



City of Chicago



SO2018-4943

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 615-621 N Ogden Ave a.k.a. 1157 W Erie St - App No. 19697T1
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 all of the M1-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 1 - G in the area bounded by:

West Erie Street; a line 159.50 feet East of and parallel to North Racine Street; a line 71 feet South of and parallel to West Erie Street; North Ogden Avenue.

To those of a B2-5, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

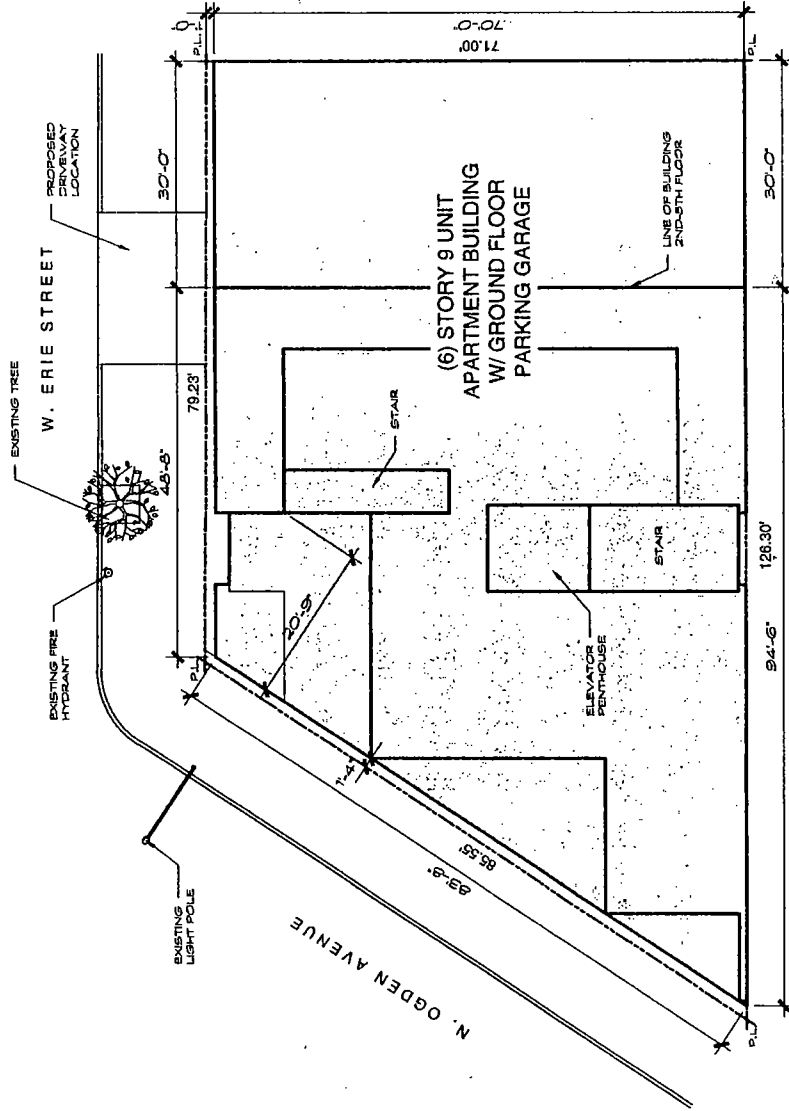
Common address of property: 615-621 North Ogden Avenue aka 1157 West Erie Street

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR
615-621 NORTH OGDEN AVENUE / 1157 WEST ERIE STREET,
CHICAGO**

The subject property is currently vacant. The Applicant intends to build a mixed-use building with commercial space on the ground floor and 9 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an M1-2 to a B2-5
Use:	Mixed-use building with commercial unit on the ground floor and 9 Dwelling Units on the upper floors
Floor Area Ratio:	3.43
Lot Area:	7,324 square feet
Building Floor Area:	24,982 Square Feet
Density:	809 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 14 Loading Zone: No required building floor area less than 25,000 Square Feet
Set Backs:	Front (Ogden Ave.): 1 Foot 4 Inches Side (Erie St.) : 1 Foot South Side: 0 Feet Rear: Ground Floor 0 feet / Second Floor 30 Feet *
Building height:	67 Feet

* will file for Variation if required

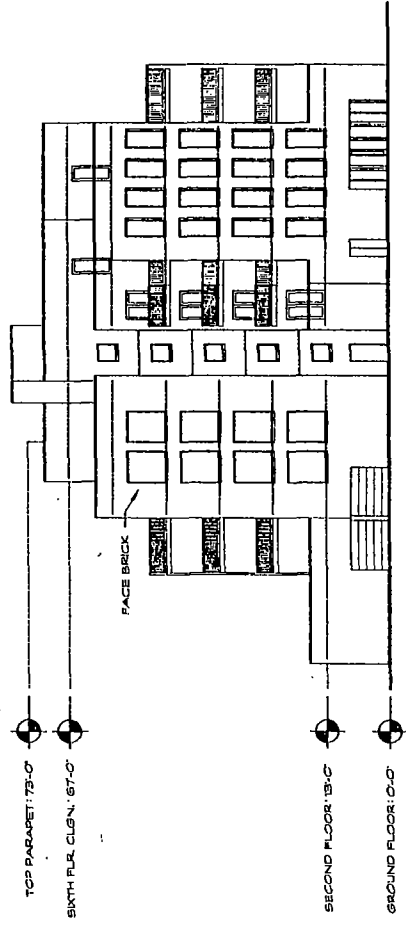


1 SITE PLAN 1/8" = 1'-0"

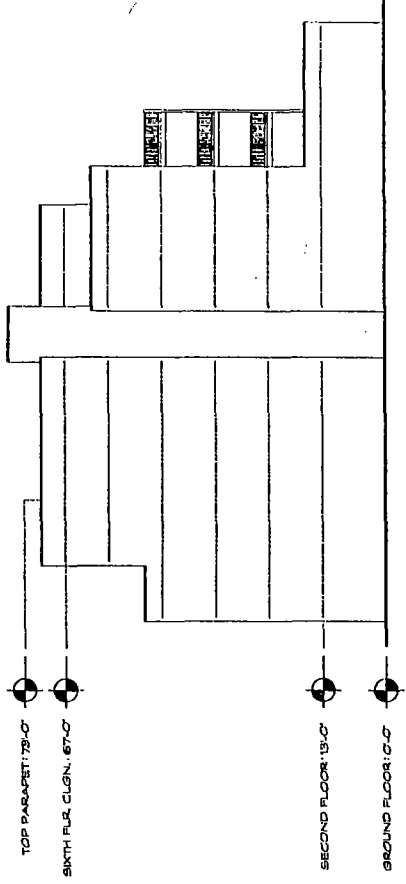
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vari	DWG. NAME: SITE PLAN	SKETCH NO
PROJECT: 9 UNIT APARTMENT BUILDING	PROJECT: 9 UNIT APARTMENT BUILDING	1/4
ADDRESS 1157 W. ERIE STREET	ADDRESS 1157 W. ERIE STREET	
SCALE	SCALE	
DATE: 06.15.2018	DATE: 06.15.2018	

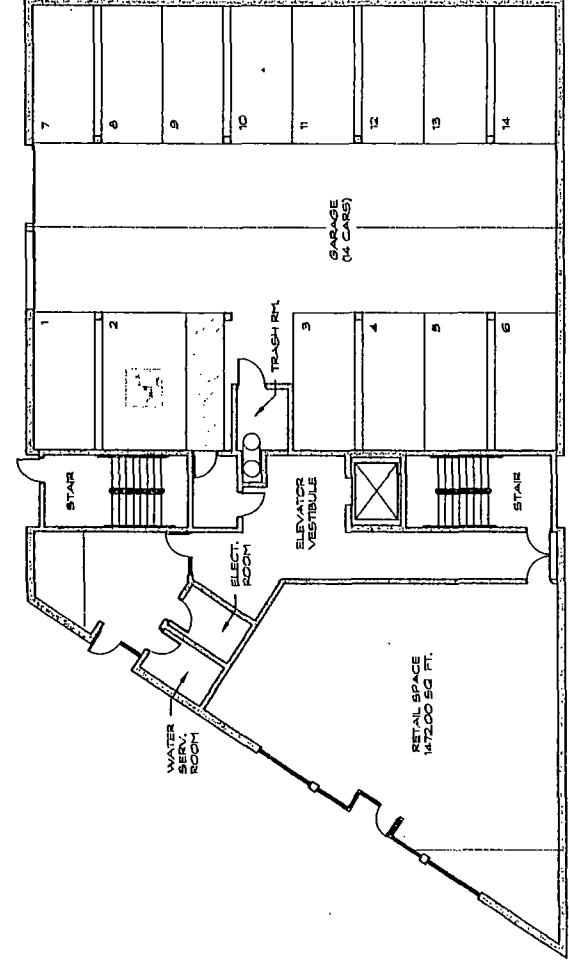
824 north racine avenue
chicago, illinois 60642
312.829.4788



2 NORTH ELEVATION
1/8"

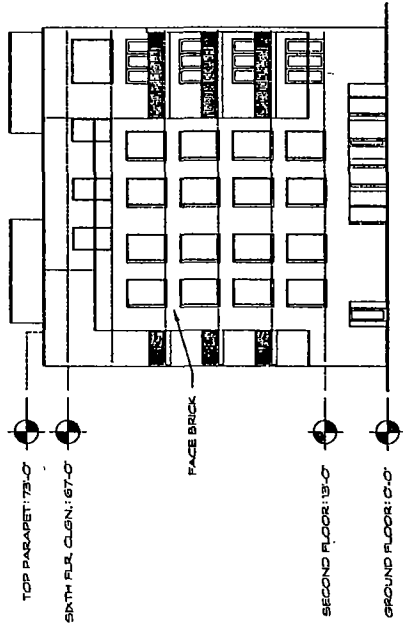


3 SOUTH ELEVATION
1/8"

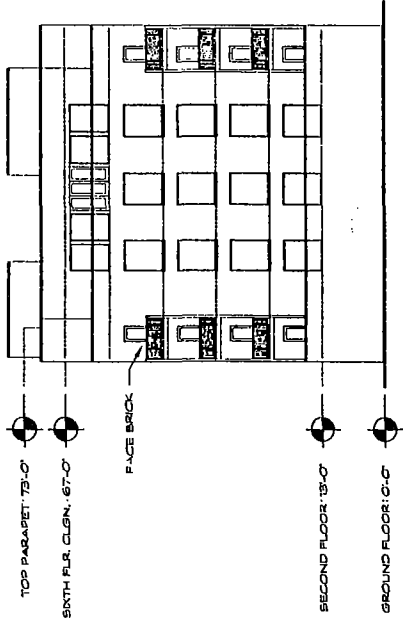


1 GROUND FLOOR PLAN
1/8" 1/4"

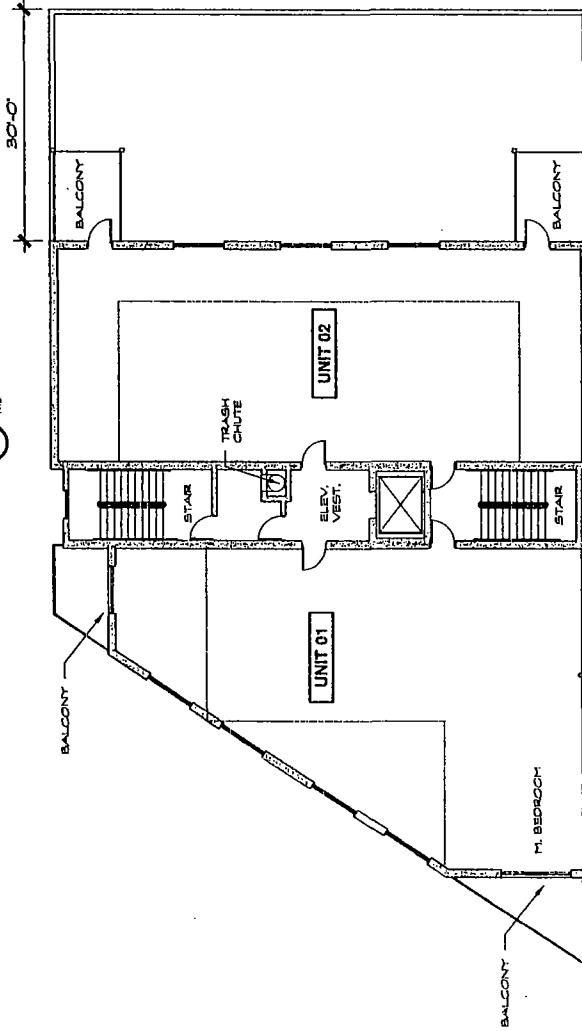
vari 824 north racine avenue chicago, illinois 60642 312.829.4788	DWG. NAME: GRND. FLR. PLAN & ELEVATIONS PROJECT: 9 UNIT APARTMENT BUILDING ADDRESS: 1157 W. ERIE STREET SCALE: DATE: 05.15.2018	SKETCH NO 2/4
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2 WEST ELEVATION



3 EAST ELEVATION



1 2ND-5TH FLOOR PLAN

2ND, 3RD, 4TH & 5TH FLOORS - 2 UNITS PER FLOOR

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vari

824 north racine avenue
chicago, illinois 60642
312.829.4788

DWG. NAME: 2ND-5TH FLR. PLAN & ELEVATIONS

PROJECT: 9 UNIT APARTMENT BUILDING

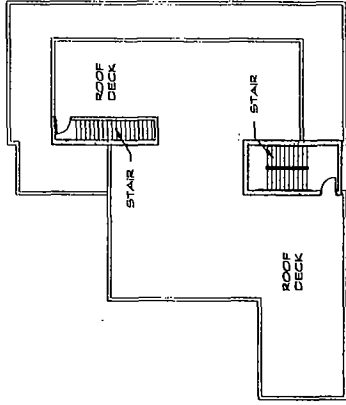
ADDRESS: 1157 W. ERIE STREET

SCALE:

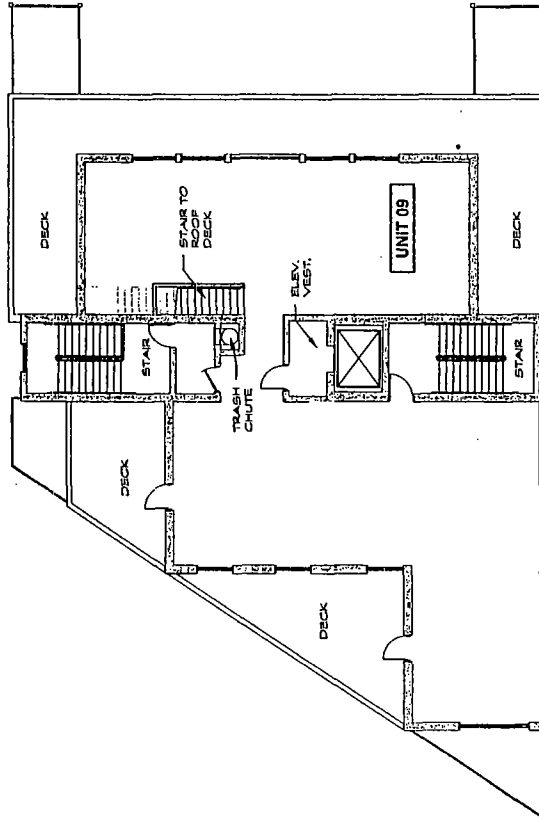
DATE: 06.15.2018

3/4

SKETCH NO



2 ROOF PLAN



1 6TH FLOOR PLAN

FINAL FOR PUBLICATION

vari

824 north racine avenue
chicago, illinois 60642
312.829.4783

DWG. NAME: 6TH FLOOR PLAN & ROOF PLAN
PROJECT: 9 UNIT APARTMENT BUILDING
ADDRESS: 1157 W. ERIE STREET
SCALE:
DATE: 06.15.2018

SKETCH NO

4/4