



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2016-6318  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/14/2016 **In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. 13-M at 6221-6227 W Gregory St - App No. 18926T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-M  
**Attachments:** 1. O2016-6318 (V1).pdf, 2. O2016-6318.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

### **ORDINANCE**

#### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:***

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 13-M in the area bounded by

**West Gregory Street; a line 93.45 feet east of and parallel to the alley the next east of and parallel to North Mobile Avenue (as measured at the southerly right-of-way line of West Gregory Street); the alley next north of and parallel to West Catalpa Avenue; and the alley next east of and parallel to North Mobile Avenue,**

to those of a RS3 Residential Single-Unit (Detached House) 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.

6221-6227 West Gregory Street

#### **NARRATIVE AND PLANS**

FOR THE PROPOSED REZONING AT 6221-27 W  
GREGORY ST

The Applicant wishes to change the zoning for 6221-27 W Gregory St from RS-2 to RS-3. The Applicant intends to rehab the existing 1.5 story single family home on Lot 28 and build two 2-story single family residences with a 2-car detached garage per home, no commercial space on Lots 26 and 27.

LOT 26

LOT AREA: 2,999 square feet FLOOR AREA RATIO:  
0.54 BUILDING AREA: 1,600 square feet  
OFF-STREET PARKING: there will be a 2-car detached garage FRONT  
SETBACK: 20.0 feet REAR SETBACK: 35.0 feet  
SIDE SETBACK: 5.0 feet + 5.0 feet TOTAL: 10.00 feet REAR YARD  
OPEN SPACE: 270 square feet BUILDING HEIGHT: 28 feet 4 inches

LOT 27

LOT AREA: 3,287 square feet FLOOR AREA RATIO:  
0.49 BUILDING AREA: 1,600 square feet  
OFF-STREET PARKING: there will be a 2-car detached garage FRONT  
SETBACK: 20.0 feet REAR SETBACK: 44.75 feet  
SIDE SETBACK: 5.33 feet + 5.33 feet TOTAL: 10.66 feet REAR YARD  
OPEN SPACE: 562 square feet BUILDING HEIGHT: 28 feet 4 inches

LOT 28

LOT AREA: 3,500 square feet FLOOR AREA RATIO: 0.55 BUILDING  
AREA: 1,920 square feet  
OFF-STREET PARKING: there will be a 2-car detached garage FRONT SETBACK: 10.9 feet REAR  
SETBACK: 63 feet  
SIDE SETBACK: 2.50 feet (W) & 2.44 feet (E) = TOTAL: 4.94 feet REAR YARD OPEN SPACE: 700  
square feet BUILDING HEIGHT: 23 feet 3 inches

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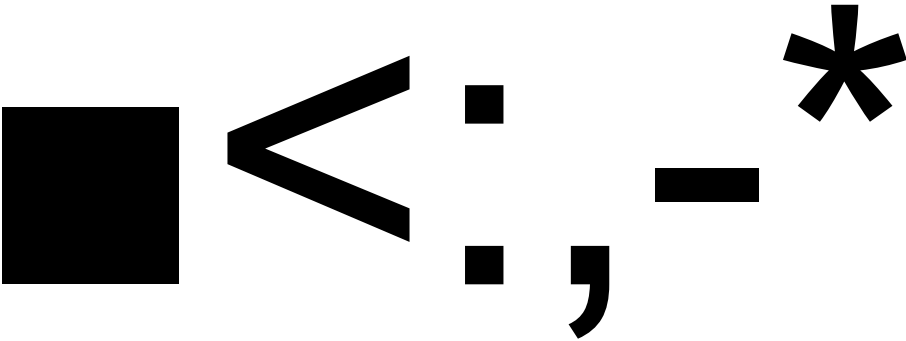
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