



# Office of the City Clerk

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

## Legislation Text

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File #: O2022-1040, Version: 1

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### **OKP1EANCE**

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 MI-1, Limited Manufacturing/Business Park Districts symbols and indications as shown on 7-J in the area bounded by

A line 221.0 feet south of and parallel to West Diversey Avenue; the alley next east of and parallel to North Pulaski Road; a line 271.0 feet south of and parallel to West Diversey Avenue; and North Pulaski Road

to those of a B2-1 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: 2733 North Pulaski Road

2733 NORTH PULASKI ROAD

Narrative and Zoning Analysis Type I Zoning Map  
Amendment

Applicant: Donison, LLC  
Property Address: 2733 North Pulaski Road  
Proposed Zoning: B2-1 Neighborhood Mixed-Use District

I. NARRATIVE

The Application is for a T1 Zoning Amendment from an M1-1, Limited Manufacturing/Business Park District to a B2-1, Neighborhood Mixed-Use District. The Applicant intends to convert the existing one-story, light-manufacturing building to a single-unit residence with two (2) off-street garage parking spaces. The current building height will not be increased. The site will comply with Section 17-3-0307 Air Quality Ordinance if applicable.

II. ZONING ANALYSIS

6,255 sq. ft. 6,480 sq. ft. 1.04

1) Floor Area and Floor Area Ratio

1

6,255 sq. ft.

2 vehicular parking spaces

0 ft. front 0 ft. side (north and south) 0 ft. rear

- a) Lot Area
- b) Total Building Area
- c) FAR

2) Dwelling Units

- a) Number of Units
- b) Density (lot area per dwelling unit)

3) Off-street Parking:

4) Setbacks:

5) Building Height:

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