



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2014-6814, Version: 1

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 B3-2 Community Shopping District (Type 1) symbols and indications as shown on Map No. 5-H in the area bounded by

a line 72 feet north of and parallel to West Wabansia Avenue; North Damen Avenue; a line 48 feet north of and parallel to West Wabansia Avenue; and the alley next west of and parallel to North Damen Avenue,

to those of a B3-3 Community Shopping District (Type 1) and a corresponding use district is hereby established in the area above described.

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

Common address of property: 1704 North Damen Avenue

Application No. 18170T1

Subject Property: 1704 North Damen Avenue, Chicago, Illinois Proposed

Zoning: B3-3 Community Shopping District (Type 1) Lot Area: 2,400 sq. ft.

Proposed Land Use: The property is currently vacant. The property will be redeveloped with a new, three-story, retail building.

- a) The Project's Floor Area Ratio: Proposed: 2.2 FAR
(5,280 sq. ft.)
- b) The Project's Density (Lot Area Per Dwelling Unit): Proposed: No residential dwelling units are proposed.
- c) The amount of off-street parking: Proposed: None
- d) Setbacks:
 - a. Front Setbacks: Proposed: None
 - b. Rear Setbacks: Proposed: None

c. Side Setbacks:
Rear Yard Open Space:

Proposed: None
d.

Proposed: None

Building height:

Proposed: 39' 10'

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