



# Office of the City Clerk

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## Legislation Text

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**File #:** O2019-2674, **Version:** 1

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### 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 RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-H in an area bound by

A line 173.0' northwest of and parallel to North Honore Street; North Elk Grove Avenue; a line 149.0' northwest of and parallel to North Honore Street; and the public alley next west of and parallel to North Elk Grove Avenue

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

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1514 North Elk Grove Avenue

# for Publication

## NARRATIVE & PLANS - 1514 North Elk Grove Avenue

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### RT-4 to RM-4.5

The applicant seeks to correct the non-conforming Lot Area per Unit condition at the subject property. The current zoning does not provide sufficient density to support the existing 4 dwelling units. The proposed use of the property after rezoning will remain the same: a 2V2-story, 4 dwelling unit residence, 37'8" in height, with an existing 2-car detached garage with alley access in the rear yard. There is no planned commercial space and the existing 2-car garage will remain as is.

FAR	1.12
Lot Area per Unit	708 Sq. Ft. per Unit
Lot Area	2,832 Square Feet
Building Area	3,181 Square Feet
Building Height	37 Feet 8 Inches
Front Setback	5 Feet 6 <sup>3</sup> / <sub>4</sub> Inches
Rear Setback	44 Feet 1 <sup>1</sup> / <sub>2</sub> Inches
West side Setback	0 Feet 6 Inches
East side Setback	3 Feet 1 Inch
Parking	2 Parking Spaces

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