



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2022-2416
Type: Ordinance
File created: 7/20/2022
Status: Passed
In control: City Council
Final action: 9/21/2022
Title: Zoning Reclassification Map No. 7-L at 3100 N Leclaire Ave - App No. 21096T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-L
Attachments: 1. O2022-2416 (V1).pdf, 2. O2022-2416.pdf

Date	Ver.	Action By	Action	Result
9/21/2022	1	City Council	Passed	Pass
9/20/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/20/2022	1	City Council	Referred	

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 7-L in the area bounded by:

The alley next north of and parallel to West Barry Avenue; North Leclaire Avenue; West Barry Avenue; and a line 31.0 feet west of and parallel to North Leclaire Avenue.

To those of RM-5 Residential Multi-unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of

property: 3100 North Leclair Avenue, Chicago

Narrative and Plans For a Type 1 Zoning
Amendment At 3100 North Leclair From RS-
3 to RM-5

Project Description: The subject property is improved (with an old residential building with two dwelling units in the lower level for a total of 6 DU.

The applicant needs a zoning change from an RS-3 to an RM-5 district in order to meet the density requirements of the RM-5 district to decrease the minimum lot area per dwelling unit requirement to allow the applicant to retain the 2 units in the lower level for a total of 6 DU, to legalize and convert from a 4 DU to a 6 DU residential building.

- A. Proposed land use: 6 dwelling units/ lot size: 3882.44 sq. ft.
- B. The project's floor area ratio: FAR = 1.67
- C. The project's density - lot area per dwelling unit = 647 square feet.
- D. The amount of off-street parking: 2 car garage existing.*
- E. Setbacks - Existing:

- a. Front: 15.11'

b. Rear: 23.94'

c. East: 0.84'

d. West: 4.06'

F. Building height: 22'-8" existing.

*If applicable applicant will seek relief to reduce the required 2 additional parking spaces to legalize the 2 additional dwelling units with no additional parking.