



Office of the City Clerk

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Legislation Text

File #: SO2014-4179, Version: 1

SUBSTITUTE 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 RT4 Residential Two-Flat, Townhouse and Multi-unit District symbols and indications as shown on Map No.3-F in the area bounded by

West Locust Street; a line 183.80 feet east of and parallel to North Sedgwick Street; a line 109.25 feet south of and parallel to West Locust Street; a line 129.31 feet east of and parallel to North Sedgwick Street; a line 100.26 feet south of and parallel to West Locust Street; and North Sedgwick Street,

to those of a B2-5 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 873 North Sedgwick Street and
357 West Locust Street

NARRATIVE

- 1) Project Description: Six-story residential building containing forty (40) dwelling units and on-site parking for forty-two cars
- 2) Zoning Amendment: RT4 Residential Two-Flat, Townhouse & Multi-Unit District -> B2-5 Neighborhood Mixed-Use District
- 3) FAR: Proposed: 84,001.48 sq. ft.

94

Allowed: 94,538.75 sq. ft.

4) Minimum Lot Area (MLA): Proposed: 40
Allowed:

Proposed: Allowed:
74M0 75'

6) Front Setback: Proposed: Required:

0
7'-6"

North Side Setback: Proposed: 2'-2"

Required: 7'-6"

South Side Setback: Proposed: 0' Required: 0'

Rear Setback: Requested: Required:
31'-7 5/8" 30'

Requested: Required:
42 40

Required: 1 Requested: 1