



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2022-1040
Type: Ordinance **Status:** Passed
File created: 4/27/2022 **In control:** City Council
Final action: 5/25/2022
Title: Zoning Reclassification Map No. 7-J at 2733 N Pulaski Rd. - App No. 21002T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-J
Attachments: 1. O2022-1040.pdf, 2. SO2022-1040.pdf

Date	Ver.	Action By	Action	Result
5/25/2022	1	City Council	Passed	Pass
5/24/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/27/2022	1	City Council	Referred	

OKP1EANCE

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 M1-1, Limited Manufacturing/Business Park Districts symbols and indications as shown on 7-J in the area bounded by

A line 221.0 feet south of and parallel to West Diversey Avenue; the alley next east of and parallel to North Pulaski Road; a line 271.0 feet south of and parallel to West Diversey Avenue; and North Pulaski Road

to those of a B2-1 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: 2733 North Pulaski Road

2733 NORTH PULASKI ROAD

Narrative and Zoning Analysis Type I Zoning Map
Amendment

Applicant: Donison, LLC
Property Address: 2733 North Pulaski Road
Proposed Zoning: B2-1 Neighborhood Mixed-Use District

I. NARRATIVE

The Application is for a TI Zoning Amendment from an M1-1, Limited Manufacturing/Business Park District to a B2-1, Neighborhood Mixed-Use District. The Applicant intends to convert the existing one-story, light-manufacturing building to a single-unit residence with two (2) off-street garage parking spaces. The current building height will not be increased. The site will comply with Section 17-3-0307 Air Quality Ordinance if applicable.

II. ZONING ANALYSIS

6,255 sq. ft. 6,480 sq. ft. 1.04

1) Floor Area and Floor Area Ratio

1

6,255 sq. ft.

2 vehicular parking spaces

0 ft. front 0 ft. side (north and south) 0 ft. rear

- a) Lot Area
- b) Total Building Area
- c) FAR

2) Dwelling Units

- a) Number of Units
- b) Density (lot area per dwelling unit)

3) Off-street Parking:

4) Setbacks:

5) Building Height:

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