



# City of Chicago



O2019-1372

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/13/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 22-H at 9101-9109 S Beverly Ave - App No. 19963-T1
<b>Committee(s) Assignment:</b>	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 all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 22-H in the area bounded by

West 91st Street; a line 147 feet east of the east line of South Beverly Avenue as measured along the south line of West 91st Street and perpendicular to West 91st Street; the public alley next south of West 91st Street; South Beverly Avenue

to those of a B2-3 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: 9101 - 9109 South Beverly Avenue

# Final for Publication

Type 1 Zoning  
Narrative for  
9101-9109 S. Beverly Avenue  
B1-1 to B2-3

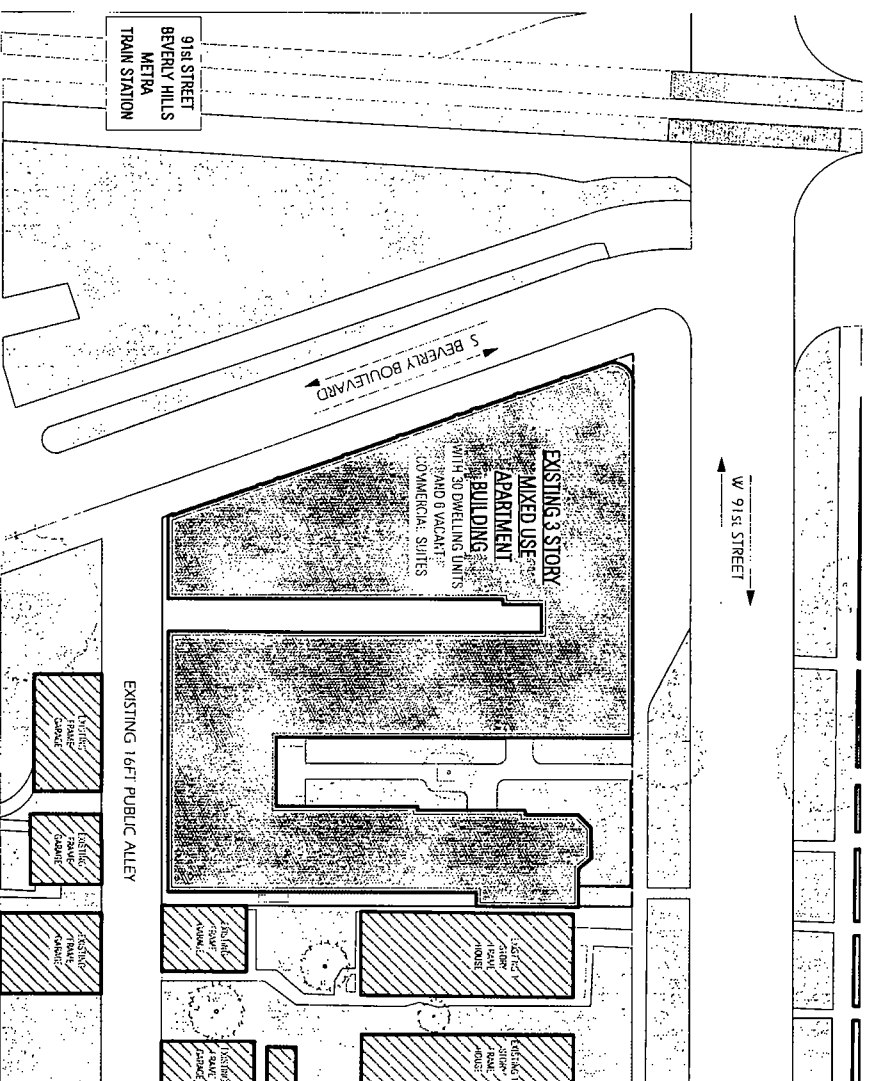
The applicant proposes to rezone the subject property from B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District. The subject property is improved with an existing 3-story mixed-use building with 30 dwelling units and vacant first floor commercial space. The purpose of the zoning amendment is to permit the applicant to develop 7 additional dwelling units in the vacant commercial space resulting in a total of 37 dwelling units and no commercial space. There will be no change to the existing building envelope.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	15,314 square feet
FAR	3.0
Total Dwelling Units	37 dwelling units
Minimum Lot Area Per Dwelling Unit	410 square feet
Building Height	No change is proposed to the exiting building height.
Front, Rear and Side Setbacks	No change is proposed to the existing building envelope. All existing setbacks will be unchanged.
Parking	Zero automobile parking spaces*  * The applicant seeks a 100% parking reduction per 17-10-0102-B for a Transit-Served Development.

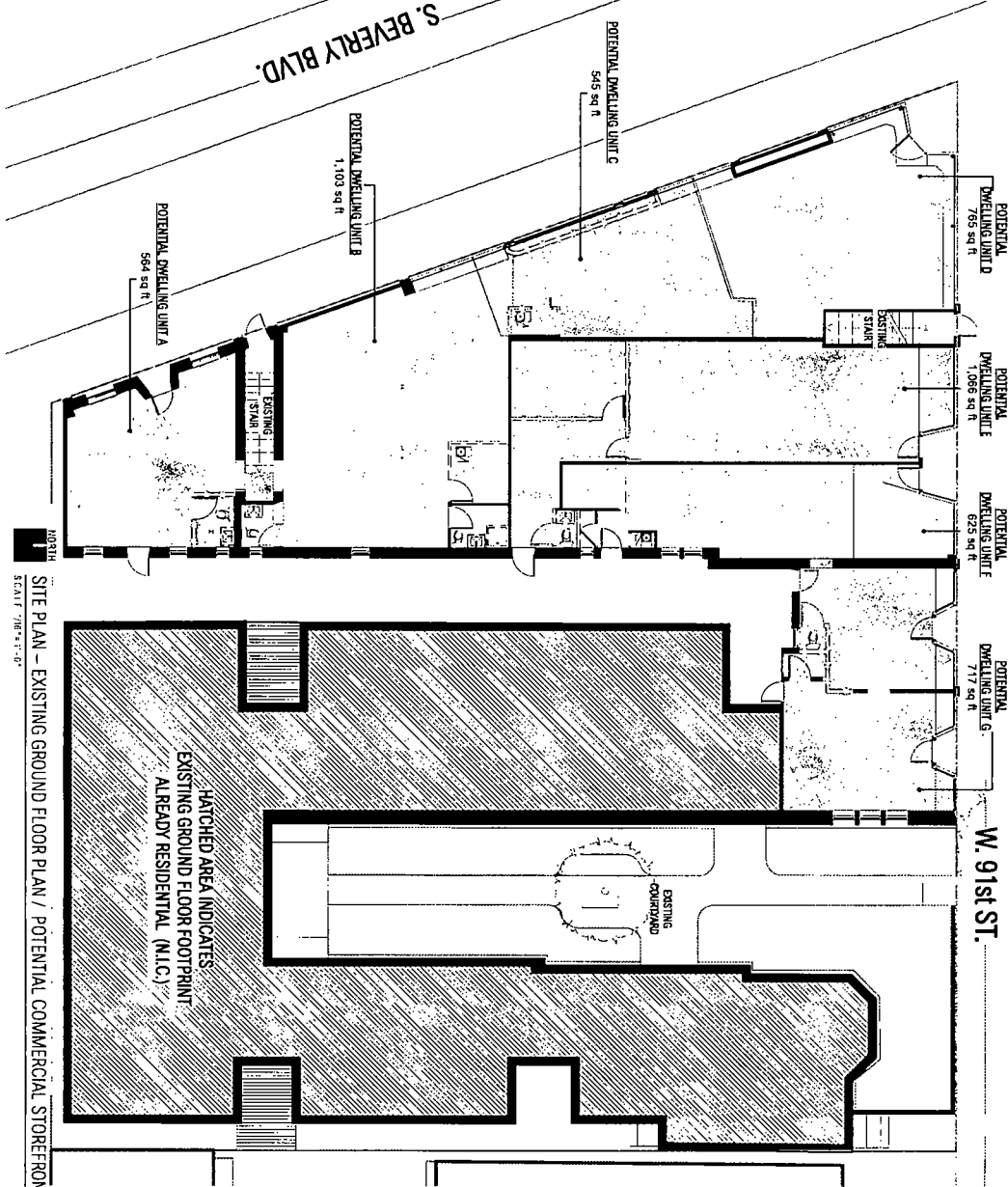
9101 S. BEVERLY BOULEVARD - CHICAGO, ILLINOIS

PROPOSED CONVERSION OF EXISTING GROUND FLOOR COMMERCIAL SPACES INTO DWELLING UNITS IN AN EXISTING 30 UNIT MIXED USE APARTMENT BUILDING AT 9101 S BEVERLY BOULEVARD



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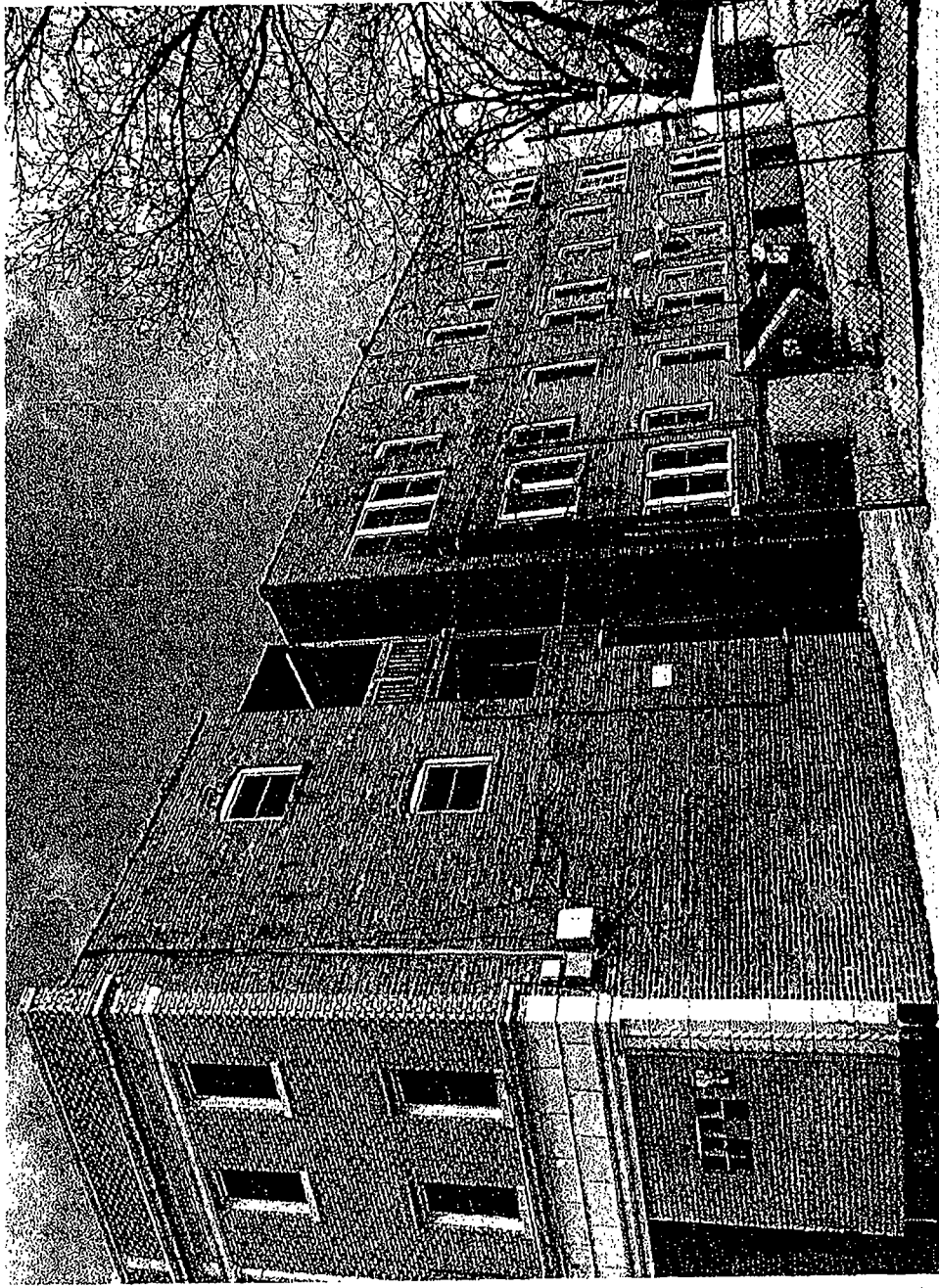


SITE PLAN - EXISTING GROUND FLOOR PLAN / POTENTIAL COMMERCIAL STOREFRONT CONVERSIONS  
SCALE: 7/8" = 1'-0"



9101 S. Beverly Blvd.

North Elevation – On 91<sup>st</sup> Street, facing west



9101 S. Beverly Blvd.

South Elevation – Along alley, facing east

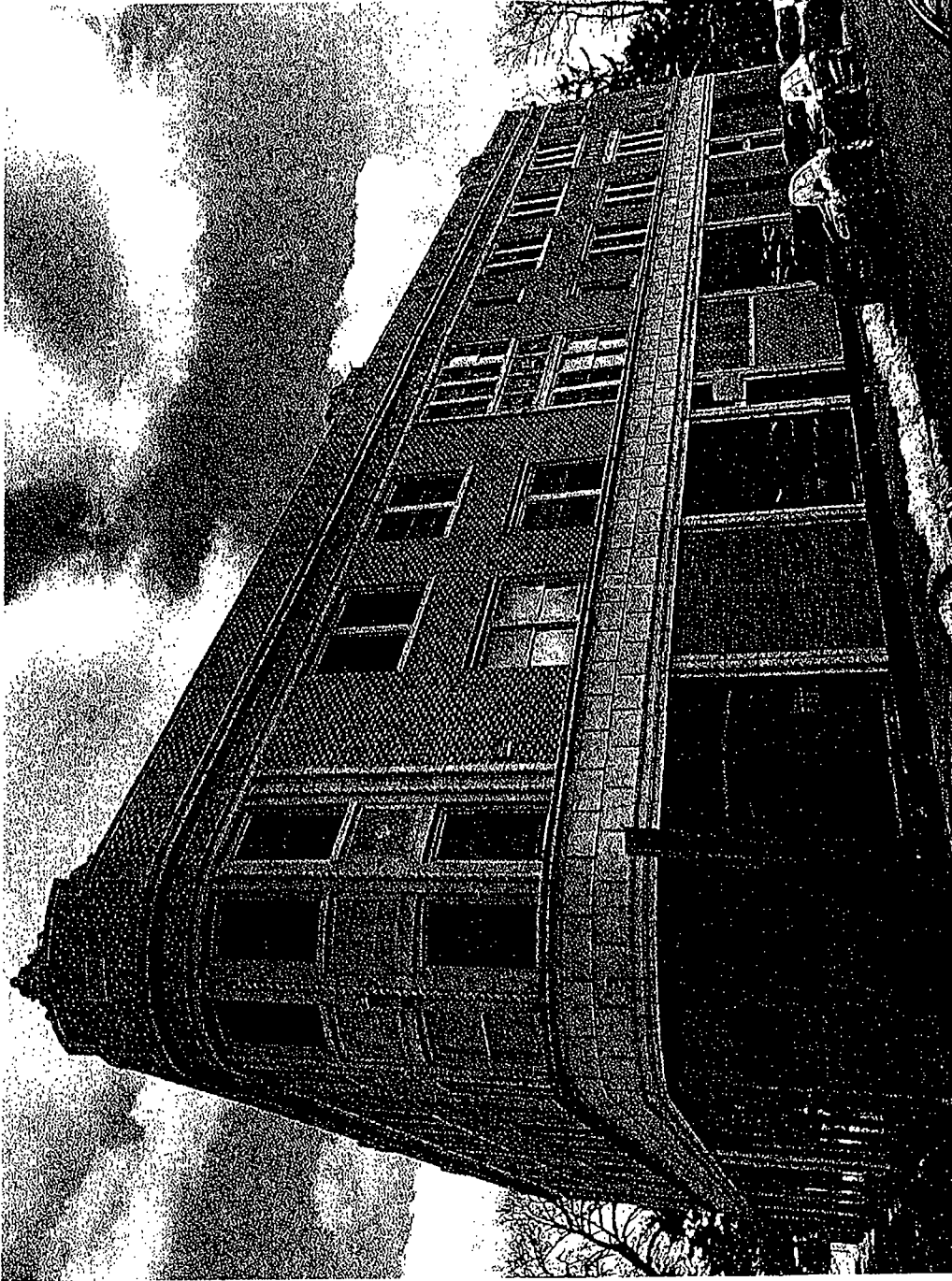
Final for Publication



9101 S. Beverly Blvd.

East Elevation





9101 S. Beverly Blvd.

West Elevation – On Beverly Blvd., facing south