



# 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 #: SO2016-646, Version: 1

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### **ORDINANCE**

#### ***77 ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No.3-1 in the area bounded by

West North Avenue; North Talman Avenue; a line 108.26 feet south of and parallel to West North Avenue; and a line 100.51 feet west of and parallel to North Talman Avenue,

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

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

Common Address of Property: 2635-2641 West North Avenue/  
1548-1556 North Talman Avenue

**17-13-0303-C (1) Substitute Narrative and Plans - Application No. 18655 TI**

2635-2641 West North Avenue (1548-1556 North Talman Avenue), Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area:

10,855 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, at the subject site. The new proposed building will contain approximately 1,250 square feet of commercial/office space, at grade level, along with twenty-four (24) interior parking spaces. There will be thirty (30) dwelling units, located above (on and between Floors 2 thru 6). The main entrance to the building will be located on and accessible from Talman Avenue. The new proposed building will be masonry in construction, with aluminum accents, and measure 64'-2" in height.

- a) The Project's Floor Area Ratio:  
42,750 square feet (3.94 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):  
30 dwelling units (361.8 square feet)

- c) The amount of off-street parking:  
\*24 parking spaces

*\*The Applicant will be seeking Variations to reduce the required on-site parking and to eliminate the required loading berth.*

Front Setback (Talman Avenue): 7'-6'

*Rear Setback: 12'-6" \*The Applicant will be seeking a Variation for a reduction to the required rear setback.*

Side Setbacks (North Avenue): North: 0'-0" South: 2'-6"

Building Height: 64'-2"

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180 W. WASHINGTON AVE. CHICAGO, ILLINOIS 60602 Phone: 312-750-1800 Fax: 312-750-1801 email: hannaarchitects@sbcglobal.net ) HANNA ARCHITECTS, INC. 2015

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