



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2015-5309, Version: 1

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3-1 in the area bounded by:

A line 50.05 feet North of and parallel to West Potomac Avenue; North Artesian Avenue; West Potomac Avenue; the public alley next West of and parallel to North Artesian Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

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

Common address of property: 1300-02 North Artesian Avenue, Chicago IL.

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**A D NARRATIVE FOR TYPE 1 REZONING FOR 1300-02 NORTH
ARTESIAN AVENUE CHICAGO, ILLINOIS**

The Applicant needs a zoning change from RS3 to B2-3 in order to comply with the minimum lot area and the maximum floor area to convert the existing church building into a 6 dwelling unit residential building.

PROJECT DESCRIPTION: Zoning Change from RS3 to B2-3
Land Use: To convert the existing building into a 6
dwelling unit residential building
Floor Area Ratio: Lot area: 6,318.8 SF Building Floor Area:
12,465 SF FAR: 1.98
Density: 1,052 SF per DU
Off- Street parking: 6 parking spaces
Set Backs Existing Front: 2" Existing North Side Setback:
0' Existing South Side Setback: 1" Existing Rear
Setback: 3'-3 15/16
Building height: 59'-0"

16' ALLEY