



Office of the City Clerk

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Legislation Text

File #: SO2021-1087, **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 of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-1 in the area bounded by

A line 216 feet south of and parallel to West North Avenue; And the public alley next east of and parallel to North Maplewood Avenue; A line 241 feet south of and parallel to West North Avenue; And North Maplewood Avenue;

To those of a RM-4.5 Residential Multi-Unit District

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

Common Address of Property: 1535 North Maplewood Avenue

ZONING NARRATIVE AND PLANS
AMENDED TO BE ATYPE-1 ZONING MAP
AMENDMENT AT 1535 NORTH MAPLEWOOD
AVENUE FILE# 20642

Applicant seeks a map amendment from RS-3 Residential Single-Unit (Detached House) District to that of a RM-4.5 Residential Multi-Unit District in order to establish a proposed 3rd floor addition and two additional dwelling units to an existing two-story, two-dwelling unit with basement for a total of 4 dwelling unit building. Subject lot is 3,154.38 sq. ft. with three open off-street parking spaces at the rear of the property.

- Lot Area: 3,154.38 sq. ft.
- Floor Area Ratio: 1.374 proposed FAR
- Building Size: 4,335 sq. ft.
- Density (lot area per dwelling unit): four units at 788.5 sq. ft.
- Off-Street Parking Spaces: Three off-street parking spaces at the rear of the property.
- Setbacks: Front Yard = 7.33 ft. to stairs, no change to face of building

Side Yard = 0.00 ft. south side 2.645 ft. north side

Rear Yard = 29.416 ft.

- Building Height: 41 ft. top of parapet