



Office of the City Clerk

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

Legislation Text

File #: O2019-5550, Version: 1

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 RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 9-F in the area bounded by:

The public alley next north of and parallel to W. Cornelia Avenue; a line 60 feet east of and parallel to N. Pine Grove Avenue; W. Cornelia Avenue; N. Pine Grove Avenue;

to those of a RM5.5 Residential Multi-Unit District.

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

200153.00083.23020612.1

FINAL FOR PUBLICATION

NARRATIVE AND PLANS Re:

3501 N. Pine Grove Avenue

The Applicant seeks a change in zoning from a RM5 Residential Multi-Unit District to a RML5.5 Residential Multi-Unit District (Type 1) to allow an increase in the number of allowable units from 16 to up to 21 units. This would be achieved by reducing the size of larger 3-4 bedroom dwelling units to create smaller 1-2 bedroom dwelling units. The rezoning will also provide eligibility for parking relief.

Lot Area:	8,662 square feet
Floor Area Ratio:	1.9 (Existing)
Dwelling Units/MLA:	16 (Existing) Up to 21 (Proposed) = 412 s.f./d.u.
Off-Street Parking:	0 parking spaces (Existing)* 5 parking spaces required
Front Setback:	0.02 feet (Existing)
Side Setback (northwest side yard):	0.03 Feet (Existing)
Side Setback (southeast side yard):	0.0IE feet (Existing)
Rear Setback:	0.03N feet (Existing)
Building Height:	39 Feet (Existing)

*Variation requests - parking relief for 5 parking spaces

200I53.00083.23O20633.1

Site Plan Page 1

MM SURVEYING CO., INC.

LOT 4 IN PLOTKE AND C. ROSIV'S RESUUDI VISION Or THE WESTERLY 27K FIXT OF ILOCK 2 Or UaIfi) AND WARNER'S SUHDIVISION Or ILOCK 12 Or HUNDLEY'S SUBDIVISION Or LOTS 3 TO 21 AND .13 TO .17, INCLUSIVE IN PINT: GROVE, A SUBDIVISION Or FRACTIONAL SECTION 21, TOWNSHIP AO NORTH, RANGE H, EAST OF THE THIRD MUNICIPAL MERIDIAN, TOCIf-TI IF R WITH VACATED ALLEYS IN SAID ULOC K AND THE TRACT OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THF, WESTERLY LINE OF TIM, NORTH SHORE DRIVE (EXCEPT STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: .151)1 N. PINE GROVE AVE /5-If» W. CORNELIA A Vii. CHICAGO, ILLINOIS

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SITU PLAN-Surrounding Arc;i or

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