



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2016-639, Version: 1

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Cliicago, the Chicago Zoning Ordinance, is hereby amended by changing all the CI-3 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 11 Ith Street; the alley next east of and parallel to South Harding Avenue; the alley next north of West IIIth Street; a line 136.19 feet east of and parallel to South Harding Avenue: West 11 Ith 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.

Common address of property: .3914-3936 West 11 Ith Street and
11041-11059 South Harding Avenue
3914-3936 West IIIth Street/11041-11059 South Harding Avenue, Chicago, Illinois

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

The Applicant is proposing to develop the site with a new three-story building for use as a commercial self-storage facility. The building will contain a total of 66,337 square feet. The building will be 31 '-0" in height and will be masonry in construction. No parking spaces will be provided.

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

Proposed Land Use: Commercial (Self-Storage Center)

- a) The Project's floor area ratio: 2.55
- b) Total Building Area: 66,337 sq. ft.
- c) The amount of off-street parking: 0 (parking determination pending)
- d) Setbacks:
 - i. Front Setbacks: 0
 - ii. Rear Setbacks: 13'-2"
 - iii. East Side Setbacks: 8'-8" (at rear portion, zero setback at front portion)
 - iv. West Side Setback: 0
- e) Building Height: 31'-0"
- f) Loading Berth: 1

***17-13-0303-C(2)-A**

*17-13-0303-C(2) - Plans Attached.
H X CO

FINAL FOR PUBLICATBM

0
73 > Q m n > o

i r
ij
i i i

i
ca

»yeMaviHs S'HARDING'AVENUE

FINAL FOR PUBLICATION

e

<ii-> 3 I

PUBLIC STORAGE BUILDING

PUBLIC STORAGE BUILDING

II

1

-!

-i .J

■-i



m. -Si

nil!'

i | | j
iff!

PUBLIC STORAGE BUILDING

'IT"■

2)

#s'-'FH:-F¹ J _ L
ViT" r s -
^:.r-:--f---i~|

'11

-|-

1 | J

loabJ SchJossima.i a HacJtJ