



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2017-4819
Type: Ordinance **Status:** Passed
File created: 6/28/2017 **In control:** City Council
Final action: 10/11/2017
Title: Zoning Reclassification Map No. 11-G at 4701-4705 N Kenmore Ave and 1016-1028 W Leland Ave - App No. 19272T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2017-4819.pdf, 2. SO2017-4819.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/28/2017	1	City Council	Referred	

SUBSTITUTE ORDINANCE

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 B3-3 Community Shopping District symbols and indications as shown on Map No. 11-G in the area bounded by

- The line 50.00 feet north of the north line of West Leland Avenue; the alley next east of North Kenmore Avenue; West Leland Avenue; and North Kenmore Avenue

to those of a B2-5 Neighborhood Mixed-Use District..

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

Addresses: 4701 to 4705 North Kenmore Avenue and 1016 to 1028 West Leland Avenue

17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 4701 TO 4705 NORTH KENMORE AVENUE, 1016 TO 1028 WEST

LELAND AVENUE, CHICAGO, ILLINOIS

ZONING: B2-5 NEIGHBORHOOD MIXED-USE DISTRICT

LOT AREA: 7,150 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY PRIMARILY IMPROVED WITH A MIXED USE BUILDING WITH COMMERCIAL USES ON THE FIRST FLOOR AND A TOTAL OF 13 DWELLING UNITS ON THE SECOND AND THIRD FLOORS. THE PROPERTY WILL BE REDEVELOPED WITH THE CONVERSION OF THE FIRST FLOOR COMMERCIAL SPACE TO FIVE DWELLING UNITS FOR A TOTAL OF 18 DWELLING UNITS ON FLOORS ONE THROUGH THREE. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A CTA RAIL STATION ENTRANCE.

- A) FLOOR AREA RATIO: 2.80; TOTAL FLOOR AREA IS 20,000 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 397 SQUARE FEET
- C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND 5 BIKE PARKING SPACES.
- D) SETBACKS:
 - A. FRONT SETBACK: 0.00 FEET (EXISTING)
 - B. REAR SETBACK: 0.00 FEET (EXISTING)
 - C. SIDE SETBACKS: 0.00 FEET (EAST) (EXISTING) AND 0.00 FEET (WEST) (EXISTING)

BUILDING HEIGHT: 39 FEET, 4 INCH

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N KENMORE AVE

50.0' LOT LINE

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50.0' LOT LINE 16' PUBLIC ALLEY

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