



# Office of the City Clerk

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

## Legislation Text

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File #: SO2018-4964, Version: 1

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### 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 B3-2, Community Shopping District symbols as shown on Map No. 5-1 in the area bounded by:**

**A line 56 feet south of and parallel to West Belden Avenue; North Western Avenue; a line 84 feet south of and parallel to West Belden Avenue; the public alley next west of and parallel to North Western Avenue.**

**To those of a B3-3, Community Shopping District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common**

**address of property: 2246 North Western Ave., Chicago**

**FINAL FOR PUBLICATION'**

**#19703**

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR 2246 NORTH  
WESTERN AVE., CHICAGO**

The subject property is currently a vacant lot. The Applicant intends to build a new four-story mixed-use building with a commercial unit on the ground floor and three dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-2 to a B3-3
Use:	Mixed-use building (commercial on the ground floor and three dwelling units on the upper floors)
Floor Area Ratio:	3.0
Lot Area:	2,604 Square Feet
Building Floor Area:	7,810 Square Feet
Density:	868 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 0 Feet North Side: 10 Inches / South Side: 6 Inches Rear: 3 Feet *
Building height:	45 Feet 2 Inches

\* will file for variation if needed

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XJI ARCHITECTS, INC

PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER 184 - 001485

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