



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2022-3372
Type: Ordinance
Status: Passed
File created: 10/26/2022
In control: City Council
Final action: 12/14/2022
Title: Zoning Reclassification Map No. 6-F at 2332-2344 S Princeton Ave, 301-309 W 23rd Pl - App No. 21181T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-F
Attachments: 1. O2022-3372 (V1).pdf, 2. O2022-3372.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed	Pass
11/29/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/26/2022	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, Chicago Zoning Ordinance, is amended by changing all the B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 6-F in the area bounded by:

West 23rd Place;
South Princeton Avenue;
The alley next south of and parallel with West 23rd Place; and
A line 100.36 feet west of and parallel to the west right-of-way line of South Princeton Avenue;

to those of a B2-5 Neighborhood Mixed-Use District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Addresses): 2332-2344 S. Princeton Ave.; 301-309 W. 23rd Pl.

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FINAL FOR PUBLICATION

NARRATIVE - ZONING (TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)

Re: 2332-2344 S. Princeton Ave.; 301-309 W. 23rd Pl.

The Applicant seeks a change in zoning from B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-5 Neighborhood Mixed-Use District, to allow a new mixed-use building with 32 residential units and approximately 19,500 sf of commercial space.

Maximum Floor Area Ratio (maximum):	4.67
Lot Area (minimum):	12,500 square feet
Minimum Lot Area Per Dwelling Unit:	390 (32 dwelling units)
Dwelling Units (maximum):	32
Off-Street Parking:	34 parking spaces *
Front Setback (north / 23rd Pl): (Entrance for business units)	3 feet
Side Setback (west):	4 feet

Side Setback (east / Princeton Ave.)	2 feet, 10 inches
Rear Setback (south / public alley) Building (including residential units):	8 feet, 5 inches
Building Height (per § 17-17-031 L and not including permitted rooftop features):	76 feet

* Applicant will meet the new ETSL. Section ! 7-3-0308.13 specific criteria for Transit-Served Locations,
1 through 5

A separate application will be made for any required administrative adjustments, variations, or special
uses.

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