



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-4070
Type: Ordinance
Status: Passed
File created: 9/14/2021
In control: City Council
Final action: 10/14/2021
Title: Zoning Reclassification Map No. 5-H at 1954-1958 W North Ave - App No. 20837T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-H
Attachments: 1. O2021-4070.pdf, 2. SO2021-4070.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed as Substitute	Pass
10/12/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED B Y THE CITY CO UNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the CI-3 Neighborhood Commercial) District symbols and indications as shown on Map No. 5-H in the area bounded by

The alley next north of and parallel to West North Avenue; a line 52.23 feet east of and parallel to North Damen Avenue; West North Avenue; and North Damen Avenue,

to those of a CI-3 Neighborhood Commercial District.

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

1954-1958 West North Avenue

17-13-0303-C(l) Substitute Narrative & Plans - 1954-1958 W. North Ave, Chicago, IL

Proposed Zoning: CI-3 Neighborhood Commercial District

4,178 square feet

The Applicant is proposing an adaptive reuse and additions to the existing three and four-story multi-unit building. The building will contain approximately 2,910 sq. ft. of retail space at grade and a total of nine (9) residential units above. The building will measure approximately 56 ft.-9 inches in height measured to the rooftop terrace, and approximately 63 ft.-6 inches in height measured to the top of the elevator override. The subject property is a contributing building in the Milwaukee Avenue Historic District. The subject property is also a Transit Served Location because it is located within approximately 250 ft. of the Damen Ave. CTA Station. Off-street parking is not currently provided at the subject property. No new off-street parking will be provided for this project.

- A) The Project's Floor Area Ratio: 14,623 square feet (3.5 FAR)*
- B) The Project's Density (Minimum Lot Area Per D.U.): 464.22 square feet per D.U.
(9 dwelling units proposed)
- C) The amount of off-street parking: 0 vehicular parking spaces**
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches***
 - c. Side Setbacks:

West:	0	feet-0	inches	East:	0	feet-0
			inches			
- (E) Building Height: 63 ft.-6 inches

*Note: The proposed FAR is permitted per the Transit Oriented Development Ordinance.

**Note: The subject property is a Contributing Building in the North Avenue Historic District. No new off-street parking is required for the establishment of residential units. Additionally, the subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the Transit-Oriented Development Ordinance.

***Note: The Applicant will seek a Variation, if necessary, to permit the proposed building addition.

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