



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2017-158, Version: 1

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### ORDINANCE

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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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11-H in the area bounded by

WEST WILSON AVENUE; NORTH PAULINA STREET; A LINE 92 FEET NORTH OF THE NORTH LINE OF WEST WILSON AVENUE; AND THE ALLEY NEXT EAST OF NORTH PAULINA STREET.

to those of a RM-6 Residential Multi-Unit District.

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

Common Address of Property: 1630 West Wilson Avenue; Address Range: 1618 to 1632 West Wilson Avenue and 4601 to 4607 North Paulina Street

4829-2279-4304 IID\SCOTT. ANDRF.W

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (I) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1630 WEST WILSON AVENUE, CHICAGO, ILLINOIS PROPOSED

ZONING: RM-6 RESIDENTIAL MULTI-UNIT DISTRICT (TYPE 1) LOT AREA: 15,180 SQUARE FEET

PROPOSED LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A COMMUNITY CENTER. THE PROPERTY WILL BE REDEVELOPED WITH 24 DWELLING UNITS ON FLOORS ONE THROUGH FOUR AND 18 PARKING SPACES. APPLICANT IS USING SECTION 17-10-0102-A.3 OF THE CHICAGO ZONING ORDINANCE TO REDUCE PARKING. THERE WILL BE NO LOADING BERTHS (PER VARIATION).

- A) FLOOR AREA RATIO: 2.80; TOTAL FLOOR AREA FOR FAR PURPOSES IS 42,504 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 632 SQUARE FEET
- C) THE AMOUNT OF OFF-STREET PARKING: 18 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-A.3) AND AT LEAST 15 BIKE PARKING SPACES.
- (D) , SETBACKS:
  - A. FRONT SETBACK: 4.0 FEET (EXISTING)
  - B. REAR SETBACK: NONE FEET (EXISTING)
  - C. SIDE SETBACKS: 0 FEET (NORTH) (EXISTING) AND 6.50 FEET (SOUTH) (EXISTING)
- (E) BUILDING HEIGHT: 59.0 FEET

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1723N MILWAUKEE AVE; SUITE 200 CHICAGO IL 60642 TEL 773-611-5658 C-MML MAIL@BUGAJAKCHICCTS.COM WEB WWW.BUGAJAKCHICCTS.COM  
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CONVERSION OF EXISTING 4 STORY BUILDING TO 24 D.U. AND ON 18 ONSITE PARKING SPACES 4601 N. PAULINA ST CHICAGO IL  
PAULINA ST

1273M MILWAUKEE AVE SUITE 200 CHICAGO IL 60642 TEL 773-666 5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM

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1223 N MILWAUKEE AVE SUITE 200 CHICAGO IL 60642 TEL 773-666-5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM  
PAULINA ST

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