

#### Legislation Details (With Text)

File #:	O20	17-2173			
Туре:	Ordi	nance	Status:	Passed	
File created:	3/29	/2017	In control:	City Council	
			Final action:	5/24/2017	
Title:	Zoning Reclassification Map No. 5-H at 1644 N Damen Ave - App No. 19153T1				
Sponsors:	Miso	c. Transmittal			
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Indexes:	Мар	No. 5-H			
•	•	No. 5-H 2017-2173.pdf, 2. O2017-2	2173 (V1).pdf		
Indexes:	•		· /·	Action	Result
Indexes: Attachments:	1. 0	2017-2173.pdf, 2. O2017-2		<b>Action</b> Passed	<b>Result</b> Pass
Indexes: Attachments: Date	1. O Ver.	2017-2173.pdf, 2. O2017-2 Action By			

### **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 be amended by changing all the MI-2 Limited

Manufacturing/Business Park District symbols and indications as shown on Map No. 5-H in the area bounded

by

a line 75 feet north of and parallel to West Concord Place; North Damen Avenue; a line 50 feet north of and parallel to West Concord Place; and the alley next west of and parallel to North Damen Avenue,

to those of a B3-2 Community Shopping District and a corresponding use 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 properties: 17-13-0303-C (1) Narrative Zoning Analysis 1644 North Damen Avenue, Chicago, Illinois

Proposed Zoning: B3-2 Community Shopping District Lot Area:

2,000 square feet

- Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new two-story commercial/retail building, at the subject property. The
  - existing two-and-half-story (non-conforming) mixed-use building will be razed. The new proposed building will contain approximately 4,000 square feet of commercial/retail space between the 1<sup>st</sup> and 2<sup>nd</sup> Floors (2,000 square feet per floor). The new proposed building will be masonry and glass in construction and measure 30 feet-0 inches in height. No off-street parking is required or proposed for the new building.
- A) The Project's Floor Area Ratio: 4,000 square feet (2.0 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
- C) The amount of off-street parking: 0 parking spaces
- D) Setbacks:
- b.

a. Front Setback: 0 feet-0 inches

Rear Setback: 0 feet-0 inches

Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches

Building Height:

30 feet-0 inches

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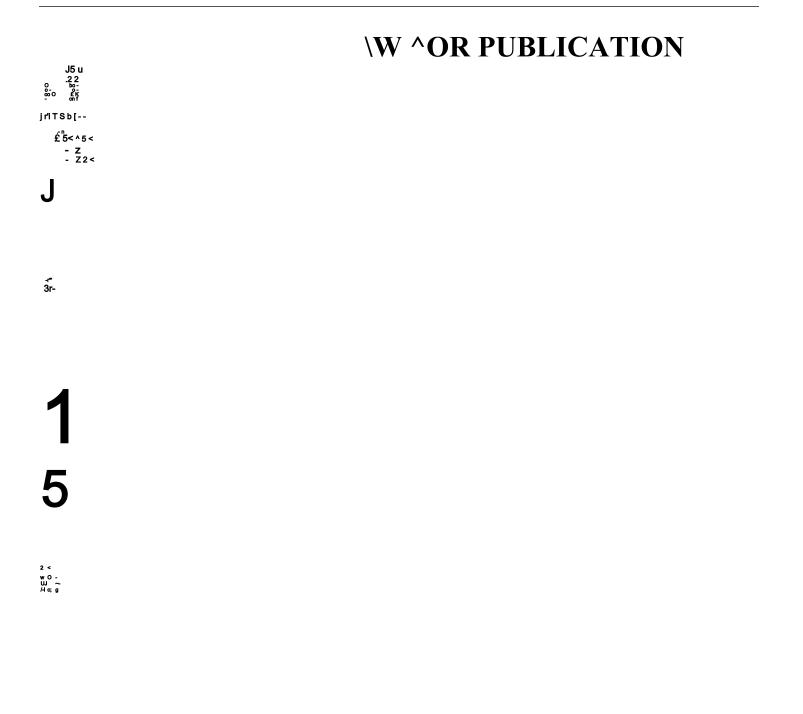
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