Office of the City Clerk

Legislation Text

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

File #: O2019-5523, **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 B3-2 Community Shopping District symbols and indications as shown on

Map No. 3-H in the area bounded by

> The public alley next north and parallel to North Paulina Street; Moorman Street; North Paulina Street; a line 24 feet west of and parallel to Moorman Street

to those of a B2-3 Neighborhood Mixed-Use District

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 1248

NORTH PAULINA STREET

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for ground floor residential in an existing 2 story building with a proposed third story addition. The building will have 3 residential dwelling units and 2 parking spaces. The property is located in a Transit Oriented District. There will be no commercial space. The building height is 40 feet.

	EXISTING	PROPOSED
Lot Area	2,400 square feet	2,400 square feet
MLA	800 square feet	800 square feet
Parking	2 parking spaces*	2 parking spaces*
Rear Setback	30 feet	30 feet
South Setback	0	0
North Setback	0	0
Front Setback	0	0
FAR	1.56	2.16
Building Square Footage	3,763 square feet	5,161 square feet
Building Height	28'3" feet	40 feet

*The property is located within 1,320 feet ofthe Chicago and Bishop Route 66 Bus StopTOD
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