



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2022-2733  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 9/21/2022              **In control:** City Council  
**Final action:** 1/18/2023  
**Title:** Zoning Reclassification Map No. 3-G at 1226 W Augusta Blvd - App No. 21119T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2022-2733.pdf, 2. SO2022-2733.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed as Substitute	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	1	City Council	Referred	

### FINAL FOR PUBLICATION & 2A11(1-T) ZD^TRo DATE-

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 M3-3 Heavy Industry 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 Augusta Boulevard; a line 250 feet west of and parallel to North Elston Avenue; West Augusta Boulevard; and a line 275 feet next west of and parallel to North Elston Avenue.

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

SECTION 2. This ordinance takes effect after its passage and approval.

Address: 1226 West Augusta Boulevard

# FINAL FOR PUBLICATION

## Project Narrative and Plans

1226 W. Augusta Blvd.  
Department of Planning and Development  
Type 1 Rezoning Supplemental Submittal

### Project Description:

The applicant seeks to rezone the above mentioned property from zoning district M3-3 to B2-3. The applicant intends to use the subject property for the construction of a new 4,298 square foot, 3 story, 3 unit residential building.

Originally the area was zoned for manufacturing. However, over time, a majority of the adjacent properties have been rezoned to reflect a change in the market demand in order to accommodate 3 and 4 story residential buildings in the neighborhood. We would like to continue with the direction that the area is heading in and request a zoning change to allow for the construction of a new 3 story, 3 unit residential building..

### a.) Proposed Use:

Residential

### b.) Project Density (Minimum Lot Area Per Dwelling Unit):

833.34 square feet

### c.) Floor Area Ratio:

1.72

Lot Area = 2,500 square feet Building Area =  
4,298 square feet

### d.) Off Street Parking:

2 on-site paved parking spaces

### e.) Setbacks:

Front: 2'-6" (South), Side: 3'-0" (East), Side: 6" (West), Rear: 30' (North)

### f.) Building Height:

35-5 1/2" to bottom ceiling joists - not including rooftop stair enclosure

\*Applicant will comply with section 17-3-0307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

\*Applicant will comply with section 17-13-0400 Zoning Map Amendments within the Industrial Corridors.

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:  
" Maurice D. Cox Chicago Plan Commission

Date: December 12, 2022

Re: Map Amendment to the North Branch Industrial Corridor

On December 12, 2022, the Chicago Plan Commission recommended approval of the proposed map amendment to the North Branch Industrial Corridor submitted by ChiSai Properties LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Zoning Administrator's recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Noah Szafraniec  
PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602