



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2014-1431  
**Type:** Ordinance  
**File created:** 3/5/2014  
**Status:** Passed  
**In control:** City Council  
**Final action:** 5/28/2014  
**Title:** Zoning Reclassification Map No. 1-G at 832-838 W Erie St and 640-652 N Green St - App No. 17951T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2014-1431.pdf, 2. SO2014-1431.pdf

Date	Ver.	Action By	Action	Result
5/28/2014	1	City Council	Passed as Substitute	Pass
5/22/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
4/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/5/2014	1	City Council	Referred	

### **ORDINANCE**

#### ***BE IT ORDAINED B Y 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 M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.1-G in the area bounded by

West Anaconda Street; North Green Street; West Erie Street; and a line 85 feet west of and parallel to North Green Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses 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: 832-838 West Erie Street; and  
640-652 North Green Street

**17-13-O303-C(l) Narrative Zoning Analysis**

**REVISED 05-22-14**

832-38 West Erie Street and 640-52 North Green Street, Chicago Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 11,603 sq. ft. (Total Lot Area)  
4,604.03 sq. ft. (Zoning Lot 1: 836-838 West Erie St.)  
4,604.03 sq. ft. (Zoning Lot 2: 832-34 West Erie St.)  
2,394.45 sq. ft. (Zoning Lot 3: 650-52 North Green St.)

Proposed Land Use: The existing building will be razed. The property will then be redeveloped with three (3) new, four-story (with basement), all residential buildings. There will be one building located on each Zoning Lot. Two of the buildings will contain eight (8) dwelling units, each, and the third building will contain four (4) dwelling units. There will be on-site parking for twenty-three (23) vehicles, available for residents and guests of all three buildings. Each of the proposed buildings will be masonry in construction and measure 48' (approx.) in height.

- (a) The Project's Floor Area Ratio: (Total Lot Area) Allowed: 34,809 sq. ft. (3.0 FAR) Proposed: 28,964.04 sq. ft. (2.49 FAR)

Zoning Lot 1

Allowed: 13,812.09 sq. ft. (3.0 FAR) Proposed: 11,046.84 sq. ft. (2.39 FAR)

Zoning Lot 2

Allowed: 13,812.09 sq. ft. (3.0 FAR) Proposed: 11,046.84 sq. ft. (2.39 FAR)

Zoning Lot 3

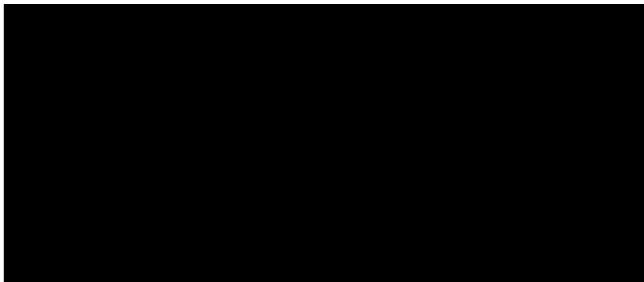
Allowed: 7,183.35 sq. ft. (3.0 FAR) Proposed: 6,533.32 sq. ft. (2.72 FAR)

- (b) The Project's Density (Lot Area Per Dwelling Unit): (Total Lot Area) Required: 400 sq. ft. per unit (minimum) Proposed: 580.15 sq. ft.

Zoning Lot 1 Minimum: 400 sq. ft.  
Proposed: 575.50 sq. ft

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