



# Office of the City Clerk

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## Legislation Text

File #: SO2021-3930, Version: 1

### ORDINANCE

#### ***BE IT ORDAINED BY THE CITYCOUNCIL OF THE CTTY OF CHICAGO:***

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached House) District and Cl-2, Neighborhood Commercial District symbols and indications as shown on Map No. 9-H in the area bounded by

The alley next north of and parallel to West Addison Street; a line 124.50 feet east of and parallel to North Ravenswood Avenue; West Addison Street; and North Ravenswood 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.

Address: 1744 to 1754 West Addison Street; 3601 to 3613 North Ravenswood Avenue, Chicago, Illinois

## Final for Publication

17-13-0303-C(1) SUBSTITUTE NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 1744 TO 1754 WEST ADDISON STREET; 3601 TO 3613 NORTH RAVENSWOOD AVENUE, CHICAGO, ILLINOIS

ZONING: B3-3 COMMUNITY SHOPPING DISTRICT, TYPE 1.

LOT AREA: 15,562.5 SQ. FT.

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH TWO MULTI-UNIT RESIDENTIAL BUILDINGS AND A SINGLE STORY COMMERCIAL/RETAIL BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP THE PROPERTY TO DEVELOP. A 70' TALL, MIXED-USE, TRANSIT ORIENTED DEVELOPMENT WITH 52 DWELLING UNITS (INCLUDING TWO BUSINESS LIVE WORK UNITS WITH APPROXIMATELY 400 TOTAL SQUARE FEET OF WORK SPACE ON THE GROUND FLOOR WHICH REQUIRES A SPECIAL USE PURSUANT TO 17-3-0207-TT AND 17-13-0900 OF THE CHICAGO ZONING ORDINANCE), APPROXIMATELY 5,800 SQUARE FEET OF GROUND FLOOR COMMERCIAL/RETAIL SPACE AND 12 OFF-STREET PARKING SPACES.

A) FLOOR AREA RATIO: 3.65 (3.0 BASE FAR PLUS 0.65 FAR PURSUANT TO SECTION 17-3-0403-C). TOTAL FLOOR AREA IS 56,803 SQUARE FEET

- B) MINIMUM LOT AREA: 6 EFFICIENCIES UNITS X 200 SQUARE FEET (1,200 SQUARE FEET) AND 46 STANDARD UNITS X 300 SQUARE FEET (13,800) FOR 15,000 SQUARE FEET OF MLA UTILIZED ALL PURSUANT TO SECTION 17-3-0402-B
- C) THE AMOUNT OF OFF-STREET PARKING: 12. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION
- D) SETBACKS:
- A. FRONT SETBACK: 0 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO SECTION 17-13-1101
  - B. REAR SETBACK: 0 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO SECTION 17-13-1101
  - C. SIDE SETBACKS: 0 FEET, 0 INCHES (WEST) AND 4 FEET, 6 INCHES (EAST)
  - D. BUILDING HEIGHT: 70 FEET
  - E. NUMBER OF OFF-STREET LOADING BERTHS: 1 10' X 25'