



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5651
Type: Ordinance
File created: 12/15/2021
Status: Passed
In control: City Council
Final action: 1/26/2022
Title: Zoning Reclassification Map No. 3-M at 1256 N Waller Ave - App No. 20893T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-M
Attachments: 1. O2021-5651.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/15/2021	1	City Council	Referred	

ORDINANCE

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-M in the area bounded by

West Potomac Avenue, North Waller Avenue; a line 98.70 feet south of and parallel to West Potomac Avenue; and the alley next west of and parallel to North Waller Avenue,

to those of a C1-2 Neighborhood Commercial District.

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

Common Address of Property:

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**NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT - 1256
NORTH WALLER AVENUE/**

The current zoning of the parcel is RS-3 Residential District. The zoning amendment is required to change the zoning of the parcel to C1-2 Commercial District. The zoning change is needed to allow the Church to operate a commercial kitchen on premises. There will be no exterior changes to the existing church 2 Vz story building.

Lot Area: FAR:

Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback: (Existing) Rear

Setback: (Existing) Sideyard (North): (Existing) Sideyard (South): (Existing) Building Height: (Existing)

12,258.54 sq. ft.

1.09 13,407.8 sq. ft. N/A

6 spaces 11.27 ft. Fronting Waller Avenue 1.17ft. Zero ft. 3.24 ft. 32 ft.

After rezoning, the property shall be used to operate a Commercial Kitchen

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