Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: O2016-6367, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by

changing all the BI -1 Neighborhood Shopping District and M1 -1 Limited Manufacturing/Business Park

District symbols and indications as shown on Map No.7-N in the area bounded by

**a line 196 feet north of and parallel to West Wrightwood Avenue; the alley next east
of and parallel to North Harlem Avenue; West Wrightwood Avenue; and. North
Harlem Avenue (City Limits),**

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.

2601-2619 North Harlem Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 2601-2619 N. Harlem Ave.

Proposed Zoning: B2-2
Lot Area: 24,523.75 square feet
Proposed Land Use: The subject property will be divided into four (4) new zoning lots. Each resulting zoning
lot will be developed with a new three-story building that will contain six (6) residential
units. Onsite parking for six (6) cars will be located at the rear of each new zoning lot.
Each building will be 35 feet 4 inches in height. Each building will be masonry
construction.

(a) The Proj ect's floor area ratio:
2601-03 N. Harlem: 1.36 (8,181 square feet on a 6,002 square foot lot) 2607-09 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot) 2611-13 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot) 2615-19 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot)

(b) The project's density:
2601-03 N. Harlem: 6 units 2607-09 N. Harlem: 6 units 2611-13 N. Harlem: 6 units 2615-19 N. Harlem: 6 units

c) The amount of off-street parking: 2601-03 N. Harlem: 6
parking spaces 2607-09 N. Harlem: 6 parking spaces
2611-13 N. Harlem: 6 parking spaces
2615-19 N. Harlem: 6 parking spaces ^

d) Setbacks'.
   a. Front Setbacks:
     2601 -03 N. Harlem: 9 feet 10 inches   £§
     2607-09 N. Harlem: 9 feet 10 inches   O-
     2611 -13 N. Harlem: 9 feet 10 inches   ***CC***
     2615-19 N. Harlem: 9 feet 10 inches   *&*

   b. Rear Setbacks: 2601-03 N. Harlem: 48 feet 10 inches
     2607-09 N. Harlem: 48 feet 10 inches 2611-13 N.
     Harlem: 48 feet 10 inches 2615-19 N. Harlem: 48 feet 10
     inches

   c. Side Setbacks:
     2601-03 N. Harlem: 3 feet north side /1 foot 7 inches south side 2607-09 N. Harlem: 3 feet north side / 3 feet south side 2611-13 N. Harlem: 3 feet north side / 3 feet south side 2615-19 N. Harlem: 3 feet north side / 3 feet south side

   d. Rear Yard Open Space:
     2601-03 N. Harlem: 0 square feet provided - Applicant will seek a Variation 2607-09 N. Harlem: 0 square feet provided - Applicant will seek a Variation 2611-13 N. Harlem: 0 square feet provided - Applicant will seek a Variation 2615-19 N. Harlem: 0 square feet provided - Applicant will seek a Variation

(e) Building Height:
2601-03 N. Harlem: 30 feet 6 inches 2607-09 N. Harlem: 30 feet 6 inches 2611-13 N. Harlem: 30 feet 6 inches 2615-19 N. Harlem: 30 feet 6 inches

*17-10-0207-A and * 17-13-0303-C(-2) - Plans Attached.

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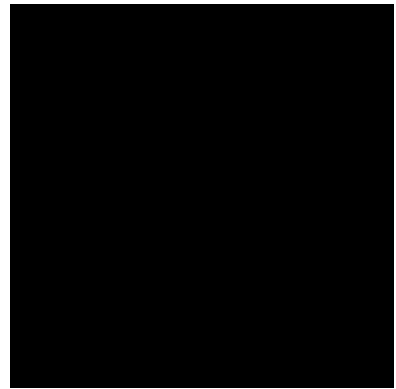*cn tn o cc*

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