

Legislation Details (With Text)

File #:	O2022-1040				
Туре:	Ordi	inance	Status:	Passed	
File created:	4/27/2022		In control:	City Council	
		I	Final action:	5/25/2022	
Title:	Zoning Reclassification Map No. 7-J at 2733 N Pulaski Rd App No. 21002T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 7-J				
Attachments:	1. O2022-1040.pdf, 2. SO2022-1040.pdf				
Date	Ver.	Action By	Ac	tion	Result
5/25/2022	1	City Council	Pa	ssed	Pass
5/24/2022	1	Committee on Zoning, Land and Building Standards	dmarks Re	commended to Pass	
4/27/2022	1	City Council	Re	ferred	

0KP1EANCE

BE I T 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 Ml-1, Limited Manufacturing/Business Park Districts symbols and indications as shown on 7-J in the area bounded by

A line 221.0 feet south of and parallel to West Diversey Avenue; the alley next cast of and parallel to North Pulaski Road; a line 271.0 feet south of and parallel to West Diversey Avenue; and North Pulaski Road

to those of a B2-1 Neighborhood Mixed-Use District.

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

Common Address of Property: 2733 North Pulaski Road

2733 NORTH PULASKI ROAD

Narrative and Zoning Analysis Type I Zoning Map Amendment

Applicant:Donison, LLCProperty Address:2733 North Pulaski RoadProposed Zoning:B2-1 Neighborhood Mixed-Use District

I. NARRATIVE

The Application is for a Tl Zoning Amendment from an M1-1, Limited Manufacturing/Business Park District to a B2-1, Neighborhood Mixed-Use District. The Applicant intends to convert the existing one-story, light-manufacturing building lo a singleunit residence with two (2) off-street garage parking spaces. The current building height will not be increased. The site will comply with Section 17-3-0307 Air Quality Ordinance if applicable.

II. ZONING ANALYSIS
6,255 sq. ft. 6,480 sq. ft. 1.04
1) <u>Floor Area and Floor Area Ratio</u>
1
6,255 sq. ft.

2 vehicular parking spaces

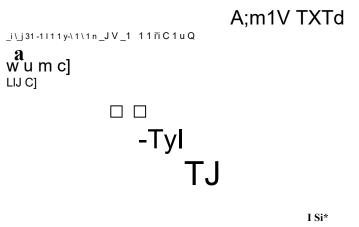
0 ft. front 0 ft. side (north and south) 0 ft. rear

- a) Lot Area
- b) Total Building Area
- c) FAR

2) <u>Dwelling Units</u>

- a) Number of Units
- b) Density (lot area per dwelling unit)
- 3) <u>Off-street Parking:</u>
- 4) Setbacks:
- 5) Building Height:
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