



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-7311
Type: Ordinance
Status: Passed
File created: 10/5/2016
In control: City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 11-H at 4053 N Leavitt St and 2157-2159 W Belle Plaine Ave - App No. 18987T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-H
Attachments: 1. O2016-7311 (V1).pdf, 2. O2016-7311.pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
10/5/2016	1	City Council	Referred	

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 of the RS3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 11 -H in an area bound by North Leavitt Street, West Belle Plaine Avenue, a line 24 feet East of and parallel to North Leavitt Street, the alley next South of and parallel to West Belle Plaine Avenue to those of a RM-5.5 Residential Multi Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single Unit District symbols and indications as shown on Map No. 11-H in an area bound by West Belle Plaine Avenue; a line 48 feet East of and parallel to North Leavitt Street; the public alley next South of and parallel to West Belle Plaine Avenue; a line 24 feet East of and parallel to North Leavitt Street

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

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Address of Property: 4053 North Leavitt Street/2157-59 West Belle Plaine Avenue, Chicago, IL 60618.

1890.

NARRATIVE

4053 N Leavitt Street/2157-59 W Belle Plaine Avenue RS3 for 2157 West Belle Plaine Avenue RM5.5 for 4053 North Leavitt Street/2159 West Belle Plaine Avenue

The applicant owns a 48'x120' lot with a 6 unit non-conforming building. The applicant seeks to change the zoning to make the existing 6 unit building conforming to allow the division of the lot and make 2 lots with the existing 6 dwelling unit building to remain at 4053 N Leavitt Street/2159 W Belle Plaine Avenue and build a new 2 story single family home at 2157 W Belle Plaine Avenue will be 30 feet in height. The existing 3 story building height approximately 37 feet no changes, with 2 existing parking spaces.

2157 West Belle 1 Maine Avenue RS3

FAR	.90
Lot Area	2880 square feet
Building Area	2592 square feet
Building Height	30 feet

^NWill seek Administrative Adjustment or Variation for setbacks if necessary

4053 North Leavitt Street/2157 West Belle Plaine Avenue RM5.5

FAR	2.24
Lot Area	2880 square feet
Building Area	6448 square feet no change
Building Height	37 feet
Front Setback	Zero

East/West Setback	Zero
Rear Setback	35 feet
Parking	2 spaces

FINAL FOR PUBLICATION