



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-6336
Type: Ordinance **Status:** Passed
File created: 9/14/2016 **In control:** City Council
 Final action: 11/16/2016
Title: Zoning Reclassification Map No. 17-G at 6818 N Wayne Ave - App No. 18941T1
Sponsors: Misc. Transmittal
Indexes: Map No. 17-G
Attachments: 1. O2016-6336 (V1).pdf, 2. O2016-6336.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 CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 17-G in the area bounded by:

207.00 feet north of West Pratt Blvd.; North Wayne Avenue; 157.00 feet north of and parallel to West Pratt Blvd and 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.

Common Address of Property: 6818 N. Wayne Avenue, Chicago, Illinois.

ZONING AMENDMENT APPLICATION PROJECT
NARRATIVE

Integrity 2, LLC, an Illinois limited liability company ("Integrity") is the owner of the multi-family residential property situated at 6818 N. Wayne Ave., Chicago, Illinois (the "Property").

The Property is older than 50-years, currently zoned RT4, legally non-conforming, and contains 41 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 four (4) dwelling units within the building's existing structure. Two (2) of these units will be ADA compliant. Pursuant to a declaration to be recorded against the land, all four (4) units 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 these units, and is thus seeking to rezone the property to RM6 to accommodate a floor area ratio of 2.52 and a minimum lot area per unit of 166. 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 spaces. Integrity intends to seek an Administrative Adjustment with the Zoning Board of Appeals ("ZBA") to reduce those parking requirements triggered by the rezoning. The Chicago Zoning Ordinance permits the ZBA to reduce parking requirements by up to five (5) spaces when the zoning classification is RM6 and the building has been in existence for more than fifty (50) years. 17-13-1101-C.

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