

# Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

## **Legislation Text**

File #: SO2015-1375, Version: 1

### 8' 20i ^

#### 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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-H in area bound by

North Wood Street, West Potomac Avenue, a line 144.09 feet East of and parallel to North Wood Street, the alley next South and parallel to West Potomac Avenue

to those of a RM5.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1239 N Wood St.

### Substitute NARRATIVE and PLANS 1239 N Wood St RS3 to RM5.5

Applicant proposes to add a 4th floor to the existing building to add an enclosed 1200 sq. ft. greenhouse and add 2 more parking spaces for a total of 6 indoor parking spaces. The height of the building will be"55 ft! There will be a iotaf of three residential dwelling units.

Zoning RM5.5

FAR 2.5

Lot Area 14,459 s.f.
Lot Area per Unit 4,819 s.f.
Buildable Area 36,147 sq. ft.

No. of Units

Bldg Height

55'
Front Setback\*

9.90'
Rear Setback\*

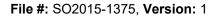
0'
North Side Setback

17.20'
South Side Setback

1.7'

Parking 6 Spaces Rear Open Space 4650 sq. ft.

<sup>\*</sup>Applicant will seek zoning variations or administrative adjustments for all setbacks as required.



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# **Elevator Shaft Section**

**SCALE:** 1/8" = 1\*