



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2020-6217  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/16/2020 **In control:** City Council  
**Final action:** 1/27/2021  
**Title:** Zoning Reclassification Map No. 9-H at 3437 N Paulina St - App No. 20583T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-H  
**Attachments:** 1. O2020-6217 (V1).pdf, 2. O2020-6217.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	1	City Council	Referred	

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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, is hereby amended by changing RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-H in the area bounded by

North Paulina Street; a line 225 feet south of and parallel to West Cornelia Avenue; the alley east of and parallel to North Paulina Street; a line 250 feet south of and parallel to West Cornelia Avenue

to those of a RM 5 Residential Multi-Unit District.

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

Common Address of Property:

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## PROJECT NARRATIVE AND PLANS

### TYPE 1 ZONING AMENDMENT 3437

#### North Paulina

##### RM 5 Residential Multi-Unit District

The Applicant seeks a zoning map amendment to allow for the property owner to add a dwelling unit at the garden level in the front building. The exterior of the building will remain unchanged, including its height, massing, and scale. The property is a transit served location sitting in close proximity to the Paulina Brown Line CTA station. There is not parking in the existing building and no additional parking will be provided. There will be no commercial space.

	FRONT BUILDING	REAR BUILDING
Lot Area	3,125 SF	3,125 SF
MLA	520.83	520.83
Parking	0*	0*
Rear Setback	2 Feet (existing)	2 Feet (existing)
South Setback	3.5 feet (existing)	.21 (existing)
North Setback	0 feet (existing)	.22 (existing)
Front Setback	8.09 feet (existing)	8.09 (existing)
FAR	1.66	1.66
Building Height	35'9" (existing)	30' (existing)

##### Transit Served Location

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