



# Office of the City Clerk

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## Legislation Text

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File #: O2019-5551, 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, the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map No.3-F in the area bounded by

West North Avenue; a line 142.28 feet east of and parallel to North Hudson Avenue; the alley next south of and parallel to West North Avenue; and a line 100 feet east of and parallel to North Hudson Avenue,

to those of a C1-3 Neighborhood Commercial District and a corresponding use 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:

# Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis - 413-415 West North Ave., Chicago, IL Proposed

Zoning: C1-3 Neighborhood Commercial District Lot Area: 4,409 square feet

Proposed Land Use: The Applicant is seeking a zoning amendment in order to permit an arcade use within the ground floor retail space at the subject property. No changes are proposed to the existing building in terms of floor area, setbacks, or building height. The eight (8) established residential units will remain without change. The subject property is located within 200 linear feet of the Sedgwick CTA Station and so qualifies as a Transit Served Location. Pursuant to the Transit Served Location Ordinance, the building will continue to provide five (5) off-street parking spaces located at the rear of the subject lot, all of which will continue to serve exclusively the residential units at the subject site.

A) The Project's Floor Area Ratio: 8,106 square feet (1.83 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):  
8 dwelling units (551.125 square feet of lot area per dwelling unit)

C) The amount of off-street parking: 5 parking spaces (Transit Served Location)\*

D) Setbacks:  
a. Front Setback: 0 feet-0 inches  
b. Rear Setback: 28 feet-9 inches  
c. Side Setbacks:  
East: 0 feet-5/8 inch West: 0 feet-0 inches

E) *Building Height:* , j  
39 feet (existing/no change)

\*The Applicant will seek relief, by way of TOD request, for the parking requirement.

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