



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2018-3788, Version: 1

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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, Chicago Zoning Ordinance, is amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by:

A line 120.5 feet north of and parallel with the north right-of-way line of West Roscoe Street;

North Sheffield Avenue;

a line 59.72 north of and parallel with West Roscoe Street as measured along the west line of North Sheffield Avenue (within North Sheffield Avenue);

a line 20.00 feet northeasterly and parallel with the north right-of-way line of the Chicago Transit Authority rail line;

to those of a B3-3 Community Shopping District, which is hereby established in the area described.

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

## **FINAL FOR PUBLICATION**

Common Address(es): 3404-3412 North Sheffield Avenue

## Substitute Narrative and Plans 3404-3412 North Sheffield Avenue

The Applicant seeks a zoning change from B3-2 to B3-3.

The Applicant is modifying an existing mixed-use building to address a site area reduction caused by an eminent domain proceeding.

The modified building will be a mixed-use, 3-story building with first floor commercial space(s) and two dwelling units

Lot Area:	3,143 square feet
Floor Area Ratio:	2.98
Dwelling Units:	2
Minimum Lot Area Per Dwelling Unit:	1,500 square feet
Off-Street Parking:	0 parking spaces
Front Setback:	0 feet 0 inches
Side Setback (North Side Yard):	0 feet 0 inches
Side Setback (South Side Yard):	0 feet 0 inches
Rear Setback:	0 feet 0 inches*
Building Height: (Per § 17-17-0311 and excluding allowable rooftop features).	33 feet 11 inches

\*Existing nonconforming development.

# FINAL FOR PUBLICATION

5/15/2018

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