



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-9014  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/13/2017 **In control:** City Council  
**Final action:** 2/28/2018  
**Title:** Zoning Reclassification Map No. 5-H at 2036 and 2038 W North Ave - Aoo No. 19490T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2017-9014.pdf, 2. SO2017-9014.pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed as Substitute	Pass
1/25/2018	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
1/25/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/13/2017	1	City Council	Referred	

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## 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 the M1-2 Limited Manufacturing/Business Park

District symbols and indications as shown on Map No. 5-H in the area bounded by beginning at a point 81.71 feet north of West North Avenue and 297.76 feet west of the intersection of North Milwaukee Avenue and West North Avenue as measured at the north right-of-way line of West North Avenue; a line from a point, 81.71 feet north of West North Avenue and 297.76 feet west of the intersection of - of North Milwaukee Avenue and West North Avenue, to a point 34.81 feet north of West North Avenue and 245.76 feet west of the intersection of North Milwaukee Avenue and West North Avenue as measured at the north right-of-way line of West North Avenue; a line 245.76 feet west of the intersection of North Milwaukee Avenue and West North Avenue as measured at the north right-of-way line of West North Avenue and perpendicular thereto; West North Avenue; and a line 297.76 feet west of the -intersection of West North Avenue and North Milwaukee Avenue as measured at the north right-of-way line of West North Avenue and perpendicular thereto to (POB),

to those of a B3-2 Community Shopping District and a corresponding uses 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 property: 2036 and 2038 West North Avenue n Hfu

17-13-0303-C(l) Narrative Zoning Analysis - 2036-38 W. North Ave., Chicago, IL

Proposed Zoning: B3-2

Lot Area: 3,028 square feet

Proposed Land Use:

The Applicant is proposing to bring the existing mixed-use building into compliance with the Zoning Ordinance. The existing building will remain. The existing building height of 25 feet will also remain. Retail uses consistent with the B3 Use Table would be allowed at the subject property. The existing residential unit on the second floor will remain without change.

- (a) The Project's Floor Area Ratio: 0.92 (existing)
- (b) The project's density (Lot Area per Dwelling Unit): 3,028 square feet
- (c) The amount of off-street parking: 0 parking spaces (existing)
- (d) Setbacks:
  - a. Front Setback: zero (existing)
  - b. Rear Setback: zero (existing)
  - c. Side Setbacks: East side - zero / West side - 24 feet
  - d. Rear Yard Open Space: zero (existing)
- (e) Building Height: 25 feet (existing)

\*17-10-0207-A

\* 17-13-0303-C(2) - Plans Attached.

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