



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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## Legislation Text

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**File #:** O2016-1620, **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 M2-2 Light Industry District symbols and indications as shown on Map No.30-G in the area bounded by

West 119<sup>th</sup> Street; South Ada Street; a line 432 feet south of and parallel to West 119<sup>th</sup> Street; and a line 403.14 feet west of and parallel to South Ada Street,

to those of a C3-2 Commercial, Manufacturing and Employment 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: 11901 South Loomis Street

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

Proposed Zoning: C3-2

Lot Area: 174,150 sq. ft. (403.14 ft. x 432 ft.)

**(a) (b) (c) (d)**

Proposed Land Use: The Applicant is seeking to establish a banquet hall within the existing one-story building located at the subject property. The existing building will be adapted and reused, but no building additions are proposed at this time. The building will remain 18' in height. Onsite parking for 233 cars will be provided to support the banquet hall use. No residential units are proposed as part of this application.

The Project's floor area ratio: 0.12 The project's density (Lot Area Per Dwelling

Unit): n/a The amount of off-street parking: 233 parking spaces Setbacks:

- a. Front Setback: 69.97' (existing, no change)
- b. Rear Setback: 190.6'(existing, no change)
- c. Side Setbacks: 185.55' north side setback / 102.81' south side setback (existing, no change)
- d. Rear Yard Open Space: n/a
- e. Building Height: 18'(existing, no change)

\*17-10-0207-A

\*17-13-0303-C(2) - Plans Attached.

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