



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2017-158

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

**File created:** 1/25/2017      **In control:** City Council

**Final action:** 3/29/2017

**Title:** Zoning Reclassification Map No. 11-H at 1630 W Wilson Ave, 1618-1632 W Wilson Ave and 4601-4607 N Paulina St - App No. 19108T1

**Sponsors:** Misc. Transmittal

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

**Attachments:** 1. O2017-158.pdf, 2. SO2017-158.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/25/2017	1	City Council	Referred	

### ORDINANCE

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

SECTION I. Title 17 of (he Municipal Code of Chiuayo, the Chicago ZoniM;; Ordnance, is hereby amended by changing all ofthe RS-3 Residential Smglc-Uivl (Detached House) District symbols and indications as shown on Map No. 11-H in thc area bounded by

WEST WILSON AVENUE; NORTH PAULINA STREET; A LINE 92 FEET NORTH OF THE NORTH LINE OF WEST WILSON AVENUE; AND THE ALLEY NEXT EAST OF NORTH PAULINA STREET.

to those of a RM-6 Residential Multi-Unit Disldet.

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

Common Address of Property: 1630 West Wilson. Avenue; Address Range: 1618 lo 1632 West Wilson Avenue and 4601 to 4607 North Paulina Street

4829-2279-4304 | ID\SCOTT. ANDRF.W

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (I) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1630 WEST WILSON AVENUE, CHICAGO, ILLINOIS PROPOSED

ZONING: RM-6 RESIDENTIAL MULTI-UNIT DISTRICT (TYPE 1) LOT AREA: 15,180 SQUARE FEET

PROPOSED LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A COMMUNITY CENTER. THE PROPERTY WILL BE REDEVELOPED WITH 24 DWELLING UNITS ON FLOORS ONE THROUGH FOUR AND 18 PARKING SPACES. APPLICANT IS USING SECTION 17-10-0102-A.3 OF THE CHICAGO ZONING ORDINANCE TO REDUCE PARKING. THERE WILL BE NO LOADING BERTHS (PER VARIATION).

- A) FLOOR AREA RATIO: 2.80; TOTAL FLOOR AREA FOR FAR PURPOSES IS 42,504 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 632 SQUARE FEET
- C) THE AMOUNT OF OFF-STREET PARKING: 18 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-A.3) AND AT LEAST 15 BIKE PARKING SPACES.
- (D) , SETBACKS:
  - A. FRONT SETBACK: 4.0 FEET (EXISTING)
  - B. REAR SETBACK: NONE FEET (EXISTING)
  - C. SIDE SETBACKS: 0 FEET (NORTH) (EXISTING) AND 6.50 FEET (SOUTH) (EXISTING)

(E) BUILDING HEIGHT: 59.0TEET

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1723N MILWAUKEE AVE; SUITE 200 CHICAGO IL 60642 TEL 773-611-5655 C-MML MAIL@BUGAJAKWCCTS.COM WEB WWW.BUGAJAKCHITECTS.COM  
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CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N PAULINA ST. CHICAGO IL PAULINA ST

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