



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2019-6812
Type: Ordinance
File created: 9/18/2019
Status: Passed
In control: City Council
Final action: 10/16/2019
Title: Zoning Reclassification Map No. 13-I at 5100-5108 N Western Ave - App No. 20148T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-I
Attachments: 1. O2019-6812.pdf, 2. SO2019-6812.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed as Substitute	Pass
9/18/2019	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 of the B3-2, Community Shopping District symbols as shown on Map No. 13 -1 in the area bounded by:

A line 100 feet north of and parallel to West Carmen Avenue; North Western Avenue; West Carmen Avenue; and the public alley next west of and parallel to North Western Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 5100-08 North Western Avenue, Chicago

#20148

**AMENDED TO BE A TYPE 1 REZONING A NARRATIVE AND
PLANS FOR 5100-08 NORTH WESTERN AVENUE, CHICAGO,
IL**

The subject property is currently improved with 1-story and 2-story commercial buildings. The Applicant intends to demolish the existing buildings and build a four-story mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District
Use:	4-story mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors
Floor Area Ratio:	3.0
Lot Area:	10,550 Square Feet
Building Floor Area:	31,645 Square Feet
Density:	439 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 24
Set Backs:	Front: 0 Feet North Side: 3 Feet / South Side: 0 Feet Rear: 2 Feet *
Building height:	49 Feet 3 Inches

* will apply for a variation if needed

tttt

0°.-
-r0 r0
o m ln m r-- eg rg cm f") -3-k) cn ai cn

o o
u u

3 5 oe co g

o<<
_j Li. 2

o g: 2 ce o
3og g u:

z f-, >-
o g ce

„0-.ic

ANODIVa

o o
< m

Q

O
Ph
O

O
H
CO
i3

- HH

r-<

Ph

<

t-H
<!

I-I
O Z>

t-
u
Ph
■W

S g

^ H O

U =tfc m
Ph O

O

t-1.
Ph

ro

Ld
D_

< _I

CL LU

tn

AN0D1V8

astiv onand „o-,9i
sly

s s s s S
S 6 5 5 1
i 3 i s k
l^h:

- *UJ.*

j

1
____ J

li--' N

-
i

3.
is l

i
ill

s a £ o " * 5 ? ^

H ooEu

-i-i-

=1

a

□I

a

si