



# Office of the City Clerk

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[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** SO2017-9010, **Version:** 1

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19487

### SUBSTITUTE 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 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 Avenue; 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

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