



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-3206  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/19/2017 **In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 5-I at 1830-1836 N Western Ave - App No. 19196T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. SO2017-3206.pdf, 2. O2017-3206.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/19/2017	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 CI-2 Neighborhood Commercial District, as shown on Map 5-1 in the area bounded by:

A line 50 feet north and parallel to North Western Avenue, West Moffat Street and the public alley next west of and parallel to North Western Avenue

#### To those of B2-3 Neighborhood Mixed-Use District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1830-1836 North Western Avenue, Chicago, IL

Application No. 19196T1

**SUBSTITUTE  
NARRATIVE AND PLANS FOR THE  
PROPOSED REZONING AT  
1830-1836 NORTH WESTERN AVENUE**

The Application is to change zoning for 1830-1836 North Western Avenue from CI-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, seven (7) dwelling unit building with one commercial space on the ground floor. The footprint of the building will be 46 feet 4 inches by 86 feet in size. The building height shall be 48 feet 6 inches high, as defined by Code.

LOT AREA: 4,450 SQUARE FEET

FLOOR AREA RATIO: 3.0

BUILDING AREA: 13,350 SQUARE FEET

DENSITY, per DWELLING UNIT: 635.71 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FIVE OFF-STREET PARKING SPACES PROVIDED. THE PROPERTY IS APPROXIMATELY 398.58 FEET FROM THE WESTERN CTA BLUE LINE STATION. (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-B).

FRONT SETBACK: 3 FEET 8 INCHES REAR SETBACK:

ZERO \* SIDE SETBACK: ZERO (East) 3 FEET (West) REAR

YARD OPEN SPACE: Zero\* BUILDING HEIGHT: 48 FEET 6

INCHES

\*These requirements will be part of an Application to the Zoning Board of Appeals.

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