# Office of the City Clerk

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## Legislation Details (With Text)

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|---|---|---|---|---|
| **File #:** | SO2018-4961 | | | |
| **Type:** | Ordinance | **Status:** | Passed | |
| **File created:** | 6/27/2018 | **In control:** | City Council | |
| | | **Final action:** | 9/20/2018 | |
| **Title:** | Zoning Reclassification Map No. 9-G at 1048-1050 W Cornelia Ave - App No. 19702T1 | | | |
| **Sponsors:** | Misc. Transmittal | | | |
| **Indexes:** | Map No. 9-G | | | |
| **Attachments:** | 1. O2018-4961.pdf, 2. SO2018-4961.pdf | | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 9/20/2018 | 1 | City Council | Passed as Substitute | Pass |
| 8/30/2018 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 8/30/2018 | 1 | Committee on Zoning, Landmarks and Building Standards | Substituted in Committee | |
| 6/27/2018 | 1 | City Council | Referred | |

# ORDINANCE

*BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:*

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by

> the alley next west of and parallel to North Clark Street; West Cornelia Avenue; and the
> alley next east of and parallel to North Seminary Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

1048-1050 West Cornelia Avenue

*17-13-0303-C (1) Substitute Narrative Zoning Analysis and Substitute Plans ʄ'nC pn-^*

   1048-1050 West Cornelia Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District (TOD) Lot Area:

2,724 square feet

Proposed Land Use:   The Applicant is seeking a zoning change in order to permit the construction of a new four-story multi-unit residential building," at the subject property. The existing two-story (frame) residential building will be razed. The new proposed building will contain a total of nine (9) dwelling units - between the 2nd and 4th Floors. The subject property is located less than 1,320 linear feet from the entrance to the Addison CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of seven (7) vehicles, located within the 1st Floor of the new building, with access off of the Public Alley (east). The new building will be masonry in construction and measure 49 feet-0inches in height.

A)    The Project's Floor Area Ratio: 8,580 square feet (3.1 FAR)
      *The subject site is located within 1,320 linear feet of the entrance to the Addison CTA Station, and the Applicant is providing less than one parking space per dwelling unit - therefore, allowing for an increase in the maximum allowable FAR from 3.0 up to 3.5, pursuant to the Transit Oriented Development (TOD) Ordinance.*

B)  *The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (300 square feet) *The subject site is located within 1,320 linear feet of the entrance to the Addison CTA Station, and the Applicant is providing less than 1 parking space per dwelling unit -therefore, allowing for a reduction in the allowable MLA up to 300 square feet per unit, pursuant to the Transit Oriented Development (TOD) Ordinance.*

(C)    The amount of off-street parking: 7 vehicular parking spaces
                   *7 bicycle parking spaces * The subject site is located within 1,320 linear feet of the entrance to the Addison CTA Station, and-therefore, the Applicant is seeking a 20% reduction in the required onsite parking, pursuant to the Transit Oriented Development (TOD) Ordinance.*

(D) Setbacks:

                   a.    Front Setback: 0 feet-0 inches

            b.    Rear Setback: 0 feet-0 inches
                  *TJie Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*

                                          PAGE 1 of 2

c. Side Setbacks:

North: 0 feet-0 inches

South: 0 feet-0 inches

*The Applicant will seek any necessary administrative relief to reduce the required side setbacks.*

Building Height:

43 feet-0 inches

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