



City of Chicago



SO2019-7947

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 4304-4308 N Western Ave - App No. 20201T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-1.5 Community Shopping District symbols and indications as shown on Map No.11-I in the area bounded by

a line 108 feet north of and parallel to West Cullom Avenue; North Western Avenue; a line 33 feet north of and parallel to West Cullom Avenue, and a Public Alley west of and parallel to North Western Avenue,

to those of a B2-3 Neighborhood Mixed-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: 4304-08 N. Western Avenue.

FINAL FOR PUBLICATION

SUBSTITUTE ZONING NARRATIVE FOR THE ZONING AMENDMENT AT 4304-08 N. WESTERN AVENUE, CHICAGO, IL 60618, FROM B3-1.5 COMMUNITY SHOPPING DISTRICT TO B2-3 NEIGHBORHOOD MIXED- USE DISTRICT

Use:	The property will be redeveloped into a 3-story, residential building containing 9 dwelling units and on-site parking for 9 cars at the rear of the property. There will also be a rooftop deck on the building, as well as on the garage at the rear of the property. There will be no commercial uses within the proposed building.
Project's Floor Area:	The 3-story residential building will contain approximately 14,360 square feet.
Project's Density:	9 Dwelling Unit, 900 square feet.
Parking:	Nine (9) parking spaces
Setbacks:	Front: 1'-0" Rear: 31'-0" Side Setbacks: <ul style="list-style-type: none">▪ North Side Setback: 4'-0"▪ South Side Setback: 4'-0"
Building Height:	48'-2"

