



Office of the City Clerk

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Legislation Details (With Text)

File #: O2023-1328
Type: Ordinance **Status:** Passed
File created: 3/15/2023 **In control:** City Council
Final action: 5/24/2023
Title: Zoning Reclassification Map No. 13-L at 5415 W Higgins Ave - App No. 22145T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-L
Attachments: 1. O2023-1328 (V1).pdf, 2. O2023-1328.pdf

Date	Ver.	Action By	Action	Result
5/24/2023	1	City Council	Passed	Pass
5/9/2023	1	Committee on Zoning, Landmarks and Building Standards		
3/15/2023	1	City Council	Referred	

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 U A ST\2009 4 6604.3

NARRATIVE AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: Chicago Art Center dba Ed Paschke Art Center Property Location: 5415 VV. Higgins

Avenue Proposed Zoning: H3-3 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 % feet
- (f) Off-street Loading: 0

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