

Office of the City Clerk

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

Legislation Details (With Text)

File #: 02020-2422

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 | |

OR DINANCE

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

Finai 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 feel

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

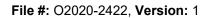
b. Rear Setback: 11 feet-0.75 inches

c. Side Setbacks:

North: 0 feet-0 inches South: 1 foot-0.75 inches

Building Height:

26 feet-F8 inches



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