



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2020-3883
Type: Ordinance **Status:** Passed
File created: 7/22/2020 **In control:** City Council
Final action: 9/9/2020
Title: Zoning Reclassification Map No. 9-H at 3419-3421 N Paulina St - App No. 20459T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-H
Attachments: 1. O2020-3883.pdf, 2. SO2020-3883.pdf

Date	Ver.	Action By	Action	Result
9/9/2020	1	City Council	Passed as Substitute	Pass
9/8/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2020	1	City Council	Referred	

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 be amended by changing all the RS-3 Residential Single-Unit (Detached House) District and BI-2 Neighborhood Shopping District symbols and indications as shown on Map No.9-H in the area bounded by

a line 225 feet north of and parallel to West Roscoe Avenue; the alley next east of and parallel to North Paulina Street; a line 175 feet north of and parallel to West Roscoe Street; and North Paulina Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3419-3421 North Paulina Street

FINAL FCrt PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative & Plans

3419-3421 North Paulina Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 6,250 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new four-story multi-unit residential building, with attached garage, at the subject property, which such site is split-zoned. To accommodate for the new development, the Applicant intends to raze the existing non-conforming structures, which presently occupy the site. The proposed new four-story building will contain a total of fourteen (14) dwelling units, located on and between the 1st thru 4th Floors. The 1st Floor will also feature a residential lobby. Because the subject property is located within 1,320 linear feet of the entrance to the Paulina CTA Rail Station, it qualifies as a Transit-Served Location, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B] As such, the Applicant will be providing off-street parking for a total of four (4) vehicles - a 75% reduction, which such parking will be located in an attached garage, at the rear of the 1st Floor. The proposed new building will be masonry in construction and will measure 48 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 17,957 square feet (2.9 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 14 dwelling units (446 sf per unit)
- C) The amount of off-street parking: 4 vehicular parking spaces; 14 bicycle parking spaces

**The subject property is located less than 1,320 linear feet from the entrance to the Paulina CTA Rail Station - therefore, the Applicant qualifies for a reduction (75%) in the amount of required off-street parking, pursuant to Sec. 17-10-0102-B of the Zoning Ordinance.*

- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 23 feet-0 inches
 - c. Side Setbacks: North: 4 feet-0 inches South: 0 feet-0 inches
- (E) Building Height: 48 feet-0 inches

NORTH PAULINA STREET

60.0' "

i6'-0" PUBLIC ALLEY

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