



Office of the City Clerk

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Legislation Text

File #: O2018-6941, 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 be amended by changing all the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No 7-L in the area bounded by

a line 74.10 feet north of and parallel to West Parker Avenue; North Laramie Avenue; West Parker Avenue; and the alley next west of and parallel to North Laramie Avenue,

to those of a B2-3 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: 2738 North Laramie Avenue

FINAL FOR PUBUCATIGN

17-13-0303-C (1) Narrative Zoning Analysis

2738 North Laramie Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

9,262.5 square feet

Proposed Land Use: The existing three-story (with basement) mixed-use building contains three (3) commercial units - at grade level, and thirteen (13) dwelling units - above. The existing building - therefore, is non-conforming, under the current Zoning Ordinance. The existing commercial units have been vacant for many years. As such, the Applicant is seeking a zoning change in order to convert the three (3) existing commercial units into dwelling units and to establish one (1) additional dwelling unit within the basement - for the establishment of a total of seventeen (17) dwelling units, within the existing building, at the subject site. As part of the conversion plan, the Applicant will be razing the existing three-car garage and locating a total of eight (8) off-street surface parking spaces, at the rear of the property, with access off of the Public Alley. The existing building is masonry and frame in construction and measures 29 feet-6 inches (approx.) in height. No physical expansion of the existing building is intended or required.

- A) The Project's Floor Area Ratio: 16,678 square feet (approx.) (1.8 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 17 dwelling units; 544 square feet
- C) The amount of off-street parking: 8 vehicular parking spaces
^Conversion of existing mixed-use building, with thirteen (13) dwelling units, which has existed - as is, for more than fifty (50) years
- D) Setbacks:
 - a. Front Setback: 2 feet-3/8 inches
 - b. Rear Setback: 3 feet-0 inches
**The Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*
 - c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches
**The Applicant will seek any necessary administrative relief to reduce the required side setbacks.*

(E) Building Height:

29 feet-6inches

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