



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2016-8596
Type: Ordinance **Status:** Passed
File created: 12/14/2016 **In control:** City Council
Final action: 3/29/2017
Title: Zoning Reclassification Map No. 3-J at 3334-3336 W Chicago Ave - App No. 19040T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-J
Attachments: 1. O2016-8596 (V1).pdf, 2. O2016-8596.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/14/2016	1	City Council	Referred	

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

SECTION 1 That the City Zoning Ordinance by amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 3-J in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST CHICAGO AVENUE; A LINE 70.37 FEET WEST OF AND PARALLEL TO NORTH CHRISTIANA AVENUE; WEST CHICAGO AVENUE; AND, A LINE 117.29 FEET WEST OF AND PARALLEL TO NORTH CHRISTIANA AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

3334-36 West Chicago, Chicago, Illinois

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP
AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY COMMONLY
KNOWN AS 3334-36 WEST CHICAGO AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from CI-1 District to that of a B2-3 District for the property commonly known as 3334-36 West Chicago Avenue. The lot has a total lot area of 5,862.50 square feet. The property is currently the site of a one story restaurant building, a two story, two residential dwelling unit building a rear, two story, one residential unit coach house. Applicant seeks to add a residential dwelling unit into the basement space of the existing two residential dwelling unit building.

The following is a list of the proposed dimensions of the development:

Density:

Lot Area Per Unit:

Off Street Parking:

Height:

Floor Area:

Floor Area Ratio:

Front Setback:

Rear Setback(through lot):

West Side Setback:

East Side Setback:

4 residential dwelling units 1,465.62 0 spaces 28 feet

approximately 5,612 square feet

approximately .95

0feet

0feet

2.99 feet

0feet

FINAL
PUBLICATION

FOR

> E =! o i 5? .mo
= i|&a s
o + u - .
tgS § III *
- || 8-
' u m
sill 3^J
"ST

<
Ota
<OO

> ^ <

ii^S 111MI

to o_ u j U < <■ k a t-
25""

I
1-

U <

O

bj

>
O
P
8- O

31

u

LU
1- OZ O

Q
bZ O

<>
Ll_

O

dZ It;
in
LU
z O
LU LU CJ

L_ LU
LU OCT)
LU LUO

m , ^ lu ^< ^ -O

y coo

LU > <

O

< o

n u

»-tn

uj ^
SS

CO ,

«O

oor

ofg> P * > u ui

< °

Oi9 , _j

Is

^{zE}So St

oes

z_Q < *

S|

Q

• f

y j . z

¹³ < u

:«ofo

soSSog

5 a

g u

^olis

• < c

• ¹³ u . jiu

ISEO 9 ujE- uq ["
;SEIO

E°AoSd
«f#tOO oOEJuu

Oft

2 <
lis
111
as

§ P 1 8°

<<5KE
o o

s3 tOf? ■ z o a

^ 3 Z ^ CK =d
" S n
so

I°I3

<<OF
a: I: t ~-
ujOujX to K ~-

z <™ O
ze;

iS«z P 5 <

os\$0

x z X z>
fe => ^ 3 3
S8 S £S

6y;
< < 2 i fcgfi¹
z™ >

| ggg
u gas

**0J jvhu*

<
i
o
UJ
co CD

> <

b O
CT) O CD <C

O

Nouwnaw wj tvnu

i s

0

.9"i IZ

1-11

jo-s = saasta 11