



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2015-5309  
**Type:** Ordinance  
**File created:** 7/29/2015  
**Status:** Passed  
**In control:** City Council  
**Final action:** 9/24/2015  
**Title:** Zoning Reclassification Map No. 3-I at 1300-1302 N Artesian Ave - App No. 18432T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-I  
**Attachments:** 1. SO2015-5309.pdf, 2. O2015-5309 (V1).pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	Passed as Substitute	Pass
8/27/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
7/29/2015	1	City Council	Referred	

### 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3-1 in the area bounded by:**

**A line 50.05 feet North of and parallel to West Potomac Avenue; North Artesian Avenue; West Potomac Avenue; the public alley next West of and parallel to North Artesian Avenue.**

**To those of a B2-3, Neighborhood Mixed-Use District**

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

**Common address of property: 1300-02 North Artesian Avenue, Chicago IL.**

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**A D NARRATIVE FOR TYPE 1 REZONING FOR 1300-02 NORTH  
ARTESIAN AVENUE CHICAGO, ILLINOIS**

The Applicant needs a zoning change from RS3 to B2-3 in order to comply with the minimum lot area and the maximum floor area to convert the existing church building into a 6 dwelling unit residential building.

PROJECT DESCRIPTION:	Zoning Change from RS3 to B2-3
Land Use:	To convert the existing building into a 6 dwelling unit residential building
Floor Area Ratio:	Lot area: 6,318.8 SF Building Floor Area: 12,465 SF FAR: 1.98
Density:	1,052 SF per DU
Off- Street parking:	6 parking spaces
Set Backs	Existing Front: 2" Existing North Side Setback: 0' Existing South Side Setback: 1" Existing Rear Setback: 3'-3 15/16
Building height:	59'-0"

16' ALLEY