



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-4549
Type: Ordinance
Status: Passed
File created: 10/14/2021
In control: City Council
Final action: 11/17/2021
Title: Zoning Reclassification Map No. 30-F at 501 to 517 W 119th St - App No. 20848T1
Sponsors: Misc. Transmittal
Indexes: Map No. 30-F
Attachments: 1. O2021-4549 (V1).pdf, 2. O2021-4549.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/14/2021	1	City Council	Referred	

FINAL FOR
PUBLICATION

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 30-F in the area bounded by

West 119th Street; South Normal Avenue; the alley south of and parallel to West 119th Street; and a line 181.42 feet west of and parallel to South Normal Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

501 to 517 West 119th Street, Chicago, Illinois

FINAL FOR
PUBLICATION

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 501 TO 517 WEST 119TH STREET. CHICAGO, ILLINOIS

ZONING: B2-3 NEIGHBORHOOD MIXED-USE DISTRICT, TYPE 1. LOT AREA: 19,336

SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY VACANT AND UNIMPROVED. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP IT WITH A 45-FOOT TALL, RESIDENTIAL BUILDING WITH 36 DWELLING UNITS, APPROXIMATELY 1,800 SQUARE FEET OF COMMUNITY AND OFFICE SPACE (ACCESSORY TO THE BUILDING ONLY) AND 18 OFF-STREET PARKING SPACES.

- A) FLOOR AREA RATIO: 2.34, TOTAL FLOOR AREA IS 45,220 SQUARE FEET
- B) MINIMUM LOT AREA: 537 SQUARE FEET PER DWELLING UNIT
- C) THE AMOUNT OF OFF-STREET PARKING SPACES: 18 PER SECTION 17-10-0207-C.
- D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET, 0 INCHES
 - B. REAR SETBACK: 30 FEET, 0 INCHES.
 - C. SIDE SETBACKS: 3 FEET, 6 INCHES (WEST) AND 5 FEET, 0 INCHES (EAST)
- E) BUILDING HEIGHT: 45 FEET, 0 INCHES
- F) THE NUMBER OF OFF-STREET LOADING BERTHS: 1

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