



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** O2018-5998  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 7/25/2018  
**In control:** City Council  
**Final action:** 9/20/2018  
**Title:** Zoning Reclassification Map No. 3-H at 1645 W Le Moyne St - App No. 19746T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-H  
**Attachments:** 1. O2018-5998.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed	Pass
9/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/25/2018	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 be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-H in the area bounded by

West Le Moyne Street; the alley next east of and parallel to North Paulina Street; the alley next south of and parallel to West Le Moyne Street; the alley next east of and parallel to North Paulina Avenue; a line 118.0 feet south of and parallel to West Le Moyne Street; and a line 81.60 feet east of and parallel to North Paulina Street,

to those of a RM5.5 Residential Multi-Unit District is hereby established in the area above described.

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

Common Address of Property: 1645 West Le Moyne Street

## FINAL FOR PUBLICATION

### 17-13-0303-C (1) Narrative Zoning Analysis - 1645 West LeMoyne Street, Chicago, IL

Proposed Zoning: RM-5.5 Residential Multi-Unit District Lot Area:

7,181.38 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of the existing three-story community center and food kitchen building to a sixteen (16) unit residential building. Sixteen (16) onsite, garage parking spaces will be provided. The existing building's height (46 ft.-2.5 in.) and floor-area total will remain without change.

- A) The Project's Floor Area Ratio: 16,800 square feet (2.33 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):  
16 dwelling units (400 square . feet per unit permitted as of right)
- C) The amount of off-street parking: 16 parking spaces
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:  
East: 0 feet-0 inches West: 10 feet-0 inches '
- E) Building Height:  
46 feet-2.5 inches

## FINAL FOR PUBLICATION

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NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE THREE CAR GARAGE

164S WEST Le MOYNE STREET CHICAGO, ILLINOIS 60622

CASAGRANDE ARCHITECTS LLC  
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