



Office of the City Clerk

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Legislation Text

File #: SO2021-1204, **Version:** 1

FINAL FOR PUBLICATION

SUBSTITUTE 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 the current MI-2 Light Manufacturing/Business Park District symbols and indications as shown on Map No. 7-H in the area bounded by:

A line 141.91 feet north of West Wolfram Street; a line 325.23 feet east of North Paulina Street; West Wolfram Street; and North Paulina Street

to those of an R.T-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Address: 1628 - 58 West Wolfram St. (even only)/2833 - 45 North Paulina St.

SUBSTITUTE NARRATIVE AND PLANS

1628 - 58 West Wolfram St./2833 - 45 North Paulina St. TYPE I REGULATIONS

Narrative: The subject property contains 46,150 square feet and a portion is improved with a one-story vacant commercial building and the remainder is vacant. The Applicant proposes rezone the property from an MI-2 Limited Manufacturing/Business Park District to an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to authorize the construction of thirteen three-story single-family homes, each with basement and roof deck and with a two-car detached garage with roof deck. The height of each home will be 37 feet.

46,150 square feet overall Individual Lots: 3,550square feet

1.20

4,260 square feet 13

3,550 square feet 38 feet

1 per unit

2 per unit 0

Lot Area*: FAR:

Floor Area:

Residential Dwelling Units: MLA: Height:

Bicycle Parking:

Automobile Parking:

Loading:

Setbacks:

Front (Wolfram Street): West Side:

East Side:

Rear Side (alley): A set of drawings is attached with this Application. * Includes area of proposed new north alley.

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