



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-6335
Type: Ordinance
File created: 9/14/2016
Status: Passed
In control: City Council
Final action: 11/16/2016
Title: Zoning Reclassification Map No. 17-G at 6726 N Glenwood Ave - App No. 18940T1
Sponsors: Misc. Transmittal
Indexes: Map No. 17-G
Attachments: 1. O2016-6335 (V1).pdf, 2. O2016-6335.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	

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ORDINANCE

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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 RS2 Residential Single-Unit District symbols and indications ash shown on Map No. 17-G in the area bounded by:

a line 252.5 feet north of and parallel to west North Shore Avenue; North Glenwood Avenue; a line 202.5 feet north of and parallel to west North Shore Avenue; the public alley west of and parallel to North Glenwood Avenue

to those of a RM6 Residential Multi-Unit District.

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

6726 N. Glenwood Avenue, Chicago, Illinois.

ZONING AMENDMENT APPLICATION PROJECT NARRATIVE

Integrity 3, LLC, an Illinois limited liability company ("Integrity") is the owner of the multi-family residential property situated at 6726 N. Glenwood Avenue, Chicago, Illinois (the "Property").

The Property is older than 50-years, currently zoned RS2, legally non-confirming, and contains 37 dwelling units. Integrity, in partnership with Housing Plus, a not-for-profit corporation who has a public interest in working with landlords to convert vacant space into affordable housing, intends to add one (1) ADA compliant dwelling unit within the building's existing structure. Pursuant to a deceleration to be recorded against the land, this unit shall only be leased to tenants whose household income is no more than 60% of the Area Median Income, as recognized by the City of Chicago.

Under the Property's current zoning, Integrity cannot add this unit, and is thus seeking to rezone the property to RM6 to accommodate a floor area ratio of 2.4 and a minimum lot area per unit of 165. Such accommodation can only be achieved under the RM6 zoning classification. The project will not modify the building's land use, floor area ratio, density, setbacks, or building height. The project does not include the addition of any parking as the Chicago Zoning Ordinance states that no parking requirements are triggered when increasing a building's dwelling count by less than two (2) units when such building is more than 50-years old. 17-10-0T01-B(2)(a).

FINAL FOR PUBLKADCM

SHEET **A-2**

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6726 N. GLENWOOD AVENUE, CHICAGO, ILLINOIS
ARCHITECT: [REDACTED] /
PROPOSED: [REDACTED]

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