



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2018-4954  
**Type:** Ordinance **Status:** Passed  
**File created:** 6/27/2018 **In control:** City Council  
**Final action:** 9/20/2018  
**Title:** Zoning Reclassification Map No. 17-L at 5306 W Devon Ave - App No. 19698T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 17-L  
**Attachments:** 1. O2018-4954.pdf, 2. SO2018-4954.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed as Substitute	Pass
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
6/27/2018	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 the B3-1 Community Shopping District symbols and indications as shown on Map No.17-L in the area bounded by

the alley next north of and parallel to West Devon Avenue; a line 55 feet west of the intersection of North Spokane Avenue and West Devon Avenue as measured along the north right-of-way West Devon Avenue and perpendicular thereto; West Devon Avenue; and a line 80 feet west of the intersection of North Spokane Avenue and West Devon Avenue as measured along the north right-of-way line of West Devon Avenue and perpendicular thereto,

to those of a B2-2 Neighborhood Mixed-Use 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:

**NARRATIVE -SUBSTITUTE**  
**FOR THE PROPOSED REZONING AT**  
**5306 W Devon, Chicago, IL 41<sup>st</sup> Ward**

The Applicant intends to change the zoning from the existing B3-1 to B2-2 to construct a 3 story, 3 unit residential building with no commercial space.

ZONING: B2-2

LOT AREA: 3,000 square feet

MINIMUM LOT AREA PER DWELLING UNIT; 1000 square feet

**FLOOR AREA RATIO: 1.3**

BUILDING AREA: 3,900.00 square feet

OFF-STREET PARKING: 3 parking spots

FRONT SETBACK: 1 feet 0 inches

REAR SETBACK: 50 feet-9 inches

SIDE SETBACK: 2 feet 6 inches on each side

BUILDING HEIGHT: 33 feet 0 inches

Frame building

Set of plans are attached.

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