



City of Chicago



SO2015-8476

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/9/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-J at 3914-3936 W 111th St and 11041-11059 S Harding Ave - App No. 18591T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE
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 B1-1 Neighborhood Shopping District and C1-1 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 111th Street;
the alley next east of and parallel to South Harding Avenue;
the alley next north of West 111th Street; a line 136.19 feet
east of and parallel to South Harding Avenue; West 111th
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 111th Street and
11041-11059 South Harding Avenue

SUBSTITUTE NARRATIVE AND PLANS - APPLICATION 18591T1

3914-3939 West 111th Street/11041-11059 South Harding Avenue, Chicago, Illinois

17-13-0303-C (1)

Narrative Zoning Analysis

The applicant proposes developing the site with a new two-story with basement building for uses as a commercial self-storage facility. The building will contain a total of 68,424 square feet. The building will be 26'-8" 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)

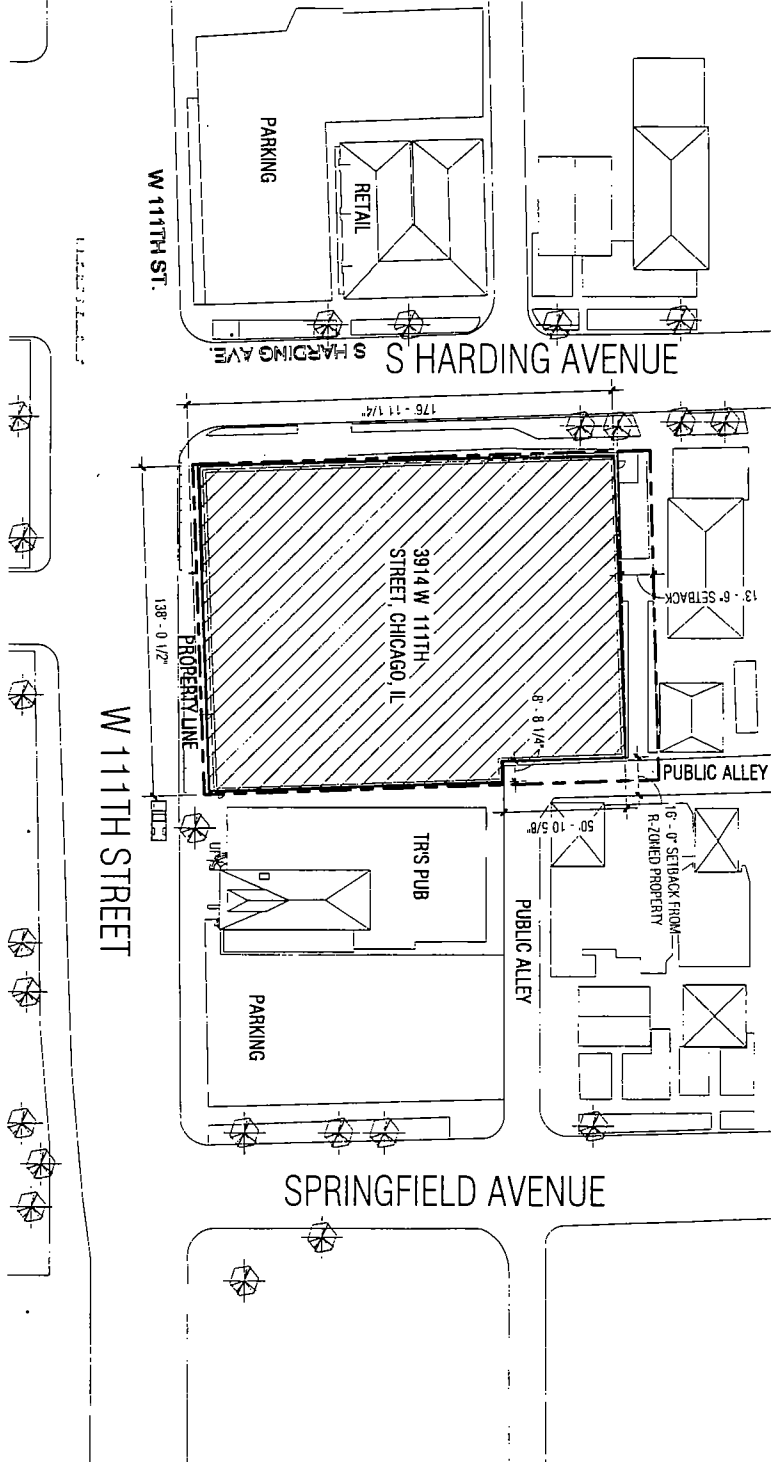
- (a) The Project's floor area ratio: 1.75
- (b) Total Building Area:
 - a. Total Building Area with basement: 68,424 sq.ft.
 - b. Total Building Area without basement: 45,616 sq.ft.
- (c) The amount of off-street parking: 0 (parking determination pending)
- (d) Setbacks:
 - i. Front Setbacks: 0
 - ii. Rear Setbacks: 13'-2" (confirmed)
 - iii. East Side Setbacks: 8'-8" (at rear portion, zero set back at front portion)
 - iv. West Side Setback: 0
- (e) Building Height: 26'-8"

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

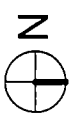
FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



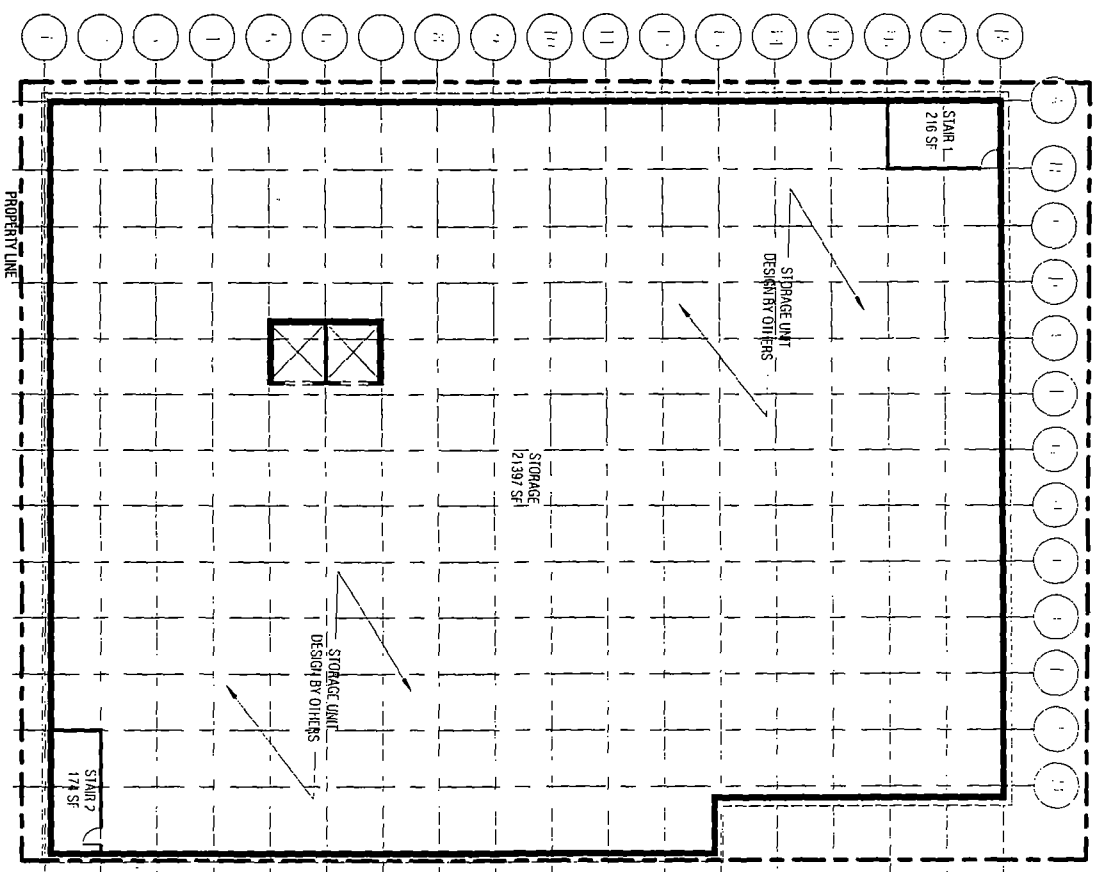
1 SITE PLAN
1" = 50'-0"

W 111TH ST - STORAGE FACILITY		3914 W. 111th St Chicago, IL		Scale:	As Noted	Loebi Schlossman & Hackl		SITE PLAN
				11-28-2015	Conceptual Design			01



BUILDING AREA (GSF)	
BASEMENT LEVEL	22,808 SF
FIRST FLOOR	22,808 SF
SECOND FLOOR	22,808 SF
TOTAL	68,424 SF

FINAL FOR PUBLICATION



1 00 BASEMENT FLOOR PLAN
3/8" = 1'-0"

W 111TH ST - STORAGE FACILITY

3914 W. 111th St.
Chicago, IL

Scale: As Noted
11-28-2015 Conceptual Design

Loeb Schlossman & Hackl

BASEMENT FLOOR PLAN 02



W 111TH ST - STORAGE FACILITY

3914 W 111th St.
Chicago, IL

Scale:
11-28-2015

As Noted
Conceptual Design

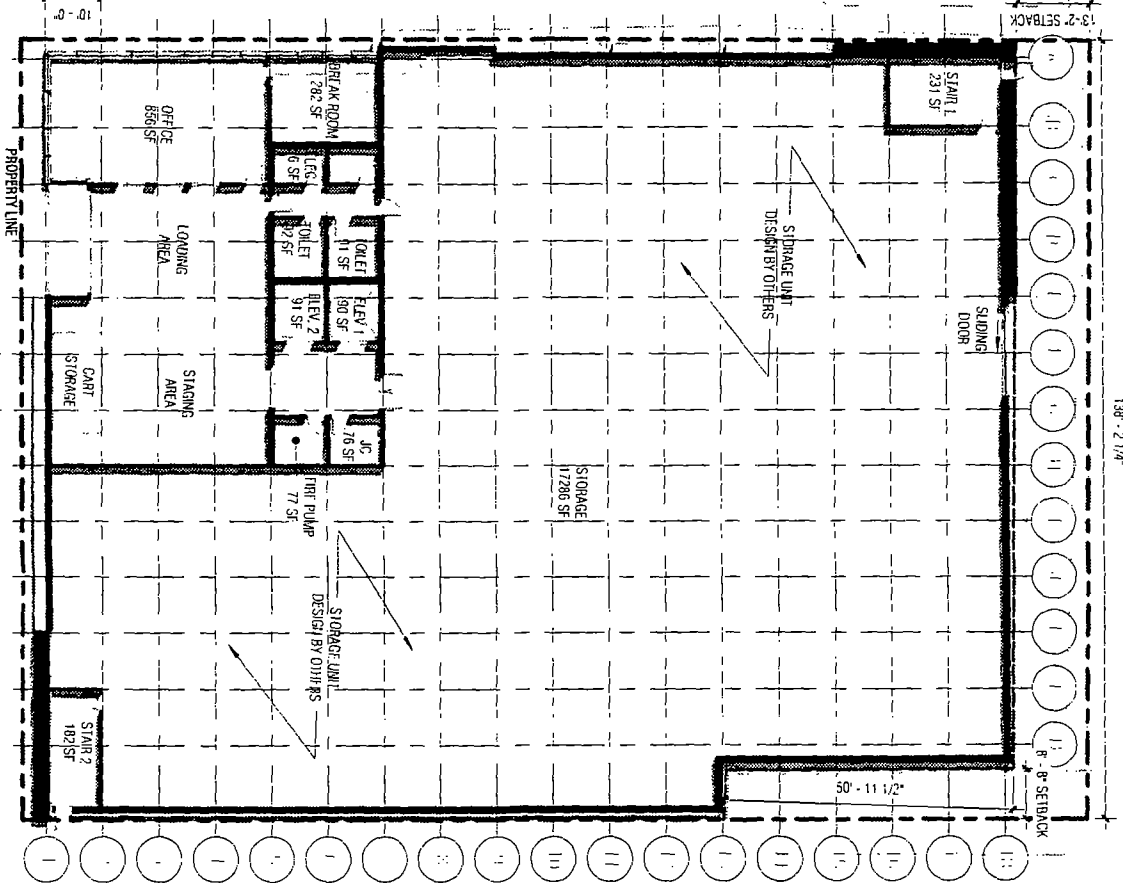
Loebl Schlossman & Hackl

1ST FLOOR
PLAN

03



01 FIRST FLOOR PLAN
3/6" = 1'-0"

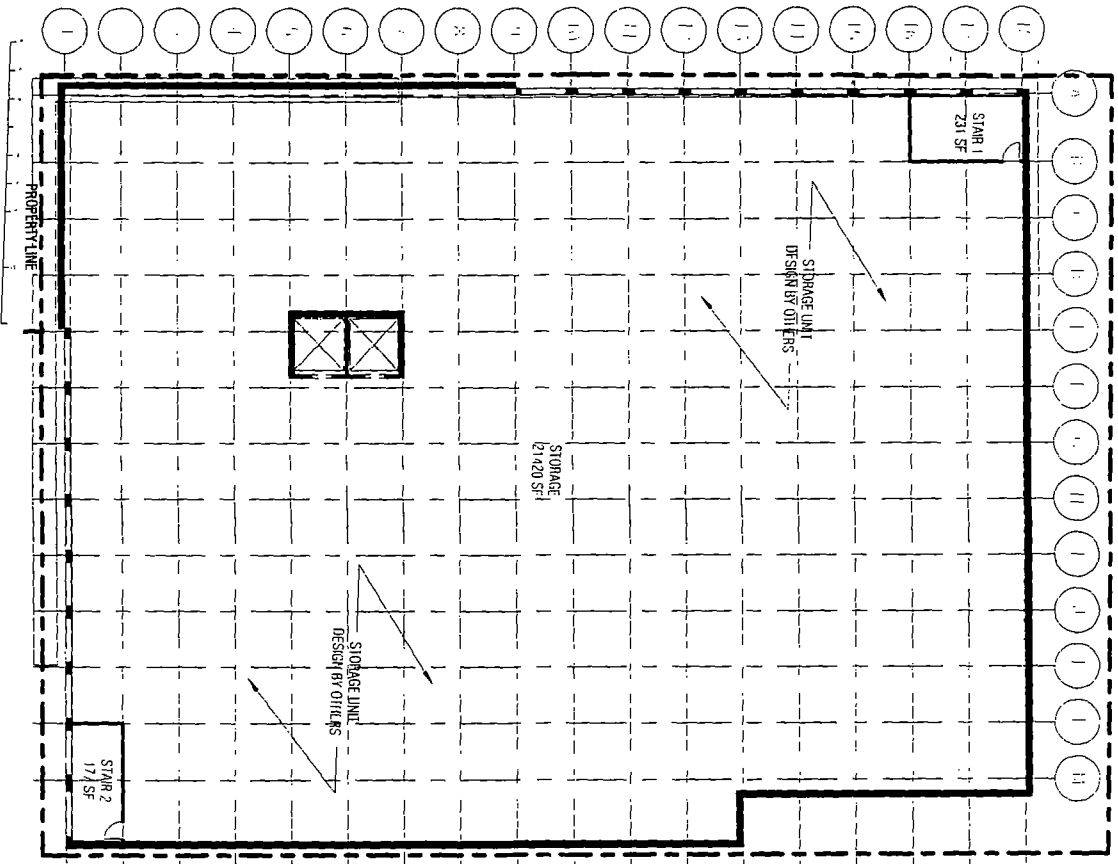


BUILDING AREA (GSF)	
BASEMENT LEVEL	22,808 SF
FIRST FLOOR	22,808 SF
SECOND FLOOR	22,808 SF
TOTAL	68,424 SF

FINAL FOR PUBLICATION

BUILDING AREA (GSF)	
BASEMENT LEVEL	22,808 SF
FIRST FLOOR	22,808 SF
SECOND FLOOR	22,808 SF
TOTAL	68,424 SF

FINAL FOR PUBLICATION



1 02 SECOND FLOOR PLAN
3/6" = 1'-0"

W 111TH ST - STORAGE FACILITY

3914 W 111th St.
Chicago, IL

Scale:
11-28-2015

As Noted
Conceptual Design

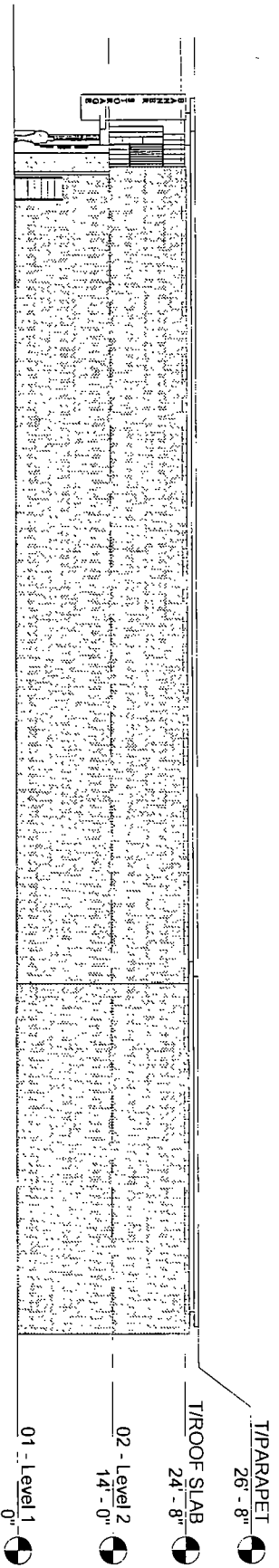
Loebi Schlossman & Hackl
Architects

2ND FLOOR
PLAN

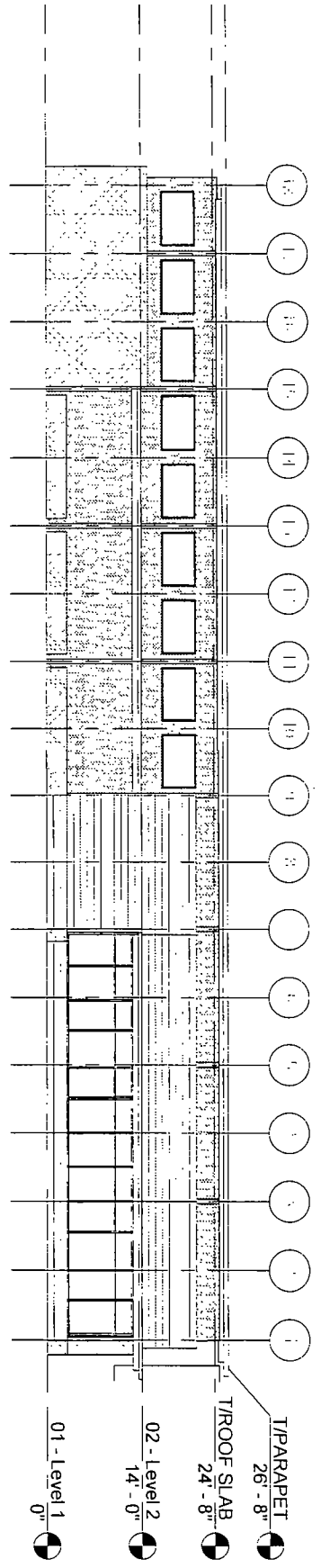
04



NOT FOR PUBLICATION



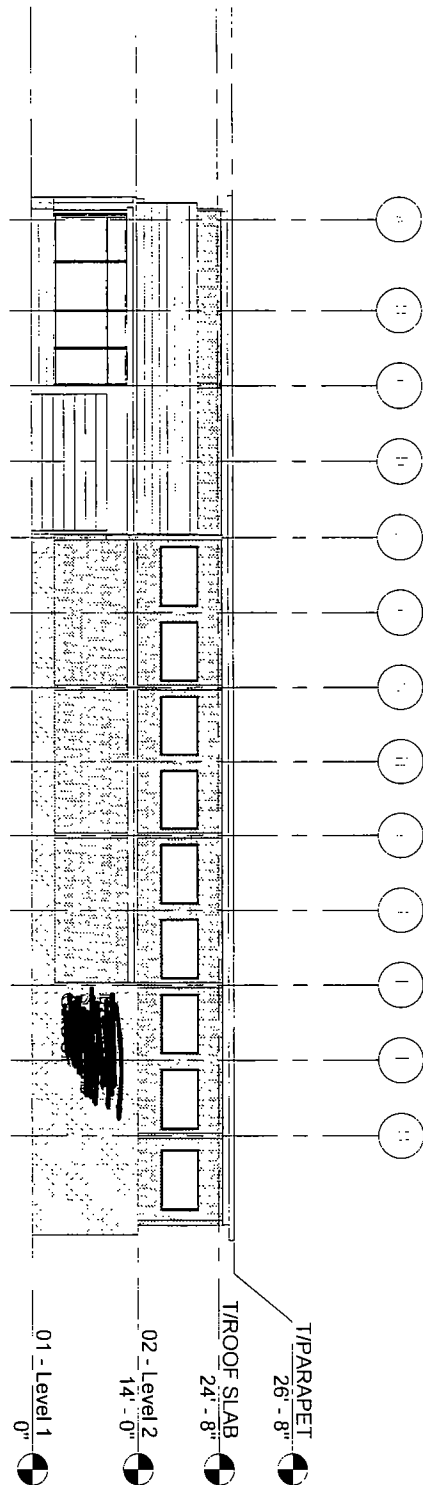
1 East Elevation
1/16" = 1'-0"



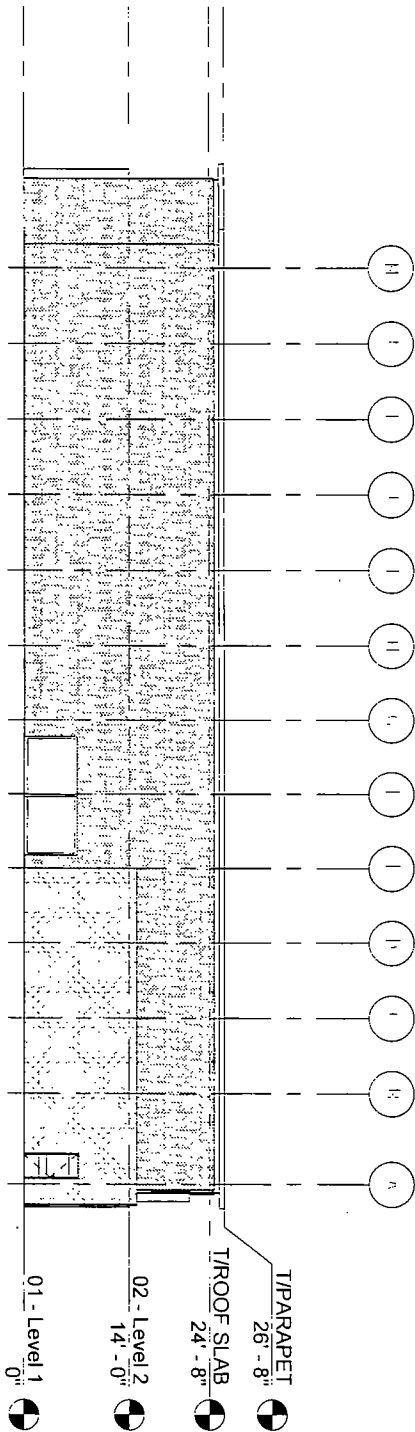
2 West Elevation
1/16" = 1'-0"

W 111TH ST - STORAGE FACILITY		3914 W 111th St Chicago, IL	Scale 11-28-2015	As Noted Conceptual Design	Loebl Schlossman & Hackl	ELEVATIONS 05
-------------------------------	--	--------------------------------	---------------------	-------------------------------	--------------------------	------------------

1 North Elevation
1/16" = 1'-0"



2 South Elevation
1/16" = 1'-0"



FINAL FOR PUBLICATION

W 111TH ST - STORAGE FACILITY

3914 W 111th St.
Chicago, IL

Scale:
11-28-2015

As Noted

Loebl Schlossman & Hackl

Elevations

06

