



# City of Chicago



SO2018-6952

Office of the City Clerk

## Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 9/20/2018   |
| <b>Sponsor(s):</b>              | Misc. Transmittal   |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 16-D at 1534-1546 E 68th St - App No. 19785T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                         |

## **SUBSTITUTE ORDINANCE**

### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map 16-D in the area bounded by:

the public alley next north of and parallel to East 68th Street; a line 131 feet west of and parallel to South Stony Island Avenue; East 68th Street; and a line 236 feet west of and parallel to South Stony Island Avenue;

to those of the B3-3 Community Shopping District.

**SECTION 2.** This Ordinance shall be in force and effect from and after its passage and due publication.

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Address: 1534-46 East 68th Street, Chicago, Illinois

**NARRATIVE AND PLANS ZONING ANALYSIS**  
**TYPE 1 ZONING MAP AMENDMENT APPLICATION**

**Applicant: 1534-38 East 68th Street, LLC**

**Property Location: 1534-46 East 68th Street, Chicago, Illinois**

**Proposed Zoning: B3-3 Community Shopping District**

**Lot Area: 13,087 square feet**

1534-38 East 68th Street, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the property located at 1534-44 East 68th Street, Chicago, Illinois from the RM-5 Residential Multi-Unit District to the B3-3 Community Shopping District in order to authorize the establishment and operation of a commercial catering kitchen at the Property.

The site is bounded by a 16' wide public alley to the North, East 68th Street to the South, properties containing multi-unit residential buildings to the West, and commercial property containing the Stony Island Arts Bank to the East.

The subject property consists of approximately 13,087 square feet of site area, including the western portion of the 16' vacated public alley on the eastern portion of the site, and is currently improved with an existing three-story building containing six dwelling units, a single-story rear accessory structure, and a surface parking lot containing 12 vehicular parking spaces. The Applicant proposes to rehabilitate the existing structures in order to establish and operate (i) a vacation rental use within the principal structure and (ii) a commercial kitchen within the accessory structure. The overall project FAR will be 0.71. No new improvements to the site or exterior of existing structures are proposed. The requested map amendment is proposed solely to authorize the establishment of the commercial kitchen as a permitted use.

A total of 12 vehicular parking spaces and 2 bicycle spaces will be provided on-site.

**NARRATIVE ZONING ANALYSIS**

- (a) Floor Area and Floor Area Ratio:
- |      |                      |                    |
|------|----------------------|--------------------|
| i.   | Lot area:            | 13,087 square feet |
| iii. | Total building area: | 9,980              |
| iv.  | FAR:                 | .71                |

- (b) Density (Lot Area Per Dwelling Unit): N/A

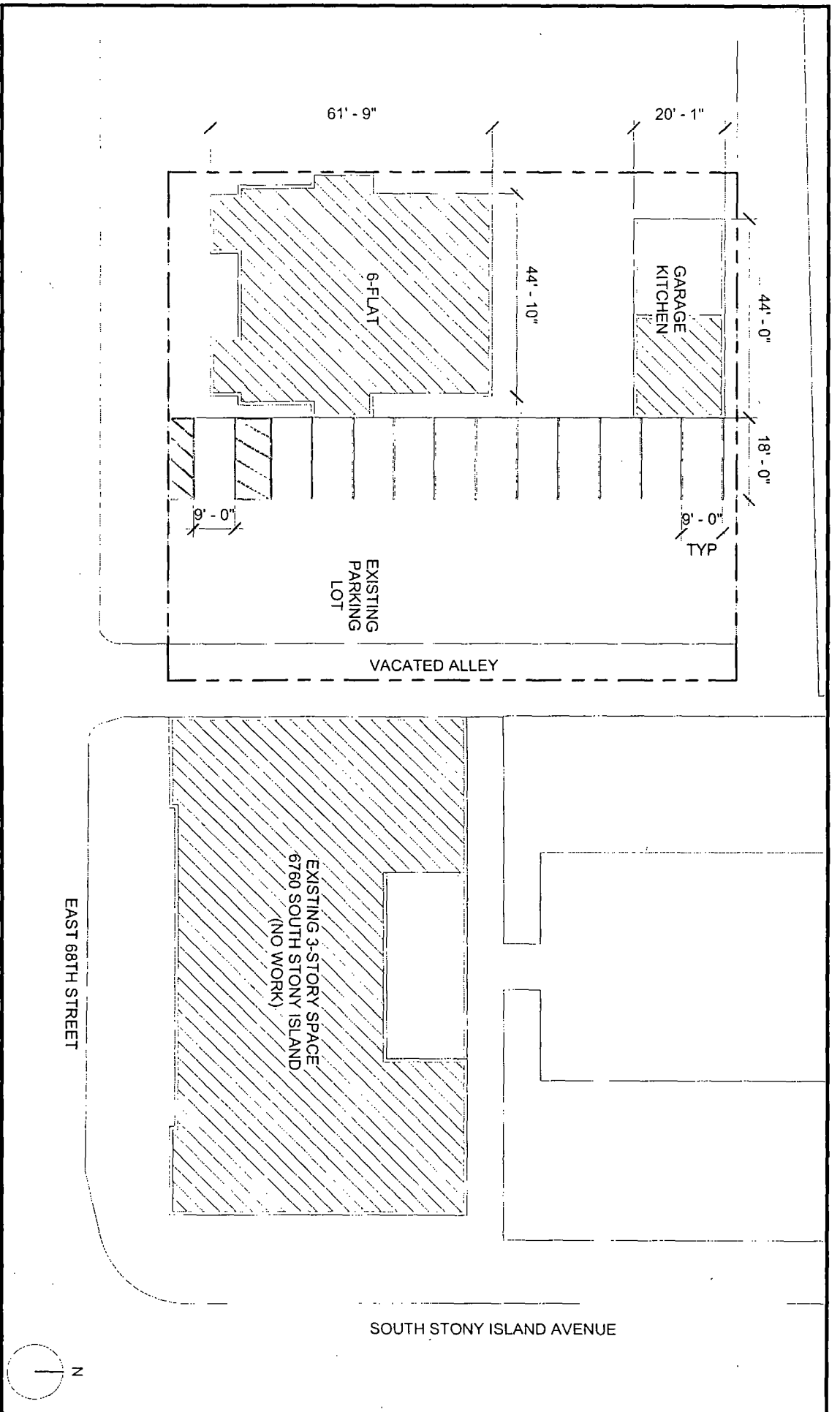
- (c) Amount of off-street parking: 12 vehicular parking spaces  
2 bicycle parking spaces

- (d) Setbacks:
- |      |                      |           |
|------|----------------------|-----------|
| i.   | Front setback:       | 9 feet    |
| ii.  | Side setback (east): | 45.5 feet |
| iii. | Side setback (west): | 0 feet    |
| iv.  | Rear setback:        | 3.5 feet  |

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- (e) Building height: 33 feet

- (f) Off-street Loading: 0 spaces



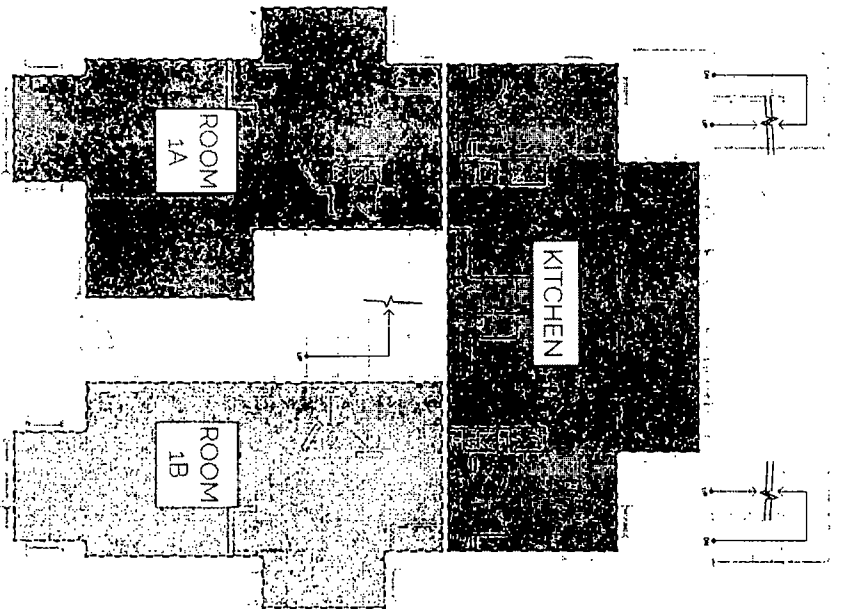
# SITE PLAN

Applicant: 1534-38 East 68th Street LLC  
 Address: 1534-44 East 68th Street

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LEGEND  
 [---] SUBJECT PREMISES





# 6-FLAT - 1ST FLOOR PLAN

**Applicant:** 1534-38 East 68th Street LLC.  
**Address:** 1534-44 East 68th Street

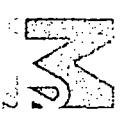
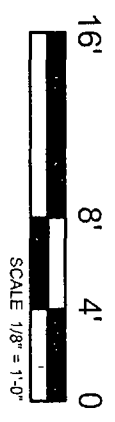
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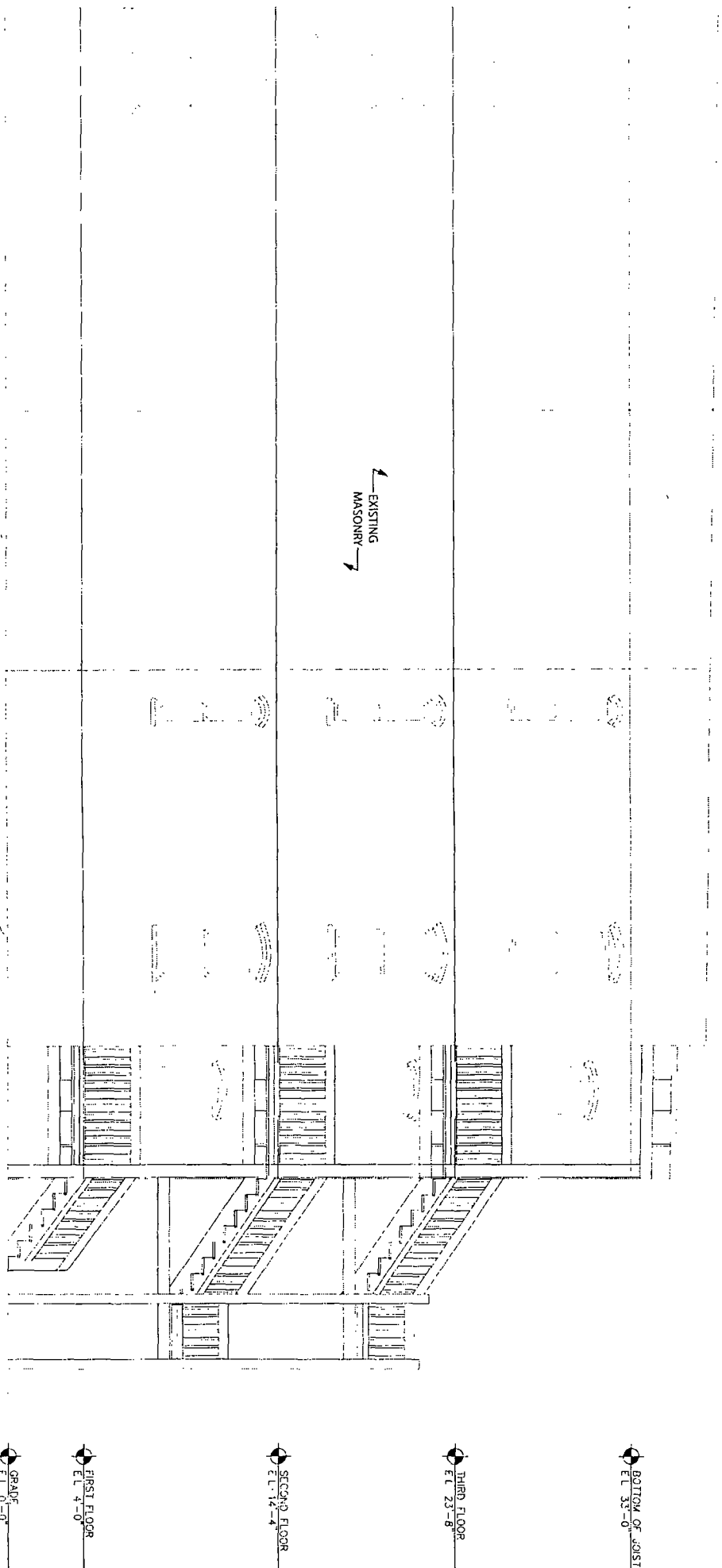


6-FLAT - SOUTH ELEVATION

Applicant: 1534-38 East 68th Street LLC  
 Address: 1534-44 East 68th Street

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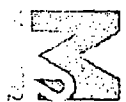


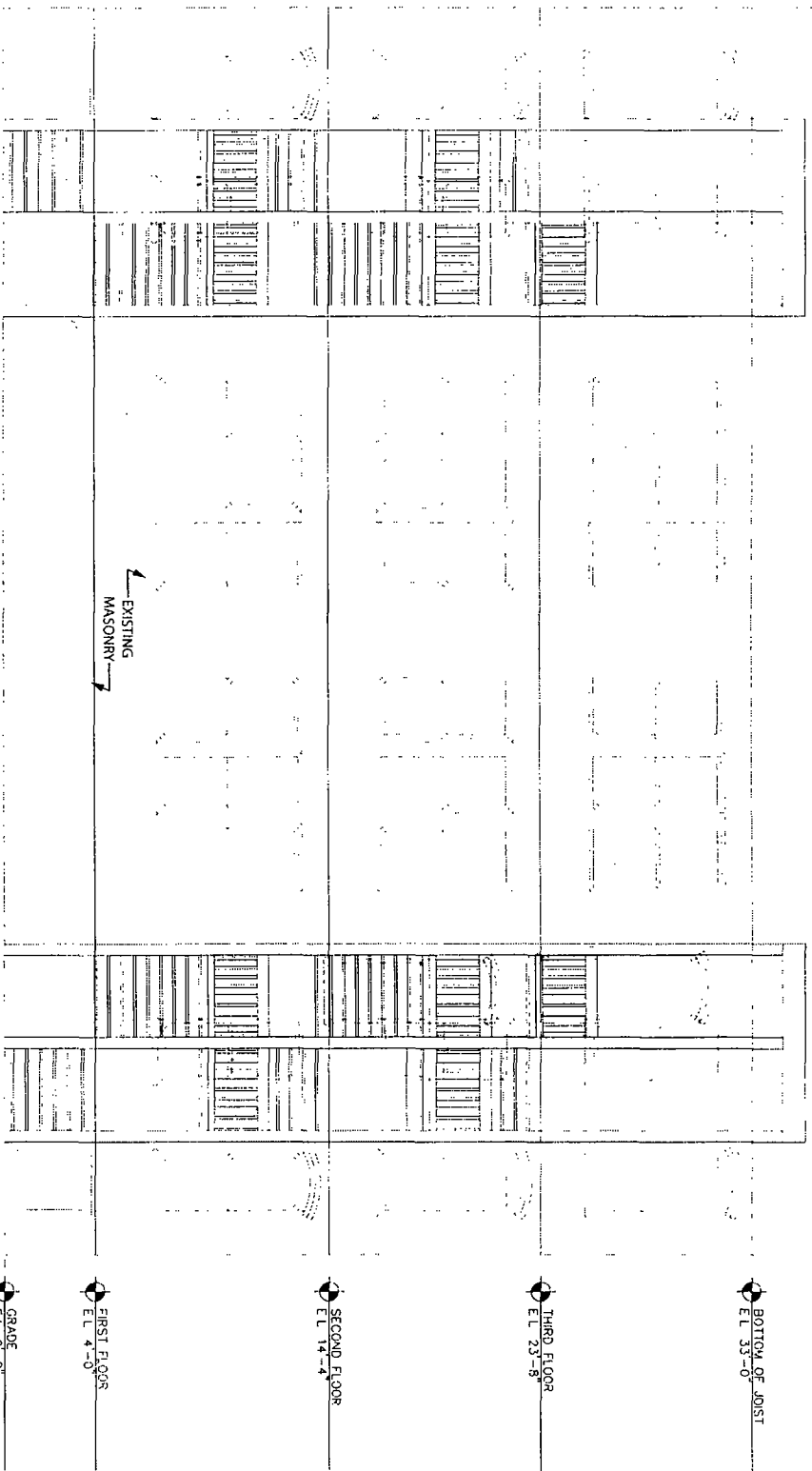
6-FLAT - EAST ELEVATION

Applicant: 1534-38 East 68th Street LLC  
Address: 1534-44 East 68th Street

Stony Island Arts Bank - Type 1 Rezoning

September 20, 2018





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6-FLAT - NORTH ELEVATION

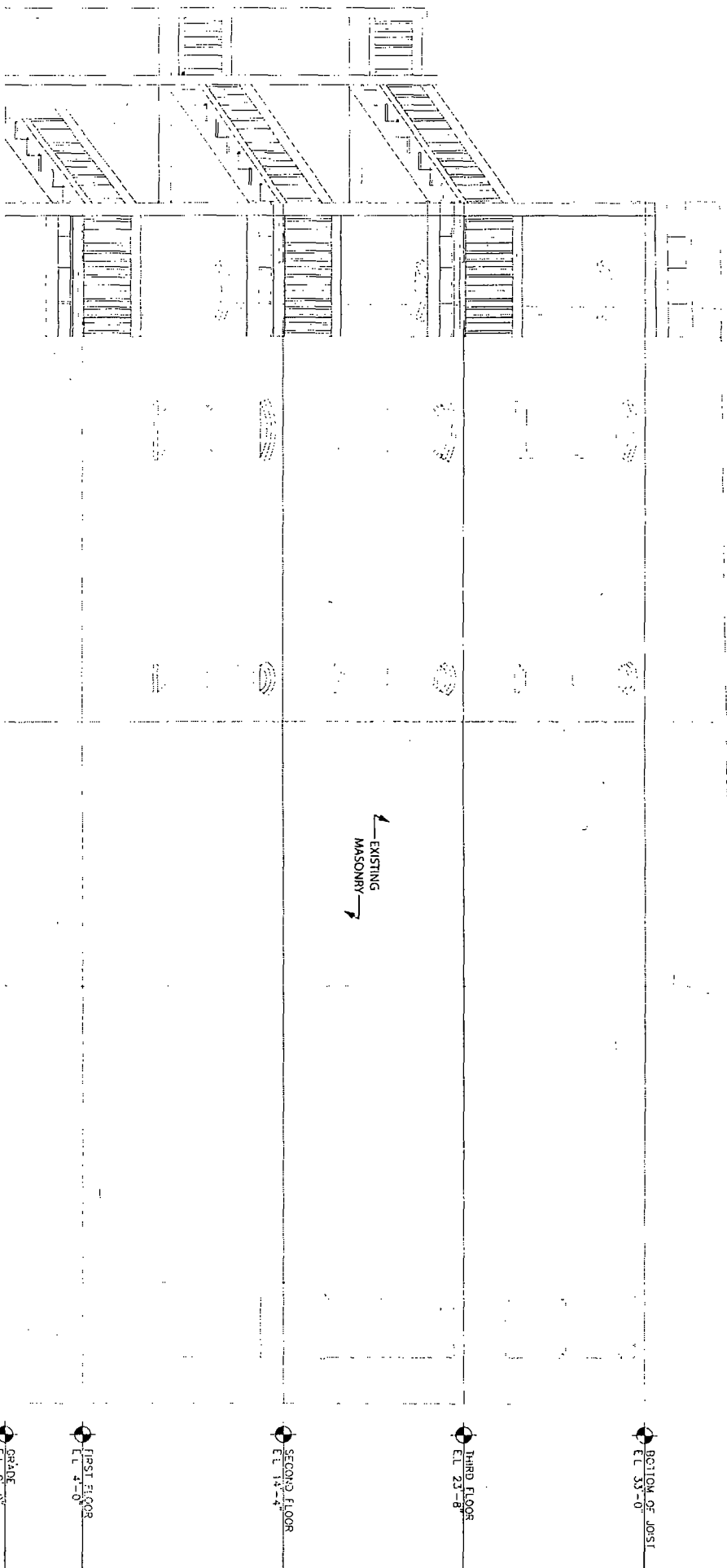
Applicant: 1534-36 East 68th Street LLC  
 Address: 1534-44 East 68th Street

Stony Island Arts Bank - Type 1 Rezoning

September 20, 2018







6-FLAT - WEST ELEVATION

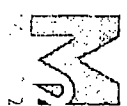
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Applicant: 1534-38 East 68th Street LLC  
Address: 1534-44 East 68th Street

Stony Island Arts Bank - Type 1 Rezoning

September 20, 2018

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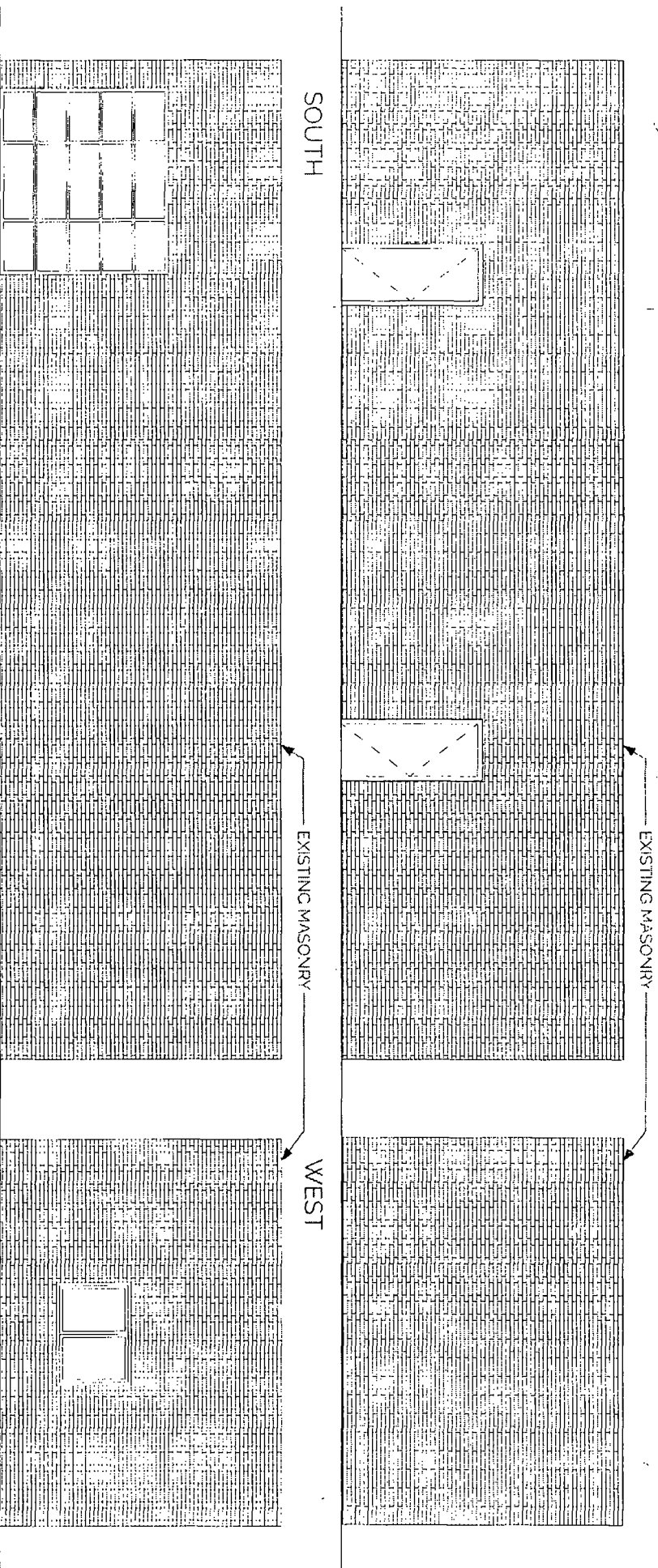
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This floor plan shows a small apartment with the following features:

- Kitchen:** Located at the top right, containing a sink, stove, and refrigerator. It includes a small table and two chairs.
- Living Area:** A central open space with a sofa and a coffee table.
- Bathroom:** Located at the bottom left, containing a toilet and a bathtub.
- Toilet:** A separate toilet room located between the living area and the bathroom.
- Entrance:** A small entryway with a closet.
- Dimensions:** The overall dimensions of the apartment are 10' 0" wide by 12' 0" deep.
- Room Numbers:** The rooms are numbered 1 through 10.

September 20, 2018



NORTH

EAST

SOUTH

WEST

EXISTING MASONRY

EXISTING MASONRY

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# GARAGE KITCHEN - ELEVATIONS

Applicant: 1534-38 East 68th Street LLC  
 Address: 1534-44 East 68th Street

