



Office of the City Clerk

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Legislation Text

File #: O2016-8596, Version: 1

BE IT ORDAINED BY THE CITY COUNCIL. OF THE CITY OF CHICAGO: ?

SECTION 1 That the City Zoning Ordinance be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 3-J in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST CHICAGO AVENUE; A LINE 70.37 FEET WEST OF AND PARALLEL TO NORTH CHRISTIANA AVENUE; WEST CHICAGO AVENUE; AND, A LINE 117.29 FEET WEST OF AND PARALLEL TO NORTH CHRISTIANA AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

3334-36 West Chicago, Chicago, Illinois

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP
AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY COMMONLY
KNOWN AS 3334-36 WEST CHICAGO AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from C1-1 District to that of a B2-3 District for the property commonly known as 3334-36 West Chicago Avenue. The lot has a total lot area of 5,862.50 square feet. The property is currently the site of a one story restaurant building, a two story, two residential dwelling unit building a

rear, two story, one residential unit coach house. Applicant seeks to add a residential dwelling unit into the basement space of the existing two residential dwelling unit building.

The following is a list of the proposed dimensions of the development:

Density:

Lot Area Per Unit:

Off Street Parking:

Height:

Floor Area:

Floor Area Ratio:

Front Setback:

Rear Setback(through lot):

West Side Setback:

East Side Setback:

4 residential dwelling units 1,465.62 0 spaces 28 feet

approximately 5,612 square feet

approximately .95

0 feet

0 feet

2.99 feet

0 feet

**FINAL FOR
PUBLICATION**

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