



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-3462
Type: Ordinance **Status:** Passed
File created: 10/26/2022 **In control:** City Council
Final action: 12/14/2022
Title: Zoning Reclassification Map No. 7-F at 2821 N Orchard Ave - App No. 22012T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-F
Attachments: 1. O2022-3462 (V1).pdf, 2. O2022-3462.pdf

Date	Ver.	Action By	Action	Result
12/14/2022		City Council	Passed	Pass
11/29/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/26/2022	1	City Council	Referred	

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.

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