



Office of the City Clerk

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Legislation Text

File #: O2019-1372, Version: 1

Final for Publication

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 all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 22-H in the area bounded by

West 91st Street; a line 147 feet east of the east line of South Beverly Avenue as measured along the south line of West 91st Street and perpendicular to West 91st Street; the public alley next south of West 91st Street; South Beverly Avenue

to those of a B2-3 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: 9101 - 9109 South Beverly Avenue

228225.3

Type 1 Zoning Narrative for 9101-
9109 S. Beverly Avenue Bl-1 to B2-
3

The applicant proposes to rezone the subject property from Bl-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District. The subject property is improved with an existing 3-story mixed-use building with 30 dwelling units and vacant first floor commercial space. The purpose of the zoning amendment is to permit the applicant to develop 7 additional dwelling units in the vacant commercial space resulting in a total of 37 dwelling units and no commercial space. There will be no change to the existing building envelope.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	15,314 square feet
FAR	3.0
Total Dwelling Units	37 dwelling units
Minimum Lot Area Per Dwelling Unit	410 square feet
Building Height	No change is proposed to the exiting building height.
Front, Rear and Side Setbacks	No change is proposed to the existing building envelope. All existing setbacks will be unchanged.
Parking	Zero automobile parking spaces* * The applicant seeks a 100% parking reduction per 17-10-0102-B for a Transit-Served Development.

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