



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2023-1264  
**Type:** Ordinance  
**File created:** 3/15/2023  
**Status:** Passed  
**In control:** City Council  
**Final action:** 4/19/2023  
**Title:** Zoning Reclassification Map No. 15-G at 1539 W Devon Ave - 22119T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 15-G  
**Attachments:** 1. O2023-1264.pdf, 2. SO2023-1264.pdf

Date	Ver.	Action By	Action	Result
4/19/2023	1	City Council	Passed as Substitute	Pass
4/18/2023	1	Committee on Zoning, Landmarks and Building Standards		
3/15/2023	1	City Council	Referred	

ORDINANCE

HE 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 B1-1 Neighborhood Shopping District symbols as shown on Map No. 15-G in the area bounded by:

West Devon Avenue; a line 375 feet west of and parallel to North Greenview Avenue; the alley next south of and parallel to West Devon Avenue; and a line 406.25 feet west of and parallel to North Greenview 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: 1539 West

Devon Avenue, Chicago

A SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING  
AMENDMENT FOR 1539 WEST DEVON AVENUE, CHICAGO

The subject property is currently improved with a 3-story mixed-use building with a commercial unit on the ground floor and 12 SRO units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance, to obtain a permit to rehab the existing SRO dwelling units within the existing SRO building and add 3 additional SRO units at the ground floor rear, with a commercial space on the ground floor front to remain (for a total of 15 dwelling units at the subject property). No changes to the existing height or floor area are being proposed.

Project Description:	Zoning Change from a B1 -1 Neighborhood Shopping District to B2 -3 Neighborhood Mixed-Use District
Use:	Mixed-Use Building with 15 SRO dwelling units
Lot Area:	31.25' x 112.50' = 3,515.63 SF (recorded measurements)
Floor Area Ratio:	Existing = 1.564 (no change proposed)
Existing Building Floor Area:	Existing 5,500 Square Feet (no change proposed)
Density:	234.37 Square Feet per SRO Unit
Off- Street parking:	Parking spaces: 2
Existing Setbacks:	Existing Front: 0 Feet Existing Side Setbacks: East: 0 Feet and West: 0 Feet Existing Rear: 25 Feet 10 Inches
Existing Building Height:	36 Feet 10 Inches (no change proposed)











