



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2018-6976
Type: Ordinance **Status:** Passed
File created: 9/20/2018 **In control:** City Council
 Final action: 10/31/2018
Title: Zoning Reclassification Map No. 5-J at 1818 N Sawyer Ave - App No. 19799T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-J
Attachments: 1. O2018-6976 (V1).pdf, 2. O2018-6976.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	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 RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 5-J in the area bounded by:

A line 400 feet next South of and parallel to West Cortland Avenue; North Sawyer Avenue; a line 425 feet South of and parallel to West Cortland Avenue; and the alley next West of and parallel to North Sawyer Avenue.

To those of RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

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

Common Address of Property: 1818 North Sawyer Avenue, Chicago, IL

**NARRATIVE AND PLANS FOR THE
PROPOSED REZONING AT
1818 NORTH SAWYER AVENUE**

The Application is to change zoning for 1818 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. There will be four (4) parking spaces. 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: 4,425 SQUARE FEET

FLOOR AREA RATIO: 1.18

BUILDING AREA: 5,220 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,106.25 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 (South) 3 FEET (North) .

REAR YARD OPEN SPACE: 318 SQUARE FEET

BUILDING HEIGHT: 37 FEET 9 RMCHES

FINAL FCR PUBLICATION