



# Office of the City Clerk

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## Legislation Text

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File #: SO2020-3883, Version: 1

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### 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 1<sup>st</sup> thru 4<sup>th</sup> Floors. The 1<sup>st</sup> 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 1<sup>st</sup> 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' "

16'-0" PUBLIC ALLEY

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