



# City of Chicago



O2021-3198

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-J at 1650 N Spaulding Ave - App No. 20803T1
<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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-J in the area bounded by

a line 50 feet south of and parallel to West Wabansia Avenue;  
North Spaulding Avenue; a line 75 feet south of and parallel to  
West Wabansia Avenue; and the alley next west of and parallel to  
North Spaulding Avneue,

to those of an RM-5.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:           1650 North Spaulding Avenue

17-13-0303-C (1) Narrative Zoning Analysis  
1650 North Spaulding Avenue, Chicago, Illinois

Proposed Zoning: RM-5.5 Multi-Unit District

Lot Area: 4,425 square feet

Proposed Land Use: The subject property is currently improved with two principal buildings – a three-story four-unit *residential* building at the *front* and a two-story two-unit *residential* building at the *rear* – for a total of six (6) dwelling units at the subject site. The existing buildings are *non-conforming* under the current Zoning Ordinance. The Applicant is seeking a *Zoning Map Amendment* in order to permit the rehabilitation, expansion, and conversion of the existing three-story *front* building - from four units to six units, for a total of eight (8) dwelling units at the subject site. The proposed *Zoning Amendment* will also bring the existing *non-conforming* conditions into compliance with the current Zoning Ordinance. The rehabilitation plan calls for the erection of a new three-story rear addition and the internal reconfiguration of the existing dwelling units, within the existing *front* building, resulting in the establishment of a total of six (6) dwelling units therein. The proposal does not call for any work affecting the existing *rear* building or the units therein. There is currently no off-street vehicular parking at the property and no new onsite parking is proposed. The existing *front* building, with new addition, is and will remain masonry in construction and measures approximately 28 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 7,400 square feet (*Front Building w/ Addition*) + 1,000 square feet (*Rear Building*) → 8,400 square feet (*Total*) – 1.9 FAR
- (B) The Project's Density (Lot Area Per Dwelling Unit): 8 dwelling units (553 square feet)
- (C) The amount of off-street parking: 0 vehicular parking spaces  
*\*The existing residential buildings have been in existence for 50 or more years, with no off-street parking. If it is determined that additional parking is required to accommodate the two additional dwelling units, then the Applicant will seek the appropriate relief to accommodate for such parking and/or a reduction in the same. [Sec. 17-13-1003-DD.]*
- (D) Setbacks:
  - a. Front Setback: 16 feet-5 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches (*existing*)
    - South: 3 feet-0 inches (*proposed*)

- (E) Building Height:  
28 feet-0 inches (approximate) (*Front Building*)  
Less than 30 feet-0 inches (*Rear Building*)

CURRENT ZONING INFORMATION			
ZONING REQUEST	RM-3	4,343 SQ. FT. (1 X 0.00-MAXIMUM BUILDABLE SQUARE FOOTAGE)	3
LOT AREA	22,000 SQ. FT.	ACTUAL SQUARE FOOTAGE PER PLANS	1,770.00
LOT DIMENSIONS	25'-0" X 177'-0"		

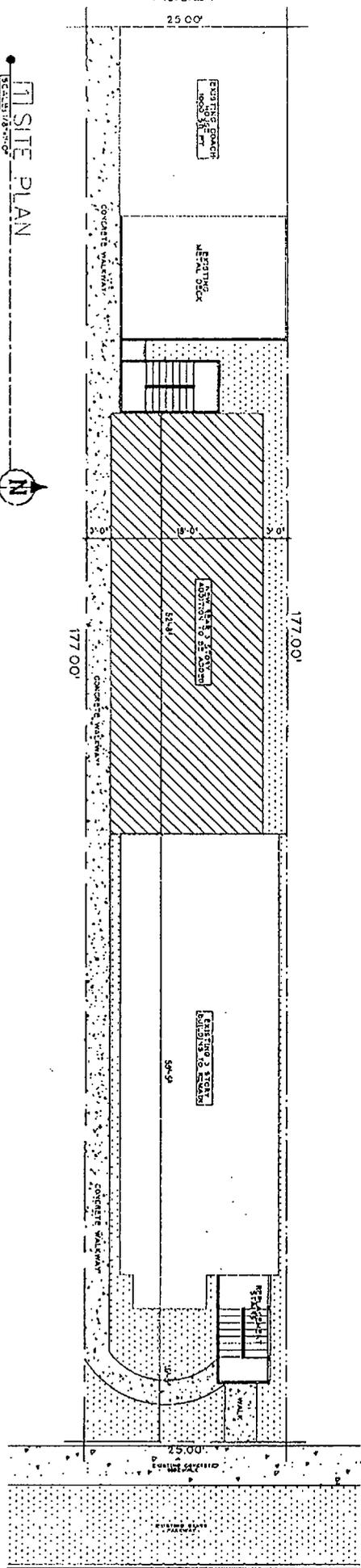
  

ZONING SET BACK INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT	MINIMUM OF 4 FEET OR 10% OF THE LOT DEPTH, WHICHEVER IS GREATER	4'-0"	EXISTING
REAR YARD SETBACK REQUIREMENT	MINIMUM OF 10 FEET OR 10% OF THE LOT DEPTH, WHICHEVER IS GREATER	10'-0"	EXISTING
SIDE YARD SETBACK REQUIREMENT	MINIMUM OF 5 FEET OR 5% OF THE LOT DEPTH, WHICHEVER IS GREATER	5'-0"	EXISTING
REAR YARD OPEN SPACE REQUIREMENT	MINIMUM OF 10% OF THE LOT AREA	1,770.00	EXISTING
OPEN SPACE REQUIREMENT	MINIMUM OF 10% OF THE LOT AREA	1,770.00	EXISTING

PROPOSED ZONING INFORMATION			
ZONING REQUEST	RM-3	4,343 SQ. FT. (1 X 0.00-MAXIMUM BUILDABLE SQUARE FOOTAGE)	3
LOT AREA	22,000 SQ. FT.	ACTUAL SQUARE FOOTAGE PER PLANS	1,770.00
LOT DIMENSIONS	25'-0" X 177'-0"		

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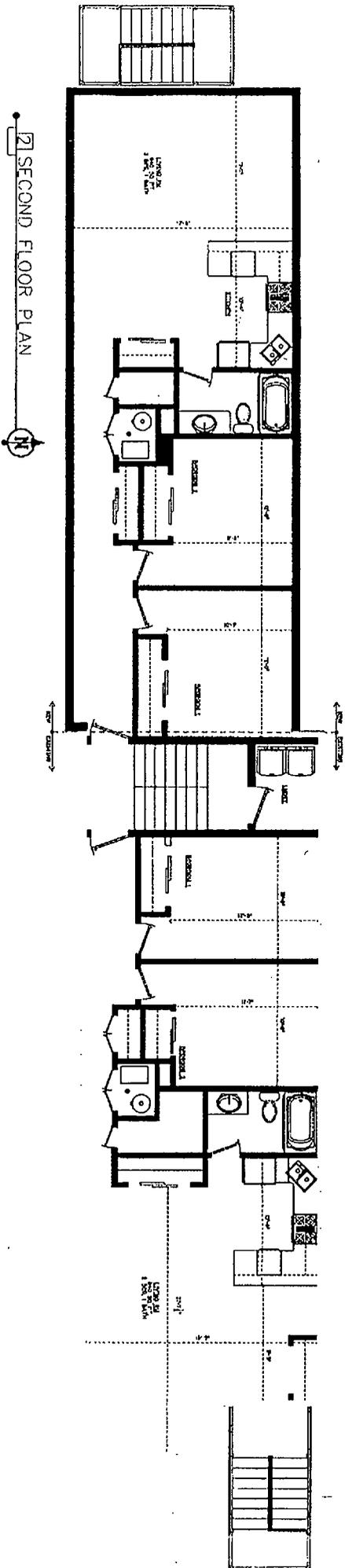


SCALE: 1/8" = 1'-0"  
**SITE PLAN**

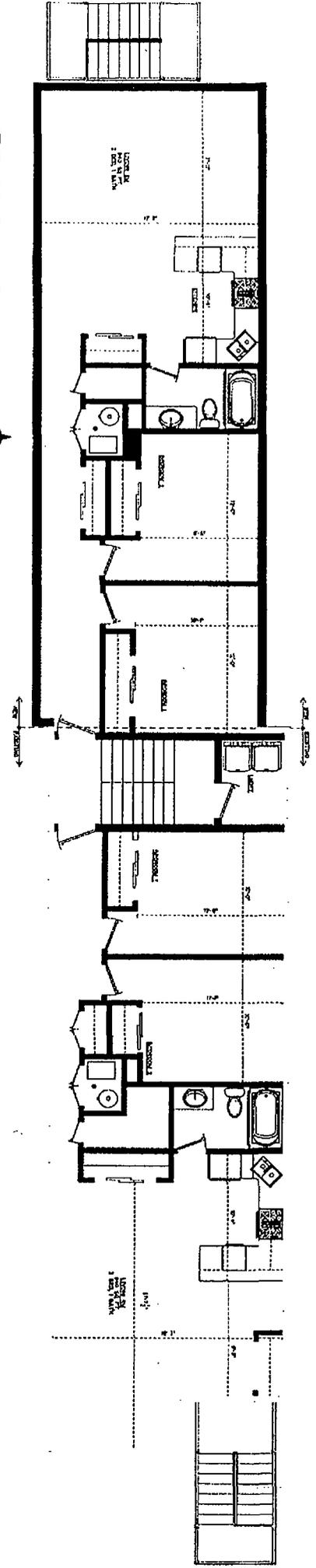
N SPAULDING AVE.

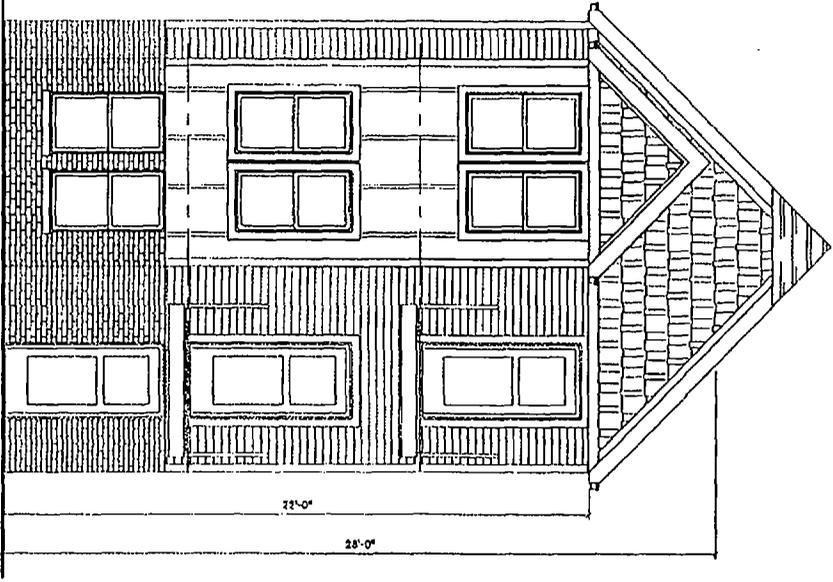
ALLEY



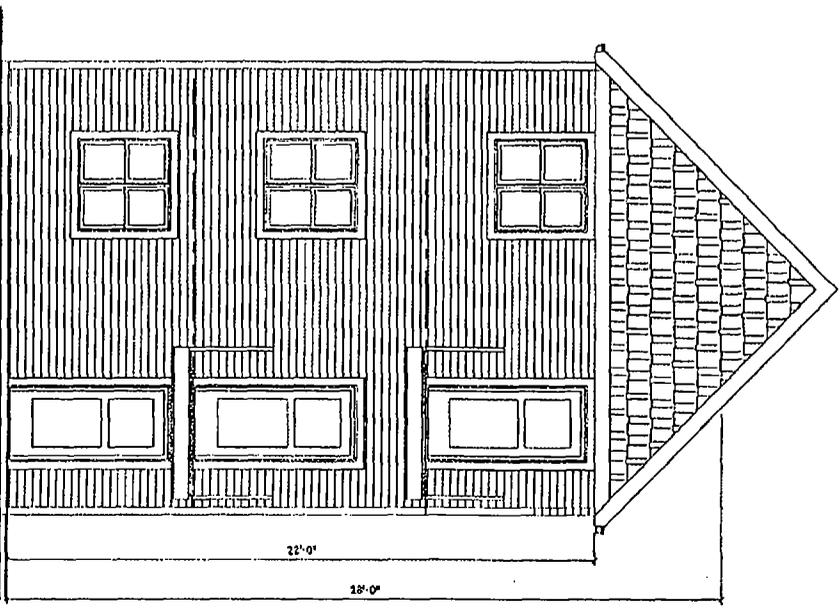


3 THIRD FLOOR PLAN

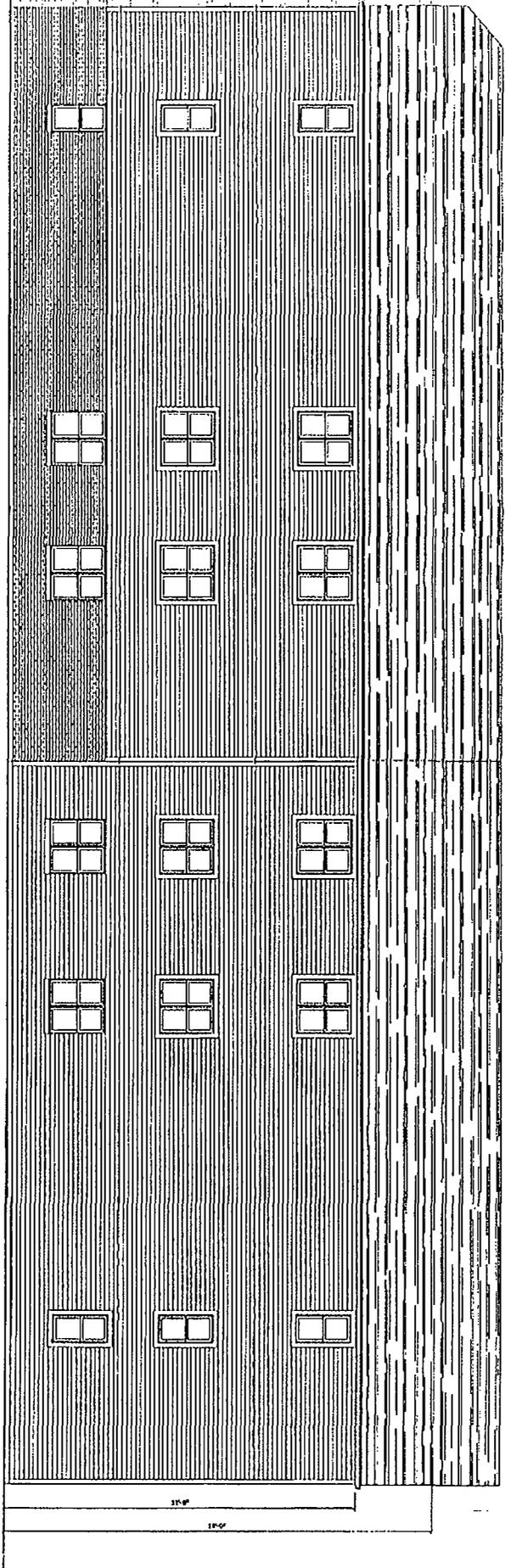




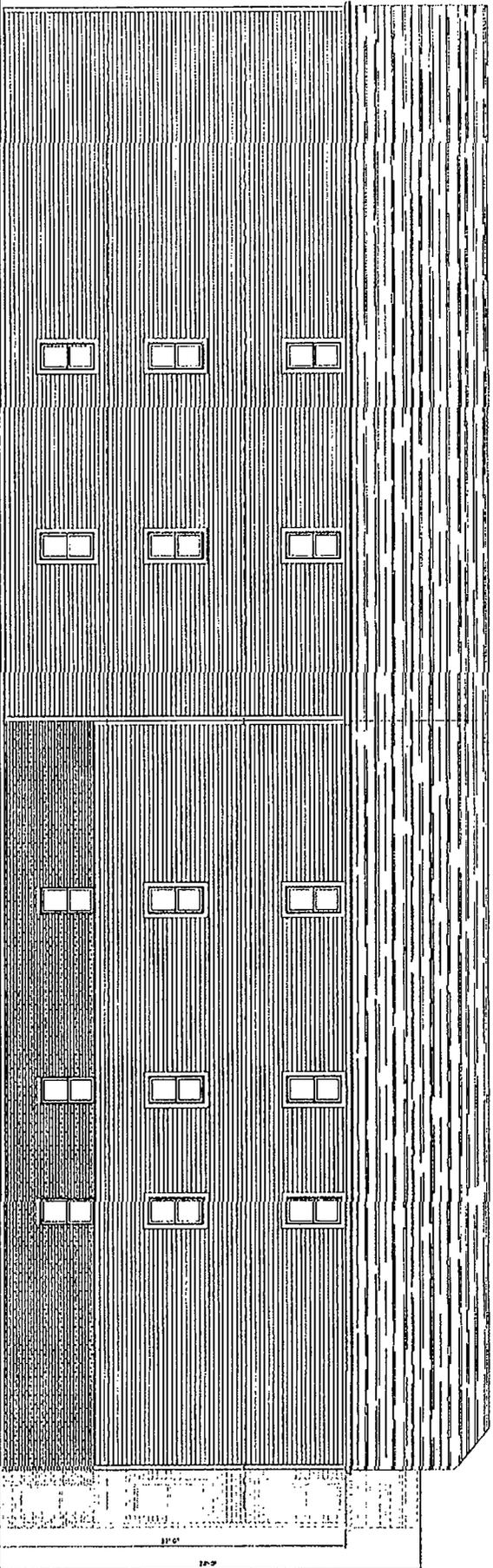
FRONT ELEVATION  
STAIRS OMITTED FOR CLARITY



REAR ELEVATION  
STAIRS OMITTED FOR CLARITY



RIGHT ELEVATION  
15'-0" CENTER FOR CURVE



LEFT ELEVATION

FINISH SCHEDULE 204