



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: O2015-6387, Version: 1

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### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 11 -G in the area bounded by:

a line 94.35 feet south of West Cuyler Avenue; a line from a point 162.27 feet east of North Broadway running in a southwesterly direction for a distance of 51.50 feet to a point 148.70 feet east of North Broadway; a line 144.35 feet south of West Cuyler Avenue; and North Broadway

to those of a B2-5 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

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Property Address.: 4025-27 North Broadway

## NARRATIVE

### 4025 - 27 North Broadway TYPE I REGULATIONS

Narrative: The subject property contains approximately 7,744 square feet and is improved with a one-story commercial building. The Applicant previously rezoned the property via Type 1 zoning, application number 18073T1. The Applicant proposes to rezone the property to allow the property to be developed with a six story building (63.2 feet tall) containing 20 residential dwelling units, approximately 1,721 sq. ft. of commercial space (retail/office), 10 parking spaces and no loading berth.

FAR: 3.77

FLOOR AREA: Approximately 29,313 sq. ft.

Residential Dwelling Units: 20

MLA: 387.20

Height: 63 feet 2 inches

Setbacks:

North Property Line:	Zero
East Property Line:	16.17 ft. on residential floors
South Property Line:	Zero
North Broadway:	Zero

Automobile	Parking	Spaces:	10	spaces	Loading	Berth:
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None

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