



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-2455
Type: Ordinance **Status:** Passed
File created: 7/20/2022 **In control:** City Council
Final action: 3/15/2023

Title: Zoning Reclassification Map No. 5-I at 2355 N Washtenaw Ave - App No. 21105T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. O2022-2455.pdf, 2. SO2022-2455.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|----------------------|--------|
| 3/15/2023 | 1 | City Council | Passed as Substitute | Pass |
| 2/23/2023 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 7/20/2022 | 1 | City Council | Referred | |

ODINANCE

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 of the B3-1 Community Shopping District symbols and indications as shown on Map No. 5-1 in an area bound by:

West Fullerton Avenue; a line 62 feet east of and parallel to North Washtenaw Avenue; the alley next south of and parallel to West Fullerton Avenue; North Washtenaw Avenue.

To those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property 2355 N. Washtenaw Ave.

Amended To Be A Type 1 Zoning Map Amendment-Narrative and Plans For 2355 N Washtenaw Ave

Applicant seeks a Zoning Change from B3-1 to B2-3 to allow the construction of a proposed 5-story 15-unit mixed use building. The design will provide 14 on site in door garage parking spaces. There will be approximately 1,552 sq. ft. of commercial space on the ground floor.

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|-------------------|-----------------------------------|
| | |
| FAR | 3.0 |
| Building Area | 23,250 SF |
| Density (MLA) | 516 SF |
| Lot Area | 7,750 SF |
| Building Height | 56'-0" B/CLG- 62'-6" T/ Parapet |
| Front Setback | 0'-0" |
| Rear Setback | 0'-0"@ GRND.- 31'-5" @ floors 2-5 |
| West Side Setback | 0'-0" |
| East Side Setback | 0'-0" |
| Parking | 14 |

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