

having a radius of 359 feet and a chord length of 142.8 feet); West 52nd Street; a line 874 feet east of and parallel to South Western Boulevard; a line 177.46 feet north of and parallel to West 52nd Street; a line 369.74 feet east of and parallel to South Western Boulevard; a line 142.5 feet north of and parallel to West 52nd Street; a line 156 feet east of and parallel to South Western Boulevard; a line 276 feet north of and parallel to West 52nd Street; South Western Boulevard; a line 342.96 feet north of and parallel to West 52nd Street; a line 460 feet east of and parallel to South Western Boulevard; West 51st Place; South Oakley Avenue; the south right-of-way line of the alley next south of and parallel to west 51st Street; and a line 944.52 feet east of and parallel to South Western Boulevard,

to those of a M2-2 Light Industry 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.

21297335.1

NARRATIVE Application # 19322
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- 1) Property Address: 5115-25 South Oakley; 2210-56 West 51st Place; 2207 West 51st Place; 5145-47 South Western Boulevard
- 2) Project Description: The existing 1-story metal building will be razed. The property will be redeveloped with a contractor/construction storage yard which will include a 1-story building and garage which will serve as an office and service area for Applicant's vehicles.
- 3) Zoning Amendment: MI-1 Limited Manufacturing/Business Park District; M2-2 Light Industry District; CI-2 Neighborhood Commercial District to a M2-2 Light Industry District
- 4) Lot Size: Irregularly shaped lot consisting of 324,585.20 square feet (7.45 acres)
- 5) Total square footage of proposed building: 9,050 square feet
- 6) FAR: .3
- 7) **Minimum Lot Area (MLA): NA**
- 8) Height: 19 feet - 10 5/8 inches
- 9) North setback: 373 feet - 11 1/8 inches

- 10) South setback: 15 feet - 5 % inches
- 11) East setback: 338 feet - 6 V* inches
- 12) West setback: 355 feet - 0 3/8 inch
- 13) **Parking spaces: 15**
- 14) **Bicycle parking spaces: 2**
- 15) **Loading berth: 0**

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Application # 19322 T1

SUBSTITUTE 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 must be amended by changing all the M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District and CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 12-H in the area bounded by

the centerline of the alley next south of and parallel to West 51st Street; a line from a point 12 feet west of the west right-of-way line of the Baltimore & Ohio Terminal Railroad and the centerline of the alley next south of West 51st Street; to a point 458.36 feet south of the alley next south of West 51st Street and 17.52 feet west of the west right-of-way line of the Baltimore & Ohio Terminal Railroad; a line from a point 458.36 feet south of the alley next south of West 51st Street and 17.52 feet west of the west line of the Baltimore & Ohio Terminal Railroad right-of-way; to a point 19.78 feet west of the west right-of-way line of the Baltimore & Ohio

Terminal Railroad right-of-way and 125 feet north of West 52nd Street (said line is a convex line to the southwest a distance of 405 feet and a chord length of 39.98 feet): a line from a point 19.78 feet west of the west right-of-way line of the Baltimore & Ohio Terminal Railroad and 498.36 feet south of the alley next south of West 51st Street; to a point 951.84 feet east of South Western Boulevard and the north right-of-way of West 52nd Street (said line is a curved convex line running to the southwest having a radius of 359 feet and a chord length of 142.8 feet); West 52nd Street; a line 874 feet east of and parallel to South Western Boulevard; a line 177.46 feet north of and parallel to West 52nd Street; a line 369.74 feet east of and parallel to South Western Boulevard; a line 142.5 feet north of and parallel to West 52nd Street; a line 156 feet east of and parallel to South Western Boulevard; a line 276 feet north of and parallel to West 52nd Street; South Western Boulevard; a line 342.96 feet north of and parallel to West 52nd Street; a line 460 feet east of and parallel to South Western Boulevard; West 51st Place; South Oakley Avenue; the south right-of-way line of the alley next south of and parallel to west 51st Street; and a line 944.52 feet east of and parallel to South Western Boulevard,

to those of a M2-2 Light Industry District and a corresponding use district is hereby established in the area above described.

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FINAL FOR PUBLICATION

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