Office of the City Clerk

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

Legislation Text

File #: SO2019-2684, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in the area bounded by:

> a line 195.00 feet north of West Adams Street; a line 125.00 feet east of South Peoria Street; a line 176.42 feet north of West Adams Street; South Green Street; a line 95.00 feet north of West Adams Street; a line 125.00 feet west of South Green Street; a line 145.00 feet north of West Adams Street; and South Peoria Street

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 121-25 South Peoria Street / 122-28 South Green Street

SUBSTITUTE NARRATIVE AND PLANS
121-25 South Peoria Street / 122-28 South Green Street

Narrative: The subject property measures 16,427.5 square feel and is improved with a surface parking lot. The Applicant proposes to rezone the property from a DS-3 Downtown Service District to a DX-5 Downtown Mixed-Use District to construct a new six-story residential building with twenty-five residential dwelling units and twenty-eight automobile parking spaces. The proposed height of the building is 92.00 feet.

Lot Area:	16,427.5 square feet
Floor Area:	69,816.88 square feet
FAR:	4.25
MLA:	657.1
Residential Dwelling Units:	25
Height:	92.00 feet
Automobile Parking Spaces:	28
Bicycle Parking Spaces:	14
Loading Berth:	0*

Setbacks:

Front:	0 feet
Rear:	30 feet on residential floors between upper levels
North:	12 feet
South:	0 feet

* Applicant will seek a variation to eliminate the requirement of a loading berth.

O
CO
00 CM

at O
LU
Q.
CO

CO CM

o
CO

o
Z

<H|0
> H CO

CO EI 08

CJ

UJ Q_ >-

UJ
O

< o O Z

CC <
CL

↓
Z
UJ
CL O _I LU > UJ Q

O

o

II

O UJ
h e
UJ UJ CC O
CC 1-Z

CO in
CO CO ^ UJ
00
CN
CM >-
*~ CC
< H cc CO O co

co a.

CL 111

<0

o
CN
O CLg
t- CC I-
CO
o
< O co uJ
O CO Z H O UJ O < _I D O Q

Dlddvyi AVM-OMl

±33cd±S N33d9 S

CL
cr:
O O

< O
Q_

O

to

co I**! eg

o
LU Q.
>-
UJ O

<
o
CD

CC <
r-o
CD O CD
CL

Ө_i
UJ
>
UJ D
^ _'

11

o uj
I- y co co
-, UJ UJ ᵏ
uj t- cc z
O D
CO in
co ^
cn >
^   CC

< I-
cc co
O CD UJ CL
CO CO CN

z O z

< HQ

> H co

Z <

O O

O
LU CL >-1-
LU O

<
C3

CC
<
CL
O
CD O CD

CL O _1 LU > UJ Q
O O

Mi

O UJ
i- Q
co co -, uj g K
uj b
CC z
O => co lo
00 w CM >.

CC

CC w

O CD CO
: O cd

ls

O CL ^
h-   cc h r.
< o CO UJ
O CO 2 K
O UJ O <
_J Q CJ Q

□:j ltj ltj ltj □

qj   cu   cd   ltj   c

LTJ LTJ LTJ LTJ g!

LTJ LTJ LTJ LTJ □

LTJ LTJ LTJ LTJ □

z E3 z <|gjO
co
>Hco

<8

'n⁻Dnr~LT

or

LTJLTJ LTJ LTJ D

EE   EH   E3   EB B

LTJLTJ LTJ LTJ □

LTJLTJ LTJ LTJ C

r LTJ LTJ LTJ LTJ C

< >
UJ
-J
LU X
free: o Z

o
UJ 0->-

<
o
C5

cc <

o   n
o   O

82 11
O LU

■--9

CO CO

LU
UJ
CC Z
O   3
CO ui
CO ™
CN >.
*~ CC

<   I-
CC CO
O c6
LU
a.

o co o uj

cn

H ° co uj

p

to

to I*»J 68

CL
>-

UJ CD

CC
<
CD CD

Z

iC
CC <
Cl O _i
UJ
>
UJ Q _i < I-

Z
UJ D
CO UJ
CC
CL

o co o co

O O < o
X

O
I-" CO

Z
UJ UJ
CC O
CO
CO

<
CC O
Ul CL CO CO CM
>-CC

O
H CO

LU
Z Z
o

```
O CL
UJ
       _ CC
      CC    h-
<
Q
    cj    co
    w Z
    uj    O
    Q O
```

LU Z

^ < - I'll- h -J co
LU CO

LL   > CO

< >
HI _l Ul
I \- ZD O </)

z < >

co lvl-cg

o
LU CL **>-I-**
UJ
O < CC < O O Z ld **CC <**
CL

5 cl
o
_l uj **>**

|5 11

O UJ

coco

ulcc
UJ h-
CC z
O   3
CO in
cocm
CM>-

*-cc

<   I-
CCCO
CL CO co
Oco

UJ

z z

.0^5

2   §
H   CC I- 7.
<   O CO UJ
CJ CO Z   H

o mo <