



City of Chicago



SO2019-7945

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-L at 2900 N Laramie Ave - App No. 20199T1
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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-L in the area bounded by

A line 58.27 north of and parallel to West George Street; North Laramie Avenue; West George Street; the alley next west of and parallel to North Laramie Avenue

to those of a B2-3 District Neighborhood 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: 2900 North Laramie Avenue

SUBSTITUTE
PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
2900 North Laramie Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the interior of an existing building to convert the existing 3 storefront commercial spaces into 3 live/work units on the first floor. The building will have a total of 13 residential dwelling units, 3 live/work units and 2 parking spaces.

	PROPOSED
Lot Area	7,283.75 square feet
MLA	455.23 per DU
Parking	1 additional parking space for a total of 2 parking spaces*
Rear Setback	2.99 feet (existing)
South Setback	0 foot (existing)
North Setback	0 feet (existing)
Front Setback	0 feet (existing)
FAR	1.95
Building Height	28 feet (Existing)

*2 parking spaces are required. The applicant will obtain a variation to reduce the parking spot requirements to 1 additional space.

