



Office of the City Clerk

City Hall
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Legislation Text

File #: O2022-1333, 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 the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-G in the area bounded by

North Green Street; A line 177.23 feet south of and parallel to West Fulton Street; A line 126 feet east of and parallel to North Green Street; and a line 202.97 feet south of and parallel to West Fulton Street

to those of a DX-3 Downtown Mixed-Use District

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

Common Address of Property: 215 N. Green Street

PROJECT NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT 215 N Green Street

DX-3 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District

The purpose of the rezoning is to substitute new Type-1 plans from the plans previously approved on October 14, 2021 as SO2021-4069. The plans previously approved on October 14, 2021 allowed the owner to expand the existing building and add two new floors and a second dwelling unit. This rezoning seeks to reduce the scope of the previously approved Type-1 plans. Under the new plans, the owner seeks through this rezoning to adaptively reuse the existing building and add floor area by expanding the existing first, second, and third stories. After rezoning the building will contain 1,860 SF of commercial space on the first floor. The 2nd and 3rd floors will contain a two-story dwelling unit. The height of the building will be 38'. Two indoor parking spaces will be provided at the building which will be accessed off the alley.

| | PROPOSED |
|----------------------|------------|
| Lot Area | 3,235 SF |
| Density - MLA | 1/3,235 SF |
| Off Street Parking | 2 |
| Rear Setback | 19'3" |
| Side (North) Setback | 0 |
| Side (South) Setback | .0 |
| Front Setback | 0 |
| FAR "" | "1.86 |
| Building Height | 38' |

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