



# Office of the City Clerk

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## Legislation Text

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File #: O2019-8483, Version: 1

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# for Publication

## 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 of the B3-2, Community Shopping District symbols and indications as shown on Map No. 9-G in an area bound by

A line 100 feet south of and parallel to West Grace Street; the public alley next east of and parallel to North Sheffield Avenue; a line 125 feet south of and parallel to West Grace Street; And North Sheffield Avenue

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

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 3757 North Sheffield Avenue

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Tvdc-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS 3757 North

Sheffield Avenue - B3-2 to B2-^

The applicant wishes to construct a 4-story, 10 dwelling unit addition to a previously approved 4-story, 40 dwelling unit building (3763 North Sheffield Avenue) in order to combine the 2 zoning lots into 1 zoning lot. The reason for rezoning is to comply with density bulk requirements and establish a qualifying transit-served location to accommodate the Minimum Lot Area Reduction and the reduction in on-site parking 3 on-site parking stalls will be provided.

FAR	2.99
Building Area	9,000 Square Feet
Density (MLA)	300.3 Square Feet
Lot Area	3,003 Square Feet
Building Height	48 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	30 Feet 0 Inches
North Side Setback	0 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	3 Parking Stalls*

\*The applicant will seek relief, as necessary, for any additional required on-site parking

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