File \#: O2018-6976, Version: 1

## 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 RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 5-J in the area bounded by:

A line 400 feet next South of and parallel to West Cortland Avenue; North Sawyer Avenue; a line 425 feet South of and parallel to West Cortland Avenue; and the alley next West of and parallel to North Sawyer Avenue.

To those of RT-4 Residential Two-Flat, Townhouse and 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: 1818 North Sawyer Avenue, Chicago, IL

## NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 1818 NORTH SAWYER AVENUE

File \#: O2018-6976, Version: 1

The Application is to change zoning for 1818 North Sawyer Avenue from RS-3 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to construct a three-story, four dwelling unit building. There will be four (4) parking spaces. The footprint of the building shall be approximately 20 feet by 94 feet in size, and the building shall be 37 feet 9 inches high, as defined by City Code.

LOT AREA: 4,425 SQUARE FEET
FLOOR AREA RATIO: 1.18
BUILDING AREA: 5,220 SQUARE FEET
DENSITY, per DWELLING UNIT: 1,106.25 SQUARE FEET PER DWELLING UNIT
OFF-STREET PARKING: THERE WILL BE FOUR OFF-STREET PARKING SPACES.
FRONT SETBACK: 15 FEET
REAR SETBACK: 53 FEET 1 \% INCHES
SIDE SETBACK: 2 FEET (South) 3 FEET (North) .
REAR YARD OPEN SPACE: 318 SQUARE FEET
BUILDING HEIGHT: 37 FEET 9 RMCHES

## FINAL FCR PUBLICATION

