



# Office of the City Clerk

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

## Legislation Text

File #: SO2017-5185, Version: 1

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

■SECTION 1 That me"-City Zoning Ordinance by airiehded by changing all the-C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 7-1 in area bound by

A LINE 174.92 FEET SOUTH OF AND PARALLEL TO WEST ALTGELD STREET; NORTH WESTERN AVENUE; A LINE 200 FEET SOUTH OF AND PARALLEL TO WEST ALTGELD STREET; AND. THE PUBLIC ALLEY NEXT WEST OF NORTH WESTERN AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

The ordinance shall be in force and effect from and after its passage and due

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A  
TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE  
PROPERTY COMMONLY KNOWN AS 2438 NORTH WESTERN AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current C1-2 District to that of a B2-3 District for the property commonly known as 2438 North Western Avenue. The total lot area of the subject site is 2,724 square feet. Applicant seeks to improve the site with a new construction 3 story, 3 residential dwelling unit building.

Density:	3 residential dwelling units
Lot Area Per Unit:	908
Off Street Parking:	3 spaces
Height:	37 feet 4 inches
Floor Area:	4,724 square feet
Floor Area Ratio:	3.0
Open Space:	207.37
Front (East) Setback:	0 feet
<b><u>Rear (West) Setback: - -- 30 feet</u></b>	<b><u>-</u></b>

**North Side Setback:**       **0 feet**  
**South Side Setback:**       **3 feet**

# **FINAL FOR PUBLICATION**

16 FT. ALLEY