



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-4179
Type: Ordinance **Status:** Passed
File created: 5/28/2014 **In control:** City Council
Final action: 7/30/2014
Title: Zoning Reclassification Map No.3-F at 873 N Sedgwick St and 357 W Locust St - App No. 18048T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2014-4179.pdf, 2. SO2014-4179.pdf

Date	Ver.	Action By	Action	Result
7/30/2014	1	City Council	Passed as Substitute	Pass
7/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/28/2014	1	City Council	Referred	

SUBSTITUTE 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 the RT4 Residential Two-Flat, Townhouse and Multi-unit District symbols and indications as shown on Map No.3-F in the area bounded by

West Locust Street; a line 183.80 feet east of and parallel to North Sedgwick Street; a line 109.25 feet south of and parallel to West Locust Street; a line 129.31 feet east of and parallel to North Sedgwick Street; a line 100.26 feet south of and parallel to West Locust Street; and North Sedgwick Street,

to those of a B2-5 Neighborhood Mixed-Use 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: 873 North Sedgwick Street and
357 West Locust Street

NARRATIVE

- 1) Project Description: Six-story residential building containing forty (40) dwelling units and on-site parking for forty-two cars
- 2) Zoning Amendment: RT4 Residential Two-Flat, Townhouse & Multi-Unit District -> B2-5 Neighborhood Mixed-Use District
- 3) FAR: Proposed: 84,001.48 sq. ft.
94
Allowed: 94,538.75 sq. ft.
- 4) Minimum Lot Area (MLA): Proposed: 40
Allowed:
Proposed: Allowed:
74M0 75'

0
7'-6"

North Side Setback: Proposed: 2'-2"
Required: 7'-6"

South Side Setback: Proposed: 0' Required: 0'

Rear Setback: Requested: Required:
31'-7 5/8" 30'

Requested: Required:
42 40

Required: 1 Requested: 1
- 6) Front Setback: Proposed: Required: