



# Office of the City Clerk

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## Legislation Text

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### ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 limited Manufacturing/Business Park District symbols and indications as shown on Map No 5-H in the area bounded by:

The 16.0 foot public alley next west of North Damen Avenue; West Concord Place; North Damen Avenue; and a line 48.0 feet south of and parallel to West Concord Place

**SECTION 2. To those of a B3-2 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area herein above described;**

**SECTION 3. This ordinance takes effect after its passage and due publication.**

Common Address of the Property: 1630-1632 North Damen Avenue, Chicago, Illinois

**NARRATIVE 1630-1632 N. Damen**

**Avenue**

The subject property is an existing 3-story building consisting of approximately 8,470 square feet, which is currently zoned M1-2 (Limited Manufacturing/Business Park District). The applicant is seeking a zoning amendment in order to allow for the existing retail and residential dwelling uses at the property, and to conform with the surrounding B3-2 (Community Shopping District) zoning district. The applicant does not propose any alterations to the existing 3-story building, which has 3,010 square feet of retail space located on the ground floor and a total of four existing residential dwelling units located on the second (2 dwelling units) and third (2 dwelling units) floors. The subject property is one of the few remaining properties located in the surrounding area zoned M1-2 (Limited Manufacturing/Business Park District). The property is located approximately 600 feet from the CTA Transit Station located on Damen Avenue. The rezoning of the property will allow for retail uses and the residential dwelling units to remain.

Existing Setbacks: Front - 0.0 feet

Rear - 0.0 feet North 0.0 feet

South 0.0 feet

**Lot Area: 3,840 square feet**

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Minimum Lot Area: 960 square feet/dwelling unit F.A.R.: 2.2

Existing Floor Area.: 8,470 square feet Existing Building

Height: 28 feet 2 inches

TOD Credit: The property is located approximately 600 feet from a CTA Transit Station located on Damen

Avenue. Existing Parking: Zero Existing Bicycle Parking: Zero

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NORTH DAMEN AVENUE

EXISTING 16' PUBLIC ALLEY

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EXISTING SERVICE ALLEY

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