



# Office of the City Clerk

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## Legislation Text

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File #: SO2019-7945, Version: 1

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# FINAL FOR PUBLICATION

## 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-L in the area bounded by

A line 58.27 north of and parallel to West George Street; North Laramie Avenue; West George Street; the alley next west of and parallel to North Laramie Avenue

to those of a B2-3 District 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:

# SUBSTITUTE PROJECT NARRATIVE

# **AND PLANS TYPE 1 ZONING AMENDMENT 2900 North Laramie Avenue**

## **B2-3 Neighborhood Mixed-Use District**

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the interior of an existing building to convert the existing 3 storefront commercial spaces into 3 live/work units on the first floor. The building will have a total of 13 residential dwelling units, 3 live/work units and 2 parking spaces.

	<b>PROPOSED</b>
<b>Lot Area</b>	7,283.75 square feet
<b>MLA</b>	455.23 per DU
<b>Parking</b>	1 additional parking space for a total of 2 parking spaces*
<b>Rear Setback</b>	2.99 feet (existing)
<b>South Setback</b>	0 foot (existing)
<b>North Setback</b>	0 feet (existing)
<b>Front Setback</b>	0 feet (existing)
<b>FAR</b>	1.95
<b>Building Height</b>	28 feet (Existing)

\*2 parking spaces are required. The applicant will obtain a variation to reduce the parking spot requirements to 1 additional space.