Legislation Details (With Text)

File #:	O2020-6231		
Type:	Ordinance	**Status:**	Passed
File created:	12/16/2020	**In control:**	City Council
		Final action:	1/27/2021
Title:	Zoning Reclassification Map No. 1-H at 650 N Wood St - App No. 20565T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 1-H		
Attachments:	1. O2020-6231 (V1).pdf, 2. O2020-6231.pdf		

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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. 1-H in the area bounded by

> West Huron Street; North Wood Street; the alley next south of and parallel to West Huron Street; and a line 46.20 feet west of and parallel to North Wood Street

to those of an RM-5.5 Residential Multi-Unit District.

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

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Common Address of Property:
17-13-0303-C (1) Narrative Zoning Analysis

650 North Wood Street, Chicago, Illinois.

Proposed Zoning: RM-5.5 Residential Multi-Unit District Lot Area:

5,710.275 squaro foot (recorded)

Proposed Land Use: The subject property is currently improved with a three-story (with basement) mixed-use building, which contains a single commercial unit and two (2) dwelling units - on and between the Basement and 1st Floor and an additional six (6) dwelling units - on and between the 2nd and 3rtl Floors, for a total of one (1) commercial unit and eight (8) dwelling units. The existing building is non-conforming, under the current Zoning Ordinance. The Applicant is seeking a Zoning Map Amendment in order to permit the conversion of the existing commercial unit into a dwelling unit, resulting in an all residential building, with a total of nine (9) dwelling units, at the subject site. The proposed Zoning Change, therefore, is required in order to bring the existing building into compliance and to permit the establishment of one (1) additional dwelling unit therein. Aside for certain interior renovations necessaiy to convert the commercial unit to a dwelling unit, the proposal does not call for the physical expansion of the exterior footprint or envelope of the existing building. There is, and will remain, off-street parking for four (4) vehicles, provided via a detached garage, at the rear of the building. The existing building is masonry in construction and measures 38 feet-8 inches in height.

(A) The Project's Floor Area Ratio (existing): 12,551.18 square feet (2.198 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (634.97 square feet)

(C) The amount of off-street parking (existing): 4 vehicular parking spaces

(D) Setbacks:

a. Front Setback: 0 feet-0 inches

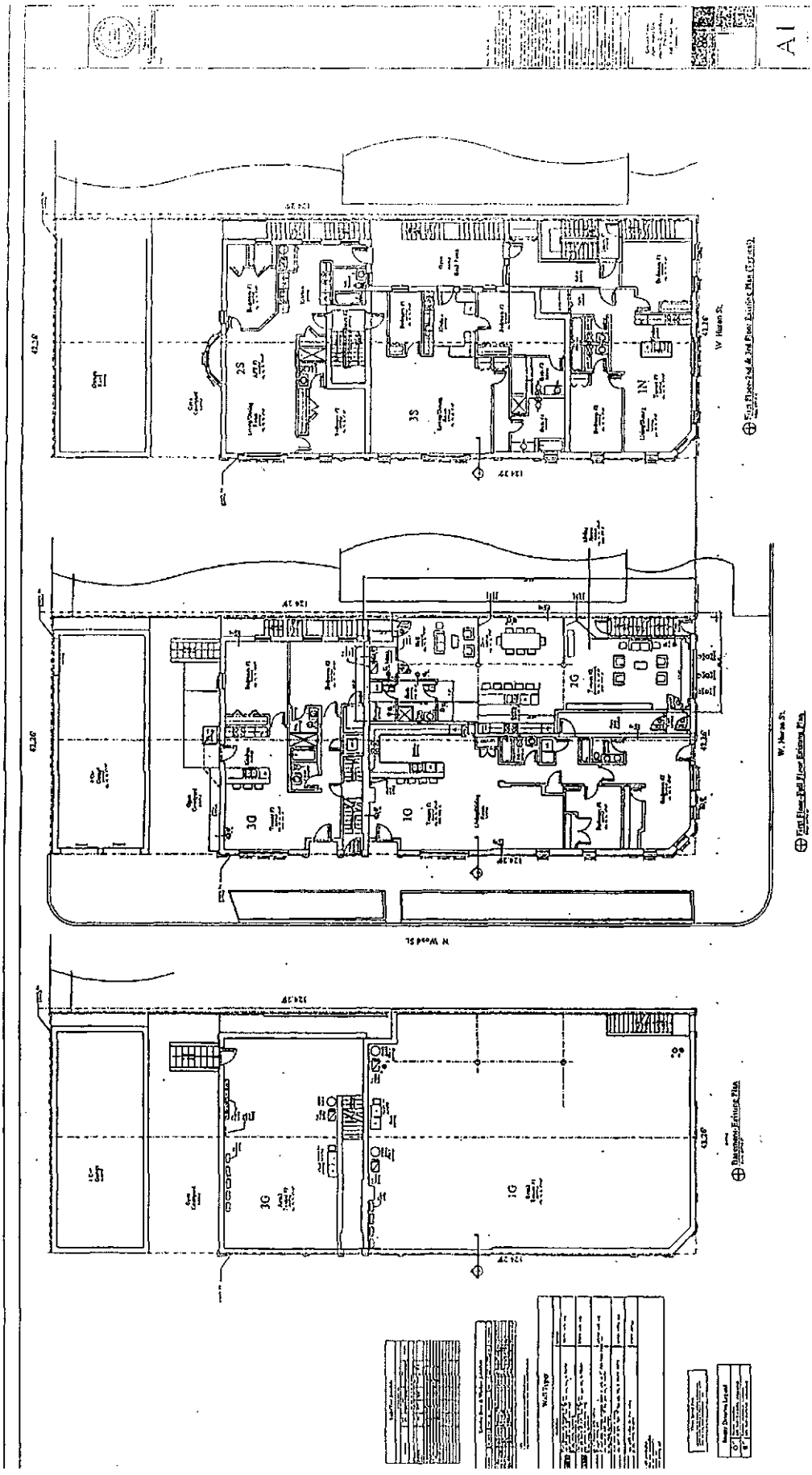
b. Rear Setback: 32 feet-8 inches

c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

(E) Building Height:

38 feet-8 inches

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