



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-6334
Type: Ordinance **Status:** Passed
File created: 9/14/2016 **In control:** City Council
Final action: 3/29/2017
Title: Zoning Reclassification Map No. 1-H at 1641 W Chicago Ave - App No. 18939T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2016-6334.pdf, 2. SO2016-6334.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/14/2016	1	City Council	Referred	

ORDINANCE

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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 1 -H in the area bounded by

West Chicago Avenue; a line 192 feet east of and parallel to North Paulina Street; the alley next south of and parallel to West Chicago Avenue; and a line 168 feet east of and parallel to North Paulina Avenue,

to those of a B3-2 Community Shopping District and a corresponding uses 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: 1641 West Chicago Avenue
17-13-0303-C (1) Narrative Zoning Analysis - 1641 W. Chicago Ave.

Proposed Zoning: B3-2 Lot Area: 2,892

square feet

Proposed Land Use: The Applicant is proposing to locate and establish a general restaurant on the first floor of the existing building. The Applicant is also proposing to locate and establish an outdoor patio above the first floor at the subject property (the Applicant will be seeking a Special Use). The general restaurant will prepare and serve food and allow for the incidental onsite consumption of alcohol. There are no proposed expansions of the existing two-story building located at the subject property. The single dwelling unit located at the rear of the second floor will remain without change. Two (2) onsite parking spaces will remain located at the rear of the subject lot.

- a) The Project's floor area ratio: 1.03
- b) The project's density (Lot Area Per Dwelling Unit): 2,892 square feet
- c) The amount of off-street parking: 2
- d) Setbacks:

Front Setback: 0

East Side Setback: 0

West Side Setback: 0

Rear Setback: 20 feet 3% inches

- (e) Building Height: 23 feet 6 inches

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

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