



City of Chicago



O2018-5999

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-M at 3648 N Central Ave - App No. 19747T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the B3-1 Community Shopping District symbols and indications as shown on Map No. 9-M in the area bounded by

a line 58.42 feet south of and parallel to West Waveland Avenue; North Central Avenue; a line 133.42 feet south of and parallel to West Waveland Avenue; and the alley next west of and parallel to North Central Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses 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: 3648 North Central Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – 3648 North Central Avenue, Chicago, IL

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 9,366.25 square feet

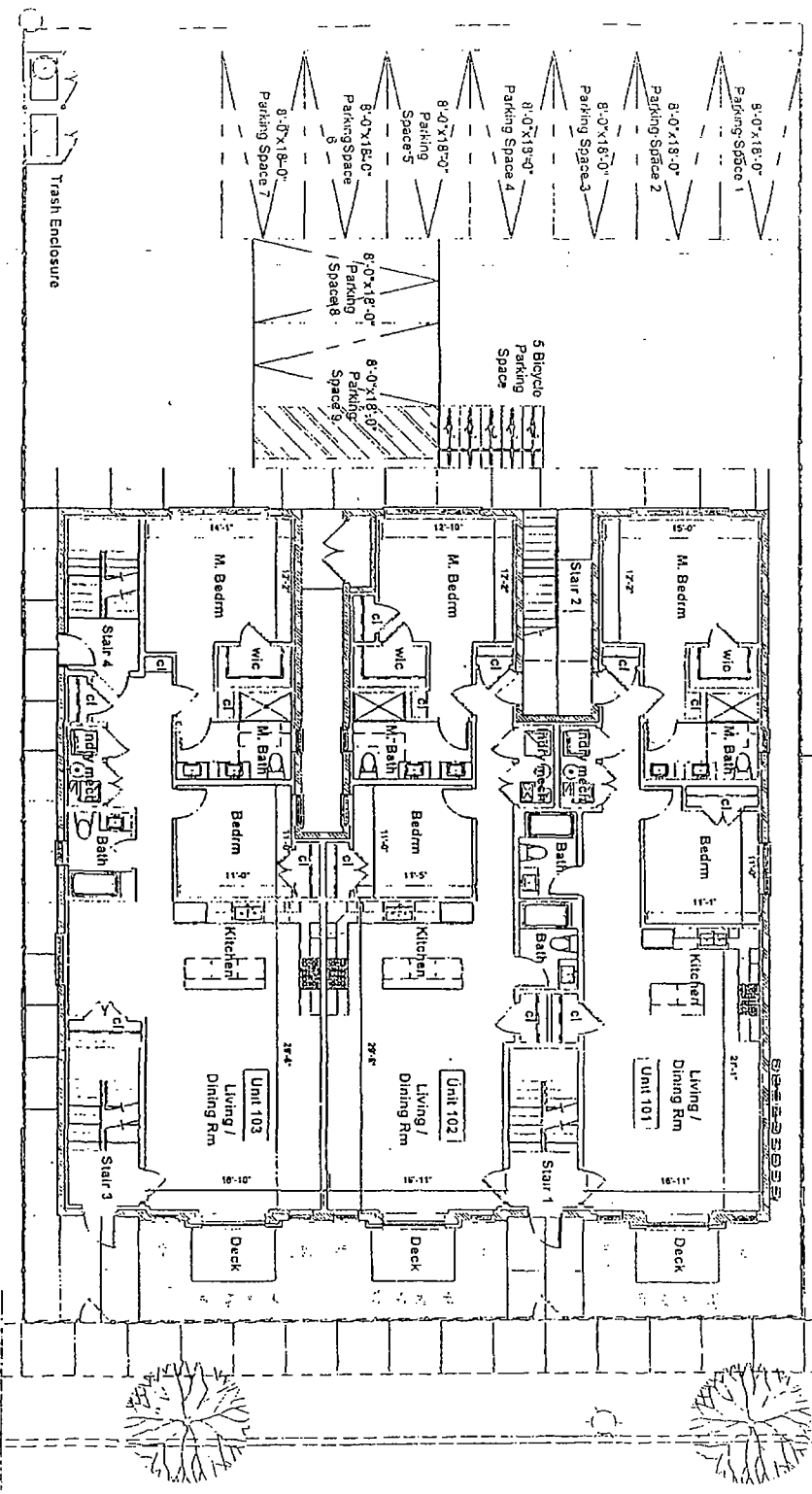
Proposed Land Use: The Applicant is seeking a zoning change to permit a new proposed three-story, nine (9) unit residential building. The new building will be masonry in construction, and measure 34 feet-2.5 inches in height. The new building will be supported by nine (9) onsite parking spaces.

- (A) The Project's Floor Area Ratio: 13,463.67 square feet (1.44 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
9 dwelling units (1040.7 square feet of lot area per dwelling unit)
- (C) The amount of off-street parking: 9 parking spaces
- (D) Setbacks:
 - a. Front Setback: 8 feet-4 inches
 - b. Rear Setback: 45 feet-11 inches
 - c. Side Setbacks:
 - North: 3 feet-4 inches
 - South: 3 feet-5 inches
- (E) Building Height:
34 feet-2.5 inches

FINAL FOR PUBLICATION

3648 N CENTRAL AVE

FINAL FOR PUBLICATION



1 First Floor Plan
 Scale: 1/8" = 1'-0"
 P2

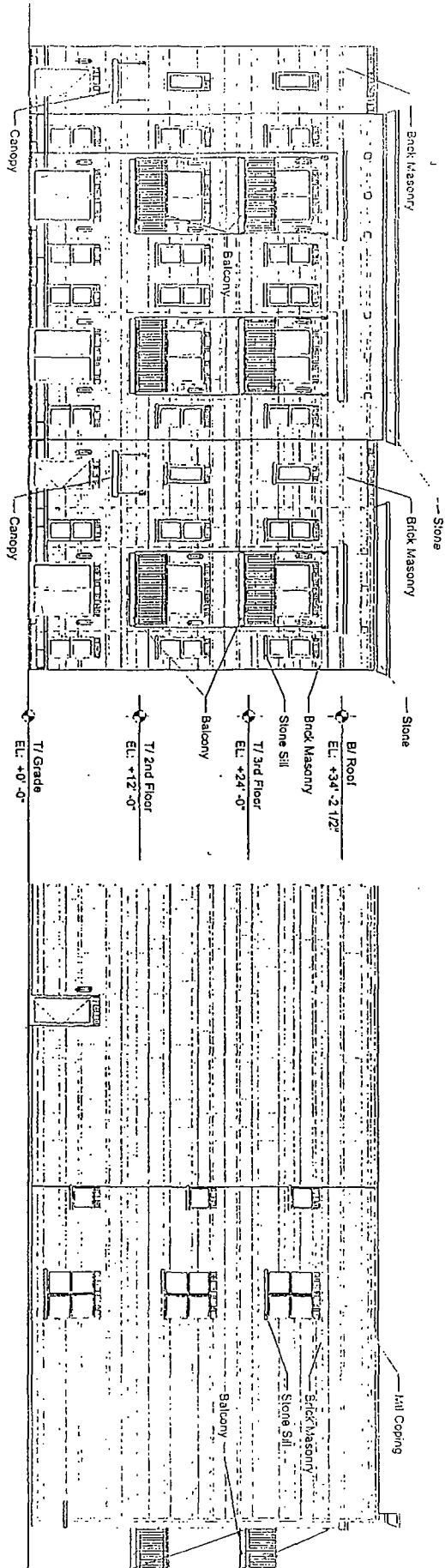


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3648 N CENTRAL AVE

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1 East Elevation
Scale: 3/8" = 1'-0"
P4

2 South Elevation
Scale: 3/8" = 1'-0"
P4

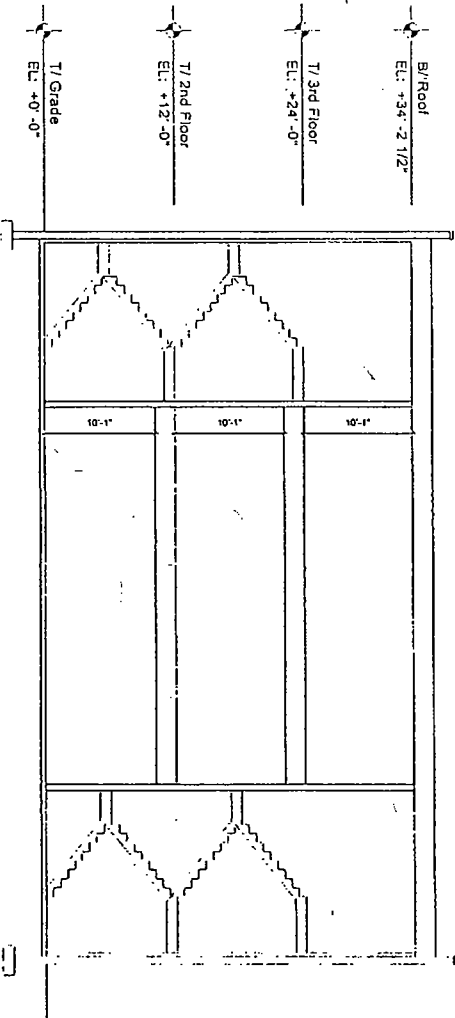


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1 Building Section
Scale: 3/8" = 1'-0"



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