



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-4816
Type: Ordinance **Status:** Passed
File created: 10/7/2020 **In control:** City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 3-I at 2815-2821 W Division St - App No. 20532T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-I
Attachments: 1. O2020-4816 (V1).pdf, 2. O2020-4816.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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. 3-1 in the area bounded by

West Division Street; a line 125 feet east of and parallel to North Mozart Street; the alley next south of and parallel to West Division Street; and a line 50 feet east of and parallel to North Mozart Street,

to those of an RM-6 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:

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

2815-21 West Division Street, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 9,374.75 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit one (1) additional dwelling unit within the existing multi-unit residential building, for a total of twenty-seven (27) units at the at the subject site. No changes are proposed to the height, setbacks, or footprint of the existing building. No onsite parking is or will be provided at the property.

- A) The Project's Floor Area Ratio: 26,296 square feet (2.805 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 347.213 sf/du (9,374.75sf/27du)
- C) The amount of off-street parking: 0 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches (Existing)
 - b. Rear Setback: 0 feet-0 inches (Existing)*
 - c. Side Setbacks:
 - West: 0 feet-0 inches (Existing)* East: 0 foot-0 inches (Existing)*
- E) Building Height:
 - 32 feet-6 inches (Existing)

*The Applicant will pursue a Variation to permit the existing (non-conforming) rear and side setbacks.

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2315 W. DIVISION ST CHICAGO, IL.

EXISTING/DEMO
BASEMENT PLAN AND NOTES

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2815 W. DIVISION ST CHICAGO, IL
PROPOSED BASEMENT PLAN, DETAILS

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2815 W DIVISION ST CHICAGO, IL

PROPOSED ELEVATIONS AND DETAILS