



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: SO2017-3206, Version: 1

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### 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 of the CI-2 Neighborhood Commercial District, as shown on Map 5-1 in the area bounded by:

A line 50 feet north and parallel to North Western Avenue, West Moffat Street and the public alley next west of and parallel to North Western Avenue

#### **To those of B2-3 Neighborhood Mixed-Use District**

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1830-1836 North Western Avenue, Chicago, IL

**Application No. 19196T1**

### **SUBSTITUTE NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 1830-1836 NORTH WESTERN AVENUE**

The Application is to change zoning for 1830-1836 North Western Avenue from CI-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, seven (7) dwelling unit building with one commercial space on the ground floor. The footprint of the building will be 46 feet 4 inches by 86 feet

in size. The building height shall be 48 feet 6 inches high, as defined by Code.

LOT AREA: 4,450 SQUARE FEET

FLOOR AREA RATIO: 3.0

BUILDING AREA: 13,350 SQUARE FEET

DENSITY, per DWELLING UNIT: 635.71 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FIVE OFF-STREET PARKING SPACES PROVIDED. THE PROPERTY IS APPROXIMATELY 398.58 FEET FROM THE WESTERN CTA BLUE LINE STATION. (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-B).

FRONT SETBACK: 3 FEET 8 INCHES REAR SETBACK:

ZERO \* SIDE SETBACK: ZERO (East) 3 FEET (West) REAR

YARD OPEN SPACE: Zero\* BUILDING HEIGHT: 48 FEET 6

INCHES

\*These requirements will be part of an Application to the Zoning Board of Appeals.

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