



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-9339

**Type:** Ordinance      **Status:** Passed

**File created:** 12/18/2019      **In control:** City Council

**Final action:** 1/15/2020

**Title:** Zoning Reclassification Map No. 11-J at 4500-4502 N Sawyer Ave and 3240 W Sunnyside Ave - App No. 20288T1

**Sponsors:** Misc. Transmittal

**Indexes:** Map No. 11-J

**Attachments:** 1. O2019-9339.pdf, 2. SO2019-9339.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed as Substitute	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11-J in the area bounded by

A line 49.21 feet north of and parallel to West Sunnyside Avenue; North Sawyer Avenue; West Sunnyside Avenue; the alley next west of and parallel to North Sawyer Avenue

to those of a B2-3 District Neighborhood Mixed-Use District.

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

4500-4502 North Sawyer Avenue/3240 West Sunnyside Avenue

Final for Publication

**SUBSTITUTE**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

**4500-4502 North Sawyer Avenue/ 3240**

**West Sunnyside Avenue**

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the existing 3 story, multi-unit residential building to add 2 dwelling units in the basement. The existing building contains 13 dwelling units. After renovation, the building will contain 15 dwelling units and no parking will be provided. Will seek relief under the transit served location ordinance.

	PROPOSED
Lot Area	6,248 square feet
MLA	416.53 per DU
Parking	0 (existing)*
Rear Setback	0.1 feet (existing)
South Setback	0.02 feet (existing) ..
North Setback	0.01 feet (existing)
Front Setback	8.6 feet (existing)
FAR	2.19 (existing)
Building Height	43.33 feet (existing)

\*This is a transit served location.

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