



Office of the City Clerk

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Legislation Text

File #: SO2015-6417, Version: 1

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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.1-G in the area bounded by

West Chicago Avenue; a line 117.09 feet east of and parallel to North Ada Street; the alley next south of and parallel to West Chicago Avenue; the alley next east of and parallel to North Ada Street; a line 317.97 feet south of and parallel to West Chicago Avenue; and North Ada Street,

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.

Common address of property: 739 North Ada Street

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE & PLANS

739 North Ada Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

- Lot Area:-33,888 sq; ft. (Total Lot Area) - -

Proposed Land Use: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building and to permit the construction of a new four-story mixed-use building - for a total of two buildings, at the subject site.

There will be no physical expansion to the footprint of the existing school building. However, the plan does call for certain interior renovations, in order to convert the existing class rooms into (residential) dwelling units. Upon completion of such renovations, the building will contain a total of thirty-four (34) dwelling units -between the 1st thru 4th Floors. There will also be a total of thirteen (13) parking spaces, located onsite - which will be solely designated for use with the existing building. The existing (school) building is masonry in construction and

measures approximately 63'-4" in height.

As part of the plan, the Applicant also intends to erect a new five-story, mixed-use building, at the north end of the site - which is currently vacant. The proposed new building will contain commercial-retail space - at grade level, and twenty-four (24) dwelling units - between the 2nd thru 5th Floors. The new building will also contain interior parking for seventeen (17) vehicles, at grade level, in addition to seven (7) outdoor parking spaces, located at rear of the building - for a total of twenty-four (24) onsite parking spaces, designated to and for the new building. The proposed new building will be masonry in construction and measure 57'-10" in height.

(a) The Project's Floor Area Ratio:

100,115 square feet (2.95 FAR) - Entire Site

Conversion of Existing Building: 55,745 square feet

Proposed New Building: 44,370 square feet

(b) The Project's Density (Lot Area Per Dwelling Unit): 58 Dwelling Units - Entire Site

Conversion of Existing Building: 34 Dwelling Units

Proposed New Building: 24 Dwelling Units

Page 1 of 3

The amount of off-street parking: 37 Parking
Spaces - Entire Site

Conversion of Existing Building: 13 Parking Spaces

*.***7V^To parking is-required for -the conversion -of-the existing-building
because it. is a historical building.*

Proposed New Building: 24 Parking Spaces

(d) Setbacks - Entire Site:

a. Front Setback: 0'-0"

b. Rear Setback: 3'-0"

c. Side Setbacks:

North: 40'-1" South: 0'-0"

Setbacks - Conversion of Existing Building:

- a. Front Setback: 0'-0"
- b. Rear Setback: 8'-1"
- c. Side Setbacks: C\UM* \^
North: 0'-0" South: 0'-0"

Setbacks - Conversion of Existing Building:

- a. Front Setback: 0'-0"
- b. Rear Setback: 3'-0"
- c. Side Setbacks:
North: 0'-0" South: 40'-1"

****77?e Applicani will be seeking Variations with the Zoning Board of Appeals to bring the existing and proposed setbacks into compliance under the Zoning Code.*

Page 2 of 3

Conversion of Existing Building: 63'-4"

Proposed New Building: 47'-1.0"
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