



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2018-3788
Type: Ordinance **Status:** Passed
File created: 4/18/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 9-G at 3404-3412 N Sheffield Ave - App No. 19641T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. O2018-3788.pdf, 2. SO2018-3788.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/18/2018	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, Chicago Zoning Ordinance, is amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by:

A line 120.5 feet north of and parallel with the north right-of-way line of West Roscoe Street;

North Sheffield Avenue;

a line 59.72 north of and parallel with West Roscoe Street as measured along the west line of North Sheffield Avenue (within North Sheffield Avenue);

a line 20.00 feet northeasterly and parallel with the north right-of-way line of the Chicago Transit Authority rail line;

to those of a B3-3 Community Shopping District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

FINAL FOR PUBLICATION

Common Address(es): 3404-3412 North Sheffield Avenue

Substitute Narrative and Plans 3404-3412 North Sheffield Avenue

The Applicant seeks a zoning change from B3-2 to B3-3.

The Applicant is modifying an existing mixed-use building to address a site area reduction caused by an eminent domain proceeding.

The modified building will be a mixed-use, 3-story building with first floor commercial space(s) and two dwelling units

Lot Area:	3,143 square feet
Floor Area Ratio:	2.98
Dwelling Units:	2
Minimum Lot Area Per Dwelling Unit:	1,500 square feet
Off-Street Parking:	0 parking spaces
Front Setback:	0 feet 0 inches
Side Setback (North Side Yard):	0 feet 0 inches
Side Setback (South Side Yard):	0 feet 0 inches
Rear Setback:	0 feet 0 inches*
Building Height: (Per § 17-17-0311 and excluding allowable rooftop features).	33 feet 11 inches

*Existing nonconforming development.

FINAL FOR PUBLICATION

5/15/2018

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