



# Office of the City Clerk

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## Legislation Text

File #: O2021-4549, Version: 1

**FINAL FOR  
PUBLICATION**

### 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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 30-F in the area bounded by

West 119<sup>th</sup> Street; South Normal Avenue; the alley south of and parallel to West 119<sup>th</sup> Street; and a line 181.42 feet west of and parallel to South Normal Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

501 to 517 West 119<sup>th</sup> Street, Chicago, Illinois

**FINAL FOR  
PUBLICATION**

### **17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS**

SUBJECT PROPERTY: 501 TO 517 WEST 119<sup>th</sup> STREET, CHICAGO, ILLINOIS

ZONING: B2-3 NEIGHBORHOOD MIXED-USE DISTRICT, TYPE 1. LOT AREA: 19,336

SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY VACANT AND UNIMPROVED. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP IT WITH A 45-FOOT TALL, RESIDENTIAL BUILDING WITH 36 DWELLING UNITS, APPROXIMATELY 1,800 SQUARE FEET OF COMMUNITY AND OFFICE SPACE (ACCESSORY TO THE BUILDING ONLY) AND 18 OFF-STREET PARKING SPACES.

- A) FLOOR AREA RATIO: 2.34, TOTAL FLOOR AREA IS 45,220 SQUARE FEET
- B) MINIMUM LOT AREA: 537 SQUARE FEET PER DWELLING UNIT
- C) THE AMOUNT OF OFF-STREET PARKING SPACES: 18 PER SECTION 17-10-0207-C.
- D) SETBACKS:
  - A. FRONT SETBACK: 0 FEET, 0 INCHES
  - B. REAR SETBACK: 30 FEET, 0 INCHES.
  - C. SIDE SETBACKS: 3 FEET, 6 INCHES (WEST) AND 5 FEET, 0 INCHES (EAST)
- E) BUILDING HEIGHT: 45 FEET, 0 INCHES
- F) THE NUMBER OF OFF-STREET LOADING BERTHS: 1

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