



Office of the City Clerk

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Legislation Details (With Text)

File #: O2015-6387
Type: Ordinance **Status:** Passed
File created: 9/24/2015 **In control:** City Council
Final action: 10/28/2015
Title: Zoning Reclassification Map No. 11-G at 4025-4027 N Broadway - App No. 18496T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2015-6387.pdf, 2. O2015-6387 (V1).pdf

Date	Ver.	Action By	Action	Result
10/28/2015		City Council	Passed	Pass
10/27/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/24/2015	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 11 -G in the area bounded by:

a line 94.35 feet south of West Cuyler Avenue; a line from a point 162.27 feet east of North Broadway running in a southwesterly direction for a distance of 51.50 feet to a point 148.70 feet east of North Broadway; a line 144.35 feet south of West Cuyler Avenue; and North Broadway

to those of a B2-5 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due ■ publication.

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Property Address.: 4025-27 North Broadway

NARRATIVE

4025 - 27 North Broadway TYPE I REGULATIONS

Narrative: The subject property contains approximately 7,744 square feet and is improved with a one-story commercial building. The Applicant previously rezoned the property via Type 1 zoning, application number 18073T1. The Applicant proposes to rezone the property to allow the property to be developed with a six story building (63.2 feet tall) containing 20 residential dwelling units, approximately 1,721 sq. ft. of commercial space (retail/office), 10 parking spaces and no loading berth.

FAR: 3.77

FLOOR AREA: Approximately 29,313 sq. ft.

Residential Dwelling Units: 20

MLA: 387.20

Height: 63 feet 2 inches

Setbacks:

North Property Line:	Zero
East Property Line:	16.17 ft. on residential floors
South Property Line:	Zero
North Broadway:	Zero

Automobile	Parking	Spaces:	10	spaces	Loading	Berth:
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None

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