



Office of the City Clerk

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Legislation Text

File #: SO2015-6420, Version: 1

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

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.13-H in the area bounded by

West Farragut Avenue; North Ashland Avenue; West Foster Avenue; a line 356 feet west of and parallel to North Ashland Avenue; the alley next north of and parallel to West Foster Avenue; and the alley next west of and parallel to North Ashland Avenue,

to those of a B3-3 Community Shopping 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:

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE AND PLANS
5200 North Ashland Avenue, Chicago, Illinois

Proposed	Zoning:	B3-3	Community	Shopping	District	Lot	Area:
71,165 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 a mixed-use building. There will be no physical expansion of the existing four-story school building, rather all of the proposed work will be performed to and within the interior of the building. The newly converted building will contain a community theatre (auditorium) - located on and between a portion of the 1st thru 2nd Floors (30,991 SF), and forty-nine (49) dwelling units - located on and between the 2nd thru 4th Floors.. The plan also calls for the establishment of ninety-three (93) standard parking spaces and five (5) "accessible" parking spaces - located onsite (but, outside of the building). The existing building is and will remain masonry in construction and measures approximately 57'-6" in height.

- a) The Project's Floor Area Ratio:
72,090 square feet (1.01 FAR) •
- b) The Project's Density (Lot Area Per Dwelling Unit):
49 Dwelling Units
- c) The amount of off-street parking:
98 Parking Spaces

(d) Setbacks:

- a. Front Setback: 2'-9"
- b. Rear Setback: 24'-6"
- c. Side Setbacks:
North: 2'-7" South: 3'-2"

d. Rear Yard Open Space: 0 square feet

**The Applicant will be seeking Variations with the Zoning Board of Appeals to bring the existing setbacks into compliance under the Zoning Code.*

- (e) Building Height: 57'-6"

***17-13-0303-C(2) Plans Attached.**

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