



City of Chicago



SO2018-3788

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3404-3412 N Sheffield Ave - App No. 19641T1
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, Chicago Zoning Ordinance, is amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by:

A line 120.5 feet north of and parallel with the north right-of-way line of West Roscoe Street;

North Sheffield Avenue;

a line 59.72 north of and parallel with West Roscoe Street as measured along the west line of North Sheffield Avenue (within North Sheffield Avenue);

a line 20.00 feet northeasterly and parallel with the north right-of-way line of the Chicago Transit Authority rail line;

to those of a B3-3 Community Shopping District, which is hereby established in the area described.

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

FINAL FOR PUBLICATION

Substitute Narrative and Plans
3404-3412 North Sheffield Avenue

The Applicant seeks a zoning change from B3-2 to B3-3.

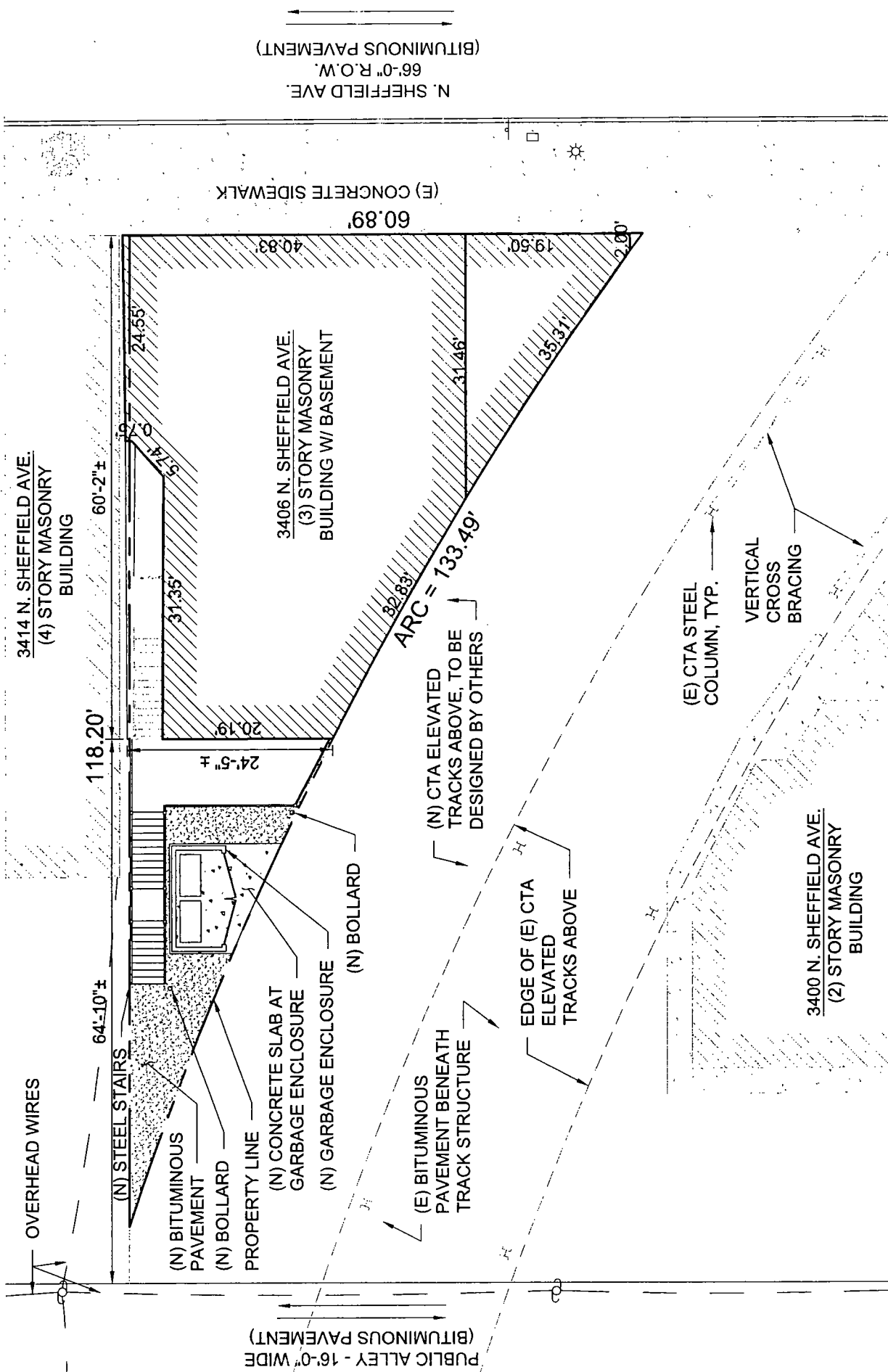
The Applicant is modifying an existing mixed-use building to address a site area reduction caused by an eminent domain proceeding.

The modified building will be a mixed-use, 3-story building with first floor commercial space(s) and two dwelling units

Lot Area:	3,143 square feet
Floor Area Ratio:	2.98
Dwelling Units:	2
Minimum Lot Area Per Dwelling Unit:	1,500 square feet
Off-Street Parking:	0 parking spaces
Front Setback:	0 feet 0 inches
Side Setback (North Side Yard):	0 feet 0 inches
Side Setback (South Side Yard):	0 feet 0 inches
Rear Setback:	0 feet 0 inches*
Building Height: (Per § 17-17-0311 and excluding allowable rooftop features).	33 feet 11 inches

*Existing nonconforming development.

FINAL FOR PUBLICATION



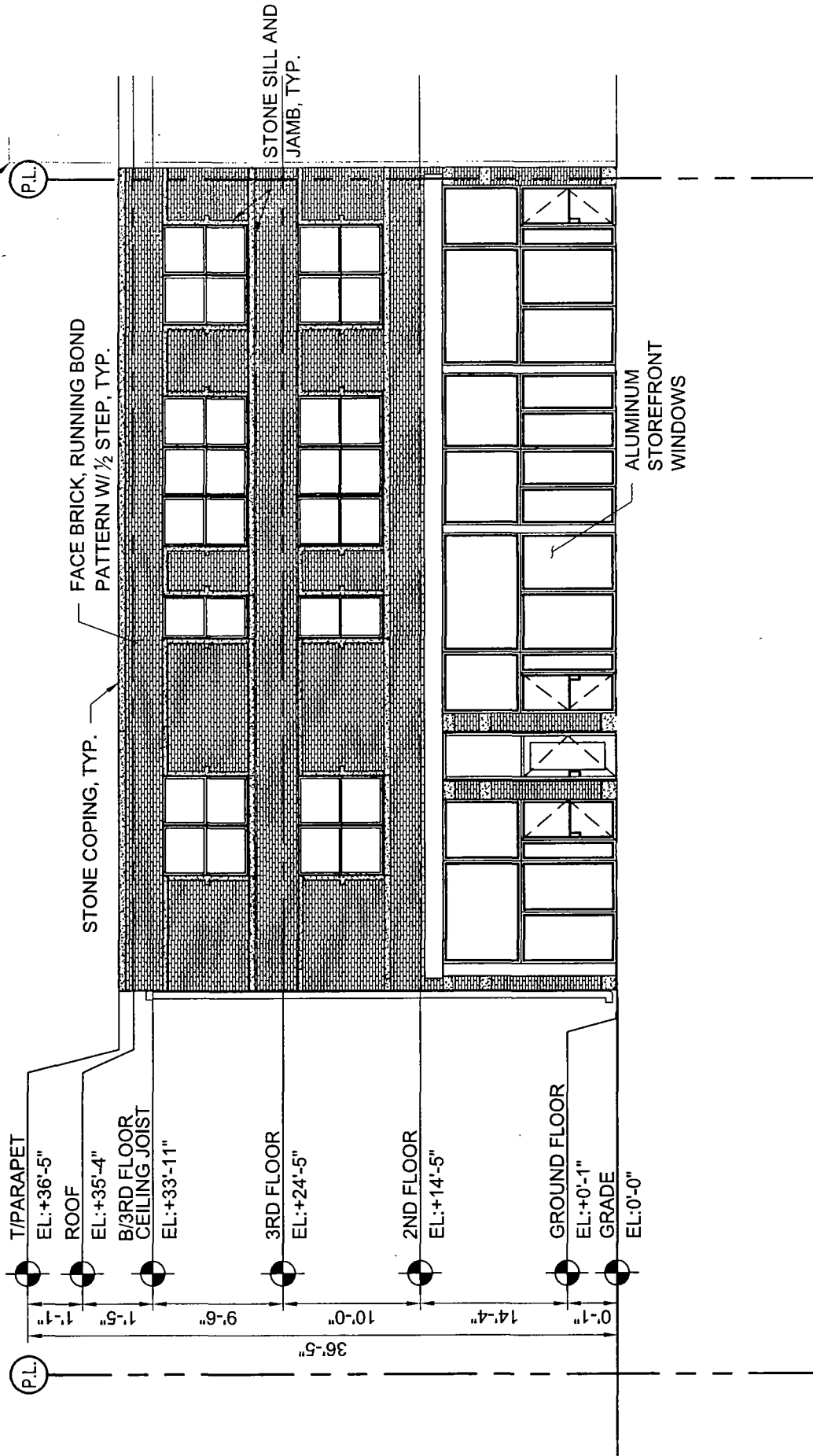
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SITE PLAN
SCALE: 1/16"=1'-0"

FINAL FOR PUBLICATION

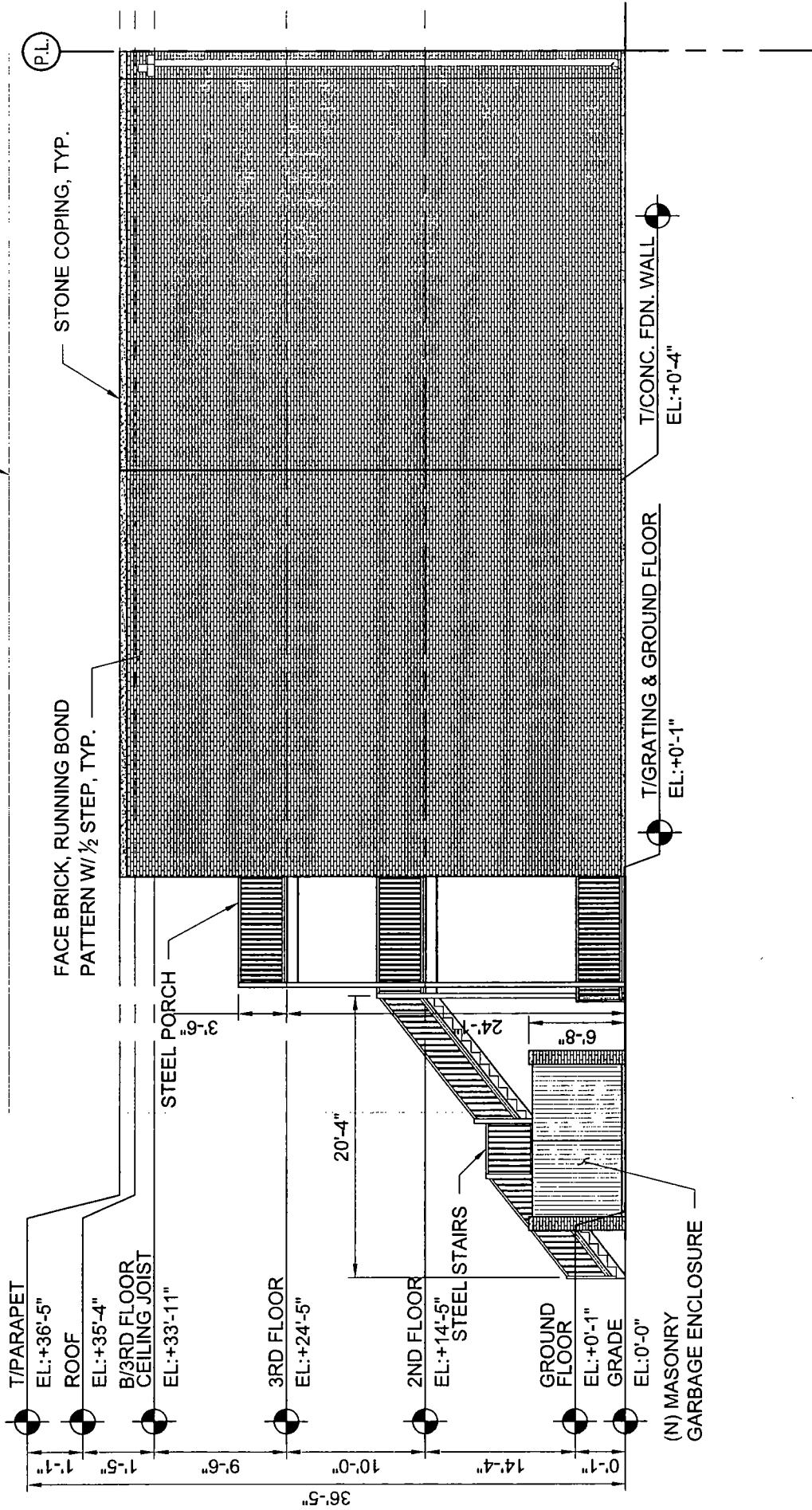


(E) ADJACENT BUILDING



1
 EAST ELEVATION
 SCALE: 3/32"=1'-0"
FINAL FOR PUBLICATION

(E) ADJACENT BUILDING BEYOND



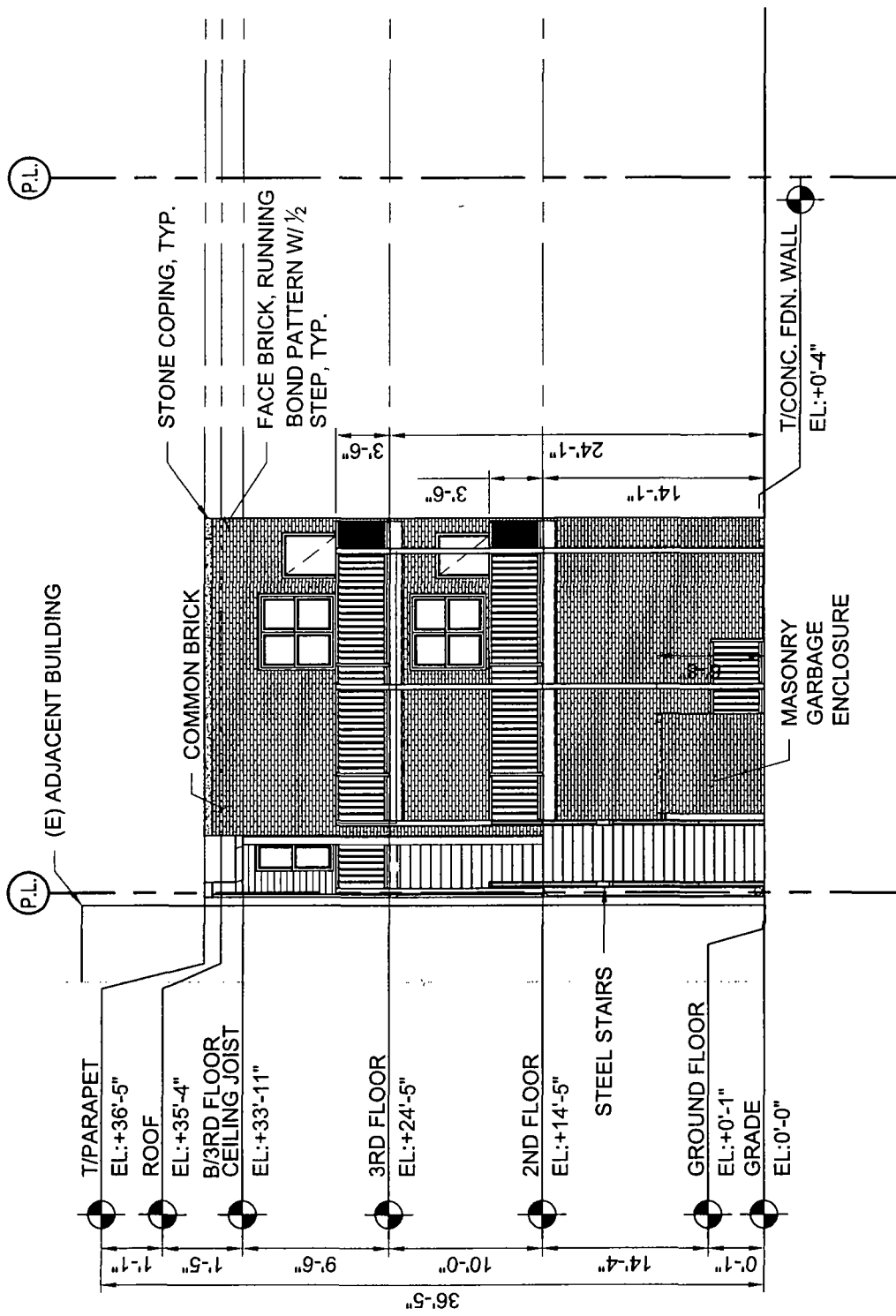
Perry & Associates, LLC
 05/15/2018
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A2.1



1 SOUTH ELEVATION
 SCALE: 3/32"=1'-0"

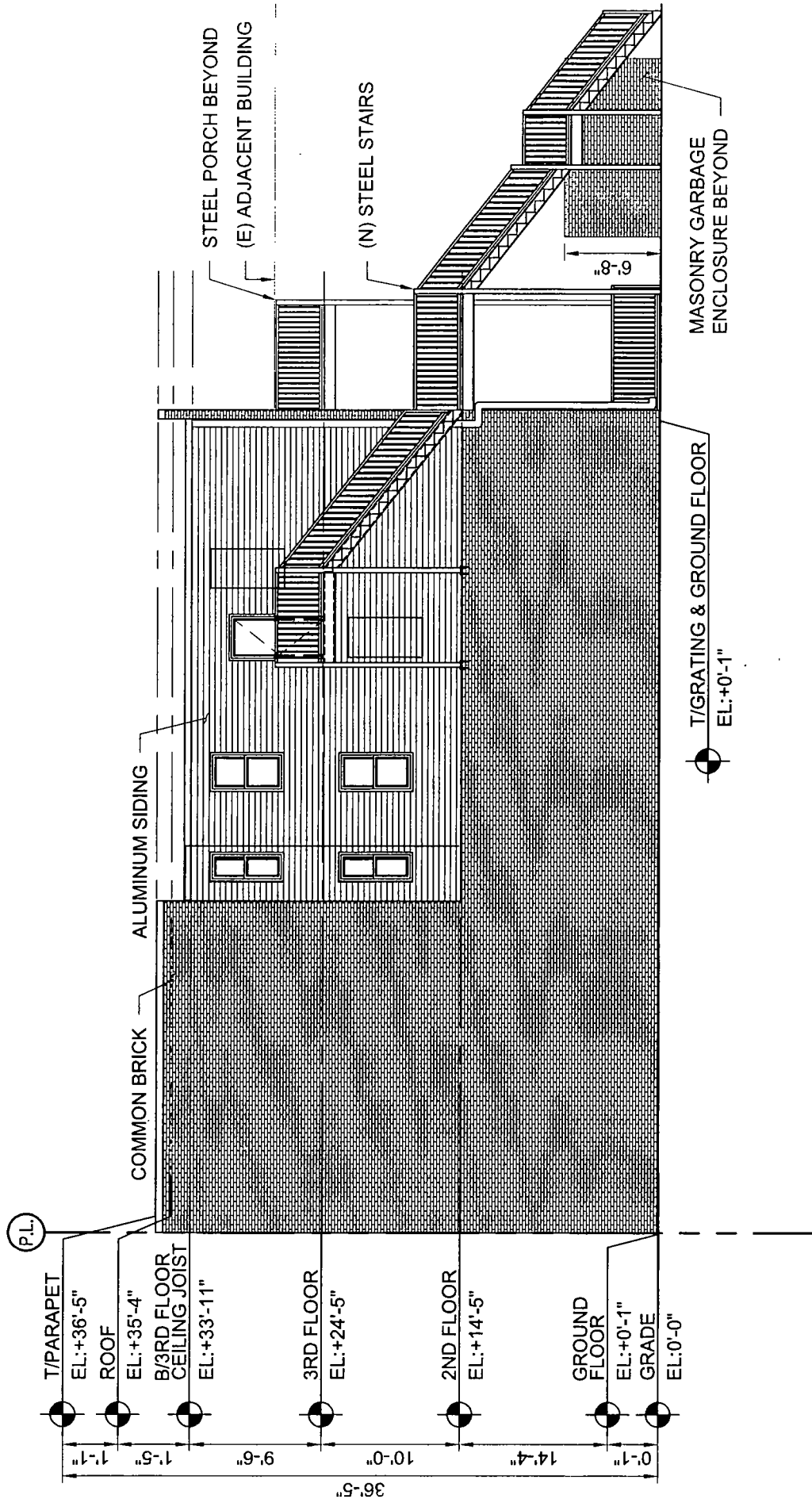
FINAL FOR PUBLICATION



WEST ELEVATION
 SCALE: 3/32"=1'-0"

1

FINAL FOR PUBLICATION



P.L.

T/PARAPET
EL: +36'-5"

ROOF
EL: +35'-4"

B/3RD FLOOR
CEILING JOIST
EL: +33'-11"

3RD FLOOR
EL: +24'-5"

2ND FLOOR
EL: +14'-5"

GROUND
FLOOR
EL: +0'-1"

GRADE
EL: 0'-0"

36'-5"

1'-1"

1'-5"

9'-6"

10'-0"

14'-4"

0'-1"

COMMON BRICK

ALUMINUM SIDING

STEEL PORCH BEYOND
(E) ADJACENT BUILDING

(N) STEEL STAIRS

T/GRATING & GROUND FLOOR
EL: +0'-1"

MASONRY GARBAGE
ENCLOSURE BEYOND

1 NORTH ELEVATION
SCALE: 3/32"=1'-0"

