



Office of the City Clerk

City Hall
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Legislation Text

File #: O2019-5554, Version: 1

Hnal for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 75.0 feet north of and parallel to West Walton Street; the alley next east of and parallel to North Orleans Street; a line 28.0 feet north of and parallel to West Walton Street; and North Orleans Street,

to those of a B2-3 Neighborhood Mixed-Use 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:

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

933-37 North Orleans Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

4,700 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new four-story (with basement), nine (9) unit residential building. Onsite surface parking for five (5) vehicles will be provided at the rear of the subject site. The proposed building will measure 52 feet-11 inches in height. The subject property is located within 1310 feet of the Chicago CTA Brown Line Station and is therefore a Transit-Served Location.

- A) The Project's floor area ratio: 3.0 FAR
- B) The project's density (Lot Area Per Dwelling Unit): 522.22 square feet
(4,700 sq. ft. / 9 dwelling units)
- C) The amount of off-street parking: 5 parking spaces (Transit Served Location)*
- D) Setbacks:
 - Front Setback: 3 feet-0 inches North Side
 - Setback: 0 foot-0 inches South Side
 - Setback: 0 feet-0 inches Rear Setback: 20 feet-0 inches**
- E) Building Height: 52 feet-11 inches

*The Applicant will seek relief, by way of TOD request, for the parking requirement.

**The Applicant will seek relief, by way of Variation request, for the rear setback requirement.

Basement Plan

FOUR STORY 9 DWELLING UNITS BUILDING

933 N ORLEANS STREET CHICAGO, ILLINOIS

eco design Ltd
LEADER ARCHITECTS

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First Floor Plan

FDUR STORY 3 DWELLING UNITS BUILDING

Third floor

FOUR STORY 9 DWELLING UNITS BUILDING

3 8

9133 N ORLEANS STREET CHICAGO ■■■ ILLINOIS

Fourth floor

FOUR STORY 9 DWELLING UNITS BUILDING

Roof deck

FOUR STORY 9 DWELLING UNITS BUILDING

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PUBLIC ALLEY
47.0' (r/m)