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Office of the City Clerk

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

Legislation Details (With Text)

File #: O2018-5999

Type: Ordinance Status: Passed

File created: 7/25/2018 In control: City Council

Final action: 9/20/2018

Title: Zoning Reclassification Map No. 9-M at 3648 N Central Ave - App No. 19747T1

Sponsors: Misc. Transmittal

Attachments: 1. O2018-5999.pdf, 2. O2018-5999 (V1).pdf

Map No. 9-M

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed	Pass
9/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/25/2018	1	City Council	Referred	

ORDINANC E

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. 9-M in the area bounded by

a line 58.42 feet south of and parallel to West Waveland Avenue; North Central Avenue; a line 133.42 feet south of and parallel to West Waveland Avenue; and the alley next west of and parallel to North Central Avenue,

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

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Common Address of Property: 3648 North Central Avenue

17-13-0303-C (1) Narrative Zoning Analysis - 3648 North Central Avenue, Chicago, IL

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

9,366.25 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new proposed three-story, nine (9)

unit residential building. The new building will be masonry in construction, and measure 34 feet-2.5 inches in height. The new building will be supported by nine (9) onsite

parking spaces.

- A) The Project's Floor Area Ratio: 13,463.67 square feet (1.44 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 9 dwelling units (1040.7 square feet of lot area per dwelling unit)
- C) The amount of off-street parking: 9 parking spaces
- D) Setbacks:
- a. Front Setback: 8 feet-4 inches
- b. Rear Setback: 45 feet-11 inches
- c. Side Setbacks:

North: 3 feet-4 inches South: 3 feet

-5 inches

E) Building Height:

34 feet-2.5 inches

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FINAL PUBLICATION

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N. Contral Ave.

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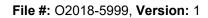
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