Legislation Details (With Text)

File #:	O2020-4547		
Type:	Ordinance	**Status:**	Passed
File created:	9/9/2020	**In control:**	City Council
		Final action:	10/7/2020
Title:	Zoning Reclassification Map No. 9-G at 3407-3409 N Bosworth Ave - App No. 20497T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 9-G		
Attachments:	1. O2020-4547.pdf, 2. O2020-4547.pdf_V1		

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

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 RT3.S Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by

a line 99.39 feet north of and parallel to West Roscoe Street; the alley next east of and parallel to North Bosworth Avenue; a line 49.39 feet north of and parallel to West Roscoe Street; North Bosworth Avenue;

to those of an RM4.5 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: 3407-09 N. Bosworth Avenue, Chicago, Illinois 60657

Nanalive and Plan for n Type I Zoning Amendment from RT3.5 to RM4.5 3407

-09 N. Bosworth Avenue Narrative

I. Narrative

The applicant is seeking to rezone the property from an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5 Residential Multi-Unit District and is proposing to build a three-story, six-unit building with approximately 10,344 square feet of floor area.

The site is adjacent to the C'l'A Brown Line"L" tracks. There arc two existing, 2-1/2-story frame residences on the site now, each with two apartments. The overall parcel dimensions for the new development would be 50' x l23'-9.5".

The buildim; would have 32'-4" x 80' footprint. It is designed with outdoor rooftop areas designated for each tenant. The ground-floor dwelling units will be duplexed to the basement below. There would be sunken, below-gradc, open terraces at the front and rear of the building, which are adjacent only to the basement level, to be accessed from within the building and not from the exterior. The front terrace would be screened from the public way wilh a permanent masonry landscaped planter wrought-iron fencing adjacent to the front property line.

The height would be 40' to the top of the rooftop stairwell enclosure. The rooftop mechanical area would be slightly over 50'-tall.

The parking requirements will be met by providing six unenclosed on-site parking spaces in the rear of the properly accessed by the alley.

The Applicant would request variations for two items:

- Reducing the rear yard setback from the required 37.5' lo the 28'-9·>
- Establishing a below grade terrace within the required front yard setback.

H. Analysis

1) Floor Area and Floor Area Ratio

   a) Lot A rea
   b) Total building area
   c) FAR

2) Density (lot area per dwelling unit):

3) Off-street Parking:

4) Setbacks:

6,149.21 square feet 10,344 square reel I.6S

1,024.86 square feet/DU 6 vehicular parking spaces

Front:	I.V-0"
Rear:	28'-9" (with variation)
Side (north):	5'-4"
Side (south):	4'-8"

5) Building Height:

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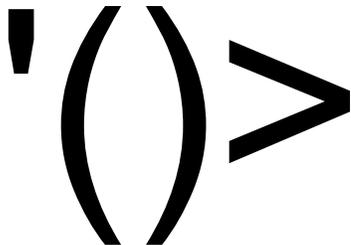n -il If
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