

# Legislation Details (With Text)

File #:	SO2021-2645				
Туре:	Ordinance		Status:	Passed	
File created:	6/25/2021		In control:	City Council	
			Final action:	9/14/2021	
Title:	Zoning Reclassification Map No. 3-F at 537-547 W Oak St and 939-957 N Larrabee St - App No. 20764T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 3-F				
Attachments:	1. O2021-2645.pdf, 2. SO2021-2645.pdf				
Date	Ver.	Action By	Act	ion	Result
9/14/2021	1	City Council	Pa	ssed as Substitute	Pass
9/8/2021	1	Committee on Zoning, Lan and Building Standards	dmarks Re	commended to Pass	
6/25/2021	1	City Council	Re	ferred	

# **Final for Publical**

# **ORDINANCE**

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

SECTION 1. Title 17 ol'the Municipal Code of Chicago, the Chicago Zoning Ordinance, is

hereby amended by changing all of the MI-2 Limited Manufacturing/Business Park District

symbols and indications as shown on Map No. 3-F in the area bounded by

West Oak Street; the public alley next east of and parallel to North Larrabee Street; a line 198.5 feet south of and parallel to the south line of West Oak Street; North Larrabee Street,

to those of a DR-3 Downtown Residential District.

SECTION 2. This ordinance takes effect after its passage and due publication. Common Street

Address: 537-547 West Oak Street, 939-957 North Larrabee Street

### Substitute Narrative and Plans

# Type 1 Zoning Narrative for 537-547 West Oak Street, 939-957 North Larrabee Street MI-2 toDR-3

A. The applicant proposes to rezone the subject property from MI-2 Limited Manufacturing/Business Park District to DR-3 Downtown Residential District. The subject property is currently unimproved. The purpose of the amendment to permit the development of a 78-unit, 7-story residential building. The subject property is a Transit Serviced Location based on proximity to the Chicago Avenue 66 Bus line. The applicant is seeking the following relief: (i) MLA reduction in accordance with 17-4-0402-B; (ii) additional FAR increase for a Transit Served Location in accordance with 17-3-0403-B; iii) additional FAR increase for affordable housing in accordance with 17-3-0403-C; and

- iii) additional FAR increase for affordable nousing in accordance with 17-3-0403-C; at
- iv) parking relief for a Transit-Served Locations in accordance with 17-10-0102-B.
- B. Lot Area
- C. FAR\*
- D. Number of Dwelling Units
- E. Density (Lot area per dwelling unit)\*\*
- 25,156 square feet 4.0
- 78 dwelling units 322 square feet
- Not to exceed 80'0"

G. Front setback
H. Side setbacks
I. Rear Setback\*\*\*
0' (Larrabee) ()'
23'1" proposed, 38.2 feet required

39 parking spaces.

\* Additional FAR increase for a Transit Served Location in accordance with 17-3-0403-B (.5) and for affordable housing in accordance with 17-3-0403-C (.5)

- \*\* MLA reduction in accordance with 17-4-0402-B
- \*\*\* Administrative Adjustment for rear yard
- \*\*\*\* Parking relief for a Transit-Served Locations in accordance with 17-10-0102-B

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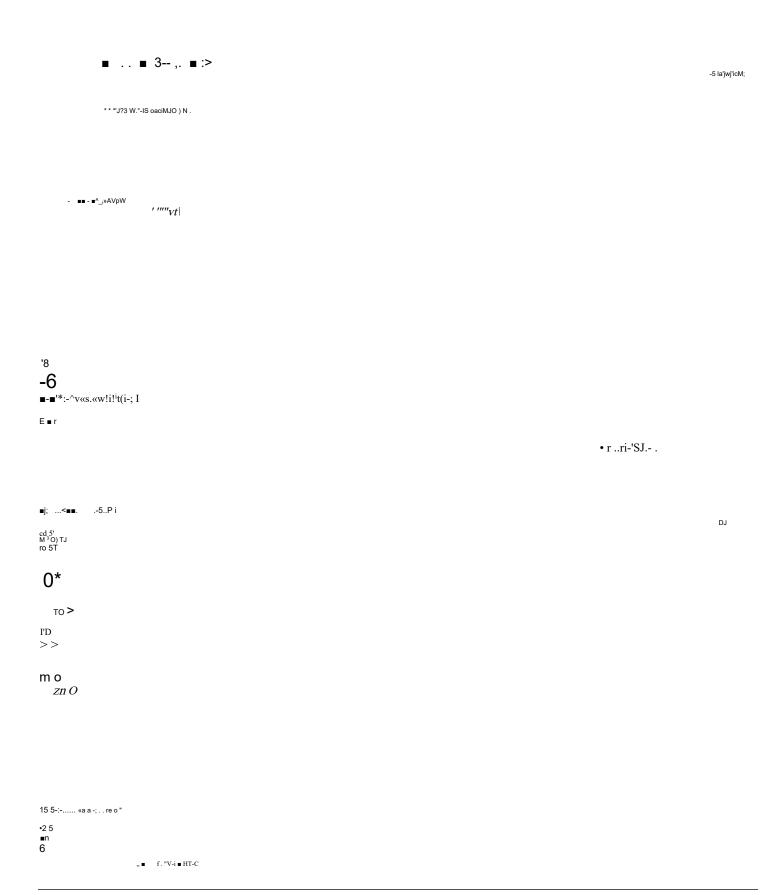
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