



City of Chicago



O2021-3962

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-I at 3900 S Western Ave - App 20829T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY OF 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 of the B3-1 Community Shopping District designation as shown on Map No. 10-I in the area bounded by:

South Western Avenue; a line of 290 feet south of and parallel to West Pershing Road; the alley next west of and parallel to South Western Avenue; and West Pershing Road.

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Common Address of Property: 3900 South Western Avenue, Chicago, Illinois 60609

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Project Narrative and Plans
Zoning Map Amendment – Type I Application
At 3900 S. Western Avenue

17-13-0303-C (1) Zoning and Development Analysis

Map amendment to change property currently zoned as B3-1, Community Shopping District to C2-1, Motor Vehicle-Related Commercial District.

A. Proposed Land Use: A proposed vehicle sales and service use specifically an outdoor sales/rental of light and heavy equipment (such as commercial pick-up trucks, delivery vans, box trucks, and stake trucks). Applicant will erect a new one-story office building, and accessory maintenance car wash building at approximately 3,090 square feet and will refurbish the surface parking lot to accommodate 30 parking spaces. The property is currently vacant. Applicant will demolish existing on-site improvements to facilitate the proposed redevelopment.

B. Lot Area: 37,085 square feet

C. Proposed Floor Area Ratio: 0.083

D. Density (Lot Area Per Dwelling Unit): N/A

E. Off-street parking: The property is proposed to have thirty (30) surface parking spaces

F. Setbacks (proposed)

a. Front Setback (East): 7' – 0"

b. Rear Setbacks (South): 7' – 0"

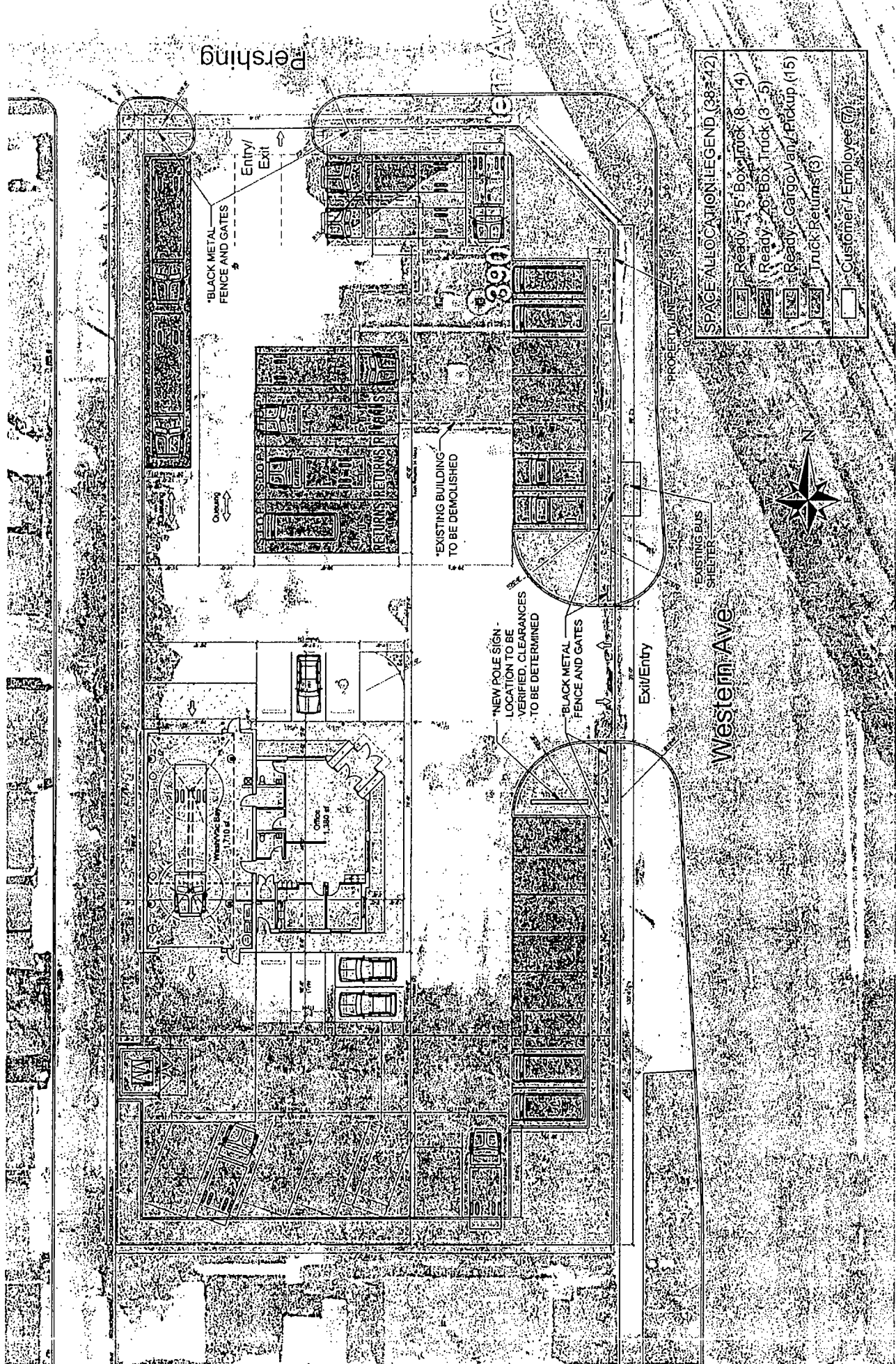
c. Side Setbacks:

North: 7' – 0"

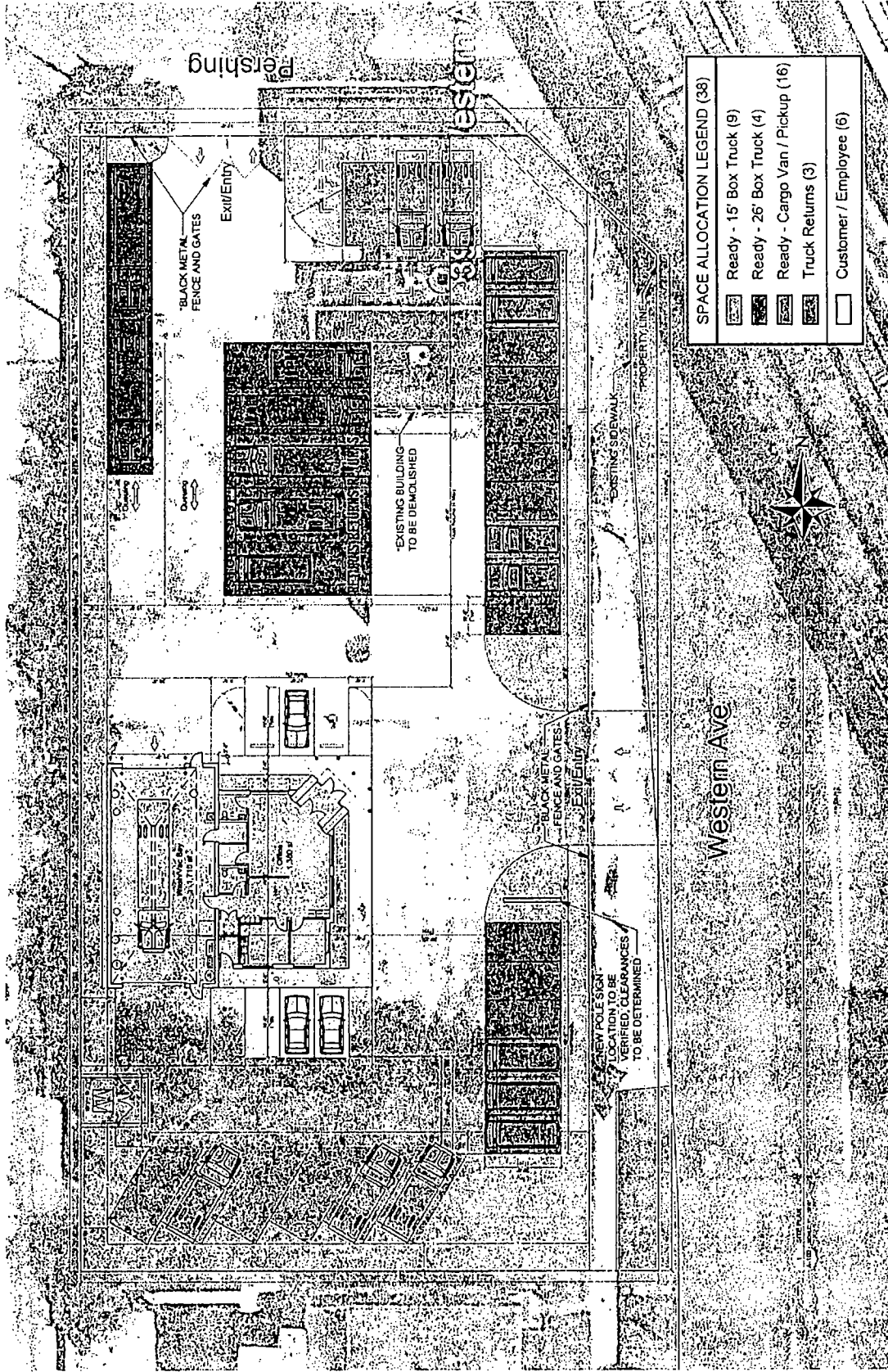
South: 7' – 0"

G. Building Height: 15'

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SPACE ALLOCATION LEGEND (38)

[Pattern]	Ready - 15' Box Truck (9)
[Pattern]	Ready - 26' Box Truck (4)
[Pattern]	Ready - Cargo Van / Pickup (16)
[Pattern]	Truck Returns (3)
[Pattern]	Customer / Employee (6)

PROJECT: TRUCK SITE PLAN
 DATE: 10/11/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT LOCATION: [Address]

721 WESTERN AVE, CHICAGO, IL
 TRUCK RENTAL - BUSINESS LINE
 5 WESTERN AVE & W PERSHING RD
 CHICAGO, IL
 PROJECT NUMBER: [Number]
 DATE: [Date]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT LOCATION: [Address]