



# Office of the City Clerk

City Hall  
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## Legislation Text

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**File #:** O2017-8606, **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 of the M1-2 Limited Manufacturing/Business Park District, C1-2 Neighborhood District, and RT-4 Two-flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 20-D in the area bounded by

the alley next south of and parallel to East 80th Street; the westerly line of the Illinois Central Railroad right-of-way; East 81st Street; a line 25 feet westerly of and parallel to the westerly line of the Illinois Central Railroad right-of-way; the (north line [of the vacated]) alley next south of and parallel to East 81st Street; the westerly line of the Illinois Central Railroad right-of-way; East 82nd Street; the alley next west of and parallel to South Dobson Avenue; a line 87.06 feet north of and parallel to East 82nd Street; South Dobson Avenue; East 81st Street; and the alley next east of and parallel to South Dobson Avenue;

to those of a C2-2 Motor Vehicle-Related District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Addresses of property: 1048 E. 81st Street, 1035 E. 81st Street,  
1014 E. 82nd Street

**\* FOR PUBLICATION**







Type 1 Zoning Amendment Narrative

Addresses: 1048 E. 81st St  
1035 E. 81st St. 1014 E. 82nd St.

C2-2 Motor Vehicle Related District

Project: The applicant intends to use the subject property to allow school bus dispatch, storage, offices, and employee parking at the above captioned addresses.  
1048 E. 81st Street is School bus storage in a 45,548 square foot parcel and 21,421 square foot 1-story building.  
1035 E. 81st Street is a 70,302 square foot parcel, with bus parking north in a 17,571 square foot parcel, bus garage and dispatch office in 40,562 square feet and employee parking in 9,672 square feet.  
1014 E. 82nd St. is off-site accessory employee parking.  
A total of 126,733 square feet 3 zoning lots, 1 and 2-story existing buildings, no residential.

Zoning: 1048 E. 81st Street C2-2

Lot area: 45,548 square feet

Min Lot Area/Dwelling unit: not applicable ....

Zoning:, 1035 E. 81st Street C2-2

Lot area: 70,302 square feet

Min. Lot Area/Dwelling unit    not applicable

F.A.R.: .60

Zoning:

Lot area:

Min. Lot Area/Dwelling unit not applicable F.A.R.:

West zero North zero East zero South zero  
not applicable (no buildings)

24 spaces

zero