

Legislation Details (With Text)

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File #:	SO2	2018-4964			
Туре:	Ordi	inance S	Status:	Passed	
File created:	6/27	//2018 I	n control:	City Council	
		F	Final action:	9/20/2018	
Title:	Zoning Reclassification Map No. 5-I at 2246 N Western Ave - App No. 19703				
Sponsors:	Misc. Transmittal				
	Map No. 5-I				
Indexes:	Мар) No. 5-I			
	•	9 No. 5-I 2018-4964.pdf, 2. SO2018-4	964.pdf		
	•		•	tion	Result
Attachments:	1. 0	2018-4964.pdf, 2. SO2018-4	Ac	tion assed as Substitute	Result Pass
Attachments: Date	1. O Ver.	2018-4964.pdf, 2. SO2018-4 Action By	Ac Pa		

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 B3-2, Community Shopping District symbols as shown on

Map No. 5-1 in the area bounded by:

A line 56 feet south of and parallel to West Belden Avenue; North Western Avenue; a line 84 feet south of and parallel to West Belden Avenue; the public alley next west of and parallel to North Western Avenue.

To those of a B3-3, Community Shopping District

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

address of property: 2246 North Western Ave., Chicago FINAL FOR PU3LICATION' #19703

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR 2246 NORTH WESTERN AVE., CHICAGO

The subject property is cuiTently a vacant lot. The Applicant intends to build a new four-story mixed-use building with a commercial unit on the ground floor and three dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-2 to a B3-3
Use:	Mixed-use building (commercial on the ground
	floor and three dwelling units on the upper
	floors
Floor Area Ratio:	3.0
Lot Area:	2,604 Square Feet
Building Floor Area:	7,810 Square Feet
Density:	868 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 0 Feet North Side: 10 Inches / South Side:
	6 Inches Rear: 3 Feet *
Building height:	45 Feet 2 Inches

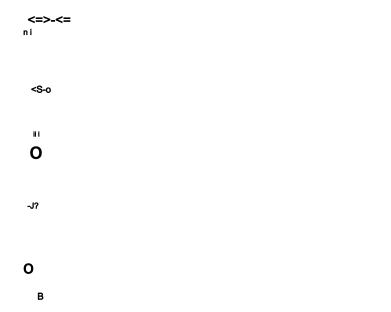
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* will file for variation if needed

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