



# City of Chicago



O2016-639

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/10/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 26-J at 3914-3936 W 111th St and 11041-11059 S Harding Ave - App No. 18648T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18648 TI  
INTRA DATE:  
2-10-16

## 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 C1-3 Neighborhood Commercial District symbols and indications as shown on Map No.26-J in the area bounded by

a line 190 feet north of and parallel to West 111<sup>th</sup> Street;  
the alley next east of and parallel to South Harding Avenue;  
the alley next north of West 111<sup>th</sup> Street; a line 136.19 feet  
east of and parallel to South Harding Avenue; West 111<sup>th</sup>  
Street; and South Harding Avenue,

to those of a C1-3 Neighborhood Commercial 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: .3914-3936 West 111<sup>th</sup> Street and  
11041-11059 South Harding Avenue

**3914-3936 West 111<sup>th</sup> Street/11041-11059 South Harding Avenue, Chicago, Illinois**

**17-13-0303-C (1)**

**Narrative Zoning Analysis**

The Applicant is proposing to develop the site with a new three-story building for use as a commercial self-storage facility. The building will contain a total of 66,337 square feet. The building will be 31'-0" in height and will be masonry in construction. No parking spaces will be provided.

Proposed Zoning: C1-3

Lot Area: 25,996 square feet

Proposed Land Use: Commercial (Self-Storage Center)

- (a) The Project's floor area ratio: 2.55
- (b) Total Building Area: 66,337 sq. ft.
- (c) The amount of off-street parking: 0 (parking determination pending)
- (d) Setbacks:
  - i. Front Setbacks: 0
  - ii. Rear Setbacks: 13'-2"
  - iii. East Side Setbacks: 8'-8" (at rear portion, zero setback at front portion)
  - iv. West Side Setback: 0
- (e) Building Height: 31'-0"
- (f) Loading Berth: 1

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

**FINAL FOR PUBLICATION**

1 SITE PLAN  
1" = 50'-0"

W 111TH ST - STORAGE FACILITY

3914 W. 111th St  
Chicago, IL

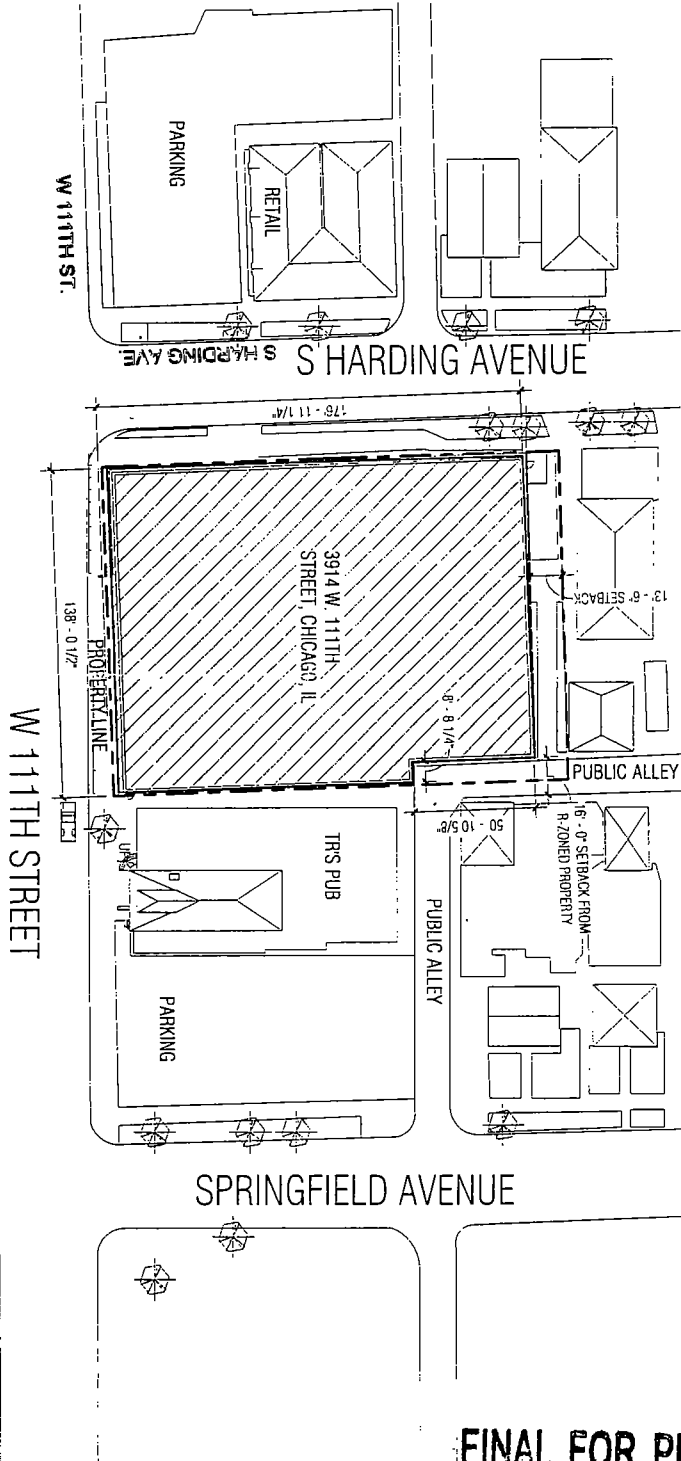
Scale  
11-28-2015

As Noted  
Conceptual Design

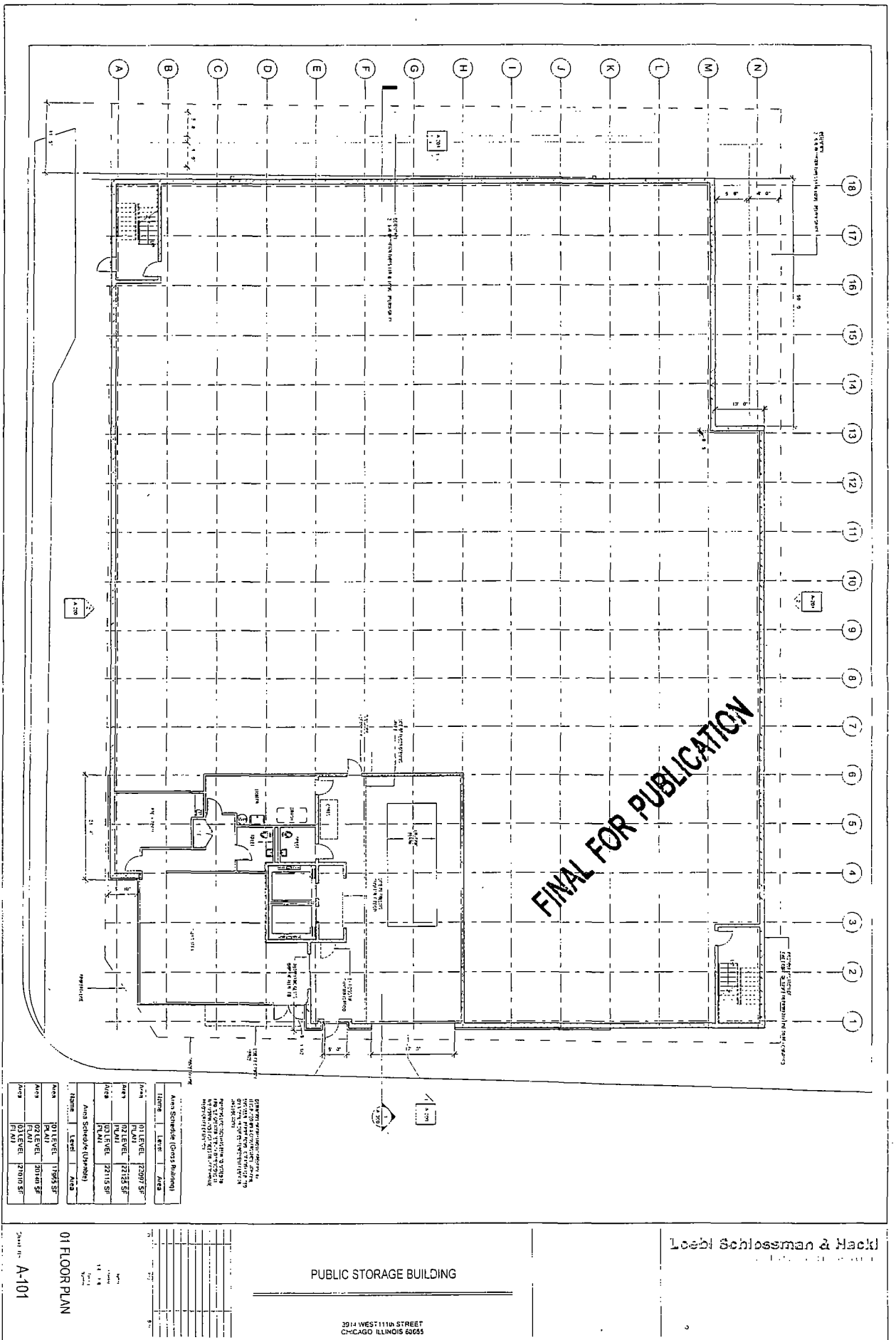
Loehi Schlossman & Hackl

SITE PLAN

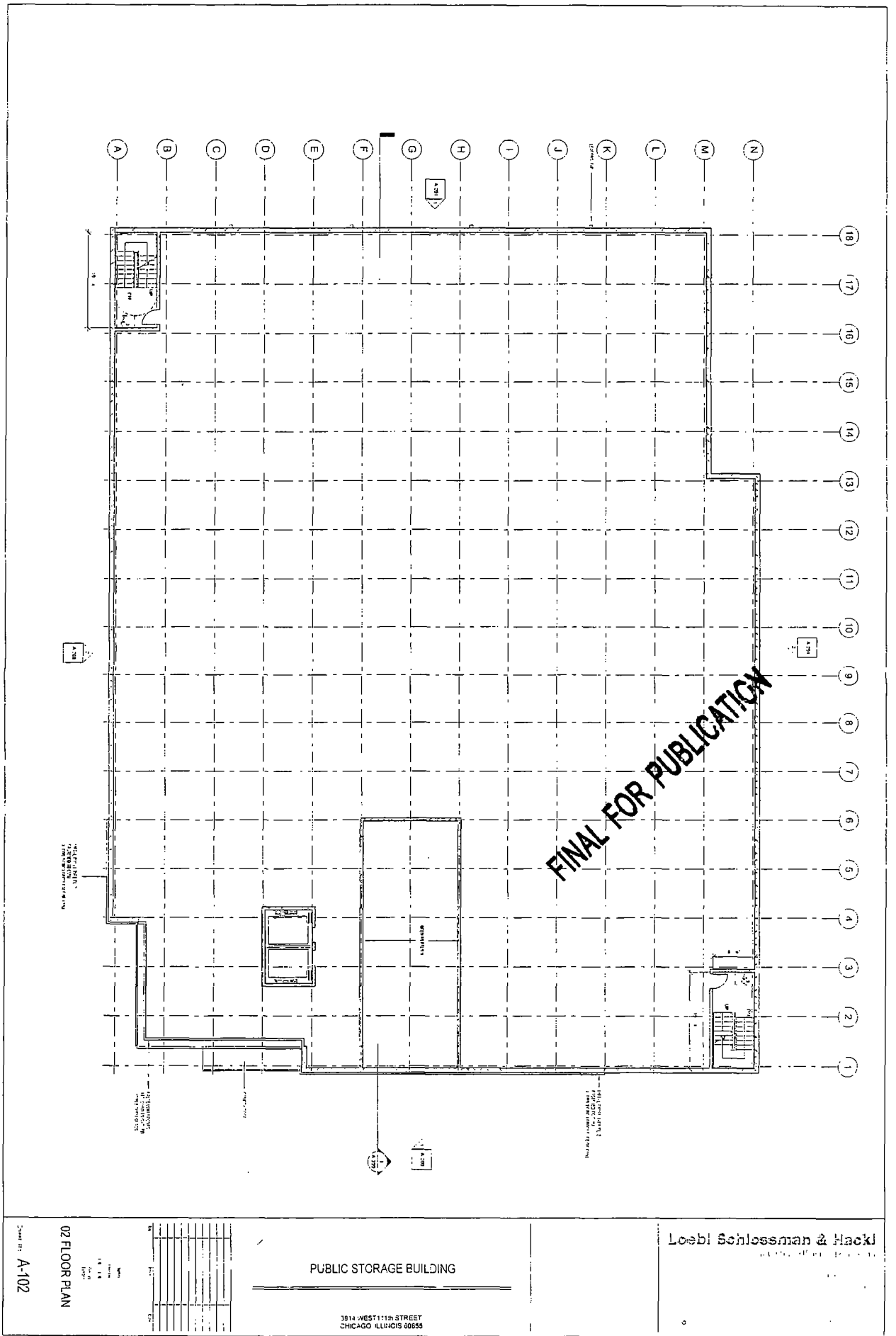
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2017-10-10



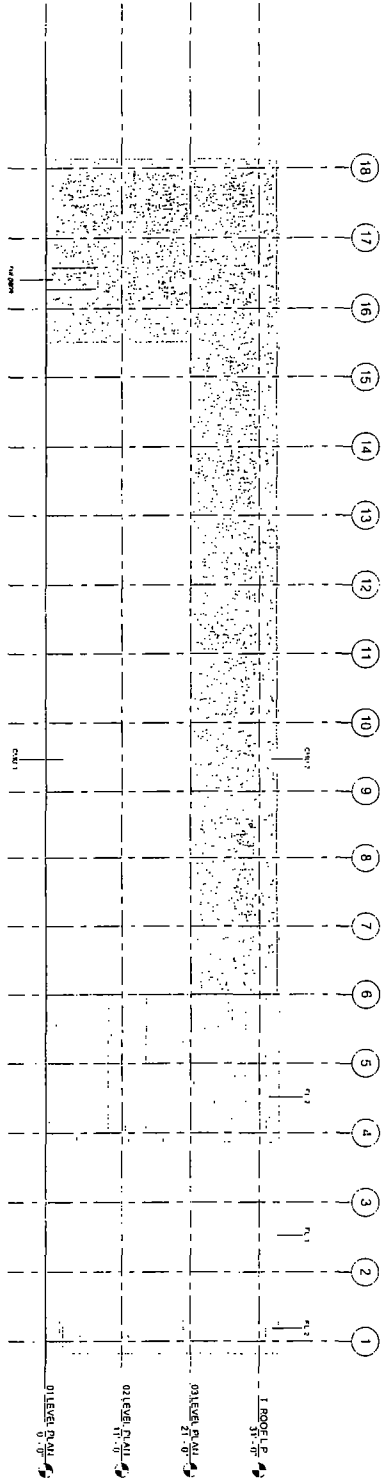
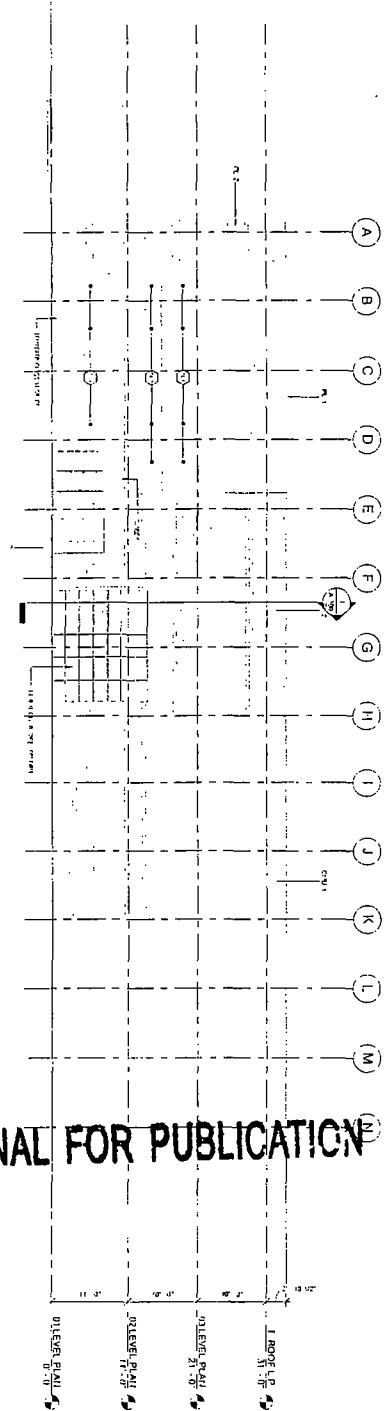






2000-2001

FINAL FOR PUBLICATION



**NOTES**

1. SEE SHEET A-200 FOR GENERAL NOTES.
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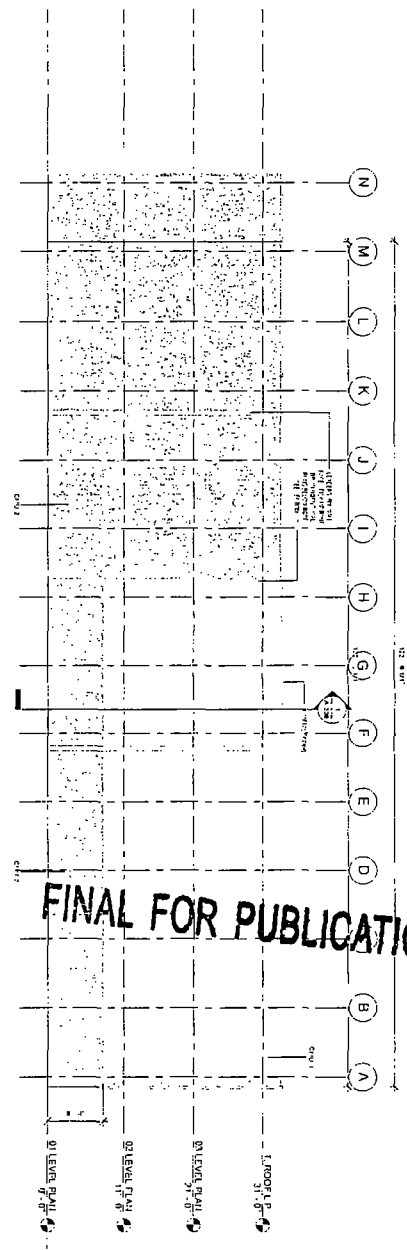
Loeb Schlossman & Mack

PUBLIC STORAGE BUILDING

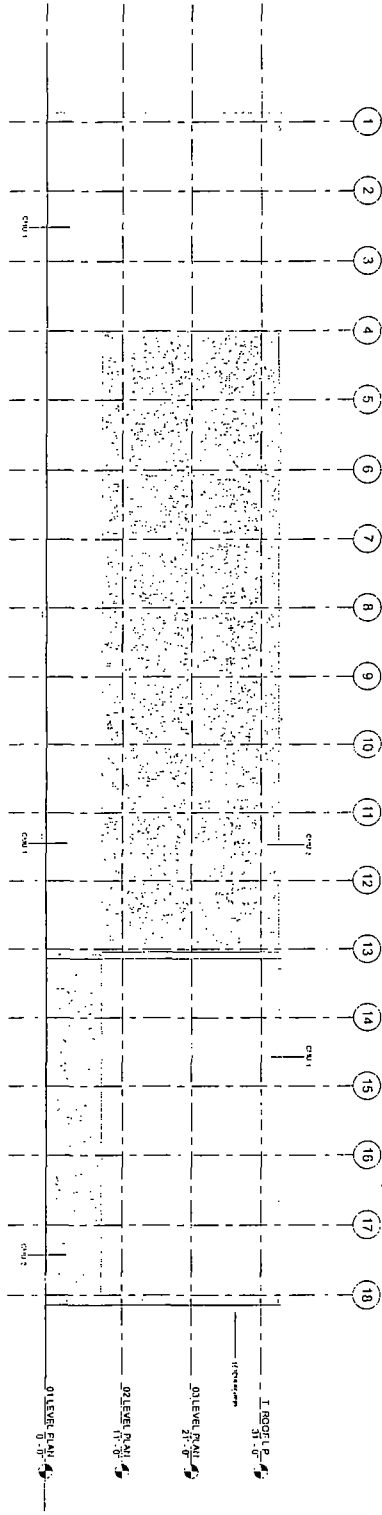
3914 WEST 111th STREET  
CHICAGO, ILLINOIS 60655

ELEVATIONS  
SOUTH & WEST  
Sheet A-200

PONTACUQUO 3000 100



FINAL FOR PUBLICATION



**NOTES**

1. ALL ROOMS TO BE FINISHED WITH CONCRETE FLOORS.
2. ALL ROOMS TO BE FINISHED WITH CONCRETE WALLS.
3. ALL ROOMS TO BE FINISHED WITH CONCRETE CEILINGS.
4. ALL ROOMS TO BE FINISHED WITH CONCRETE ROOFS.
5. ALL ROOMS TO BE FINISHED WITH CONCRETE FOUNDATIONS.
6. ALL ROOMS TO BE FINISHED WITH CONCRETE EXTERIORS.
7. ALL ROOMS TO BE FINISHED WITH CONCRETE INTERIORS.
8. ALL ROOMS TO BE FINISHED WITH CONCRETE UTILITIES.
9. ALL ROOMS TO BE FINISHED WITH CONCRETE MECHANICAL.
10. ALL ROOMS TO BE FINISHED WITH CONCRETE ELECTRICAL.
11. ALL ROOMS TO BE FINISHED WITH CONCRETE PLUMBING.
12. ALL ROOMS TO BE FINISHED WITH CONCRETE HEATING.
13. ALL ROOMS TO BE FINISHED WITH CONCRETE COOLING.
14. ALL ROOMS TO BE FINISHED WITH CONCRETE VENTILATION.
15. ALL ROOMS TO BE FINISHED WITH CONCRETE INSULATION.
16. ALL ROOMS TO BE FINISHED WITH CONCRETE SOUNDING.
17. ALL ROOMS TO BE FINISHED WITH CONCRETE FIREPROOFING.
18. ALL ROOMS TO BE FINISHED WITH CONCRETE SECURITY.
19. ALL ROOMS TO BE FINISHED WITH CONCRETE ACCESSIBILITY.
20. ALL ROOMS TO BE FINISHED WITH CONCRETE COMPLIANCE.

**ELEVATIONS**

**NORTH & EAST**

**Sheet No. A-201**

Room No.	Elevation
1	0'
2	0'
3	0'
4	0'
5	0'
6	0'
7	0'
8	0'
9	0'
10	0'
11	0'
12	0'
13	0'
14	0'
15	0'
16	0'
17	0'
18	0'
19	0'
20	0'

**PUBLIC STORAGE BUILDING**

3014 WEST 111th STREET  
CHICAGO, ILLINOIS 60655

**Loebel Schlossman & Mack**

2025. 12. 11. 12. 11.