

Office of the City Clerk

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

Legislation Text

File #: SO2017-9010, Version: 1
19487
SUBSTITUTE ORDINANCE BE- IT ORDAINED BY
THE CITY COUNCIL OF THE CITY OF CIDCAGO:
SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the RS3 -Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-1 in the area bounded by:
a line 50 feet north of and parallel to West Wabansia A venue; North Washtenaw Avenue; a line 25 feet north of and parallel to West Wabansia Avenue; the public alley next west of and parallel to North Washtenaw Avenue,
to those of an RM4.5, Residential Multi-Unit District.
SECTION 2. This Ordinance takes effect after its passage and due publication.
Common address of property: 1702 North Washtenaw Avenue

RNAL FOR PUBLICATION

Application Number: 19487

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR 1702 NORTH WASHTENAW AVENUE, CHICAGO, IL

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three story residential building with three dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description: Zoning Change from an RS3 to an RM4.5
Use: Residential building with three dwelling units

Floor Area Ratio: 1.4

Lot Area: 3131.25 Square Feet Building Floor Area: 4,364 Square Feet

Density: 1,043 Square Feet per Dwelling Unit

Off- Street parking: Parking spaces: 3

Set Backs: Front: 10 Feet North Side: 2 Feet / South Side: 3

Feet Rear: 37 Feet 6 Inches Rear Yard Open

space: 225 Square Feet

Building height: 33 Feet 5 Inches

FINAL FOR PUBLICATION

N. WASHTENAW AVE.

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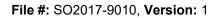
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