



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2014-6817
Type: Ordinance **Status:** Passed
File created: 9/10/2014 **In control:** City Council
Final action: 1/21/2015
Title: Zoning Reclassification Map No. 3-F at 847-861 N Larrabee St - App No. 18172T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2014-6817.pdf, 2. SO2014-6817.pdf

Date	Ver.	Action By	Action	Result
1/21/2015	1	City Council	Passed as Substitute	Pass
1/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
10/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/10/2014	1	City Council	Referred	

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No 3-F in an area bounded by:

North Larrabee Street; a line 695.18 feet south of and parallel to West Oak Street; the public alley next east of and parallel to North Larrabee Street; and a line 870.18 feet south of and parallel to West Oak Street

to those of a B2-5 Neighborhood 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.

Common Address of Property: 847-61 North Larrabee Street

847-61 North Larrabee Rezoning Type 1 Application Narrative

The subject lot measures 175'x129.05' for a total area of 22,583.75sq.ft. Applicant is seeking to rezone the subject property from a M1-2 Limited Manufacturing/Business Park District to a B2-5 Neighborhood Mixed-Use District in order to develop 3, 5-story, 63'6" residential buildings each containing 10 dwelling units with 10 off-street parking spaces, as well as 1, 5-story, 53'2" building containing 3 dwelling units, HOOSq.ft of ground floor commercial space with 4 off-street parking spaces.

Landscaping, open space and trash enclosure location information is reflected on the accompanying drawings.

Zoning Data for all 4 Buildings Combined

Total Building Area = 78,603 sq.ft. Total Lot Area = 22,583.75sq.ft.

78,603 (total building area)/22,583.75(total lot area) = 3.48 FAR for the entire site

22,583.75 (total lot area)/33 dwelling units = 684.35 sq.ft. Lot Area per Dwelling Unit for entire site

The three northern buildings will have a front setback of 0" on Larrabee Street, with a north side yard setback of 0", a south side yard set back of 0", and a rear setback of 30', and will have ingress and egress via the public alley to the east.

The southernmost building will have a front yard setback of 0" on Larrabee Street, with a north side yard setback of 0", a south side yard set back of 3'0", and a rear setback of 30', and will have ingress and egress via the public alley to the east.

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