



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2017-6201  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/6/2017 **In control:** City Council  
**Final action:** 1/17/2018  
**Title:** Zoning Reclassification Map No. 5-H at 2105-2115 W Caton St - App No. 19370T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. SO2017-6201.pdf, 2. O2017-6201.pdf

Date	Ver.	Action By	Action	Result
1/17/2018	1	City Council	Passed as Substitute	Pass
1/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/6/2017	1	City Council	Referred	

## ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-H in the area bounded by-

West Caton Street; a line 61.40 feet west of the intersection of West Caton Street and North Milwaukee Avenue as measured at the south right-of-way line of West Caton Street and perpendicular thereto; the alley next south of and parallel to West Caton Street; and easterly right-of-way line of the Chicago Transit Authority elevated (Blue Line) (formerly known as the Metropolitan West Side Elevated Railroad Company) structure,

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: 2105-2115 West Caton Street

## mi. PUBUCATICK

### *17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans*

2105 - 2115 West Caton Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

4,849.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change, in order to permit the construction of a new four-story residential building, at the subject property. The existing two-story building will be razed. The new proposed building will contain a total of eight (8) dwelling units and onsite (interior) parking for nine (9) vehicles. The new building will be masonry and glass in construction and measure 43 feet-0 inches (approx.) in height.

A) The Project's Floor Area Ratio: 12,977 square feet (2.7 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

8 dwelling units (606.2 square feet)

C) The amount of off-street parking: 9 parking spaces

D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 0 feet-0 inches

*\*The Applicant intends to seek a Variation for a reduction to the required rear setback.*

c. Side Setbacks: West: 0 feet-0 inches  
East: 3 feet-0 inches

E) Building Height:

43 feet-0 inches

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