



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-328
Type: Ordinance **Status:** Passed
File created: 1/27/2021 **In control:** City Council
Final action: 2/26/2021
Title: Zoning Reclassification Map No. 1-H at 2101-2103 W Chicago Ave - App No. 20600T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2021-328 (V1).pdf, 2. O2021-328.pdf

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/27/2021	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 Cl-2, Neighborhood Commercial District symbols as shown on Map No. 1-H in the area bounded by:

West Chicago Avenue; North Hoyne Avenue; the public alley next south of and parallel to West Chicago Avenue; and a line 49.50 feet west of and parallel to North Hoyne Avenue.

To those of a Cl-3, Neighborhood Commercial District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 2101-

03 West Chicago Avenue, Chicago

NARRATIVE AND PLANS FOR A FOR TYPE 1 REZONING FOR 2101-03 WEST CHICAGO AVENUE, CHICAGO

The subject property is currently improved with a partial one story and partial three-story, mixed-use building with 4 dwelling units at the front of the property and a residential building with one dwelling unit at the rear of the property. The Applicant proposes to build an upper story addition over the one-story portion of the front building and establish 3 new dwelling units within the proposed addition for a total of 7 dwelling units at the property. The rear building will be demolished and replaced with 5 parking spaces. The Applicant needs a zoning change in order to comply with the minimum lot area per dwelling unit and the maximum floor area requirements of the Ordinance.

Project Description:	Zoning Change from a C1-2, Neighborhood Commercial District to a C1-3, Neighborhood Commercial District
Use:	Mixed-Use Building with commercial unit on the ground floor and 7 dwelling units on the upper floors
Floor Area Ratio:	2.24
Lot Area:	5,996 Square Feet
Building Floor Area:	13,449 Square Feet
Density:	856 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 5
Set Backs:	Front: 0' Side: 0' east side and 0' west side Rear: 31.65'
Building height:	47'-1"

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