



City of Chicago



O2019-8495

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/13/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 5-H at 2105-2109 W Caton St - App No. 20262T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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 the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-H in the area bounded by

West Caton Street; a line 61.40 west of the intersection of North Milwaukee Avenue and West Caton Street as measured at the south right-of-way line of West Caton Street and perpendicular thereto; a line 75 feet south of and parallel to West Caton Street; and the northeasterly right-of-way line of the Chicago Transit Authority (CTA) Blue Line elevated structure (formerly known as the Metropolitan West Side Elevated Railway Company),

to those of a B3-3 Community Shopping District.

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

Common address of property: 2105-09 West Caton Street

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17-13-0303-C (1) Narrative Zoning Analysis

2105-09 West Caton Street, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 4,849.5 square feet

Proposed Land Use: The Applicant is seeking to permit the construction of a new four-story, mixed-use building with retail at grade and eight (8) dwelling units above, at the subject site. The ground-floor retail space will contain approximately 2,590 square feet of total area. Onsite parking for eight (8) vehicles will be provided at the rear of the property. The proposed building will measure 42 feet-6 inches in height.

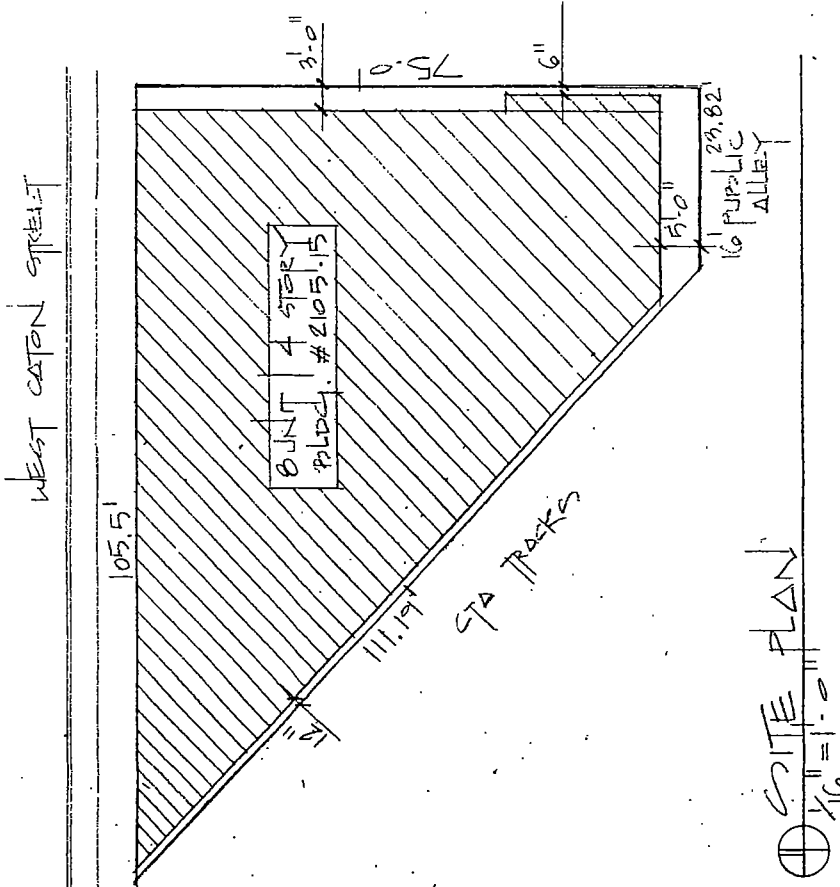
- (A) The Project's Floor Area Ratio: 14,545 square feet (2.999 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 606.1875 square feet/unit
(4,849.5 sf / 8 units)
- (C) The amount of off-street parking: 8 vehicular parking spaces
- (D) Setbacks (with West Caton Street as the front of the property):
 - a. Front Setback: 0 feet-0 inches*
 - b. Rear Setback: 5 feet-0 inches*
 - c. Side Setbacks:
 - West: 1 foot-0 inches*
 - East: 0 feet-6 inches
- (E) Building Height:
42 feet-6 inches

*The subject lot is triangular in shape. The Applicant will seek any necessary Variations for the proposed building's setbacks on the triangular lot.

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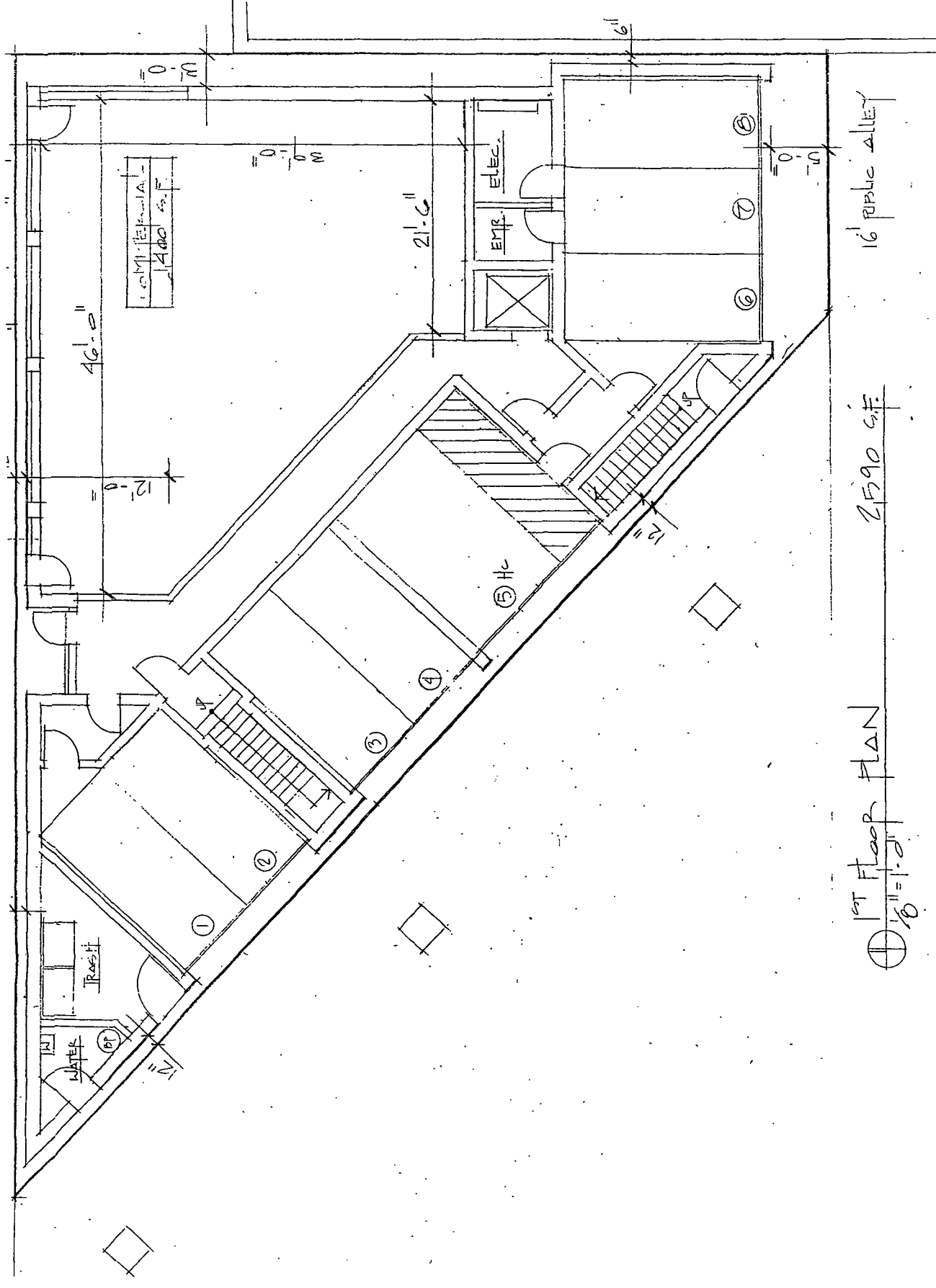
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ZONING INFORMATION	
LOT AREA	4,049.5 SF
F.A.R.	3.0
MAX. BUILDABLE	12,148.5 SF
1 ST Floor	2,590 SF
2 ND Floor	4,090 SF
3 RD Floor	4,090 SF
4 TH Floor	2,775 SF
TOTAL	14,545 SF

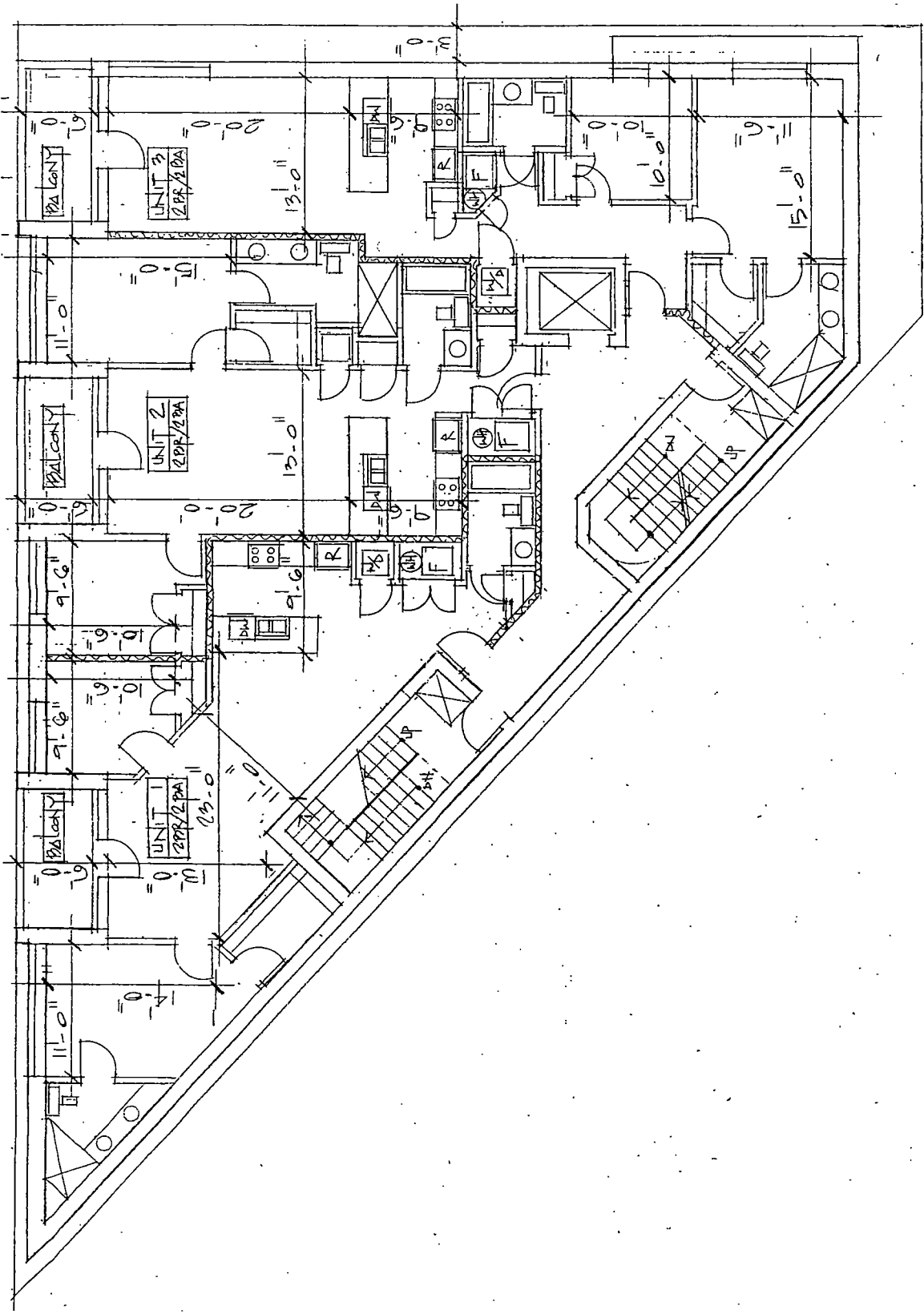
⊕ SITE PLAN
 1/16" = 1'-0"

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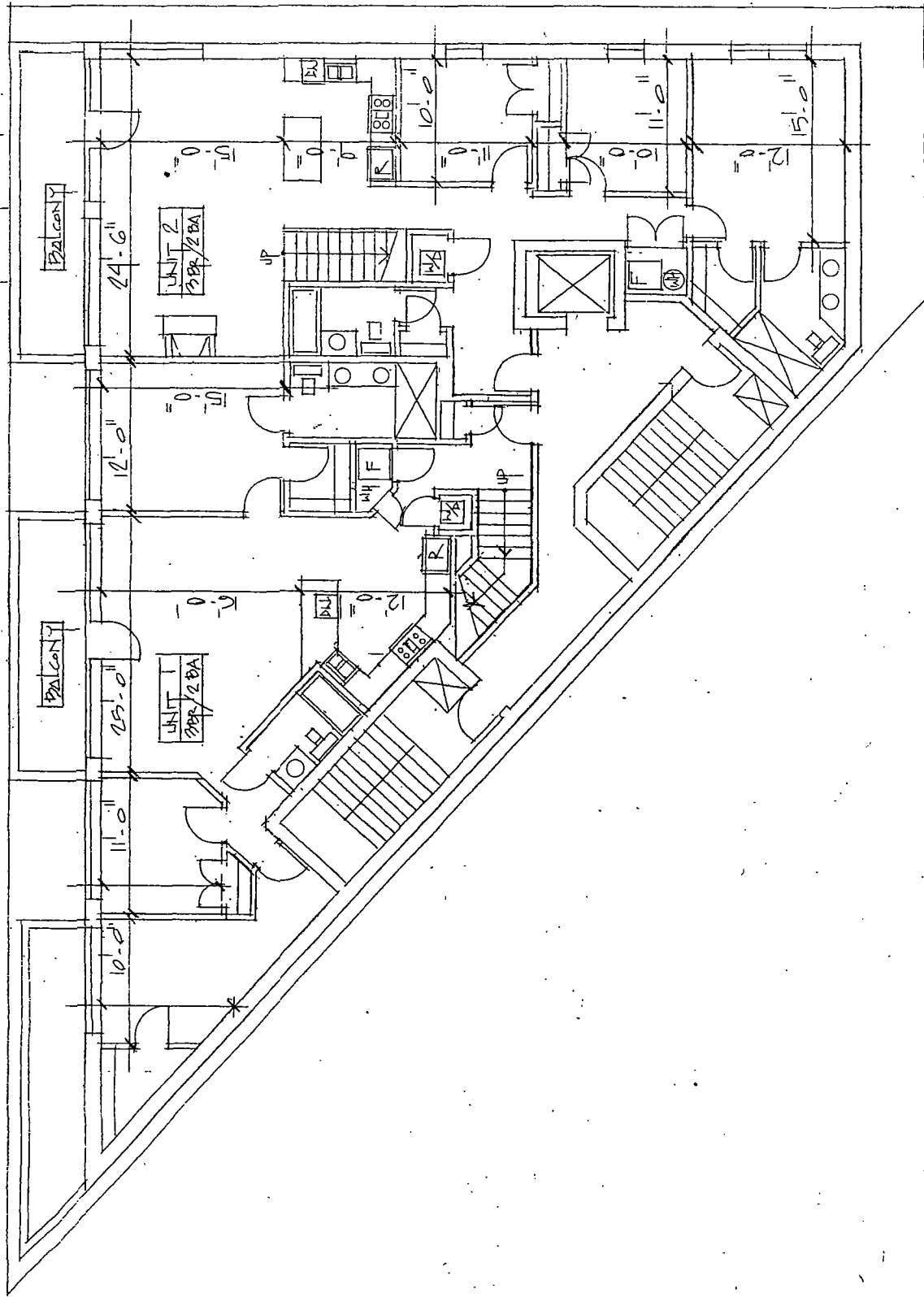
16' PUBLIC ALLEY
 2590 SF
 1st Floor Plan
 1/8" = 1'-0"

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2ND FLOOR PLAN
4,090 S.F.
1/8" = 1'-0"

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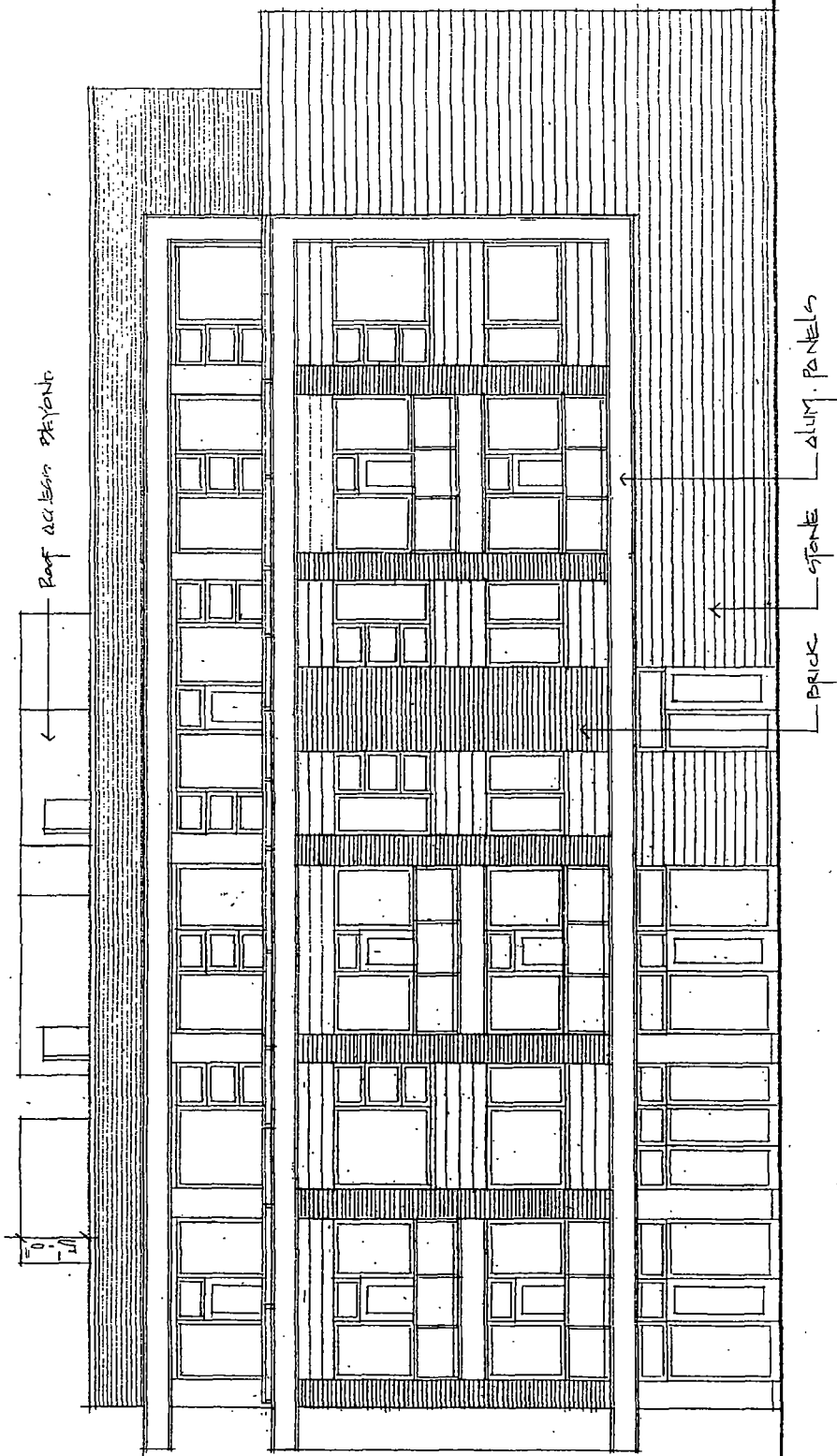


4th Floor Plan
 1/8" = 1'-0"
 3775 sq. ft.

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○ FRONT ELEVATION
1/8" = 1'-0"

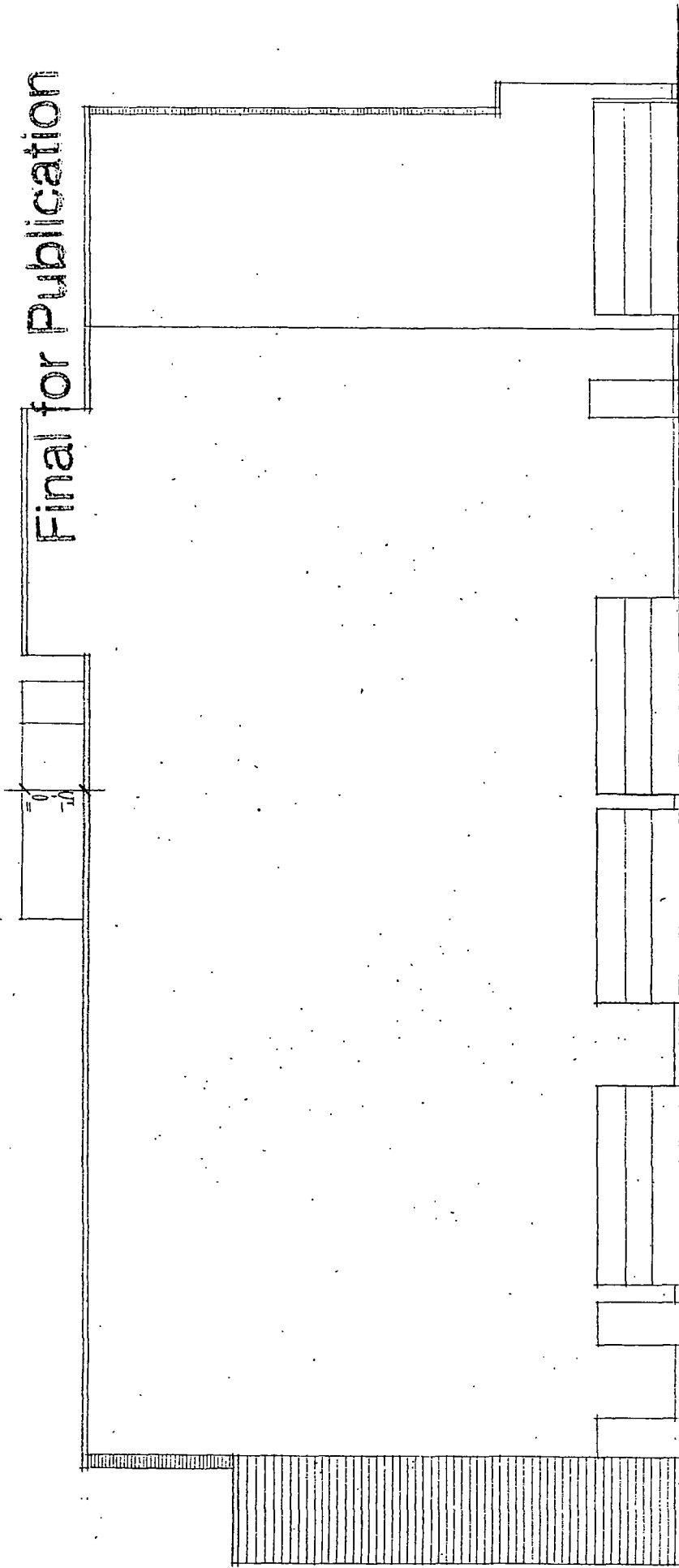
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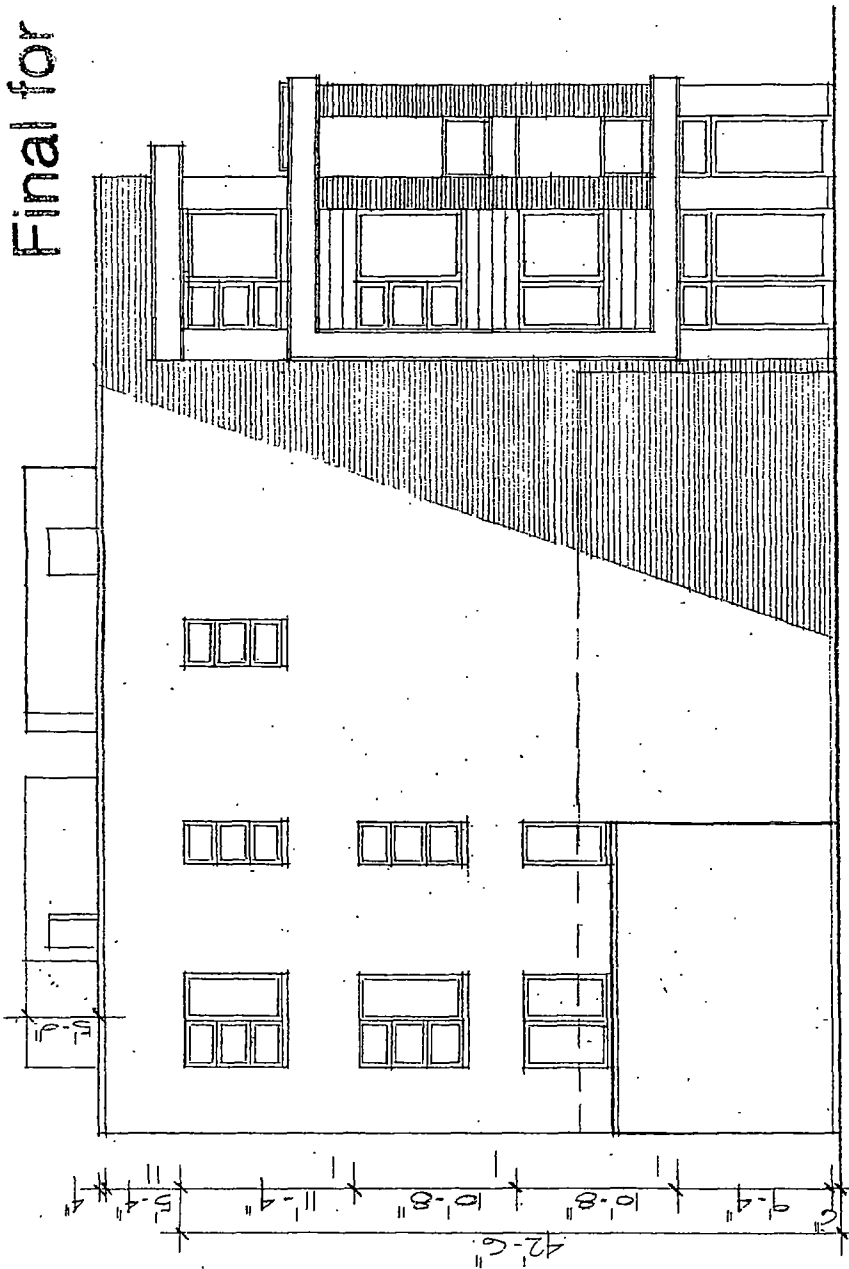
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REAR ELEVATION
1/8" = 1'-0"

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○ SIDE ELEVATION
1/8" = 1'-0"