



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-2738  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 4/10/2019  
**In control:** City Council  
**Final action:** 7/24/2019  
**Title:** Zoning Reclassification Map No. 11-H at 4729 N Winchester Ave - App No. 20012T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-H  
**Attachments:** 1. O2019-2738.pdf, 2. SO2019-2738.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed as Substitute	Pass
4/10/2019	1	City Council	Referred	

**#20012-T1**

## SUBSTITUTE ORDINANCE

*BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11 -H in the area bounded by

the alley next north of and parallel to West Leland Avenue; the alley next east of and parallel to North Winchester Avenue; a line 242 feet north of and parallel to West Leland Avenue; and North Winchester Avenue,

to those of an RM-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.

4729 North Winchester Avenue

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

4729 North Winchester, Chicago, Illinois

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

7,623 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The existing two-story building and detached garage will be razed. The new proposed building will contain a total of eight (8) dwelling units, between the basement and 4<sup>th</sup> Floor. There will be off-street parking for seven (7) vehicles, located in and between three detached garages - at the rear of the lot, as well as interior parking for two (2) vehicles, located within the basement of the proposed new building - for a total of nine (9) onsite parking spaces. The new proposed building will be masonry in construction and will measure 47 feet-0 inches in height.

A) The Project's Floor Area Ratio: 12,874 square feet (1.69 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

8 dwelling units (953 square feet)

C) The amount of off-street parking: 9 parking spaces

D) Setbacks:

a. Front Setback: 15 feet-0 inches

b. Rear Setback: 53 feet-4 inches

c. Side Setbacks: North: 2 feet-0 inches

South: 5 feet-0 inches

*\*The Applicant will seek Variations for any deviations from the required setbacks for the new proposed building.*

(E) Building Height:

47 feet-0 inches

45'-0"

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