

## Legislation Details (With Text)

File #:	O20	19-5523					
Туре:	Ordi	nance	Status:	Passed			
File created:	7/24	/2019	In control:	City Council			
			Final action:	9/18/2019			
Title:	Zoning Reclassification Map No. 3-H at 1248 N Paulina St - App No. 20076T1						
C	Misc. Transmittal						
Sponsors:	IVIISC						
Sponsors: Indexes:		No. 3-H					
•	Мар		19-5523.pdf				
Indexes:	Мар	No. 3-H	19-5523.pdf Act	ion	Result		
Indexes: Attachments:	Мар 1. О	No. 3-H 2019-5523.pdf (V1), 2. O20	Act	ion	Result Pass		
Indexes: Attachments: Date	Мар 1. О <b>Ver</b> .	No. 3-H 2019-5523.pdf (V1), 2. O20 Action By	Act Pa				

## **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, is hereby

amended by changing all B3-2 Community Shopping District symbols and indications as shown on

Map No. 3-H in the area bounded by

The public alley next north and parallel to North Paulina Street; Moorman Street; North Paulina Street; a line 24 feet west of and parallel to Moorman 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:

## PROJECT NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT 1248 NORTH PAULINA STREET

B2-3 Neighborhood Mixed-Use District

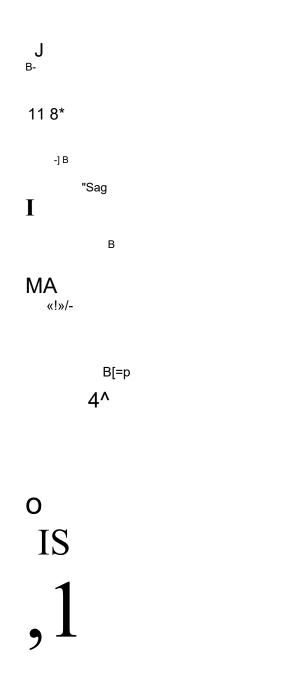
The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for ground floor residential in an existing 2 story building with a proposed third story addition. The building will have 3 residential dwelling units and 2 parking spaces. The property is located in a Transit Oriented District. There will be no commercial space. The building height is 40 feet.

	EXISTING	PROPOSED
Lot Area	2,400 square feet	2,400 square feet
MLA	800 square feet	800 square feet
Parking	2 parking spaces*	2 parking spaces*
Rear Setback	30 feet	30 feet
South Setback	0	0
North Setback	0	0
Front Setback	0	0
FAR	1.56	2.16
Building Square Footage	3,763 square feet	5,161 square feet
Building Height	28'3" feet	40 feet

\*The property is located within 1,320 feet of the Chicago and Bishop Route 66 Bus StopTOD

## File #: O2019-5523, Version: 1

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