



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2016-3987
Type: Ordinance
File created: 5/18/2016
Status: Passed
In control: City Council
Final action: 6/22/2016
Title: Sale of City-owned property at 3905 West Fillmore St to Johnnie Webster
Sponsors: Emanuel, Rahm
Indexes: Sale
Attachments: 1. O2016-3987.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------------------------------|---------------------|--------|
| 6/22/2016 | 1 | City Council | Passed | Pass |
| 6/21/2016 | 1 | Committee on Housing and Real Estate | Recommended to Pass | Pass |
| 5/18/2016 | 1 | City Council | Referred | |

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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 Bl-1 Neighborhood Shopping District symbols and indications as shown on Map No. 13-H in the area bounded by

A line 82.18 feet west of and parallel to North Bell Avenue, the public alley next north of and parallel to West Lawrence Avenue, North Bell Avenue, West Lawrence Avenue

to those of a BI-5 Neighborhood Shopping District.

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

NARRATIVE-2234-2240 w. Lawrence/4802 N Bell Avenue

BI-1 toBI-5

In order to allow for the construction of a 5 story mixed-use building to be designed with 14 residential dwelling units and one, 2,549 square foot commercial space on the first floor with 19 parking spaces including one handicapped parking space and one loading berth. The height of the building will be 60 feet - 5 inches.

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| FAR | 3.1 |
| Lot Area | 10,190 square feet |
| Building Area | 31,828 square feet |
| Building Height | 60 feet - 5 inches |
| Front-Setback | Zero* |
| Rear Setback (2 nd -5 th floors) | 30 feet- 0 inches |
| Rear Setback at 1 st floor | 2 feet - 0 inches |
| West side Setback | 1 1/8 inch |
| East side Setback | 1 1/8 inch |
| Parking | 19 parking spaces including one handicapped parking space |

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

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