



Office of the City Clerk

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Legislation Text

File #: O2020-4537, **Version:** 1

(O R D I N A N C E)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code, the Chicago Zoning Ordinance,

be amended by changing all the RS-3 Residential Single-Unit (Detached House) District

symbols and indications as shown on Map No. I I-II in the area bounded by

North Wolcott Avenue; a line 541.77 feet north of and parallel to North Berceau Avenue; North Honore Avenue; and a line 511.75 feet north of and parallel to North Berceau Avenue;

to those of an RT3.5 Residential 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: 4253 N. Wolcott Avenue

ZONING NARRATIVE FOR 4253 IM. WOLCOTT AVE., CHICAGO, IL 60613 TYPE 1 NARRATIVE AND PLANS

Use:

Project's Floor Area: Project's Density: Parking: Setbacks:

Existing two-story residential building containing two (2) dwelling units and rear 2-car garage will remain. Interior and exterior renovations are planned for the building, as well as converting the basement into one (1) dwelling unit. When complete, the building will have a total of three (3) dwelling units.

0.8043

3 Dwelling Units, 1,535.33 sq. ft. Existing 2-car garage Front: 13'-0" (existing) Rear: 76.99'

Side Setbacks:

North Side Setback: 2'-7" (existing) South Side Setback: 3'-1" (existing)

Building Height:

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