



Office of the City Clerk

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Legislation Text

File #: O2020-2422, Version: 1

O R D I N A N C E

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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 11 -I in the area bounded by

West Cullom Avenue; the alley next east of and parallel to North Sacramento Avenue; a line 38.0 feet south of and parallel to West Cullom Avenue; and North Sacramento Avenue,

to those of an RM-5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

4255-57 North Sacramento Avenue

Final for Publication ■

I7-13-0303-C (1) Narrative Zoning Analysis

4255-57 North Sacramento Avenue, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 4,750 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring two (2) existing garden level dwelling units into compliance with the Chicago Zoning Ordinance, for a total of eight (8) dwelling units at the subject property. No changes are proposed to the height, FAR, setbacks, or footprint of the existing multi-unit residential building. No off-street parking is currently provided at the subject property. Two (2) new off-street parking spaces will be located at the rear of the subject lot as part of this project.

- A) The Project's Floor Area Ratio: 8,520 square feet (1.79 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 593.75 sf/du (4,750 sf/8 du)
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback (from N. Sacramento): 14 feet-4.8 inches
 - b. Rear Setback: 11 feet-0.75 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches South: 1 foot-0.75 inches

Building Height:

26 feet-F8 inches

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