



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2020-2422  
**Type:** Ordinance **Status:** Passed  
**File created:** 5/20/2020 **In control:** City Council  
**Final action:** 6/17/2020  
**Title:** Zoning Reclassification Map No. 11-I at 4255-4257 N Sacramento Ave - App No. 20417T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-I  
**Attachments:** 1. O2020-2422 (V1).pdf, 2. O2020-2422.pdf

Date	Ver.	Action By	Action	Result
6/17/2020	1	City Council	Passed	Pass
6/16/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/20/2020	1	City Council	Referred	

## O R D I N A N C E

### ***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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11 -I in the area bounded by

West Cullom Avenue; the alley next east of and parallel to North Sacramento Avenue; a line 38.0 feet south of and parallel to West Cullom Avenue; and North Sacramento Avenue,

to those of an RM-5 Residential Multi-Unit District and a corresponding uses 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.

4255-57 North Sacramento Avenue

# Final for Publication ■

I7-13-0303-C (1) Narrative Zoning Analysis

4255-57 North Sacramento Avenue, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 4,750 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring two (2) existing garden level dwelling units into compliance with the Chicago Zoning Ordinance, for a total of eight (8) dwelling units at the subject property. No changes are proposed to the height, FAR, setbacks, or footprint of the existing multi-unit residential building. No off-street parking is currently provided at the subject property. Two (2) new off-street parking spaces will be located at the rear of the subject lot as part of this project.

- A) The Project's Floor Area Ratio: 8,520 square feet (1.79 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 593.75 sf/du (4,750 sf/8 du)
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks:
  - a. Front Setback (from N. Sacramento): 14 feet-4.8 inches
  - b. Rear Setback: 11 feet-0.75 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches South: 1 foot-0.75 inches

Building Height:

26 feet-F8 inches

o  
,  
**ii**  
o m  
m C

**Til**  
Use 6

5 S

***FY***

O

Q ft m |K r  
gob u> m

S3  
§ 0 m  
§ co

o  
m i-

o 2:

ro ffii

□ LU

m

l'o

3 p.-  
UJ

**fl Jj**

3> CO

3=-l  
0  
2: O  
-l  
m m  
IS