



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2021-1506, 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 of the CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 3-H<sup>1</sup> in an area bound by

A line 359.28 feet north of and parallel to West Potomac Avenue; the public alley next east of and parallel to North Western Avenue; a line 167.28 feet north of and parallel to West Potomac Avenue; And North Western Avenue

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication. Common Address of

Property: 1317-35 North Western Avenue

**F/NAL FOR  
PUBLICATION**

**AMENDED TO BE A Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS**

**1317-35 North Western Avenue - C1-2 to B3-3**

The applicant wishes to rezone the property to allow sufficient density for the construction of a proposed 5-story mixed-use building with 38 dwelling units, 2 ground floor commercial units, 2 loading births and 32 interior parking stalls.

FAR	2.96
Building Area	61,398 Square Feet
Density (MLA)	545 Square Feet per unit
Lot Area	20,736 Square Feet
Building Height	60 Feet 0 Inches
Front Setback	0 Feet 8 Inches
Rear Setback	30 Feet 0 Inches, Residential Floors
North Side Setback	1 Feet 0 Inches
South Side Setback	1 Feet 0 Inches
Parking	32 Parking Stalls

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