



# 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.

IH i; If ilii

iiii

il' ii'

!Eli

! Si;

li! I

8"  
SI

O

*pis*

0'

©08 ©

i-