



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-2453

**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 2354 N Washtenaw Ave - App No. 21104T1

**Sponsors:** Misc. Transmittal

**Indexes:** Map No. 5-I

**Attachments:** 1. O2022-2453.pdf, 2. SO2022-2453.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 Df 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; North Washtenaw Avenue; the alley next south of and parallel to West Fullerton Avenue; a line 97.17 feet west of and parallel to North Washtenaw Avenue; a line 84.88 feet south of and parallel to West Fullerton Avenue; and a line 75 feet west of and parallel to 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 2354 N.  
Washtenaw Ave. •# xMpi-f!

Amended To Be A Type-1 Zoning Man Amendment- Narrative and Plans For 2354 N Washtenaw Ave

Applicant seeks a Zoning Change from B3-1 to B2-3 to allow the construction of a proposed 5-story 20-unit mixed use building. The Applicant will provide 18 on site in door garage parking spaces. There will be approximately 2,078 sq. ft. of commercial space on the ground floor.

FAR	2.851
Building Area	29,258 SF
Density (MLA)	513.2 SF/Unit
Lot Area	10, 264 SF
Building Height	56'-0" B/ Clg.- 62'-6" T/ Parapet
Front Setback	0'-0"
Rear Setback	0'-0" @ GRND- 30'-9" @ FLRS 2-5
West Side Setback	2'-0"
East Side Setback	0'-0"
Parking	18



















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