File #: SO2019-7947, **Version:** 1

mi FOR PUBLICATION

ORDINANCE

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CH1CA GO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance,

be amended by changing all the B3-] .5 Community Shopping District symbols and

indications as shown on Map No. 11 -I in the area bounded by

> a line 108 feet north of and parallel to West Cullom Avenue; North Western Avenue; a line 33 feet north of and parallel to West Cullom Avenue, and a Public Alley west of and parallel to North Western Avenue,

to those of a B2-3 Neighborhood Mixed-Use District is hereby established in the

area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

SUBSTITUTE ZONING NARRATIVE FOR THE ZONING AMENDMENT AT 4304-08 N. WESTERN AVENUE, CHICAGO, IL 60618, FROM B3-1.5 COMMUNITY SHOPPING DISTRICT TO B2-3 NEIGHBORHOOD MIXED-USE DISTRICT

Use:

Project's Floor Area:

Project's Density:

Parking:

Setbacks:
The property will be redeveloped into a 3-story, residential building containing 9 dwelling units and on-site parking for 9 cars at the rear of the property. There will also be a rooftop deck on the building, as well as on the garage at the rear ofthe property. There will be no commercial uses within the proposed building.

The 3-story residential building will contain approximately 14,360 square feet.

9 Dwelling Unit, 900 square feet.

Nine (9) parking spaces

Front: l'-O"

Rear: 31'-0"

Side Setbacks:

North Side Setback: 4'-0" ■ South Side Setback: 4'-0"

Building Height:

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