



Office of the City Clerk

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Legislation Text

File #: SO2014-4173, Version: 1

**FINAL FOR
PUBLICATION**

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 11-H in the area bound by

West Cullom Avenue; the alley next east of and parallel to North Ravenswood Avenue; a line 92.5 feet south of and parallel to West Cullom Avenue; and a line 136.5 feet east of and parallel to North Ravenswood Avenue

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding uses district is hereby established in the area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property:

SUBSTITUTE PLANS & NARRATIVE

Narrative Zoning Analysis - 1763 West Cullom Avenue (18042-T1)

Proposed Zoning: RS3 Residential Single-Unit (Detached House) District

Lot Area: 27.3' x 92.5' totaling 2,525.25 sq. ft.

Applicant seeks a zoning change to construct a new 2 story single family home with on-site parking for three vehicles at the rear of the lot. The proposed home will contain 5 bedrooms. There will be no commercial space. The proposed building will be 27.96' in height.

- a) Floor area ratio:
- b) Lot Area Per Dwelling Unit
- c) The amount of off-street parking:
- d) Setbacks:
 - a. Front Setbacks:
 - b. Rear Setbacks:
 - c. Side Setbacks:
 - East Side:
 - West Side:

0.84 FAR (2,111 sq. ft.) 2,525.25 sq. ft. perD.U.

3

13.1'
0 ft. (applicant will seek variation)

2.46' 3.0'

d. Rear Yard Open Space: (e) Building Height:

0 sq. ft. (applicant will seek variation) 27.96'

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