



# Office of the City Clerk

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

## Legislation Text

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**File #:** SO2020-4572, **Version:** 1

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### ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map 9-G in the area bounded by:

West Addison Street, North Reta Street, a line 100 feet south of and parallel to West Addison Street, and alley next west of and parallel to North Reta Street,

to those of B1-3 Neighborhood Shopping District.

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

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SUBSTITUTE NARRATIVE ZONING ANALYSIS TYPE I  
ZONING MAP AMENDMENT APPLICATION

Applicant: Lake View Lutheran Church  
Location: 835 West Addison, Chicago, Illinois  
Proposed Zoning: BI-3 Neighborhood Shopping District  
Lot Area: 12,030 square feet

Lake View Lutheran Church is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 835 West Addison, Chicago, Illinois from the RM-5 Residential Multi District to the BI-3 Neighborhood Shopping District in order to construct a six-story multi-unit mixed-use building containing 37 dwelling units, ground floor religious assembly space, and 12 vehicular parking spaces.

The site is bounded by West Addison Street to the north, North Reta Avenue to the east, a residential multi-unit property to the south, and the alley to the west.

The subject property consists of approximately 12,030 square feet of site area and is currently occupied by an existing 2-story religious assembly building. The Applicant proposes to demolish the existing structure and erect a six-story multi-unit mixed-use building containing 37 dwelling units, ground floor religious assembly space, and 12 vehicular parking spaces. The overall project FAR will be 3.01.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

- i. Lot area: 12,030 square feet
- iii. Total building area: 36,226 square feet
- iv. FAR: 3.01 (TSL FAR increase requested - all affordable units are provided on-site)

- (b) Density (Lot Area Per Dwelling Unit): 325.1 (37 dwelling units) (TSL MLA relief requested)

- c) Amount of off-street parking:\* 12 vehicular parking spaces (TSL parking reduction requested)  
bicycle parking spaces will be provided at a 1:1 ratio for each vehicular parking space that would otherwise be required

d) Setbacks:

- i. Front setback: 0 feet 10' provided to building (0' to canopy)
- ii. Side setback (east): 10 feet 0' to church- 6' to residential
- iii. Side setback (west): 2 feet
- iv. Rear setback:  
Floors without dwelling units: 25 feet  
Floors with dwelling units: 30 feet

- e) Building height: 69 feet

- (j) Off-street Loading: 1 (10'x25')

\* Religious Assembly space will seek a Special Use request.

Address: 835 West Addison Street, Chicago, Illinois

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