



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-617
Type: Ordinance
File created: 2/10/2016
Status: Passed
In control: City Council
Final action: 5/18/2016
Title: Zoning Reclassification Map No. 3-F at 847-861 N Larrabee St - App No. 18642T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2016-617.pdf, 2. SO2016-617.pdf

Date	Ver.	Action By	Action	Result
5/18/2016	1	City Council	Passed as Substitute	Pass
4/26/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/10/2016	1	City Council	Referred	

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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 symbols and indications as shown on Map No.3-F in the area bounded by

a line 631.08 feet north of and parallel to West Chicago Avenue; a line 129.05 feet east of and parallel to North Larrabee Street; a line 456.08 feet north of and parallel to West Chicago Avenue; and North Larrabee 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.

847-861 North Larrabee Street

17-13-0303-C (1) Substitute Narrative Zoning Analysis - Application No. 18642 T1
847-861 North Larrabee Street, Chicago. Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Proposed

Land Use:

The Applicant is seeking to amend the previously approved Type 1 Rezoning, in order to redevelop the subject property (Parcel 1 and Parcel 2) with one new mixed-use building and one new all residential building, pursuant to a new set of plans.

Pursuant to the new proposed plans, Parcel 1 will be redeveloped with a new four-story mixed-use building, which will contain three commercial spaces and thirty-seven interior parking spaces, at grade level, with forty-two dwelling units - above.

Parcel 2, will be redeveloped with a new four-story all residential building, which will contain a total of eight dwelling units - on and between Floors 1 thru 4. Exterior parking for two vehicles will also be provided, at the rear of Parcel 2.

Each new proposed building will be masonry and glass, in construction, and measure 47'-6" in height.

Lot Area: Parcel 1: 19,357.50 square feet Parcel 2:
3,226.25 square feet

- a) The Project's Floor Area Ratio:
Parcel 1: 42,005.78 square feet (2.17 FAR) **FINAL FOR PL/BI Initiative**
Parcel 2: 7,000.96 square feet (2.17 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
Parcel 1: 42 dwelling units (460.9 square feet) Parcel 2:
8 dwelling units (403.3 square feet)
- c) The amount of off-street parking:
^Parcel 1: 37 parking spaces *(15% reduction) *Parcel 2:
2 parking spaces *(75% reduction)

**The Applicant is seeking a reduction in the required parking pursuant to the Transit*

Oriented Development Ordinance (TOD), as amended 20J5.

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(d) Setbacks:

Parcel 1:

- a. Front Setback: 0'-0"
- b. Rear Setback: 58'-0^s/₄"
- c. Side Setbacks: North: 0'-0"
South: 0'-0"

Parcel 2:

- a. Front Setback: 0'-0"
- b. Rear Setback: 30'-0"
- c. Side Setbacks: North: 0'-0"
South: 0'-0"

(e) Building Height:

Parcel 1: 47'-6" Parcel 2: 47'-6"

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