



# City of Chicago



SO2017-2213

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/29/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 15-G at 5691-5697 N Ridge Ave - App No. 19169T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19169 TI

INTRO. DATE

MARCH 29, 2017

**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 RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 15-G in the area bounded by:

The alley next northeast of and parallel to North Ridge Avenue;

A line 93.75 southeast of North Wayne Avenue as measured along North Ridge Avenue, and perpendicular to North Ridge Avenue;

North Ridge Avenue;

A line 6.25 southeast of North Wayne Avenue as measured along North Ridge Avenue, and perpendicular to North Ridge Avenue;

to those of B1-2 Neighborhood Shopping District, which is hereby established in the area described.

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

Common Address(es): 5691-5697 North Ridge Avenue

## SUBSTITUTE NARRATIVE AND PLANS

### Re: 5691-5697 North Ridge Avenue

The Applicant seeks a change in zoning from RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District.

The applicant proposes to demolish a commercial building and to build a four story, 9 residential unit building with fifth floor access to rooftop for elevator and/ or stairs, ground floor retail or commercial space, and 9 parking spaces. The total square footage is approximately 21,102 square feet, including approximately 3,900 square feet of retail or commercial space.

Site Area:	10, 938 square feet
Maximum Floor Area Ratio:	2.0
Minimum Lot Area Per Dwelling Unit:	1,200 square feet (9 dwelling units)
Off-Street Parking:	9 parking spaces
Front Setback (Ridge Avenue.):	8 feet 0 inches
Side Setback (northwest):	9 feet 0 inches
Side Setback (southeast):	4 feet 2 3/8 inches*
Rear Setback (alley):	3 feet 6 inches (to garage) 30 feet 0 inches (to residential floors)
Building Height (per § 17-17-0311, and excluding allowable rooftop features):	48 feet 0 inches

\*will seek Administrative Adjustment for a reduction

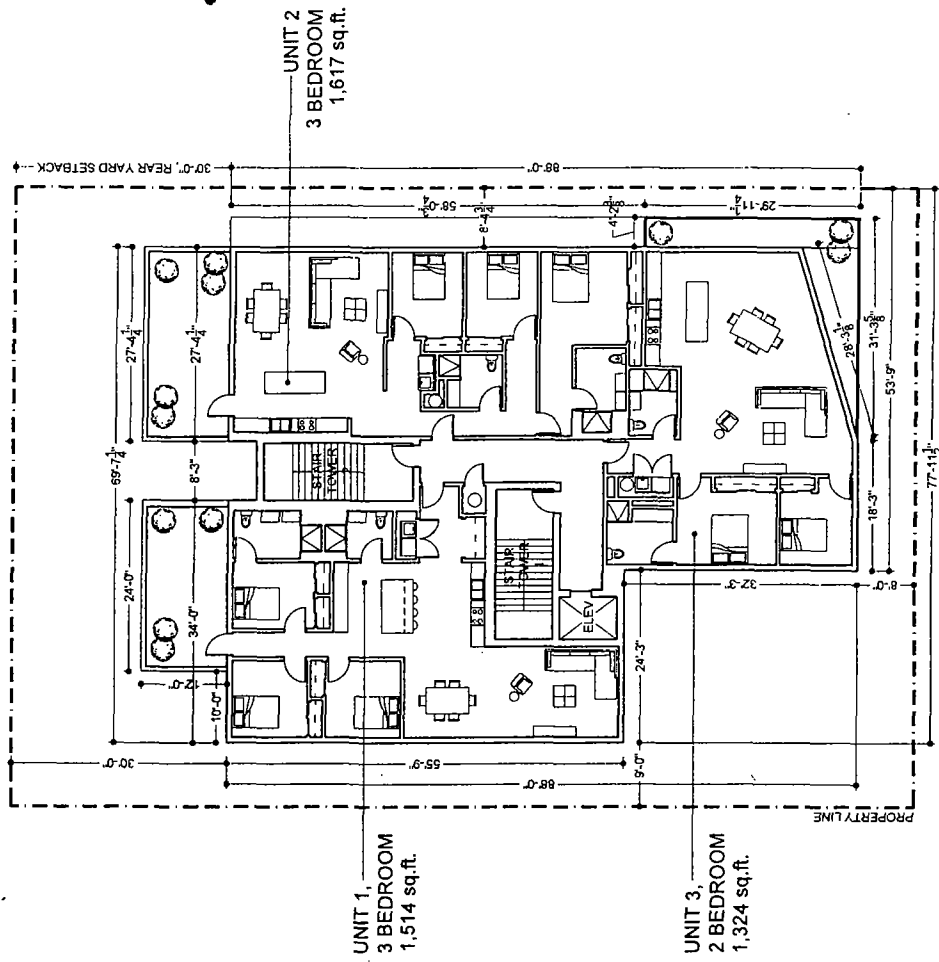
This site plan illustrates a proposed 4-unit residential building, a garage, and a retail/office space. The building is situated on a lot bounded by Wayne Avenue to the south and an alley to the west. The plan includes detailed dimensions for setbacks, lot areas, and building components.

**Key Features and Dimensions:**

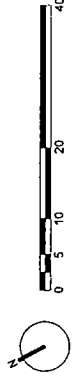
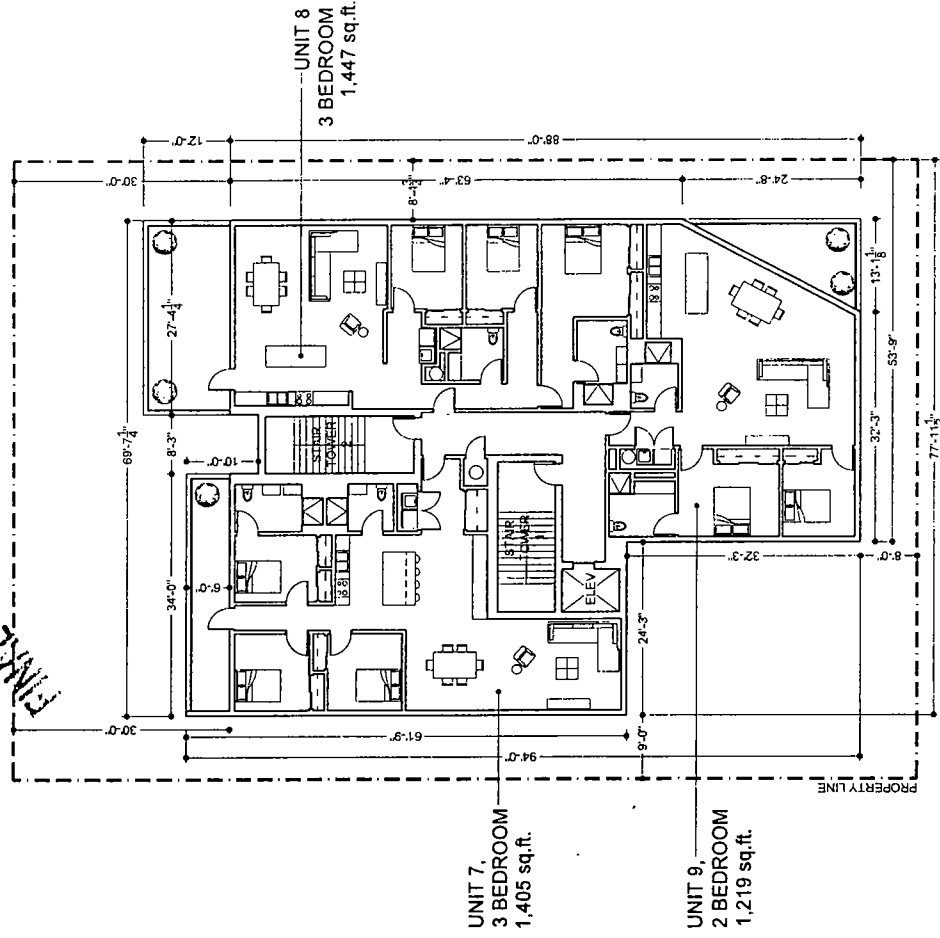
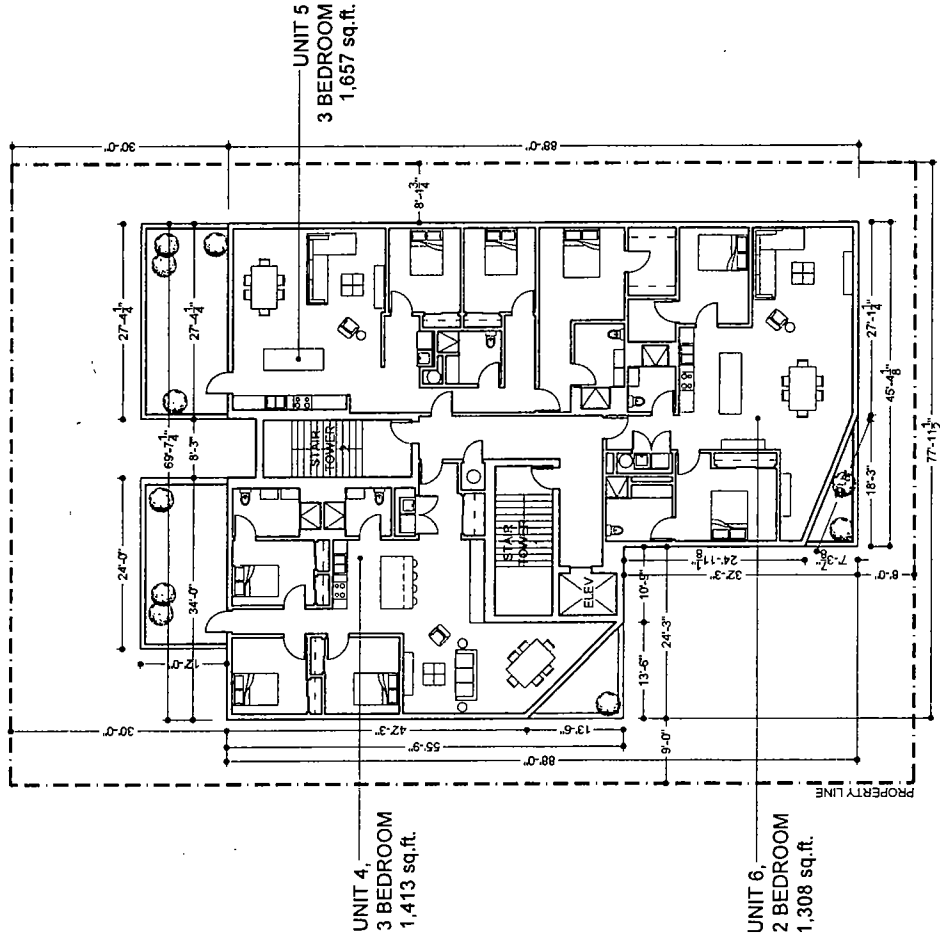
- Garage:** 1,103 sq. ft., located on the west side of the lot, adjacent to the alley. It includes accessible areas and is separated from the main building by a 23'-0" rear yard setback.
- Residential Building:** A 4-unit structure with a total area of 555 sq. ft. for the lobby and common areas. It features a resident entry, a stair tower, an elevator, and a waste/janitor room. The building is set back 30'-0" from the alley and 30'-0" from the rear yard.
- Retail/Office:** 3,387 sq. ft., located on the east side of the lot, adjacent to the existing fence. It includes a 4'-2 1/2" setback and is separated from the residential building by a 30'-0" rear yard setback.
- Setbacks and Boundaries:**
  - 30'-0" REAR YARD SETBACK (between garage and residential building)
  - 23'-0" REAR YARD SETBACK (between residential building and alley)
  - 30'-0" REAR YARD SETBACK (between residential building and retail/office)
  - 4'-2 1/2" SETBACK (between retail/office and existing fence)
  - 31'-5" SETBACK (between retail/office and existing fence)
- Other Features:** The plan shows a new fence line, an existing fence, and various setbacks (e.g., 12'-0", 18'-0", 24'-0") for different sections of the property.

NORTH RIDGE AVENUE  
GROUND FLOOR PLAN ..

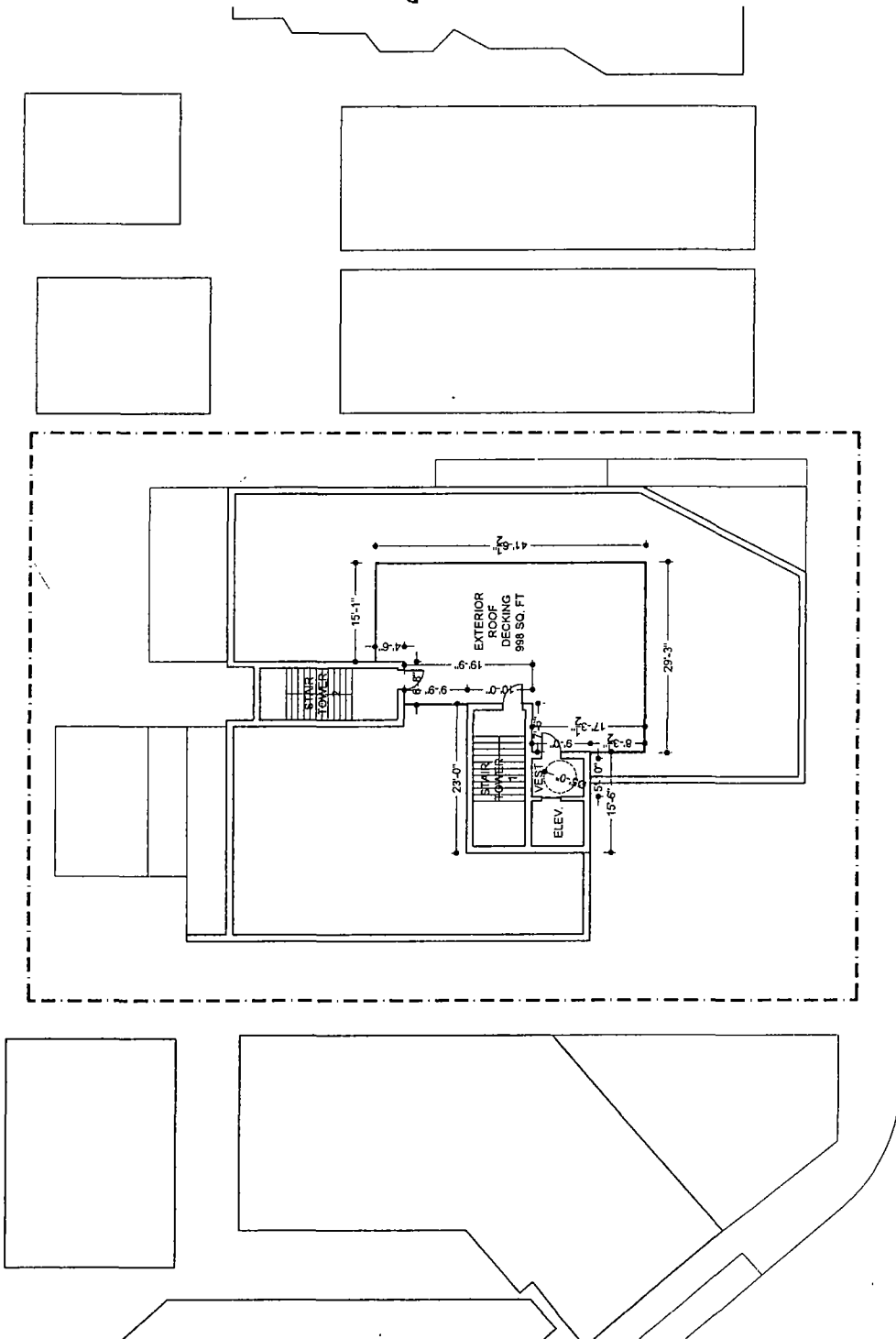




FINAL FOR PUBLICATION



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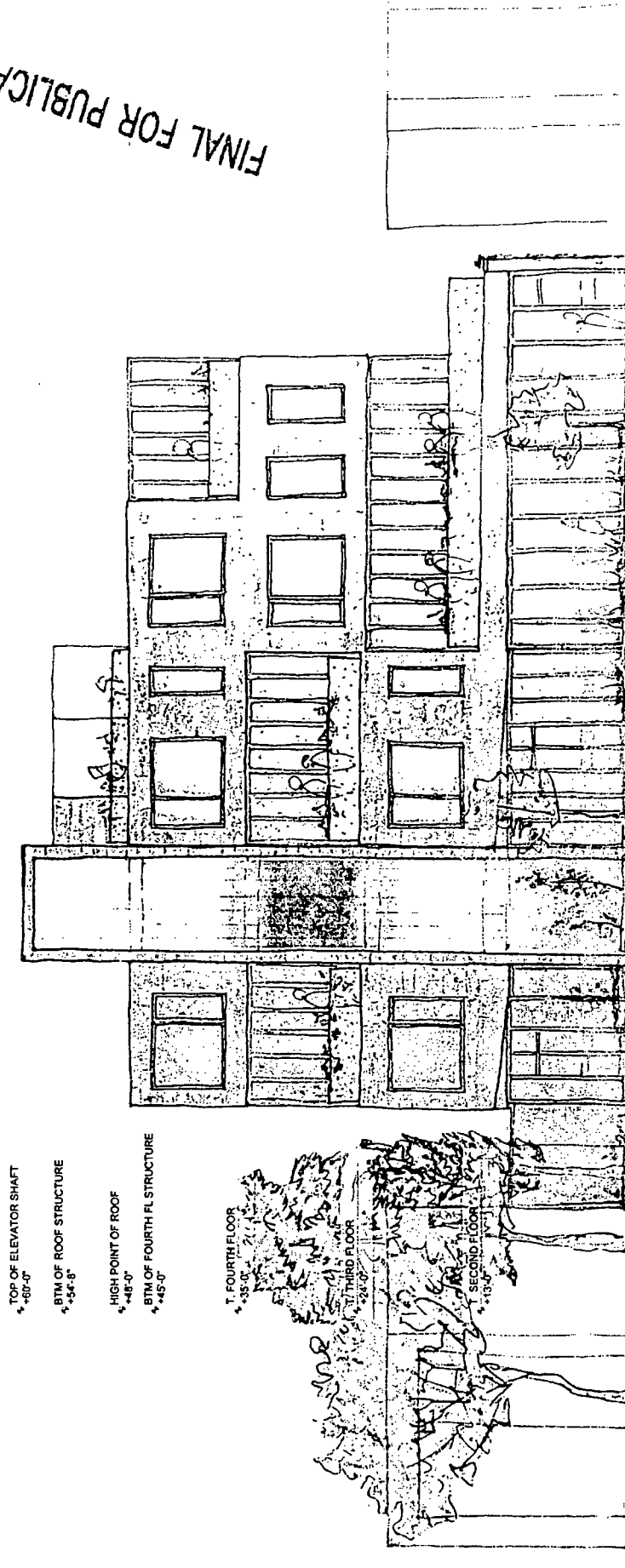


NORTH RIDGE AVENUE

ROOF PLAN



FINAL FOR PUBLICATION



ELEVATION ALONG N. RIDGE