



City of Chicago



SO2014-1438

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 3/5/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification App No. 17958T1 at 3255-3259 N
Western Ave, 2349-2357 W School St, 3301-3307 N
Western Ave and 2348-2356 W School St

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

17958

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all the current C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 9-H in the area bounded by:

a line 74.69 feet north of West School Street; the public alley next east of North Western Avenue; a line 49.00 feet south of West School Street; and North Western Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

FINAL FOR PUBLICATION

NARRATIVE

3255-59 N. Western Ave./2349-57 W. School St. &

3301-07 N. Western Ave./2348-56 W. School St.

TYPE I REGULATIONS

The subject property comprises two parcels with a total of 13,033 sq. ft. One parcel is located south of West School Street with an address range of 3255 - 59 N. Western Ave./2349-57 W. School St. and contains approximately 5,047 sq. ft. (the "Southern Parcel"). The other parcel is located north of West School Street with an address range of 3301-07 N. Western Ave./2348 -46 W. School St. and contains approximately 7,986 sq. ft. (the "Northern Parcel"). The Southern Parcel is improved with a four-story building with a height of 48 ft., containing a total of approximately 14,901 sq. ft. of Floor Area, five dwelling units, a ground floor commercial space, five parking spaces and no loading berth. The Northern Parcel is improved with a four-story building with a height of 55 ft., containing approximately 18,374 sq. ft. of Floor Area, eight dwelling units, a ground floor commercial space, eight parking spaces and no loading berth. The proposed rezoning will allow the commercial space in the existing building on the Southern Parcel to be converted to a dwelling unit and the addition of one parking space. It also will allow the commercial space in the existing building on the Northern Parcel to be converted to a work-live space. No parking will be added to the building on the Northern Parcel. No other changes are proposed to the size or use of the buildings.

Uses: Southern Parcel: Residential dwelling units and accessory uses.
Northern Parcel: Residential dwelling units, a work-live unit and accessory uses.

FAR: Southern Parcel: 2.96
Northern Parcel: 2.30

Maximum Dwelling Units: Southern Parcel: 6 units
Northern Parcel: 8 units

Setbacks: Southern Parcel: South setback: None
West setback: None
North Setback: None
East Setback: 18.41 ft.

Northern Parcel: South setback: None
West setback: None
North setback: None
East setback: 20.15 ft.

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Height: Southern Parcel: 48 ft.
Northern Parcel: 55 ft.

Parking: Southern Parcel: 8 units
Northern Parcel: 6 units

Loading: Southern Parcel: None
Northern Parcel: None

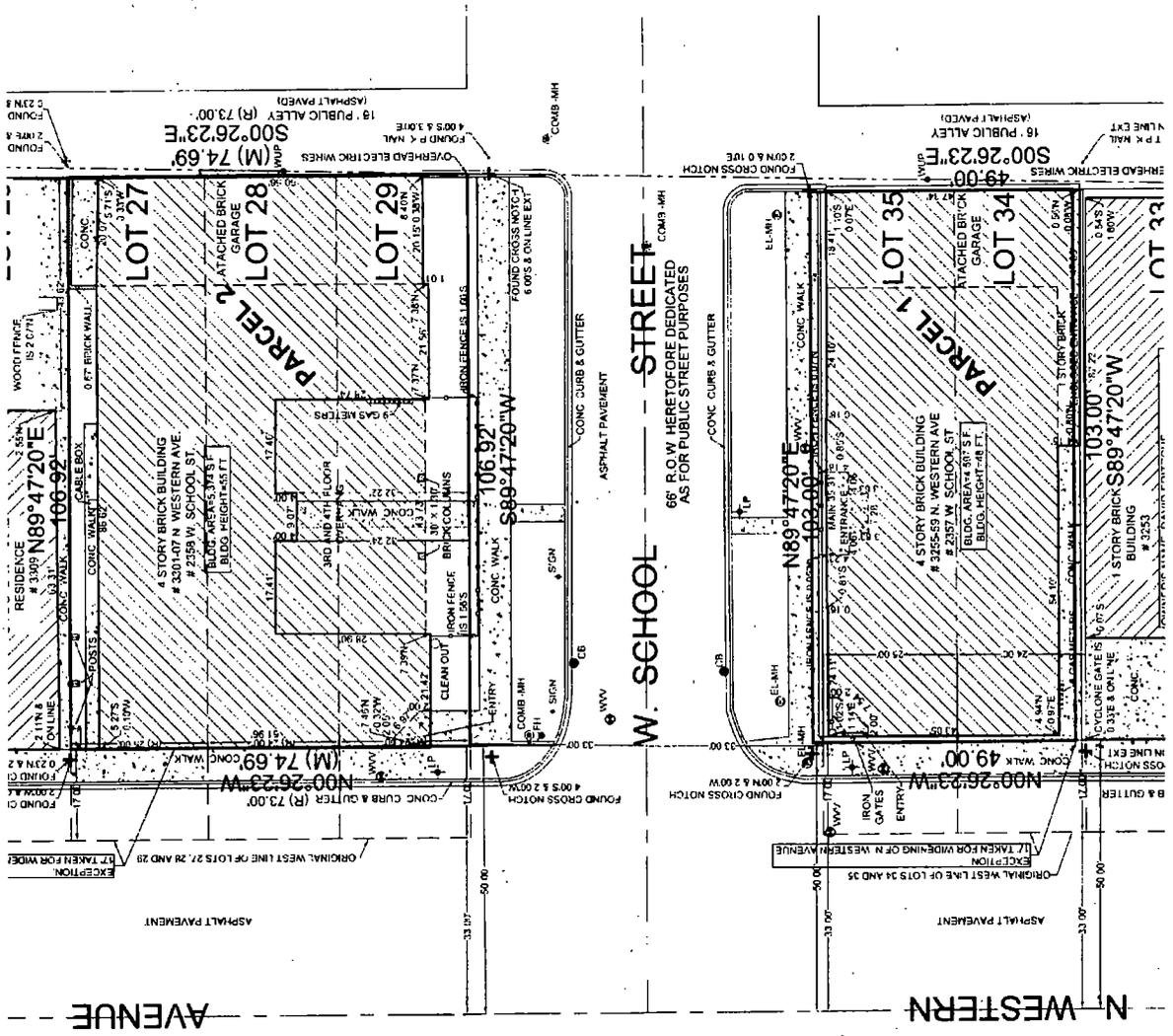
SITE PLAN

3255-59 N. Western Ave./
 2349-57 W. School St. &
 3301-07 N. Western Ave./
 2348-56 W. School St.

Parcel 1 = Southern Parcel
 Parcel 2 = Northern Parcel

100' R.O.W. HERETOFORE DEDICATED
 AS FOR PUBLIC STREET PURPOSES

FOR PUBLICATION



TYPE I REGULATIONS

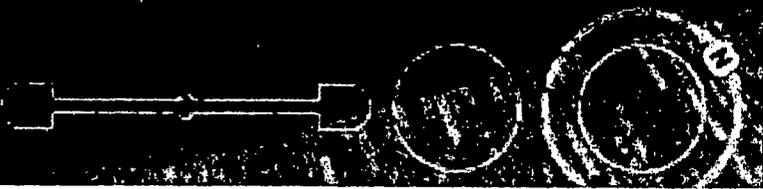
APPLICANT: Chicago School Partners, LLC
ADDRESSES: 3255-59 N. Western Ave./2349-57 W. School St.
& 3301-07 N. Western Ave./2348-56 W. School St.
WESTERN AVENUE FRONTAGE OF NORTHERN BUILDING

APPROVAL FOR REGULATION

NOTICE OF PUBLICATION

TYPE I REGULATIONS

PLICANT: Chicago School Partners, LLC
ADDRESS: 3255-59 N. Western Ave./2349-57 W. School St. &
3301-07 N. Western Ave./2348-56 W. School St.



FINAL FOR PAPER

TYPE I REGULATIONS

APPLICANT: Chicago School Partners, LLC
ADDRESS: 3255-59 N. Western Ave./2349-57 W. School St. &

3301-07 N. Western Ave./2348-56 W. School St.

SCHOOL STREET FRONTAGE OF SOUTHERN BUILDING

Good

2350 W School St



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TYPE I REGULATIONS

APPLICANT: Chicago School Partners, LLC
ADDRESS: 3255-59 N. Western Ave./2349-57 W. School
3301-07 N. Western Ave./2348-56 W. School
EAST FRONTAGE OF SOUTHERN BUILDING

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FINAL FOR PUBLICATION

2366 W School St



TYPE I REGULATIONS

APPLICANT: Chicago School Partners, LLC

ADDRESS: 3255-59 N. Western Ave./2349-57 W. School St. & 3301-07 N. Western Ave./2348-56 W. School St.

SCHOOL STREET AND EASTERN FRONTAGE OF NORTHERN BUILDING

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