



Office of the City Clerk

City Hall
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Legislation Text

File #: O2019-2674, Version: 1

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 RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-H in an area bound by

A line 173.0' northwest of and parallel to North Honore Street; North Elk Grove Avenue; a line 149.0' northwest of and parallel to North Honore Street; and the public alley next west of and parallel to North Elk Grove Avenue

to those of a RM-4.5, Residential Multi-Unit District.

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

Common Address of Property: 1514 North Elk Grove Avenue

for Publication

NARRATIVE & PLANS - 1514 North Elk Grove Avenue

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RT-4 to RM-4.5

The applicant seeks to correct the non-conforming Lot Area per Unit condition at the subject property. The current zoning does not provide sufficient density to support the existing 4 dwelling units. The proposed use of the property after rezoning will remain the same: a 2V2-story, 4 dwelling unit residence, 37'8" in height, with an existing 2-car detached garage with alley access in the rear yard. There is no planned commercial space and the existing 2-car garage will remain as is.

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| FAR | 1.12 |
| Lot Area per Unit | 708 Sq. Ft. per Unit |
| Lot Area | 2,832 Square Feet |
| Building Area | 3,181 Square Feet |
| Building Height | 37 Feet 8 Inches |
| Front Setback | 5 Feet 6 ³ / ₄ Inches |
| Rear Setback | 44 Feet 1 ¹ / ₂ Inches |
| West side Setback | 0 Feet 6 Inches |
| East side Setback | 3 Feet 1 Inch |
| Parking | 2 Parking Spaces |

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