



# 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.

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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