



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-9729
Type: Ordinance
Status: Passed
File created: 12/10/2014
In control: City Council
Final action: 4/15/2015
Title: Zoning Reclassification Map No. 3-F at 873 N Sedgwick St and 355-357 W Locust St - App No. 18252T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2014-9729.pdf, 2. SO2014-9729.pdf

Date	Ver.	Action By	Action	Result
4/15/2015	1	City Council	Passed as Substitute	Pass
4/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/10/2014	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 B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-F

West Locust Street; a line 233.84 feet east of and parallel to North Sedgwick Street; a line 109.30 feet south of and parallel to West Locust Street; a line 129.31 feet east of and parallel to North Sedgwick Street; a line 100.26 feet south of and parallel to West Locust Street; and North Sedgwick Street,

to those of a B2-5 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.

873 North Sedgwick Street and 355-357 West Locust Street

SUBSTITUTE NARRATIVE AND PLANS

- 1) Project Description: Six-story residential building containing forty-five (45) residential units and on-site interior parking for fifty-one (51) vehicles
- 2) Lot Size: Oddly shaped lot: 24,389 sq. ft.
- 3) Zoning Amendment: B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse & Multi-Unit District to B2-5 Neighborhood Mixed-Use District
- 4) FAR: 3.9 (93,898 sq. ft.)
- 5) Minimum Lot Area: 45 Dwelling Units (542 sq. ft./dwelling unit)
- 6) Height: 74.8'
- 7) **Front Setback (North): 0'**

Sideyard setback (West - Reverse corner): 0'
 - the Applicant will seek a Variation from the Zoning Board of Appeals for west sideyard relief**Sideyard setback (East): 0'**

Rear Setback (South): 19' (at residential level)
 - the Applicant will seek a Variation from the Zoning Board of Appeals for rear setback relief
- 8) **Parking (Auto): 51**
- 9) **Parking (Bike) 29**
- 10) **Loading Berth: 1**

N. SEDGWICK ST.
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