



City of Chicago



O2019-3119

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 3131-3141 N Sheffield Ave - App No. 20020T1
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 of the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 7-G in the area bounded by:

A line 185.0 feet south of and parallel to West Belmont Avenue; a line 125.31 feet east of and parallel to North Sheffield Avenue; West Fletcher Street; and North Sheffield Avenue.

To those of a B2-5 Neighborhood Mixed-Use District and an accompanying use district is hereby established in the area described above.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of the Property: 3131-3141 North Sheffield Avenue

Project Narrative 3131-41 N. Sheffield

Lot Area:	14,514 square feet
Maximum Floor Area:	72,570 square feet
Number of Residential Units:	86 Units
Maximum Number of Parking Spaces:	40 Total Parking Spaces* 35 On-Site Parking Spaces 5 Off-Site Parking Spaces
Maximum Building Height (existing):	67 feet, 7 inches
Setbacks:	0'-0" North (alley) 0'-0" East 0'-0" South (West Fletcher) 0'-0" West (North Fletcher)

Project Narrative: The Applicant proposes to convert approximately 5,400 square feet of existing commercial space on the ground floor to six residential units. The proposal will not change the remainder of the existing 67 foot, 6 inch five story building with 35 parking spaces on site (and five parking spaces off-site, as approved by a special use).

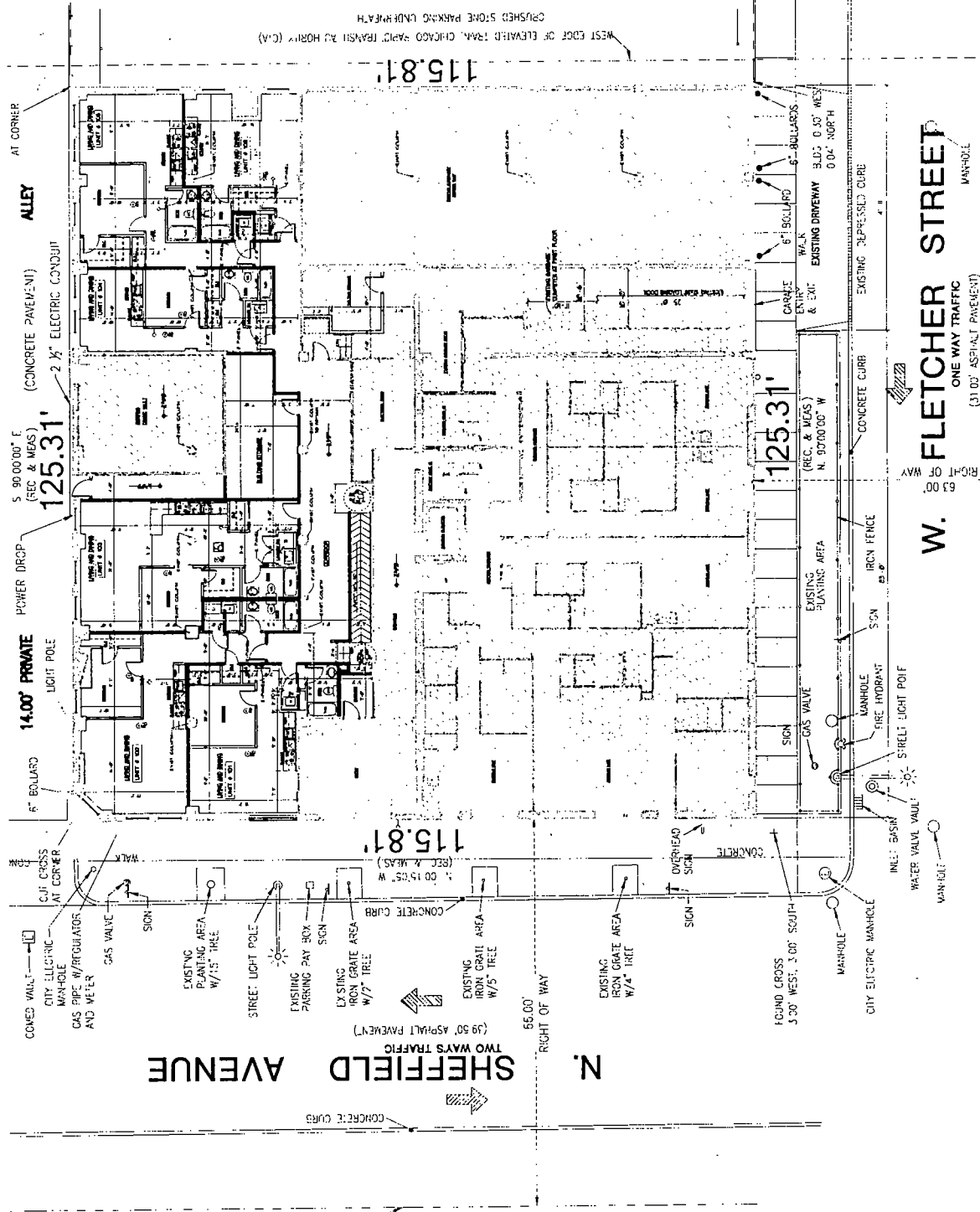
*The subject property is a Transit Served Location. Accordingly, the applicant seeks a reduction in its parking requirement by more than fifty (50) percent by this Type-1 rezoning.

Commonly Known as: 3131-3141 North Sheffield, Chicago, Illinois

CONVERT EXISTING FIVE STORY MASONRY BUILDING FROM 80 TO 86 DWELLING UNITS. SIX NEW DWELLING UNITS TO BE LOCATED ON THE GROUND FLOOR. WORK TO BE DONE AT FIRST FLOOR ONLY.

JEF + ASSOCIATES LLC

3141 NORTH SHEFFIELD AVE. CHICAGO, IL 60640
 architects
 engineers
 consultants
 LAKESIDE DRIVE 60000
 TEL 312/358-0900

[illegible]

115.81'

ADDITIONAL INFORMATION: _____

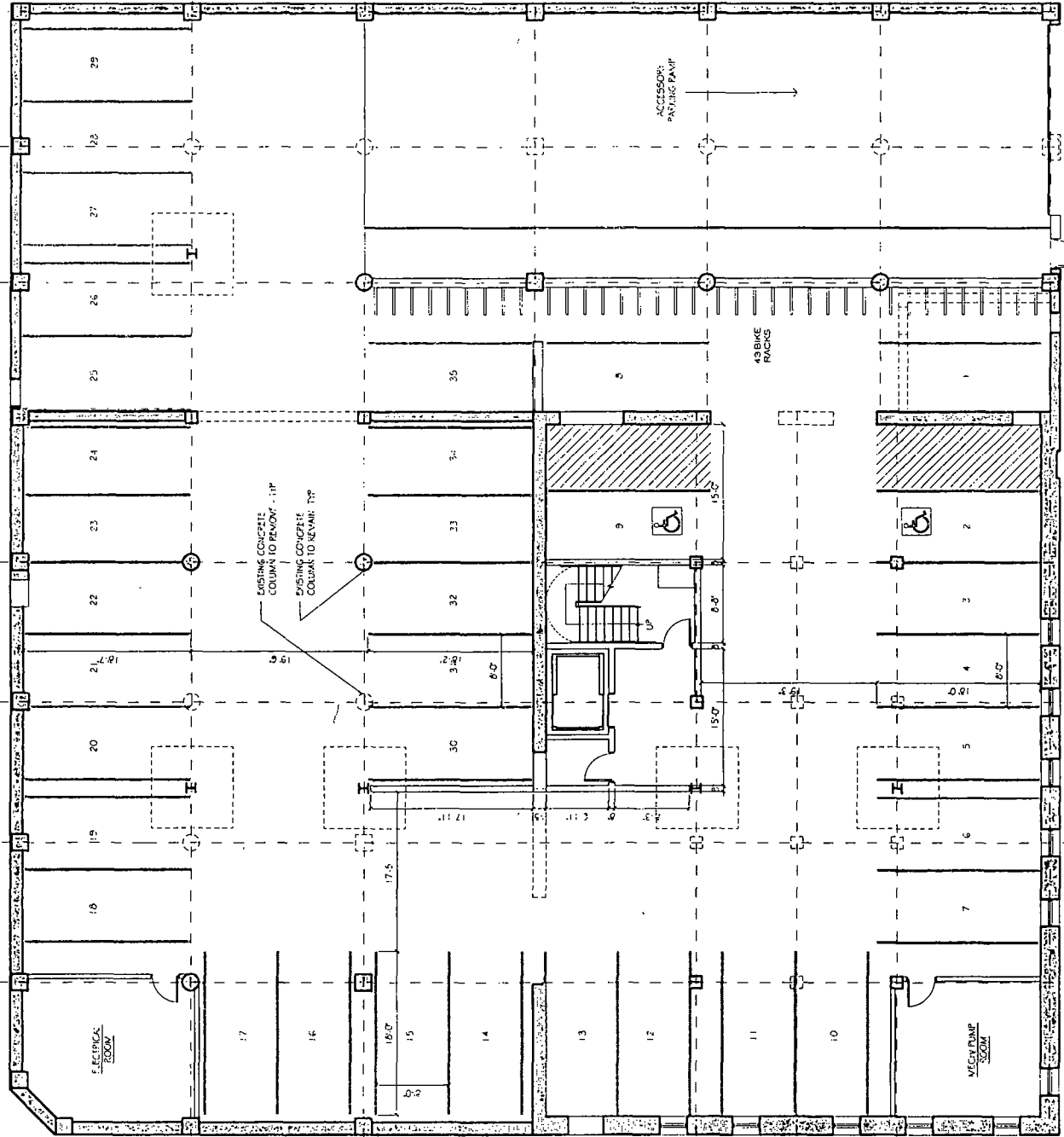
[illegible]

1. THE "CENTER" HAS BEEN PLANNED AND
DESIGNED UNDER THE SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE, CAPABLE TO THE CITY
OF CHICAGO BUILDING CODES
AND ORDINANCES.

BORED
LONGER I PAIDED NIGHTS

LANDSCAPE PLAN

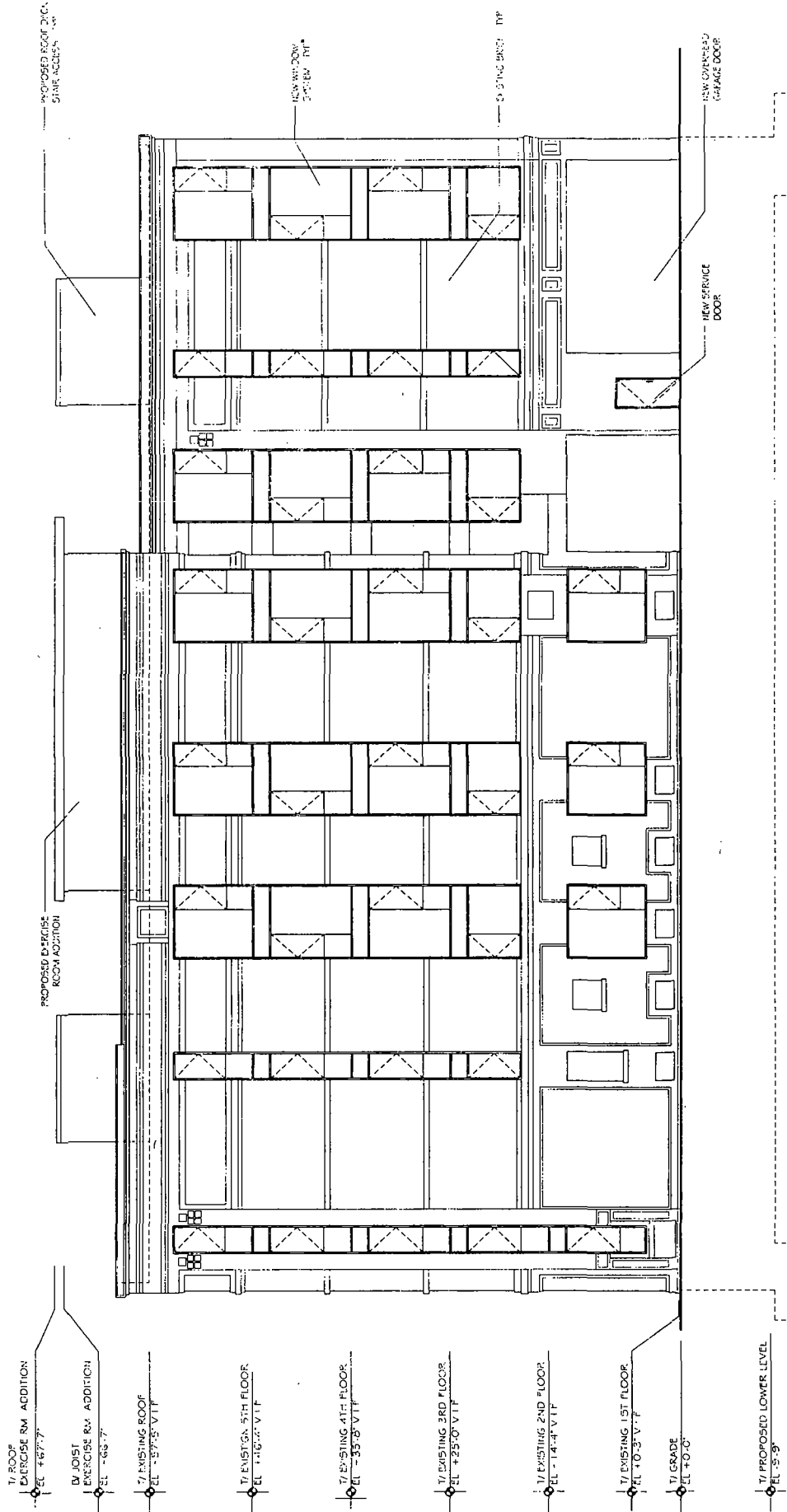
Fig. 1. ΔG° vs. $\Delta G^{\circ}_{\text{H}_2\text{O}}$.



PROPOSED LOWER LEVEL - 3141 N. SHEFFIELD AVE., CHICAGO

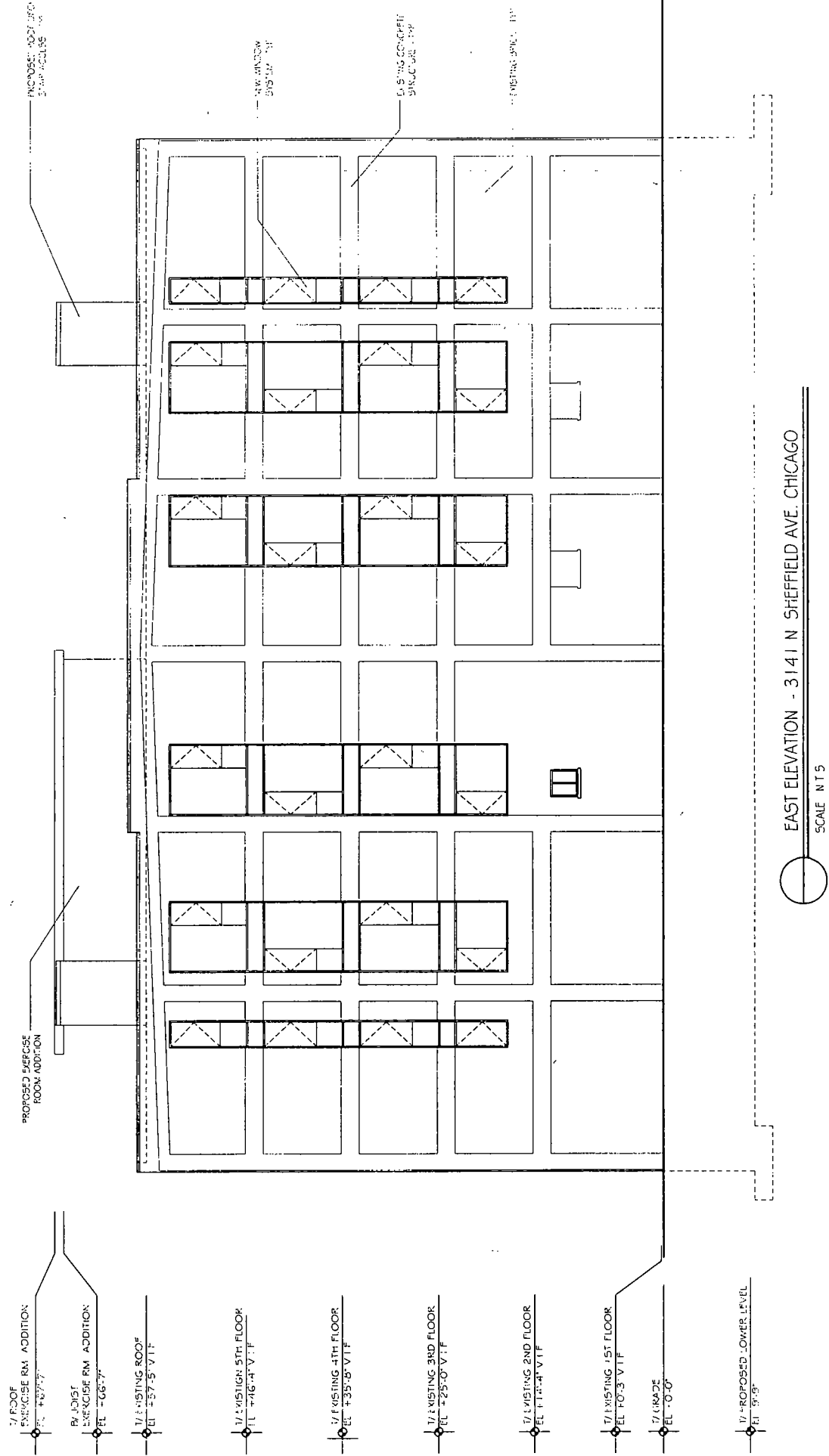
SCALE IN TS

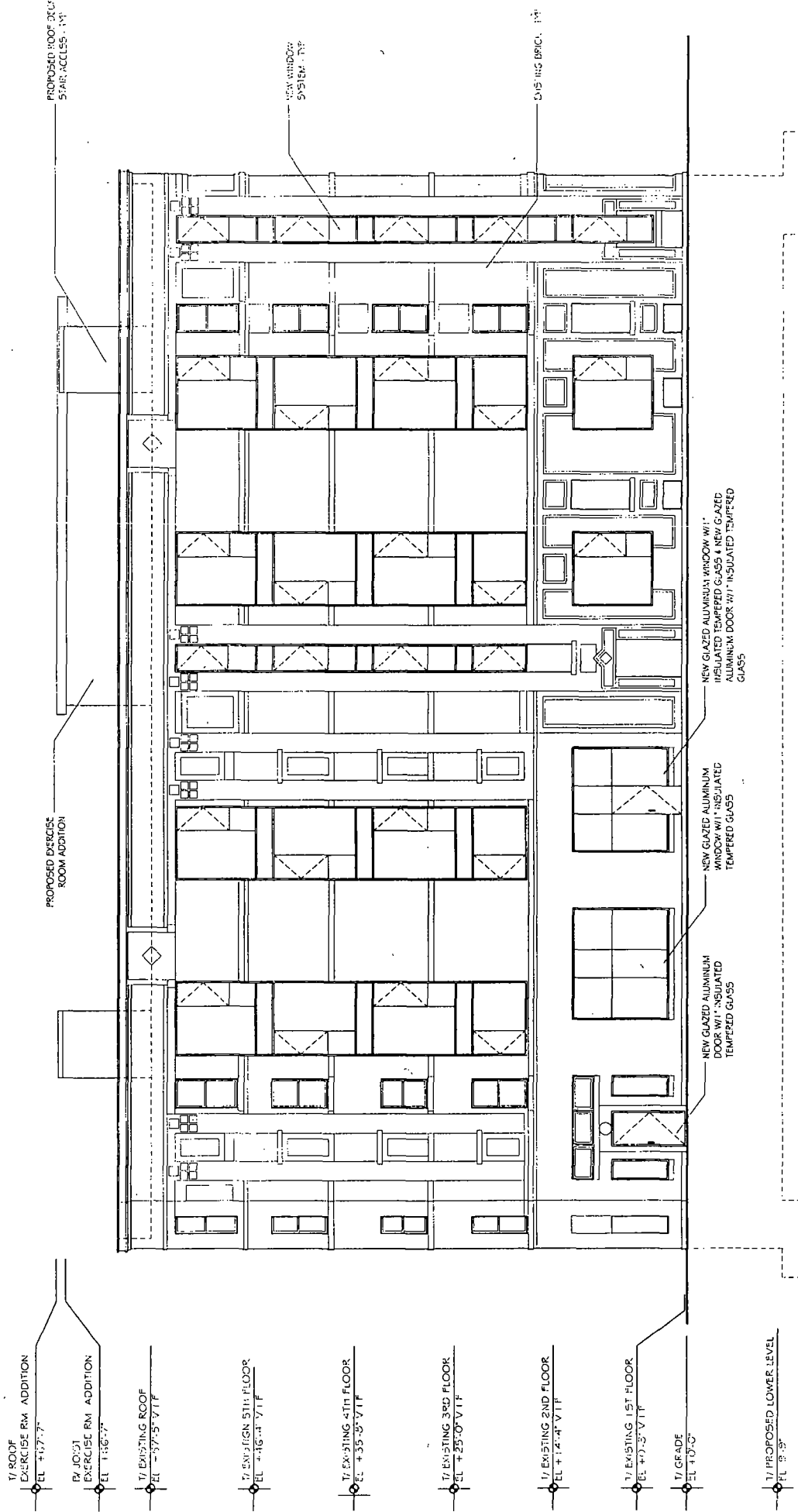
Final for Publication



SOUTH ELEVATION - 3141 N. SHEFFIELD AVE CHICAGO

SCALE N.T.S.





WEST ELEVATION - 3141 N. SHEFFIELD AVE., CHICAGO

SCALE N.T.S.