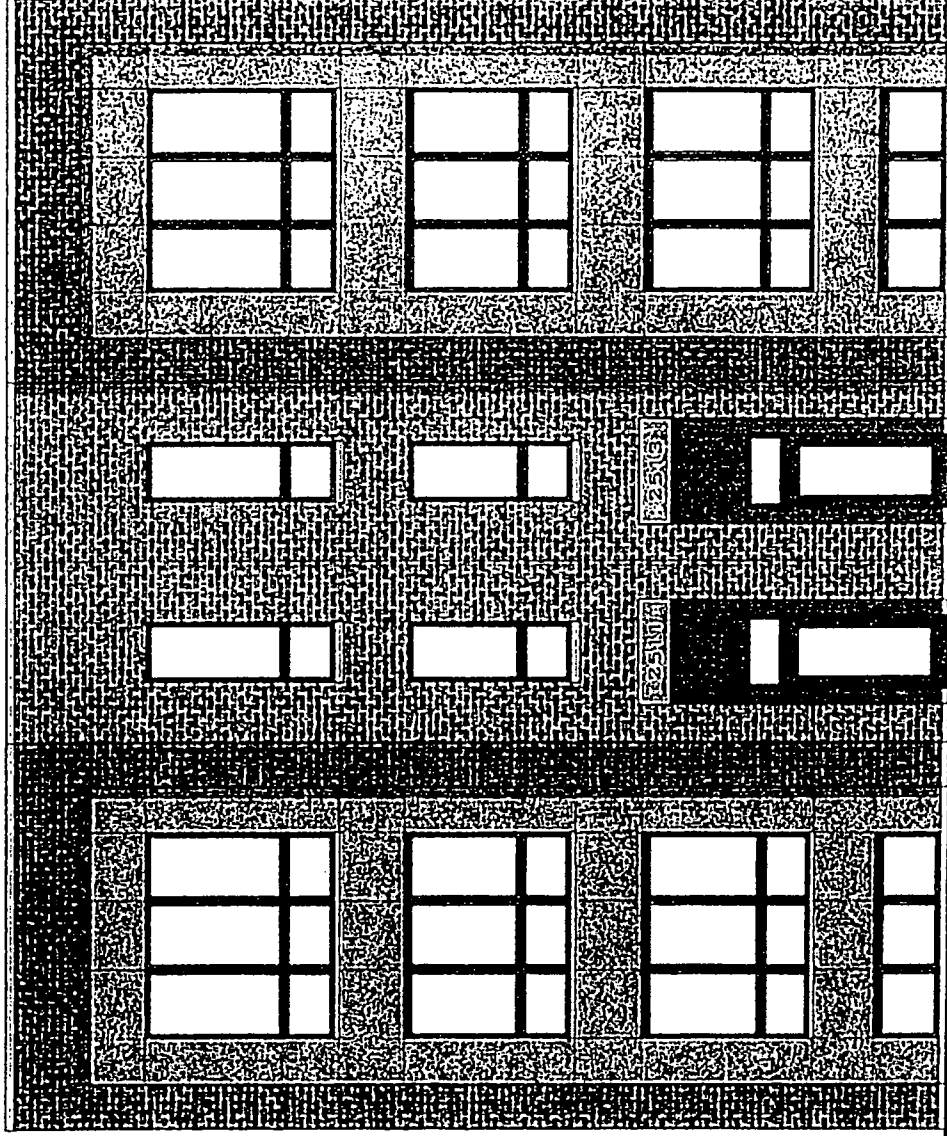
Lot Area:	approximately 3,366
Density:	6 residential dwelling units
Lot Area Per Unit:	approximately 561 square feet
Off Street Parking:	6 spaces
Height:	38 feet
Floor Area:	approximately 5,720 square feet
Floor Area Ratio:	approximately 1.69
Front (west) Setback:	10 inches
Rear (east) Setback:	35 feet 5 inches
North Side Setback:	2 feet
South Side Setback:	0 feet

2513 South Green Street Building

Lot Area:	approximately 2,839 square feet
Density:	5 residential dwelling units
Lot Area Per Unit:	approximately 568 square feet
Off Street Parking:	5 spaces
Height:	38 feet
Floor Area:	approximately 5,720 square feet
Floor Area Ratio:	approximately 2.02
Front (west) Setback:	1 foot 8 inches
Rear (east) Setback:	34 feet 2 inches
North Side Setback:	0 feet
South Side Setback:	1 foot

*The proposed developments will comply with section 17-3-0307 exceptions of the Chicago Air Quality Ordinance should such provisions be deemed applicable.

**The proposed developments will comply with section 17-3-0308 of the Equitable Transit-Oriented Development Ordinance and must satisfy criteria 1-5 of that section.



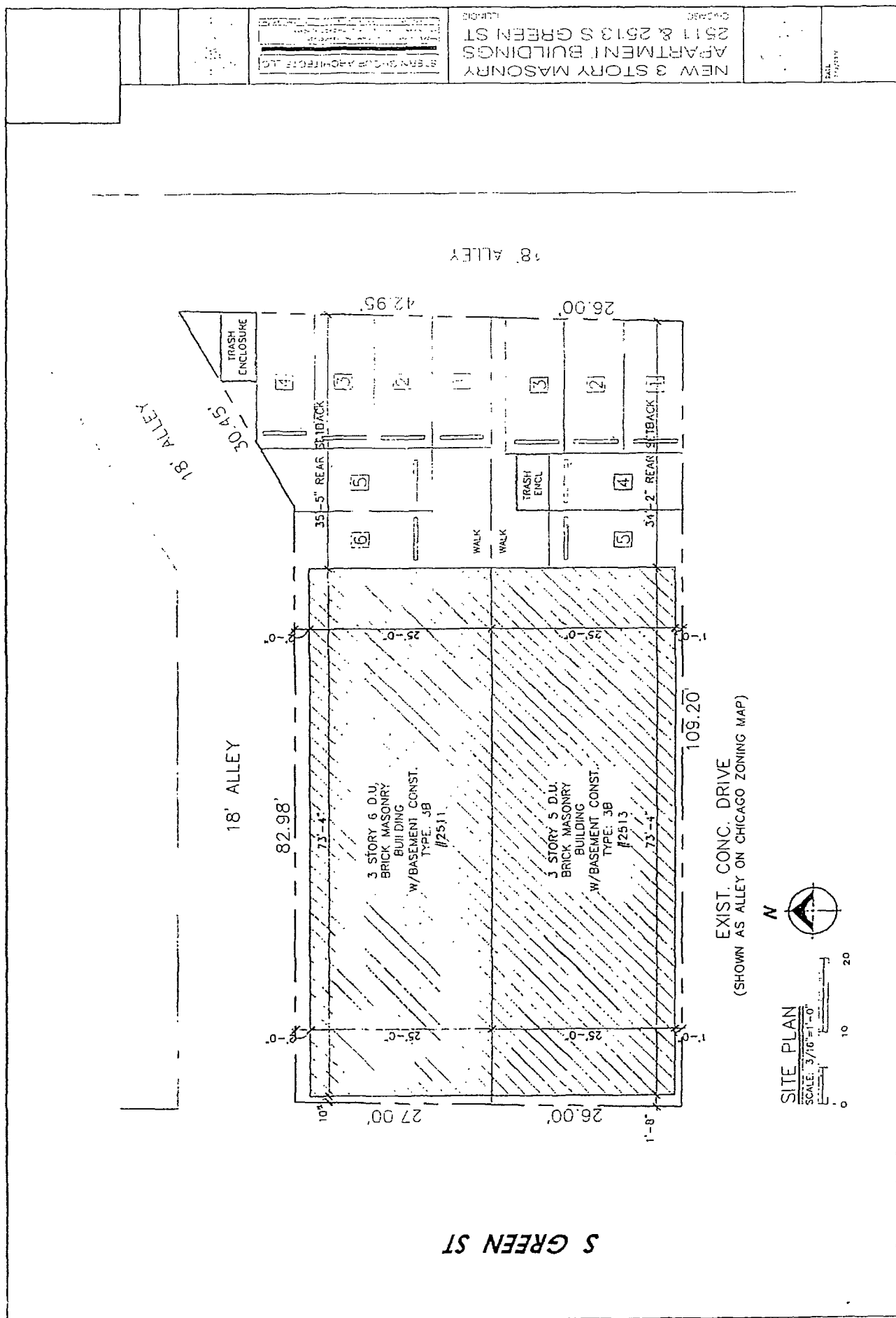
DATE
1/25/2011

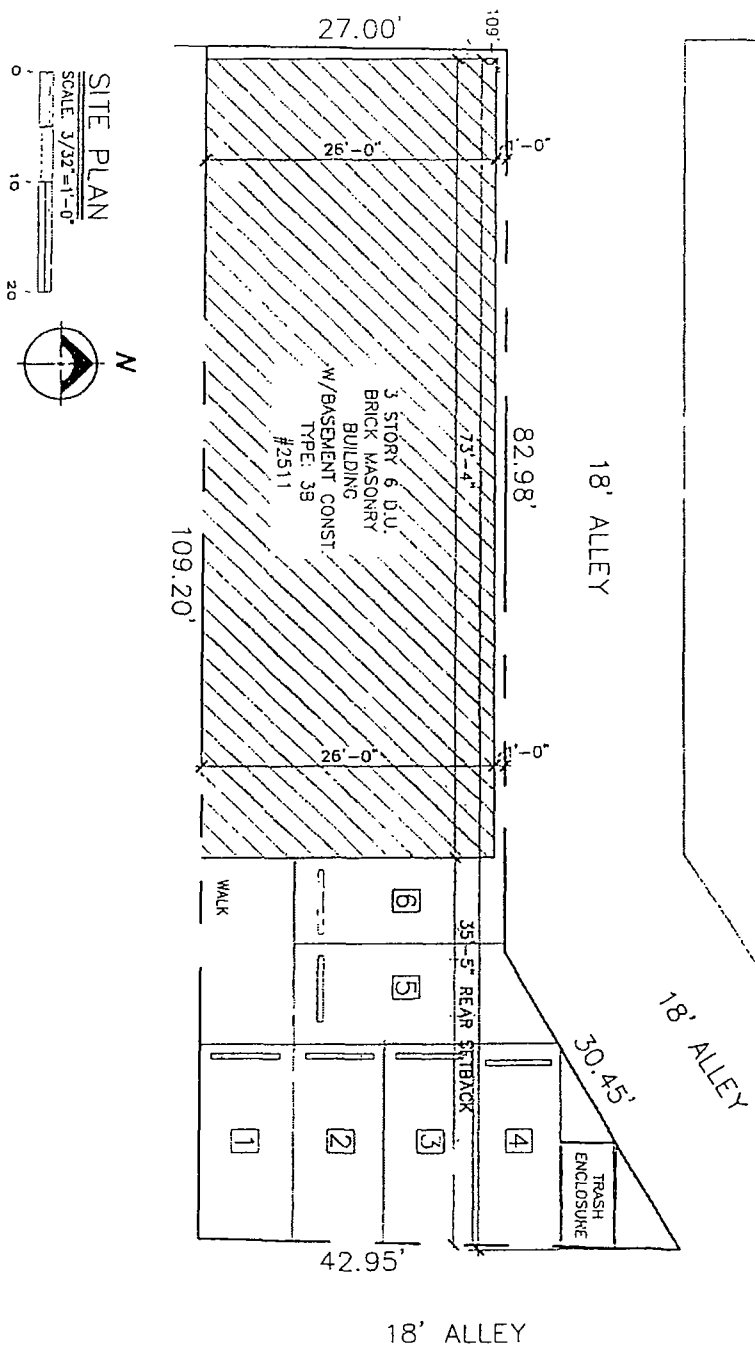


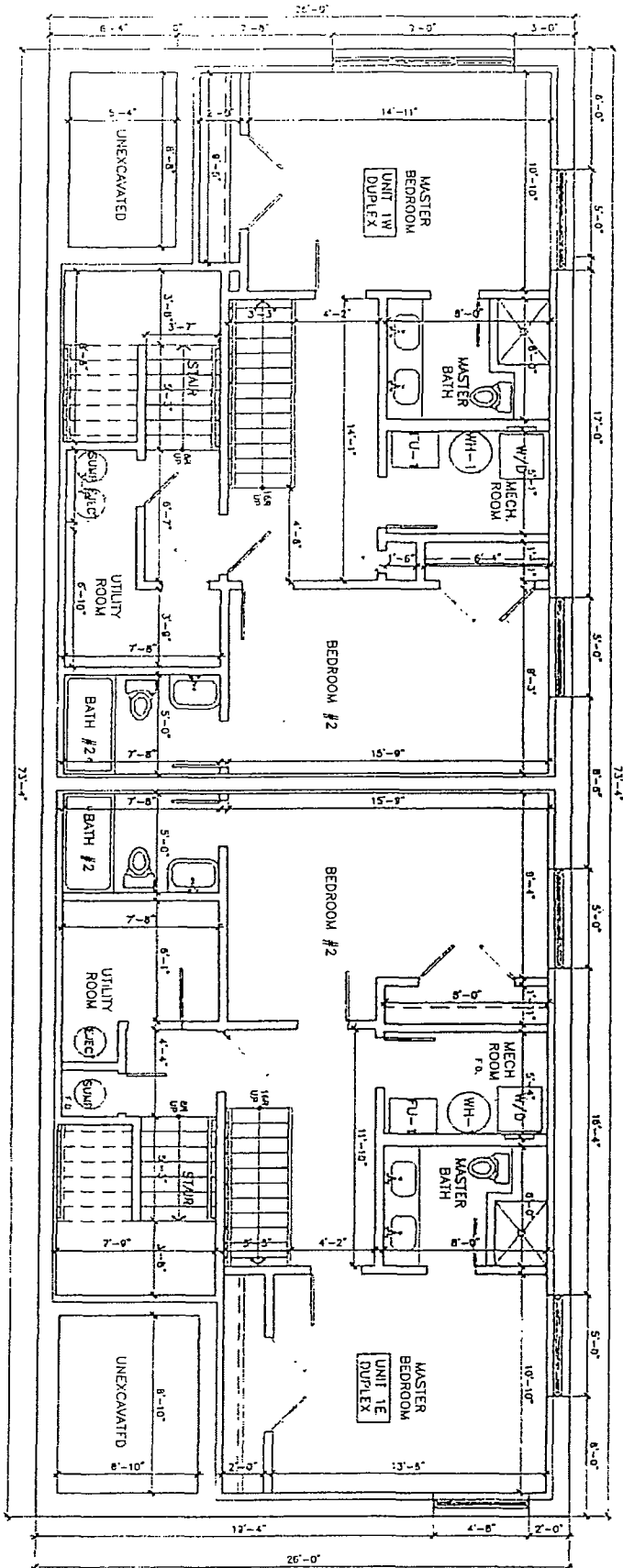
CHICAGO
NEW 3 STORY MASONRY
APARTMENT BUILDINGS
2511 & 2513 S GREEN ST
CLINTON

STEAN GROUP ARCHITECTS LLC
2511 & 2513 S GREEN ST
CHICAGO, ILLINOIS 60608
TEL: 312.321.1111
WWW.STEANGROUP.COM









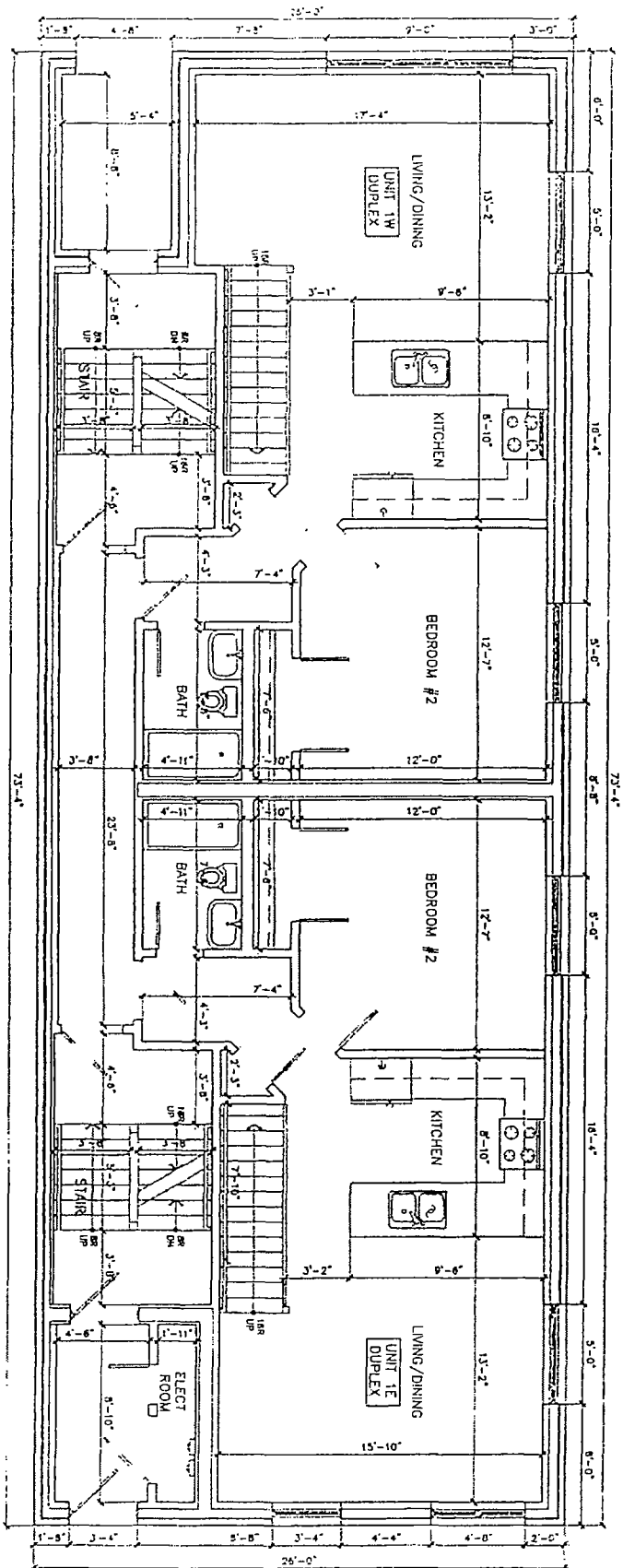
BASEMENT PLAN
 SCALE: 3/16" = 1'-0"
 1" = 1'-0"

STERN GROUP ARCHITECTS L.L.C.

PROFESSIONAL DESIGN PROVIDED FOR 184-007732
 SAN FRANCISCO, CA 94103

NEW 3 STORY MASONRY
 6 D.U. APARTMENT BUILDINGS
 2511 S GREEN ST
 LOS ANGELES, CA 90007

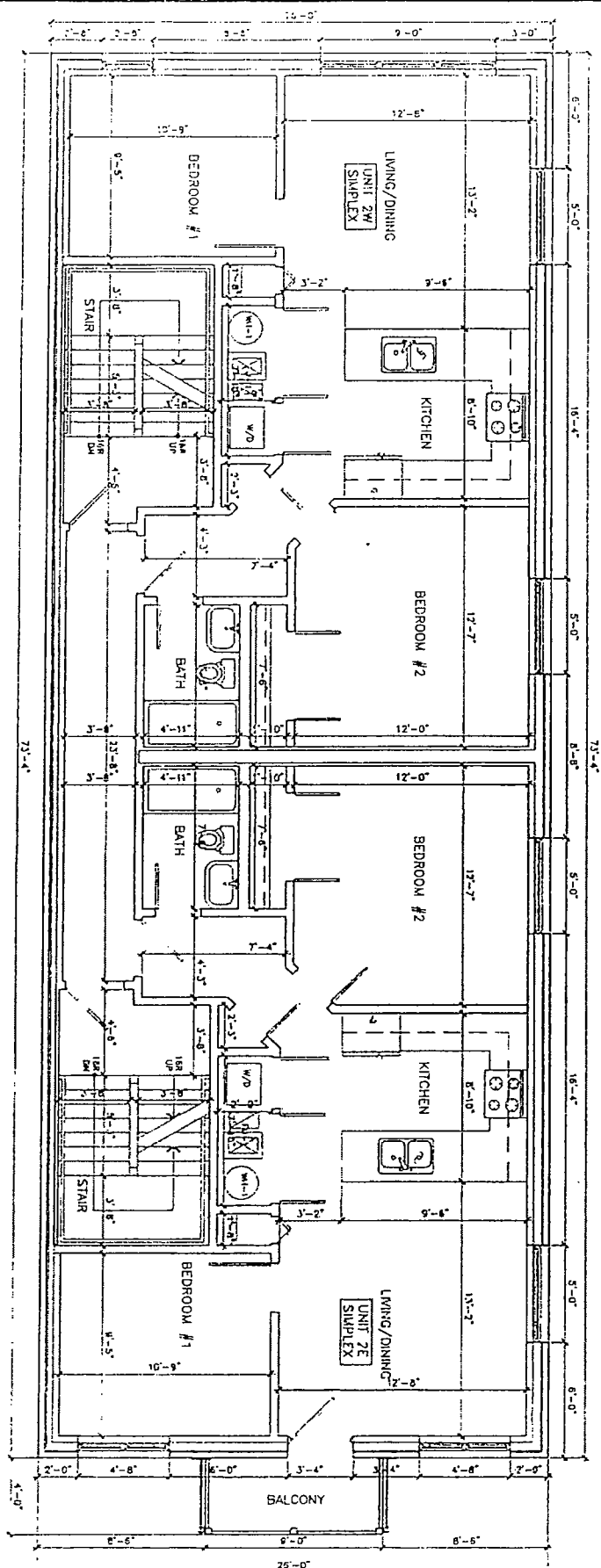
A-2



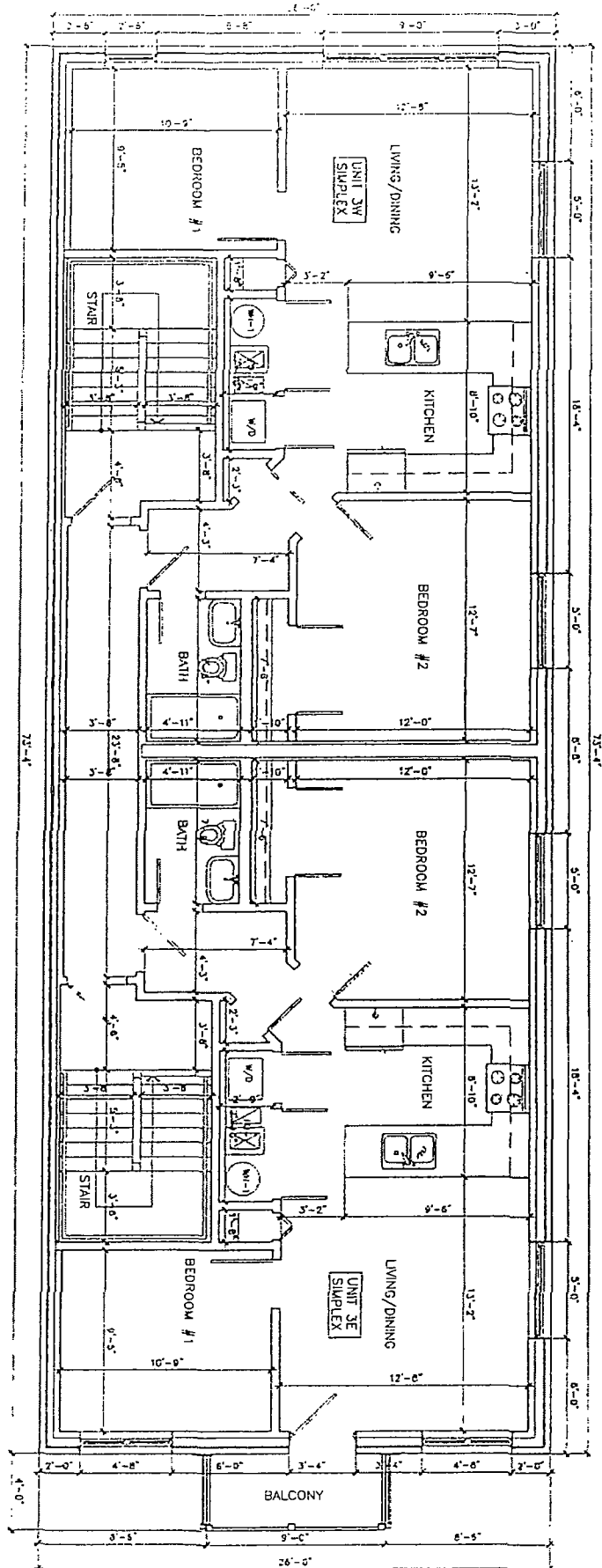
1ST FLOOR PLAN

SCALE: 3/16"=1'-0"

0 2' 4' 8'



2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

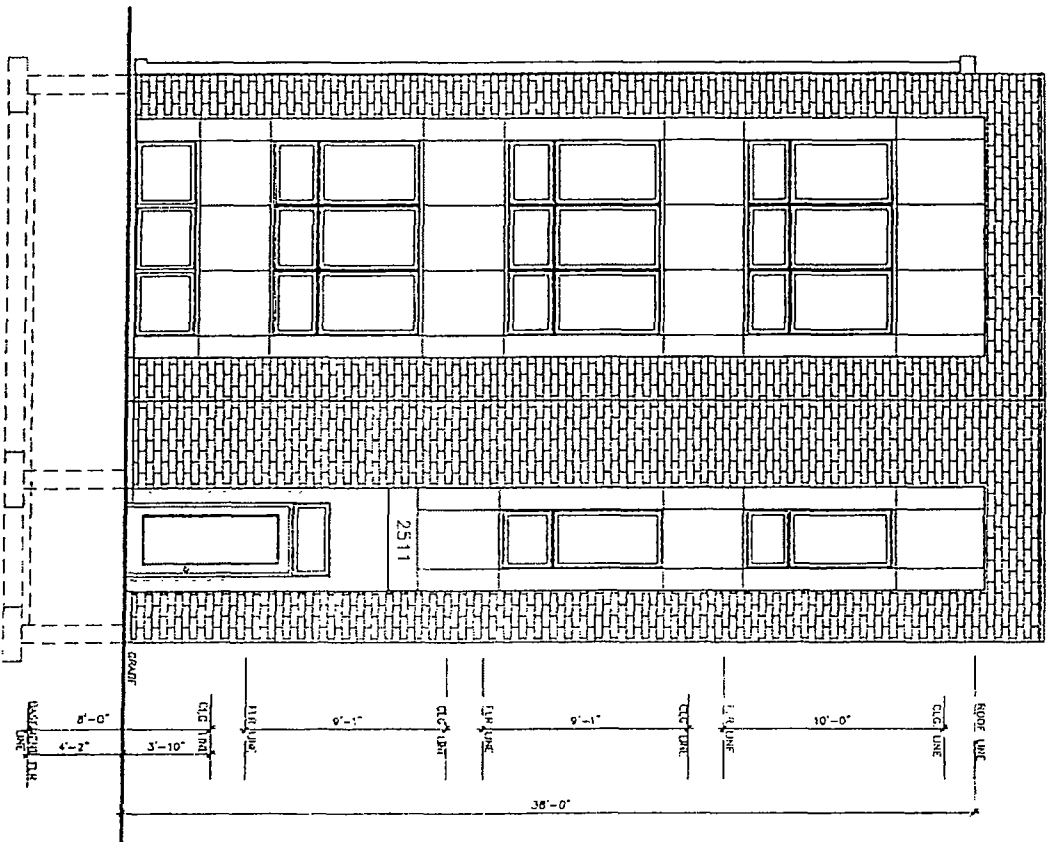
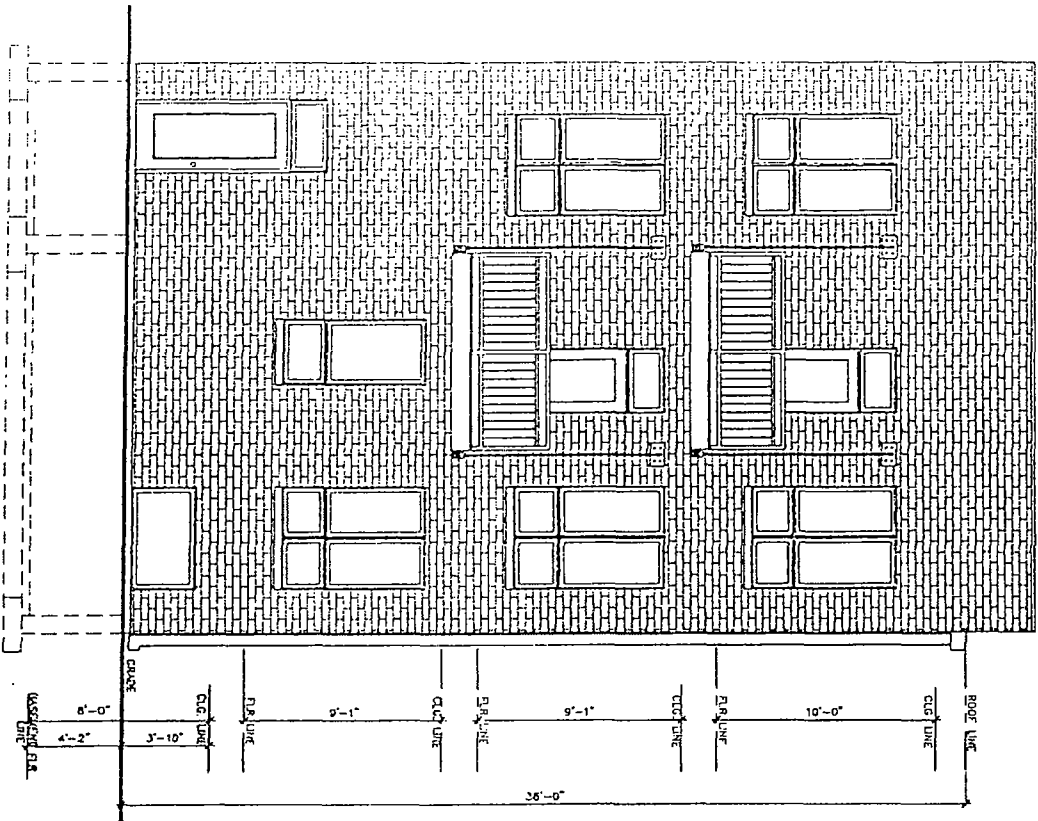


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NEW 3 STORY MASONRY
6 D.U. APARTMENT BUILDINGS
2511 S GREEN ST
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

PROFESSIONAL DESIGN FIRM - NO. 1446-532
15001 N. HARLEM AVE. SUITE 200 CHICAGO, IL 60648
(773) 555-4455 FAX (773) 555-4456



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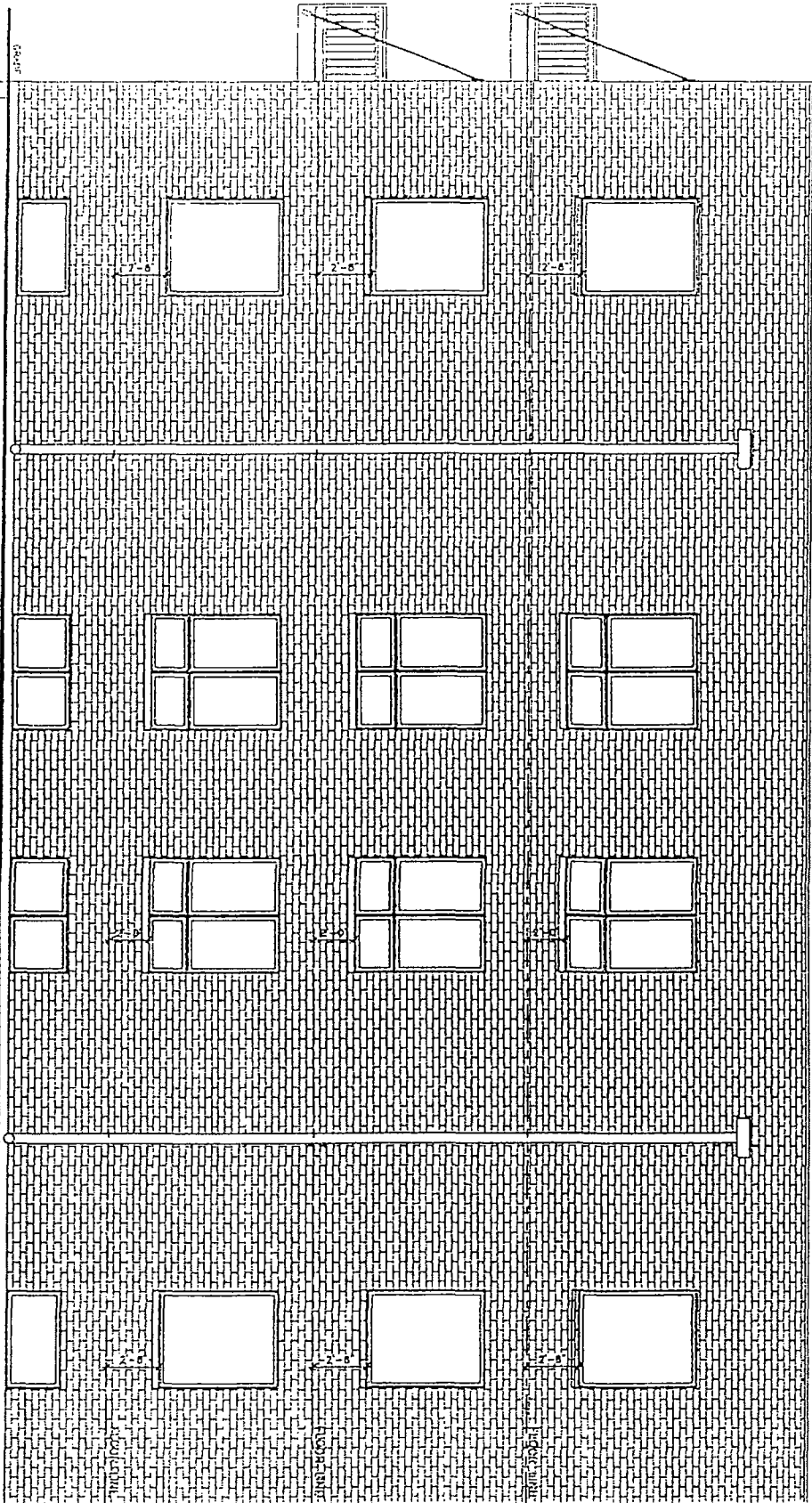
NEW 3 STORY MASONRY
6 D.U APARTMENT BUILDINGS
2511 S GREEN ST
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC

PROFESSIONAL DESIGN FIRM, INC. 184-007332
501 N. HANLEY AVE SUITE 400 CHICAGO, IL 60612
OFFICE: 312.487.1200 FAX: 312.487.1201

NORTH ELEVATION
SCALE 3/16"=1'-0"

0 2' 4' 6'



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NEW 3 STORY MASONRY
6 D.U. APARTMENT BUILDINGS
2511 S GREEN ST
CHICAGO ILLINOIS

STERN GROUP ARCHITECTS LLC
PROFESSIONAL DESIGN, P.C. - NO. 18-007332
1001 N. HAWLEY AVE. SUITE #201 CHICAGO, IL 60656
TEL: 312.467.1111 FAX: 312.467.1111



THOMAS M. TUNNEY

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3223 NORTH SHEFFIELD AVENUE
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TELEPHONE: 773-525-6034
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E-MAIL: WARD44@CITYOFCHICAGO.ORG
WEBSITE: 44THWARD.ORG

CITY COUNCIL
CITY OF CHICAGO

COUNCIL CHAMBER
CITY HALL-THIRD FLOOR - ROOM 304
121 NORTH LA SALLE STREET
TELEPHONE: 312-744-6845

COMMITTEE MEMBERSHIPS

ZONING, LANDMARKS AND BUILDING STANDARDS
(CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES

ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT

FINANCE

LICENSE AND CONSUMER PROTECTION

PUBLIC SAFETY

SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION

WORKFORCE DEVELOPMENT

March 15, 2023

REPORTS OF THE COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS

MADAM PRESIDENT AND MEMBERS OF THE CITY COUNCIL, PRESENTING A SERIES OF REPORTS FOR YOUR COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS WHICH HELD A MEETING ON FEBRUARY 23, 2023. THESE REPORTS ARE GROUPED FOR CONVENIENCE. THE FOLLOWING ITEMS WERE PASSED BY A MAJORITY OF THE MEMBERS PRESENT.

PAGE ONE CONTAINS THE HISTORICAL LANDMARK FEE WAIVER FOR THE PROPERTY COMMONLY KNOWN AS 6402 S GREEN ST IN THE 16TH WARD. I MOVE PASSAGE OF THIS ITEM BY THE LAST MOST FAVORABLE ROLL CALL VOTE OF THE FINANCE COMMITTEE REPORT AND THE ASSOCIATED UNSUCCESSFUL MOTION TO RECONSIDER.

PAGES ONE THROUGH TWELVE CONTAIN VARIOUS MAP AMENDMENTS IN THE 1ST, 2ND, 6TH, 10TH, 11TH, 17TH, 24TH, 25TH, 26TH, 27TH, 29TH, 30TH, 32ND, 36TH, 40TH, 42ND, 46TH, AND 47TH WARDS. I MOVE PASSAGE OF THESE ITEMS BY THE SAME MOTION IF THERE IS NO OBJECTION.

PAGE THIRTEEN CONTAINS VARIOUS LARGE SIGNS OVER 100 SQ.FT. IN AREA, 24 FEET ABOVE GRADE IN THE 1ST, 22ND, 25TH, 28TH, 32ND, 33RD, 42ND, 43RD, 44TH AND 45TH WARDS. I MOVE PASSAGE OF THESE ITEMS BY THE SAME MOTION IF THERE IS NO OBJECTION.

MADAM PRESIDENT THAT CONCLUDES MY REPORT.
SINCERELY,

THOMAS M. TUNNEY
ALDERMAN, 44TH WARD