



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2019-1382  
**Type:** Ordinance  
**File created:** 3/13/2019  
**Status:** Passed  
**In control:** City Council  
**Final action:** 7/24/2019  
**Title:** Zoning Reclassification Map No. 3-J at 1038-1046 N Spaulding Ave - App No. 19979T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-J  
**Attachments:** 1. O2019-1382 (V1).pdf, 2. O2019-1382.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed	Pass
6/25/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/13/2019	1	City Council	Referred	

## Final for Publication

### 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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 3-J in the area bounded by

a line 276.95 feet north of the intersection of West Grand Avenue and North Spaulding Avenue as measured at the west right-of-way line of North Spaulding Avenue and perpendicular thereto; North Spaulding Avenue; a line 256.95 feet north of the intersection of West Grand Avenue and North Spaulding Avenue as measured at the west right-of-line of North Spaulding Avenue and perpendicular thereto; and the alley next west of and parallel to North Spaulding Avenue,

to those of a RM5 Residential Multi-Unit District and a corresponding use 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: 103 8-1046 North Spaulding Avenue

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## 17-13-0303-C (1) Narrative Zoning Analysis and Plans

1038-1046 North Spaulding Avenue, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District Lot

Area: 15,948 square feet

Proposed Land Use: The site is presently improved with a three-story (with basement) multi-unit residential building. \*[Original construction of the existing building dates back more than fifty (50) years.] The southern-most portion of the site is presently vacant and unimproved. The existing building presently contains a total of fourteen (14) dwelling units, and - therefore, nonconforming, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing building. Part of the rehabilitation plan calls for the establishment of an additional two (2) dwelling units - within the building, for a total of sixteen (16) dwelling units - at the subject site. All. of the proposed rehabilitation work will be to the existing facades and/or to the interior of the existing building. The rehabilitation plan does NOT call for the physical expansion of the existing building. The zoning change is required in order to bring the existing non-conforming building into compliance, under the current Zoning Ordinance, and to permit the establishment of the additional two (2) dwelling units - therein. There is presently zero (0) designated onsite vehicular parking spaces, at the property. The

rehabilitation plan calls for the provision of onsite parking for at least six (6) vehicles. The existing building is masonry in construction and measures 39 feet-2 inches in height.

- A) The Project's Floor Area Ratio: 9,975 square feet (0.63 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 16 dwelling units (996.75 square feet)
- C) *The amount of off-street parking: 6 vehicular parking spaces {minimum}*
- D) Setbacks:
  - a. Front Setback: 12 feet-10 inches
  - b. Rear Setback: 48 feet-2 inches
  - c. Side Setbacks: North: 3 feet-11 inches South: 63 feet-5 inches

*\*The Applicant will seek any necessary administrative relief to bring the existing setbacks into compliance.*

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- (E) Building Height: 39 feet-2 inches