



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2019-6838, **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 B3-1 Community Shopping District, as shown on Map 7-M in the area bounded by:

North Austin Avenue; a line 125 feet North of and parallel to West Diversey Avenue; the alley next North of and parallel to North Austin Avenue; and a line 99.36 feet North of and parallel to West Diversey Avenue.

To those of B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 2748 North Austin Avenue, Chicago, IL

**SUBSTITUTE NARRATIVE AND
PLANS
FOR THE PROPOSED ZONING AMENDMENT TYPE 1
APPLICATION AT
2748 NORTH AUSTIN AVENUE**

The Application is to change zoning for 2748 North Austin Avenue from B3-1 to 132-3 Neighborhood Mixed-Use District. The zoning change is needed on the existing six (6) unit building to legalize the two basement apartments. The building currently exceeds the minimum lot area allowed under the current zoning district. There will be six (6) parking spaces provided at the Property. The footprint and building height at the property will not change.

LOT AREA: 5,862.24 SQUARE FEET

FLOOR AREA RATIO: 1.35

BUILDING AREA: 4,349 SQUARE FEET

DENSITY, ncr DWELLING UNIT: 977.04 SQUARE FEET PER DWELLING UNIT (EXISTING 6 DWELLING UNITS)

OFF-STREET PARKING: THERE WILL BE SIX (6) PARKING PROVIDED AT THE PROPERTY. AS EXISTING

FRONT SETBACK: ZERO AS EXISTING REAR SETBACK: 57 FEET AS EXISTING SIDE SETBACK: ZERO

AS EXISTING BUILDING HEIGHT: 21 FEET 4 INCHES

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