



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2014-8015  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/8/2014 **In control:** City Council  
**Final action:** 1/21/2015  
**Title:** Zoning Reclassification Map No. 5-I at 2808-2814 W North Ave - App No. 18176T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2014-8015.pdf, 2. SO2014-8015.pdf

Date	Ver.	Action By	Action	Result
1/21/2015	1	City Council	Passed as Substitute	Pass
1/20/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/9/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
11/13/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
10/8/2014	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 the B3-1 Community Shopping District symbols and indications as shown on Map No. 5-1 in the area bound by

the alley next north of and parallel to West North Avenue; a line 64 feet west of and parallel to North California Avenue; West North Avenue; and a line 164 feet west of and parallel to North California Avenue

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

2808-2814 West North Avenue

**NARRATIVE**

SHEET 1 of 2

**2808 West North Avenue (Building 1)**

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 8,750 sq. ft.

The applicant seeks a zoning change to permit the development of a four-story, eight-unit residential building with no commercial space. On-site parking for eight vehicles will be provided at the rear of the lot. The proposed building will each reach a height of 44'-11".

- a) Floor area ratio: 1.92 FAR (16,800 sq. ft.)
- b) Lot Area Per Dwelling Unit 1093.75 sq. ft. per D.U. (8 units)
- c) The amount of off-street parking: 8
- d) Setbacks:
  - a. Front Setback: 7'-0"
  - b. Rear Setback: 72'-0"
  - c. Side Setbacks:

East Side: 3'-0"

West Side: 3-0"

(e) Building Height: 44'-11"

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**NARRATIVE**

**SHEET 2 of 2**

**2814 West North Avenue (Building 2)**

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 8,750 sq. ft.

The applicant seeks a zoning change to permit the development of a four-story, eight-unit residential building with no commercial space. On-site parking for eight vehicles will be provided at the rear of the lot. The proposed building will each reach a height of 44'-11".

- a) Floor area ratio: 1.92 FAR (16,800 sq. ft.)
- b) Lot Area Per Dwelling Unit 1093.75 sq. ft. per D.U. (8 units)
- c) The amount of off-street parking: 8
- d) Setbacks:
  - a. Front Setback: 7'0"
  - b. Rear Setback: 72'0"
  - c. Side Setbacks:

East Side: 3-0"

West Side: 3-0"

(e) Building Height: 44'-11"

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