



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Text

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File #: SO2015-8476, Version: 1

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### 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 BI-1 Neighborhood Shopping District and CI-1 Neighborhood Commercial District symbols and indications as shown on Map No.26-J in the area bounded by

a line 190 feet north of and parallel to West 111<sup>th</sup> Street; the alley next east of and parallel to South Harding Avenue; the alley next north of West 111<sup>th</sup> Street; a line 136.19 feet east of and parallel to South Harding Avenue; West 111<sup>th</sup> Street; and South Harding Avenue,

to those of a CI-3 Neighborhood Commercial District and a corresponding uses district is hereby established in the area above described.

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

3914-3936 West 111<sup>th</sup> Street and 11041-11059 South Harding Avenue

#### **SUBSTITUTE NARRATIVE AND PLANS - APPLICATION 18591T1**

**3914-3939 West 111<sup>th</sup> Street/11041-11059 South Harding Avenue, Chicago, Illinois**

#### **17-13-0303-C (1) Narrative Zoning Analysis**

The applicant proposes developing the site with a new two-story with basement building for uses as a commercial self-storage facility. The building will contain a total of 68,424 square feet. The building will be 26'-8" in height and will be masonry in construction. No parking spaces will be provided.

Proposed Zoning: C1-3 Lot Area: 25,996  
square feet

Proposed Land Use: Commercial (Self-Storage Center)

- a) The Project's floor area ratio: 1.75
- b) Total Building Area:
  - a. Total Building Area with basement: 68,424 sq.ft.
  - b. Total Building Area without basement: 45,616 sq.ft.

The amount of off-street parking: 0 (parking determination pending)

Front Setbacks: 0

Rear Setbacks: 13' -2" (confirmed)

East Side Setbacks: 8'-8" (at rear portion, zero set back at front portion)

West Side Setback: 0

Building Height: 26'

- 17-10-0207-A
- 17-13-0303-C(2) - Plans Attached.

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