



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-2684
Type: Ordinance **Status:** Passed
File created: 4/10/2019 **In control:** City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 2-G at 121-125 S Peoria St/122-128 S Green St - App No. 20007T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G
Attachments: 1. O2019-2684.pdf, 2. SO2019-2684.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|----------------------|--------|
| 7/24/2019 | 1 | City Council | Passed as Substitute | Pass |
| 4/10/2019 | 1 | City Council | Referred | |

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in the area bounded by:

a line 195.00 feet north of West Adams Street; a line 125.00 feet east of South Peoria Street; a line 176.42 feet north of West Adams Street; South Green Street; a line 95.00 feet north of West Adams Street; a line 125.00 feet west of South Green Street; a line 145.00 feet north of West Adams Street; and South Peoria Street

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

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

Address: 121-25 South Peoria Street / 122-28 South Green Street

SUBSTITUTE NARRATIVE AND PLANS
121-25 South Peoria Street / 122-28 South Green Street

Narrative: The subject property measures 16,427.5 square feet and is improved with a surface parking lot. The Applicant proposes to rezone the property from a DS-3 Downtown Service District to a DX-5 Downtown Mixed-Use District to construct a new six-story residential building with twenty-five residential dwelling units and twenty-eight automobile parking spaces. The proposed height of the building is 92.00 feet.

| | |
|-----------------------------|--|
| Lot Area: | 16,427.5 square feet |
| Floor Area: | 69,816.88 square feet |
| FAR: | 4.25 |
| MLA: | 657.1 |
| Residential Dwelling Units: | 25 |
| Height: | 92.00 feet |
| Automobile Parking Spaces: | 28 |
| Bicycle Parking Spaces: | 14 |
| Loading Berth: | 0* |
| Setbacks: | |
| Front: | 0 feet |
| Rear: | 30 feet on residential floors between upper levels |
| North: | 12 feet |
| South: | 0 feet |

* Applicant will seek a variation to eliminate the requirement of a loading berth.

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