



City of Chicago



O2016-7311

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/5/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 11-H at 4053 N Leavitt St
and 2157-2159 W Belle Plaine Ave - App No. 18987T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#18987 T1
INT. NO. DATE:
OCT. 5, 2016

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 RS3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 11-H in an area bound by North Leavitt Street, West Belle Plaine Avenue, a line 24 feet East of and parallel to North Leavitt Street, the alley next South of and parallel to West Belle Plaine Avenue

to those of a RM-5.5 Residential Multi Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single Unit District symbols and indications as shown on Map No. 11-H in an area bound by West Belle Plaine Avenue; a line 48 feet East of and parallel to North Leavitt Street; the public alley next South of and parallel to West Belle Plaine Avenue; a line 24 feet East of and parallel to North Leavitt Street

to those of a RS3 Residential Single Unit (Detached House) District.

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Address of Property: 4053 North Leavitt Street/2157-59 West Belle Plaine Avenue, Chicago, IL 60618.

1890771

NARRATIVE

4053 N Leavitt Street/2157-59 W Belle Plaine Avenue

RS3 for 2157 West Belle Plaine Avenue

RM5.5 for 4053 North Leavitt Street/2159 West Belle Plaine Avenue

The applicant owns a 48'x120' lot with a 6 unit non-conforming building. The applicant seeks to change the zoning to make the existing 6 unit building conforming to allow the division of the lot and make 2 lots with the existing 6 dwelling unit building to remain at 4053 N Leavitt Street/2159 W Belle Plaine Avenue and build a new 2 story single family home at 2157 W Belle Plaine Avenue will be 30 feet in height. The existing 3 story building height approximately 37 feet no changes, with 2 existing parking spaces.

2157 West Belle Plaine Avenue RS3

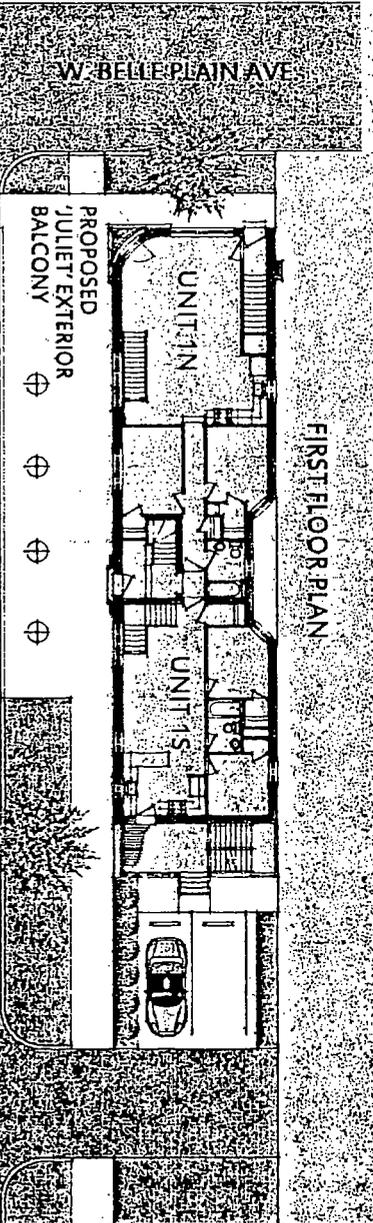
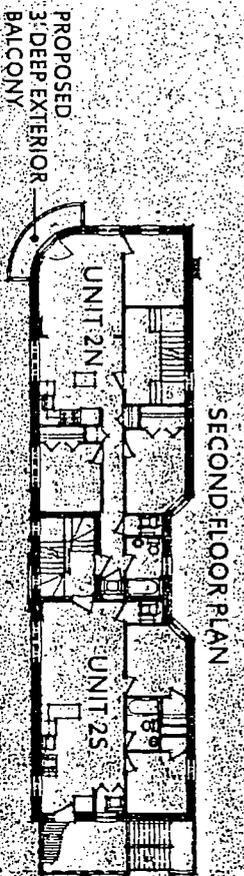
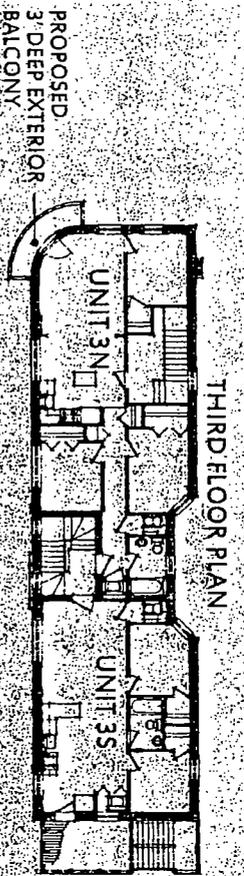
FAR	.90
Lot Area	2880 square feet
Building Area	2592 square feet
Building Height	30 feet

*Will seek Administrative Adjustment or Variation for setbacks if necessary

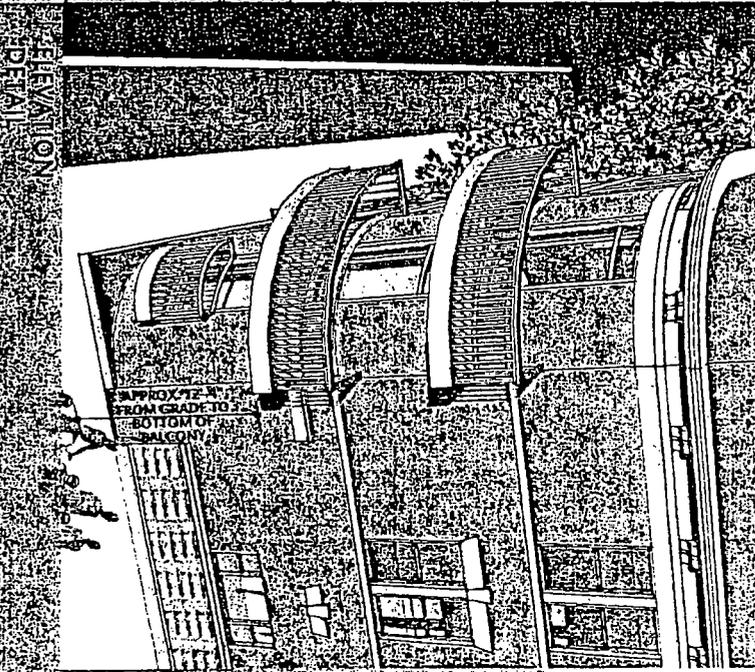
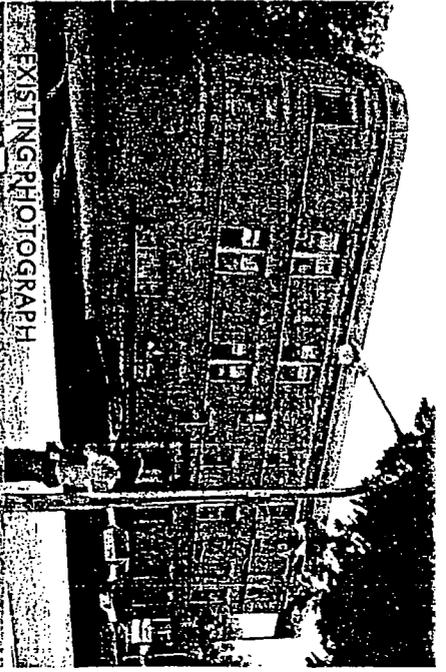
4053 North Leavitt Street/2157 West Belle Plaine Avenue RM5.5

FAR	2.24
Lot Area	2880 square feet
Building Area	6448 square feet no change
Building Height	37 feet
Front Setback	Zero
East/West Setback	Zero
Rear Setback	35 feet
Parking	2 spaces

FINAL FOR PUBLICATION

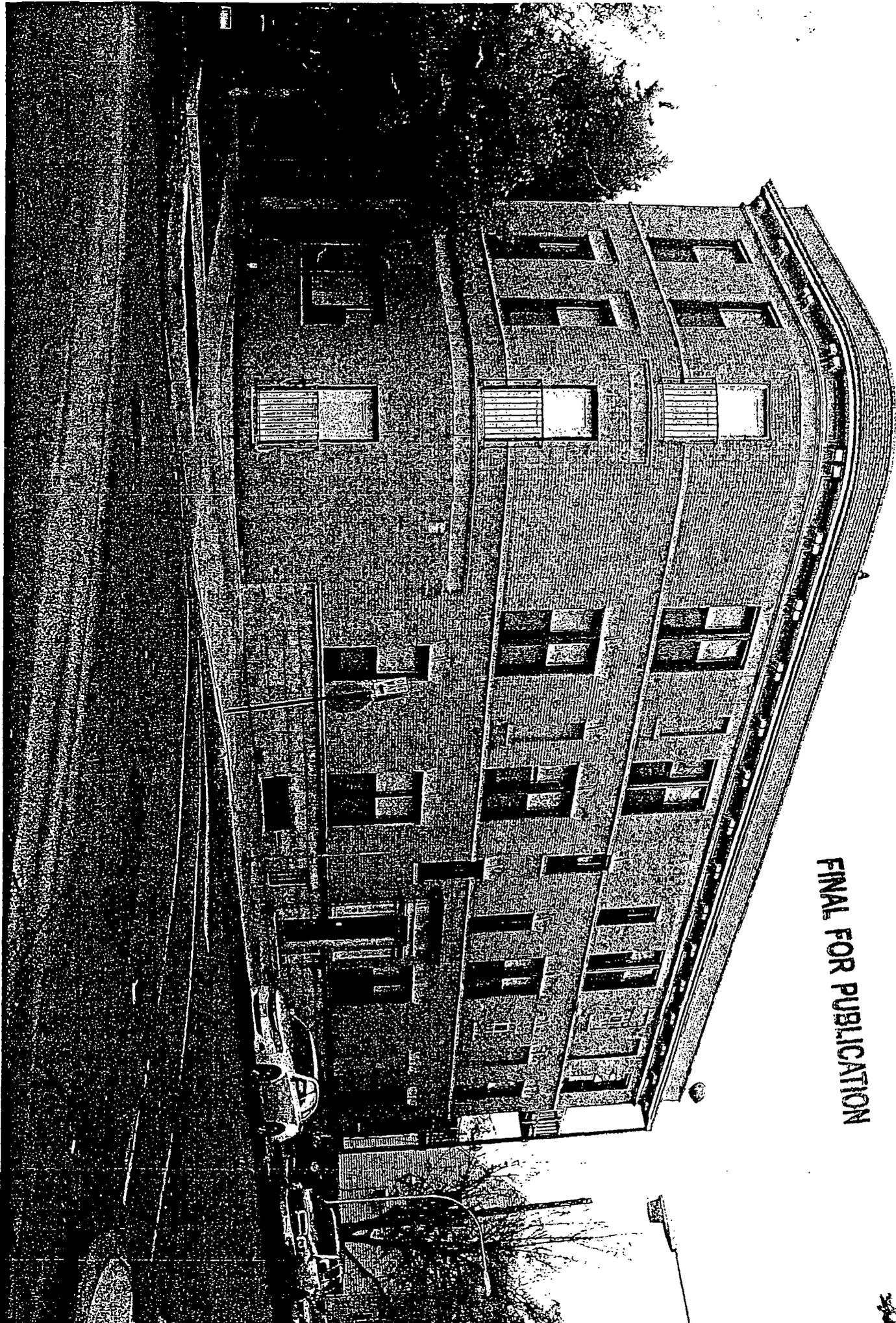


FINAL FOR PUBLICATION



PROPOSED FLOOR PLAN
ELEVATION DETAIL

EXTERIOR BALCONY (S) APPLICATION
4053 N. LEE VINT AVE - CHICAGO, IL



FINAL FOR PUBLICATION