



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2021-5073  
**Type:** Ordinance **Status:** Passed  
**File created:** 11/17/2021 **In control:** City Council  
**Final action:** 12/15/2021  
**Title:** Zoning Reclassification Map No. 22-G at 1223 W 87th St - App 20874T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 22-G  
**Attachments:** 1. O2021-5073.pdf, 2. O2021-5073 (V1).pdf

Date	Ver.	Action By	Action	Result
12/15/2021	1	City Council	Passed	Pass
12/14/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/17/2021	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 B3-1 Community Shopping District symbols and indications as shown on Map No. 22-G in the area bounded by

West 87<sup>th</sup> Street; a line 188 feet east of and parallel to South Elizabeth Street; the alley next south of and parallel to West 87<sup>th</sup> Street; and South Elizabeth Street.

to those of a B3-5 Community Shopping District.

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

Common Address of Property:

### **NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING**

**AMENDMENT - 1209-1223 W. 87<sup>th</sup> STREET**

1.A The current zoning of the parcel is B3-1 Community Shopping District. The zoning amendment is required to change the zoning of the parcel to B3-5 Community Shopping District. The zoning change is needed to allow the Youth Center to operate without any required parking. The building is a three (3) story brick building. The existing 1 story building will be demolished and raise a new 3 story youth center/community center building.

**Lot Area: 28,200 sq. ft.**

a) **FAR: 1.16 (Building Area 32,621/Lot Area 28,200 sq.  
ft. = 1.16 FAR)**

**Building Area: 32,621 sq.ft.**

b) **Density/Dwelling Unit: N/A**

c) **Off Street Parking Spaces: 10 existing on-site spaces**

**Setback Proposed**

d) **Front Setback: 14' 11"**

d) **Rear Setback: 9' 6"**

d) **Sideyard (East): 14' 4"**

d) **Sideyard (West): 10' 4"**

d) **Building Height: 45' 7"**

d) **Canopy: 6' 5" at grade**

After rezoning, the property shall be used for a Youth, Civic & Recreational Center.

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