



Office of the City Clerk

City Hall
121 N. LaSalle St.
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Legislation Text

File #: SO2015-1375, Version: 1

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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 total 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	3
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.

*Applicant will seek zoning variations or administrative adjustments for all setbacks as required.

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Elevator Shaft Section

SCALE: 1/8" = 1*