



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

---

**File #:** SO2017-907, **Version:** 1

---

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 the RS 3, Residential Single Family Monies and Two Flats designation as shown on Map Number 9-J in thy area bounded by:

**North Central Park Avenue; a line located '18.01 feet south of the south right-of-way of West Grace Street; the first alley west of North Central Park Avenue; West Grace Street.**

to those of a B2-2, Neighborhood M ixed-Use District.

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

3754-3756 North Centra! Park, Chicago, Illinois 60618

**17-13-0303-C (1) Substitute Narrative Zoning Analysis (Transit-Oriented Application)  
3754-3756 North Central Park Avenue**

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Proposed Land Use: The Applicant is proposing to add two (2) garden apartments to the existing two-story building, creating a total of six (6) residential units, located at the subject property. Point-to-point measure of the distance between the property boundary line and the entry to the Addison Street Station Blue Line CTA Train is less than 1,300 feet.

- A) Lot Area: 6,137 square feet (MM Surveying, February 10, 2017)
- B) Actual Floor Area Ratio: 1.45 (8,892 total building area / 6,137)
- C) Density (Lot Area Per Dwelling Unit): 1,023 s.f. (6,137 lot area / 6 units)
- D) Off-street Parking: 4 provided (0 required)
- E) Setbacks:
  - a. Front Setback: 21'-9"
  - b. Rear Setbacks: 37'-8"
  - c. Side Setbacks: 0'-0"
  - d. Rear Yard Open Space: 593 s.f.
- F) Building Height: 30'-6"

5812 W. HIGGINS AVENUE CHICAGO, ILLINOIS 60630

**MM SURVEYING CO., INC**

PROFESSIONAL DESIGN FIRM No. 134-003233

**PLAT OF SURVEY**

OF

PHONE: (773) 282-5900 FAX: (773) 282-9424 mmsurvey1285@sbcglobal.net <mailto:mmsurvey1285@sbcglobal.net>

NORTH

ASSUMED

LOTS 47 AND 48 IN BLOCK 10 IN MASON'S SUBDIVISIONS OF THE EAST 1/4, OF THE NORTH WEST 1/4, (EXCEPT RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOTAL LAND AREA = 6,137 5q ft.

# PWUCATION

## LEGEND

E.FR.P O.FR.P. O.BR.P O.C.P. EX.

SCALE: 1/4" = 1' - 0"

FIELDWORK COMPLETION DATE

ORDERED BY:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE
- EDGE OF BRICK

88081

FEBRUARY 06, 2017

REVIEWED BY: K. URSON

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.  
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE  
CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
NO "W/ M3" JAW/TIO > CN 0/1(T) (MII) ACLOCST.

State of Illinois ss

County of Cook

Vj,

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plot hereon drawn is a correct representation of said survey  
Signature:-

FEBRUARY 10, 2017

REG. ILL. Land Surveyor No. 3b-3758 LIC. EXP NOVEMBER 30, 2018

•mi

jo -g<sup>1</sup> -co

&3

«■ E

CD 0) LO  
ro

Q LU

rx-i!;]  
: S 'i!  
•! > 111  
!-2  
hi »■ ■ -

ft  
ffl  
11 I ill  
9 9 ©

ij  
U IS  
© ©

ills!

© s

i % ■ if »a

% n»' ii

0©©©©

UOT

§1