



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: O2021-1559, Version: 1

---

# FINAL PGR PUBLICATION

## 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: North Ogden Avenue; a line 85.55 feet south of and parallel to West Erie Street as measured along the southwest line of North Ogden Avenue; a line 75 feet west of and parallel to the alley next west of and parallel to North May Street; the alley next south of and parallel to West Erie Street; the vacated alley next east of and parallel to North Ogden Avenue; a line 73 feet north of and parallel to the alley next north of and parallel to West Ohio Street; and North Racine 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 North Ogden Avenue, Chicago**

## FINAL. PC/1 FUBLICATjGN

### A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 615 NORTH OGDEN AVENUE, CHICAGO

The subject property is currently a vacant lot. The Applicant needs a zoning change to allow residential use at the property and to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the ordinance, in order to build a new mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors.

Project Description:	Zoning Change from an M1-2 Limited Manufacturing/Business Park District to a B2-5 Neighborhood Mixed-Use District
Use:	Mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors.
Floor Area Ratio:	3.25
Lot Area:	8,332 Square Feet
Building Floor Area:	27,010 Square Feet
Density:	925 Square Feet per Dwelling Unit
Off- Street parking:	14
Set Backs:	Front Setback: 6'-9" Side Setbacks: 0' each side Rear Setback: 31'
Building height:	67 Feet

o

31  
E LIIBI:  
e aaaEi  
E FA FH FH F  
'0

**b 6**

< >  
L U  
L U  
I. I-

**0**