



City of Chicago



O2016-6336

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 6818 N Wayne Ave - App No. 18941T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1894171
INTRO 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 17-G in the area bounded by:

207.00 feet north of West Pratt Blvd.; North Wayne Avenue; 157.00 feet north of and parallel to West Pratt Blvd and 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: 6818 N. Wayne Avenue, Chicago, Illinois.

ZONING AMENDMENT APPLICATION
PROJECT NARRATIVE

Integrity 2, LLC, an Illinois limited liability company (“Integrity”) is the owner of the multi-family residential property situated at 6818 N. Wayne Ave., Chicago, Illinois (the “Property”).

The Property is older than 50-years, currently zoned RT4, legally non-conforming, and contains 41 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 four (4) dwelling units within the building’s existing structure. Two (2) of these units will be ADA compliant. Pursuant to a declaration to be recorded against the land, all four (4) units 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 these units, and is thus seeking to rezone the property to RM6 to accommodate a floor area ratio of 2.52 and a minimum lot area per unit of 166. 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 spaces. Integrity intends to seek an Administrative Adjustment with the Zoning Board of Appeals (“ZBA”) to reduce those parking requirements triggered by the rezoning. The Chicago Zoning Ordinance permits the ZBA to reduce parking requirements by up to five (5) spaces when the zoning classification is RM6 and the building has been in existence for more than fifty (50) years. 17-13-1101-C.

FINAL FOR PUBLICATION

REVISIONS

**GANSARI &
ASSOCIATES
LLC.**

DAVID J COLALIC
ALB, NCARB

6753 N. BRADDAWAY ST
SUITE 618
CHICAGO IL 60640
773.404.7440

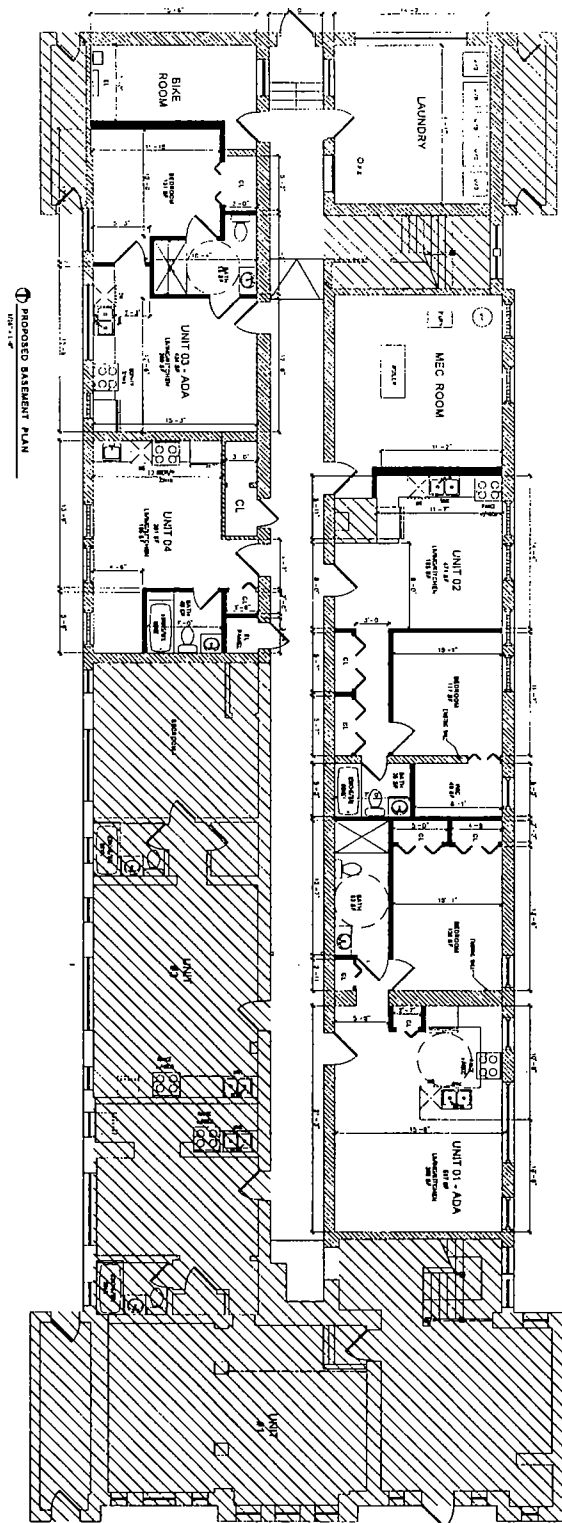
NOTES

responsibility for safety problems or procedures and no need to stop any work. JOSEPH SAFETY IS THE RESPONSIBILITY OF THE OPERATOR, CONTRACTOR AND ALL BUILDING AGENCIES.

**ARCHITECTURAL
PROPOSED FL PLAN**

6818 N. WAYNE AVE.
CHICAGO, IL 60626

A-2



PROPOSED BASEMENT PLAN

This architectural drawing shows the proposed basement layout. The plan includes the following areas and units:

- UNIT 01 - ADA**: Located at the top right, measuring 18'-0" by 12'-0".
- UNIT 02**: Located below Unit 01, measuring 18'-0" by 12'-0".
- UNIT 03 - ADA**: Located to the left of Unit 02, measuring 11'-0" by 11'-0".
- UNIT 04**: Located below Unit 03, measuring 11'-0" by 11'-0".
- UNIT 05**: A large unit occupying the bottom right section, measuring 14'-0" by 14'-0".
- MEC. ROOM**: Mechanical room located between Unit 01 and Unit 02, measuring 11'-0" by 11'-0".
- LAUNDRY**: Located at the top left, measuring 11'-0" by 11'-0".
- BIKE ROOM**: Located at the top left, adjacent to the laundry, measuring 11'-0" by 11'-0".
- STORAGE**: Various storage areas are indicated throughout the plan, including a large storage area in Unit 05.
- CL.**: Closets are shown for each unit.
- Dimensions**: Overall dimensions for the main sections are 31'-0" (width) and 41'-0" (length).

PROPOSED BASEMENT PLAN
3/11/01

A-2