



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2016-6345  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/14/2016  
**In control:** City Council  
**Final action:** 3/29/2017  
**Title:** Zoning Reclassification Map No. 1-H at 1542-1550 W Chicago Ave - App No. 18950T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-H  
**Attachments:** 1. SO2016-6345.pdf, 2. O2016-6345.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/14/2016	1	City Council	Referred	

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## ORDINANCE

*IT ORDAINED B Y 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 BI-2 Neighborhood Shopping District symbols and indications as shown on Map No. 1-H in the area bounded by

the alley next north of and parallel to West Chicago Avenue; a line 142.91 feet east of and parallel to North Ashland Avenue; West Chicago Avenue; a line 51.97 feet east of and parallel to North Ashland Avenue; a line 117.40 feet north of and parallel to West Chicago Avenue; and the alley next east of and parallel to North Ashland Avenue,

to those of a B1 -3 Neighborhood Shopping 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: 1542-1550 West Chicago Avenue  
**1542-1550 W. Chicago Ave.**

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

**Plans**

Zoning: Bl-3 Lot Area: 10,676.36

square feet

Use: The Applicant is proposing to develop the subject property with a new four-story mixed-use building containing a 2,250 square foot retail unit at grade and twenty-four (24) residential units above. The proposed building will be masonry construction. The proposed building will be 48 feet 3 inches in height. Onsite parking for twenty-one (21) cars will be provided at the rear of the subject lot.

- A) The Project's floor area ratio: 2.9
- B) The project's density (Lot Area Per Dwelling Unit): 445 square feet per unit
- C) The amount of off-street parking: 21 parking spaces (Variation required)
- D) Setbacks:
  - 1. Front Setback: 0 feet
  - 2. Rear Setback: 2 feet (Variation required)
  - 3. Side Setbacks: 5% inches East side setback / 5% inches West side setback
- E) Building Height: 48 feet 3 inches

\*17-10-0207-A

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

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