



# City of Chicago



SO2023-1264

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/15/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 15-G at 1539 W Devon Ave - 22119T1
<b>Committee(s) Assignment:</b>	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 B1-1 Neighborhood Shopping District symbols as shown on Map No. 15-G in the area bounded by:**

**West Devon Avenue; a line 375 feet west of and parallel to North Greenview Avenue; the alley next south of and parallel to West Devon Avenue; and a line 406.25 feet west of and parallel to North Greenview Avenue.**

**To those of a B2-3 Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1539 West Devon Avenue, Chicago**

**A SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING  
AMENDMENT FOR  
1539 WEST DEVON AVENUE, CHICAGO**

The subject property is currently improved with a 3-story mixed-use building with a commercial unit on the ground floor and 12 SRO units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance, to obtain a permit to rehab the existing SRO dwelling units within the existing SRO building and add 3 additional SRO units at the ground floor rear, with a commercial space on the ground floor front to remain (for a total of 15 dwelling units at the subject property). No changes to the existing height or floor area are being proposed.

Project Description:	Zoning Change from a B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Use:	Mixed-Use Building with 15 SRO dwelling units
Lot Area:	31.25' x 112.50' = 3,515.63 SF (recorded measurements)
Floor Area Ratio:	Existing = 1.564 (no change proposed)
Existing Building Floor Area:	Existing 5,500 Square Feet (no change proposed)
Density:	234.37 Square Feet per SRO Unit
Off- Street parking:	Parking spaces: 2
Existing Setbacks:	Existing Front: 0 Feet Existing Side Setbacks: East: 0 Feet and West: 0 Feet Existing Rear: 25 Feet 10 Inches
Existing Building Height:	36 Feet 10 Inches (no change proposed)









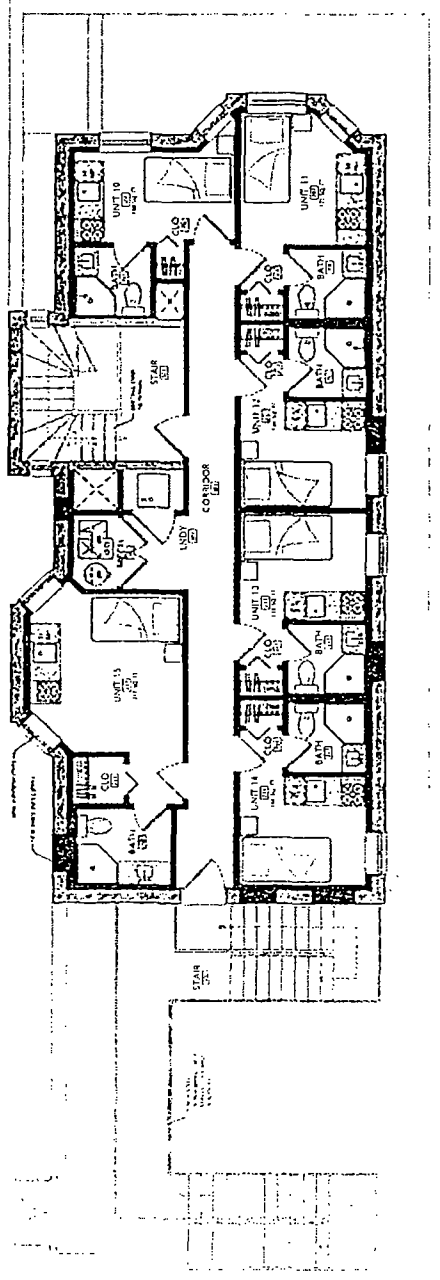




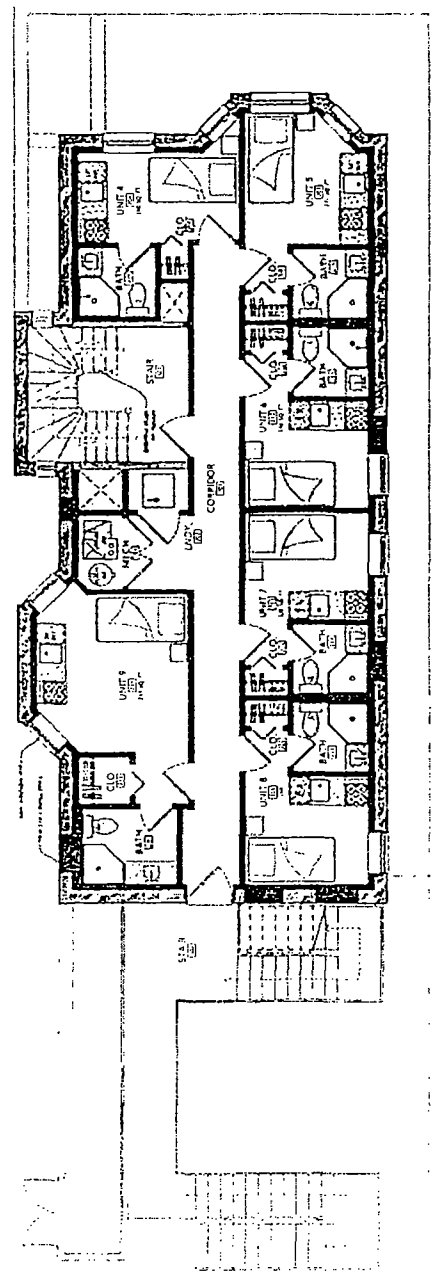
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**GENERAL ARCHITECTURAL NOTES**

1. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS AND THE CALIFORNIA BUILDING CODE.
2. ALL UNITS SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS.
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01 THIRD FLOOR PLAN



02 SECOND FLOOR PLAN



**DECONSTRUCT ARCHITECTURE**  
 ARCHITECTS  
 1000 WEST 10TH AVENUE, SUITE 100  
 LOS ANGELES, CALIFORNIA 90024  
 TEL: 213.475.1111  
 WWW.DCONSTRUCT.COM

**CLIENT: PERSON OCCUPANCY RESTORATION BUILDING RENOVATION**  
 1000 WEST 10TH AVENUE, SUITE 100  
 LOS ANGELES, CALIFORNIA 90024  
 PROJECT NO. 2010-001

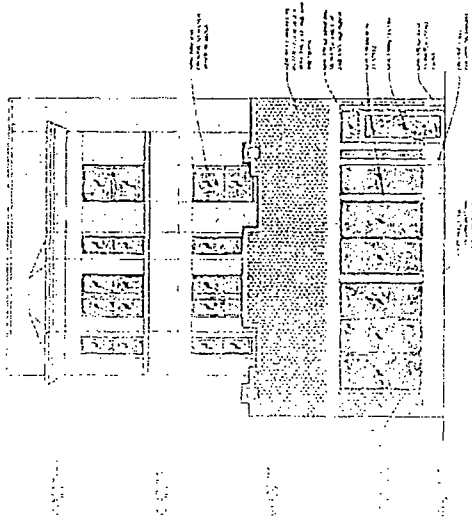


**PROJECT TEAM**  
 ARCHITECT: DECONSTRUCT ARCHITECTURE  
 CONTRACTOR: [Name]  
 ENGINEER: [Name]

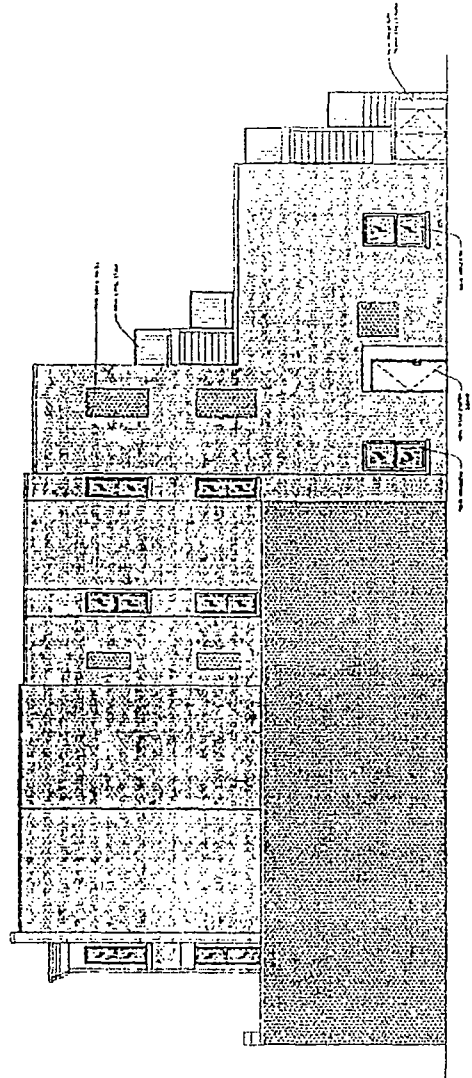
**ISSUANCE**  
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**A1.04**  
 SECOND FLOOR PLAN

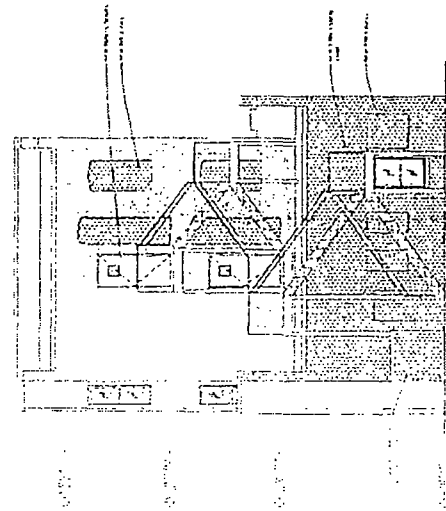
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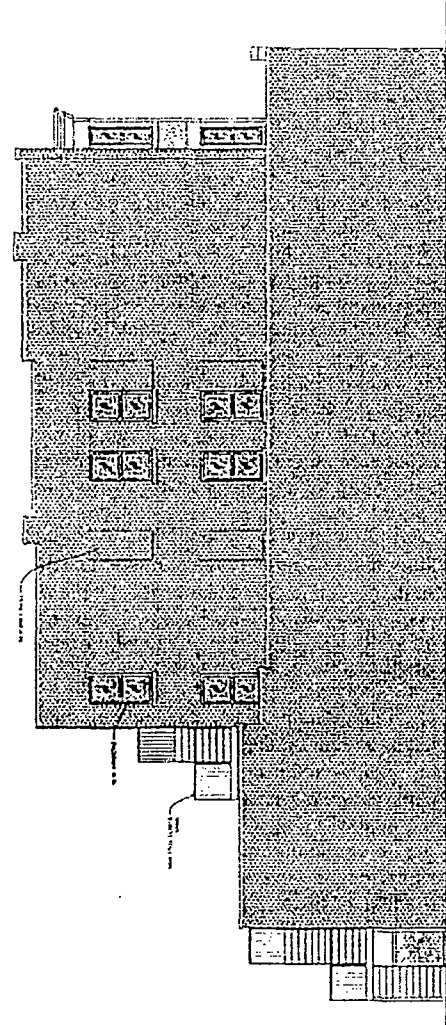
01 BUILDING ELEVATION



02 BUILDING ELEVATION



03 BUILDING ELEVATION



04 BUILDING ELEVATION

