



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-1206
Type: Ordinance
File created: 3/24/2021
Status: Passed
In control: City Council
Final action: 6/25/2021
Title: Zoning Reclassification Map No. 7-H at 1649-1659 W Wolfram St/2815-2825 N Paulina St - App No. 20660T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. O2021-1206 (V1).pdf, 2. O2021-1206.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed	Pass
3/24/2021	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, is hereby amended by changing all the current M1-2 Light Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by:

West Wolfram Street; a line 130.30 feet east of and parallel to North Paulina Street; the alley next south of and parallel to West Wolfram Street; and North Paulina Street

to those of an RS-3 Residential Single-Unit (Detached House) District.

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

Address: 1649 - 59 West Wolfram St./2815 - 25 North Paulina St.

NARRATIVE AND PLANS

1649-59 West Wolfram St./2815 -25 North Paulina St. TYPE I REGULATIONS

Narrative: The subject property contains 16,102 square feet and is a vacant. The Applicant proposes (o rezone the property from an M1-2 Limited Manufacturing/Business Park District to an RS-3 Single-Unit (Detached House) District to subdivide the property into Five individual zoning lots and authorize the construction of five two-slory single-family homes, each wilh basement and roof deck and with a two-car detached garage with roof" deck. The height of each home will be 29 feet 1 inch.

Lot Area: FAR:

Floor Area:

Residential Dwelling Units: ML A:

Height:

Bicycle Parking: Automobile Parking: Loading:

16,102 square feet 0.90

Corner home: 3,366.48 square feet Other homes: 2,777.63 square feet

Corner home: 3,740.53 square feet Other homes: 3,086.25square feet

29 feet 1 inch

1 per unit

2 per unit 0

Setbacks:

Front (Wolfram Street): West Side:

Fast Side:

Rear Side (alley):

17.25 feet

Corner home: 1 foot Other homes: 2.5 feet All homes: 3.0 feet 34.58 feet

A set of drawings is attached with this Application.

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