



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-772
Type: Ordinance **Status:** Passed
File created: 2/19/2020 **In control:** City Council
Final action: 4/24/2020
Title: Zoning Reclassification Map No. 3-F at 1458-1500 N Wieland St - App No. 20335T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2020-772.pdf, 2. O2020-772 (V1).pdf

Date	Ver.	Action By	Action	Result
4/24/2020	1	City Council	Passed	Pass
3/16/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/19/2020	1	City Council	Referred	

iHAL pCR 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, is hereby amended by changing all of the RM 5 Residential Multi-Unit District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 565.60 feet south of and parallel to West North Avenue; North Wieland Street; a line 615.60 feet south of and parallel to West North Avenue; and a line 102.2 feet west of and parallel to North Wieland Street

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 1458-1500 North Wieland Street, Chicago, Illinois 60610

1458-1500 N. Wieland Avenue Narrative and
Plans

RM-5 to B2-3

Applicant: Property Address: Proposed Zoning:

I. Narrative

Nader & Juan Hindo

1458-1500 N. Wieland Avenue

B2-3, Neighborhood Mixed-Use District

In order to construct a five (5) story, seven (7) dwelling unit, residential building with an attached parking garage containing three (3) parking spaces that are accessed via proposed front driveway off of N. Wieland Street.

II. Zoning Analysis

1) Floor Area and Floor Area Ratio

- a) Lot Area
- b) Total building area
- c) FAR

5,110 sq. ft. 12,555 sq. ft. 2.45

2) Density (lot area per dwelling unit):

3) Off-street Parking:

730.0 sq. ft.

3 parking spaces (including 1 fully accessible) Subject property is located within 880 ft. of CTA Sedgwick Brown Line rail station.¹

4) Setbacks

Side - north and south: Combined side yards: Front: Rear:

5.0 ft. (each) 10.0 ft. 12.0 ft. 10.0 ft.²

5) Building Height:

¹ Sec. 17-10-0102-B (1) Transit Served Locations. Minimum off-street parking ratios for residential uses may be reduced up to 50 percent from the otherwise applicable standards for new construction when located within 1,320 ft. of CTA rail station entrance.... The minimum off-street automobile parking ratios for residential uses may be further reduced by up to 100 percent from the otherwise applicable standards if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302.

² Sec. 17-13-1101- B. The Zoning Board of Appeals is authorized to grant a variation to permit a reduction in any setback required by applicable regulations or to permit a building or structure to be erected, converted or located within a Special Transportation Corridor Overlay District, as described in Sec. 17-7-0400.

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