



Office of the City Clerk

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Legislation Text

File #: O2021-3962, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY OF COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District designation as shown on Map No. 10-1 in the area bounded by:

South Western Avenue; a line of 290 feet south of and parallel to West Pershing Road; the alley next west of and parallel to South Western Avenue; and West Pershing Road.

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

3900 South Western Avenue, Chicago, Illinois 60609

Project Narrative and Plans Zoning Map Amendment - Type
I Application At 3900 S. Western Avenue

17-13-0303-C (1) Zoning and Development Analysis

Map amendment to change property currently zoned as B3-1, Community Shopping District to C2-1, Motor Vehicle-Related Commercial District.

A. Proposed Land Use: A proposed vehicle sales and service use specifically an outdoor sales/rental of light and heavy equipment (such as commercial pick-up trucks, delivery vans, box trucks, and stake trucks). Applicant will erect a new one-story office building, and accessory maintenance car wash building at approximately 3,090 square feet and will refurbish the surface parking lot to accommodate 30 parking spaces. The property is currently vacant. Applicant will demolish existing on-site improvements to facilitate the proposed

redevelopment.

B.Lot Area: 37,085 square feet

C.Proposed Floor Area Ratio: 0.083

D.Density (Lot Area Per Dwelling Unit): N/A

E. Off-street parking: The property is proposed to have thirty (30) surface parking spaces

F. Setbacks (proposed)

a. Front Setback (East): 7' - 0"

b. Rear Setbacks (South): 7' - 0"

c. Side Setbacks:

North: V - 0" South: 7' - 0"

G. Building Height: 15'