



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2019-5550
Type: Ordinance **Status:** Passed
File created: 7/24/2019 **In control:** City Council
Final action: 9/18/2019
Title: Zoning Reclassification Map No. 9-F at 3501 N Pine Grove Ave - App No. 20104T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-F
Attachments: 1. O2019-5550.pdf (V1), 2. O2019-5550.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

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 of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 9-F in the area bounded by:

The public alley next north of and parallel to W. Cornelia Avenue; a line 60 feet east of and parallel to N. Pine Grove Avenue; W. Cornelia Avenue; N. Pine Grove Avenue;

to those of a RM5.5 Residential Multi-Unit District.

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

200153.00083.23020612.1

FINAL FOR PUBLICATION

NARRATIVE AND PLANS Re:

3501 N. Pine Grove Avenue

The Applicant seeks a change in zoning from a RM5 Residential Multi-Unit District to a RML5.5 Residential Multi-Unit District (Type 1) to allow an increase in the number of allowable units from 16 to up to 21 units. This would be achieved by reducing the size of larger 3-4 bedroom dwelling units to create smaller 1-2 bedroom dwelling units. The rezoning will also provide eligibility for parking relief.

Lot Area:	8,662 square feet
Floor Area Ratio:	1.9 (Existing)
Dwelling Units/MLA:	16 (Existing) Up to 21 (Proposed) = 412 s.f./d.u.
Off-Street Parking:	0 parking spaces (Existing)* 5 parking spaces required
Front Setback:	0.02 feet (Existing)
Side Setback (northwest side yard):	0.03 Feet (Existing)
Side Setback (southeast side yard):	0.0IE feet (Existing)
Rear Setback:	0.03N feet (Existing)
Building Height:	39 Feet (Existing)

*Variation requests - parking relief for 5 parking spaces

200I53.00083.23O20633.1

Site Plan Page 1

MM SURVEYING CO., INC.

LOT 4 IN PLOTKE AND C. ROSIIV'S RESUUDI VISION OF THE WESTERLY 27K FIXT OF ILOCK 2 Or UAIFII) AND WARNER'S SUHDIVISION Or ILOCK 12 Or HUNDLEY'S SUBDIVISION Or LOTS 3 TO 21 AND .13 TO .17, INCLUSIVE IN PINT: GROVE, A SUBDIVISION Or FRACTIONAL SECTION 21, TOWNSHII' AO NORTH, RANGE H, EASI Or THE THIRD rIINCIPAL, MERIDIAN, TOCIF.TI IF R WITH VACATED ALLEYS IN SAID ULOC K AND THE TRACT OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THF, WESTERLY LINE Or TIM', NORTH SHORE DRIVE (EXCEPT STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: .151)1 N. PINE GROVE AVE /5-If» W. CORNELIA A Vii, CHICAGO, ILLINOIS

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TOTAL LAND AREA » K.f.f.2 sij, h. ")1)19J ticrc. mure orics, fiUii.niNC. FOCITpniNT - 5.f.C.4 s-q. fl.

SITU PLAN-Surrounding Arc;i or

FINAL FOR PUBLICATION

mm SURVEYING CO., INC.

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SITI2 P LAN-Subject Property

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