ED 4th

## Legislation Details (With Text)

File #:	O20	18-919			
Туре:	Ordi	nance	Status:	Passed	
File created:	2/28	/2018	In control:	City Council	
			Final action:	3/28/2018	
Title:	Zoning Reclassification Map No. 7-G at 1503-1505 W George St - App No. 19545T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 7-G				
Attachments:	1. O	2018-919.pdf			
Date	Ver.	Action By	Act	ion	Result
3/28/2018	1	City Council	Pa	ssed	Pass
2/28/2018	1	City Council	Re	ferred	
NO CHANGH					

#### ORDINANCE

### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION L Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT 3.5 Residential Two-Flat, Townhouse and Multi- Unit District symbols and indications as shown on Map No. 7-G in the area bounded by

West George Street; a line 25.00 feet west of and parallel to North Greenview Avenue; the alley next south of and parallel to West George Street; and a line 50.00 feet west of and parallel to North Greenview Avenue

to those of a RM 4.5 Residential Multi-Unit District.

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

Address: 1503 to 1505 West George Street, Chicago, Illinois

NO CHANGE

17-13-0303-C(l) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1503 TO 1505 WEST GEORGE STREET, CHICAGO, ILLINOIS ZONING: RM 4.5

RESIDENTIAL MULTI-UNIT DISTRICT, TYPE 1.

LOT AREA: 3,106.00 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A THREE-STORY BRICK BUILDING WITH A BASEMENT. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO SUBDIVIDE A ZONING LOT FROM 50 FEET BY 124.30 FEET TO CREATE TWO ZONING LOTS, EACH MEASURING 25 FEET BY 124.30 FEET, AND WITH THE SUBJECT IMPROVED LOT IN COMPLIANCE WITH THE CHICAGO ZONING ORDINANCE. APPLICANT WILL SEEK A VARIATION OF THE CHICAGO ZONING ORDINANCE TO FURTHER BRING THE PROPERTY IN COMPLIANCE REGARDING EXISTING SETBACKS.

- (A) FLOOR AREA RATIO: 1.22; TOTAL FLOOR AREA IS 3,780.00 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): APPROXIMATELY 1,035.33 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: THREE OFF STREET PARKING SPACES AND NO BIKE PARKING SPACES.
- (D) SETBACKS:
- A. FRONT SETBACK: 8.45 FEET (EXISTING)\*
- B. REAR SETBACK: 50.98 FEET (EXISTING)
- C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST)\* AND 0 FEET 0 INCHES (WEST)\* (EXISTING)
- (E) BUILDING HEIGHT: 39.13 FEET (EXISTING)

PURSUANT TO AN ATTACHED SET OF PLANS

\* VARIATIONS REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE, § 17-13-1101

## ANAL FOR FU3LICA7ICNOO

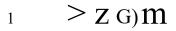
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BUGAJ 1223 NMILWAUKEC SURE 200 CHICAGO. IL G0642 TEL 773-666-5G55 E-MAIL" MAIL@ BUGAJARCHITECTS COM WEB. WWW.BUGAJARCHITECTS <a href="https://www.bugajarchitects">https://www.bugajarchitects</a> com

Office of the City Clerk