



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2017-7047, Version: 1

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 current C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 1 -G in the area bounded by:

West Wayman Street; North Peoria Street; a line 50.00 feet south of West Wayman Street; and a line 125.00 feet west of North Peoria Street

to those of a DX-3 Downtown Mixed-Use District.

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

Address: 310-14 North Peoria Street/901-11 West Wayman Street

SUBSTITUTE NARRATIVE
310-14 North Peoria Street/901-11 West Wayman Street TYPE I
REGULATIONS

The subject property contains 6,250 square feet of land, and is currently improved with a four-story vacant commercial building. The property is currently zoned as a C1-1 Neighborhood Commercial District. The Applicant proposes to rezone the property to a DX-3 Downtown Mixed-Use District to allow for an interior remodeling of the existing building, and the construction of a fifth-floor addition, for the development of a mixed-use building containing approximately 3,000 square feet of ground floor commercial space and a hotel with a maximum of 28 keys, no automobile parking spaces* and no loading berth. The height of the building will be 74 feet 6 inches.

Lot Area: FAR:

FLOOR AREA:

Residential Dwelling Units:

Hotel Keys:

Height:

Setbacks:

North (Wayman Street): South Property Line: East (Peoria Street): West Property Line:

6,250 square feet 3.5

21,875 square feet None 28

74 feet 6 inches

2 feet 6 inches Ofcet Ofcet Ofcet

Automobile Parking: Loading:

None* None

* Pursuant to the exemption contained in the Chicago Zoning Ordinance for the rehabilitation or reuse of a Chicago Landmark Building.

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