



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2017-2213, 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, Chicago Zoning Ordinance, is amended by changing all the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 15-G in the area bounded by:

The alley next northeast of and parallel to North Ridge Avenue;

A line 93.75 southeast of North Wayne Avenue as measured along North Ridge Avenue, and perpendicular to North Ridge Avenue; North Ridge Avenue;

A line 6.25 southeast of North Wayne Avenue as measured along North Ridge Avenue, and perpendicular to North Ridge Avenue;

to those of B1-2 Neighborhood Shopping District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 5691-5697 North Ridge Avenue

1338.0001

SUBSTITUTE NARRATIVE AND PLANS

Re: 5691-5697 North Ridge Avenue

The Applicant seeks a change in zoning from RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B 1-2 Neighborhood Shopping District.

The applicant proposes to demolish a commercial building and to build a four story, 9 residential unit building with fifth floor access to rooftop for elevator and/ or stairs, ground floor retail or commercial space, and 9 parking spaces. The total square footage is approximately 21,102 square feet, including approximately 3,900 square feet of retail or commercial space.

Site Area:	10, 938 square feet
Maximum Floor Area Ratio:	2.0
Minimum Lot Area Per Dwelling Unit:	1,200 square feet (9 dwelling units)
Off-Street Parking:	9 parking spaces
Front Setback (Ridge Avenue.):	8 feet 0 inches
Side Setback (northwest):	9 feet 0 inches
Side Setback (southeast):	4 feet 2 3/8 inches*
Rear Setback (alley):	3 feet 6 inches (to garage) 30 feet 0 inches (to residential floors)
Building Height (per §17-17-0311, and excluding allowable rooftop features):	48 feet 0 inches
*will seek Administrative Adjustment for a uction rec	

1338.0001 5-1-2017

FINAL FOR PUBLICATION