



# City of Chicago



O2022-2416

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-L at 3100 N Leclaire Ave - App No. 21096T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 as shown on Map No. 7-L in the area bounded by:**

**The alley next north of and parallel to West Barry Avenue; North Leclair Avenue; West Barry Avenue; and a line 31.0 feet west of and parallel to North Leclair Avenue.**

**To those of RM-5 Residential Multi-unit District**

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

**Common address of property: 3100 North Leclair Avenue, Chicago**

Narrative and Plans  
For a Type 1 Zoning Amendment  
At 3100 North Leclaire  
From RS-3 to RM-5

Project Description: The subject property is improved (with an old residential building with two dwelling units in the lower level for a total of 6 DU.

The applicant needs a zoning change from an RS-3 to an RM-5 district in order to meet the density requirements of the RM-5 district to decrease the minimum lot area per dwelling unit requirement to allow the applicant to retain the 2 units in the lower level for a total of 6 DU, to legalize and convert from a 4 D U to a 6 D U residential building.

- A. Proposed land use: 6 dwelling units/ lot size: 3882.44 sq. ft.
- B. The project's floor area ratio: FAR = 1.67
- C. The project's density – lot are per dwelling unit = 647 square feet.
- D. The amount of off-street parking: 2 car garage existing.\*
- E. Setbacks - Existing:
  - a. Front: 15.11'
  - b. Rear: 23.94'
  - c. East: 0.84'
  - d. West: 4.06'
- F. Building height: 22'-8" existing.

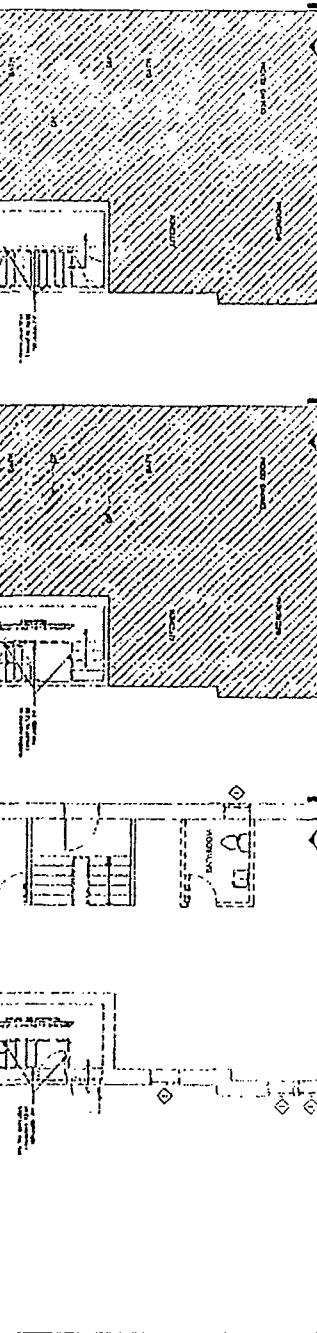
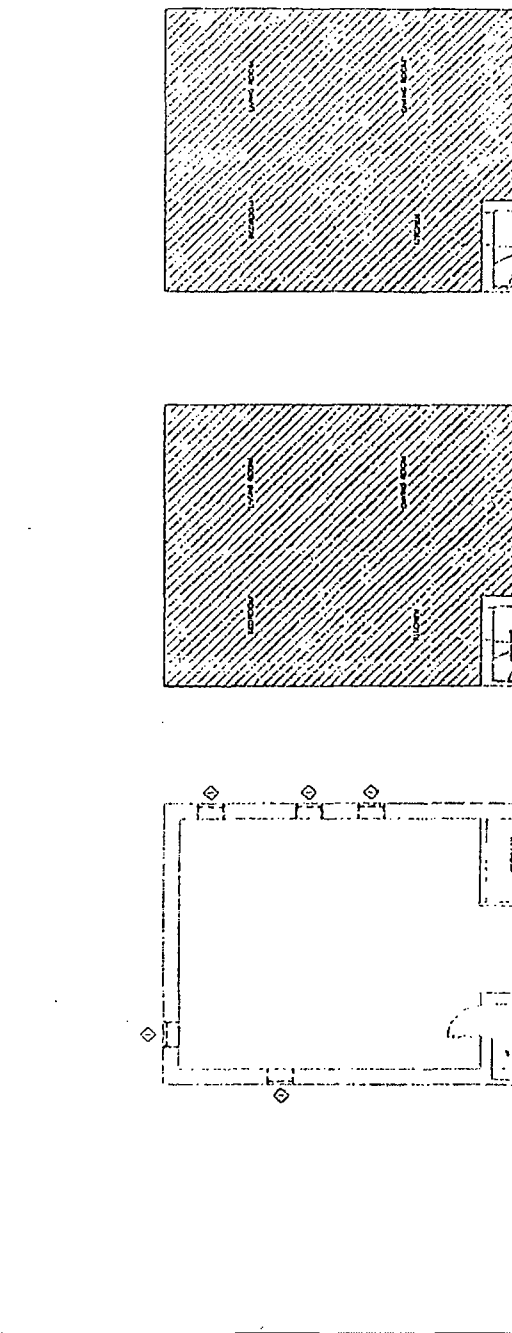
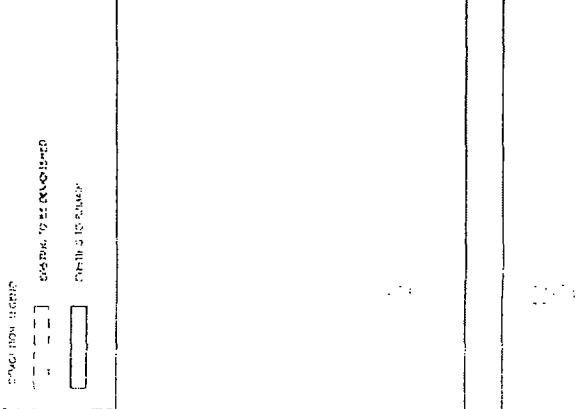
\*If applicable applicant will seek relief to reduce the required 2 additional parking spaces to legalize the 2 additional dwelling units with no additional parking.



**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS FOR THE TYPE OF WORK AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE STATE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME.
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7. ALL MATERIALS, EQUIPMENT AND SUPPLIES SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE STATE ENGINEER.
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PROJECT: 2015-01-15  
 DRAWING NO.: 2015-01-15  
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 APPROVED: [Signature]

ALTERATIONS TO  
 BASEMENT IN  
 EXISTING  
 MULT-JOINT

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**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CHICAGO BUILDING DEPARTMENT REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

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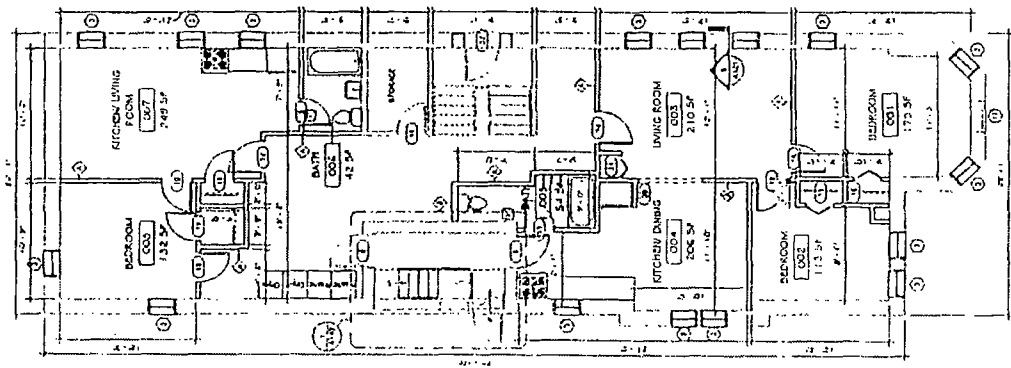
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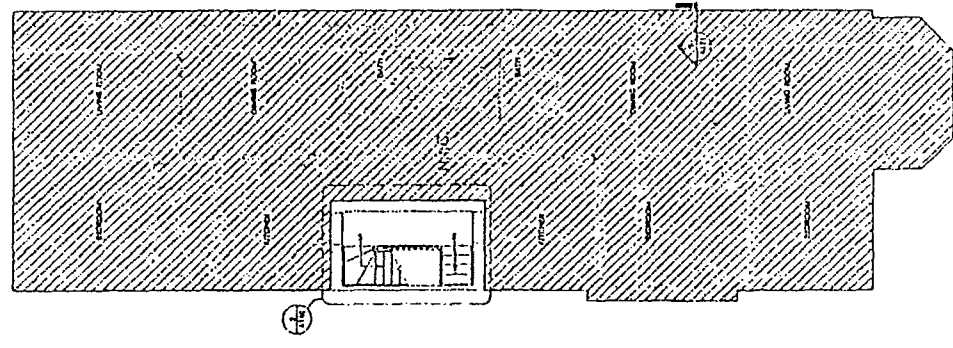
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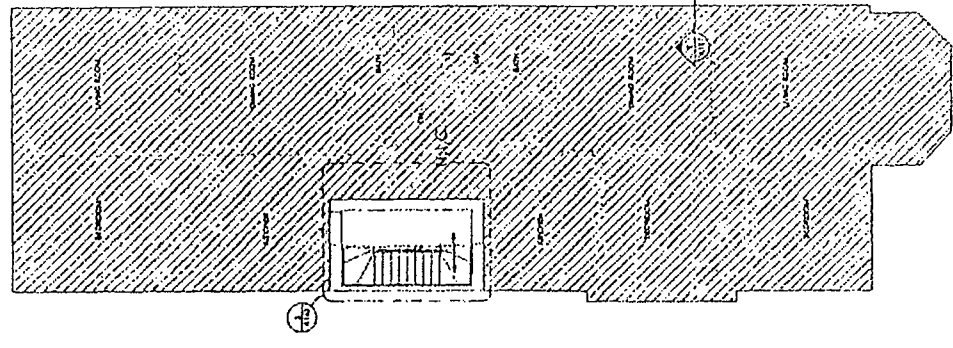
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① Proposed First Floor



② Proposed 2nd Floor



③ Proposed Basement Level



PROVIDE THE FOLLOWING INFORMATION TO THE CITY OF CHICAGO:

1. A TRUE AND CORRECT COPY OF THIS PLAN TO THE DEPARTMENT OF BUILDING AND SAFETY.

2. A TRUE AND CORRECT COPY OF THIS PLAN TO THE DEPARTMENT OF PUBLIC WORKS.

3. A TRUE AND CORRECT COPY OF THIS PLAN TO THE DEPARTMENT OF STREET LIGHTING.

4. A TRUE AND CORRECT COPY OF THIS PLAN TO THE DEPARTMENT OF WATER AND SEWERAGE.

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FOR THE  
ALTERATIONS TO  
BASEMENT IN  
EXISTING  
MULTI-UNIT

PROJECT NO. 2100-21

300 F. LECLAIRE  
AVE. CHICAGO, IL

PROPOSED FLOOR

DATE: 11/11/11

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT NO. 2100-21

DATE: 11/11/11

BY: [Signature]

SCALE: 1/8" = 1'-0"

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