



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-2755
Type: Ordinance **Status:** Passed
File created: 9/21/2022 **In control:** City Council
Final action: 1/18/2023
Title: Zoning Reclassification Map No. 4-G at 1600 S Laflin St - App No. 21141T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-G
Attachments: 1. O2022-2755.pdf, 2. SO2022-2755.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed as Substitute	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	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 of the MI-2 and MI-3 Limited Manufacturing/ Business Park District symbols as shown on Map No. 4-G in the area bounded by:

West 16th Street; South Laflin Street; The alley next South of and parallel to West 16th Street; The alley next East of and parallel to South Ashland Avenue; A line 77 feet North of and parallel to West 17th Street; A line 103.06 feet Northwesterly from a point 109,32 feet East of and parallel to South Ashland Avenue along the previous said line to a point 96 feet South and parallel to West 16th Street and 65.45 feet East of and parallel to South Ashland Avenue; And a line 65.45 feet East of and parallel to South Ashland Avenue,

To those of a B2-5 Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of

property: 1600 South Laflin Street, Chicago

SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FROM M1-2 AND M1-3 TO B2-5 AT PILSEN FOUNDRY LOFTS 1600 S LAFLIN AVENUE/1501 W 1 6th STREET CHICAGO, IL 60608-2123

a.) PROPOSED LAND USE

THE PILSEN FOUNDRY LOFTS PROJECT CONSISTS OF THE ALTERATION AND CONVERSION OF THE HISTORIC 1902 OTIS ELEVATOR FOUNDRY INTO 84 RENTAL DWELLING UNITS WITH 19 OPEN AND 23 GARAGE PARKING SPACES AND 1 LOADING BERTH

b.) PROJECT'S FLOOR AREA RATIO

WITH A LOT AREA OF 61,810 SQFT AND A PROPOSED FLOOR AREA 161,000 SQFT THE PROJECT FAR WILL BE 2.60

c.) PROJECT'S DENSITY (LOT AREA PER DWELLING UNIT)

WITH A LOT AREA OF 61,810 SQFT AND 84 UNITS THE MINIMUM LOT AREA PER DWELLING UNIT WILL BE 736 SQFT

d.) OFF-STREET PARKING

19 OPEN AND 23 GARAGED (TOTAL 42) OFF-STREET PARKING SPACES

e.) SETBACKS

THERE ARE 0.00' FRONT AND SIDEYARD SETBACKS. THE NORTHERN REARYARD SETBACK (ALONG 16th STREET) IS 89.52 FT AND THE SOUTHERN REAR YARD SETBACK (AN EXTENSION OF THE PUBLIC ALLEY) IS 46.23 FT.

f.) BUILDING HEIGHT THE EXISTING BUILDING HEIGHT IS 46.85 FT

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