



Office of the City Clerk

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Legislation Text

File #: SO2018-9124, 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 C3-2 T-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 10-G in area bound by

A perpendicular line to South McDowell Avenue 111.8 feet southwest of the south line of West 45th Street (as measured along the northwest line of South McDowell Avenue); South McDowell Avenue; a perpendicular line to South McDowell Avenue 211.8 feet southwest of the south line of West 45th Street (as measured along the northwest line of South McDowell Avenue); the public alley next northwest of South McDowell Avenue; the east line of the perpendicular public alley to West 45th Street and is west of South McDowell Avenue; a 26 foot long line running in a southeasterly direction ending a point 186.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45th Street) and 77.4 feet south of the south line of West 45th Street; a 27.05 foot long line running in a northeasterly direction ending at a point 161.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45th Street) and 67 feet south of the south line of West 45th Street; a line 81.15 feet long running in a northeasterly direction starting at a point 161.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45th Street) and 67 feet south of the south line of West 45th Street ending at a point 111.8 feet west of the northwest line of South McDowell Avenue (as measured along the south line of West 45th Street) and 46.2 feet south of the south line of West 45th Street

to those of a C3-2 T1 Motor Vehicle-Related Commercial District.

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

Common Address of Property: 4508-18 South McDowell Avenue

FINAL FOR PUBLICATION

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 4508-18 SOUTH MC DOWELL AVENUE

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current C3-2 T-I District to that of a C3-2 T-I District for the property commonly known as 4508-18 South Mc Dowell Avenue. The total lot area of the subject site is 7,022 square feet. Applicant seeks to operate an outdoor patio at grade and a public place of amusement in conjunction with the existing tavern at the site. The zoning of the site was previously amended for this purpose in 2017. The present amendment will allow an expansion of the building beyond what was proposed in the 2017 amendment.

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 (southeast) Setback:

Rear (northwest) Setback:

West Side Setback:

Northeast Side Setback:

0 residential dwelling units 0

7 spaces

48 feet 3 inches

4,809.3 square feet

approximately .68

0 feet

0 feet

2 feet

59 feet

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