



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-1438
Type: Ordinance **Status:** Passed
File created: 3/5/2014 **In control:** City Council
Final action: 5/28/2014
Title: Zoning Reclassification Map No. 9-H at 3255-3259 N Western Ave, 2349-2357 W School St, 3301-3307 N Western Ave and 2348-2356 W School St - App No. 17958T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-H
Attachments: 1. O2014-1438.pdf, 2. SO2014-1438.pdf

Date	Ver.	Action By	Action	Result
5/28/2014	1	City Council	Passed as Substitute	Pass
5/22/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
4/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/5/2014	1	City Council	Referred	

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all the current C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 9-H in the area bounded by:

a line 74.69 feet north of West School Street: the public alley next east of North Western Avenue; a line 49.00 feet south of West School Street; and North Western Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

NARRATIVE

3255-59 N. Western Ave./2349-57 W. School St. & 3301-07 N. Western Ave./2348-56 W. School St. TYPE I REGULATIONS

The subject property comprises two parcels with a total of 13,033 sq. ft. One parcel is located south of West School Street with an address range of 3255 - 59 N. Western Ave./2349-57 W. School St. and contains approximately 5,047 sq. ft. (the "Southern Parcel"). The other parcel is located north of West School Street with an address range of 3301-07 N. Western Ave./2348 -46 W. School St. and contains approximately 7,986 sq. ft. (the "Northern Parcel"). The Southern Parcel is improved with a four-story building with a height of 48 ft., containing a total of approximately 14,901 sq. ft. of Floor Area, five dwelling units, a ground floor commercial space, five parking spaces and no loading berth. The Northern Parcel is improved with a four-story building with a height of 55 ft., containing approximately 18,374 sq. ft. of Floor Area, eight dwelling units, a ground floor commercial space, eight parking spaces and no loading berth. The proposed rezoning will allow the commercial space in the existing building on the Southern Parcel to be converted to a dwelling unit and the addition of one parking space. It also will allow the commercial space in the existing building on the Northern Parcel to be converted to a work-live space. No parking will be added to the building on the Northern Parcel. No other changes are proposed to the size or use of the buildings.

Southern Parcel: Residential dwelling units and accessory uses. Northern Parcel: Residential dwelling units, a work-live unit and accessory uses.

Southern Parcel: 2.96 Northern Parcel: 2.30

Southern Parcel: 6 units Northern Parcel: 8 units

South setback: None West setback: None North Setback: None East Setback: 18.41 ft.'

South setback: None West setback: None North setback: None East setback: 20.15 ft.

Height: Southern Parcel: 48 ft.
Northern Parcel: 55 ft.

Parking: Southern Parcel: 8 units
Northern Parcel: 6 units

Loading: Southern Parcel: None Northern Parcel: None

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