



# City of Chicago



SO2020-3883

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/22/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 3419-3421 N Paulina St - App No. 20459T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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, the Chicago Zoning Ordinance be amended by changing all the RS-3 Residential Single-Unit (Detached House) District and B1-2 Neighborhood Shopping District symbols and indications as shown on Map No.9-H in the area bounded by

a line 225 feet north of and parallel to West Roscoe Avenue; the alley next east of and parallel to North Paulina Street; a line 175 feet north of and parallel to West Roscoe Street; and North Paulina Street,

to those of a B2-3 Neighborhood Mixed-Use District.

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

**Common Address of Property:     3419-3421 North Paulina Street**

# FINAL FOR PUBLICATION

## 17-13-0303-C (1) Narrative Zoning Analysis – Substitute Narrative & Plans 3419-3421 North Paulina Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,250 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new four-story multi-unit *residential* building, with attached garage, at the subject property, which such site is *split-zoned*. To accommodate for the new development, the Applicant intends to raze the existing *non-conforming* structures, which presently occupy the site. The proposed new four-story building will contain a total of fourteen (14) dwelling units, located on and between the 1<sup>st</sup> thru 4<sup>th</sup> Floors. The 1<sup>st</sup> Floor will also feature a residential lobby. Because the subject property is located within 1,320 linear feet of the entrance to the Paulina CTA Rail Station, it qualifies as a *Transit-Served Location*, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B] As such, the Applicant will be providing off-street parking for a total of four (4) vehicles – a 75% reduction, which such parking will be located in an attached garage, at the rear of the 1<sup>st</sup> Floor. The proposed new building will be masonry in construction and will measure 48 feet-0 inches in height.

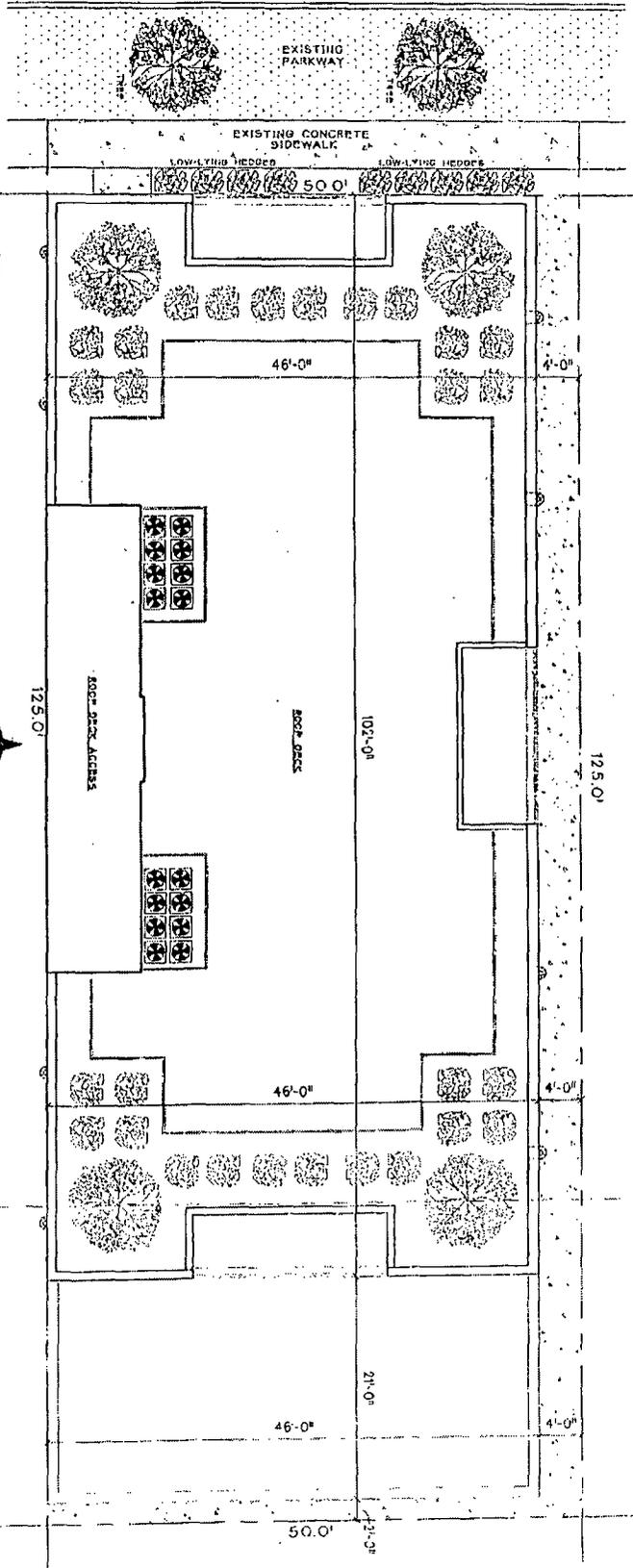
- (A) The Project's Floor Area Ratio: 17,957 square feet (2.9 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 14 dwelling units (446 sf per unit)
- (C) The amount of off-street parking: 4 vehicular parking spaces; 14 bicycle parking spaces

*\*The subject property is located less than 1,320 linear feet from the entrance to the Paulina CTA Rail Station – therefore, the Applicant qualifies for a reduction (75%) in the amount of required off-street parking, pursuant to Sec. 17-10-0102-B of the Zoning Ordinance.*

- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 23 feet-0 inches
  - c. Side Setbacks:
    - North: 4 feet-0 inches
    - South: 0 feet-0 inches
- (E) Building Height: 48 feet-0 inches

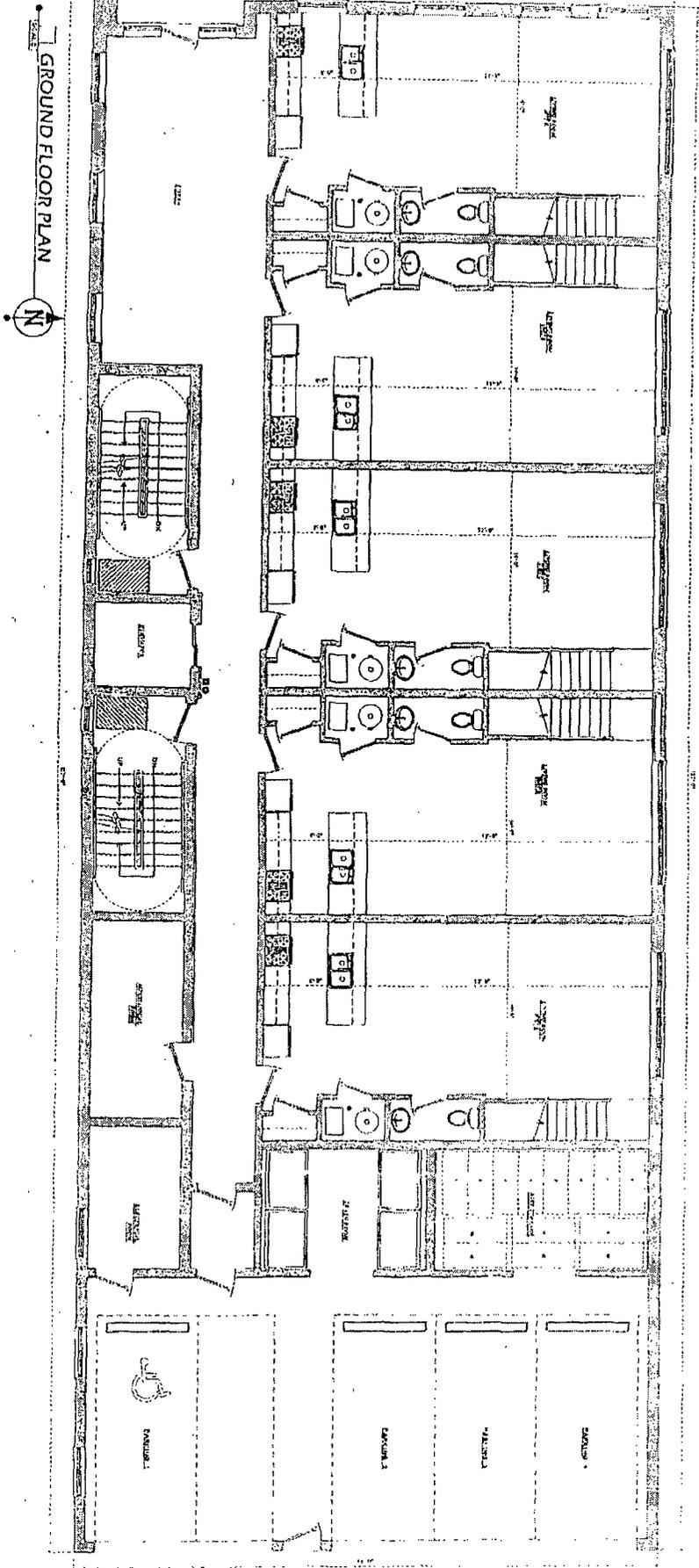
NORTH PAULINA STREET

SCALE  
SITE PLAN  
N



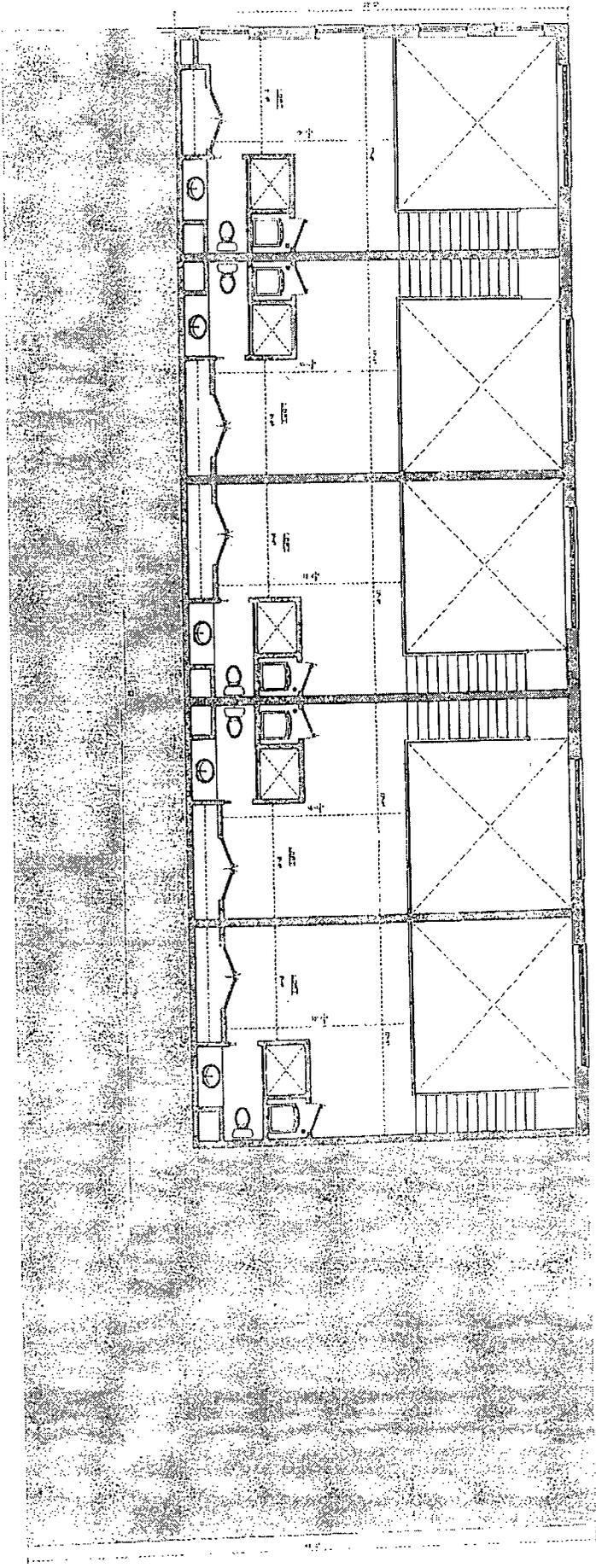
FINAL FOR PUBLICATION

16'-0" PUBLIC ALLEY



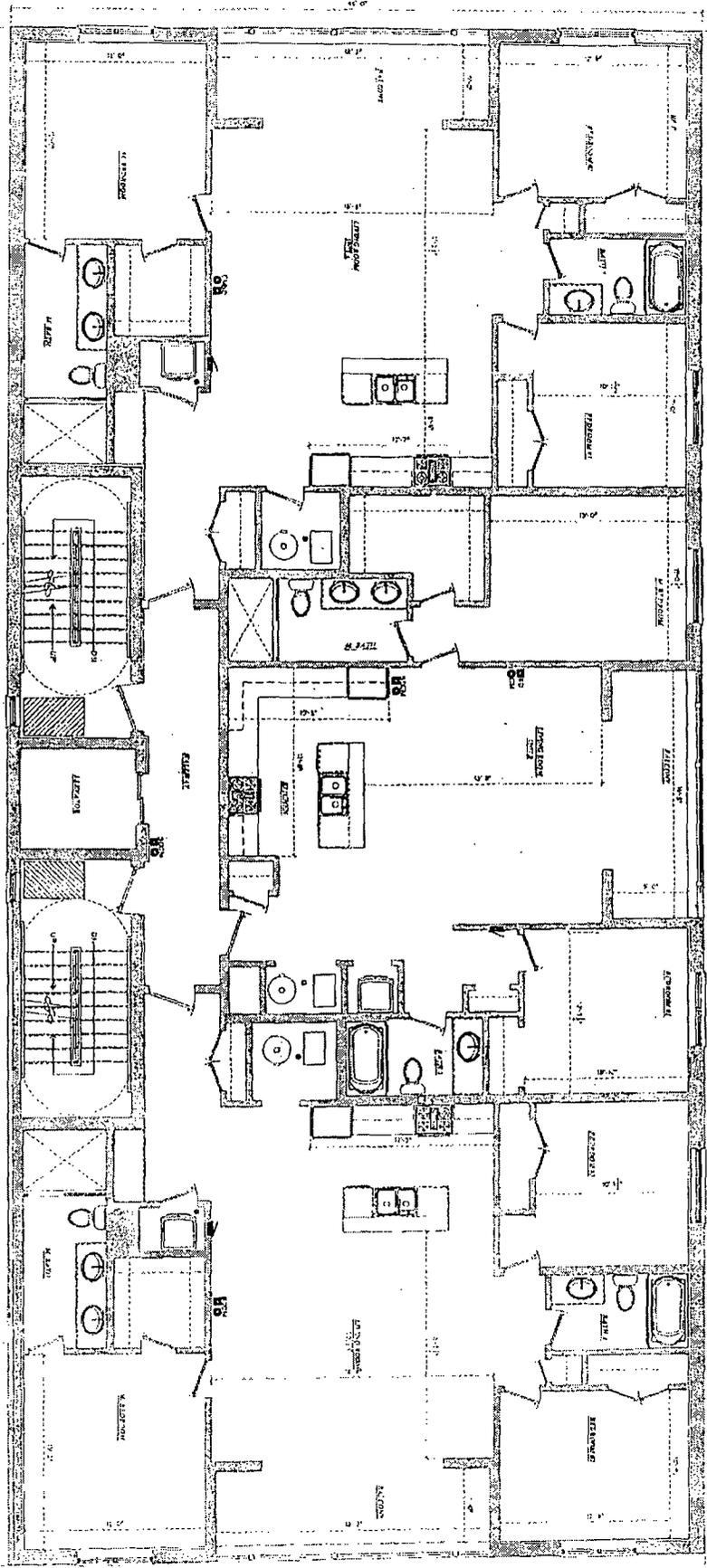
FINAL FOR PUBLICATION

MEZZANINE LEVEL PLAN



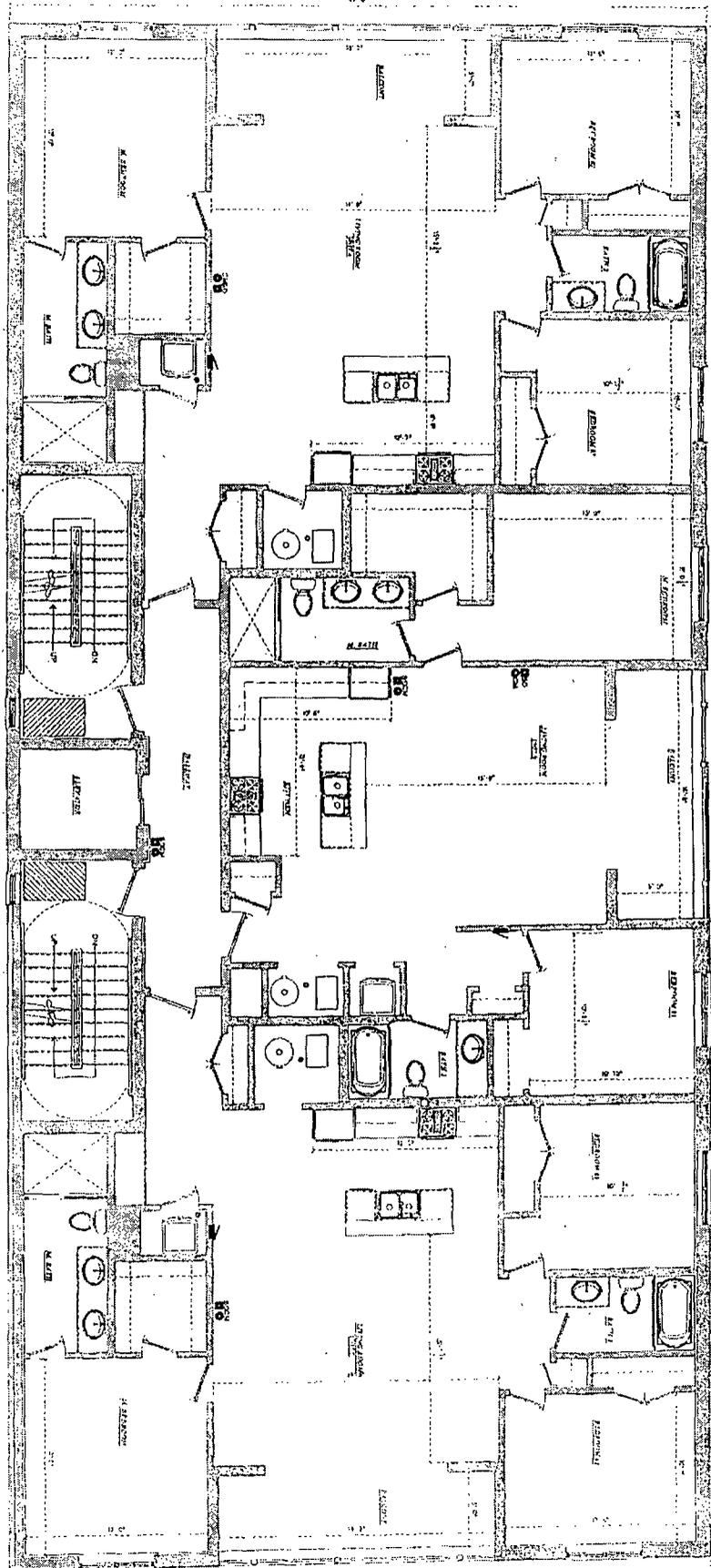
FINAL FOR PUBLICATION

SECOND FLOOR PLAN

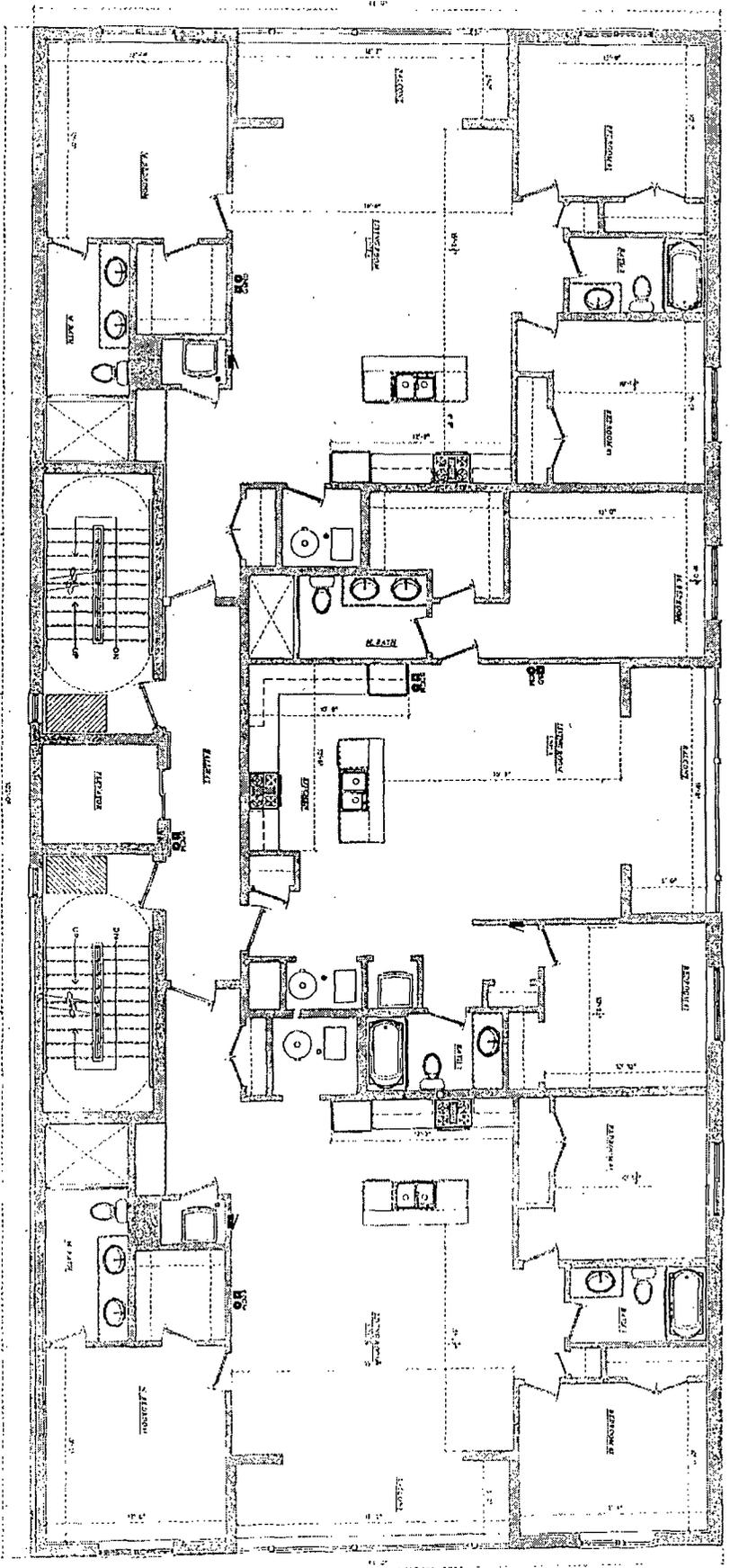


FINAL FOR PUBLICATION

THIRD FLOOR PLAN

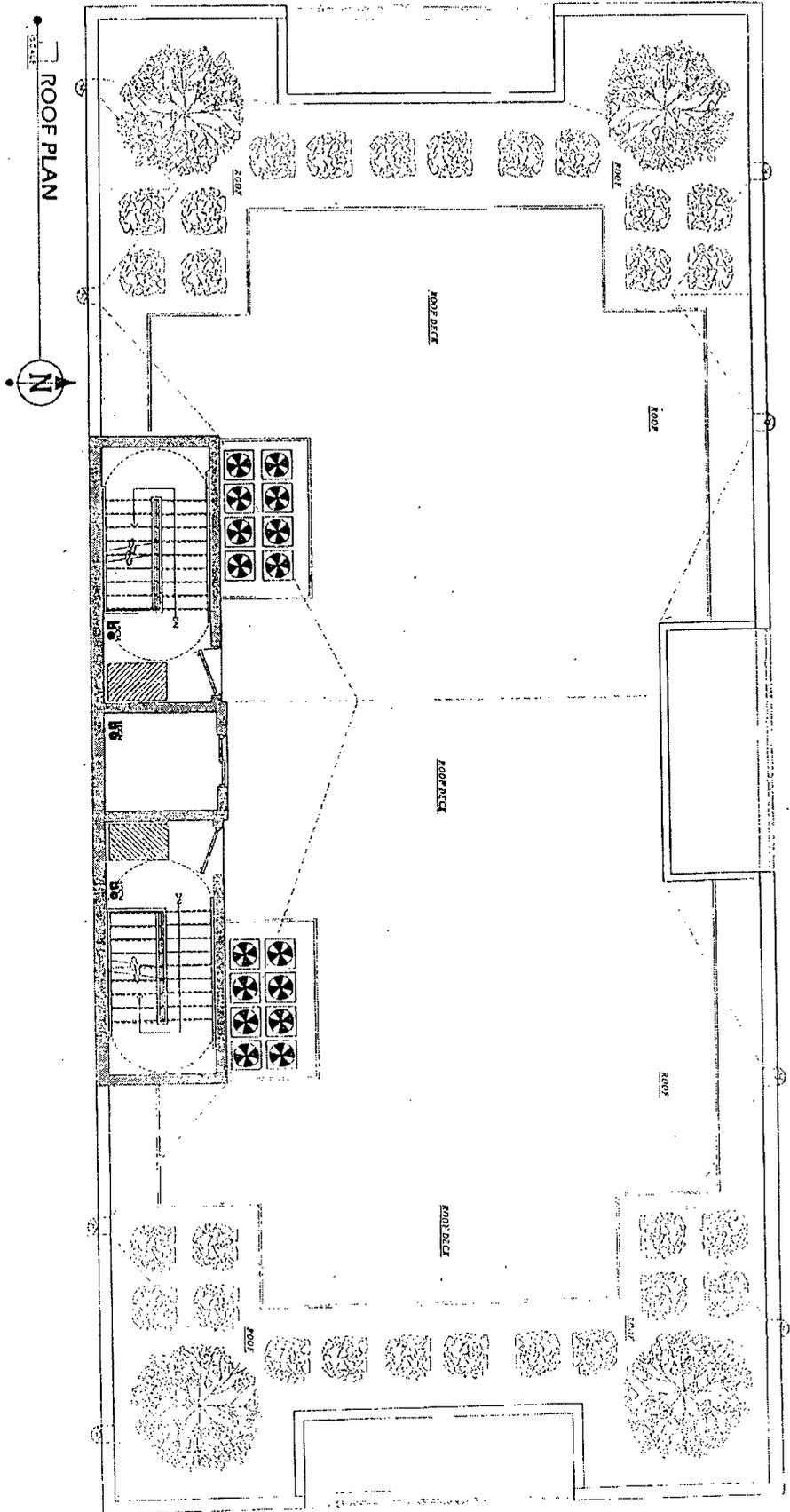


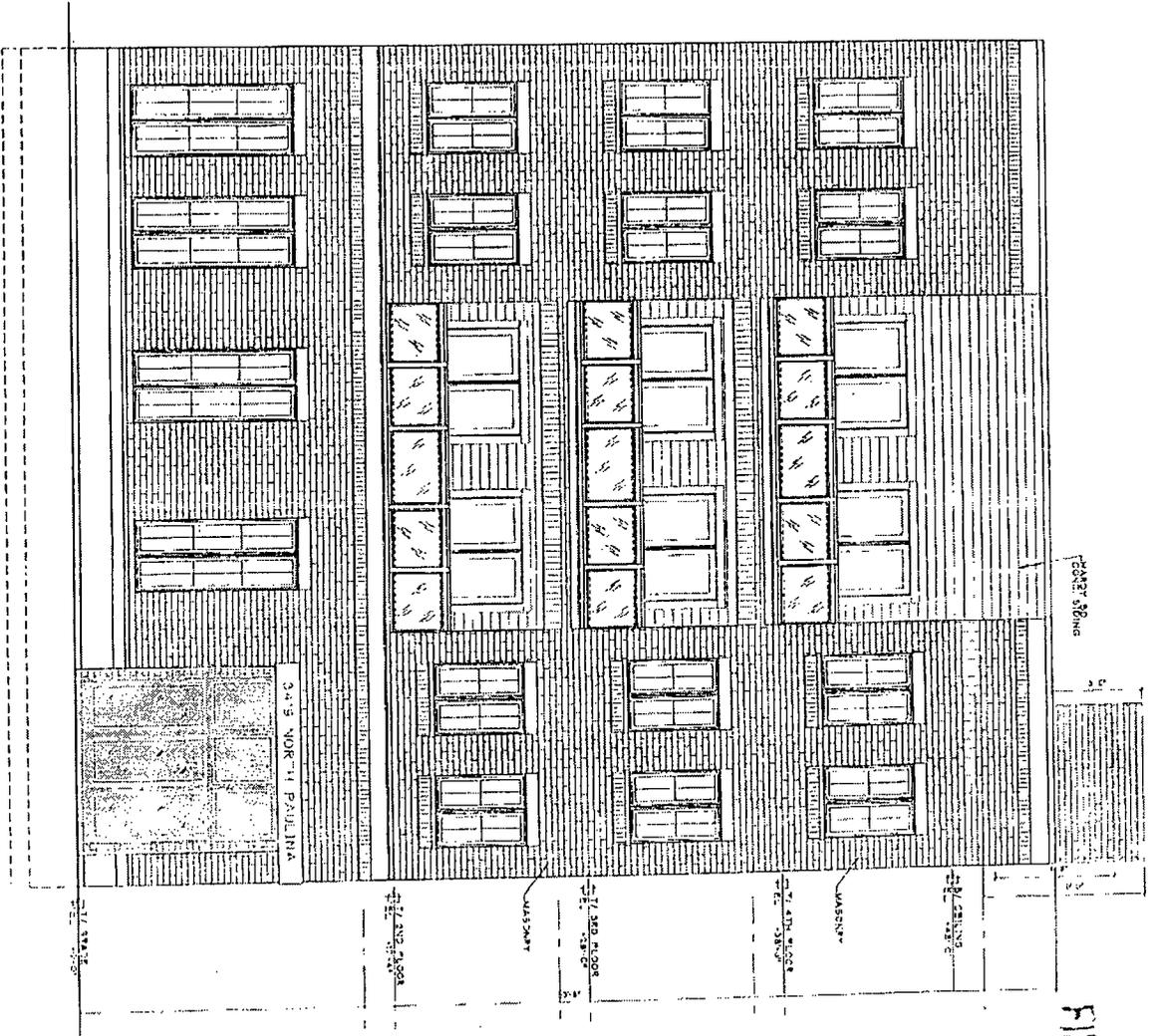
FINAL FOR PUBLICATION



FOURTH FLOOR PLAN

FINAL FOR PUBLICATION





FRONT ELEVATION

SCALE

FRONT VIEW

FINAL FOR PUBLICATION

34'S. NORTH PAULINA

21' 0" 21' 0"

21' 0" 21' 0"

GLASS

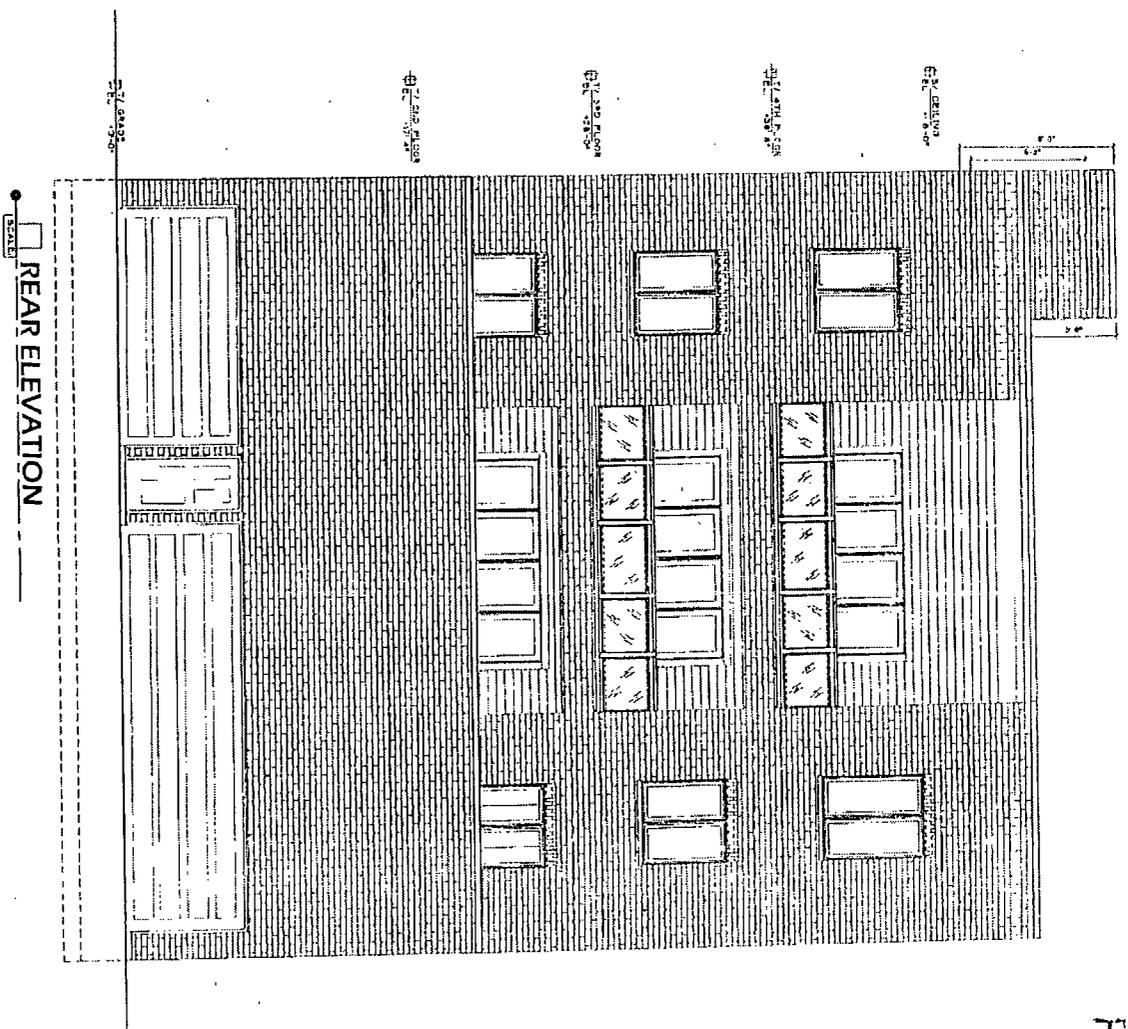
21' 0" 21' 0"

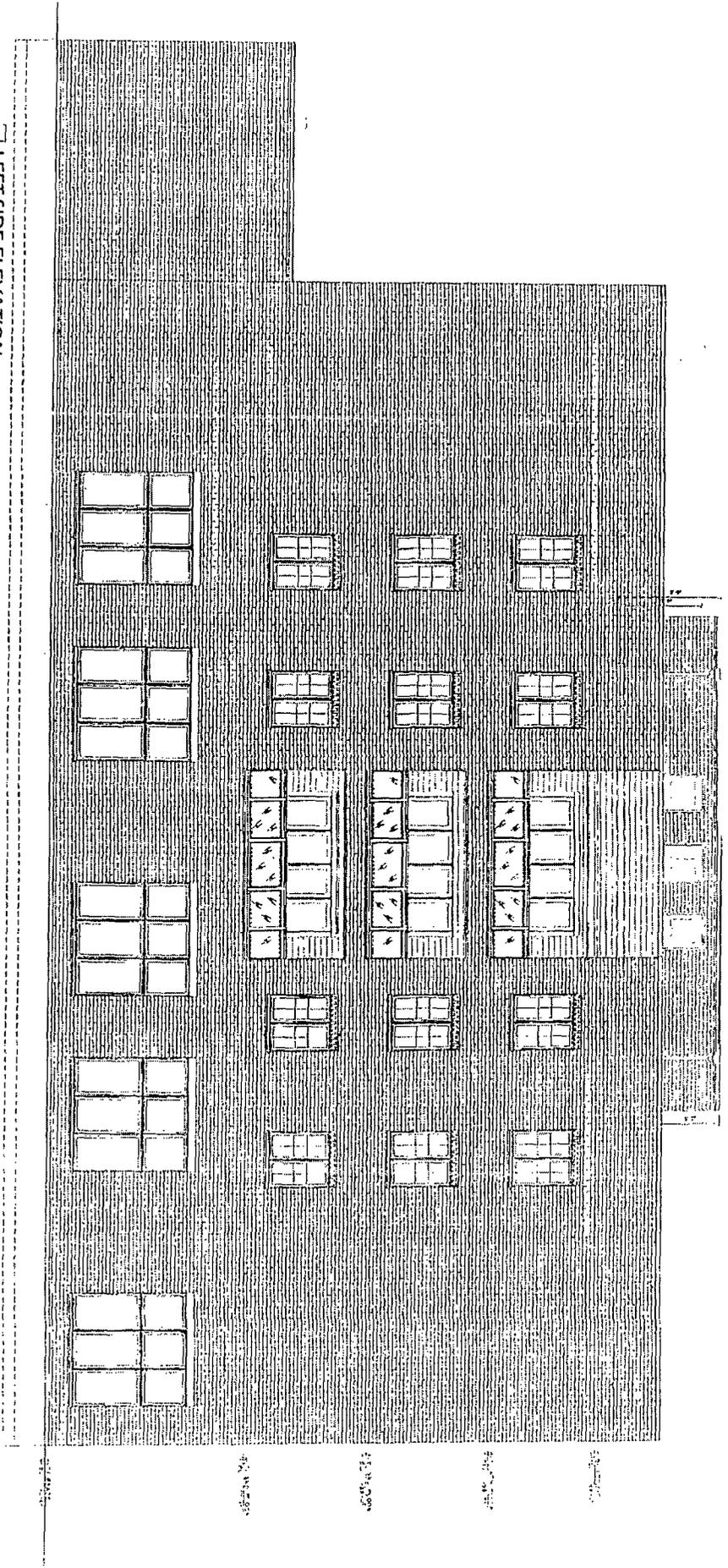
21' 0" 21' 0"

MASONRY

21' 0" 21' 0"

FINAL FOR PUBLICATION





LEFT SIDE ELEVATION

FINAL FOR PUBLICATION

