



Office of the City Clerk

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

Legislation Text

File #: O2018-919, **Version:** 1

NO CHANGH

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION L Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT 3.5 Residential Two-Flat, Townhouse and Multi- Unit District symbols and indications as shown on Map No. 7-G in the area bounded by

West George Street; a line 25.00 feet west of and parallel to North Greenview Avenue; the alley next south of and parallel to West George Street; and a line 50.00 feet west of and parallel to North Greenview Avenue

to those of a RM 4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address: 1503 to 1505 West George Street, Chicago, Illinois

NO CHANGE

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

SUBJECT PROPERTY: 1503 TO 1505 WEST GEORGE STREET, CHICAGO, ILLINOIS ZONING: RM 4.5

RESIDENTIAL MULTI-UNIT DISTRICT, TYPE 1.

LOT AREA: 3,106.00 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A THREE-STORY BRICK BUILDING WITH A BASEMENT. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO SUBDIVIDE A ZONING LOT FROM 50 FEET BY 124.30 FEET TO CREATE TWO ZONING LOTS, EACH MEASURING 25 FEET BY 124.30 FEET, AND WITH THE SUBJECT IMPROVED LOT IN COMPLIANCE WITH THE CHICAGO ZONING ORDINANCE. APPLICANT WILL SEEK A VARIATION OF THE CHICAGO ZONING ORDINANCE TO FURTHER BRING THE PROPERTY IN COMPLIANCE REGARDING EXISTING SETBACKS.

- (A) FLOOR AREA RATIO: 1.22; TOTAL FLOOR AREA IS 3,780.00 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): APPROXIMATELY 1,035.33 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: THREE OFF STREET PARKING SPACES AND NO BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACK: 8.45 FEET (EXISTING)*
 - B. REAR SETBACK: 50.98 FEET (EXISTING)
 - C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST)* AND 0 FEET 0 INCHES (WEST)* (EXISTING)
- (E) BUILDING HEIGHT: 39.13 FEET (EXISTING)

PURSUANT TO AN ATTACHED SET OF PLANS

* VARIATIONS REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE, § 17-13-1101

ANAL FOR FU3LICA7ICN0 0

>

o
m

BUG A J ARCH I

BUGAJ ARCHITECTS
0

1 > Z G)m

BUGAJ ARCHIT

BUGAJ

1223 N MILWAUKEE AVE SUITE 200 CHICAGO, IL 60642 TEL: 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM <http://WWW.BUGAJARCHITECTS.COM>