



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: O2021-5073, Version: 1

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 B3-1 Community Shopping District symbols and indications as shown on Map No. 22-G in the area bounded by

West 87th Street; a line 188 feet east of and parallel to South Elizabeth Street; the alley next south of and parallel to West 87th Street; and South Elizabeth Street.

to those of a B3-5 Community Shopping District.

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

Common Address of Property:

**NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING
AMENDMENT - 1209-1223 W. 87th STREET**

1.A The current zoning of the parcel is B3-1 Community Shopping District. The zoning amendment is required to change the zoning of the parcel to B3-5 Community Shopping District. The zoning change is needed to allow the Youth Center to operate without any required parking. The building is a three (3) story brick building. The existing 1 story building will be demolished and raise a new 3 story youth center/community center building.

Lot Area: 28,200 sq. ft.

a) FAR: 1.16 (Building Area 32,621/Lot Area 28,200 sq.

ft. = 1.16 FAR)

Building Area: 32,621 sq.ft.

b) **Density/Dwelling Unit: N/A**

c) Off Street Parking Spaces: 10 existing on-site spaces

Setback Proposed

d) **Front Setback:** 14' 11"

d) **Rear Setback:** 9' 6"

d) **Sideyard (East):** 14' 4"

d) **Sideyard (West):** 10' 4"

d) **Building Height:** 45' 7"

d) **Canopy:** 6' 5" at grade

After rezoning, the property shall be used for a Youth, Civic & Recreational Center.

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