



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2019-5516  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/24/2019 **In control:** City Council  
**Final action:** 2/19/2020  
**Title:** Zoning Reclassification Map No. 3-G at 1230 W Augusta Blvd - App No. 20071T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2019-5516.pdf, 2. SO2019-5516.pdf

Date	Ver.	Action By	Action	Result
2/19/2020	1	City Council	Passed as Substitute	Pass
2/13/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

### ORDINANCE

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

SECTION I. Title 17 of the Municipal Code, the Chicago Zoning Ordinance,  
be amended by changing all the M3-3 Heavy Industry District symbols and indications  
shown on Map No.3-G in the area bounded by

The Public Alley 100 feet north of and parallel to West Augusta Boulevard; a line 300 feet west of  
and parallel to North Elston Avenue; West Augusta Boulevard, and a line next northeast of and  
parallel to Chicago and Northwestern Railway,

to those of a B2-2 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: 1230 W. Augusta Boulevard

## for Publication

**AMENDED TO BE A TYPE 1 - NARRATIVE AND PLANS**

**ZONING NARRATIVE FOR 1230 W. AUGUSTA BLVD., CHICAGO. IL 60642. FROM M3-3 HEAVY  
INDUSTRY DISTRICT TO A B2-2 NEIGHBORHOOD MIXED USE DISTRICT**

Use:

Project's Floor Area:

Project's Density:

Parking:

Setbacks:

Existing single family residence will remain. There will be renovations and additions to the first, second and third floors of the existing single family residence. There will be on-site parking for two (2) cars at the rear of the property.

The existing first floor of the single family residence contains around 1,184 sq. ft. and its addition will be around 41 sq. ft. The existing second floor of the single family residence contains around 1,184 sq. ft. and its addition will be around 211 sq. ft. The existing third floor of the single family residence contains around 459 sq. ft. and its addition will be around 691 sq. ft. When complete, the existing single family residence will contain a total of 3,770 sq. ft.

1 Dwelling Unit, 3,770 sq. ft.

Two (2) parking spaces

Front: 7'-4"

Rear: 37'-10"

Side Setbacks:

East Side Setback: 2'-8"

West Side Setback: 4'-4" to 50'-9"

Building Height:

Conir.?, ' Surrey Company, inc . h415 N Caldwell Ave . Chicago, ilinoij; 606-6 27 i 3 l etj. ^i O.-.'ocnpi'tji';  
""re Ncr. 5C iee: of iho Wcsi 5 Sent Lot ?[■,■]), also those p.Tfis o; Lo:r. 51. 52. a no 53. comrie;cing a; a point .r. Um.i Las; line o; said Li.:i bl. 50 root Sou-n of the \cr:h une ;)l said Let; 5;.5^, anc ^3.  
me-ico West :: E.T.:te:ly hn-; the CN^aco and Non-we^tr Raj-bsd. the;xe N^rihwer.Jerly along r.aid railroad :o a poi.il <http://poi.il> where lho Nonh line of ss'd l.ol 53 and ihe Chicago and  
Northwe.iie.;i r-lail-cac iniersec", thynoe East on l tic\* Nonn line ol sa.c l ol; . 51. GL^, and b3 io ihe Northeast corner ol said Section b, 1 ownslun 3S Ng.;li, Range I ■■ Easi oi she 1 him Principal  
Meridian, in Cook County, Illinois Also  
Lot 40 ar.r.; 50 (^ycep; (ho vVes; 5 li.-ot of fine .Vertlt 50 fest ol sj;d Lot 50 -ind e.vo-rjt Ma? p^r: 'he.-eof occupied as .3. -<■=! Iro..id ngnr of :.vay) and mat part of Lot 5 l commencing al 2 point in the- fiasi  
line oi said Lot 51. bO fool Souih of the Norih 'me ct sjlo i \_oi bl and njr.r'.mg thence due West io the- Easterly line of ine Chicago ana Northwestern Railway, thence Southeasterly along said railway to the  
most Southern point of i.ol 51 intersecting said railway, thence North along the East line of said Lot 5 i io 'he place of beginning all in Bloc-; l 7 m Elston Add-on lo Clvcago. a Subdivision m Section 5.  
Township 3D North, Range 14 East of the Thi:d Pnnicipal Meridian (except 24 feet slnp Northeasterly o: and penning the Cnicago and Northwestern Railway ac.os;i Lots bO. and bl North of the ra.lroad  
and South ol the North 50 feet thereof), >n Cook Counly. Winces

Commonly Known as 1230 W Augusta Blvd , Chicago, Illinois Area of l.an.c Described 7.0^.-l Sq Ft

Sci PK Nail SONS On Line E Mended

Central Survey LLC does hereby cerilly thai an on the ground survey per record description of the land shown hereon was performed on June 12 2019 and that the map or plat hereon drawn is a correct representation of said suivey When bearings arc shown the bearing base is assumed Oimenstons are shown in leet and hundredths and are correct at a temperature of 6b° Fahrenheit.

Paied I his 12th day of June 2019

*n La no Survuyirio I,LLC (418-1 005-11 7)*

Ko . •

K»\*PRELIMINARY DRAWINGS

5- f? """" ~Litwin House

i l

SZ'XtT

PRELIMINARY DRAWINGS

>■ l i 5

""""Litwin House

fo. i !

TM""^S<sup>3W</sup>

PRELIMINARY DRAWINGS