



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-2456
Type: Ordinance **Status:** Passed
File created: 7/20/2022 **In control:** City Council
Final action: 10/26/2022
Title: Zoning Reclassification Map No. 5-G at 1900 N Maud Ave - App No. 21106T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-G
Attachments: 1. O2022-2456.pdf, 2. SO2022-2456.pdf

Date	Ver.	Action By	Action	Result
10/26/2022		City Council	Passed as Substitute	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/20/2022	1	City Council	Referred	

nfm.1 for Publication

ODINANCE

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 MI-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-G in an area bound by:

A line 23.70 feet Northwest of and parallel to North Kenmore Avenue; North Maud Avenue; North Kenmore Avenue; and the alley next southwest of and parallel to North Maud Avenue.

To those of a RM -4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property 1900 N. Maud Ave.

Final for Publication

Substitute Narrative and Plans Type-1
Zoning Map Amendment For 1900 N Maud
Ave From MI-2 to RM-4.5

The applicant seeks to rezone the property in order to bring the existing four-unit residential property into compliance by changing the current zoned MI-2 to RM-4.5 to accommodate a single family residence.

FAR	1.65
Building Area	3,905 Square Feet
Density (MLA)	2,370 Square Feet
Lot Area	2,370 Square Feet
Building Height	32 Feet 2 Inches - not existing (dormer added)
Front Setback	10 Feet 5 % Inches - existing
Rear Setback	18 Feet 0 Inches - existing
North Side Setback	0 Feet 11 3/4 Inches - existing
South Side Setback	1 Feet 4 ¹ / ₄ Inches(NR) - existing
Parking	1 car

Note:

The applicant will comply with Section 17-3-0307 EXCEPTIONS of the Chicago Air Quality Ordinance should such provisions be determined as applicable

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1900 N. Maud Ave. Chicago, IL 60614

Site Plan