



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-4638
Type: Ordinance
File created: 6/17/2015
Status: Passed
In control: City Council
Final action: 7/29/2015
Title: Zoning Reclassification Map No. 7-N at 2931-2957 N Harlem Ave - App No. 18418T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-N
Attachments: 1. SO2015-4638.pdf, 2. O2015-4638.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
6/17/2015	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 B2-5, Neighborhood Mixed-Use 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, as amended.

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

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Commonaddress of property: 2931-57 North Harlem Avenue, Chicago, IL.
SUBSTITUTE NARRATIVE AND PLANS FOR
FOR 2943-57 NORTH HARLEM AVENUE, CHICAGO, ILLINOIS
TYPE 1**

The subject property is currently improved with a commercial building, which will be demolished. The Applicant needs a zoning change to make revisions to the Type 1 plans submitted with prior zoning change in order to build 6 new four-story residential buildings, each with 8 dwelling units (for a total of 48 dwelling units).

Project Description:	Zoning Change from B2-5 to B2-5, as amended
Proposed land use:	6 new residential buildings, each with 8 DU
Floor Area Ratio:	Lot Area (Building 1): 5,911.95 SF Building 1 Floor Area: 11,889.43 SF / FAR: 2.02 Lot Area (Building 2): 6,152.33 SF Building 2 Floor Area: 11,889.43 SF / FAR: 1.93 Lot Area (Buildings 3-5): 6,208.75 SF Buildings 3-5 Floor Area: 11,889.43 SF / FAR: 1.92 Lot Area (Building 6): 6,458.75 SF Building 6 Floor Area: 11,889.43 SF / FAR: 1.84
Density:	Building 1: 739 SF per dwelling unit Building 2: 769 SF per dwelling unit Building 3-5: 776 SF per dwelling unit Building 6: 807 SF per dwelling unit
Loading Berth:	None
Off- Street parking:	8 parking spaces per building (48 parking spaces total)
Setbacks	West Front (each building): 7'-6" North Side Setback (Building 1 - see site plan): 1 11/16" North Side Setback (Buildings 2-6): 3'-0" South Side Setback (Buildings 1-5): 3'-0" South Side Setback (Building 6): 5'-0" East Rear:41'-2" Rear Yard Open Space: 0'
Building height:	Each Building: 4-story / 41'-5" >CVw
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