



Office of the City Clerk

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Legislation Details (With Text)

File #: O2015-8474
Type: Ordinance **Status:** Passed
File created: 12/9/2015 **In control:** City Council
Final action: 2/10/2016
Title: Zoning Reclassification Map No. 7-G at 2744 N Southport Ave - App No. 18589T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-G
Attachments: 1. O2015-8474 (V1).pdf, 2. O2015-8474.pdf

Date	Ver.	Action By	Action	Result
2/10/2016	1	City Council	Passed	Pass
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
12/9/2015	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 M2-2, Light Industry District symbols as shown on Map No. 7- G in the area bounded by:

A line 132 feet South of and parallel to West Diversey Parkway; North Southport Avenue; a line 156.74 feet South of and parallel to West Diversey Parkway; a public alley next West of and parallel to North Southport Avenue.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 2744 North Southport Avenue, Chicago IL.

**NARRATIVE FOR TYPE 1 REZONING FOR 2744 NORTH
SOUTHPORT AVENUE, CHICAGO, ILLINOIS**

The subject property is currently improved with a commercial building. The applicant plans to demolish the existing building and build a new three-story, 3 dwelling unit residential building. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the zoning ordinance.

Project Description:	Zoning Change from M2-2 to RT4
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.2
Lot Area:	3,045 SF
Building Floor Area:	3,650 SF
Density:	1,015 SF per DU
Off- Street Parking:	Parking spaces: 3
Set Backs:	Front: 9'-5 1/4" Side: South - 3'-0" / North - 1'-8 % " Rear: 36'-11 3/8" Rear Yard Open space: 252.8 SF
Building Height:	37'-10"

FINAL FOR PUBLICATION

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