



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2014-4192, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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.5-H in the area bounded by

a line 276.06 feet northwest of the intersection of North Leavitt Street and North Wilmot Avenue as measured along the southwest right-of-way line of North Wilmot Avenue and perpendicular thereto; North Wilmot Avenue; a line 252 feet northwest of the intersection of North Leavitt Street and North Wilmot Avenue as measured along the southwest right-of-way line of North Wilmot Avenue and perpendicular thereto; and the alley next southwest of and parallel to North Wilmot Avenue,

to those of a RM4.5 Residential Multi-Unit 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:

SUBSTITUTE PLANS & NARRATIVE

17-13-0303-C(1) Narrative Zoning Analysis - 1826 N. Wilmot Avenue

Proposed Zoning: RM4.5 Residential Multi-Unit District Lot Area:

2,400 sq. ft.

The applicant intends to rehab the existing three story building to convert it to a single family home. The applicant is proposing a rear addition, and a partial fourth floor addition measuring 16'-0" x 22'8". The total

height including the partial fourth floor addition will be 42'-6". Two (2) garage parking spaces located at the rear of the subject property will serve the single family home.

- a) Floor area ratio:
- b) Lot Area Per Dwelling Unit:
- c) Off-street parking:
- d) Setbacks:
 - a. Front Setbacks:
 - b. Rear Setbacks:
 - c. Side Setbacks:
 - North Side:

 - South Side: Combined:
 - d. Rear Yard Open Space:
- (e) Building Height:

1.76 FAR (4,211 sq.ft.) 2,400 sq. ft. per D.U. (1 D.U) 2

0' - existing condition

26'-11" (applicant will seek a variation to permit setback reduction) 0' (existing condition*)

* Rear addition will also have a 0' north side setback; applicant will seek a variation to permit setback reduction.

0' - Applicant will seek a variation to permit setback reduction.

0' - Applicant will seek a variation to permit setback reduction.

150 square feet (applicant will seek variation)

43*-0"

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