



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-2755  
**Type:** Ordinance  
**File created:** 9/21/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 1/18/2023  
**Title:** Zoning Reclassification Map No. 4-G at 1600 S Laflin St - App No. 21141T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-G  
**Attachments:** 1. O2022-2755.pdf, 2. SO2022-2755.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed as Substitute	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	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 and MI-3 Limited Manufacturing/ Business Park District symbols as shown on Map No. 4-G in the area bounded by:**

**West 16<sup>th</sup> Street; South Laflin Street; The alley next South of and parallel to West 16<sup>th</sup> Street; The alley next East of and parallel to South Ashland Avenue; A line 77 feet North of and parallel to West 17<sup>th</sup> Street; A line 103.06 feet Northwesterly from a point 109.32 feet East of and parallel to South Ashland Avenue along the previous said line to a point 96 feet South and parallel to West 16<sup>th</sup> Street and 65.45 feet East of and parallel to South Ashland Avenue; And a line 65.45 feet East of and parallel to South Ashland 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: 1600 South Laflin Street, Chicago**

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FROM  
M1-2 AND M1-3 TO B2-5 AT PILSEN FOUNDRY LOFTS 1600 S LAFLIN AVENUE/1501  
W 1 6<sup>th</sup> STREET CHICAGO, IL  
60608-2123**

a.) PROPOSED LAND USE

THE PILSEN FOUNDRY LOFTS PROJECT CONSISTS OF THE ALTERATION AND CONVERSION OF THE HISTORIC 1902 OTIS ELEVATOR FOUNDRY INTO 84 RENTAL DWELLING UNITS WITH 19 OPEN AND 23 GARAGE PARKING SPACES AND 1 LOADING BERTH

b.) PROJECT'S FLOOR AREA RATIO

WITH LOT AREA OF 61,810 SQFT AND A PROPOSED FLOOR AREA 161,000 SQFT THE PROJECT FAR WILL BE 2.60

c.) PROJECT'S DENSITY (LOT AREA PER DWELLING UNIT)

WITH LOT AREA OF 61,810 SQFT AND 84 UNITS THE MINIMUM LOT AREA PER DWELLING UNIT WILL BE 736 SQFT

d.) OFF-STREET PARKING

19 OPEN AND 23 GARAGED (TOTAL 42) OFF-STREET PARKING SPACES

e.) SETBACKS

THERE ARE 0.0' OFF FRONT AND SIDEYARD SETBACKS. THE NORTHERN REARYARD SETBACK (ALONG 16<sup>TH</sup> STREET) IS 89.52 FT AND THE SOUTHERN REAR YARD SETBACK (AN EXTENSION OF THE PUBLIC ALLEY) IS 46.23 FT.

f.) BUILDING HEIGHT THE EXISTING BUILDING HEIGHT IS 46.85 FT

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o J.  
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