



City of Chicago



O2019-5554

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 933-937 N Orleans St - App No. 20092T1
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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 75.0 feet north of and parallel to West Walton Street; the alley next east of and parallel to North Orleans Street; a line 28.0 feet north of and parallel to West Walton Street; and North Orleans Street,

to those of a B2-3 Neighborhood Mixed-Use 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:

933-37 North Orleans Street

17-13-0303-C (1) Narrative and Plans Zoning Analysis

933-37 North Orleans Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

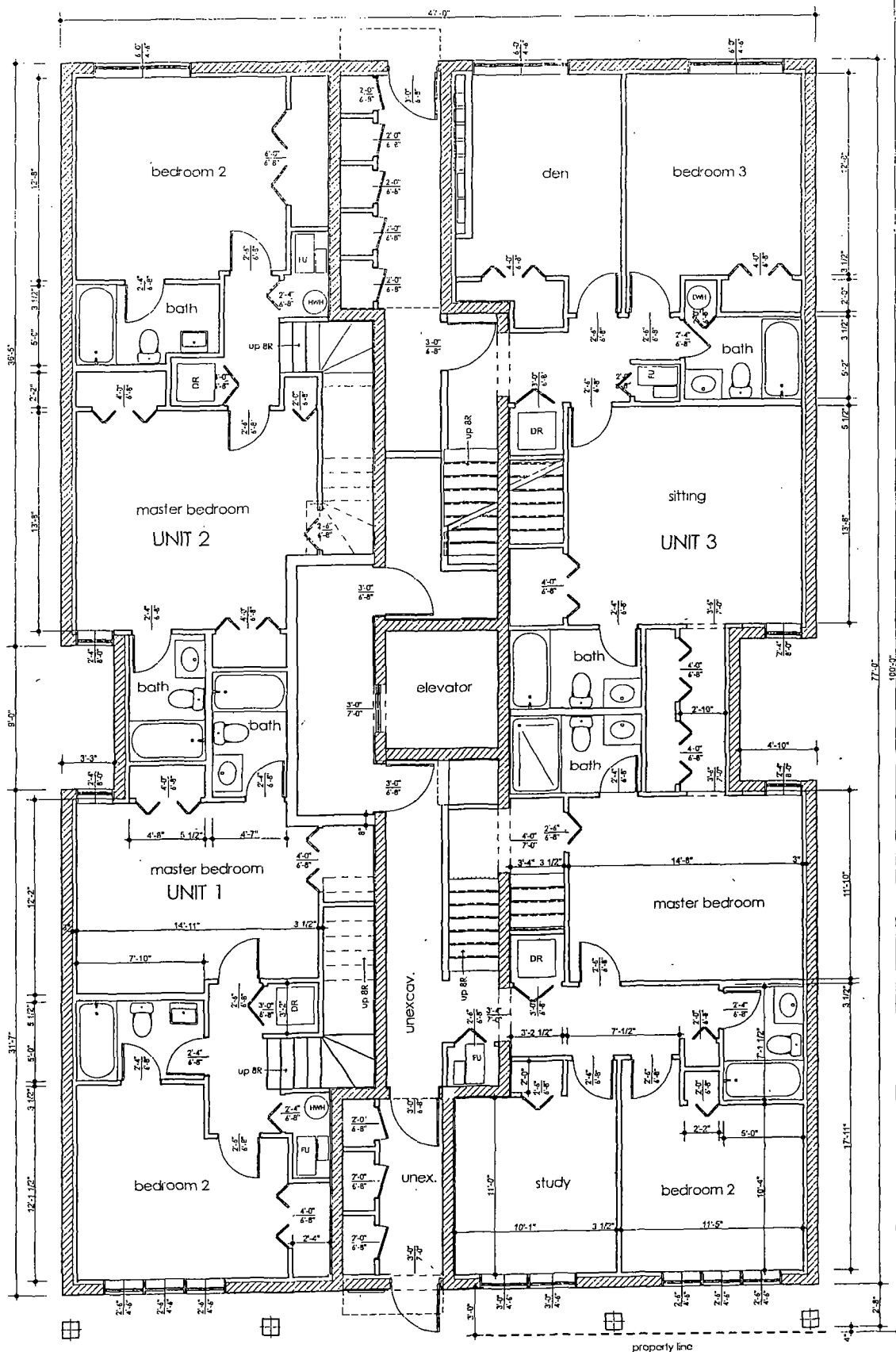
Lot Area: 4,700 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new four-story (with basement), nine (9) unit residential building. Onsite surface parking for five (5) vehicles will be provided at the rear of the subject site. The proposed building will measure 52 feet-11 inches in height. The subject property is located within 1310 feet of the Chicago CTA Brown Line Station and is therefore a Transit-Served Location.

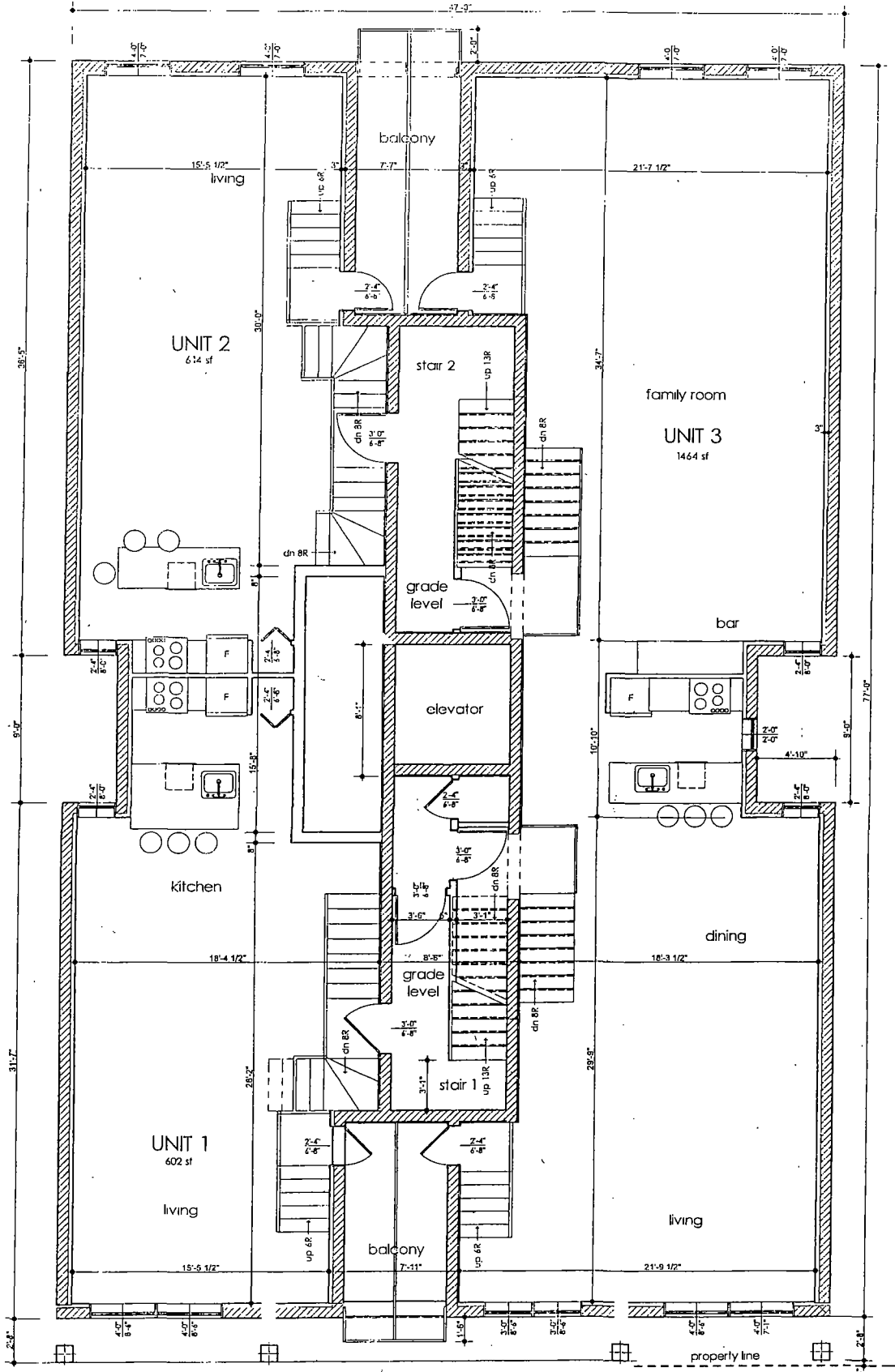
- (A) The Project's floor area ratio: 3.0 FAR
- (B) The project's density (Lot Area Per Dwelling Unit): 522.22 square feet
(4,700 sq. ft. / 9 dwelling units)
- (C) The amount of off-street parking: 5 parking spaces (Transit Served Location)*
- (D) Setbacks:
 - Front Setback: 3 feet-0 inches
 - North Side Setback: 0 foot-0 inches
 - South Side Setback: 0 feet-0 inches
 - Rear Setback: 20 feet-0 inches**
- (E) Building Height: 52 feet-11 inches

*The Applicant will seek relief, by way of TOD request, for the parking requirement.

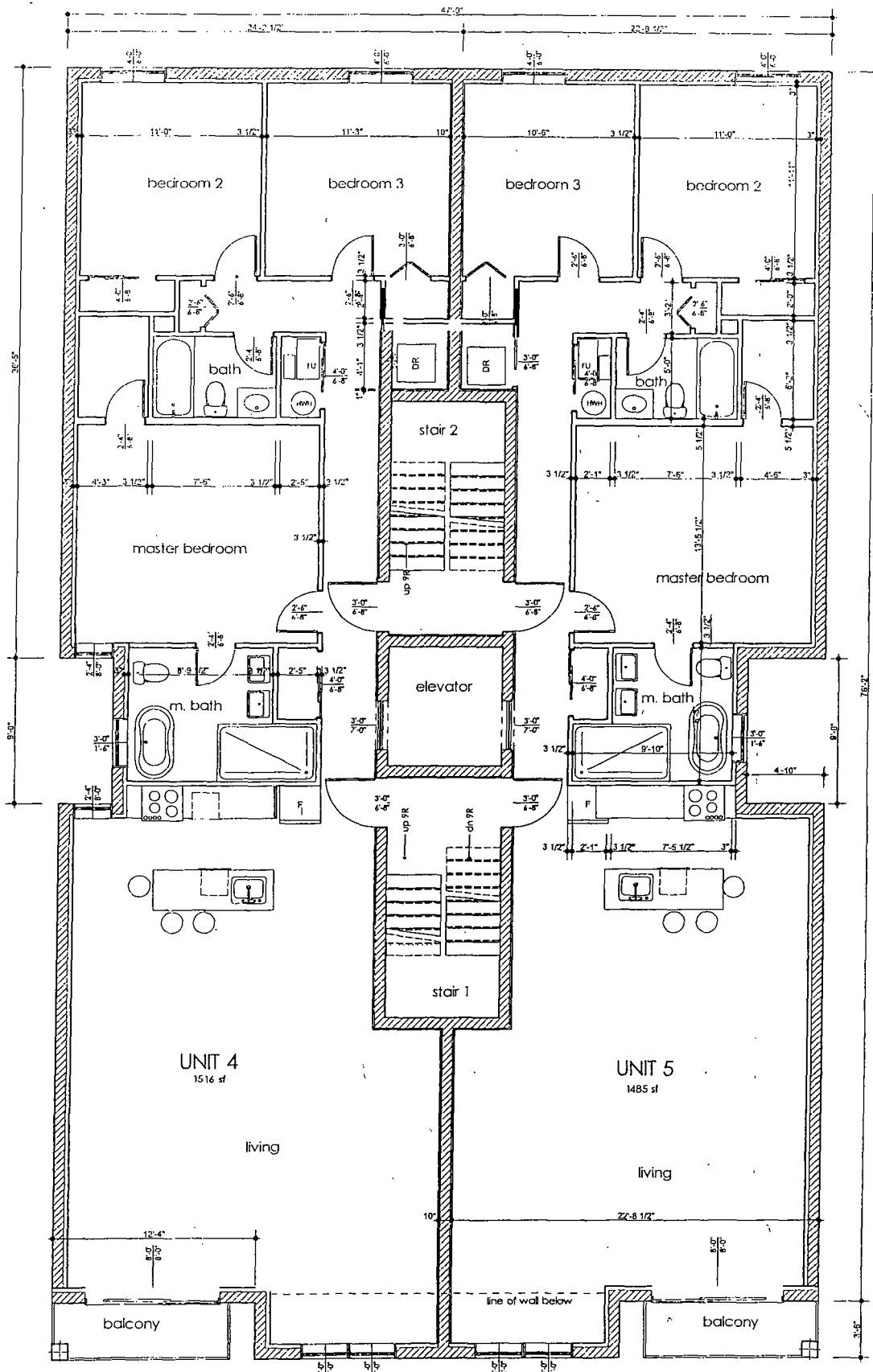
**The Applicant will seek relief, by way of Variation request, for the rear setback requirement.



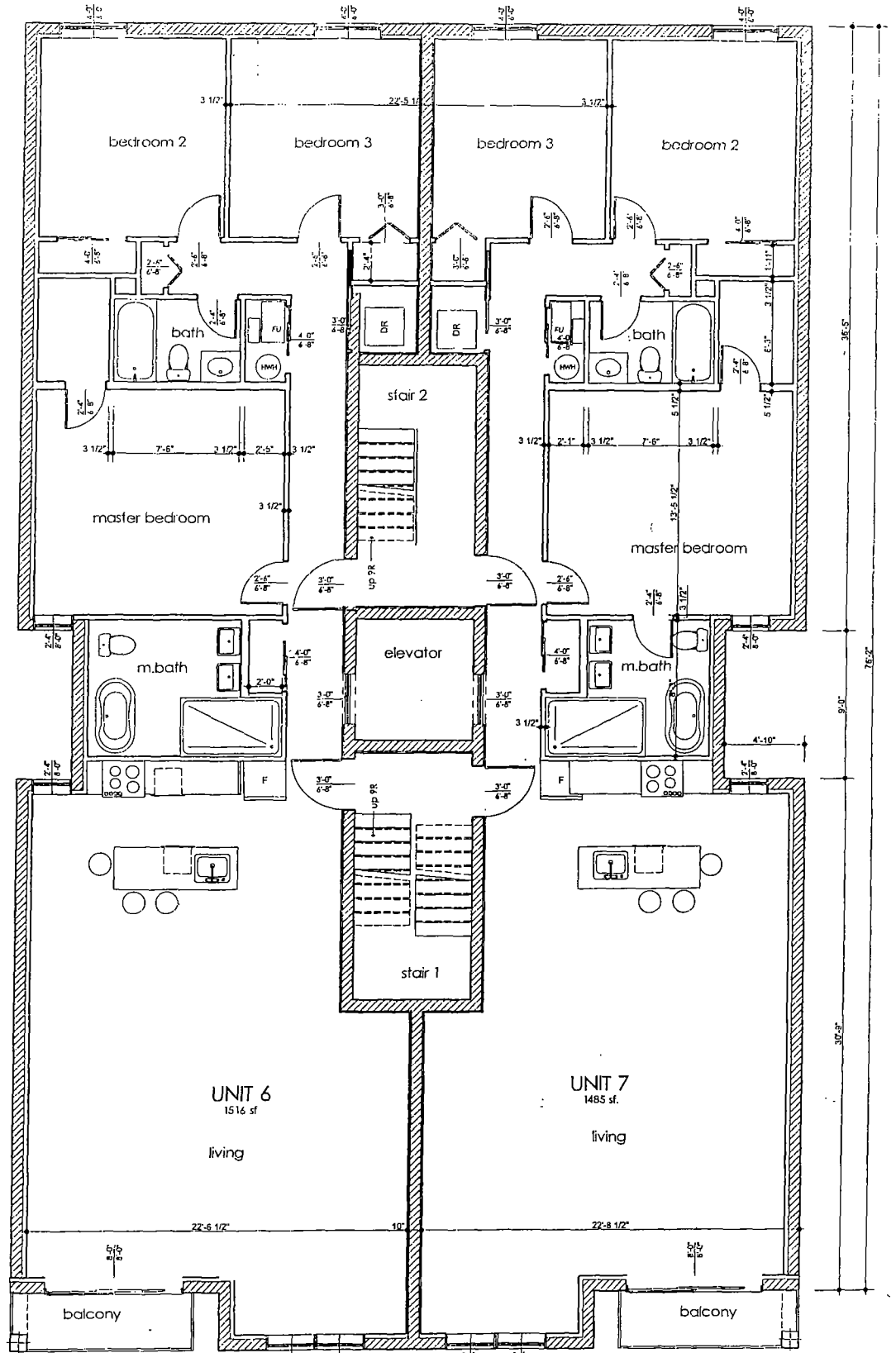
Sheet # A-2 <small>SCALE: 1/8" = 1'-0"</small>	Project # 7704-202	Client 933 N ORLEANS STREET CHICAGO, ILLINOIS	Architect LEADER ARCHITECTS 708-715-3005 leader.architects@gmail.com	License # 001 1-1/2 000000 001 1-1/2 000000	Notes 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
	Design 1.00 01/01/2008	Drawn by AL 01/01/2008	Checked AL 01/01/2008	Reviewed AL 01/01/2008	Approved AL 01/01/2008



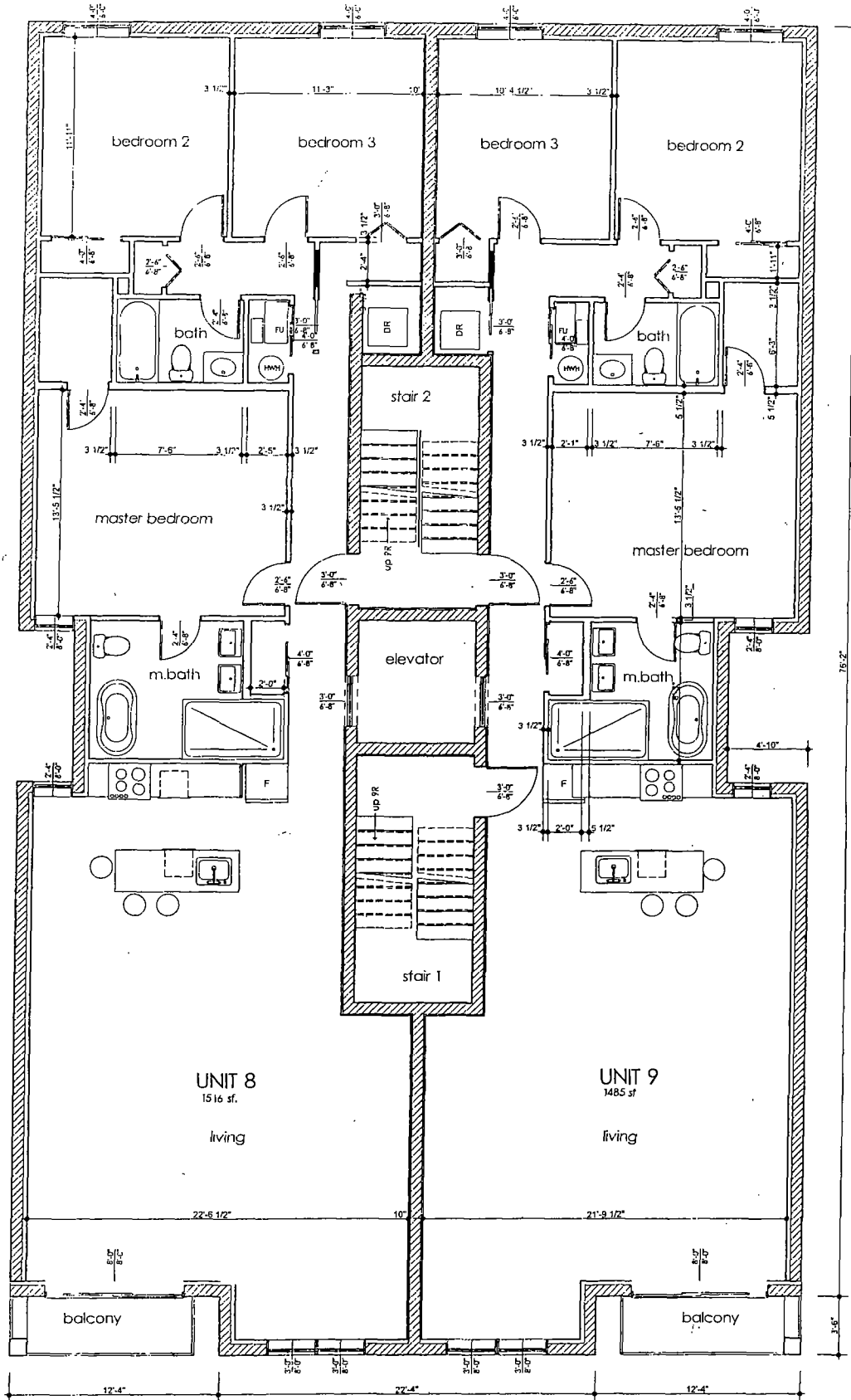
First Floor Plan



Second Floor Plan



Third floor



Fourth floor

Project #
A-7
Scale: as shown

Project #
1-000
Date
08/28/2011
Designer
AL
Checker
CA
Revision 1
Revision 2
Revision 3

FOUR STORY
9 DWELLING UNITS
BUILDING
933 N ORLEANS STREET
CHICAGO, ILLINOIS

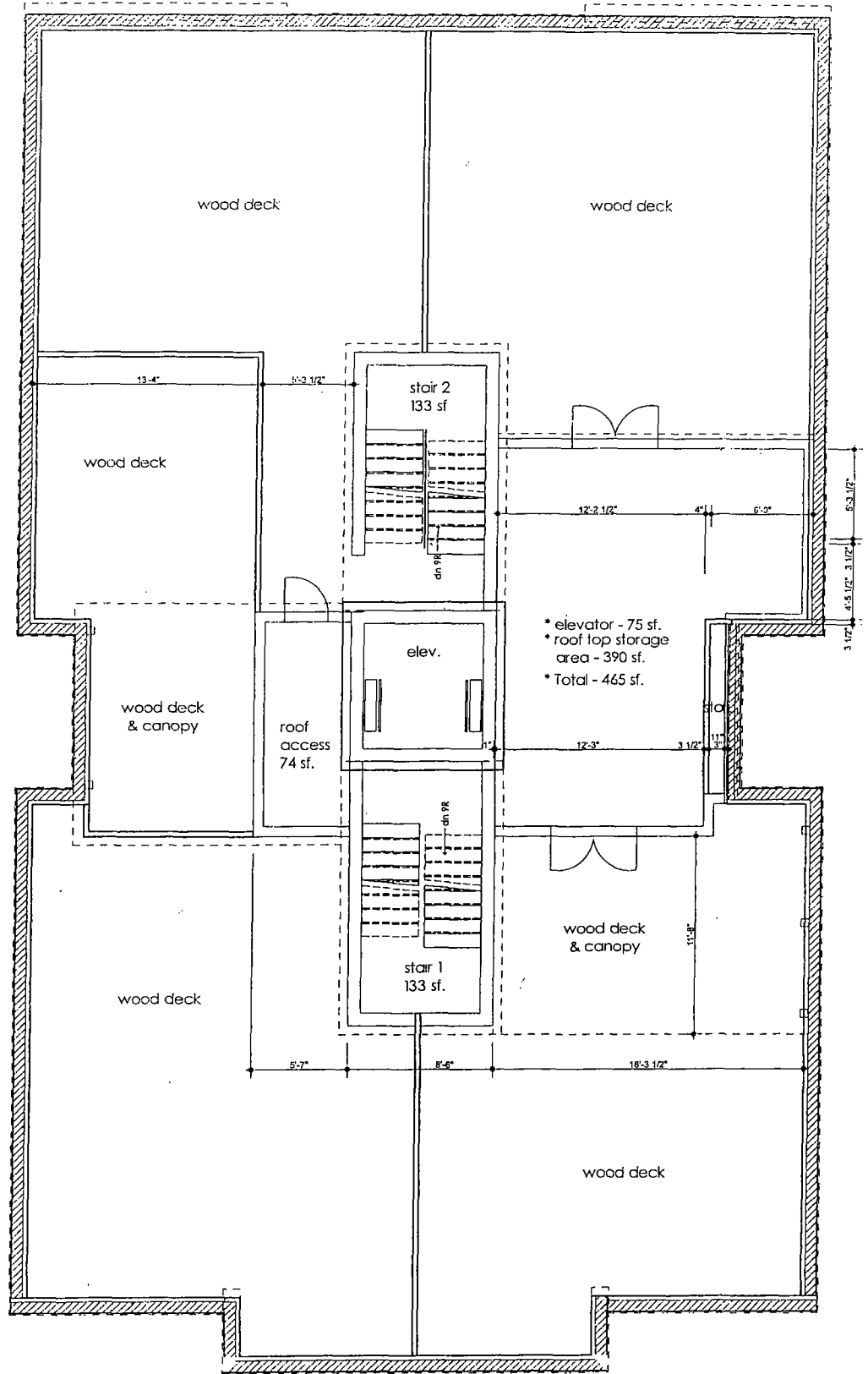
NOT FOR CONSTRUCTION
REVIEW/REVISIONS

LEADER ARCHITECTS
708-715-5203
leaderarchitect@gmail.com

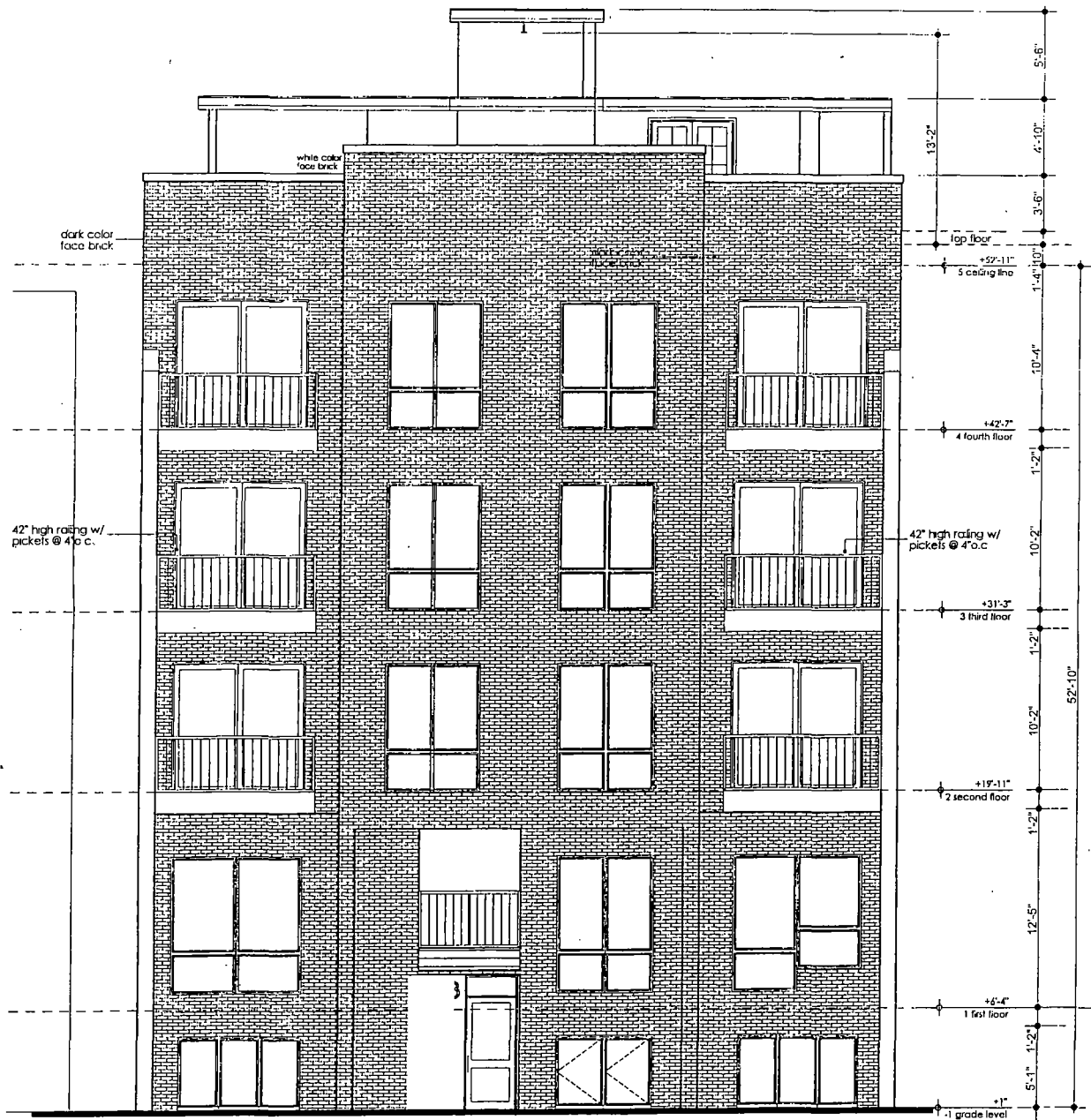
eco design, Ltd
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Meywood, IL 60533

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Final for Publication

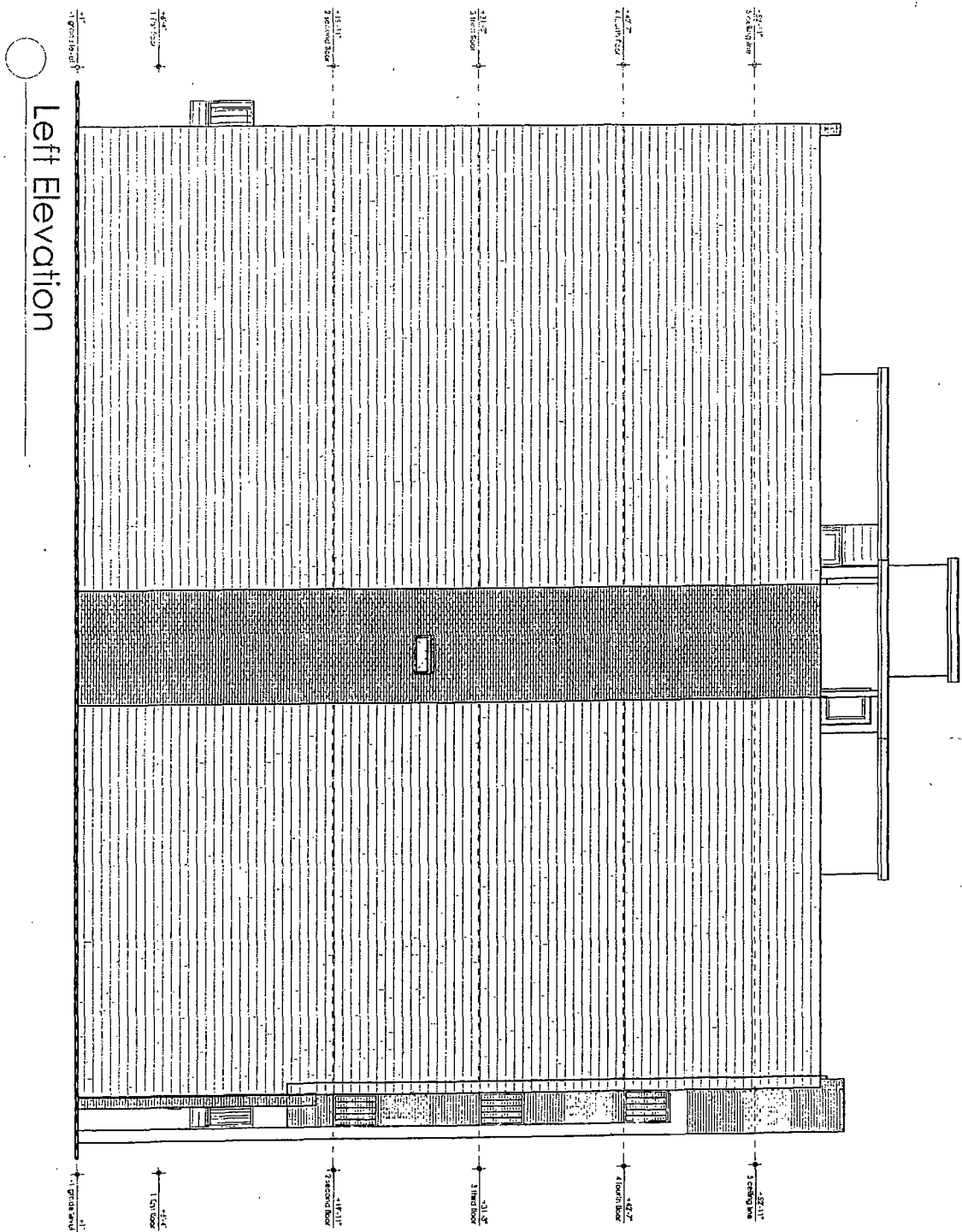


Final for Publication



Front Elevation

Sheet 1 A-9 Scale: 3/16" = 1'-0"	Project 8 1-00 Date: 10/2/20 Drawn by: AL Checked: LA Revision 1 Revision 2 Revision 3	FOUR STORY 9 DWELLING UNITS BUILDING 933 N. ORLEANS STREET CHICAGO *** ILLINOIS		NOT FOR CONSTRUCTION REVIEW BY ARCHITECTS	7/26/20 Elevated: 11/20/20	Project 8 1-00 Date: 10/2/20 Drawn by: AL Checked: LA Revision 1 Revision 2 Revision 3	LEADER ARCHITECTS eco design, Ltd 708-213-5003 leader.architect@gmail.com 1701 S. RIVER AVENUE CHICAGO, IL 60653	Copyright © 2020 Leader Architects, Ltd. No part of this document is to be reproduced, stored in a retrieval system, or transmitted in any form without the written permission of the author.




Left Elevation

© Copyright by
Lippincott Williams & Wilkins
The Bill of Materials should be
the standard "recipe" to
manufacture and buy
when fabrication is
necessary



Rear Elevation

A-11 2200 G. Dr. N.W. Atlanta, GA 30309	Project # _____ Date _____ Drawn by _____ Checked _____ Approved _____ Revision: 1 _____ Date: _____	FOUR STORY 9 DWELLING UNITS BUILDING 933 N. ORLEANS STREET CHICAGO ** ILLINOIS	Owner _____ Date: 11-20-83 Drawn by:	Not for construction Review and documents	Architect: JAF 11/20/83 1005 S. Dearborn Chicago, IL 60605 Tel: 312-326-1100 Telex: 250000 Fax: 312-326-1100	 <p>also design Ltd</p> <p>LEADER ARCHITECTS</p> <p>7500 E. 1st Avenue Denver, CO 80231</p>
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