Office of the City Clerk

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

Legislation Text

File #: O2017-4817, **Version:** 1

<u>ORDINANCE</u>

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby
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amended bychanging all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown

on Map No. 3-G in the area bounded by
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> A line 100 feet west of and parallel North Elston Avenue; West Augusta Boulevard; North Elston Avenue; a line 50 feet south of and parallel to West Augusta Boulevard

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property:

NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 944-946 North

Elston Avenue

B2-3 Neighborhood Mixed-Use District

The applicant is requesting an amendment to a previously approved Type 1 zoning amendment; maintaining the current B2-3 Neighborhood Mixed-Use District to allow for a proposed five-

-story;-6 residential dwelling-unit-building with 1,000-square feet of commercial space on the

ground floor and 9 parking spaces.

Lot Area	5,000 square feet
Minimum Lot Area per Dwelling Unit	833 square feet
Parking	9 spaces
Front Setback	Ofeet
Rear Yard	0 feet at 1st floor, 16 feet at floors above
Side Setback	Ofeet
FAR	2.64
Building Square Footage	13,166 Square feet
Building Height	48 Feet 6 inches

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