



Office of the City Clerk

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Legislation Text

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ORDINANCE

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SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the CI-2 Neighborhood Commercial District symbols and indications as shown on Map No.3-F in the area bounded by

a line 143.39 feet north of and parallel to West Chestnut Street; the alley next east of and parallel to North Orleans Street; West Chestnut Street; and North Orleans Street,

to those of a CI-5 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:

17-13-0303-C (1) Narrative Zoning Analysis
863 North Orleans Street, Chicago, Illinois

Proposed Zoning: CI-5 Neighborhood Commercial District Lot Area:

14,378.29 square feet

Proposed Land Use: The Applicants are seeking a zoning change in order to permit the construction of a new six story office/retail building, at the subject site. The new proposed building will contain approximately 3,700 square feet of retail space at grade level, with approximately 11,700 square feet of office space, located on each of Floors 2 thru 6. Due to its immediate proximity to the Chicago (Brown Line) CTA Station, and pursuant to the Transit Oriented Development Ordinance, as amended, the new proposed building will contain a total of thirty-two (32) interior parking spaces, between the lower level (basement) and grade level. The new proposed building will be glass, masonry and steel, in construction, and will measure 76'-0" in height.

- a) The Project's Floor Area Ratio:
65,000 square feet (4.52 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
No dwelling units proposed

- c) The amount of off-street parking:
*32 parking spaces (12% reduction)

**The Applicants are utilizing the reduction in the amount of required on-site parking (from 36 to 32 spaces), pursuant to the Transit Oriented Development Ordinance, as amended.*

- d) Setbacks:
 - a. Front Setback: 0'-0"
 - b. Rear Setback: 0'-0"
 - c. Side Setbacks: North: 0'-0"
South: 0'-0"

- (e) Building Height:
76'-0"

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