



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-5520  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/26/2017 **In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 5-I at 2417 W McLean Ave - App No. 19327T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. SO2017-5520.pdf, 2. O2017-5520.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/26/2017	1	City Council	Referred	

## ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the CI-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-1 in the area bounded by

West McLean Avenue; the alley next west of and parallel to North Western Avenue; the alley next south of and parallel to West McLean Avenue; and a line 27 feet west of and parallel to alley next west of and parallel to North Western Avenue (as measured along the south line of West McLean Avenue),

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property:

17-13-0303-C (1) Narrative Zoning Analysis - 2417 W. McLean, Chicago, IL

*Substitute Narrative and Plans*

Proposed Zoning: B2-2 Neighborhood Mixed-Use District Lot Area: 3,367

square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 40 feet 3% inches in height. Onsite parking for three (3) cars will be provided in a detached garage located at the rear of the subject zoning lot.

A) The Project's Floor Area Ratio: 5,217.2 square feet (1.55 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

3 dwelling units (1,122.33 square feet)

C) The amount of off-street parking: 3 parking spaces ■ (D) Setbacks:

a. Front Setback: 15 feet

b. Rear Setback: 18 feet - 8 inches

\*Variation required to permit the access stair to the proposed garage roof deck.

c. Side Setbacks:

West: 2 feet - 8 3/8 inches East: 3 5/8 inches

(E) Building Height:

40 feet 3% inches

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NEW THREE FAMILY RESIDENCE  
2417 WEST MCLEAN AVENUE CHICAGO, ILLINOIS  
CASAGRANDE ARCHITECTS LLC  
ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT

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