Office of the City Clerk

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

File #: SO2016-7317, **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 B3-2, Community Shopping District symbols as shown on

Map No. 3-1 in the area bounded by:

West North Avenue; a line 24.15 feet East of and parallel to North Rockwell Street; the public

alley next South of and parallel to West North Avenue; North Rockwell Street.

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

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 2559 West North Avenue, Chicago IL.

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Zoning Change Application Number: 18993   \ O \

NARRATIVE FOR TYPE 1 REZONING FG>R ™ ⁿ ru£U*V^f&? 2559 W
NORTH AVE, CHICAGO, ILLINOIS

The subject property is currently improved with a mixed-use building with retail store on the ground floor and 4 dwelling units on the upper floors. The Applicant intends to establish a new dwelling unit on the ground floor at the rear of the existing building (ground floor front to remain as a storefront), for a total of 5 dwelling units within the existing mixed-use building. The Applicant needs a zoning change in order to comply with the minimum lot area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from B3-2 to B2-3
Use:	Mixed use building : ground floor front retail store and total of 5 dwelling units (ground floor rear and upper floors)
Floor Area Ratio:	2.17
Lot Area:	3,019 square feet
Building Floor Area(existing):	6,555 square feet
Density:	603 square feet per DU
Off- Street parking:	Parking spaces: 3
Set Backs (existing):	Front: 0 feet Side: 0 feet Rear: 35 feet and 10 inches
Building height (existing):	37 feet and 4 inches

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