



Office of the City Clerk

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Legislation Text

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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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 5-G in an area bound by

The alley next West and parallel to North Halsted Street, West Belden Avenue, North Halsted Street, a line 75 feet South of and parallel to West Belden Avenue.

to those of a RM-5 Residential Multi-Unit District

SECTION 2. This ordinance takes effect after its passage and due publication. Common Address of

Property: 803-811 W Belden Avenue, Chicago, IL 60614.

NARRATIVE 803-811 W Belden

Zoning from RT-4 to RM-5

In order to allow for the construction of a new dormer on the rear of the existing row home unit located at 811 W Belden (as part of the 803-811 W. Belden Town Homes) to allow the addition of approximately 351 square feet on the 4th floor/attic of the existing unit, for a total of approximately 708 square feet on the 4th floor, 4 dwelling unit town house building.

This addition will make the unit similar to the three other units located at the 803-811 W. Belden Town Homes, which all had the same type of addition constructed in 2005 under an identical zoning change and restricted covenant. This unit (811 W. Belden) was included in that previous zoning change, but the owners at the time did not follow through with construction. This zoning change is intended to reinstate the previously approved zoning change to allow the new owners to proceed with the addition and bring the unit into conformance with their three adjacent neighbors in the town home association.

	RM-5
FAR	1.5
Lot Area	9,375
Lot area Rear Dwelling Unit	2,343 Square Feet
Building Area	13,818 Square Feet
Building Height	41 Feet 9 Inches
Front Setback	11 Feet 11 3/8 Inches (existing)
Rear Setback	23 Feet 8 Inches (existing)
West side Setback	4 Feet 10 1/8 Inches (existing)
East side Setback	6 Feet 6 1/2 Inches (existing)
Parking	8 (existing)

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