



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2018-8053, 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 the RS-2 Residential Single-Unit District symbols and indications as shown on Map No. 15-0 in the area bounded by

That part of Lot 1 of the Northeast Quarter of Section 1, Township 40 North, Range. 12 East, of the third principal meridian, described as follows: Commencing at the intersection of the northeasterly line of West Talcott Road with the West Line of the East half of Lot 6 in County Clerk's Division of un subdivided lands; Thence North 56 degrees 10 minutes 29 seconds West along the northeasterly line of West Talcott Road, a distance of 589.35 feet to the point of beginning: Thence North 33 degrees 49 minutes 36 seconds East, a distance of 57.00 feet; Thence North 47 degrees 21 minutes 17 seconds East, 103.12 feet; Thence North 87 degrees 18 minutes 51 seconds East, 107.03 feet; Thence North 2 degrees 11 minutes 53 seconds West, 14.59 feet; Thence North 87 degrees 43 minutes 04 seconds east, 99.26 feet; Thence North 2 degrees 28 minutes 06 seconds West, 101.70 feet; Thence North 87 degrees 13 minutes 48 seconds east, 11.15 feet; Thence North 2 degrees 12 minutes 22 seconds West, 16.91 feet; Thence North 87 degrees 29 minutes 53 seconds East, 42.52 feet; Thence North 2 degrees 32 minutes 49 seconds West, 72.19 feet; Thence South 87 degrees 26 minutes 00 seconds West, 37.40 feet; Thence North 2 degrees 36 minutes 24 seconds West, 76.11 feet; Thence North 87 degrees 42 minutes 10 seconds East, 13.11 feet; Thence North 2 degrees 17 minutes 50 seconds West, 37.02 feet; Thence South 87 degrees 42 minutes 10 seconds East, 9.99 feet; Thence North 2 degrees 20 minutes 57 seconds West, 71.65 feet; Thence North 47 degrees 22 minutes 05 seconds West, 14.14 feet; Thence South 87 degrees 36 minutes 47 seconds West, 91.55 feet; Thence South 42 degrees 32 minutes 17 seconds West, 14.12 feet; Thence South 2 degrees 28 minutes 41 seconds East, 58.75 feet; Thence South 87 degrees 43 minutes 58 seconds West, 139.02 feet; Thence North 3 degrees 30 minutes 56 seconds West, 51.42 feet; Thence South 86 degrees 46 minutes 22 seconds West, 26.05 feet; Thence South 2 degrees 50 minutes 30 seconds East, 50.98 feet; Thence South 87 degrees 43 minutes 58 seconds West, 28.57 feet; Thence South 9 degrees 12 minutes 39 seconds West, 377.05 feet; Thence South 33 degrees 49 minutes 36 seconds West, 35.00 feet; Thence South 56 degrees 10

minutes 29 seconds East, 80.00 feet more or less to the point of beginning, all in Cook County, Illinois and containing therein, 130,651 square feet (2.999 acres) more or less,

to those of an RM-5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 7432 West Talcott Avenue

# FINAL FOR PUBLICATION

## 17-13-0303-C (1) Narrative Zoning Analysis

**7432 West Talcott Street, Chicago, IL**

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 130,651 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of the existing religious convent building to a senior living facility. The building will offer seventy-two (72) dwelling units and onsite parking for forty-three (43) cars. The height of the existing building will remain 46 ft-9 in. The building will otherwise remain "as is," as no changes or physical expansion of the building is proposed.

- A) The Project's Floor Area Ratio: 85,305 square feet (0.653 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):  
72 dwelling units (Minimum Required Lot Area Per Unit: 200 sq. ft.)
- C) The amount of off-street parking: 43 parking spaces
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:  
North: 0 feet-0 inches South: 0 feet-0 inches  
0 inches

Building Height:

46 feet-9 inches

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