



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-8477
Type: Ordinance
File created: 12/9/2015
Status: Passed
In control: City Council
Final action: 2/10/2016
Title: Zoning Reclassification Map No. 7-H at 2611 N Western Ave and 2646 N Jones St - App No. 18592T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. O2015-8477 (V1).pdf, 2. SO2015-8477.pdf

Date	Ver.	Action By	Action	Result
2/10/2016	1	City Council	Passed as Substitute	Pass
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
12/9/2015	1	City Council	Referred	

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 the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-H in the area bounded by

North Jones Street; West Logan Boulevard; and North Western Avenue,

to those of a CI-3 Neighborhood Commercial District and a corresponding uses 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.

Common address of property: 2611 North Western Avenue and
2646 North Jones Street

SUBSTITUTE NARRATIVE AND PLANS

2611 North Western Ave/2646 North Jones Street - App. No. 18592-T1

**17-13-0303-C (1) Narrative Zoning
Analysis**

Proposed Zoning: C1-3

Lot Area: 9033.22 square feet

Proposed Land Use: Commercial (Day-care Center)

- a) The Project's floor area ratio: 1.2
- b) Total Building Area: 10,914 sq.ft.
- c) Commercial Space: 10,914 sq.ft.
- d) The amount of off-street parking: 9
(proposed 23 employees; 9 parking spaces exceed 1 per 3 employees per Section 17-10-207-E)
- e) Setbacks:
 - i. Front Setbacks: 0
 - ii. Rear Setbacks: 0 ft.
 - iii. Side Setbacks: 0
 - iv. Rear Yard Open Space: 0
- f) Building Height: 44'-4"

* 17-10-0207-A

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