



# Office of the City Clerk

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## Legislation Text

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**File #:** O2017-8288, **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 RM-6 Residential Multi-Unit District symbols and indications as shown on Map No. 4-F in the area bounded by:

West 16<sup>th</sup> Street; a line 123.85 feet east of South DesPlaines Street; a line 134.00 feet south of West 16<sup>th</sup> Street; and South DesPlaines Street

to those of a B2-5 Neighborhood Mixed-Use District.

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

Address: 611-21 West 16th Street/1601 - 13 South DesPlaines Street

## FiNAL FOR PUBLICATION

### NARRATIVE

611 - 21 West 16th Street/1601 -13 South DesPlaines Street TYPE I

## REGULATIONS

Narrative: The subject property contains 16,594 square feet and is currently improved with a three-story building and a one-story building. The Applicant proposes to rezone the property to a B2-5 district and convert the existing three-story building to residential use and construct a seven-story addition to that building also for residential uses. The development would contain a total of forty-four residential dwelling units, forty-five parking spaces, and no loading berth.

Lot Area: 16,594 square feet

FAR: 4.06

FLOOR AREA: 67,388 square feet

Residential Dwelling Units: 44

MLA: 377.14 square feet

Height: 75.0 feet

Bicycle Parking: 23 spaces

Automobile Parking: 45 spaces

Loading: None\*

Setbacks:

Front (DesPlaines Street): North Side (16<sup>th</sup> Street): South Side: Rear:

None None 3.8 feet 36.5 feet

\* Applicant will seek a Variation.

A set of plans are attached.

W. 16TH ST.

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