



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2020-1902, **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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-H in the area bounded by

West Coulter Street; a line 192 feet east of South Hoyne Avenue as measured along the West Coulter Street; the alley next southeast of and parallel to West Coulter Street; a line 168 feet east of South Hoyne Avenue as measured along West Coulter Street

to those of a B2-5 District Neighborhood Mixed-Use District.

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

Common Address of Property:

Final for Publication

PROJECT NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 2049 West Coulter

Street

B2-5 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a B2-5 Neighborhood Mixed-Use District to allow for legalization ofthe 4th floor dwelling unit and the renovation of the existing 4-story, 8 unit residential building. After renovations, the building will contain 8 dwelling units, of which 2 units will be affordable, and 3 parking spaces.

	PROPOSED
Lot Area	2,400 square feet
MLA	300 per DU
Parking	3 parking spaces
Front Setback	-1.4 feet (existing)
West Setback	0.6 feet (existing)
North Setback	2.74 feet (existing)
Rear Setback	39 feet (existing)
FAR	2.08
Building Height	44.5 feet (existing)

Rna! for Publication

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