



City of Chicago



SO2015-4638

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/17/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-N at 2931-2957 N Harlem Ave - App No. 18418T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18418T1

INTRO DATE:

JUNE 17, 2015

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 B2-5, Neighborhood Mixed-Use District, symbols as shown on Map No. 7-N in the area bounded by:

West Wellington Avenue; the public alley next East of and parallel to North Harlem Avenue; a line 297.21 feet South of and parallel to West Wellington Avenue; North Harlem Avenue.

To those of a B2-5, Neighborhood Mixed-Use District, as amended.

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 2931-57 North Harlem Avenue, Chicago, IL.

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**SUBSTITUTE NARRATIVE AND PLANS FOR
FOR 2943-57 NORTH HARLEM AVENUE, CHICAGO, ILLINOIS
TYPE 1**

The subject property is currently improved with a commercial building, which will be demolished. The Applicant needs a zoning change to make revisions to the Type 1 plans submitted with prior zoning change in order to build 6 new four-story residential buildings, each with 8 dwelling units (for a total of 48 dwelling units).

Project Description:	Zoning Change from B2-5 to B2-5, as amended
Proposed land use:	6 new residential buildings, each with 8 DU
Floor Area Ratio:	Lot Area (Building 1): 5,911.95 SF Building 1 Floor Area: 11,889.43 SF / FAR: 2.02 Lot Area (Building 2): 6,152.33 SF Building 2 Floor Area: 11,889.43 SF / FAR: 1.93 Lot Area (Buildings 3-5): 6,208.75 SF Buildings 3-5 Floor Area: 11,889.43 SF / FAR: 1.92 Lot Area (Building 6): 6,458.75 SF Building 6 Floor Area: 11,889.43 SF / FAR: 1.84
Density:	Building 1: 739 SF per dwelling unit Building 2: 769 SF per dwelling unit Building 3-5: 776 SF per dwelling unit Building 6: 807 SF per dwelling unit
Loading Berth:	None
Off- Street parking:	8 parking spaces per building (48 parking spaces total)
Setbacks	West Front (each building): 7'-6" North Side Setback (Building 1 – see site plan): 1 11/16" North Side Setback (Buildings 2-6): 3'-0" South Side Setback (Buildings 1-5): 3'-0" South Side Setback (Building 6): 5'-0" East Rear: 41'-2" Rear Yard Open Space: 0'
Building height:	Each Building: 4-story / 41'-5"

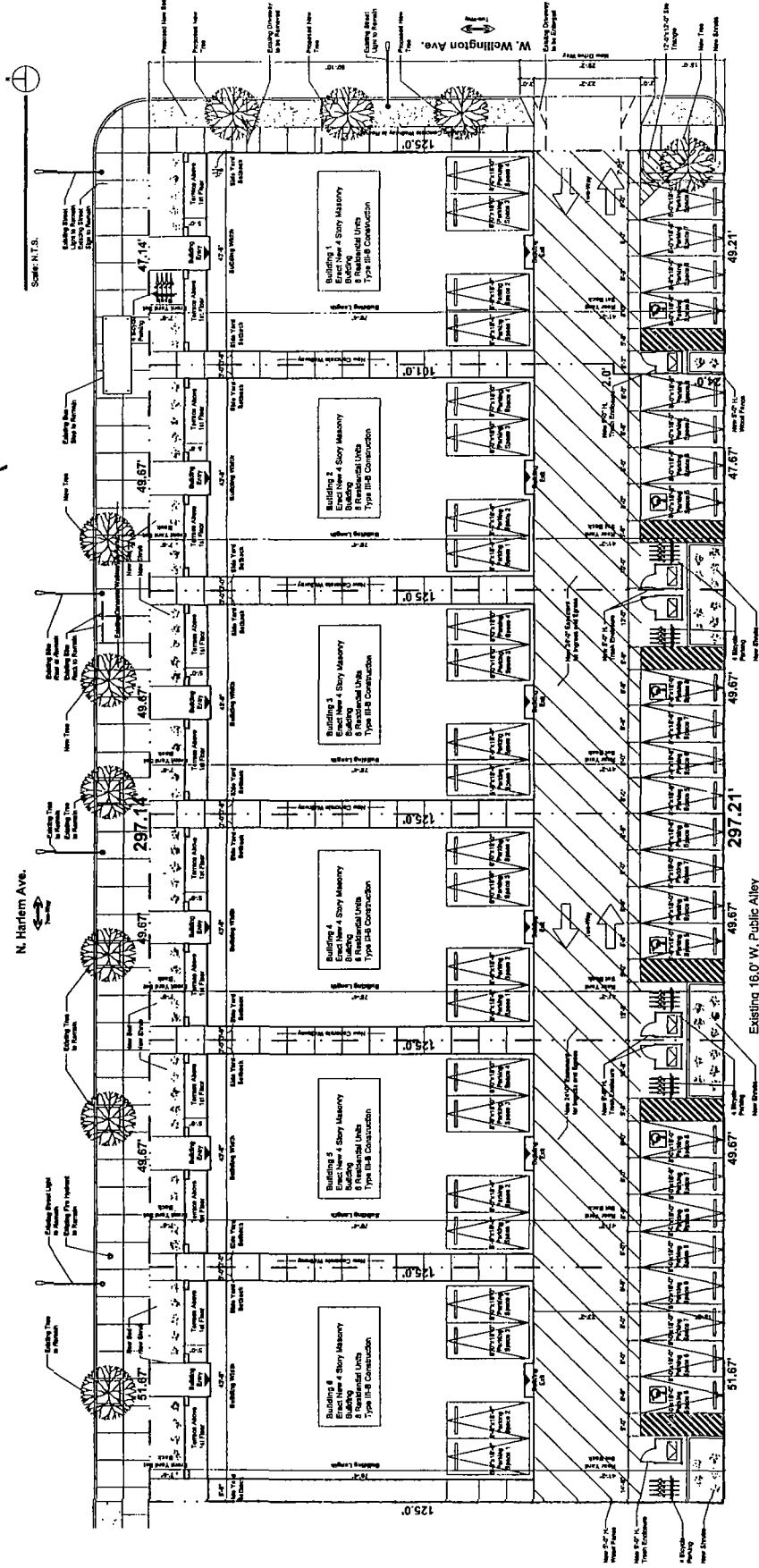
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2925 N Harlem Ave.

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Site Plan
Scale: 3/32" = 1'-0"

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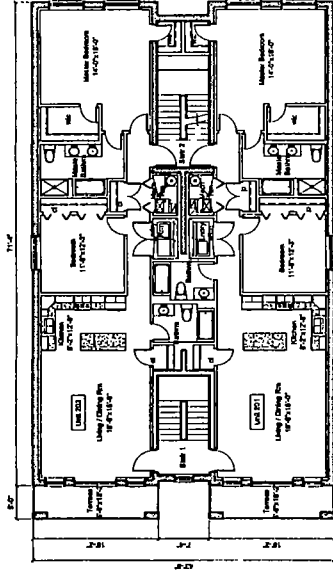
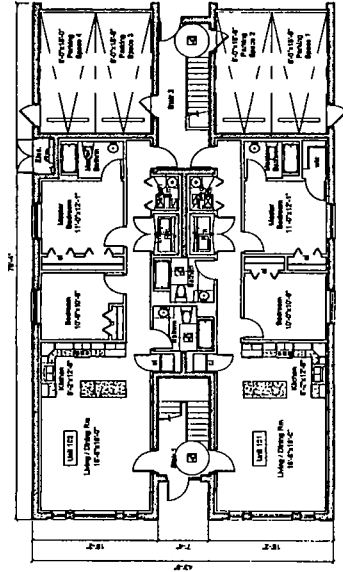


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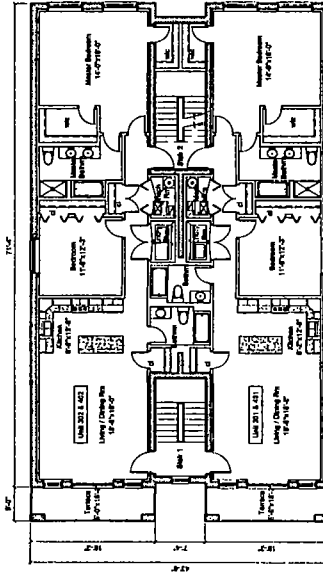
2925 N Harlem Ave.

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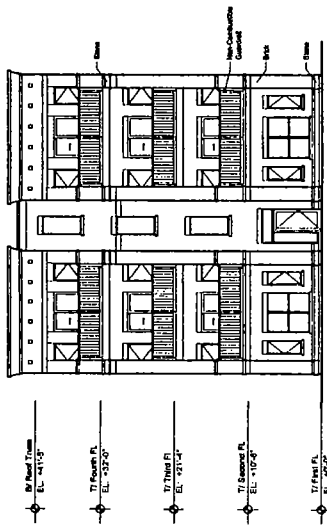
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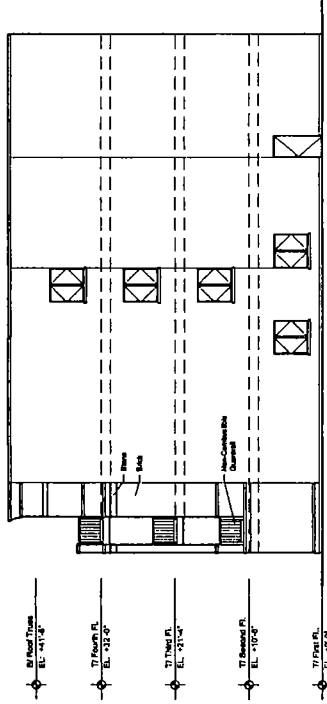
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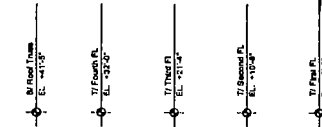
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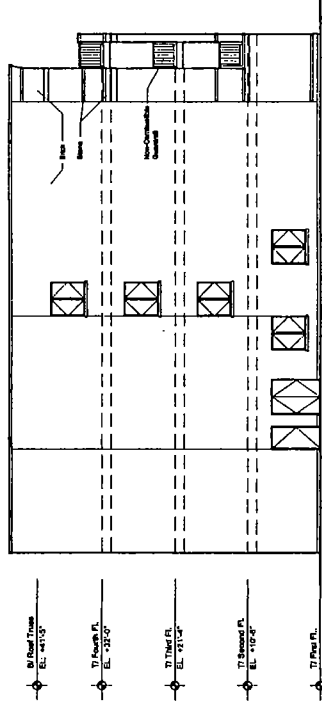
West Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"



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