



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-2212  
**Type:** Ordinance  
**File created:** 3/29/2017  
**Status:** Passed  
**In control:** City Council  
**Final action:** 5/24/2017  
**Title:** Zoning Reclassification Map No. 7-G at 1352-1356 W Wellington Ave - App No. 19168T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-G  
**Attachments:** 1. SO2017-2212.pdf, 2. O2017-2212.pdf

Date	Ver.	Action By	Action	Result
5/24/2017	1	City Council	Passed as Substitute	Pass
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/29/2017	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 of the B3-2 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by

The east west public alley north of and parallel to West Wellington Avenue; a line 75 feet east of and parallel to North Southport Avenue; West Wellington Avenue; North Southport Avenue

(or those of a B2-3 Neighborhood Mixed-Use District.

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

1352-1356 West Wellington Avenue

# **PROJECT NARRATIVE TYPE 1**

## **ZONING AMENDMENT 1352-1356**

### **WEST WELLINGTON**

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the existing structure. After rezoning, the building will have 4 stories and will be 46 feet 6 inches in height. The first and second floors will contain approximately 15,000 square feet of commercial space. A third and fourth story addition will be built above and a four story addition will be built to the east of the existing building. The third and fourth floors will have a total of 7 dwelling units combined. 7 parking spaces will be provided.

Lot Area	9,000 square feet
Minimum Lot Area	1,285 square feet per dwelling unit
Parking	7 spaces
Rear Setback	0 feet (first and second floors) 30 feet (third and fourth floors)
East Setback	0 feet
Front Setback	0 feet
West Setback	0 feet
FAR	2.9
Building Square Footage	26,424 square feet
Building Height	46 feet 6 inches

**FINAL** **FOR**  
**PUBLICATION**