



Office of the City Clerk

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Legislation Text

File #: O2020-2959, 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, the Chicago Zoning Ordinance,

be amended by changing all the RS3 Residential Single-Unit (Detached House) District

symbols and indications as shown on Map No.7-J in the area bounded by

a line 247 feet south of and parallel to West Belmont Avenue; North Spaulding Avenue; a line 297 feet south of and parallel to West Belmont; and the Alley next west of and parallel to Spaulding Avenue;

to those of a RT3.5 Residential Two-Flat Townhouse and Multi-Unit 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.

Common Address of Property: 3130-32 N. Spaulding Avenue

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ZONING NARRATIVE FOR 3130-32 N. SPAULDING AVENUE, CHICAGO, TYPE 1 NARRATIVE AND PLANS

The subject property located at 3130-32 N. Spaulding Avenue, Chicago, Illinois ("Subject Property") is a double lot measuring 50' x 123' that, is one (1) zoning lot. Lot 11 also known as 3132 N. Spaulding ("3132 Spaulding") is improved with a residential building containing two (2) dwelling units and a garage at the rear of the lot. Lot 12 also known as 3130 N. Spaulding ("3130 Spaulding") is improved with a garage at the rear of the lot.

The reason for this change is to allow a subdivision of one (1) zoning lot into two (2) separate zoning lots measuring 25' x 123' for 3,075 square feet for each lot. The existing residential building containing two (2) dwelling units and garage will remain on 3132

Spaulding, while 3130 Spaulding will be redeveloped with a new single family residence and garage containing two (2) cars.

Combined Lots 11 & 12 3130-32 Spaulding 6,150 square feet

Lot 11

3132 Spaulding 3,075 square feet

Lot 12

3130 Spaulding 3,075 square feet

C) Project's Floor Area:

D) Project's Density: 2 dwelling units (Lot Area Per

Dwelling Unit) 3,075 square feet

2 dwelling units 1,537.5 square feet

1 dwelling unit 3,075 square feet

2 car garage parking spaces

2 car garage parking spaces

Front-12. 29 ft. Rear- 53.01 ft. Side Setbacks--North Side Setback-1 ft. -South Side Setback-27.67 ft.

Front-12. 29 ft. Rear-53.01 ft. Side Setbacks--North Side Setback-1 ft. -South Side Setback-2.67 ft

Front-12 ft. Rear-47 ft. 10 inches Side Setbacks--North Side Setback-3 ft. -South Side Setback-3ft.

Existing Mean Height 30 ft.

Existing Mean Height Mean-Height

30 ft. 29 ft. 7 inches

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