



Office of the City Clerk

City Hall
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Room 107
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Legislation Text

File #: SO2021-4070, 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 be amended by changing all the CI-3 Neighborhood Commercial) District symbols and indications as shown on Map No. 5-H in the area bounded by

The alley next north of and parallel to West North Avenue; a line 52.23 feet east of and parallel to North Damen Avenue; West North Avenue; and North Damen Avenue,

to those of a CI-3 Neighborhood Commercial District.

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

1954-1958 West North Avenue

17-13-0303-C(1) Substitute Narrative & Plans - 1954-1958 W. North Ave, Chicago, IL

Proposed Zoning: CI-3 Neighborhood Commercial District

4,178 square feet

The Applicant is proposing an adaptive reuse and additions to the existing three and four-story multi-unit building. The building will contain approximately 2,910 sq. ft. of retail space at grade and a total of nine (9) residential units above. The building will measure approximately 56 ft.-9 inches in height measured to the rooftop terrace, and approximately 63 ft.-6 inches in height measured to the top of the elevator override. The subject property is a contributing building in the Milwaukee Avenue Historic District. The subject property is also a Transit Served Location because it is located within approximately 250 ft. of the Damen Ave. CTA Station. Off-street parking is not currently provided at the subject property. No new off-street parking will be provided for this project.

A) The Project's Floor Area Ratio: 14,623 square feet (3.5 FAR)*

- B) The Project's Density (Minimum Lot Area Per D.U.): 464.22 square feet per D.U.
(9 dwelling units proposed)
- C) The amount of off-street parking: 0 vehicular parking spaces**
- D) Setbacks:
- a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches***
 - c. Side Setbacks:
 - West: 0 feet-0 inches East: 0 feet-0 inches
- (E) Building Height: 63 ft.-6 inches

*Note: The proposed FAR is permitted per the Transit Oriented Development Ordinance.

**Note: The subject property is a Contributing Building in the North Avenue Flistoric District. No new off-street parking is required for the establishment of residential units. Additionally, the subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the Transit-Oriented Development Ordinance.

***Note: The Applicant will seek a Variation, if necessary, to permit the proposed building addition.

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