



Office of the City Clerk

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Legislation Text

File #: SO2018-4937, **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 Bl-2 Neighborhood Shopping District, as shown on Map 13-H in the area bounded by:

West Foster Avenue, a line 126.42 feet East of and parallel to North Western Avenue, the alley North of and parallel to West Foster Avenue; and a line 156.42 feet East of North Western Avenue.

To those of RM-4.5 Residential Multi-Unit District

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

Common Address of Property: 2342 West Foster Avenue, Chicago, Illinois

FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 2342 WEST FOSTER AVENUE

The Application is to change zoning for 2342 West Foster Avenue from BI-2 Neighborhood Shopping District to RM-4.5 Residential Multi-Unit District. The Applicant intends to construct a three-story building with basement, consisting of three dwelling units. There will be three garage parking spaces. The footprint of the building shall be approximately 24 feet by 70 feet in size. The building height shall be 45 feet high, as defined by City Code.

LOT AREA: 3,745 SQUARE FEET

FLOOR AREA RATIO: 1.38

BUILDING AREA: 5,163 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,248.33 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET GARAGE PARKING SPACES PROVIDED.

FRONT SETBACK: 15 FEET

REAR SETBACK: 39 FEET 10 INCHES

SIDE SETBACK: 3 FEET (EAST) 3 FEET (WEST)

REAR YARD OPEN SPACE: 352 SQUARE FEET

BUILDING HEIGHT: 45 FEET

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