



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** O2017-3201  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 4/19/2017  
**In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 5-J at 1812 N Sawyer Ave - App No. 19191T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-J  
**Attachments:** 1. O2017-3201.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/19/2017	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 RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 5-J in the area bounded by:

**A line 450 feet south of the south line of West Cortland Street, North Sawyer Avenue, the alley west of North Sawyer Avenue, and a point 475.03 feet south of West Cortland Street.**

To those of RT-4 Residential Two-Flat, Townhouse and Multi-Unit District SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1812 North Sawyer Avenue, Chicago, IL

**NARRATIVE AND PLANS**

FOR THE PROPOSED REZONING AT  
1812 NORTH SAWYER AVENUE

The Application is to change zoning for 1812 North Sawyer Avenue from RS-3 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to construct a three-story, four dwelling unit building. The footprint of the building shall be approximately 20 feet by 94 feet in size, and the building shall be 37 feet 9 inches high, as defined by City Code.

LOT AREA: 4,430 SQUARE FEET

**FLOOR AREA RATIO: 1.18**

BUILDING AREA: 5,220 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,305 SQUARE FEET PER DWELLING UNIT OFF-STREET PARKING:

THERE WILL BE FOUR OFF-STREET PARKING SPACES.

FRONT SETBACK: 15 FEET REAR SETBACK: 53 FEET 1 %

INCHES SIDE SETBACK: 2 FEET (North) 3 FEET (South) REAR

YARD OPEN SPACE: 318 SQUARE FEET BUILDING HEIGHT:

37 FEET 9 INCHES

**FINAL FOR PUBLICATION**

N. SAWYER AVE

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