

# Final 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 RS-3 Residential Single-Unit District, as shown on Map 17-G in the area bounded by

**North Newgard Avenue; a line 100 feet north of West Devon Avenue, the alley next east of and parallel to North Newgard Avenue, and a line 125 feet north of West Devon Avenue,**

to those of **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:      6411 North Newgard Avenue  
Chicago, Illinois 60626

## NARRATIVE AND PLANS FOR THE PROPOSED ZONING MAP AMENDMENT 6411 NORTH NEWGARD AVENUE

Proposed Zoning: B2-3 Neighborhood Mixed-Use District. The Application is for a Type 1 Map Amendment with Administrative Adjustment pursuant to Section 17-13-0303-D in order that the Applicant may construct a four (4) dwelling unit building with lower level. Three (3) garage parking spaces are planned, subject to an Administrative Adjustment under Section 17-13-1003-EE.

The footprint of the building shall approximately be 21.00 feet by 77.00 feet in size. The building height shall be 39 feet, as defined by City Code.

- A. **LOT AREA:** 3,076.2 SQUARE FEET
- B. **FLOOR AREA RATIO:** 1.6
- C. **BUILDING AREA:** 4,848 SQUARE FEET
- D. **DENSITY per DWELLING UNIT:** 769 SQUARE FEET.
- E. **OFF-STREET PARKING:** THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED. (SUBJECT TO AN ADMINISTRATIVE ADJUSTMENT (SECTION 17-13-1003-EE PURSUANT TO THIS TYPE 1 APPLICATION-ZONING MAP AMENDMENT 17-13-0300).
- F. **FRONT SETBACK:** 5 FEET
- G. **REAR SETBACK:** 30 FEET
- H. **SIDE SETBACK:** 1 FEET (SOUTH) 3 FEET (NORTH)
- I. **BUILDING HEIGHT:** 39 FEET

### **STATEMENT REGARDING 17-3-0308 SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS.**

The project is located within 1,777 feet of the CTA Loyola Red & Purple Line stop.

1. The project complies with the applicable standards of Section ~~17-10-0102-B~~. Applicant will provide 3 parking spaces for 4 dwelling units and will seek an Administrative Adjustment as required under 17-10-0102-B (1); Applicant will provide three bicycle parking spaces under 17-10-0102-B (2). The remainder of 17-10-0102-B is not applicable to this Project;

2. North Newgard Avenue is not designated as a Pedestrian Street. Therefore, the standards of Section ~~17-3-0504~~ are not applicable for this Project;

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission. The Project is located in the Service Employment District (SD) and will allow residents at the Project connections to district and facilitate their transfer among modes;

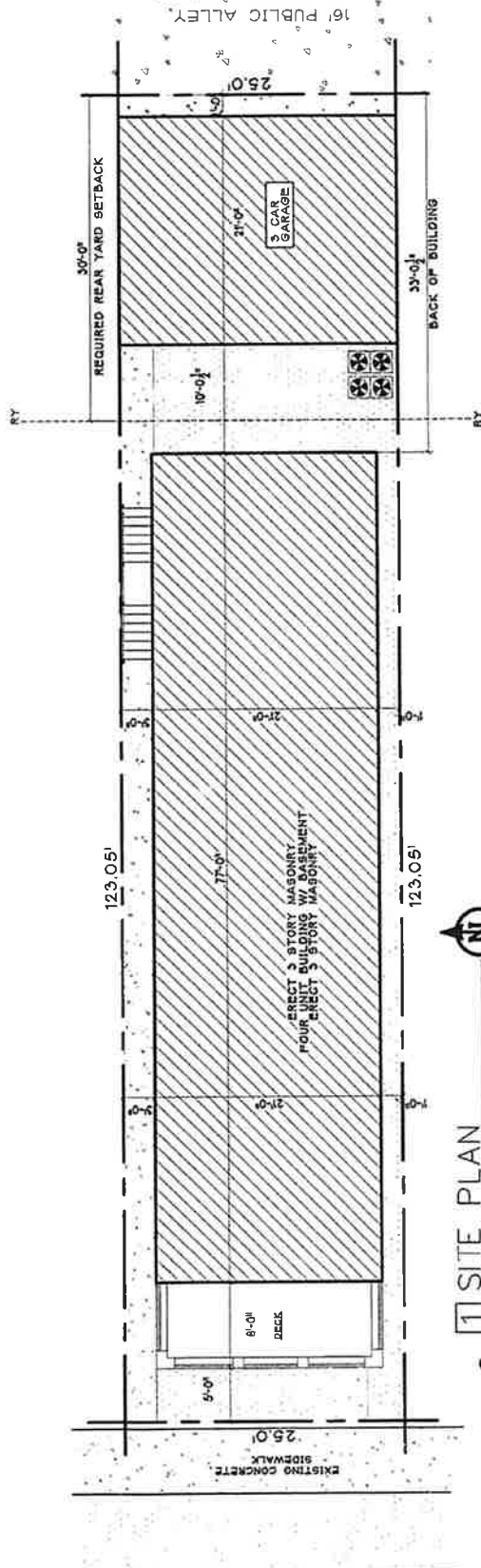
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio. Applicant will seek an Administrative Adjustment under Section 17-13-1003-EE for the increase from 2 off-street parking spaces to 3 spaces;

5. The City of Chicago's Travel Demand Study and Management Plan rules are not applicable since this Project contains less than 20 Dwelling Units and includes 4 dwelling units only.

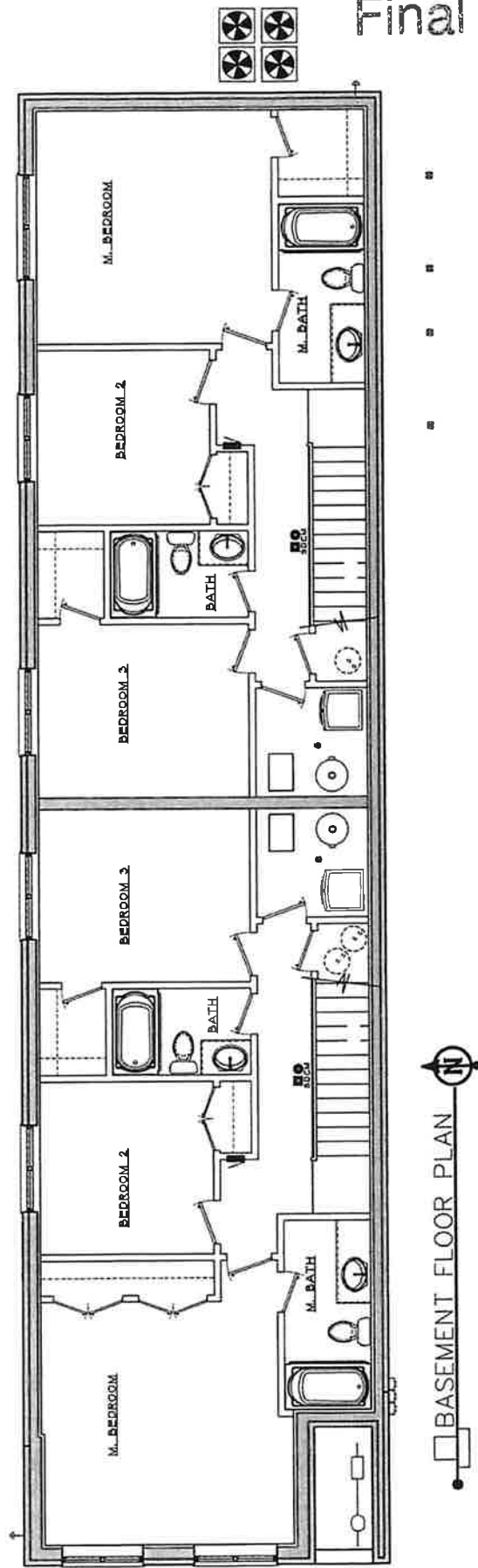
PROPOSED ZONING INFORMATION		
ZONING CLASSIFICATION	B2-3	140.88 SF / UNIT
LOT DIMENSIONS	25.0' X 123.06'	
LOT AREA	3,078.2 SQ. FT.	X 3.0 MAXIMUM BUILDABLE SQUARE FOOTAGE*
		9,228.6
		4,848

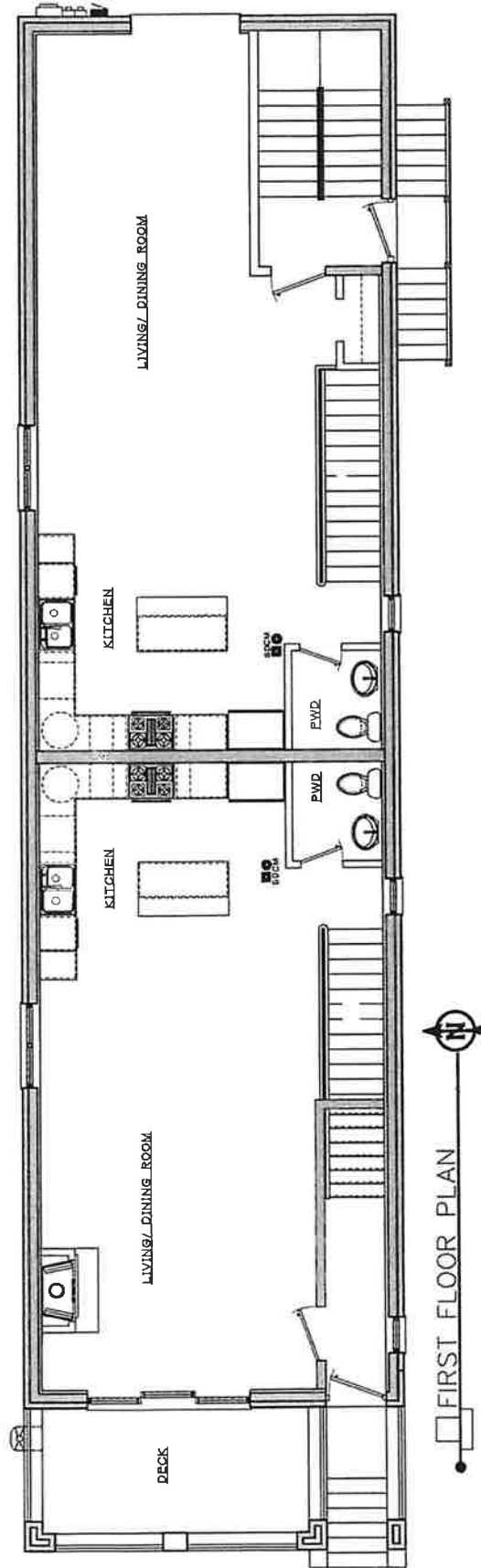
SQUARE FOOTAGE	
2ND FLOOR	1010
1ST FLOOR	1818
TOTAL	2828

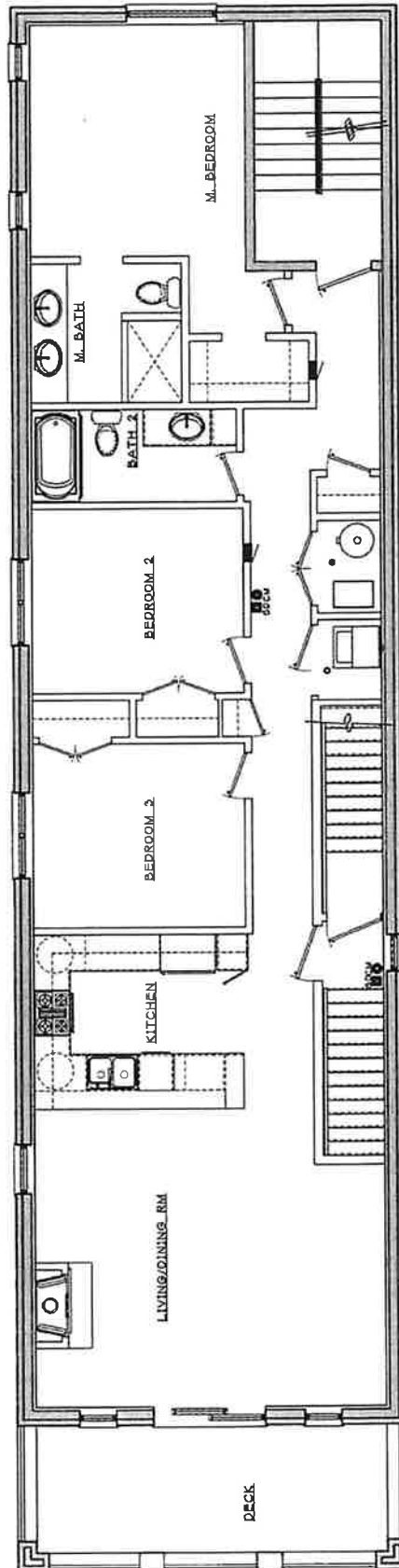
PROPOSED ZONING SET BACK INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT:	1/2 OF R-ZONED PROPERTY	0.0'	8'-0"
SIDE YARD SETBACK REQUIREMENT:	MAX. CONTAINED ON SETBACK ADJACENT TO R-ZONE ONLY	0.0' / 2'-6"	1'-0' / 3'-0"
REAR YARD SETBACK REQUIREMENT:	30% OF THE LOT DEPTH	30'-0"	33'-0"
MAXIMUM MEAN HEIGHT ALLOWED:	TO BOTTOM OF PLAT ROOF OR TO MID POINT OF RAFTERS	50'-0"	39'-0"
REAR YARD OPEN SPACE REQUIREMENT	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT:	NONE REQUIRED	0.0 SF	280.0 SQ. FT.



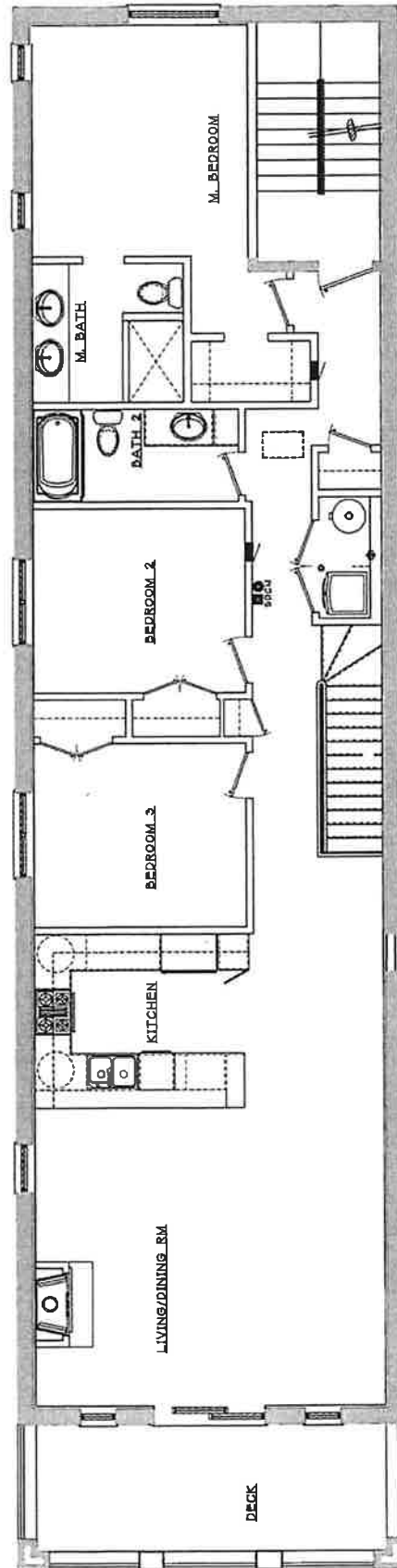
NORTH NEWGARD AVE





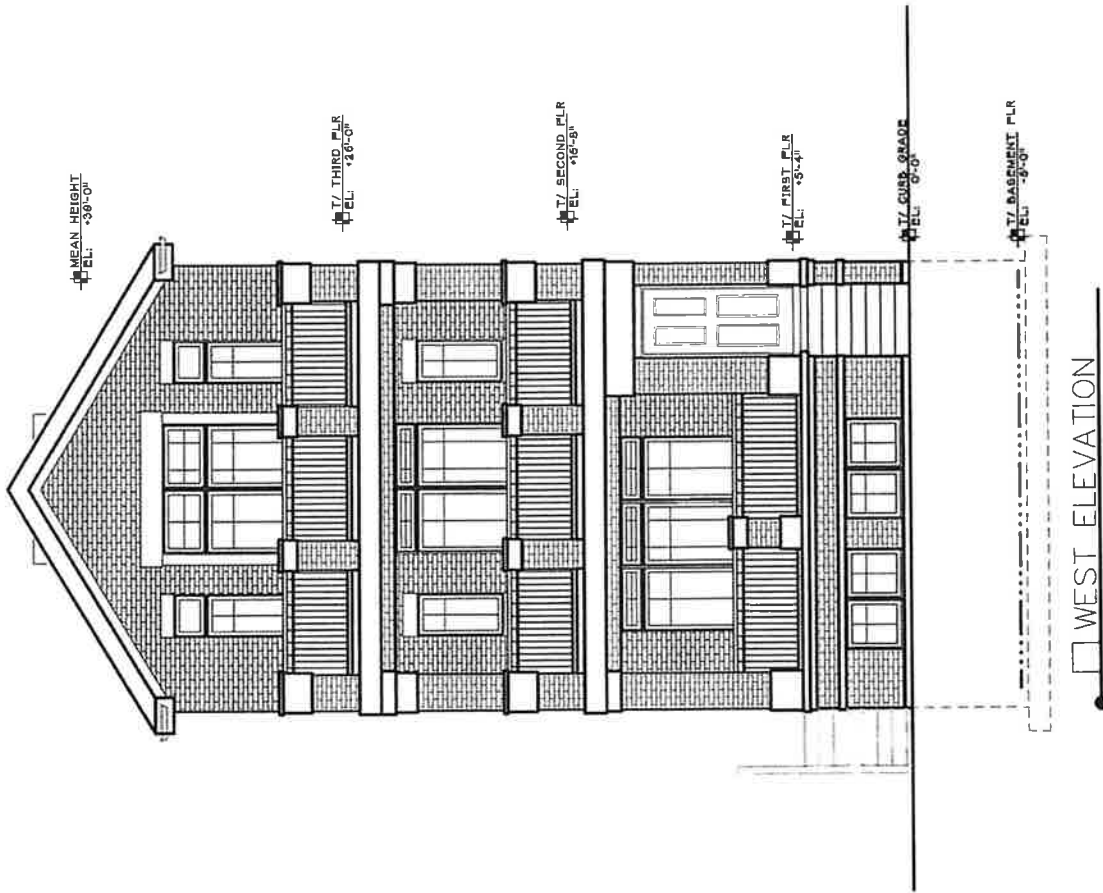


□ SECOND FLOOR PLAN

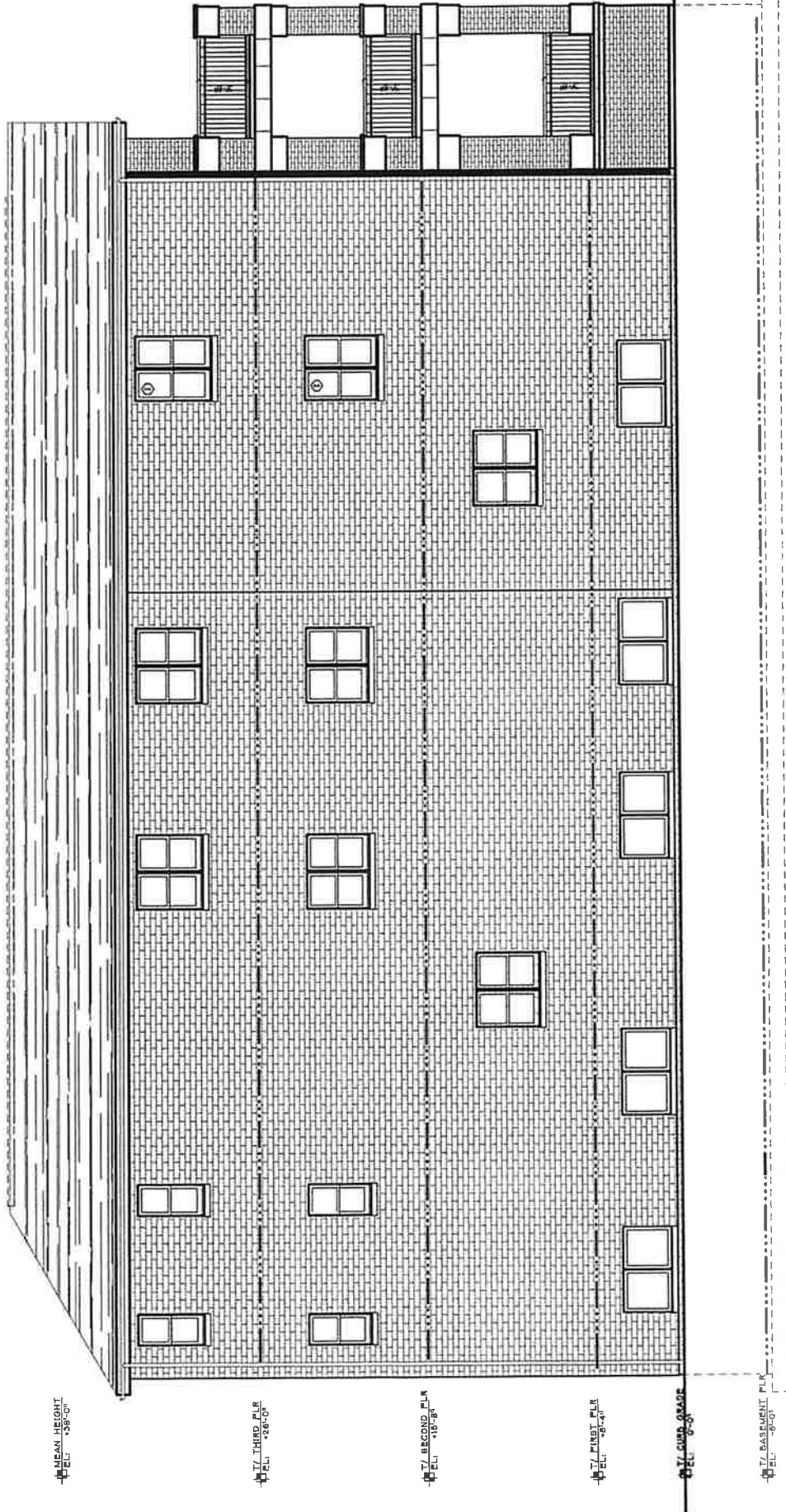


□ THIRD FLOOR PLAN









MEAN HEIGHT  
EL: +38'-0"

3<sup>RD</sup> FLOOR  
EL: +28'-0"

2<sup>ND</sup> FLOOR  
EL: +18'-0"

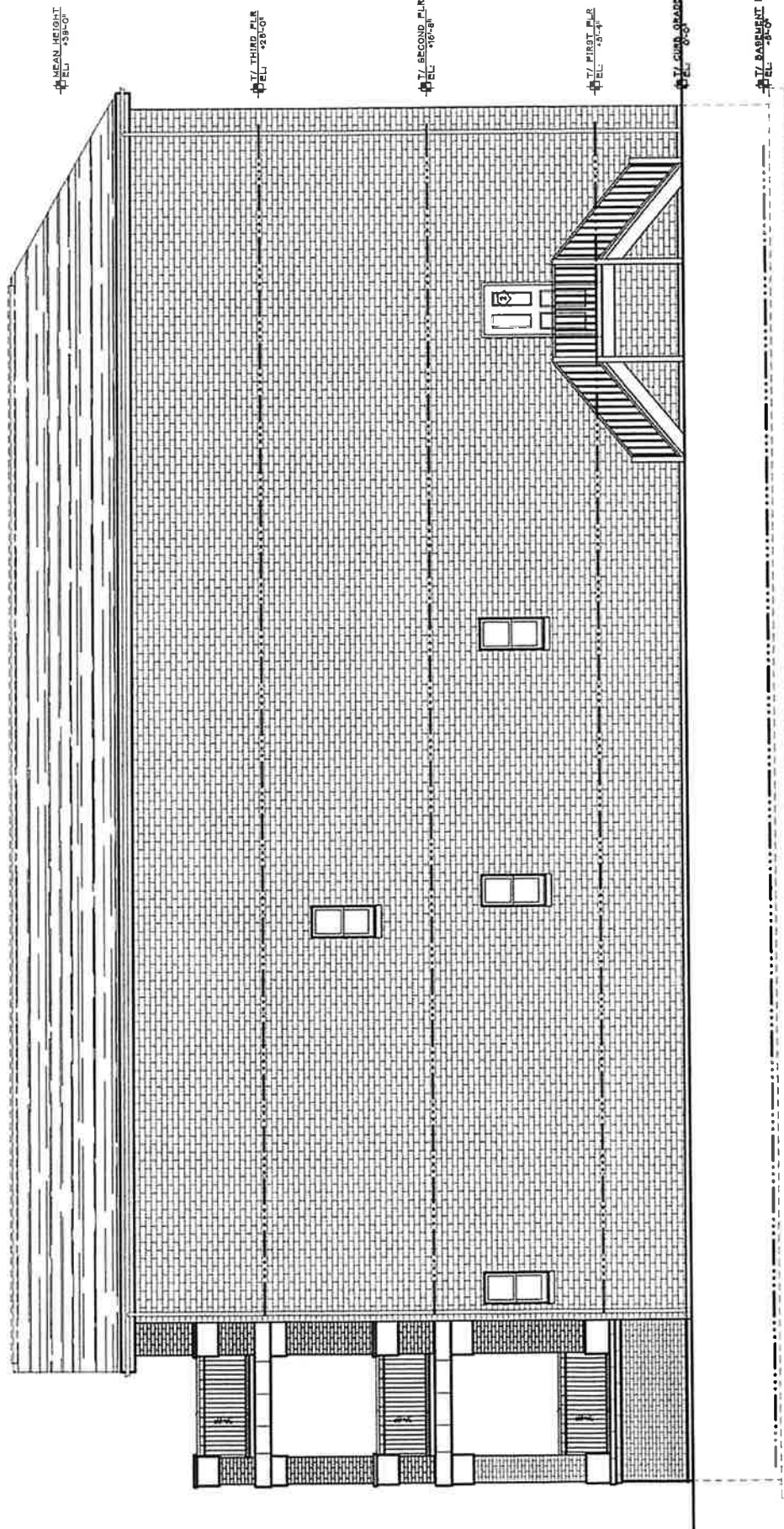
1<sup>ST</sup> FLOOR  
EL: +8'-4"

SUB-GRADE  
EL: 0'-0"

BASEMENT FLOOR  
EL: -8'-0"

□ NORTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"



□ SOUTH SIDE ELEVATION

