Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #:	O2016-6367			
Type:	Ordinance	**Status:**		Passed
File created:	9/14/2016	**In control:**		City Council
		Final action:		1/25/2017

Title:	Zoning Reclassification Map No. 7-N at 2601-2619 N Harlem Ave - App No. 18970T1
Sponsors:	Misc. Transmittal
Indexes:	Map No. 7-N
Attachments:	1. O2016-6367 (V1).pdf, 2. O2016-6367.pdf

Date	Ver.	Action By	Action	Result
1/25/2017	1	City Council	Passed	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
9/14/2016	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the BI -1 Neighborhood Shopping District and M1 -1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-N in the area bounded by

a line 196 feet north of and parallel to West Wrightwood Avenue; the alley next east of and parallel to North Harlem Avenue; West Wrightwood Avenue; and. North Harlem Avenue (City Limits),

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses 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.

2601-2619 North Harlem Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 2601-2619 N. Harlem Ave.

Proposed Zoning: B2-2

Lot Area: 24,523.75 square feet

Proposed Land Use: The subject property will be divided into four (4) new zoning lots. Each resulting zoning lot will be developed with a new three-story building that will contain six (6) residential units. Onsite parking for six (6) cars will be located at the rear of each new zoning lot. Each building will be 35 feet 4 inches in height. Each building will be masonry construction.

(a)   The Proj ect's floor area ratio:
      2601-03 N. Harlem: 1.36 (8,181 square feet on a 6,002 square foot lot) 2607-09 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot) 2611-13 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot) 2615-19 N. Harlem: 1.33 (8,181 square feet on a 6,173 square foot lot)

(b)   The project's density:
      2601-03 N. Harlem: 6 units 2607-09 N. Harlem: 6 units 2611-13 N. Harlem: 6 units 2615-19 N. Harlem: 6 units

c)   The amount of off-street parking: 2601-03 N. Harlem: 6 parking spaces 2607-09 N. Harlem: 6 parking spaces
      2611-13 N. Harlem: 6 parking spaces
      2615-19 N. Harlem: 6 parking spaces ^

d)   Setbacks'.
      a.   Front Setbacks:
           2601 -03 N. Harlem: 9 feet 10 inches   £§
           2607-09 N. Harlem: 9 feet 10 inches   O-
           2611 -13 N. Harlem: 9 feet 10 inches   *CC*
           2615-19 N. Harlem: 9 feet 10 inches   *&*

      b.   Rear Setbacks: 2601-03 N. Harlem: 48 feet 10 inches
           2607-09 N. Harlem: 48 feet 10 inches 2611-13 N.
           Harlem: 48 feet 10 inches 2615-19 N. Harlem: 48 feet 10
           inches

      c.   Side Setbacks:
           2601-03 N. Harlem: 3 feet north side /1 foot 7 inches south side 2607-09 N.
           Harlem: 3 feet north side / 3 feet south side 2611-13 N. Harlem: 3 feet north
           side / 3 feet south side 2615-19 N. Harlem: 3 feet north side / 3 feet south side

      d. Rear Yard Open Space:
           2601-03 N. Harlem: 0 square feet provided - Applicant will seek a Variation 2607-09 N. Harlem:
           0 square feet provided - Applicant will seek a Variation 2611-13 N. Harlem: 0 square feet
           provided - Applicant will seek a Variation 2615-19 N. Harlem: 0 square feet provided - Applicant

will seek a Variation

(e)   Building Height:
2601-03   N.   Harlem: 30   feet   6   inches   2607-09   N.   Harlem:
30   feet   6   inches   2611-13   N.   Harlem: 30   feet   6   inches
2615-19 N. Harlem: 30 feet 6 inches

*17-10-0207-A and * 17-13-0303-C(-2) - Plans Attached.

3S

O

OO

G4_

O

O

CD

>
LU -J _I <
o
J
ca

ZD CL

LO
CL

V) Ui 3

cc

iflO **no**
+ Tc -I

turn

cc
0 0

LL
Q Z
N

-li-
ce 0 0 ·J u.
I-
w

0
0) W U
0) 3 S
O >

<
E
0)
L.

X
O
N
O

CM
>
LU
<
o
CO IZ) CL

I

3DN3AV QOOMIHOIMM 'M

„8-.99

LO
CL

j < 5
H UJ 0.
<
< a.

cn tn o cc

iflO nn + CC J -
Uiffl
o o J
IL
H

3S

,.8-,99

HJLN93T DNIQUna   .iQ'.SZ I

O

o

0) 3 S O > <

E

o

a Z

(0 CM

Z

PJ2

LU > <
S 5
= D

• _j lu ^- 5 ri -[1]
CM
™ m h z ^ On z2 Wot
LU 1
to

⊔

LU > <   ,o-i.y<Ji.
> <
o t
LUgE^LU

$ 2 =• ʷ = 5 5 cc

Zj LU

°E2 = 1

ᴼ ᴄ̲ᴸᴬ-ᴄᴄ
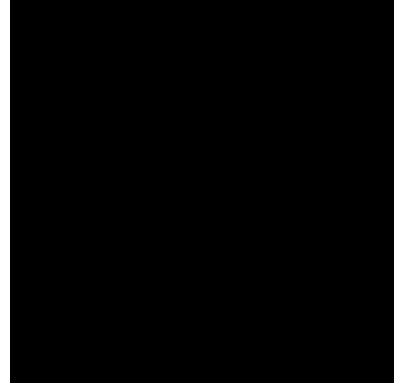
ccg
LU %

ill

: Q

LU ⅃<

Lug
cco
ᶦ 5̄

H

o   co

£2. w => lu

² cc ccl

o cc 3

Hi

= Q

.921

> ₁₋

| | |

o

| |

05
r-

i >

cc ^ i- o

§§
o Lu

= Q >-

< cc

LU 5 OT

r lu 3 cc

I

(N LU

H1N931 SNiaHna
.0-99

3HN3AV aOOMlHOIcJAA "AA

LU

<

o ca
D CL

„8-.99   „6-,9   -0L-.I.2 ,.9-61.

LO

0.

j j <

3

H
Ul
a.

S
< **a**

(0 K

MO
+2

CC
θ **J u.**
(fl CC

(N
+

LU

8 J u.

Q Z

CM
k O O J Ik

\-

(fl

Ui

a

W

o

+ -I u

S

o

LL-

>-lu **2&**

< o
m
ZD Cl

Q_

2£ O

O -i

CO Q-

O

u-

3HN3AV QOOAAIHOIcJAA "AA

**•J
J < 3**
H UI 0.

**< <
CL**

(0 (fl 3 DC

mo nn
+ CC
Ujcfl

K O O -J
LL

CA CC n

IL
h
Cfl

< 3
H LU CL

<
CL

cn cn
3
CC

>£

no
no + CC

er
5
ID *
Q O
O 5
:> m

CC O O

LL
CA QC n

<
Q O
LL
h
-u
(A

cr <
=)   *
Q O
o E

5 eo