



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-78
Type: Ordinance
Status: Passed
File created: 1/15/2020
In control: City Council
Final action: 2/19/2020
Title: Zoning Reclassification Map No. 9-G at 3500-3504 N Wilton Ave and 934-938 W Cornelia Ave - App No. 20308T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. O2020-78.pdf (V1), 2. O2020-78.pdf

Date	Ver.	Action By	Action	Result
2/19/2020	1	City Council	Passed	Pass
2/13/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/15/2020	1	City Council	Referred	

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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 RM5 Residential Multi-Unit District symbols and indications as shown on Map No.9-G in the area bounded by

a line 75.10 feet north of and parallel to West Cornelia Avenue; North Wilton Avenue; West Cornelia Avenue; and a line 74.50 feet west of and parallel to North Wilton Avenue,

to those of a RM6 Residential 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: 3500-3504 North Wilton Avenue and
934-38 West Cornelia Avenue

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17-13-0303-C (1) Narrative Zoning Analysis
3500-3504 North Wilton Avenue and 934-38 West Cornelia Avenue, Chicago, Illinois.

Proposed Zoning: RM-6 Multi-Unit District

Lot Area: 5,594.95 square feet

Proposed Land Use: The Applicant is seeking & Zoning Map Amendment in order to permit the rehabilitation of the existing four-story (with basement) residential building, which such rehabilitation plan calls for the location and establishment of two (2) additional dwelling units, within the basement of the existing building - for a total of nineteen (19) dwelling units, at the subject site. The existing building, which presently contains seventeen (17) dwelling units, is non-conforming under the current Zoning Ordinance. The proposed Zoning Change, therefore, is required in order to bring the existing building into compliance and to permit the establishment of the two (2) additional dwelling units. The rehabilitation plan does not call for the physical expansion of the exterior footprint or envelope of the existing building. There is currently no (zero) off-street vehicular parking, at the site. As part of the rehabilitation proposal, however, the Applicant will be adding surface parking for two (2) vehicles, within the boundary of the site. The existing building is masonry in construction and measures 38 feet-3 inches (approx.) in height.

- A) The Project's Floor Area Ratio: 11,016 square feet (2.0 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 19 dwelling units (294 square feet)
**The Applicant will seek any additional administrative relief which may be necessary, in order to permit the establishment of 19 dwelling units at the subject property.*
- C) The amount of off-street parking: 2 vehicular parking spaces

- D) Setbacks:
- a. Front Setback: 3 feet-11/12 inches
 - Rear Setback: 0 feet-0 inches
 - Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches

** The Applicant will seek any additional administrative relief which may be required, in order to bring the footprint, of the existing building into compliance under the current Zoning Ordinance.*

PAGE 1 of 2

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Building Height:
38 feet-3 inches

PAGE 2 of 2

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