



City of Chicago



SO2019-276

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-F at 354-358 W Dickens Ave and 2103-2111 N Sedgwick St - App No. 19923T1
Committee(s) Assignment:	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 RM5 Residential Multi-Unit District symbols and indications as shown on Map No.5-F in the area bounded by

the alley next north of and parallel to West Dickens Avenue; a line 72 feet east of and parallel to North Sedgwick Street; West Dickens Avenue; and North Sedgwick Street,

to those of a RM6 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: 354-358 West Dickens Avenue/
2103-2111 North Sedgwick Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Substitute Narrative Zoning Analysis and Substitute Plans

354-358 West Dickens Avenue and 2103-2111 North Sedgwick Street, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 8,640 square feet

Proposed Land Use: The subject property is presently improved with three (3) three-story and one (1) four-story multi-unit residential buildings, which are conjoined, and – together, comprise a single unified housing complex. Original construction of the subject buildings dates back to 1906. There is presently a total of twenty-nine (29) dwelling units contained within the housing complex – between the four (4) buildings. The property and improvements, therefore, are *non-conforming* under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to permit the rehabilitation and renovation of the existing housing complex, and each unit located therein. All of the proposed rehabilitation work will be to the existing facades and/or to the interior of the existing buildings. The rehabilitation plan does NOT call for the physical alteration or expansion of the existing buildings. The zoning change is required in order to bring the existing *non-conforming* buildings into compliance, under the current Zoning Ordinance. There is, and will remain, zero (0) off-street vehicular parking, at the site. The existing buildings are, and will remain, masonry in construction, with the tallest of the four (4) conjoined buildings measuring 45 feet-5 inches in height.

- (A) The Project's Floor Area Ratio: 22,297 square feet (2.6 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 29 dwelling units (297.1 square feet)

**The Applicant will seek a Variation for a reduction in the minimum lot area requirement, in order to accommodate for the one (1) additional unit.*

- (C) The amount of off-street parking: 0 vehicular parking spaces

** The subject property is designated as a 'contributing building' and is located within the Mid-North Chicago Landmark District – therefore, the property is exempt from the residential parking requirements, pursuant to Section 17-10-0102-A(2) of the Chicago Zoning Ordinance.*

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(D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches

**The Applicant will seek any necessary administrative relief to reduce the required rear setback for the residential floors.*

- c. Side Setbacks:
East: 0 feet-0 inches
West: 0 feet-0 inches

**The Applicant will seek any necessary administrative relief to reduce the required side setbacks.*

(E) Building Height:

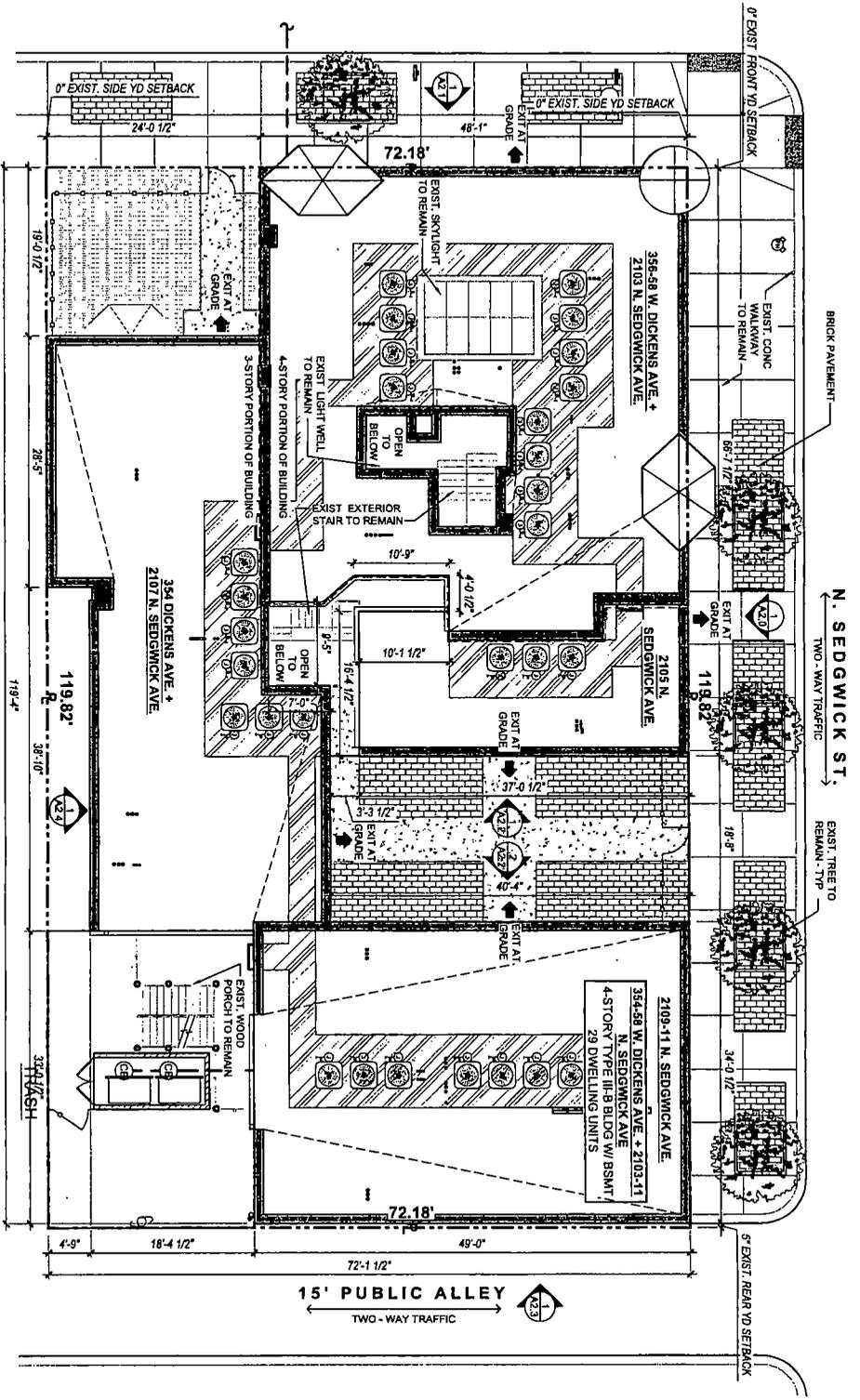
45 feet-5 inches (tallest building/structure)

FINAL FOR PUBLICATION

W. DICKENS AVE.
TWO-WAY TRAFFIC

1 SITE / ROOF PLAN

SCALE: 3/32" = 1'-0"

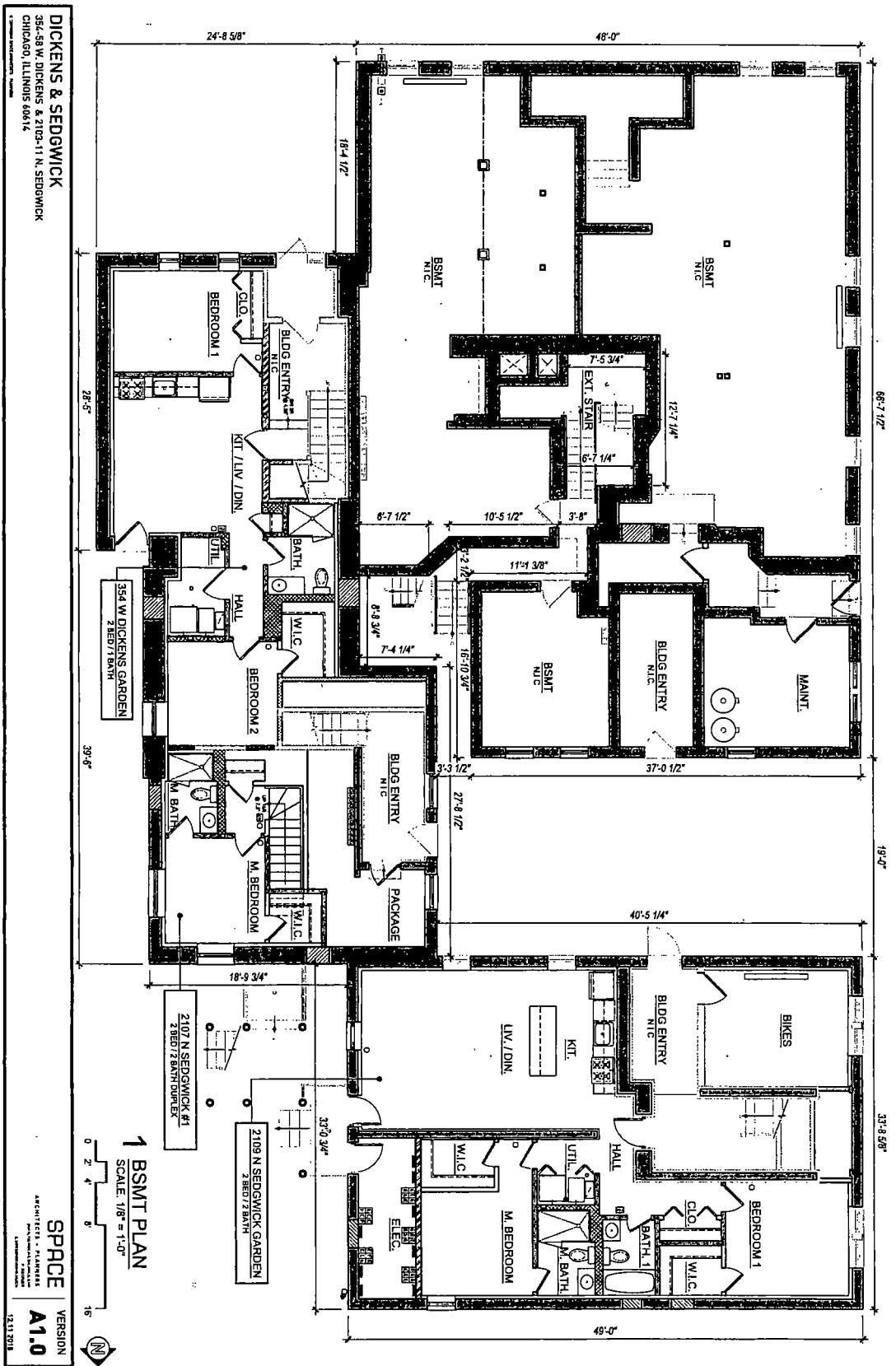


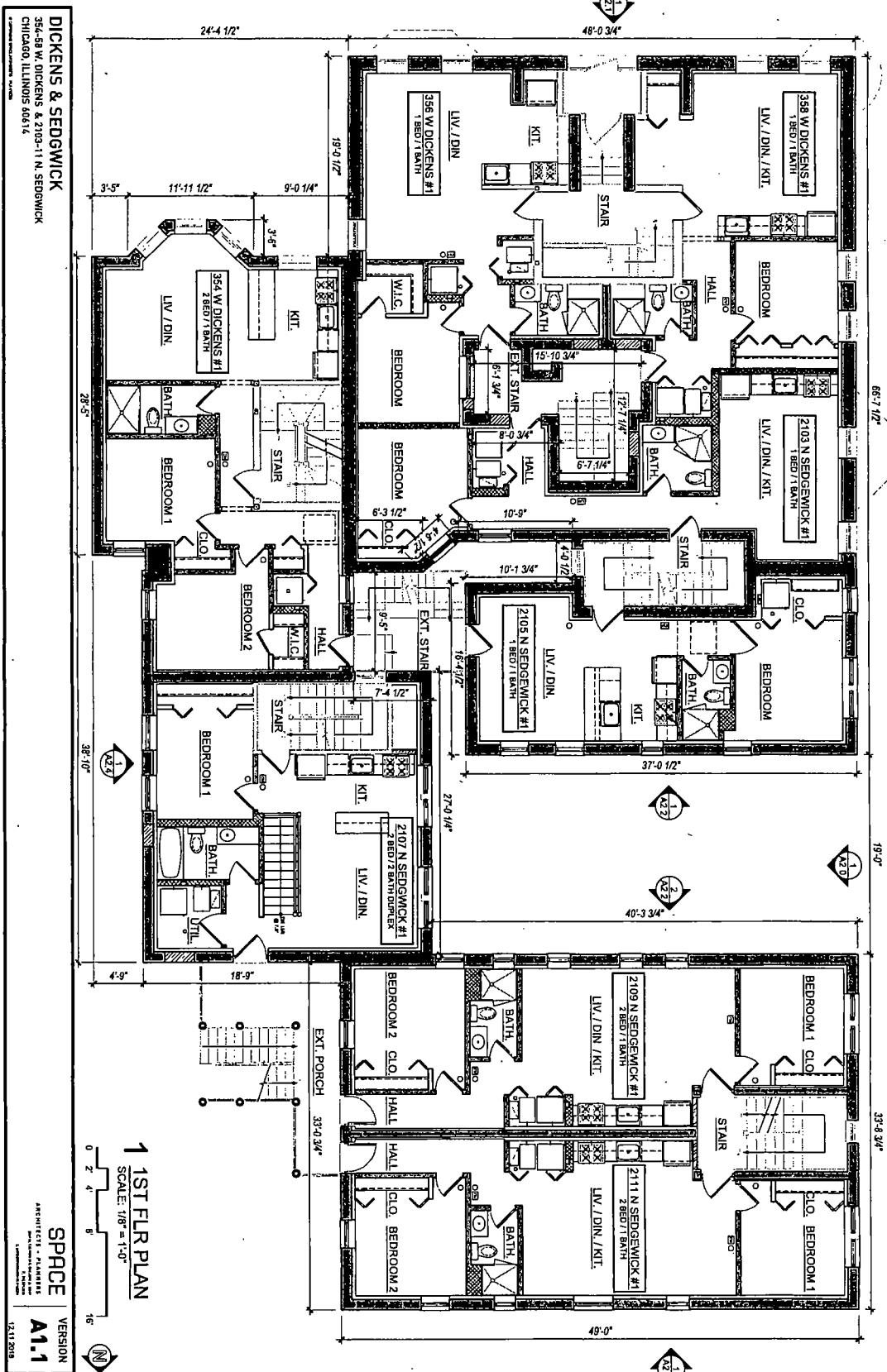
DICKENS & SEDGWICK
356-58 W. DICKENS & 2103-11 N. SEDGWICK
CHICAGO, ILLINOIS 60614

SPACE VERSION
ARCHITECTS - PLANNERS
A0.1
12.11.2018

FINAL FOR PUBLICATION

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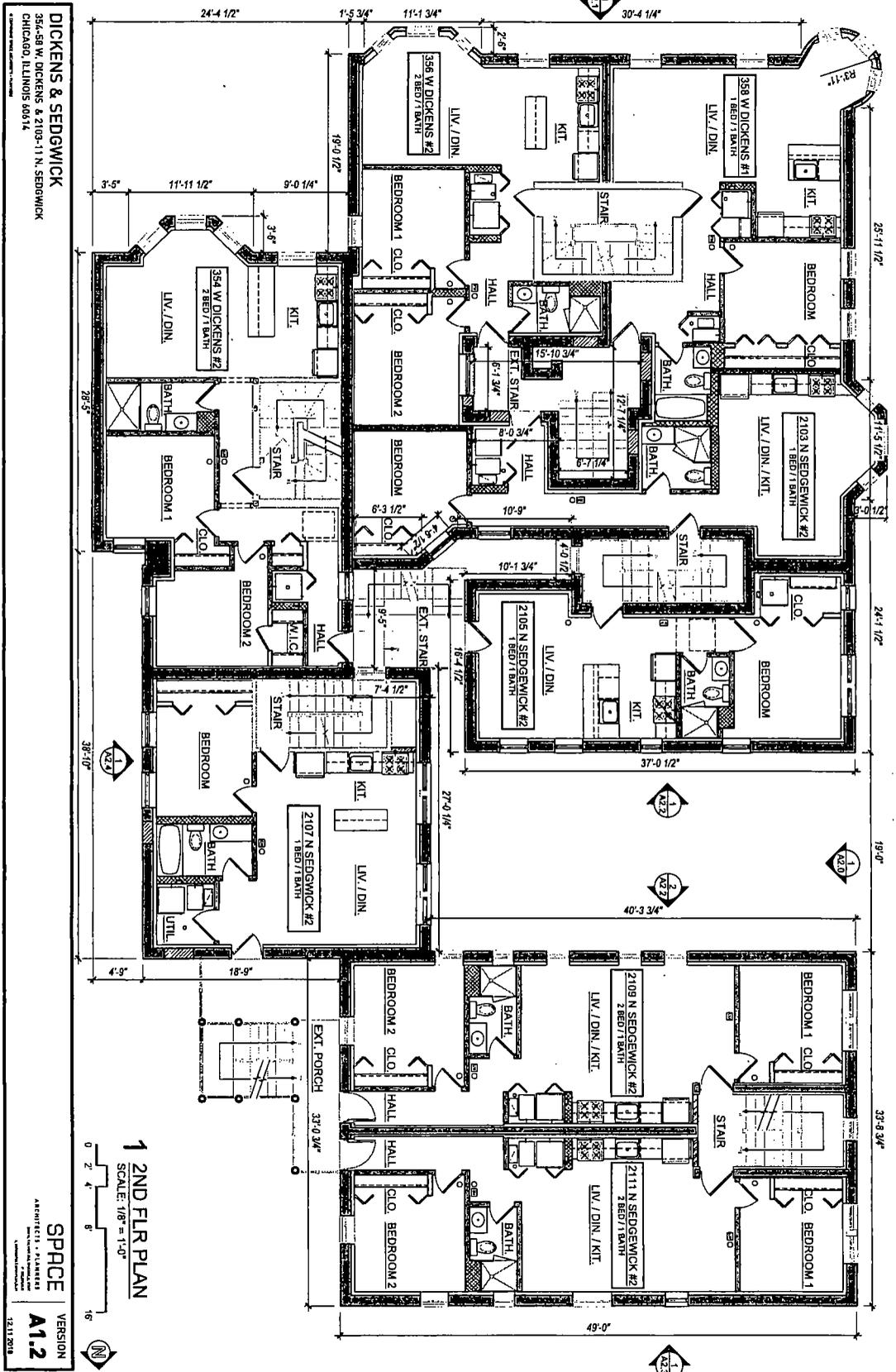


DICKENS & SEDGWICK
 356-58 W. DICKENS & 2103-11 N. SEDGWICK
 CHICAGO, ILLINOIS 60614

1ST FLR PLAN
 SCALE: 1/8" = 1'-0"
SPRCE
 ARCHITECTS - ILLINOIS
 12.11.2018
VERSION A.1.1

FINAL FOR PUBLICATION

Final for Publication



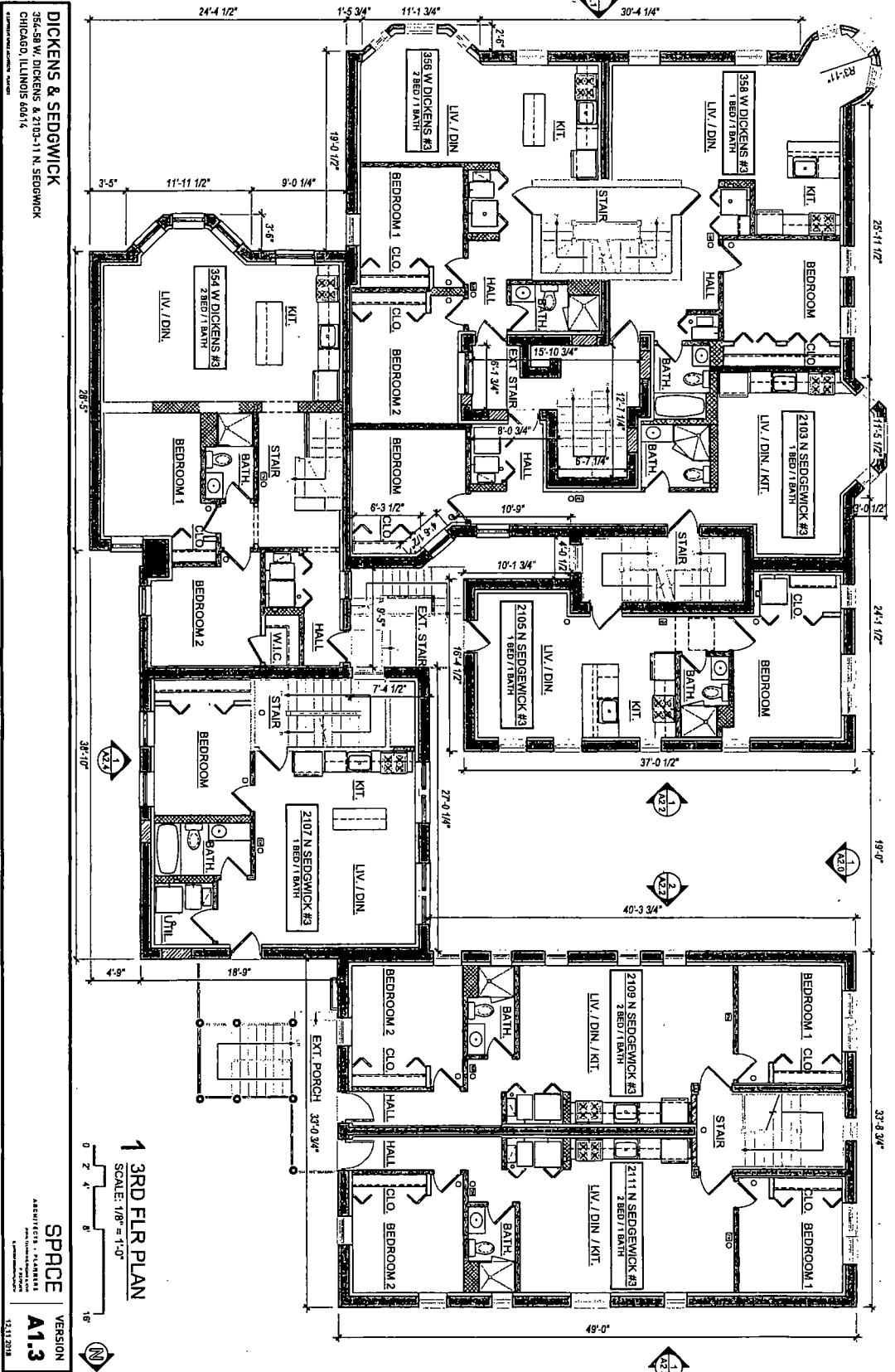
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 354-58 W. DICKENS & 2103-11 N. SEDGWICK
 CHICAGO, ILLINOIS 60614

SPACE VERSION
 ARCHITECTS - PLANNERS
 1211 SOUTH
 1211 SOUTH

1 2ND FLR PLAN
 SCALE: 1/8" = 1'-0"

Final for Publication

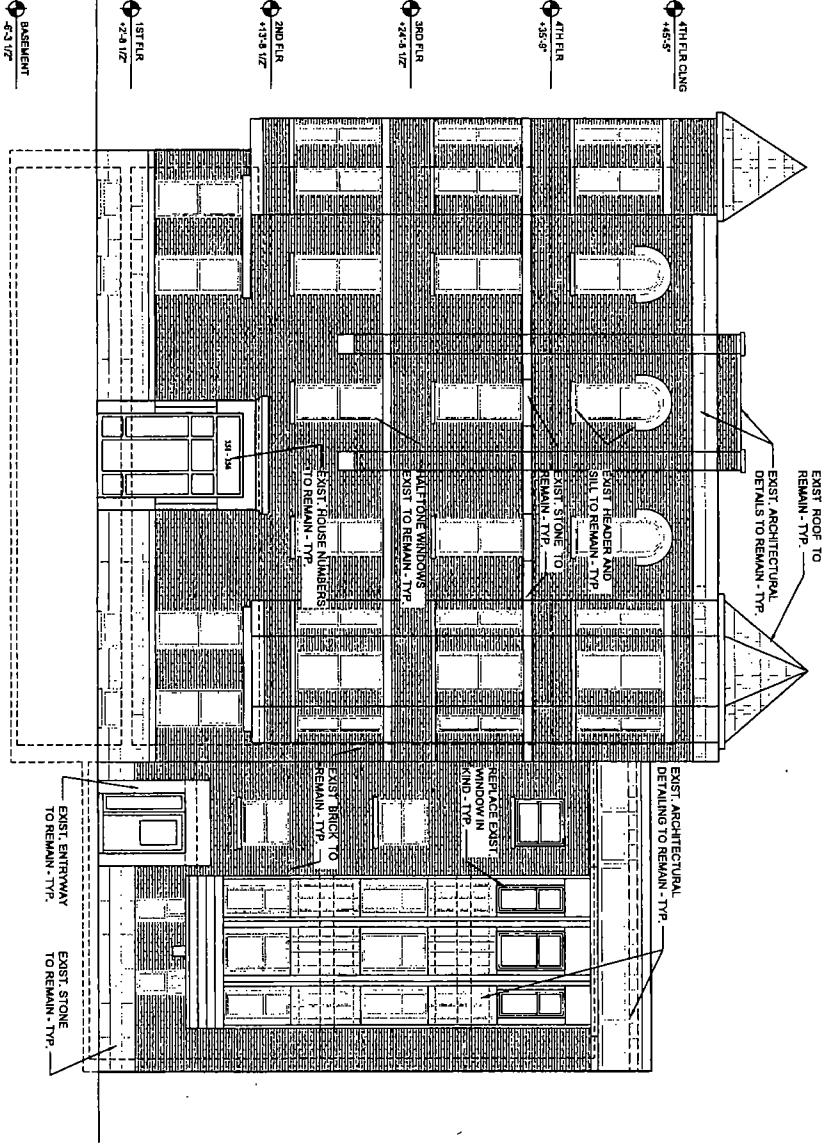
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DICKENS & SEDGWICK
354-58 W. DICKENS & 2103-11 N. SEDGWICK
CHICAGO, ILLINOIS 60614

1 3RD FLR PLAN
SCALE: 1/8" = 1'-0"
SPRCE
VERSION A1.3
12.11.2018

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 354-58 W. DICKENS & 2103-11 N. SEDGWICK
 CHICAGO, ILLINOIS 60614



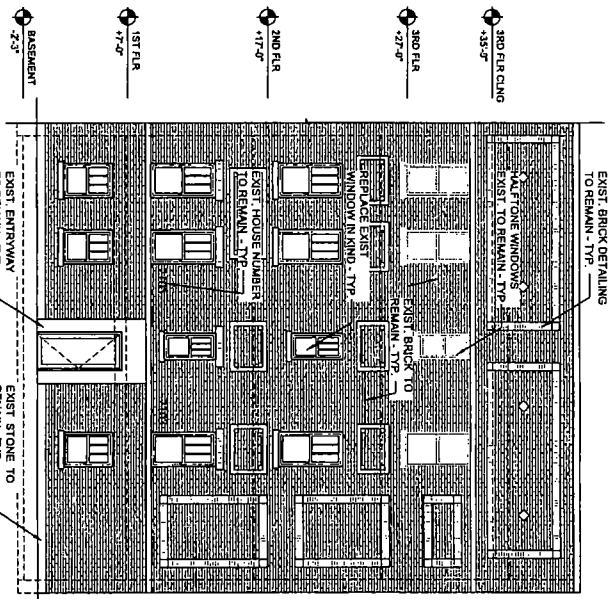
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SPACE ARCHITECTS + PLANNERS
 VERSION A2.1
 12.11.2018

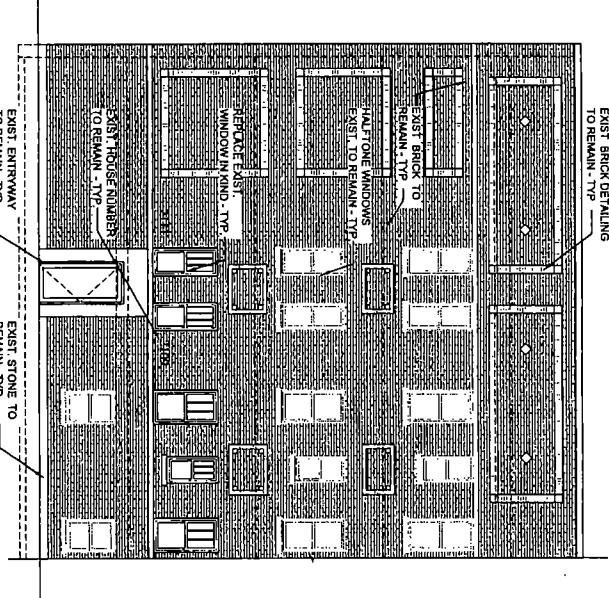
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SPACE ARCHITECTS + PLANNERS
 12-11-2018
VERSION A2.2

1 NORTH ELEVATION - COURTYARD
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - COURTYARD
 SCALE: 1/8" = 1'-0"



Final for Publication

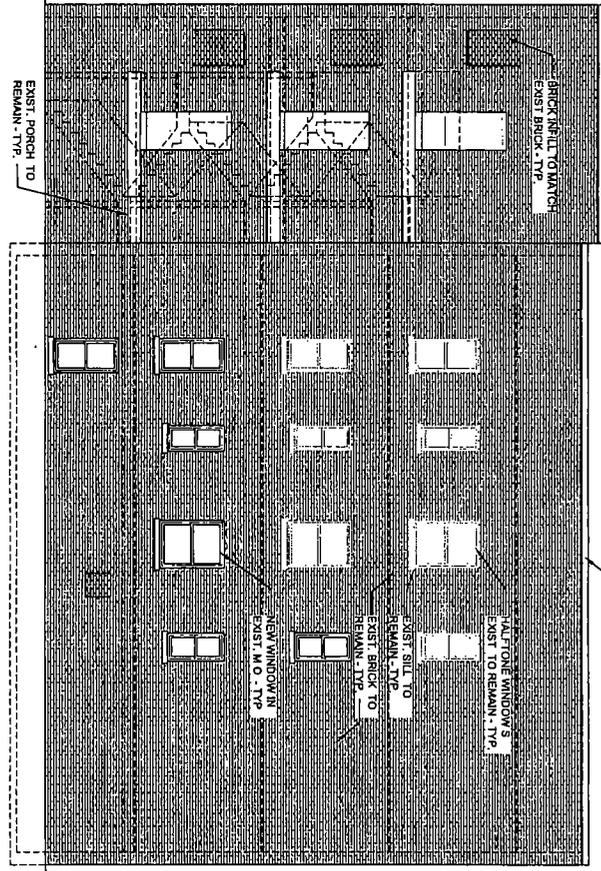
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12/13/2018

SPACE VERSION
 ARCHITECTS + PLANNERS
 12/13/2018

A2.3

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



- 3RD FLOOR CLING -15'-5"
- 3RD FLOOR +2'-2"
- 2ND FLOOR +17'-0"
- 1ST FLOOR +7'-0"
- BASEMENT -2'-3"

Final for Publication

