



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-5326
Type: Ordinance **Status:** Passed
File created: 7/29/2015 **In control:** City Council
Final action: 9/24/2015
Title: Zoning Reclassification Map No. 1-G at 116 N Aberdeen St - App No. 18447T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. SO2015-5326.pdf, 2. O2015-5326.pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	Passed as Substitute	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
7/29/2015	1	City Council	Referred	

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ORDINANCE

BE /r ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION I. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the DS-3 Downtown Service District symbols and indications as shown on Map No. 1 -G in the area bounded by

a line 164.5 .feet north of and parallel to West Washington Boulevard; North Aberdeen Street; a line 139.5 feet north of and parallel to West Washington boulevard; and the alley next west of and parallel to North Aberdeen Street,

to those of a DX-3 Downtown Mixed-Use District and a corresponding use 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.

116 North Aberdeen Street

SUBSTITUTE NARRATIVE & PLANS

17-13-0303-C (1) Narrative Zoning Analysis
116 North Aberdeen Street, Chicago, Illinois

Proposed Zoning: DX-3 Downtown Mixed-Use District Lot Area: 2,900 square foot (Total Lot Area)

Proposed Land Use: In 2013, the Applicant effectuated a zoning map amendment for the subject property in order to permit the licensing of a "shared kitchen" (limited manufacturing use) at the site. The Applicant is currently operating a shared kitchen at the site, pursuant to valid City of Chicago Business License. The purpose for the zoning change is to return the zoning classification for the property back to its original designation, prior to the 2013 Amendment. The existing one-story, commercial, building will remain and the Applicant will continue to operate a shared kitchen at the site. There will be no physical expansion of the existing building in terms of density, building area or height.

- a) The Project's Floor Area Ratio:
2,900 square feet (1.0 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
No dwelling units existing or proposed
- c) The amount of off-street parking:

0 spaces

- d) Setbacks:
 - a. Front Setback: 0'-0"
 - b. Rear Setback: 0'-0"
 - c. Side Setbacks:
 - North: 0'-0' South: 0'-0'

Building Height: 14'-0" (approx.)

*17-13-03()3-C(2) Plans Attached.

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PERMIT REVISION TO PERMIT #100452109 INTERIOR BUILD OUT FOR NEW FAST FOOD ESTABLISHMENT
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