



# Office of the City Clerk

City Hall  
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## Legislation Text

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**File #:** SO2015-8477, **Version:** 1

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### **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 the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-H in the area bounded by

North Jones Street; West Logan Boulevard; and North Western Avenue,

**to those of a C1-3 Neighborhood Commercial District and a corresponding uses 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 due publication.

Common address of property: 2611 North Western Avenue and  
2646 North Jones Street

#### **SUBSTITUTE NARRATIVE AND PLANS**

**2611 North Western Ave/2646 North Jones Street - App. No. 18592-T1**

#### **17-13-0303-C (1) Narrative Zoning Analysis**

Proposed Zoning: C1-3

Lot Area: 9033.22 square feet

Proposed Land Use: Commercial (Day-care Center)

- a) The Project's floor area ratio: 1.2

- b) Total Building Area: 10,914 sq.ft.
- c) Commercial Space: 10,914 sq.ft.
- d) The amount of off-street parking: 9  
(proposed 23 employees; 9 parking spaces exceed 1 per 3 employees per Section 17-10-207-E)
- e) Setbacks:
  - i. Front Setbacks: 0
  - ii. Rear Setbacks: 0 ft.
  - iii. Side Setbacks: 0
  - iv. Rear Yard Open Space: 0
- f) Building Height: 44'-4"

\* 17-10-0207-A

\*17-13-0303-C(2) - Plans Attached.