

# Office of the City Clerk

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

# Legislation Details (With Text)

File #: SO2015-4638

Type: Ordinance Status: Passed

File created: 6/17/2015 In control: City Council

**Final action:** 7/29/2015

Title: Zoning Reclassification Map No. 7-N at 2931-2957 N Harlem Ave - App No. 18418T1

**Sponsors:** Misc. Transmittal

Indexes: Map No. 7-N

**Attachments:** 1. SO2015-4638.pdf, 2. O2015-4638.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
6/17/2015	1	City Council	Referred	

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## **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 B2-5, Neighborhood Mixed-Use District, symbols as shown on Map No. 7-N in the area bounded by:

West Wellington Avenue; the public alley next East of and parallel to North Harlem Avenue; a line 297.21 feet South of and parallel to West Wellington Avenue; North Harlem Avenue.

To those of a B2-5, Neighborhood Mixed-Use District, as amended.

# SECTION 2. This Ordinance takes effect after its passage and approval.

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# Commonfaddress of property: 2931-57 North Harlem Avenue, Chicago, IL. SUBSTITUTE NARRATIVE AND PLANS FOR

### FOR 2943-57 NORTH HARLEM AVENUE, CHICAGO, ILLINOIS

#### TYPE 1

The subject property is currently improved with a commercial building, which will be demolished. The Applicant needs a zoning change to make revisions to the Type 1 plans submitted with prior zoning change in order to build 6 new four-story residential buildings, each with 8 dwelling units (for a total of 48 dwelling units).

Project Description: Zoning Change from B2-5 to B2-5, as amended Proposed land use: 6 new residential buildings, each with 8 DU

Floor Area Ratio: Lot Area (Building 1): 5,911.95 SF Building 1 Floor Area:

11,889.43 SF / FAR: 2.02 Lot Area (Building 2): 6,152.33 SF Building 2 Floor Area: 11,889.43 SF / FAR: 1.93 Lot Area (Buildings 3-5): 6,208.75 SF Buildings 3-5 Floor Area:

11,889.43 SF / FAR: 1.92 Lot Area (Building 6): 6,458.75 SF

Building 6 Floor Area: 11,889.43 SF / FAR: 1.84

Density: Building 1: 739 SF per dwelling unit Building 2: 769 SF per

dwelling unit Building 3-5: 776 SF per dwelling unit Building

6: 807 SF per dwelling unit

Loading Berth: None

Off- Street parking: 8 parking spaces per building (48 parking spaces total)

Setbacks West Front (each building): 7'-6" North Side Setback (Building 1 - see site plan): 1 11/16" North Side Setback

(Buildings 2-6): 3'-0" South Side Setback (Buildings 1-5): 3'-0" South Side Setback (Building 6): 5'-0" East Rear:41'-2"

Rear Yard Open Space: 0'

Building height: Each Building: 4-story / 41'-5" >CVw

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