



Office of the City Clerk

City Hall
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Legislation Text

File #: O2021-327, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-H in the area bounded by:

North Wilmot Avenue; a line 146.33 feet northwest of north Oakley Avenue as measured along the northwest line of west Wilmot Avenue and perpendicular thereto; the alley next southwest of and parallel to north Wilmot Avenue; and a line 170.33 feet northwest of north Oakley Avenue as measured along the northwest line of west Wilmot Avenue and perpendicular thereto.

To those of an RM5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property:

1922 North Wilmot Avenue, Chicago

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 1922 NORTH WILMOT AVENUE, CHICAGO

The subject property is currently improved with a 3-story residential building with 6 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit and the maximum floor area ratio requirements, in order to allow a division of an improved zoning lot at 1922-24 West Wilmot into 2 new zoning lots, so that the existing 6 dwelling unit residential building can remain, as is, on the newly created zoning lot measuring 24' x 100'. The lot at 1924 West Wilmot will be improved with a new single-family house.

Project Description:	Zoning Change from an RS3 to an RM5
Existing Use:	Residential building with 6 dwelling units
Floor Area Ratio:	2.0
Lot Area:	2,400 Square Feet
Existing Building Floor Area:	First Floor-1,649.46 S.F. Second Floor - 1,649.46 S.F. Third Floor-1,649.46 S.F. Total: 4,948.38 S.F.
Density:	400 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 0 *
Existing Set Backs:	Existing Front: .07' Existing Side: .18' & 3.45' Existing Rear: 19.79' * Existing Rear Yard Open space: 277 SF
Existing Building Height:	3 rd Floor Ceiling: 33'-4" T/Parapet Wall: 38'-6"

* The Applicant will seek variation relief if required
16' VIDE PUBLIC ALLEY (ASPHALT)

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