



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-9010
Type: Ordinance **Status:** Passed
File created: 12/13/2017 **In control:** City Council
Final action: 2/28/2018
Title: Zoning Reclassification Map No. 5-I at 1702 N Washenaw Ave - App No. 19487T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. SO2017-9010.pdf, 2. O2017-9010.pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed as Substitute	Pass
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
12/13/2017	1	City Council	Referred	

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SUBSTITUTE 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 as shown on Map No. 5-1 in the area bounded by:

a line 50 feet north of and parallel to West Wabansia Avenue; North Washtenaw Avenue; a line 25 feet north of and parallel to West Wabansia Avenue; the public alley next west of and parallel to North Washtenaw Avenue,

to those of an RM4.5, Residential Multi-Unit District.

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1702 North Washtenaw Avenue

RNAL FOR PUBLICATION

Application Number: 19487

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR 1702 NORTH WASHTENAW AVENUE, CHICAGO, IL

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three story residential building with three dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.4
Lot Area:	3131.25 Square Feet
Building Floor Area:	4,364 Square Feet
Density:	1,043 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 10 Feet North Side: 2 Feet / South Side: 3 Feet Rear: 37 Feet 6 Inches Rear Yard Open space: 225 Square Feet

Building height:

33 Feet 5 Inches

FINAL FOR PUBLICATION

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