



City of Chicago



O2023-1328

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/15/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 5415 W Higgins Ave - App No. 22145T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 of the B3-1 Community Shopping District symbols and indications as shown on Map 13-L in the area bounded by:

West Higgins Avenue, a line 55.33 feet southeast of and parallel to North Long Avenue, the 18 foot public alley south of West Higgins Avenue, and a line 25 feet southeast of and parallel to North Long Avenue.'

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: 5415 West Higgins Avenue, Chicago, Illinois

EAST200946604.3

NARRATIVE AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: Chicago Art Center dba Ed Paschke Art Center
Property Location: 5415 W. Higgins Avenue
Proposed Zoning: B3-3 Community Shopping District
Lot Area: 6,179 square feet

Chicago Art Center dba Ed Paschke Art Center is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 5415 W. Higgins Avenue from the B3-1 Community Shopping District to the B3-3 Community Shopping District. The Applicant requests a rezoning of the property to allow for the construction of an addition to the existing two-story building on the property. The proposed development will contain cultural exhibit and accessory retail and office uses, along with other accessory uses. The total development will consist of approximately 11,819 square feet of floor area. A Transit-served Location Parking Reduction is proposed. The subject property is less than 1,320 feet from the Jefferson Park Transit Center CTA/Metra station entrance. The overall FAR will be.

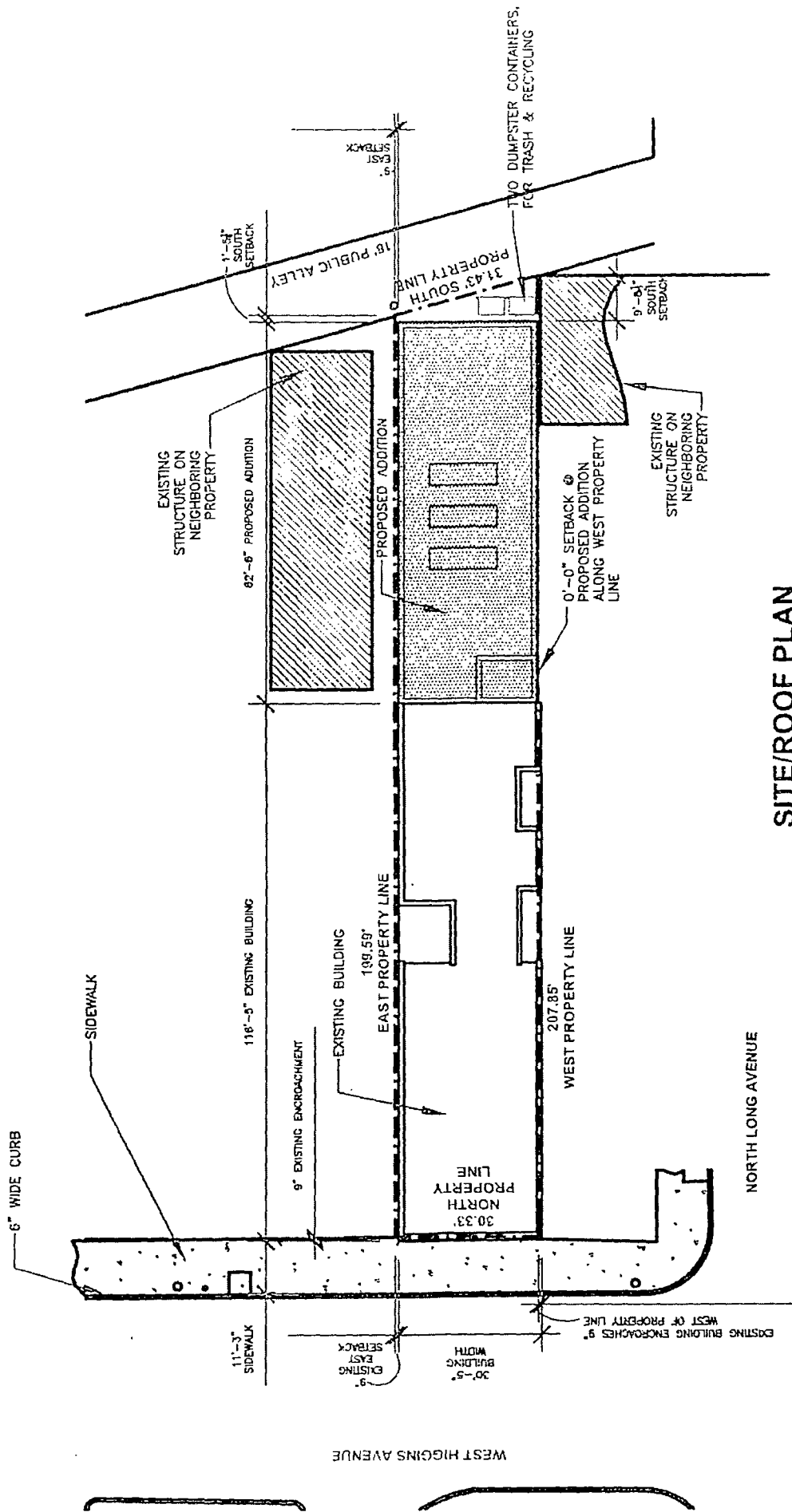
The site is located mid-block on the southwest side of West Higgins Avenue south of North Long Avenue. To the north and east are properties zoned B3-1, to the south is property zoned B3-2 and to the west POS-1.

The subject property consists of approximately 6,179 square feet and is currently occupied by Ed Paschke Art Center. The Applicant proposes to renovate the existing building and make an addition to it for purposes of a cultural exhibit use that will continue to be occupied by the Ed Paschke Art Center.

NARRATIVE ZONING ANALYSIS

- (a) Floor Area and Floor Area Ratio:
- | | | |
|------|-------------------------------|--------------------|
| i. | Lot area: | 6,179 square feet |
| ii. | Total proposed building area: | 11,819 square feet |
| iii. | Proposed FAR: | 1.95 |
- (b) Density (Lot Area Per Dwelling Unit): No dwelling units proposed
- (c) Amount of off-street parking: None; Transit-served parking location reductions will be sought
- (d) Setbacks: None
- (e) Building height: 33'-7 ¼ feet
- (f) Off-street Loading: 0

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SITE/ROOF PLAN

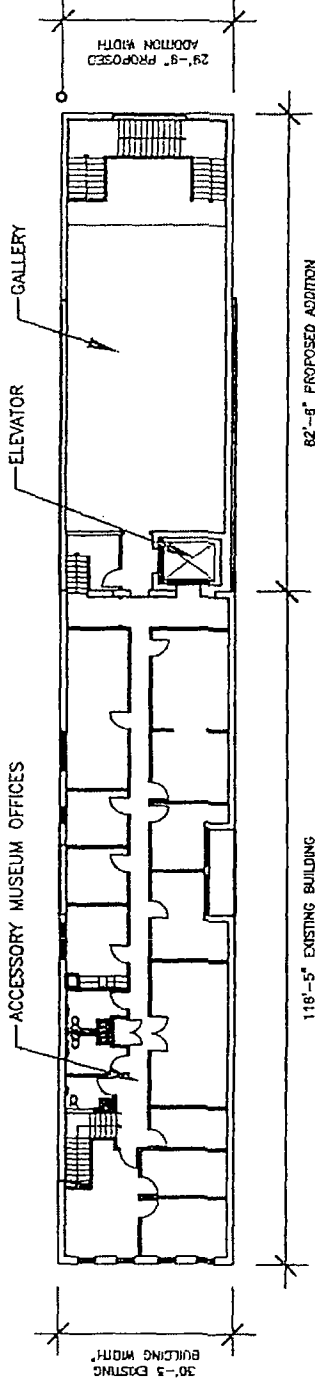
SCALE: 1/32" = 1'-0"
0' 1' 8' 16' 32'



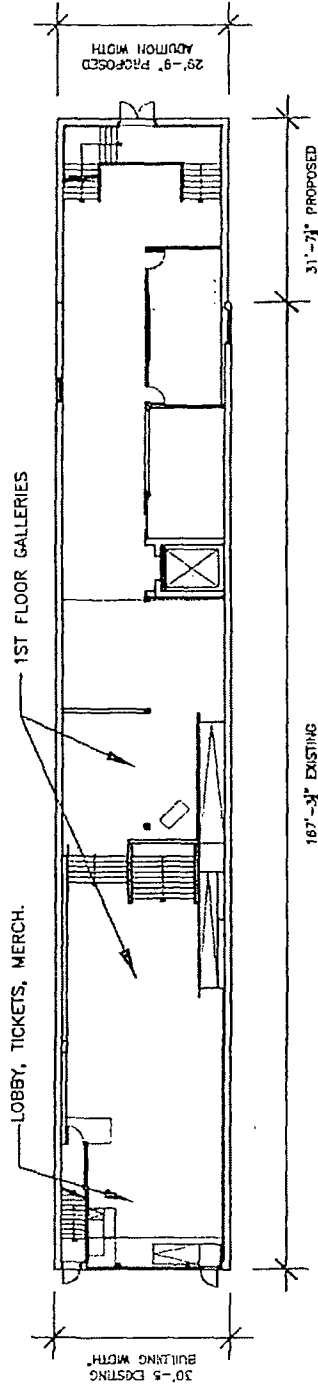
PROPOSED ADDITION / RENOVATION
SANDBERG ARCHITECTURE & DESIGN INC.
J A N U A R Y 2 5 , 2 0 2 3

ED PASCHE ART CENTER
5415 W. HIGGINS AVENUE
CHICAGO, ILLINOIS

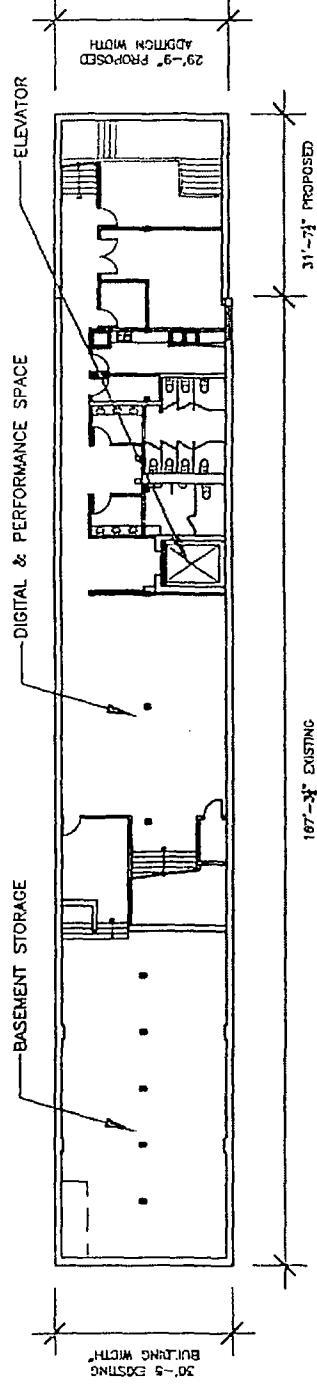
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SECOND FLOOR PLAN

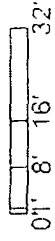


FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

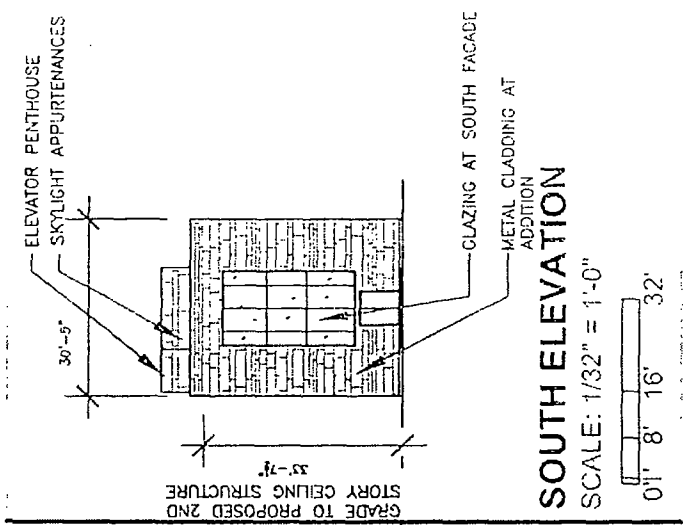
FLOOR PLANS
SCALE: 1/32" = 1'-0"



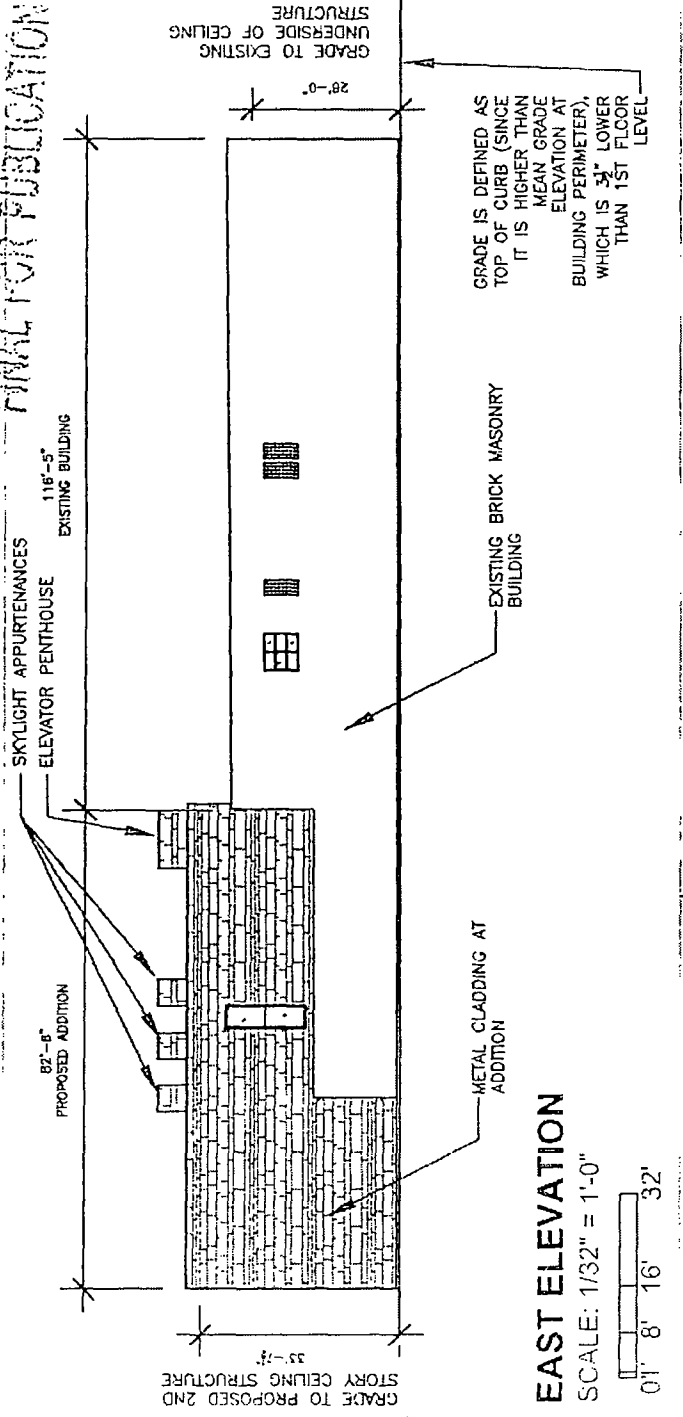
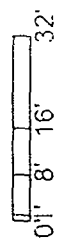
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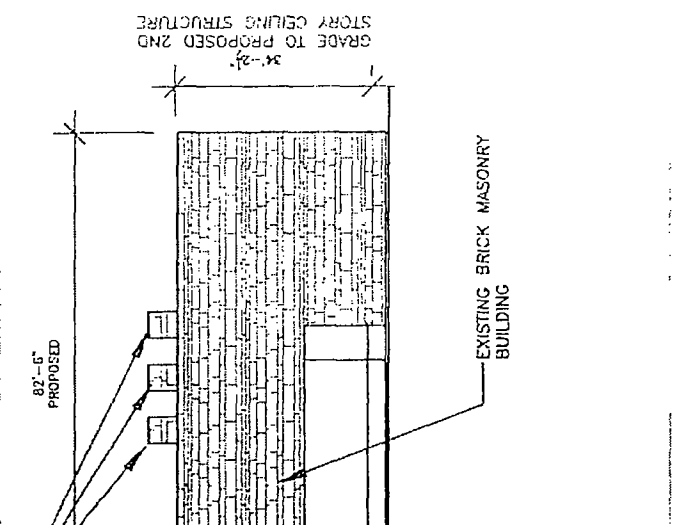
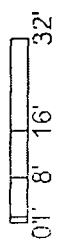
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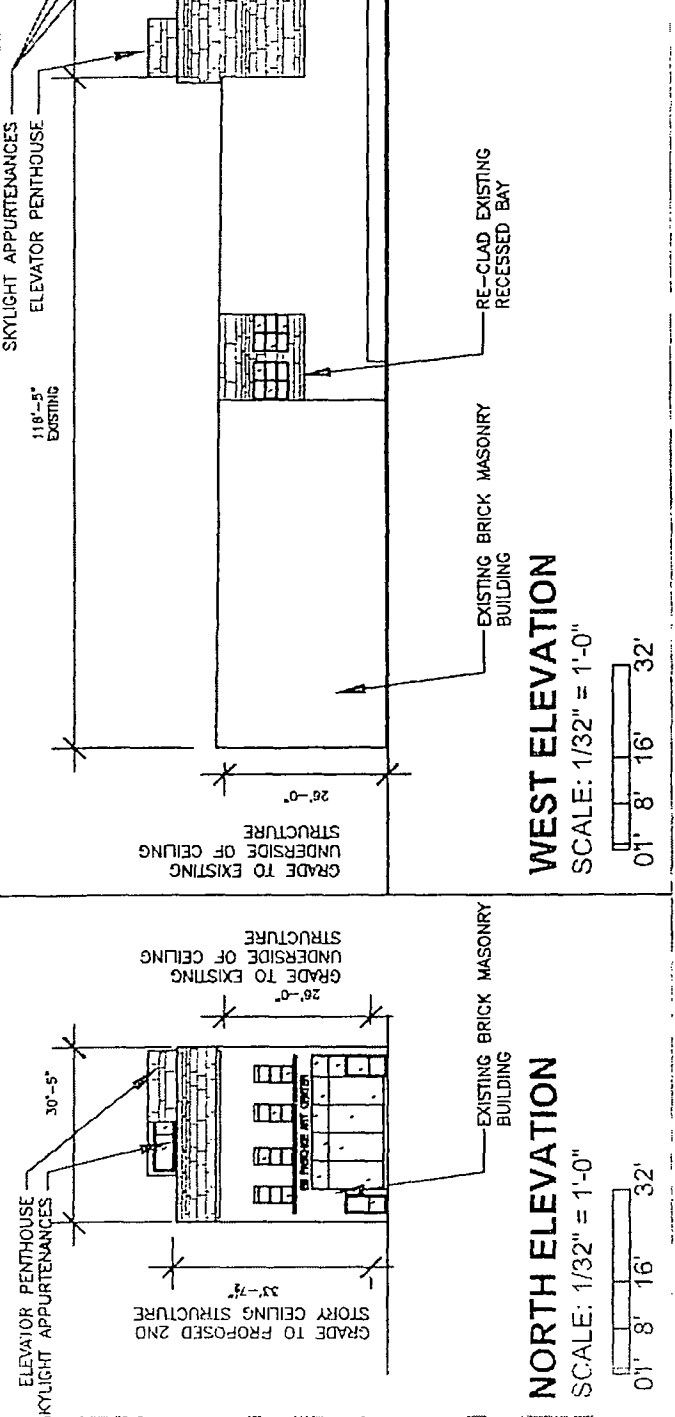
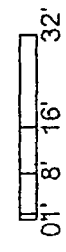
SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



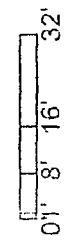
EAST ELEVATION
SCALE: 1/32" = 1'-0"



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



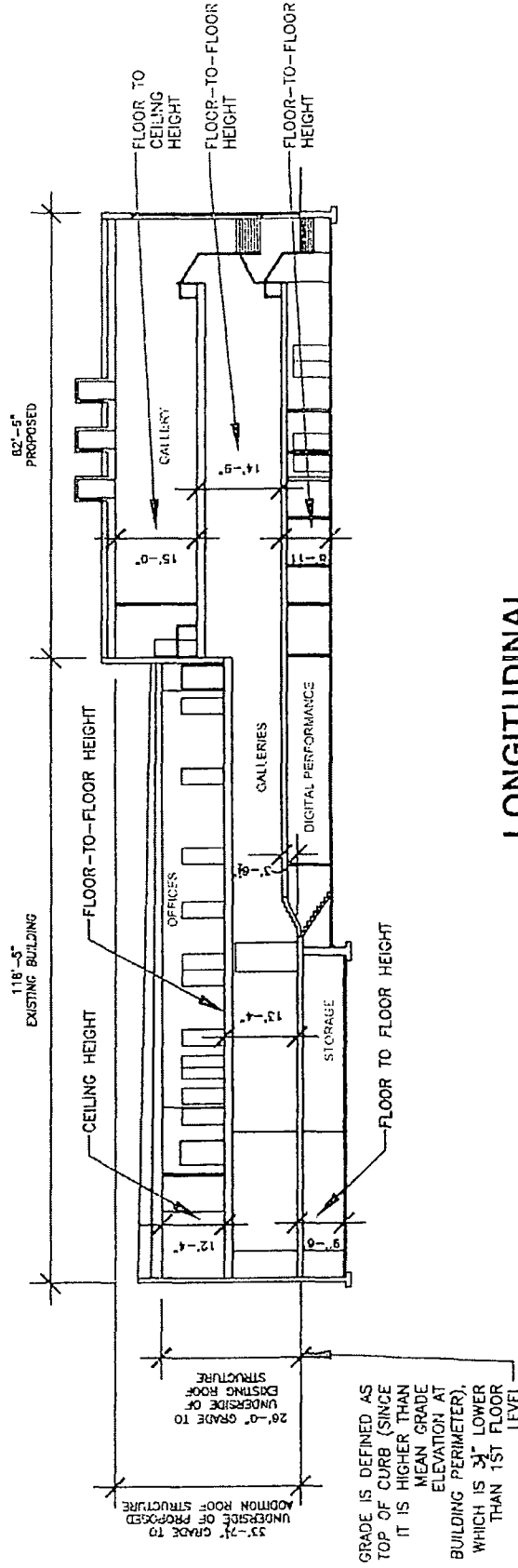
NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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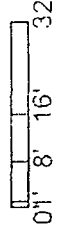
ED PASCHE ART CENTER
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LONGITUDINAL
NORTH-SOUTH
BUILDING SECTION
LOOKING EAST

SCALE: 1/32" = 1'-0"



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