



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2022-3849  
**Type:** Ordinance  
**File created:** 12/14/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 1/18/2023  
**Title:** Zoning Reclassification Map No. 11-G at 4642 N Magnolia Ave - App No. 22036T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-G  
**Attachments:** 1. O2022-3849 (V1).pdf, 2. O2022-3849.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/14/2022	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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 11-G in the area bounded by:

A line 140.00 feet south of and parallel to West Leland Avenue; North Magnolia Avenue; a line 190.00 feet south of and parallel to West Leland Avenue; and the public alley next west of and parallel to North Magnolia Avenue

to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Common Address of Property: 4642 N. Magnolia Ave.

### **Narrative and Plans Type I Rezoning Map Amendment 4642 N. Magnolia Ave.**

#### **The Project**

Lakeview Property Rentals LLC, REO Series, a series of an Illinois limited liability company, the owner of the subject site, (the "Applicant"), seeks a Type 1 zoning map amendment from the current RS-3 district to an RT-4 district, for construction of a three-story residential apartment building containing six dwelling units (two on each of the first, second and third floors, with the first-floor units duplexed into the below-grade basement) and six outdoor parking spaces, with roof deck. The building will be 38 feet in height and will contain approximately 9,410 square feet of floor area.

## The Site

The development site is a vacant parcel, 8,080 square feet in land area (50 feet (frontage) x approximately 161 feet (depth), located at 4642 N. Magnolia Ave. The last improvements on the subject property were demolished pursuant to a demolition permit issued in February, 2014. Immediately to the north of the development site is a residential apartment building containing 39 dwelling units and no parking spaces, located at 4646 N. Magnolia Ave. Immediately to the south of the development site is one of only two single-family dwellings (out of approximately 22 buildings) in the block, located at 4636 N. Magnolia Ave. (the other is located at 4610 N. Magnolia Ave.). The land use in the immediate area of the proposed rezoning is predominantly multi-family residential, with mixed-use or commercial buildings along Wilson Ave. The subject property is located in the SD-23 Sheridan Park North Special Character Overlay District and the proposed development meets the front setback requirement and other design requirements of Zoning Ordinance Sec. 17-7-1300.

The following are the relevant bulk calculations for the proposed development: floor area ratio: 1.17

lot area per dwelling unit: 1,346.67 sf/du

off-street parking: 6 spaces; no loading (none required).

setbacks: front along Magnolia Ave. = 30.0 feet rear = 48.4 feet side/north = 5.0 feet  
side/south = 5.0 feet

building height: 38.0 feet

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