



# Office of the City Clerk

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## Legislation Text

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File #: SO2018-4961, Version: 1

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### ORDINANCE

#### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by

the alley next west of and parallel to North Clark Street; West Cornelia Avenue; and the alley next east of and parallel to North Seminary Avenue,

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.

1048-1050 West Cornelia Avenue

*17-13-0303-C (1) Substitute Narrative Zoning Analysis and Substitute Plans*

1048-1050 West Cornelia Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District (TOD) Lot Area:

2,724 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story multi-unit residential building," at the subject property. The existing two-story (frame) residential building will be razed. The new proposed building will contain a total of nine (9) dwelling units - between the 2<sup>nd</sup> and 4<sup>th</sup> Floors. The subject

property is located less than 1,320 linear feet from the entrance to the Addison CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of seven (7) vehicles, located within the 1<sup>st</sup> Floor of the new building, with access off of the Public Alley (east). The new building will be masonry in construction and measure 49 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 8,580 square feet (3.1 FAR)  
*\*The subject site is located within 1,320 linear feet of the entrance to the Addison CTA Station, and the Applicant is providing less than one parking space per dwelling unit - therefore, allowing for an increase in the maximum allowable FAR from 3.0 up to 3.5, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- B) The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (300 square feet) *\*The subject site is located within 1,320 linear feet of the entrance to the Addison CTA Station, and the Applicant is providing less than 1 parking space per dwelling unit -therefore, allowing for a reduction in the allowable MLA up to 300 square feet per unit, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (C) The amount of off-street parking: 7 vehicular parking spaces  
7 bicycle parking spaces *\* The subject site is located within 1,320 linear feet of the entrance to the Addison CTA Station, and-therefore, the Applicant is seeking a 20% reduction in the required onsite parking, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (D) Setbacks:
- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches  
*\*The Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*

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- c. Side Setbacks:
- North: 0 feet-0 inches
- South: 0 feet-0 inches  
*\* The Applicant will seek any necessary administrative relief to reduce the required side setbacks.*

Building Height:  
43 feet-0 inches

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