



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-6961
Type: Ordinance
File created: 9/20/2018
Status: Passed
In control: City Council
Final action: 4/10/2019
Title: Zoning Reclassification Map No. 3-G at 1246 W Chicago Ave - App No. 19794T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2018-6961 (V1).pdf, 2. O2018-6961.pdf

Date	Ver.	Action By	Action	Result
4/10/2019	1	City Council	Passed	Pass
4/9/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 3-G in the area bounded by

the alley next north of and parallel to West Chicago Avenue; a line 144 feet east of and parallel to North Elizabeth Street; West Chicago Avenue; and a line 120 feet east of and parallel to North Elizabeth Street,

to those of a B2-3 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.

Common address of property: 1246 West Chicago Avenue

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17-13-0303-C (1) Narrative Zoning Analysis

1246 West-Chicago Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District (TOD) Lot Area: 2,940

square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the renovation of the existing two-and-half-story non-conforming building, at the subject site. The proposed renovation plan calls for the conversion of the existing grade level commercial space into a dwelling unit, as well as the build-out of the 3rd Floor dormer (attic) into a dwelling unit - for the establishment of five (5) dwelling units, within the existing building. The subject site is located within 1,320 linear feet of the entrance to the Chicago CTA Station - as such, the Applicant is seeking to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. The newly renovated building, therefore, will provide off-street surface parking for a total of three (3) vehicles, at the rear of the lot. The existing building, with its proposed improvements, is and will be frame and brick in construction and will measure 37 feet-3 inches in height.

- A) The Project's Floor Area Ratio: 5,388.18 square feet (1.83 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 5 dwelling units (588 square feet)
- C) The amount of off-street parking: 3 vehicular parking spaces
** The subject site is located within 1,320 linear feet of the entrance to the Chicago CTA Station, and - therefore, the Applicant is seeking a 40% reduction in the required onsite parking for a residential use, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 42 feet-2 inches

c. Side Setbacks: West: 0 feet-0 inches
East: 2 feet-6 inches

E) Building Height:
37 feet-3 inches

Final for Publication

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