



City of Chicago



O2016-6335

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 17-G at 6726 N Glenwood Ave - App No. 18940T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1894071
12720 DATE
SEPT 14, 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 RS2 Residential Single-Unit District symbols and indications as shown on Map No. 17-G in the area bounded by:

a line 252.5 feet north of and parallel to west North Shore Avenue;
North Glenwood Avenue; a line 202.5 feet north of and parallel to
west North Shore Avenue; the public alley west of and parallel to
North Glenwood Avenue

to those of a RM6 Residential Multi-Unit District.

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

Common Address of Property: 6726 N. Glenwood Avenue, Chicago, Illinois.

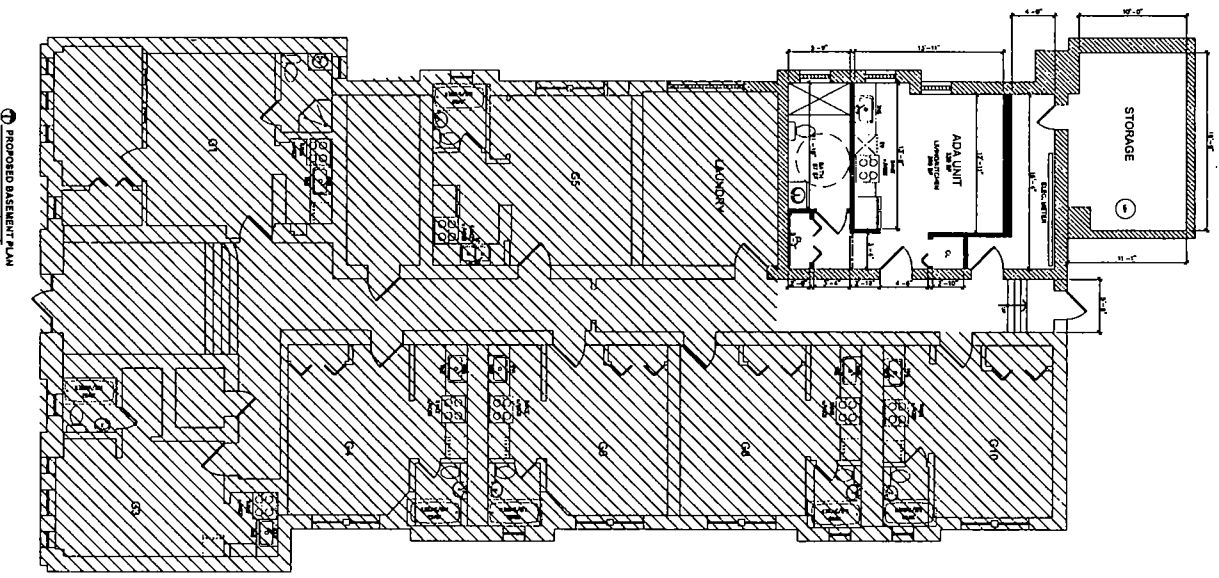
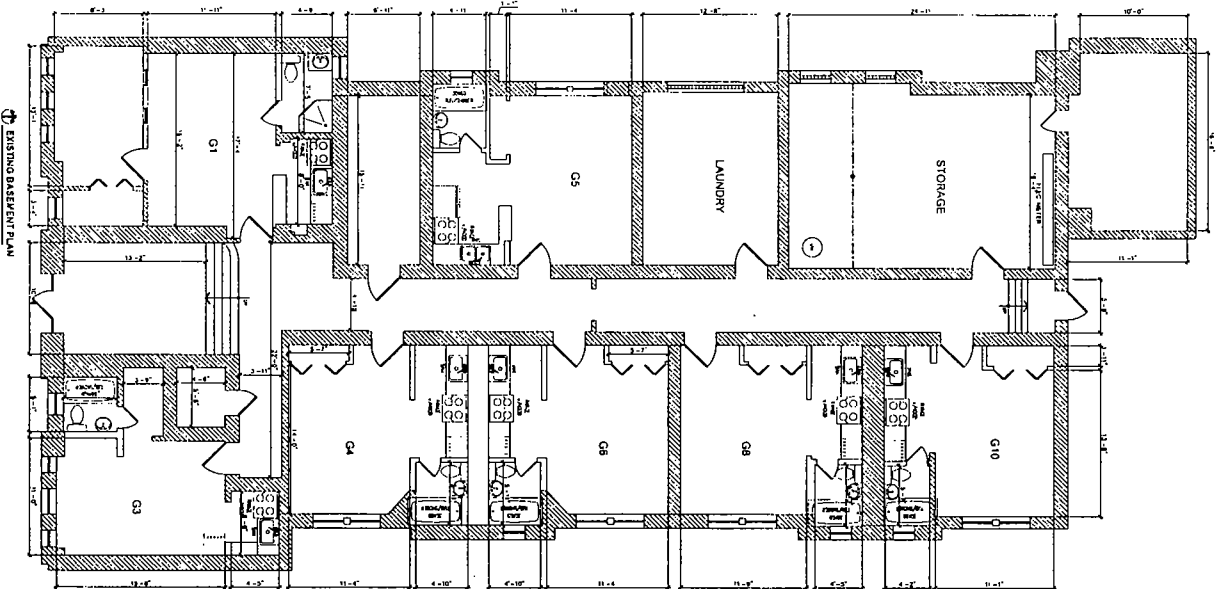
ZONING AMENDMENT APPLICATION
PROJECT NARRATIVE

Integrity 3, LLC, an Illinois limited liability company (“**Integrity**”) is the owner of the multi-family residential property situated at 6726 N. Glenwood Avenue, Chicago, Illinois (the “**Property**”).

The Property is older than 50-years, currently zoned RS2, legally non-confirming, and contains 37 dwelling units. Integrity, in partnership with Housing Plus, a not-for-profit corporation who has a public interest in working with landlords to convert vacant space into affordable housing, intends to add one (1) ADA compliant dwelling unit within the building’s existing structure. Pursuant to a deceleration to be recorded against the land, this unit shall only be leased to tenants whose household income is no more than 60% of the Area Median Income, as recognized by the City of Chicago.

Under the Property’s current zoning, Integrity cannot add this unit, and is thus seeking to rezone the property to RM6 to accommodate a floor area ratio of 2.4 and a minimum lot area per unit of 165. Such accommodation can only be achieved under the RM6 zoning classification. The project will not modify the building’s land use, floor area ratio, density, setbacks, or building height. The project does not include the addition of any parking as the Chicago Zoning Ordinance states that no parking requirements are triggered when increasing a building’s dwelling count by less than two (2) units when such building is more than 50-years old. 17-10-0101-B(2)(a).

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

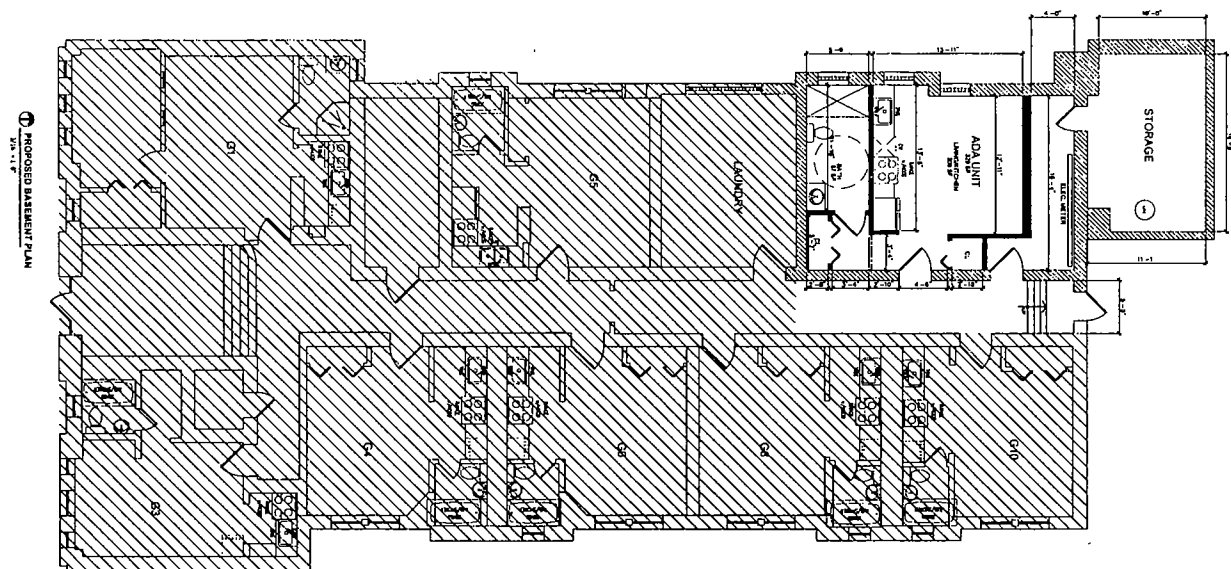
6726 N. GLENWOOD AVE.
CHICAGO, IL 60626

ARCHITECTURAL
EXIST/ PROPOSAL

THE ARCHITECT HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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FINAL FOR PUBLICATION

REVISIONS	
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**GANSARI &
ASSOCIATES
LLC.**

DAVID J. CONALLIO
AIA MCARD

4753 N. BRONXWAY ST
BUTTE 610
CUMULATIVE 1.0000PROPERTY & LIABILITY
NOTES

THE AIDN/SETT HAS BEEN RESPONSIBLE FOR SAFETY PROBLEMS ON PROJECTS AND HAS NO RIGHT TO STOP ANY WORK, ASSESS SAFETY OR THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.

**ARCHITECTURAL
PROPOSED FL PLAN**

6726 N. GLENWOOD AVE.
CHICAGO, IL 60626

DATE	
DRAWN BY	CG
CHECKED BY	DC
SHEET	

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