



# City of Chicago



O2020-2422

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/20/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-I at 4255-4257 N Sacramento Ave - App No. 20417T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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. 11-I in the area bounded by

West Cullom Avenue; the alley next east of and parallel to  
North Sacramento Avenue; a line 38.0 feet south of and parallel to  
West Cullom Avenue; and North Sacramento Avenue,

to those of an RM-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:

4255-57 North Sacramento Avenue

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## 17-13-0303-C (1) Narrative Zoning Analysis

4255-57 North Sacramento Avenue, Chicago, Illinois

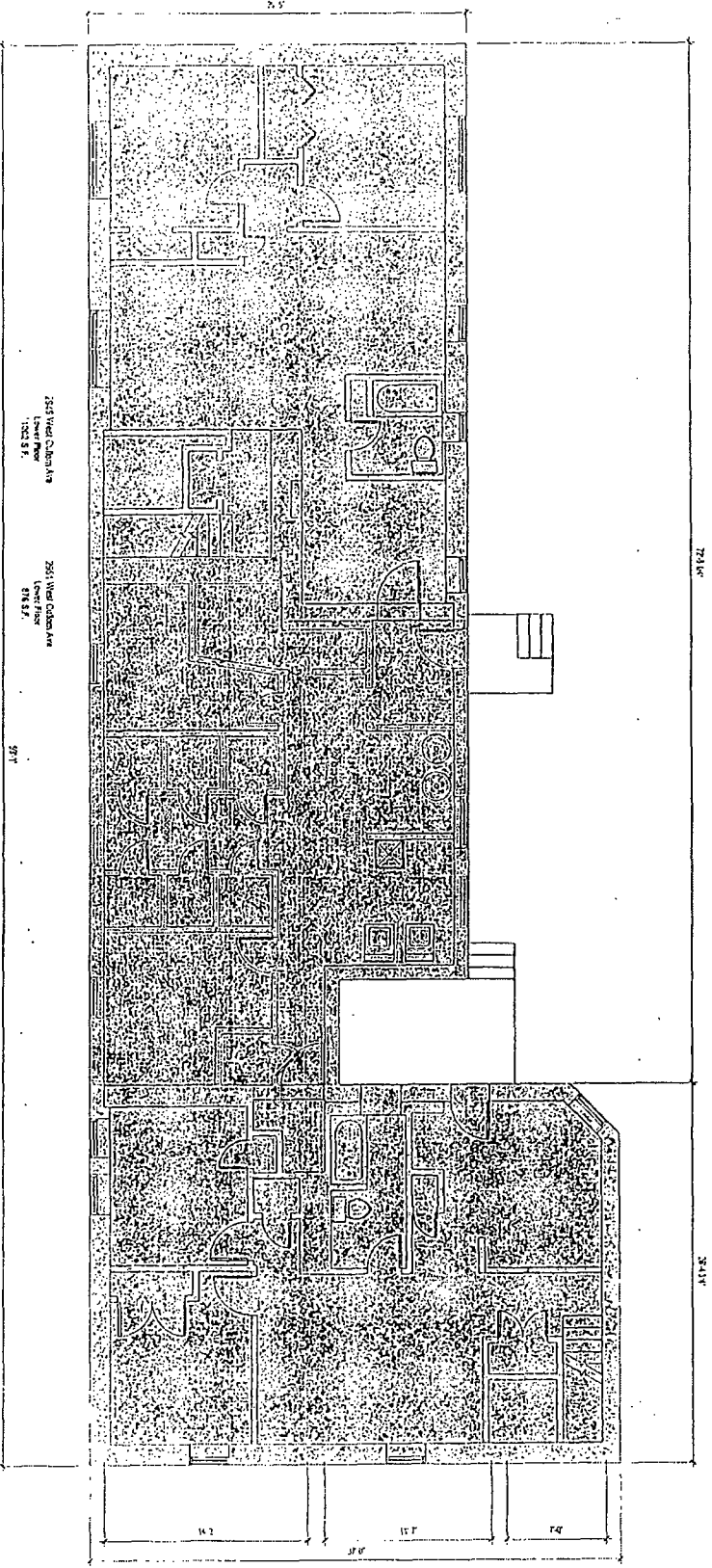
Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 4,750 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring two (2) existing garden level dwelling units into compliance with the Chicago Zoning Ordinance, for a total of eight (8) dwelling units at the subject property. No changes are proposed to the height, FAR, setbacks, or footprint of the existing multi-unit residential building. No off-street parking is currently provided at the subject property. Two (2) new off-street parking spaces will be located at the rear of the subject lot as part of this project.

- (A) The Project's Floor Area Ratio: 8,520 square feet (1.79 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 593.75 sf/du (4,750 sf/8 du)
- (C) The amount of off-street parking: 2 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback (from N. Sacramento): 14 feet-4.8 inches
  - b. Rear Setback: 11 feet-0.75 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 1 foot-0.75 inches
- (E) Building Height:
  - 26 feet-1.8 inches

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2551 North Oakman Ave  
CHICAGO, IL 60614

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CHICAGO, IL 60614

1 FLOOR PLAN

ELMDALE PARTNERS LLC  
427 NORTH SACRAMENTO AVENUE  
CHICAGO, IL



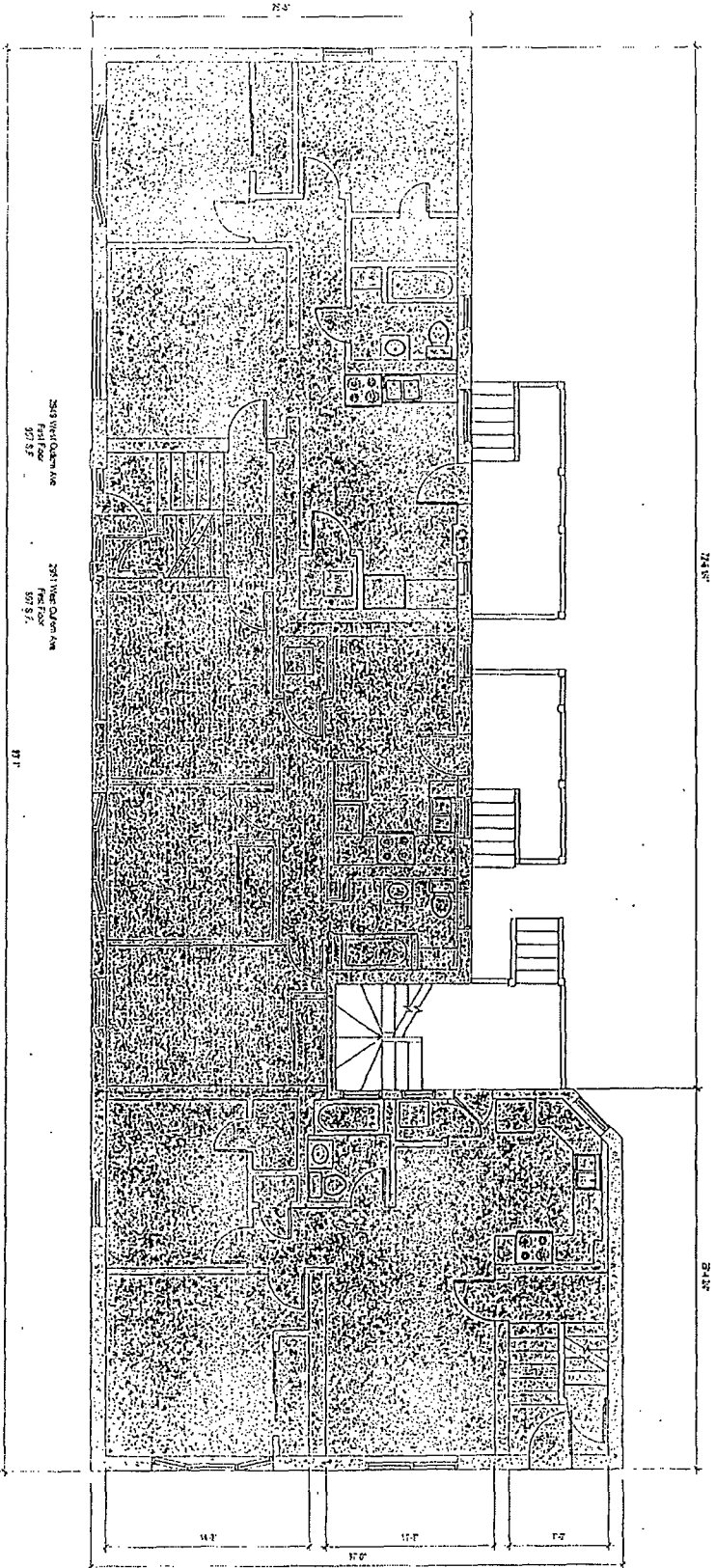
DATE	BY	LAST
11/12/12	WJ	FLOOR PLAN
11/12/12	WJ	SKETCH FILE

1

427 NORTH SACRAMENTO AVE  
CHICAGO, IL 60614

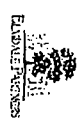


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437 NORTH SACRAMENTO AVE  
FLOOR PLAN  
9-23-17

ELDALE PARTNERS LLC  
437 NORTH SACRAMENTO AVENUE  
CHICAGO, IL



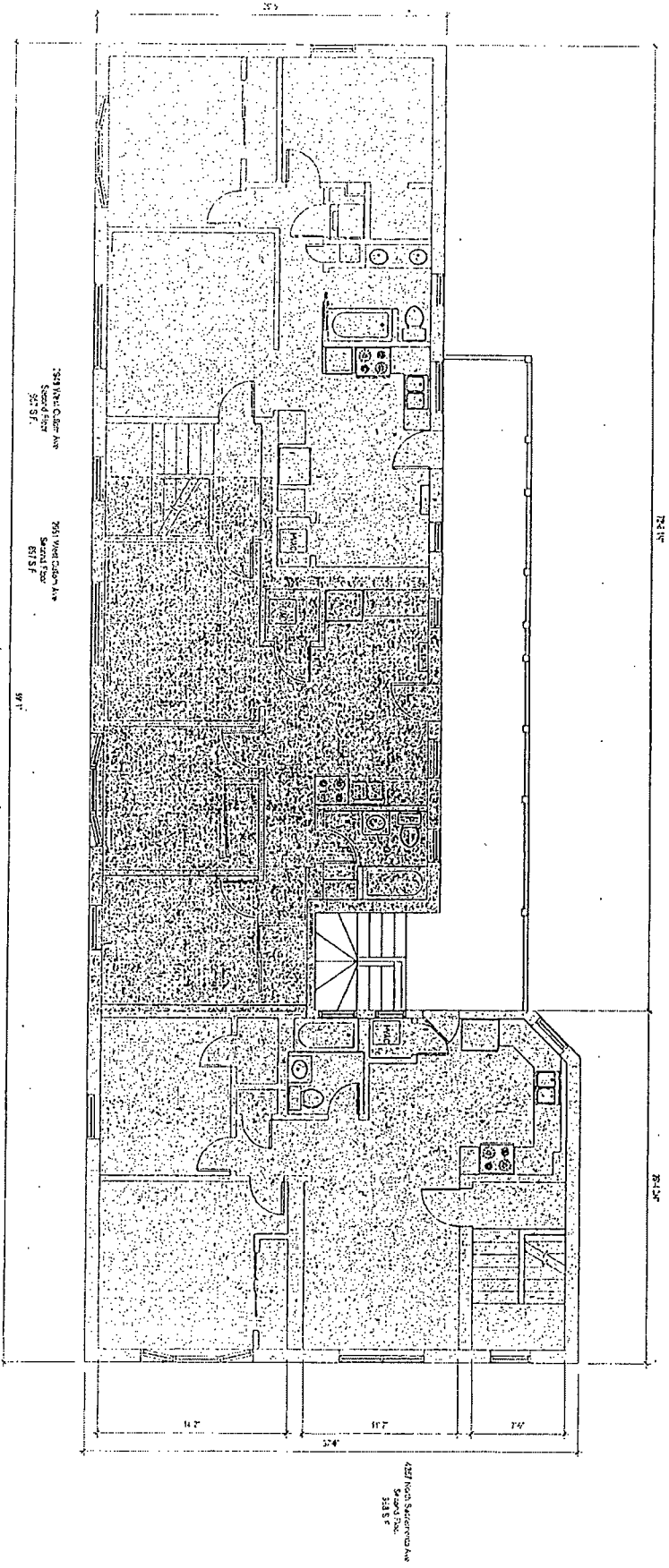
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DATE	11
DATE	11

1:1 FLOOR PLAN  
1:1 FLOOR PLAN  
2

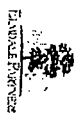


NORDEN ENGINEERING  
1212 NORTH LAKE  
CHICAGO, IL 60610  
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WWW.NORDENENR.COM

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ELWDALE PARTNERS LLC  
 427 NORTH SACRAMENTO AVENUE  
 CHICAGO, IL

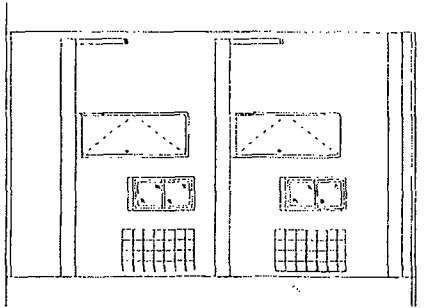


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 DRAWN BY: JLD

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 SHEET TITLE: SHEET 3

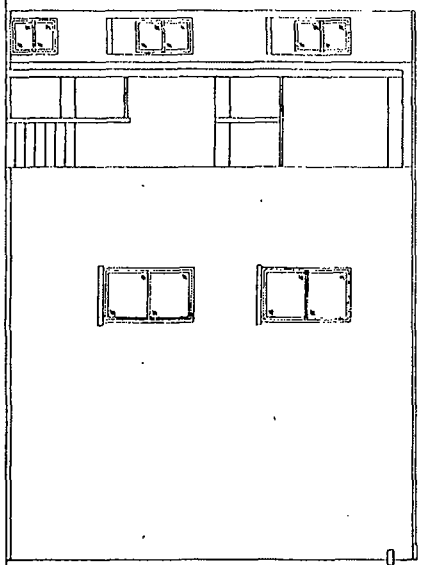


314 S.F.  
 427 NORTH SACRAMENTO AVENUE  
 CHICAGO, IL



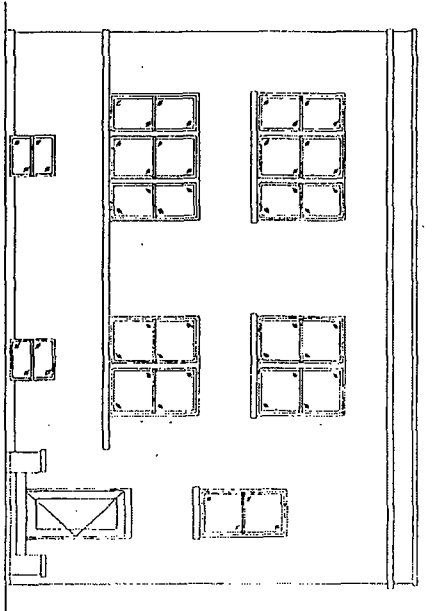
4257 North Sacramento Ave

4 SOUTH PATIO ELEVATION  
1/8" = 1'-0"



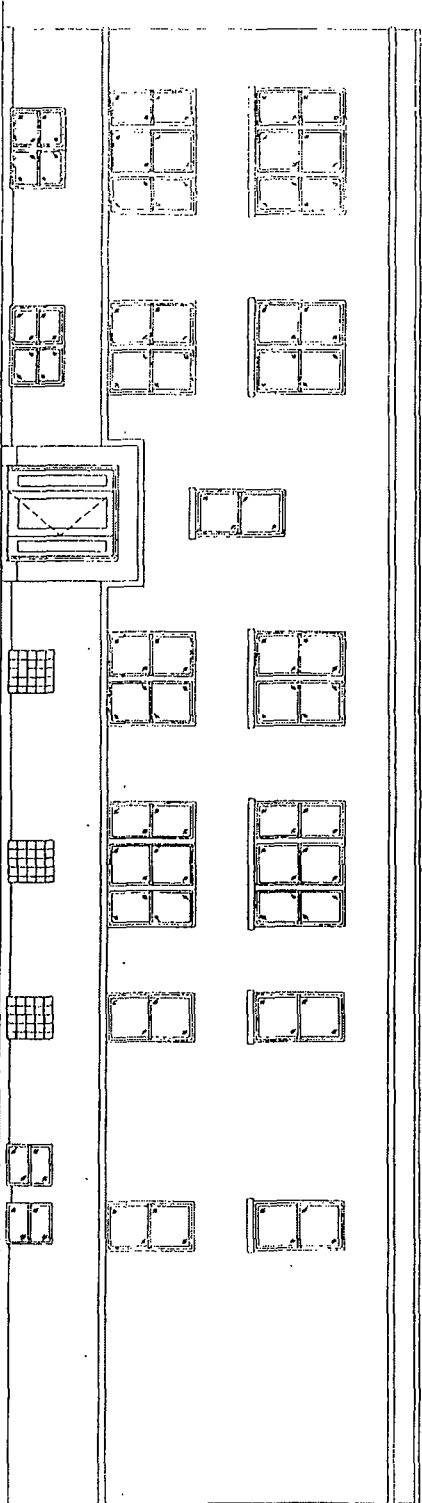
4257 North Sacramento Ave

3 SOUTH ELEVATION  
1/8" = 1'-0"



4257 North Sacramento Ave

2 NORTH ELEVATION  
1/8" = 1'-0"



2343 West Coker Ave

2343 West Coker Ave

1 EAST ELEVATION  
1/8" = 1'-0"

ELMALE PARTNERS LLC  
4257 NORTH SACRAMENTO AVENUE  
CHICAGO, IL



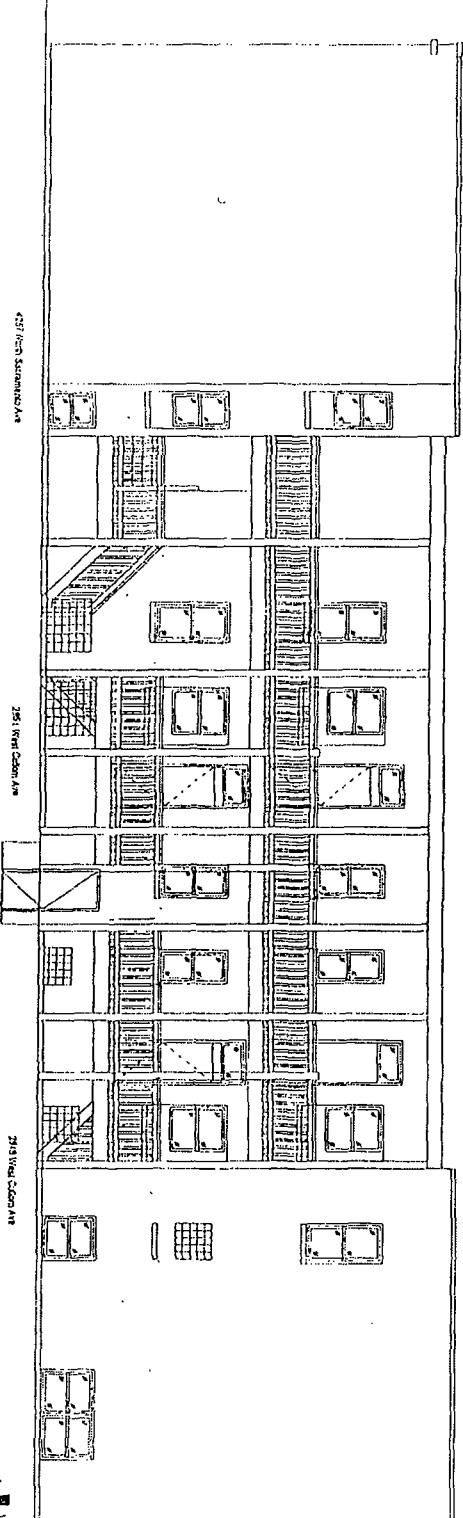
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DRAWN BY: WJ

SECOND FLOOR PLAN  
SHEET TITLE



1111 NORTH LAKE STREET  
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1 WEST ELEVATION

1/8" = 1'-0"

ELMDALE PARTNERS LLC  
427 NORTH SACRAMENTO AVENUE  
CHICAGO, IL



DATE: 10/13/13  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JH

SECOND FLOOR PLAN  
SHEETLINE

5

SHEET 1

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