



# Office of the City Clerk

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## Legislation Text

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**File #:** O2022-2416, **Version:** 1

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### 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on**  
**Map No. 7-L in the area bounded by:**

**The alley next north of and parallel to West Barry Avenue; North Leclaire Avenue; West Barry Avenue;**  
**and a line 31.0 feet west of and parallel to North Leclaire Avenue.**

**To those of RM-5 Residential Multi-unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of**  
**property: 3100 North Leclaire Avenue, Chicago**

Narrative and Plans For a Type 1 Zoning  
Amendment At 3100 North Leclair From RS-  
3 to RM-5

Project Description: The subject property is improved (with an old residential building with two dwelling units in the lower level for a total of 6 DU.

The applicant needs a zoning change from an RS-3 to an RM-5 district in order to meet the density requirements of the RM-5 district to decrease the minimum lot area per dwelling unit requirement to allow the applicant to retain the 2 units in the lower level for a total of 6 DU, to legalize and convert from a 4 DU to a 6 DU residential building.

- A. Proposed land use: 6 dwelling units/ lot size: 3882.44 sq. ft.
- B. The project's floor area ratio: FAR = 1.67
- C. The project's density - lot area per dwelling unit = 647 square feet.
- D. The amount of off-street parking: 2 car garage existing.\*
- E. Setbacks - Existing:
  - a. Front: 15.11'
  - b. Rear: 23.94'
  - c. East: 0.84'
  - d. West: 4.06'

F. Building height: 22'-8" existing.

\*If applicable applicant will seek relief to reduce the required 2 additional parking spaces to legalize the 2 additional dwelling units with no additional parking.