



Office of the City Clerk

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Legislation Text

File #: SO2015-8033, Version: 1

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, Is hereby amended by changing all the M1 -2 Limited Manufacturing/ Business Park District symbols and indications as shown on Map No.7-H in the area bounded by

West Altgeld Street; the alley next east of and parallel to North Western Avenue; a line 168 feet south of and parallel to West Altgeld Street; and North Western Avenue,

to those of a B3-3 Community Shopping 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.

2435-49 N. Western Avenue /2361 W. Altgeld

17-13-0303-C (1) Substitute Narrative and Plans - 2435-2439 N. Western Ave.

Proposed	Zoning:	B3-3	Lot	Area:
				13,944 sq.ft.

Proposed Land Use: The Applicant proposes a four-story mixed-use building containing 2,200 sq. ft. of retail space at grade and a total of thirty-four (34) residential units above. Thirty-four (34) onsite parking spaces will be located within the proposed building on the first floor. The proposed mixed-use building will be masonry in construction and measure 49'-8" in height.

- a) The Project's floor area ratio: 3.0 (41,832 square feet)
- b) The project's density: 34 dwelling units (410.12 sq. ft. lot area per unit)
- c) The amount of off-street parking: 34 parking spaces
- d) Setbacks:
 - a. Front Setbacks: 0 feet
 - b. Rear Setbacks: 0 feet (Applicant will seek Variation)
 - c. Side Setbacks: north side Setback - 0 feet / south side setback - 3 feet
 - d. Rear Yard Open Space: n/a
- (e) Building Height: 49'-8"

* 17-10-0207-A

*17-13-0303-C(2)-Plans Attached.

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