



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2018-4018
Type: Ordinance
File created: 5/23/2018
Status: Passed
In control: City Council
Final action: 12/12/2018
Title: Zoning Reclassification Map No. 3-F at 1511 N Sedgwick St - App No. 19659T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2018-4018.pdf, 2. SO2018-4018.pdf

Date	Ver.	Action By	Action	Result
12/12/2018	1	City Council	Passed as Substitute	Pass
12/6/2018	1	Committee on Zoning, Landmarks and Building Standards		
5/23/2018	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 CI-3, Neighborhood Commercial District symbols as shown on Map No. 3-F in the area bounded by:

A line 466.38 feet south of and parallel to West North Avenue; a line 102.30 feet east of and parallel to North Sedgwick Street; a line 491.38 feet south of and parallel to West North Avenue; and North Sedgwick Street.

To those of a B2-5, Neighborhood Mixed-Use District

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

address of property: 1511 North Sedgwick Street, Chicago

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR
1511 NORTH SEDGWICK STREET, CHICAGO**

The subject property is currently a vacant lot. The Applicant intends to develop this property with a 4-story residential building with 7 dwelling units (ground rear and upper floors). The Applicant needs a zoning change to allow residential use on the ground floor; to comply with the maximum floor area ratio standard and the minimum lot area standards of the Ordinance; and to allow parking reduction by up to 100 percent from the otherwise applicable standards per Code section 17-10-0102-B Transit-Served Locations.

Project Description:	Zoning Change from a C1-3 to a B2-5
Use:	Residential building with 7 dwelling units (ground rear and upper floors)
Floor Area Ratio:	3.5
Lot Area:	2,557.50 Square Feet
Building Floor Area:	8,920 Square Feet
Density:	364 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 2 (TSL reduction)
Set Backs:	Front: 0 Feet North Side: 6 Inches / South Side: 6 Inches Rear: 4 Feet 6 Inches *
Building height:	Feet 50 Feet 7 Inches

*** Will file for a variation if required**

SEDGWICK ST

FINAU FOR PUBLICATION

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**SEDGWICK
BROWN LINE**

FINAL FCR PUBLICATION

ARCITECT SWORN STATEMENT FOR PARKING REDUCTION

DATE: 02.05.2018

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA TRAIN ENTRANCE DOOR OPENING TO THE NEAREST BOUNDRY POINT OF THE PROPOSED SITE AT 1511 N. SEDGWICK ST. BY A STRAIGHT LINE IS 395.00' WHICH IS LESS THAN THE REQUIRED 1320.00'

001-010137

SIGNED:

(ARCH.) ILLINOIS LICENSE NUMBER:

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W North Ave

* 290 FT

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Sedgwick Street

HljcMki'.'.": S1

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FINAL FCR PUBLICATION

1511 N. SEDGWICK ST. PARKING REDUCTION