



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2015-8033  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 11/18/2015  
**In control:** City Council  
**Final action:** 5/18/2016  
**Title:** Zoning Reclassification Map No. 7-H at 2435-2449 N Western Ave and 2361 W Altgeld St - App No. 18573T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-H  
**Attachments:** 1. SO2015-8033.pdf, 2. O2015-8033.pdf

Date	Ver.	Action By	Action	Result
5/18/2016		City Council	Passed as Substitute	Pass
4/26/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
11/18/2015	1	City Council	Referred	

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## ORDINANCE

*BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, Is hereby amended by changing all the MI -2 Limited Manufacturing/ Business Park District symbols and indications as shown on Map No.7-H in the area bounded by

West Altgeld Street; the alley next east of and parallel to North Western Avenue; a line 168 feet south of and parallel to West Altgeld Street; and North Western Avenue,

to those of a B3-3 Community Shopping 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.

2435-49 N. Western Avenue /2361 W. Altgeld

17-13-0303-C (1) Substitute Narrative and Plans - 2435-2439 N. Western Ave.

Proposed	Zoning:	B3-3	Lot	Area:
13,944 sq.ft.				

Proposed Land Use: The Applicant proposes a four-story mixed-use building containing 2,200 sq. ft. of retail space at grade and a total of thirty-four (34) residential units above. Thirty-four (34) onsite parking spaces will be located within the proposed building on the first floor. The proposed mixed-use building will be masonry in construction and measure 49'-8" in height.

- a) The Project's floor area ratio: 3.0 (41,832 square feet)
- b) The project's density: 34 dwelling units (410.12 sq. ft. lot area per unit)
- c) The amount of off-street parking: 34 parking spaces
- d) Setbacks:
  - a. Front Setbacks: 0 feet
  - b. Rear Setbacks: 0 feet (Applicant will seek Variation)
  - c. Side Setbacks: north side Setback - 0 feet / south side setback - 3 feet
  - d. Rear Yard Open Space: n/a
- (e) Building Height: 49'-8"

\* 17-10-0207-A

\*17-13-0303-C(2)-Plans Attached.

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