



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

File #: SO2014-8785, Version: 1

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### 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 as shown on Map No. 7-N in the area bounded by:**

**West Wellington Avenue; the public alley next East of and parallel to North Harlem Avenue; a line 297.21 feet South of and parallel to West Wellington Avenue; North Harlem Avenue.**

**To those of a B2-5, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 2931-57 North Harlem Avenue, Chicago, IL.**

### SUBSTITUTE NARRATIVE AND PLANS

**TYPE 1 REZONING FOR 2943-57 NORTH HARLEM AVENUE  
CHICAGO, ILLINOIS**

**Zoning Change from B3-1 to B2-5**

**To build a three-story addition to the existing building for a total of 4 stories (existing 2nd floor will be demolished) and establish 56 dwelling units**

**Lot area: 37,146.87 SF**

**Building floor area: 116,302.65 SF**

**FAR: 3.13**

**Density: Loading Berth:**

**663.32 SF per dwelling unit None \***

**Off- Street parking:**

**West Front: 0'**

**North Side Setback: 0'**

**South Side Setback:**

**existing 1st floor - 0'**

***addition 2nd thru 4th floor - 4'-0 W***

**East Rear: \***

**existing 1st floor - 0'**

**addition 2nd thru 4th floor - 13-8"**

**Building height:**

**\* Will seek Variation if required**

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