



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-7962
Type: Ordinance
Status: Passed
File created: 10/16/2019
In control: City Council
Final action: 11/20/2019
Title: Zoning Reclassification Map No. 5-N at 6632-6658 W North Ave - App No. 20221T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-N
Attachments: 1. O2019-7962.pdf, 2. SO2019-7962.pdf

Date	Ver.	Action By	Action	Result
11/20/2019		City Council	Passed as Substitute	Pass
10/16/2019	1	City Council	Referred	

for Publication

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 B3-1, Community Shopping District symbols and indications as shown on Map No. 5-N in an area bound by

North Normandy Avenue; the public alley next north of and parallel to West North Avenue; North Natoma Avenue; And West North Avenue

to those of a B2-3, Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 6632-58 West North Avenue

Final for Publication

Type-I Zoning Map Amendment: SUBSTITUTE NARRATIVE & PLANS

6632-58 West North Avenue - B3-1 to B2-3

The applicant wishes to rezone the property in order to construct two proposed 4-story residential dwelling unit buildings. Building 1 will have 30 dwelling units, 45 interior parking spaces and 23 interior bicycle parking stalls. Building 2 will have 29 residential units, 45 interior parking stalls and 23 interior bicycle parking stalls. There are no planned commercial spaces at the subject property.

BUILDING 1

FAR	2.79
Lot Area	16,692.06 Square Feet
Building Area	46,500 Square Feet
Lot Area Per Unit	556 Square Feet
Building Height	59 Feet 11 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 0 Inches*
North side Setback	0 Feet 0 Inches
South side Setback	0 Feet 0 Inches
Parking	45 Auto / 23 Bicycle

BUILDING 2

FAR	2.79
Lot Area	16,692.07 Square Feet
Building Area	46,500 Square Feet
Lot Area Per Unit	575 Square Feet
Building Height	59 Feet 11 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 0 Inches
North side Setback	0 Feet 0 Inches
South side Setback	0 Feet 0 Inches

Parking

45 Auto / 23 Bicycle

* The applicant will seek relief, as necessary, to accommodate the reduced rear yard setback.

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