



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-5185  
**Type:** Ordinance  
**File created:** 6/28/2017  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 7-I at 2438 N Western Ave - App No. 19294T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-I  
**Attachments:** 1. O2017-5185.pdf, 2. SO2017-5185.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/28/2017	1	City Council	Referred	

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

■SECTION 1 That me"-City Zoning Ordinance by airiehded by changing all the-C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 7-1 in area bound by

A LINE 174.92 FEET SOUTH OF AND PARALLEL TO WEST ALTGELD STREET; NORTH WESTERN AVENUE; A LINE 200 FEET SOUTH OF AND PARALLEL TO WEST ALTGELD STREET; AND. THE PUBLIC ALLEY NEXT WEST OF NORTH WESTERN AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

The ordinance shall be in force and effect from and after its passage and due

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A  
TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE  
PROPERTY COMMONLY KNOWN AS 2438 NORTH WESTERN AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current C1-2 District to

that of a B2-3 District for the property commonly known as 2438 North Western Avenue. The total lot area of the subject site is 2,724 square feet. Applicant seeks to improve the site with a new construction 3 story, 3 residential dwelling unit building.

Density:	3 residential dwelling units
Lot Area Per Unit:	908
Off Street Parking:	3 spaces
Height:	37 feet 4 inches
Floor Area:	4,724 square feet
Floor Area Ratio:	3.0
Open Space:	207.37
Front (East) Setback:	0 feet
Rear (West) Setback:	- -- 30 feet
North Side Setback:	0 feet
South Side Setback:	3 feet

**FINAL FOR PUBLICATION**

16 FT. ALLEY