

Legislation Details (With Text)

SO2	016-646			
Ordi	nance St	tatus:	Passed	
2/10	/2016 In	control:	City Council	
	Fi	inal action:	3/16/2016	
Zoning Reclassification Map No. 3-I at 2635-2641 W North Ave and 1548-1556 N Talman Ave - App No. 18655T1				
Misc	. Transmittal			
Мар	No. 3-1			
1. O	2016-646 (V1).pdf, 2. SO2016	-646.pdf		
Ver.	Action By	Act	ion	Result
1	City Council	Pas	ssed as Substitute	Pass
1	Committee on Zoning, Landr and Building Standards	marks Re	commended to Pass	
1	Committee on Zoning, Landr and Building Standards	narks Am	ended in Committee	Pass
	City Council		ferred	
	Ordi 2/10 Zoni No. Misc Map 1. O Ver. 1 1	2/10/2016 In Fi Zoning Reclassification Map No. 3 No. 18655T1 Misc. Transmittal Map No. 3-I 1. 02016-646 (V1).pdf, 2. SO2016 Ver. Action By 1 City Council 1 Committee on Zoning, Landrand Building Standards 1 Committee on Zoning, Landrand Building Standards	Ordinance Status: 2/10/2016 In control: Z/10/2016 In control: Final action: Final action: Zoning Reclassification Map No. 3-I at 2635-264 No. 18655T1 Misc. Transmittal Map No. 3-I Map No. 3-I 1. O2016-646 (V1).pdf, 2. SO2016-646.pdf Ver. Action By Action By 1 City Council Pase 1 Committee on Zoning, Landmarks and Building Standards Ref 1 Committee on Zoning, Landmarks Ame	Ordinance Status: Passed 2/10/2016 In control: City Council Final action: 3/16/2016 Zoning Reclassification Map No. 3-I at 2635-2641 W North Ave and 1548-1556 I No. 18655T1 Misc. Transmittal Map No. 3-I 1. O2016-646 (V1).pdf, 2. SO2016-646.pdf Ver. Action By Action and Building Standards 1 Committee on Zoning, Landmarks and Building Standards 1 Committee on Zoning, Landmarks Amended in Committee

ORDINANCE

77 ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all

the B3-2 Community Shopping District symbols and indications as shown on Map No.3-1 in the area

bounded by

West North Avenue; North Talman Avenue; a line 108.26 feet south of and parallel to West North Avenue; and a line 100.51 feet west of and parallel to North Talman Avenue,

to those of a B2-5 Neighborhood Mixed-Use District and a corresponding use district is hereby established

in the area above described.

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

Common Address of Property: 2635-2641 West North Avenue/ 1548-1556 North Talman Avenue

17-13-0303-C (1) Substitute Narrative and Plans - Application No. 18655 Tl

2635-2641 West North Avenue (1548-1556 North Talman Avenue), Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area:

- 10,855 square feet
- Proposed Land Use: The Applicant is seeking a zoning change in order to permit the

construction of a new six-story mixed-use building, at the subject site. The new proposed building will contain approximately 1,250 square feet of commercial/office space, at grade level, along with twenty-four (24) interior parking spaces. There will be thirty (30) dwelling units, located above (on and between Floors 2 thru 6). The main entrance to the building will be located on and accessible from Talman Avenue. The new proposed building will be masonry in construction, with aluminum accents, and measure 64'-2" in height.

- a) The Project's Floor Area Ratio: 42,750 square feet (3.94 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit): 30 dwelling units (361.8 square feet)

c) The amount of off-street parking:*24 parking spaces

*The Applicant will be seeking Variations to reduce the required on-site parking and to eliminate the required loading berth.

Front Setback (Talman Avenue): 7'-6'

Rear Setback: 12'-6" *The Applicant will be seeking a Variation for a reduction to the required rear setback.

Side Setbacks (North Avenue): North: O'-O" South: 2'-6"

Building Height: 64'-2[:]



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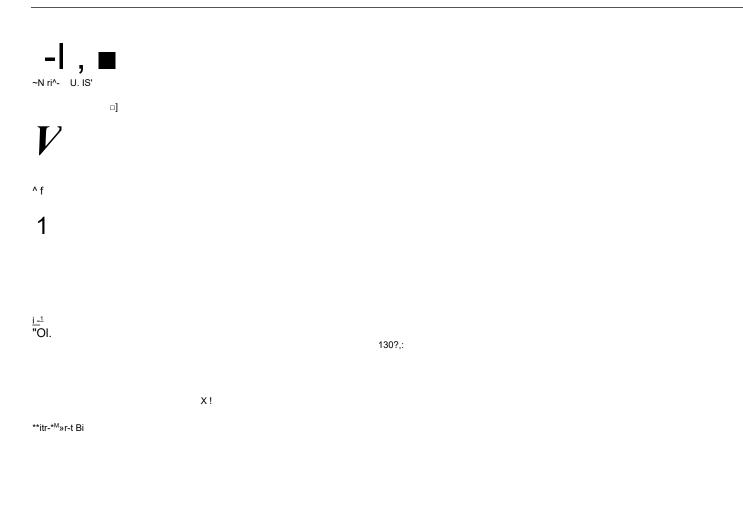
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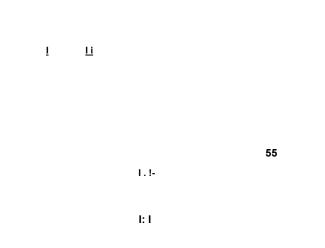
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