



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-6379
Type: Ordinance **Status:** Passed
File created: 9/24/2015 **In control:** City Council
Final action: 10/28/2015
Title: Zoning Reclassification Map No. 1-G at 1033-1047 W Washington Blvd, 25-41 N Aberdeen Ave and 26-42 N Carpenter Ave - App No. 18488T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2015-6379.pdf, 2. SO2015-6379.pdf

Date	Ver.	Action By	Action	Result
10/28/2015		City Council	Passed as Substitute	Pass
10/27/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/24/2015	1	City Council	Referred	

§ -Lots

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 DX-3 Downtown Mixed-Use District symbols and indications as shown on Map 1-G

West Washington Boulevard; a line 250 feet east of and parallel . to North Aberdeen Street; a line 165.33 feet south of and parallel to West Washington Boulevard; a line 125 feet east of and parallel to North Aberdeen Street; a line 175.33 feet south of and parallel to West Washington Boulevard; North Aberdeen Street.

to those of a DX-5 Downtown 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.

Property Address: 1033-47 West Washington Boulevard; 25-41 North Aberdeen Street; 26-42 North Carpenter Street

SUBSTITUTE NARRATIVE AND PLANS

- 1) Property Address: 1033-47 West Washington Boulevard; 25-41 North Aberdeen Street; 26-42 North Carpenter Street
- 2) Lot Size: 42,815.90 sq. ft.
- 3) Project Description: Six-story residential building containing seventy (70) dwelling units and on-site parking for seventy-eight (78) cars
- 4) Zoning Amendment: DX-3 Downtown Mixed-Use District to a DX-5 Downtown Mixed-Use District
- 5) FAR: 4.5 (190,720 sq. ft.)
- 6) Minimum Lot Area: 70 Dwelling Units (611.7 sq. ft.)
- 7) **Height: 77'**
- 8) Front Setback (West): 0' Side Setback
(North & South): 0' Rear Setback (East): 0'
 - o The Applicant will seek a Variation from the Zoning Board of Appeals for rear setback relief
- 9) **Parking (Auto): 78**
- 10) **Parking (Bike): 39**
- 11) **Loading Berth: 1**

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