



# Office of the City Clerk

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## Legislation Text

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# Final for Publication

## 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 House) District symbols and indications as shown on Map No. 5-M in an area bound by

The public alley next west of and parallel to North Merrimac Avenue; West Wabansia Avenue; North Merrimac Avenue; And a line 30.80 feet south of and parallel to West Wabansia Avenue

to those of a RM-5.5, Residential Multi-Unit District.

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

Common Address of Property: 1654 North Merrimac Avenue

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## NARRATIVE & PLANS - 1654 North Merrimac Avenue RS-3 to

### RM-5.5

The applicant wishes to rezone the property in order to add 3 dwelling units in the existing 3-story, 9 dwelling unit building, 27.88' in height, with attached 2-car garage for a total of 12 dwelling units. The 2 proposed units will be added to the basement. The attached garage and remainder of the existing building will remain unchanged. There are no planned commercial spaces on-site.

FAR	1.78
Lot Area	5,572.34 Square Feet
Building Area	14,861 Square Feet
Lot Area Per Unit	464.4 Square Feet
Building Height	27 Feet 10.5 Inches
Front Setback	20 Feet 2 Inches
Rear Setback	0 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 0 Inches
Parking	2 Parking Spaces *

The applicant will seek relief, as necessary, for any additional required on-site parking.