



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-4801
Type: Ordinance
Status: Passed
File created: 10/7/2020
In control: City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 17-I at 2411 W Fitch Ave and 7080-7106 N Western Ave - App No. 20520T1
Sponsors: Misc. Transmittal
Indexes: Map No. 17-I
Attachments: 1. O2020-4801 (V1).pdf, 2. O2020-4801.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	1	City Council	Referred	

Hnai tor Publication

ORDINANCE

BE IT ORDAINED BY THE CUT 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 and indications as shown on Map No. 17-1 in an area¹ bound by

West Fitch Avenue; North Western Avenue; a line 158.19 feet south of and parallel to West Fitch Avenue; a line beginning 124.0 feet west of and parallel to North Western Avenue to a point 82.0 feet north; a line from a point 76.28 feet south of and perpendicular to West Fitch Avenue to a point 16.0 feet east; a line 108 feet west of and parallel to North Western Avenue

to those of a RM-5.5 Multi-Unit District.

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

Common Address of Property: 2411 West Fitch Avenue

7080-7106 North Western Avenue¹

Boa for Publication.

Tync-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

2411 W Fitch / 7080-7106 North Western Avenue

The applicant wishes to rezone the property to allow for ground floor residential use at the property and sufficient density to allow for the conversion of the 8 commercial units to 7 new accessible residential dwelling units in the existing 4-story building for a new total of 33 dwelling units. The 14 on-site interior parking stalls will remain with no changes and the applicant will add 4 exterior parking stalls instead of the existing commercial loading zone.

FAR	1.73
Building Area	31,844 Square Feet
Density (MLA)	557.57 Square Feet
Lot Area	18,400.7 Square Feet
Building Height	39 Feet 8 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	17 Feet 4 Inches
North Side Setback	0 Feet 0 Inches
South Side Setback	17 Feet 4 Inches
Parking	18 Parking Stalls*

*The applicant will seek relief, as necessary, for the reduction in parking.

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