Office of the City Clerk

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Legislation Text

File #: SO2016-6334, **Version:** 1

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 Bl-2 Neighborhood Shopping District symbols and indications as shown on Map No. 1 -H in

the area bounded by

> West Chicago Avenue; a line 192 feet east of and parallel to North Paulina Street; the alley
> next south of and parallel to West Chicago Avenue; and a line 168 feet east of and parallel
> to North Paulina Avenue,

to those of a B3-2 Community Shopping Distri ct 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: 1641 .West Chicago Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 1641 W. Chicago Ave.

Proposed Zoning: B3-2 Lot Area: 2,892

square feet

Proposed Land Use: The Applicant is proposing to locate and establish a general restaurant on
the first floor of the existing building. The Applicant is also proposing to locate and
establish an outdoor patio above the first floor at the subject property (the Applicant will
be seeking a Special Use). The general restaurant will prepare and serve food and allow
for the incidental onsite consumption of alcohol. There are no proposed expansions of
the existing two-story building located al the subject property. The single dwelling unit

located at the rear of the second floor will remain without change. Two (2) onsite parking spaces will remain located at the rear of the subject lot.

a)   The Project's floor area ratio: 1.03

b)   The project's density (Lot Area Per Dwelling Unit): 2,892 square feet

c)   The amount of off-street parking: 2

d)   Setbacks:

Front Setback: 0

East Side Setback: 0

West Side Setback: 0

Rear Setback: 20 feet 3% inches

(e)   Building Height: 23 feet 6 inches

*17-10-0207-A
*17-13-0303-C(2) - Plans Attached.

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