



# Office of the City Clerk

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## Legislation Text

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File #: SO2021-2448, Version: 1

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### FOR FUSUCATiGN

#### QftPTNANCE

iiii i [ ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

ShCFION I. Vi Lie 17 of ihe Municipal Cade of Chicago, the Chicago.Zoning Ordinance, is hereby amended hy changing al 1 of the M2-1, Light Industry District symbols and indications as shown on Map N;i :;i [he area bounded by

Wesi i'oioniac Avenue, Chicago Milwaukee and.St. Paul Rail Road Right-of-Way; West Division Sr.ee <<http://Sr.ee>>;; and North. Central Park Avenue

in Uio^e ofa C2-1 Motor Vehicle-Related District.

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

351S-3556 W. Division .Street, Chicago, IL 60651

#### Substitute Narrative and Plans for Zoning Map Amendment Type 1 at-3518-3556 W. Division Street From M2-1 to C2-1

- A) Analysis describing proposed development Building will be remodeled to auto parts supply and accessory sales store. There will be no dwelling units. Existing commercial space - 29.028 sf; Parking spaces -119: Building height - 19'-0". No changes to the existing bulk size of the building.
- a. Floor area ratio: 0.24  
Lot area: 120.196.89 square feet - 2.75 acres
  - b. Density (lot area per dwelling unit): None - no residential
  - c. Off-street Parking: 119 on-site parking spaces
  - d. Setbacks: Front: 229.81 feet Rear: 160.88 feet East: 4.04 feet West: 0 feet
  - e. Building height: 19.0 feet

Plans have been provided for reference.