



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-4943
Type: Ordinance
Status: Passed
File created: 6/27/2018
In control: City Council
Final action: 9/20/2018
Title: Zoning Reclassification Map No. 1-G at 615-621 N Ogden Ave a.k.a. 1157 W Erie St - App No. 19697T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2018-4943.pdf, 2. SO2018-4943.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed as Substitute	Pass
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
6/27/2018	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 of the MI-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 1-G in the area bounded by:

West Erie Street; a line 159.50 feet East of and parallel to North Racine Street; a line 71 feet South of and parallel to West Erie Street; North Ogden Avenue.

To those of a B2-5, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address

of property: 615-621 North Ogden Avenue aka 1157 West Erie Street

FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 615-621 NORTH OGDEN AVENUE / 1157 WEST ERIE STREET, CHICAGO

The subject property is currently vacant. The Applicant intends to build a mixed-use building with commercial space on the ground floor and 9 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an M1-2 to a B2-5
Use:	Mixed-use building with commercial unit on the ground floor and 9 Dwelling Units on the upper floors
Floor Area Ratio:	3.43
Lot Area:	7,324 square feet
Building Floor Area:	24,982 Square Feet
Density:	809 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 14 Loading Zone: No required building floor area less than 25,000 Square Feet
Set Backs:	Front (Ogden Ave.): 1 Foot 4 Inches Side (Erie St.) : 1 Foot South Side: 0 Feet Rear: Ground Floor 0 feet / Second Floor 30 Feet *
Building height:	67 Feet

* will file for Variation if required

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