



Office of the City Clerk

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Legislation Text

File #: SO2021-2111, 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 of the CI-2 Neighborhood Commercial District symbols as shown on Map No. 5-1 in the area bounded by:

The public alley next north of and parallel to West Medill Avenue; a line 320 feet east of and parallel to North Sacramento Avenue; West Medill Avenue; and the alley next east of and parallel to North Sacramento Avenue.

To those of a B2-3 Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 2934-40 West Medill Avenue, Chicago

**Amended To Be A Type-1 Zoning Map Amendment
Narrative and Plans for 2934-40 West Medill
Avenue, Chicago, IL. From CI-2 to B2-3**

The subject property is currently vacant. The Applicant intends to build a new 5-story residential building with building amenities and parking on the ground floor and 56 dwelling units on the upper floors. The Applicant needs a zoning change to comply with

the minimum lot area per unit, the maximum floor area ratio and the maximum height requirements of the Ordinance

Project Description: Zoning Change from a C1-2 Neighborhood
Commercial District to a B2-3 Neighborhood
Mixed-Use District,
Use: Residential building with building amenities and
parking on the ground floor and 56 dwelling
units on the upper floors
Floor Area Ratio: 3.0
Lot Area: 23,100 Square Feet
Building Floor Area: 69,300 Square Feet
Density: 412.5 Square Feet per Dwelling Unit
*Off- Street parking: 46 parking spaces
Set Backs: Front Setback: 0' Side Setbacks: East: 1' / West:
1' Rear Setback (residential floors): 31'-8"
Building height: 57'-6"
*As per Section 17-10-0102-B Transit-Served Locations