



City of Chicago



O2022-3462

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-F at 2821 N Orchard Ave - App No. 22012T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 7-F in an area bound by:

A line 217.90 feet North of and parallel to West Diversey Parkway; a line 113.60 feet East of and parallel to North Orchard Street; a line 185.90 feet North of and parallel to West Diversey Parkway; a line 86.00 feet East of and parallel to North Orchard Street; a line 180.90 feet North of and parallel to West Diversey Parkway; and North Orchard Street.

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 2821 N Orchard St.

Narrative and Plans
Type-1 Zoning Map Amendment
For 2821 N Orchard St
From RM-5 to B2-3

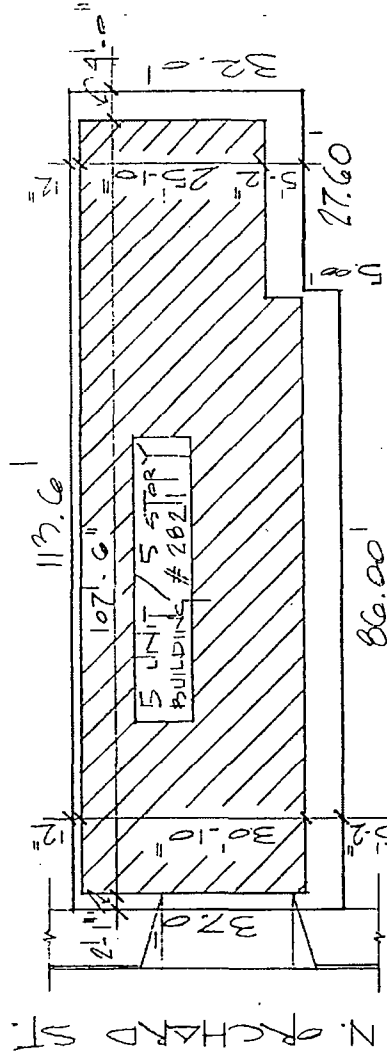
The applicant seeks to rezone the property in order to construct a 5-story multiple-dwelling unit by changing the current zoned RM-5 to B2-3 to accommodate the multiple-dwelling building.

FAR	3.0
Building Area	12,195 Square Feet
Density (MLA)	813=4,065/5 D.U.
Lot Area	4,065 Square Feet
Building Height	55'-0"
*Front Setback	2'-1"
*Rear Setback	4'-0"
North Side Setback	1'-0"
South Side Setback	5'-2"
Parking	5 Cars

*Variation to seek a reduction of the required setback as per Section 17-3-0405-A.

*Applicant must comply with 17-3-0308 Specific Criteria for Transit Served Locations:

1. The project will comply with the applicable standards of Section 17-10-0102-B.
2. The project will comply with the standards and regulations of Section 17-3-0504.
3. The project will comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology.
4. The project will seek appropriate relief for additional parking spaces.
5. The project will comply with the Travel Demand Study and Management Plan.

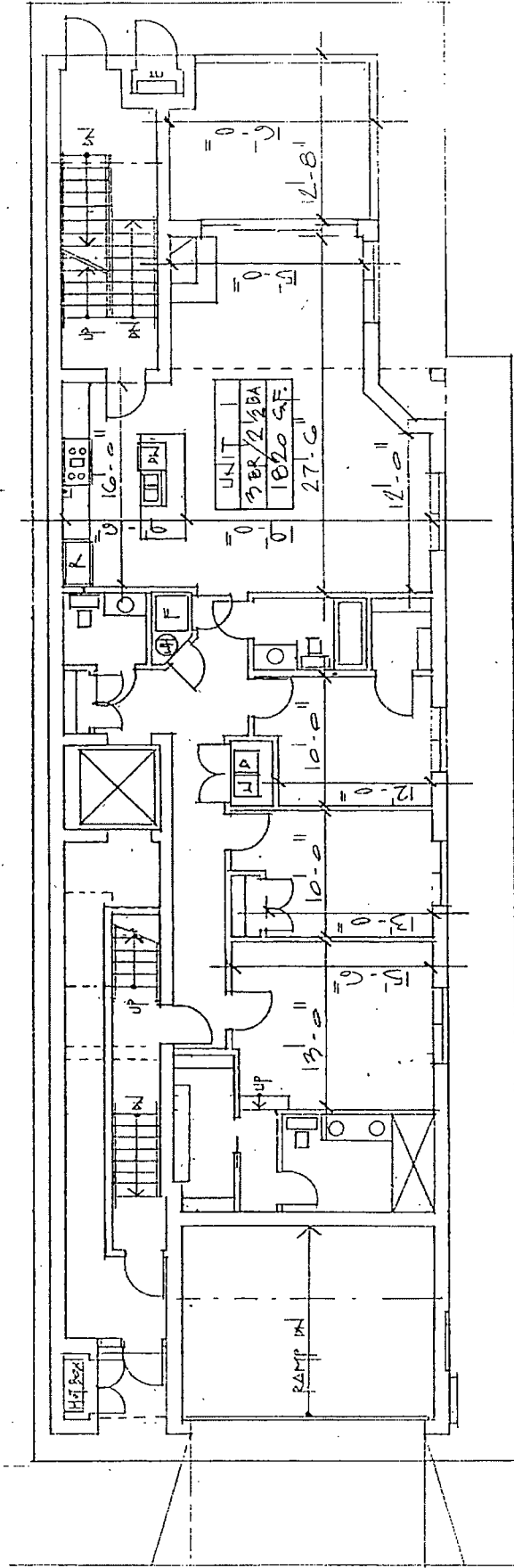


⊕ SITE PLAN
1/6" = 1'-0"

ZONING INFORMATION		
LOT AREA	10,065.12 S.F.	
P.D.R. F.A.R.	3.0	
MAX. BUILDABLE	12,195.6 S.F.	
BASEMENT	0	
1ST FLOOR	2,575 S.F.	
2ND FLOOR	2,405 S.F.	
3RD FLOOR	2,405 S.F.	
4TH FLOOR	2,405 S.F.	
5TH FLOOR	2,405 S.F.	
TOTAL	12,195 S.F.	

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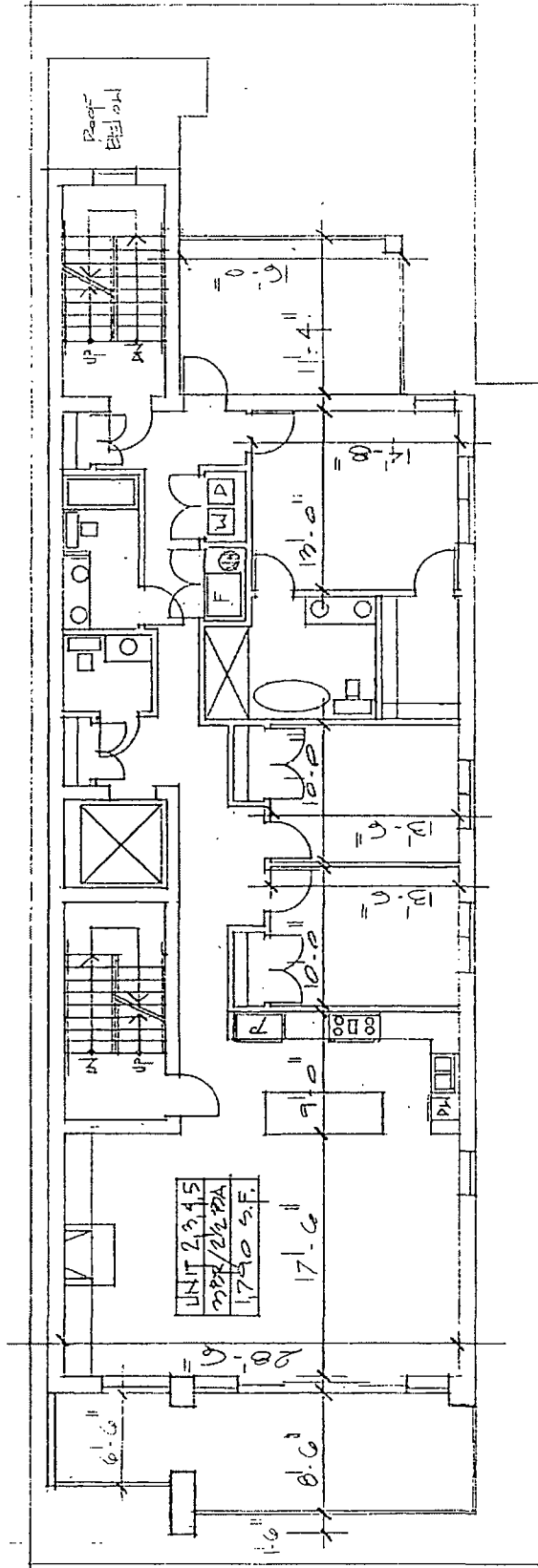
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1st Floor Plan 2,575 S.F.
1/8" = 1'-0"

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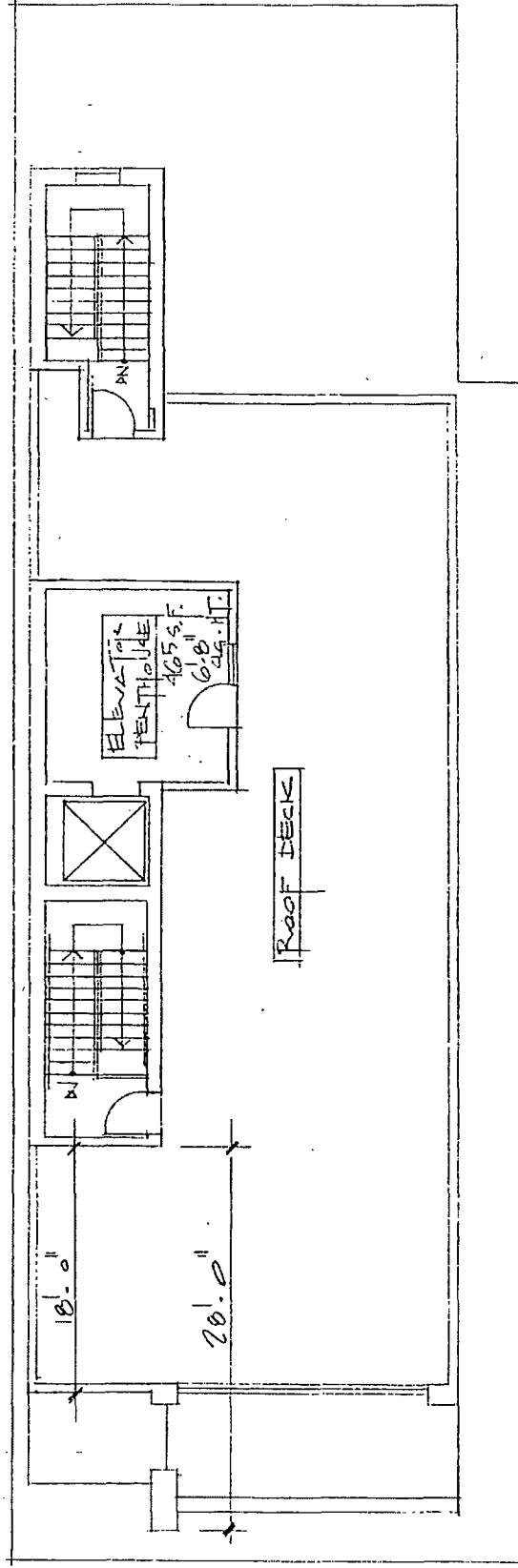


○ 2ND 3RD 4TH Floor Plan 2405 S.F.
1/8" = 1'-0"



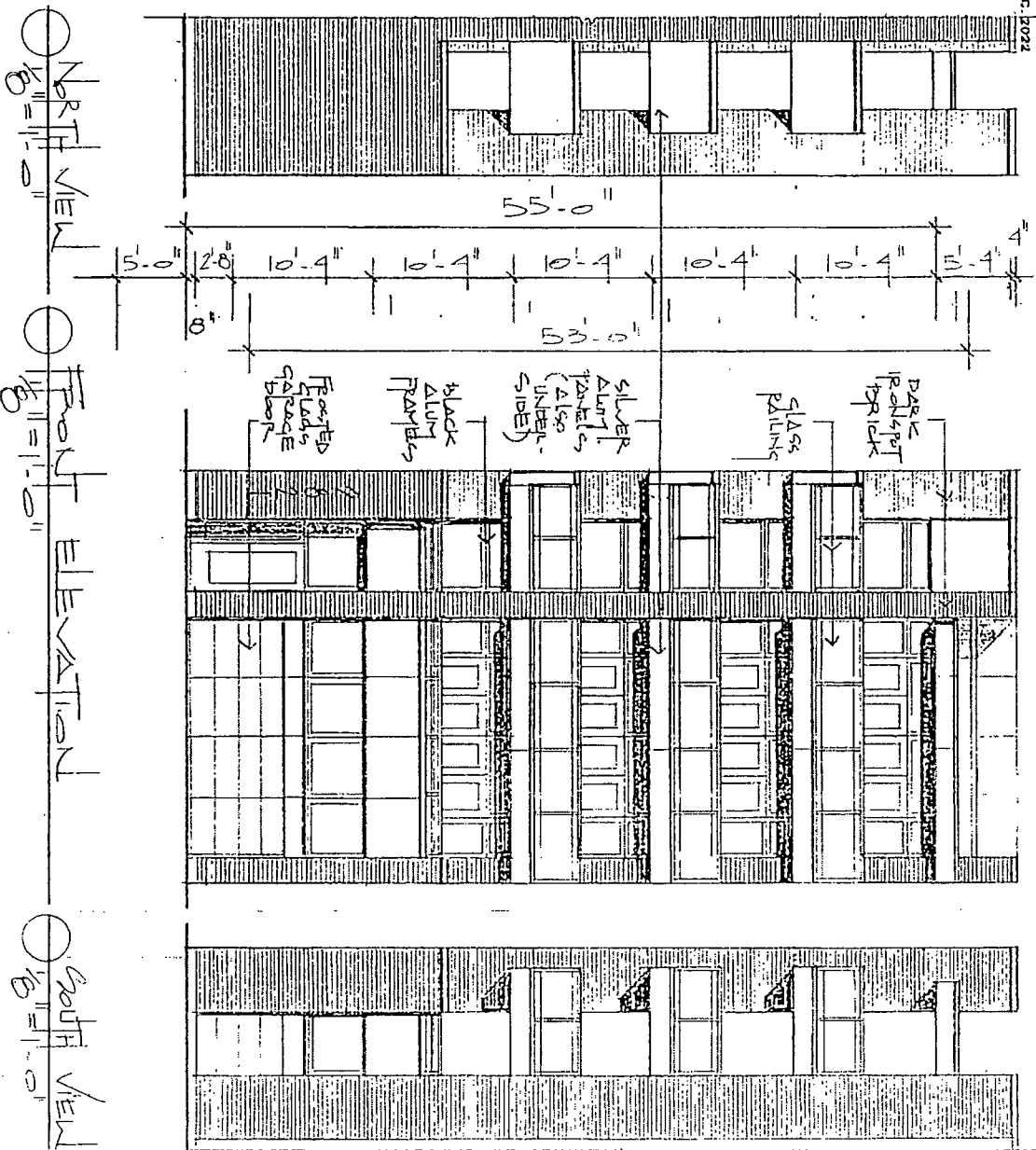
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○ Roof Plan
1/8" = 1'-0"

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