



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: O2021-5651, 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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-M in the area bounded by

West Potomac Avenue, North Waller Avenue; a line 98.70 feet south of and parallel to West Potomac Avenue; and the alley next west of and parallel to North Waller Avenue,

to those of a C1-2 Neighborhood Commercial District.

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

Common Address of Property:

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NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT - 1256 NORTH WALLER AVENUE/

The current zoning of the parcel is RS-3 Residential District. The zoning amendment is required to change the zoning of the parcel to C1-2 Commercial District. The zoning change is needed to allow the Church to operate a commercial kitchen on premises. There will be no exterior changes to the existing church 2 Vz story building.

Lot Area: FAR:

**Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback: (Existing) Rear
Setback: (Existing) Sideyard (North): (Existing) Sideyard (South): (Existing) Building Height: (Existing)
12,258.54 sq. ft.**

1.09 13,407.8 sq. ft. N/A

6 spaces 11.27 ft. Fronting Waller Avenue 1.17ft. Zero ft. 3.24 ft. 32 ft.

After rezoning, the property shall be used to operate a Commercial Kitchen

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