



Office of the City Clerk

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

Legislation Text

File #: SO2018-6000, **Version:** 1

19748-T1

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 and indications as shown on Map No. 3-1 in the area bounded by

A Line 146.21 Feet North of and Parallel to West Hirsch St; North Washtenaw Avenue ; A line 70 Feet North of and Parallel to West Hirsch Street; and the Alley next west of and parallel to North Washtenaw.

to those of a RM4.5 Residential Multi-Unit District.

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

Common Address of Property: 1406-7472 N. Washtenaw St, Chicago, IL 60622

FINAL FCR PUBLICATION

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Substitute Narrative and Plans Type 1 # 19748-T1

Basic Project Details:

Applicant: Dubbs Enterprises, LLC / Jason Williams

Property Address: 1406-1412 N Washtenaw St. 1st Ward

Applicant:

Dubbs Enterprises, LLC / Jason Williams a privately held Illinois limited liability company (the "Applicant"), seeking a zoning amendment from RS3 to RM4.5 .

A proposed subdivision to allow the separation of the one existing zoning lot into two zoning lots. In order to establish three dwelling units in the front building with interior alterations only. Also, the rear existing coach house (SFR) will remain with no changes at 1412 N Washtenaw. The south portion of the zoning lot, at 1406 N Washtenaw, will contain an existing 3 story brick building to be converted to residential use with no exterior changes.

Current at: 1406 N Washtenaw St

Proposed at: 1412 N Washtenaw St

A. Existing lot area of 1. A. Project floor area ratio is: 1.26(5612 /4456) B. Projects Density is 700 is 700 sq per unit. C. The project has 4 parking spaces. D. Side Setbacks are: North: 8.98 Feet South building project has 3 parking spaces. E. Building height: front building: 28 feet and five inches, rear building: 34 feet and five inches. F. Setbacks are: North: 0 Feet South: 0 Feet East: 0 Feet West: 0 Feet

Front: 8 Feet Rear: 3.4

height is 42 feet and five

Variation to seek relief for side setbacks.

FINAL FCR PUBLICATION

1406-1412 N Washtenaw St Survey

GREMLEY & BIEDERMANN

PLCS Corporation

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Plat of Survey

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LOTS 1 TO 5. &OIH INCLUSIVE <EXCEPT THE SOUTH/O f /HIHEQF) AKD THE VACATED ALLEY MOKTH ANU ADJOINING SAID LOTS IN ULOCK fl OF THOMAS' RZSUHDIVISION OF LOTS 21 TO 7". BOTH INCLUSIVE IN BLOCK 3 AND LOT S 21 TO VS. BOTH IHCLUScVC IN BLOCK O
ALL IN H M THOMPSON'S SUBDIVISION OP THE NOR mWEST OAJAR1UR OF THE NORTHEAST QUARTER OF SECTION T TOWNSHIP VJ NOWTH RANGE 13. HA31 Of- THE THIRD l>WINCU^AL MERIDIAN. INCOOKCOUNIV ILLINOIS.

TOTAL PROPERTY AREA- P.SC3 SO FT. OR 0 21 ACRES

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GREMLEY ^BIEDERMANN

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2012-16404-001

1406 N Washtenaw St. Building Height is 42 feet 5 inches

**FINAL
PUBLICATION**

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1412 N Washtenaw St. Front Building Height is 28 feet 5 inches