

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

property: 3100 North Leclaire Avenue, Chicago

Narrative and Plans For a Type 1 Zoning
Amendment At 3100 North Leclaire 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 4DU to a 6DU 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.