



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-6863
Type: Ordinance
Status: Passed
File created: 9/18/2019
In control: City Council
Final action: 10/16/2019
Title: Zoning Reclassification Map No. 11-G at 4502-4504 N Beacon St - App No. 20183T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2019-6863.pdf, 2. SO2019-6863.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed	Pass
9/18/2019	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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 11 -G in the area bounded by

Beginning at a point 55 feet north of West Sunnyside Avenue and the west right-of-way of North Beacon Street; North Beacon Street; West Sunnyside Avenue; the alley next west of North Beacon Street; and a line from a point 52.83 feet north of West Sunnyside Avenue and the east right-of-way of the alley next west of North Beacon Street, running east to the point of beginning,

to those of a B2-3 Neighborhood Mixed-Use 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:

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

4502-04 North Beacon Street, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 8,110.703
square feet

Proposed Land Use: The Applicant is seeking to permit the construction of a new four-story,
nine (9) unit residential building, with attached ten (10) car garage. The building will
measure 46 feet-2 inches in height.

- A) The Project's Floor Area Ratio: 15,162.6 square feet (1.869 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
9 dwelling units (901.189 square feet of lot area per dwelling unit)
- C) The amount of off-street parking: 10 parking spaces
- D) Setbacks:
 - a. Front Setback: 30 feet-4 inches
 - b. Rear Setback: 10 feet-0 inches*
 - c. Side Setbacks:
North: 0 feet-2 inches** South: 0 feet-0 inches
- E) Building Height:
46 feet-2 inch

*The Applicant will seek a Variation for rear setback relief. **The Applicant will
seek a Variation for side setback relief.