



# Office of the City Clerk

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

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File #: SO2016-2661, Version: 1

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### 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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.7-G in the area bounded by

a line 100 feet south of and parallel to West Diversey Parkway;  
North Magnolia Avenue; a line 129.09 feet south of and parallel  
to West Diversey Parkway; and the alley next west of and parallel  
to North Magnolia Avenue,

to those of a RM5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

SECTION 2. Further, Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-G in the area bounded by

**a line 129.09 feet south of and parallel to West Diversey Parkway; North Magnolia Avenue; a line 154.09 feet south of and parallel to West Diversey Parkway; and the alley next west of and parallel to North magnolia Avenue,**

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2746 North Magnolia Avenue and  
2744 North Magnolia Avenue

**17-13-0303-C (1) Substitute Narrative Zoning Analysis 2744-2746  
North Magnolia Avenue**

Proposed Zoning: RS-3 and RM-5

Lot Area: 3,604.25 sq. ft. (north lot) 3,098.75 sq. ft.  
(south lot)

Proposed Land Use: The Applicant is proposing to divide the subject zoning lot into two (2) separate and distinct zoning lots. The resulting 3,604.25 sq. ft. north zoning lot would support the existing three-story building located on the property. Applicant is proposing to maintain and renovate the existing building as a single family home. As part of this process, the Applicant will establish a 3,098.75 sq. ft. south zoning lot and develop it with a two-story single family home. The proposed single family home will be 25 feet 11 inches in height. Two (2) onsite parking spaces will be provided at the rear of the newly created lot.

- a) The Project's floor area ratio: 1.85 (north lot)  
0.88 (south lot)
- b) The project's density (Lot Area Per Dwelling Unit): 1 (north lot)  
1 (south lot)
- c) The amount of off-street parking: 2 (north lot)  
2 (south lot)
- (d) • Setbacks (north lot):
  - a. Front Setback: 7 feet 6 inches (existing, no change)
  - b. Rear Setback: 36 feet 4 inches (proposed)
  - c. Side Setbacks: 6 inches North Side (existing, no change)  
6 inches South Side (proposed)
  - d. Rear Yard Open Space: 387.63 sq. ft.
  - e. Building Height: 47 feet 10 inches (existing, no change)
- Setbacks (south lot):
  - f. Front Setback: 15 feet
  - g. Rear Setback: 36 feet 2 inches
  - h. Side Setbacks: 3 feet North Side  
0 feet South Side (Applicant will seek Variation)
  - i. Rear Yard Open Space: 299 sq. ft.
  - j. Building Height: 25 feet 11 inches

\*17-10-0207-A

\*17-13-0303-C(2) - Plans Attached.

16'-0" PUBLIC ALLEY  
GARAGE WIDTH

22'-0"

N MAGNOLIA AVE <E-3>

Two-way

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