



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-8288
Type: Ordinance **Status:** Passed
File created: 11/15/2017 **In control:** City Council
Final action: 1/17/2018
Title: Zoning Reclassification Map No. 4-F at 611-621 W 16th St and 1601-1613 S Desplaines St - App No. 19446T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-F
Attachments: 1. O2017-8288 (V1).pdf, 2. O2017-8288.pdf

Date	Ver.	Action By	Action	Result
1/17/2018	1	City Council	Passed	Pass
1/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/15/2017	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 RM-6 Residential Multi-Unit District symbols and indications as shown on Map No. 4-F in the area bounded by:

West 16th Street; a line 123.85 feet east of South DesPlaines Street; a line 134.00 feet south of West 16th Street; and South DesPlaines Street

to those of a B2-5 Neighborhood Mixed-Use District.

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

Address: 611-21 West 16th Street/1601 - 13 South DesPlaines Street

FiNAL FOR PUBLICATION

NARRATIVE

611 - 21 West 16th Street/1601 -13 South DesPlaines Street TYPE I
REGULATIONS

Narrative: The subject property contains 16,594 square feet and is currently improved with a three-story building and a one-story building. The Applicant proposes to rezone the property to a B2-5 district and convert the existing three-story building to residential use and construct a seven-story addition to that building also for residential uses. The development would contain a total of forty-four residential dwelling units, forty-five parking spaces, and no loading berth.

Lot Area: 16,594 square feet

FAR: 4.06

FLOOR AREA: 67,388 square feet

Residential Dwelling Units: 44

MLA: 377.14 square feet

Height: 75.0 feet

Bicycle Parking: 23 spaces

Automobile Parking: 45 spaces

Loading: None*

Setbacks:

Front (DesPlaines Street): North Side (16th Street): South Side: Rear:

None None 3.8 feet 36.5 feet

* Applicant will seek a Variation.

A set of plans are attached.

W. 16TH ST.

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