



City of Chicago



SO2022-1973

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 1300 W Addison St - App No. 21063T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 of the RT 3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on 9-G in the area bounded by

The alley next north of and parallel to West Addison Street; North Lakewood Avenue; West Addison Street; and a line 31.62 feet west of and parallel to North Lakewood Avenue

to those of a B3-2 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: 1300 West Addison Street

ZONING MAP AMENDMENT
SUBSTITUTE NARRATIVE AND PLANS

Property Address: 1300 West Addison Street
Proposed Zoning: B3-2 Community Shopping District

I. NARRATIVE

The Application is for a T1 Zoning Amendment from an RT 3.5 Residential Two-Flat, Townhouse and Multi-Unit District to a B3-2, Community Shopping District. The applicant intends to add an outdoor patio space to an existing 1st-floor tavern. No other changes are planned. The owner will apply for a special use for the patio subsequent to the rezoning. There are 2 parking spaces. There will be no change to the building's height. The applicant will comply with Section 17-3-0307 Exceptions, of the Chicago Air Quality Ordinance should such provision(s) be determined as applicable.

II. ZONING ANALYSIS

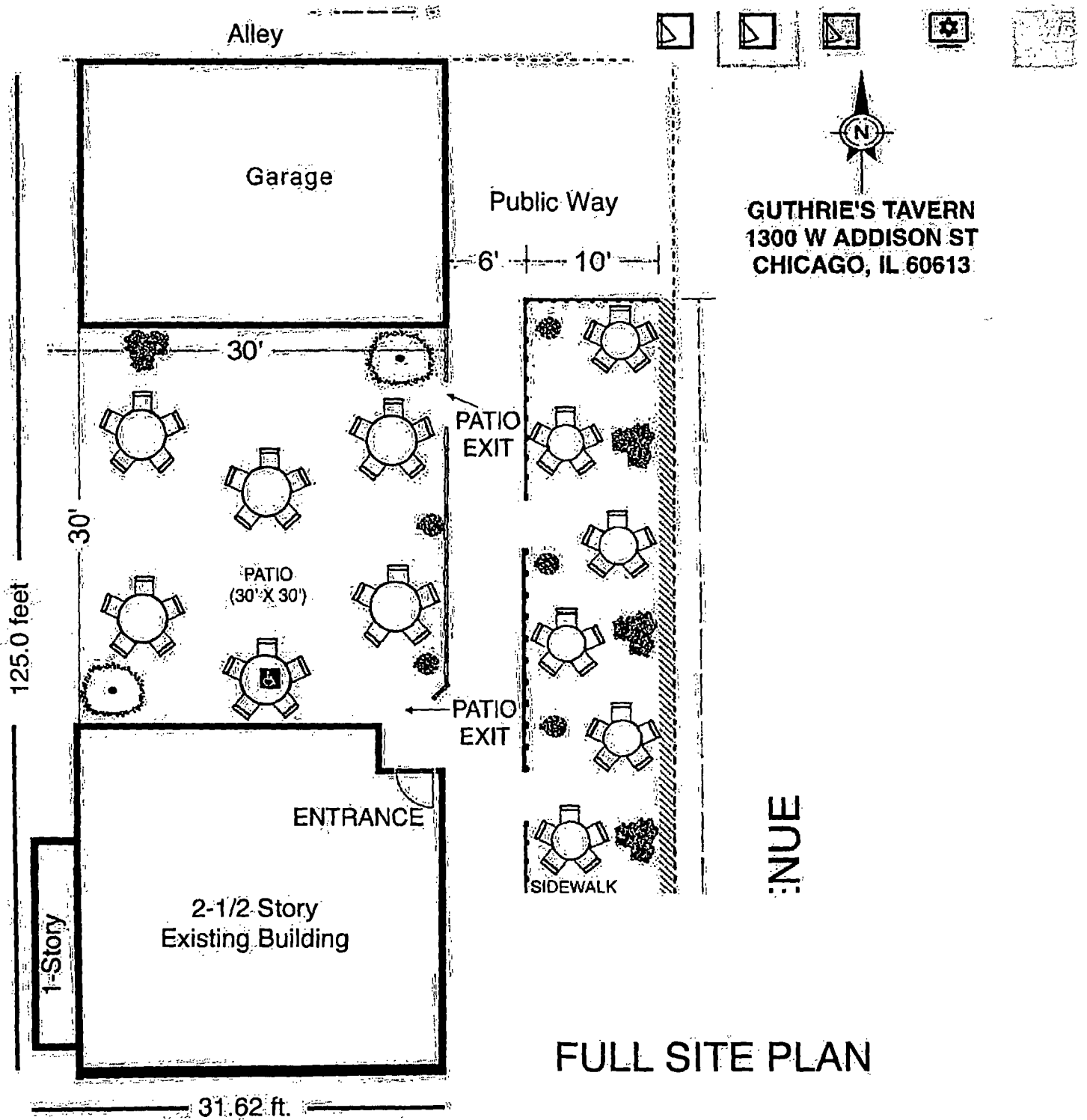
- 1) Floor Area and Floor Area Ratio
 - a) Lot Area 3,952.5 sq. ft.
 - b) Total Building Area 4,197.0 sq. ft. approximately
 - c) FAR 1.06

- 2) Dwelling Units
 - a) Number of Units 2
 - b) Density (lot area per dwelling unit): 1,976.25 sq. ft.

- 3) Off-street Parking: 2 existing

- 4) Setbacks:
Front: 0 ft.
Side: (north and south): 0 ft.
Rear: approximately 20' ft.

- 5) Building Height: 30' (approximately) existing



FULL SITE PLAN



1300 W. ADDISON STREET - SOUTH ELEVATION

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1300 W. ADDISON STREET - EAST ELEVATION