

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Text

File #: O2022-3372, Version: 1

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 6-F in the area bounded by:

West 23rd Place;

South Princeton Avenue;

The alley next south of and parallel with West 23rd Place; and

A line 100.36 feet west of and parallel to the west right-of-way line of South Princeton Avenue;

to those of a B2-5 Neighborhood Mixed-Use District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

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Common Addresses): 2332-2344 S. Princeton Ave.; 301-309 W. 23rd PI.

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NARRATIVE - ZONING (TYPE 1 APPLICATION FOR ZONING MAP <u>AMENDMENT</u>)

Re: 2332-2344 S. Princeton Ave.; 301-309 VV. 23rd PI.

The Applicant seeks a change in zoning from B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-5 Neighborhood Mixed-Use District, to allow a new mixed-use building with 32 residential units and approximately 19,500 sf of commercial space.

Maximum Floor Area Ratio (maximum): 4.67

Lot Area (minimum): 12,500 square feet Minimum Lot Area Per Dwelling Unit: 390 (32 dwelling units)

Dwelling Units (maximum): 32

Off-Street Parking: 34 parking spaces *

Front Setback (north / 23rd PL): (Entrance for 3 feet

business units)

Side Setback (west): 4 feet

Side Setback (east / Princeton Ave.) 2 fect, 10 inches Rear Setback (south / public alley) Building 8 feet, 5 inches

(including residential units):

Building Height (per § 17-17-031 L and not 76 feet

including permitted rooftop features):

1 through 5

A separate application will be made for any required administrative adjustments, variations, or special uses.

^{*} Applicant will meet the new ETSL. Section! 7-3-0308.13 specific criteria for Transit-Served Locations,

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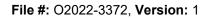
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