Office of the City Clerk

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Legislation Details (With Text)

File #:	SO2014-8785			
Type:	Ordinance	**Status:**	Passed	
File created:	11/5/2014	**In control:**	City Council	
		Final action:	12/10/2014	

Title: Zoning Reclassification Map No. 7-N at 2931-2957 N Harlem Ave - App No. 18199T1

Sponsors: Misc. Transmittal

Indexes: Map No. 7-N

Attachments: 1. O2014-8785.pdf, 2. SO2014-8785.pdf

Date	Ver.	Action By	Action	Result
12/10/2014		City Council	Passed as Substitute	Pass
12/9/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
11/5/2014	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 B3-1, Community Shopping 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

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

Common address of property: 2931-57 North Harlem Avenue, Chicago, IL.
SUBSTITUTE NARRATIVE AND PLANS

TYPE 1 REZONING FOR 2943-57 NORTH HARLEM AVENUE
CHICAGO, ILLINOIS

Zoning Change from B3-1 to B2-5

To build a three-story addition to the existing building for a total of 4 stories (existing 2nd floor will be demolished) and establish 56 dwelling units

Lot area: 37,146.87 SF

Building floor area: 116,302.65 SF

FAR: 3.13

Density: Loading Berth:

663.32 SF per dwelling unit None *

Off- Street parking:

West Front: 0'

North Side Setback: 0'

South Side Setback:
existing 1st floor - 0'
addition 2nd thru 4th floor - 4'-0 W

East Rear: *
existing 1st floor - 0'

addition 2nd thru 4th floor - 13-8"

Building height:

* Will seek Variation if required

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