



# City of Chicago



O2021-1559

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 615 N Ogden Ave - App No. 20689T1
<b>Committee(s) Assignment:</b>	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:**

**North Ogden Avenue; a line 85.55 feet south of and parallel to West Erie Street as measured along the southwest line of North Ogden Avenue; a line 75 feet west of and parallel to the alley next west of and parallel to North May Street; the alley next south of and parallel to West Erie Street; the vacated alley next east of and parallel to North Ogden Avenue; a line 73 feet north of and parallel to the alley next north of and parallel to West Ohio Street; and North Racine 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 North Ogden Avenue, Chicago**

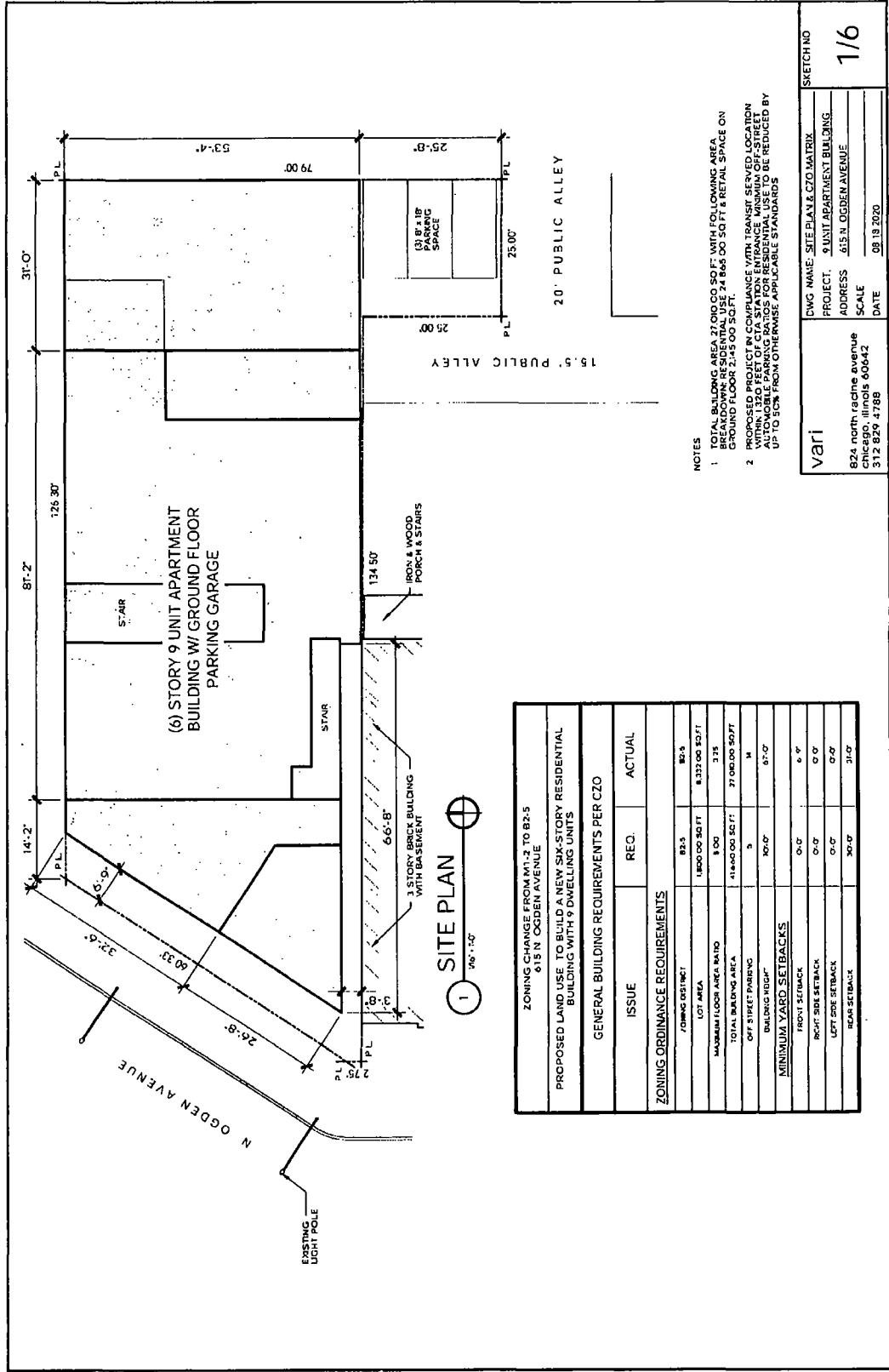
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**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR  
615 NORTH OGDEN AVENUE, CHICAGO**

The subject property is currently a vacant lot. The Applicant needs a zoning change to allow residential use at the property and to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the ordinance, in order to build a new mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors.

Project Description:	Zoning Change from an M1-2 Limited Manufacturing/Business Park District to a B2-5 Neighborhood Mixed-Use District
Use:	Mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors.
Floor Area Ratio:	3.25
Lot Area:	8,332 Square Feet
Building Floor Area:	27,010 Square Feet
Density:	925 Square Feet per Dwelling Unit
Off- Street parking:	14
Set Backs:	Front Setback: 6'-9" Side Setbacks: 0' each side Rear Setback: 31'
Building height:	67 Feet

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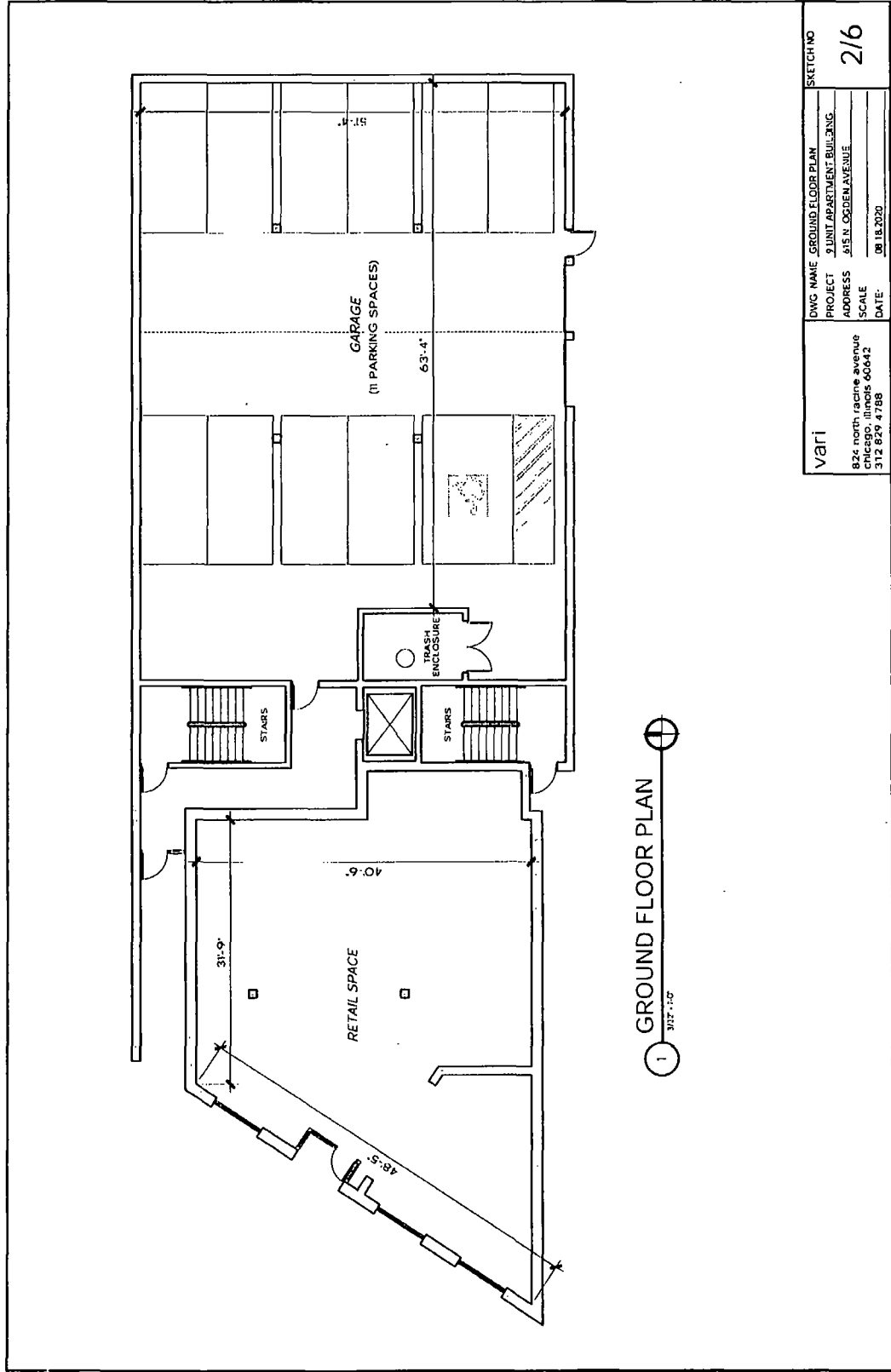
1 SITE PLAN 1/6

ZONING CHANGE FROM M1-2 TO B2-5 615 N OGDEN AVENUE		
PROPOSED LAND USE TO BUILD A NEW SIX-STORY RESIDENTIAL BUILDING WITH 9 DWELLING UNITS		
GENERAL BUILDING REQUIREMENTS PER CZO		
ISSUE	REQ.	ACTUAL
<b>ZONING ORDINANCE REQUIREMENTS</b>		
ZONING DISTRICT	B2-5	B2-5
LOT AREA	1800.00 SQ FT	8,337.00 SQ FT
MAXIMUM FLOOR AREA RATIO	1.00	3.15
TOTAL BUILDING AREA	4184.00 SQ FT	27,080.00 SQ FT
OFF STREET PARKING	5	14
BUILDING HEIGHT	10'-0"	67'-0"
<b>MINIMUM YARD SETBACKS</b>		
FRONT SETBACK	0'-0"	6'-9"
RIGHT SIDE SETBACK	0'-0"	0'-0"
LEFT SIDE SETBACK	0'-0"	0'-0"
REAR SETBACK	30'-0"	31'-0"

- NOTES
- TOTAL BUILDING AREA 27,080.00 SQ FT WITH FOLLOWING AREA BREAKDOWN-RESIDENTIAL USE 74,865.00 SQ FT & RETAIL SPACE ON GROUND FLOOR 2,145.00 SQ FT.
  - PROPOSED PROJECT IN COMPLIANCE WITH TRANSIT SERVED LOCATION REQUIREMENTS FOR RESIDENTIAL USE. OFF-STREET PARKING RATIO FOR RESIDENTIAL USE TO BE REDUCED BY UP TO 50% FROM OTHERWISE APPLICABLE STANDARDS.

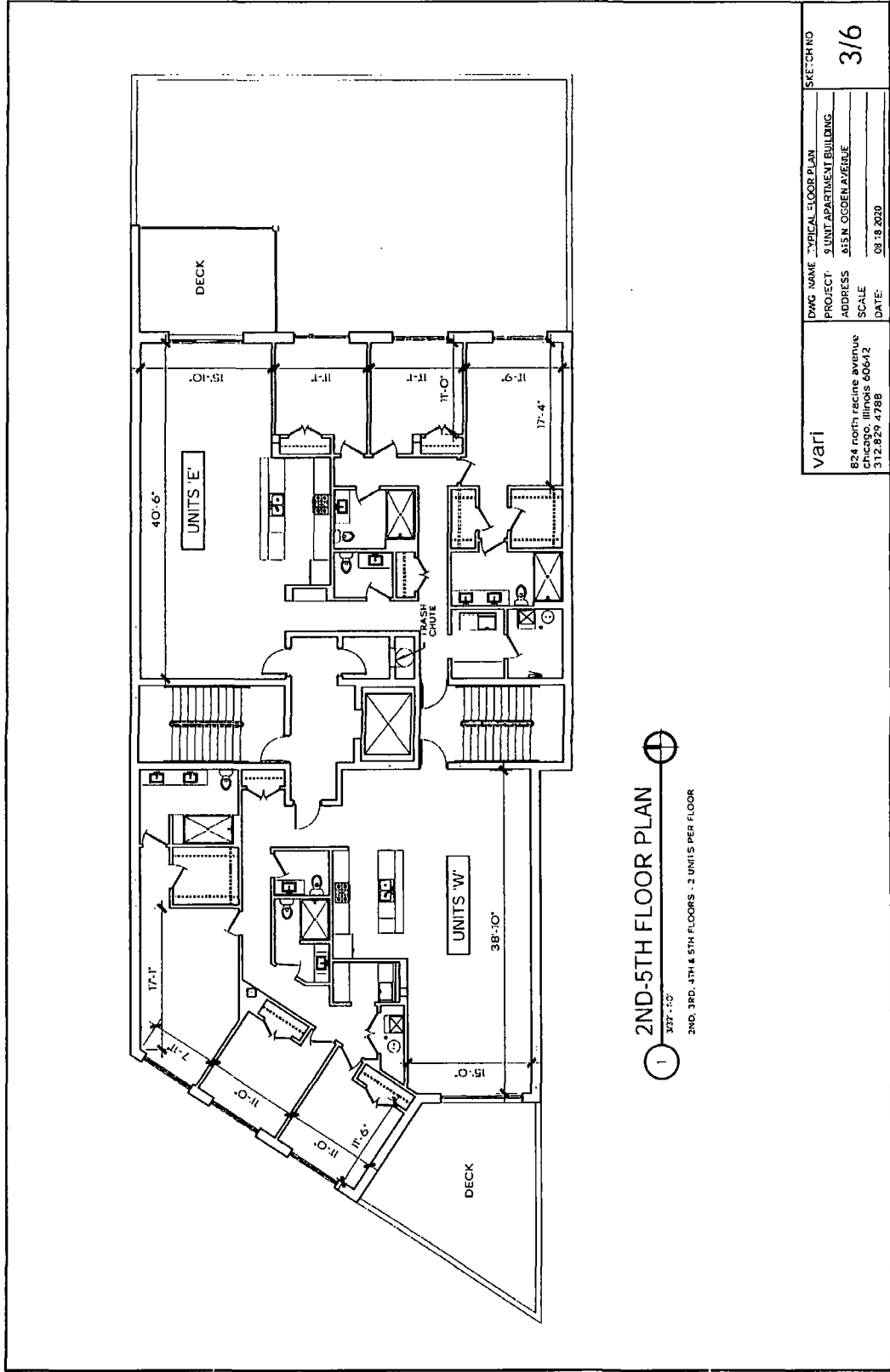
vari  
 824 north ogden avenue  
 312 829-4788  
 615 N OGDEN AVENUE  
 SCALE  
 DATE 08.19.2020  
 SKETCH NO 1/6

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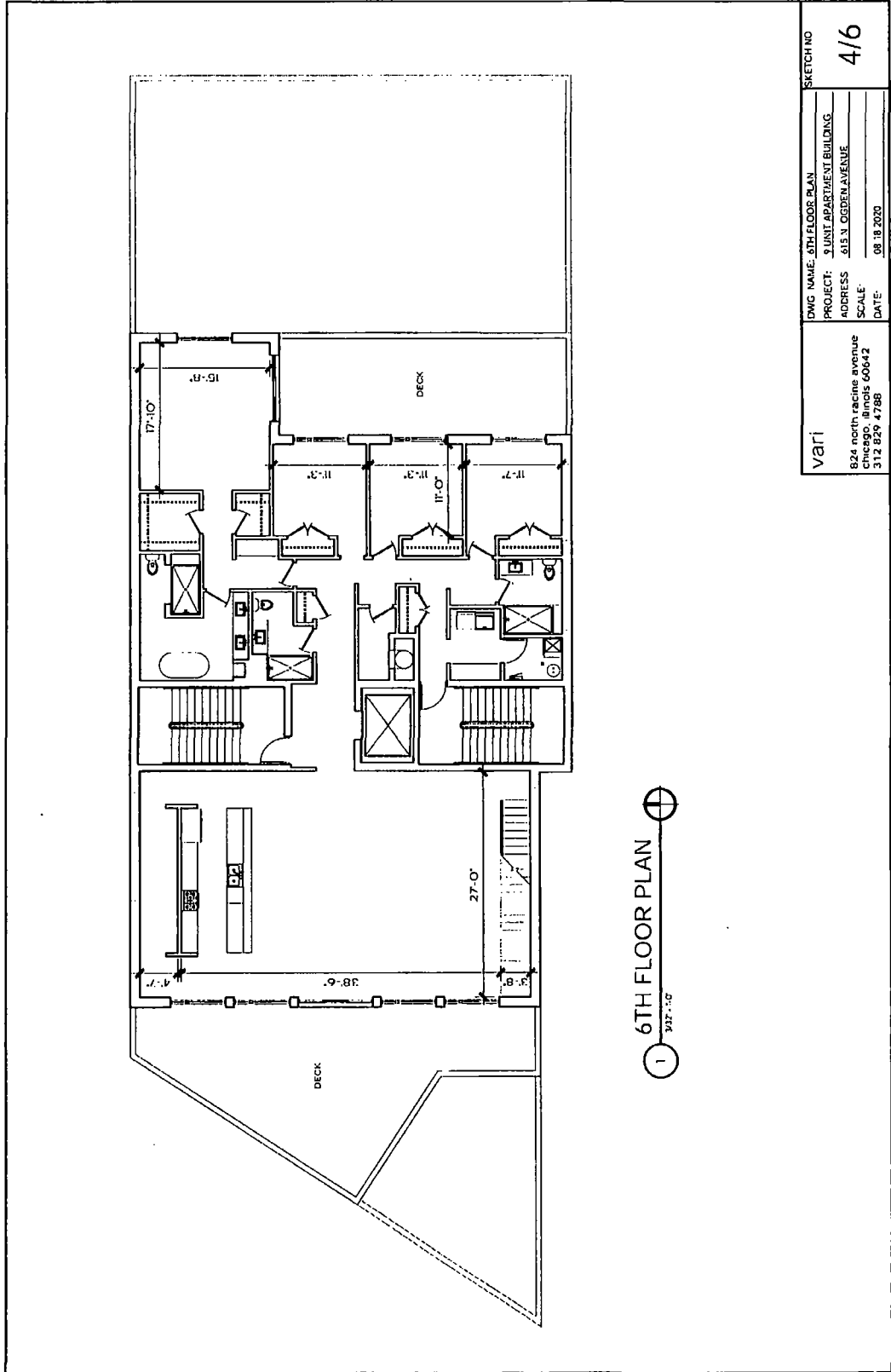


vari 824 north radline avenue trenton nj 08642 972 829 4788	DWG NAME	GROUND FLOOR PLAN	SKETCH NO	2/6
	PROJECT	9 UNIT APARTMENT BUILDING		
	ADDRESS	615 N. OGDEN AVENUE		
	SCALE			
	DATE:	08.18.2020		

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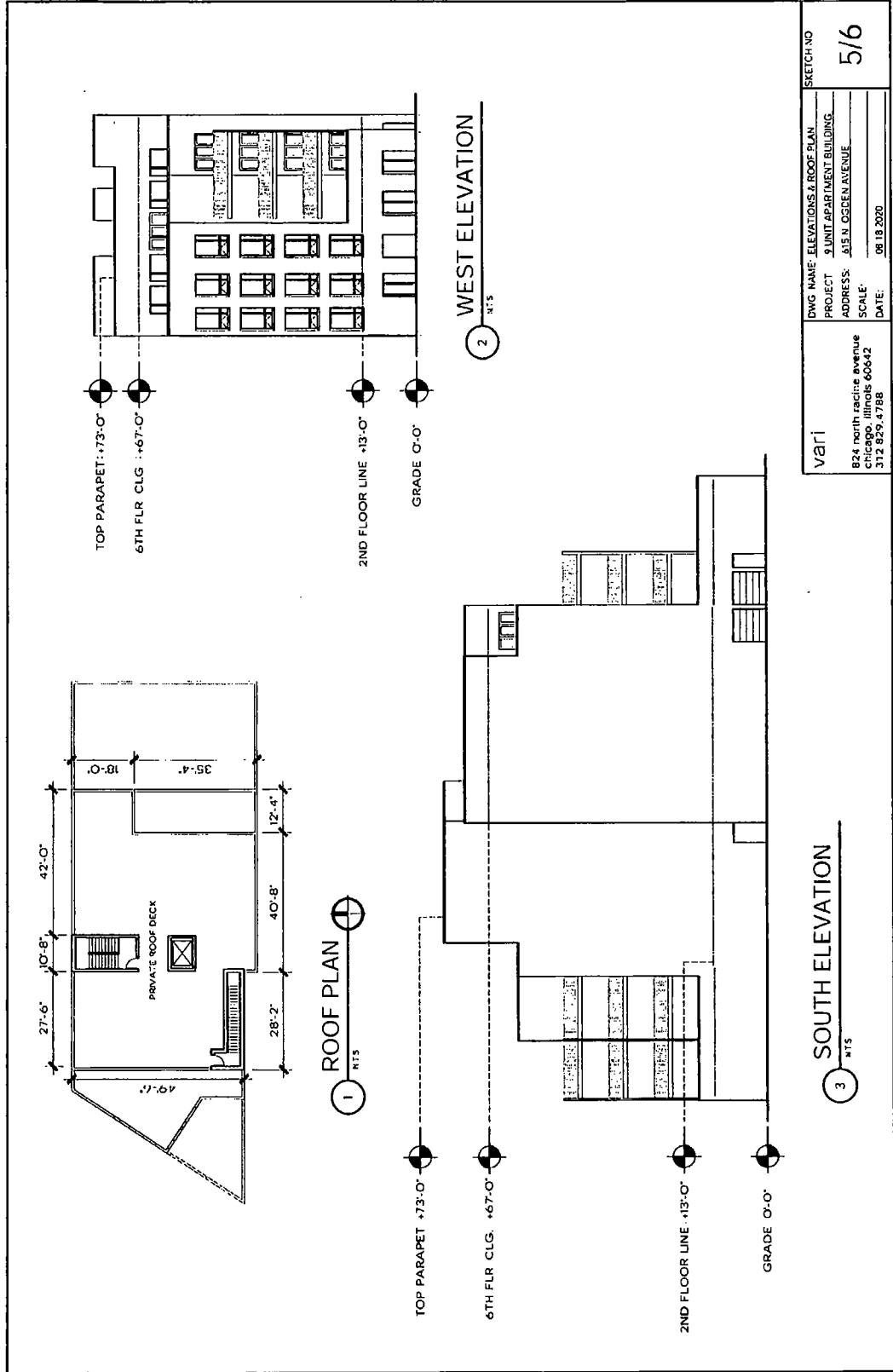


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6TH FLOOR PLAN

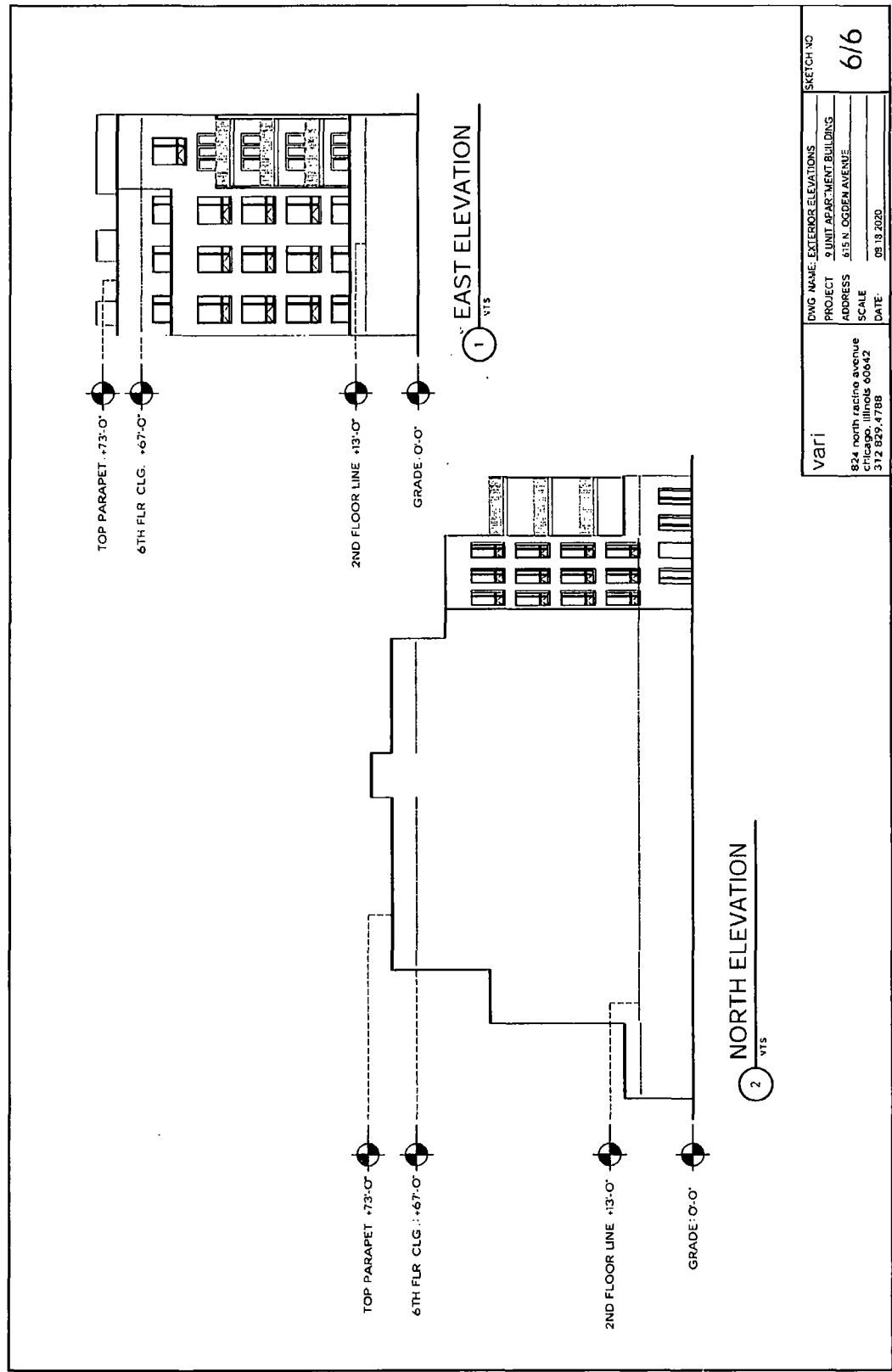
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vari	DWG NAME: ELEVATIONS & ROOF PLAN	SKETCH NO
	PROJECT: 9 UNIT APARTMENT BUILDING	5/6
ADDRESS: 824 NORTH MADISON AVENUE CHICAGO, ILLINOIS 60642		
SCALE: 3/16" = 1'-0"		
DATE: 08.18.2020		



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Vari	DWG NAME: EXTERIOR ELEVATIONS	SKETCH NO
	PROJECT: 3 UNIT APARTMENT BUILDING	6/16
824 North Pacific Avenue Chicago, Illinois 60642	ADDRESS: 615 N. OGDEN AVENUE	
312 839-4788	SCALE	
	DATE: 08.18.2020	