



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2017-4847, Version: 1

SUBSTITUTE 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 B3-1.5 Community Shopping District symbols and indications as shown on Map No. 11-1 in the area bounded by

a line 58 feet south of and parallel to West Pensacola Avenue; North Western Avenue: a line 83 feet south of West Pensacola Avenue; and the alley next west of and parallel to North Western Avenue

to those of a B2-3 Neighborhood Mixed-Use 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: 4318 North Western Avenue
17-13-0303-C (1) Narrative Zoning Analysis

4318 North Western Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 2,700
square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction

of a new three-story residential building, at the subject site. The existing and vacant one-story commercial building will be razed. The new proposed building will contain a total of three dwelling units, with concrete-slab parking for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure approximately 34 feet-4 inches in height.

A) The Project's Floor Area Ratio: 4,032 square feet (1.49 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

a.

3 dwelling units (900 square feet)

C) The amount of off-street parking: 3 parking spaces

D) Setbacks:

Front Setback: 5 feet-0 inches

Rear Setback: 39 feet-0 inches

Side Setbacks: North: 3 feet-0 inches South: 1 feet-0 inches

Building Height:

34 feet-4 inches

EXISTING CONC WALK KEIJUR AS /E00

NORTH WESTERN AVE

T.VC !!:AV ~- TRAFFIC

/D' 3F