Office of the City Clerk

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Legislation Text

File #: SO2018-2301, Version: 1

ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.3-1 in the area bounded by

a line 123 feet south of and parallel to West Le Moyne Street; the alley next east of and parallel to North Rockwell Street; a line 148 feet south of and parallel to West Le Moyne Street; and North Rockwell Street,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property:

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1
1445 North Rockwell Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,158 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story (with basement) building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 37 feet 9 inches in height. Onsite parking for a total of three (3) cars will be provided in an attached garage accessed through an alley at the back of the subject zoning lot.

(A)   The Project's Floor Area Ratio: 4,494 square feet (1.42 FAR)

B)   The Project's Density (Lot Area Per Dwelling Unit):

3 dwelling units (1,498 square feet)

C)   The amount of off-street parking: 3 parking spaces

D)   Setbacks:
   a.   Front Setback: 8 feet-0 inches

   b.   Rear Setback: 41 feet-3 inches

   c.   Side Setbacks:
   North: 3   feet-0   inches   South: 2   feet -0 inches

Building Height:

37 feet-9 inches

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