



# Office of the City Clerk

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## Legislation Text

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File #: SO2018-4943, 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 MI-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 1-G in the area bounded by:**

**West Erie Street; a line 159.50 feet East of and parallel to North Racine Street; a line 71 feet South of and parallel to West Erie Street; North Ogden Avenue.**

**To those of a B2-5, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common address**

**of property: 615-621 North Ogden Avenue aka 1157 West Erie Street**

**FINAL FOR PUBLICATION**

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 615-621 NORTH  
OGDEN AVENUE / 1157 WEST ERIE STREET,**

## CHICAGO

The subject property is currently vacant. The Applicant intends to build a mixed-use building with commercial space on the ground floor and 9 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an M1-2 to a B2-5
Use:	Mixed-use building with commercial unit on the ground floor and 9 Dwelling Units on the upper floors
Floor Area Ratio:	3.43
Lot Area:	7,324 square feet
Building Floor Area:	24,982 Square Feet
Density:	809 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 14 Loading Zone: No required building floor area less than 25,000 Square Feet
Set Backs:	Front (Ogden Ave.): 1 Foot 4 Inches Side (Erie St.) : 1 Foot South Side: 0 Feet Rear: Ground Floor 0 feet / Second Floor 30 Feet *
Building height:	67 Feet

\* will file for Variation if required

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