



Office of the City Clerk

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

Legislation Text

File #: SO2021-1621, Version: 1

FINAL FOR 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 the current B3-2 Community Shopping District symbols and indications as shown on Map No. 17-G in the area bounded by:

West Morse Avenue; a line 350.00 feet east of North Greenview Avenue; the public alley next south of and parallel to West Morse Avenue; and a line 300.00 feet east of North Greenview Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 1415 West Morse Avenue

FINAL FCR PUBLICATION

SUBSTITUTE NARRATIVE AND PLANS 1415 West Morse
Avenue TYPE 1 REGULATIONS Zoning Map Amendment
From B3-2 to B2-3

Narrative: The property is improved with a four story building containing ground floor commercial space, fourteen residential dwelling units and ten parking spaces. The Applicant proposes to construct a five story rear addition containing sixteen residential dwelling units for a total of thirty residential dwelling units, and with a total of nine off-street parking spaces and no loading berth. The building height will be 59.5 ft. The property is located in a Transit Served Location under the Chicago Zoning Ordinance. Relief will be sought, if needed, to allow the reduction in MLA pursuant to Section 17-3-0402-B.

Lot Area: 8,575 square feet

FAR: 3.74

Flo or Area: 31,990 square feet

Residential Dwelling Units: 30, including six efficiency units

MLA: 285.83***

Height: 59.5 feet

Automobile Parking: 9*

Bicycle Parking: 30

Setbacks:

Front:	None
East Side:	None
West Side:	None
Rear:	10.00 feet**

A set of plans is attached.

* Property is 151 feet west of the Morse Avenue CTA Station. ** Variation or Administrative Adjustment will be sought.

*** Section 17-3-0402-B MLA reduction from 400 per DU/300 per EU to 300 per DU/200 per EU.

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