



# City of Chicago



SO2016-1601

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/16/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-M at 5629 W Higgins Ave - App No. 18676T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#186761  
INTRO DATE:  
3-16-2016

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. 13-M in the area bounded by:**

**West Higgins Avenue; a line 257.89 feet west and almost parallel to North Central Avenue (as measured along the south boundary line of West Higgins Avenue); the public alley next southwest and parallel to West Higgins Avenue; a line 297.89 feet west and almost parallel to North Central Avenue (as measured along the south boundary line of West Higgins Avenue).**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 5629 West Higgins Avenue, Chicago IL.**

**NARRATIVE FOR TYPE 1 REZONING FOR  
5629 WEST HIGGINS AVENUE, CHICAGO, ILLINOIS**

The subject property is improved with a residential building. The Applicant intends to demolish the existing building and build a new 2-story residential building with 5 dwelling units. The applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from RS3 to RT4
Use:	5 dwelling unit residential building
Floor Area Ratio:	1.044
Lot Area:	40 feet x 125 feet = 5,000 square feet
Building Floor Area:	5,220 square feet
Density:	1,000 square feet per DU
Off- Street parking:	Parking spaces: 5
Set Backs:	Front: 15 feet Side: 4 feet east and 4 feet west Rear: 37 feet - 6 inches Rear Yard Open space: 331 square feet
Building height:	29 feet



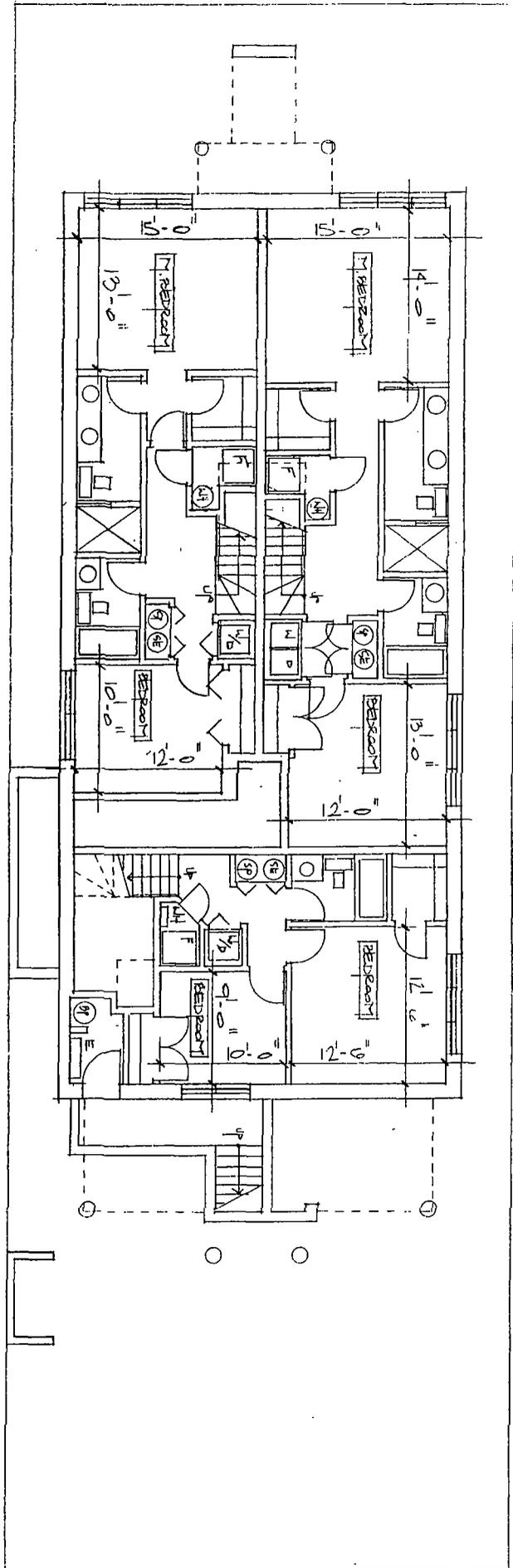
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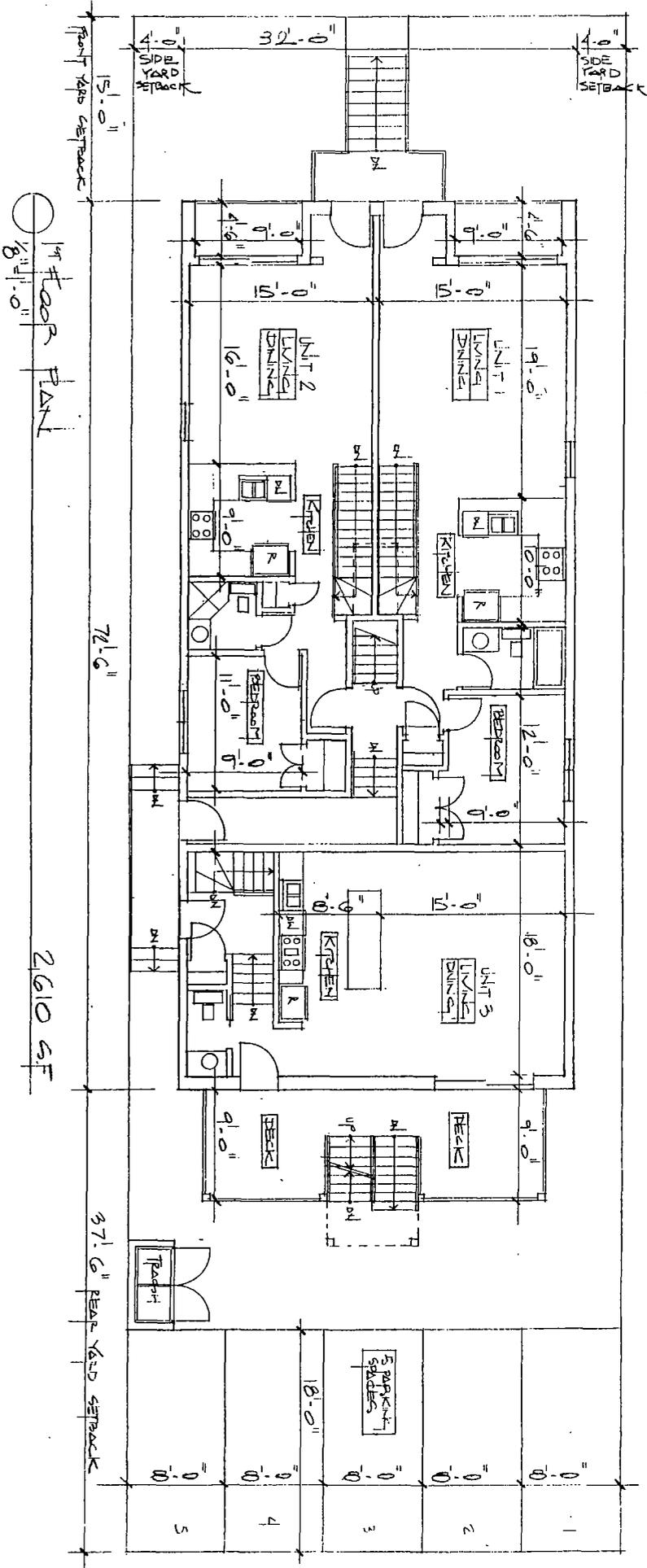
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○ BEST FLOOR PLAN



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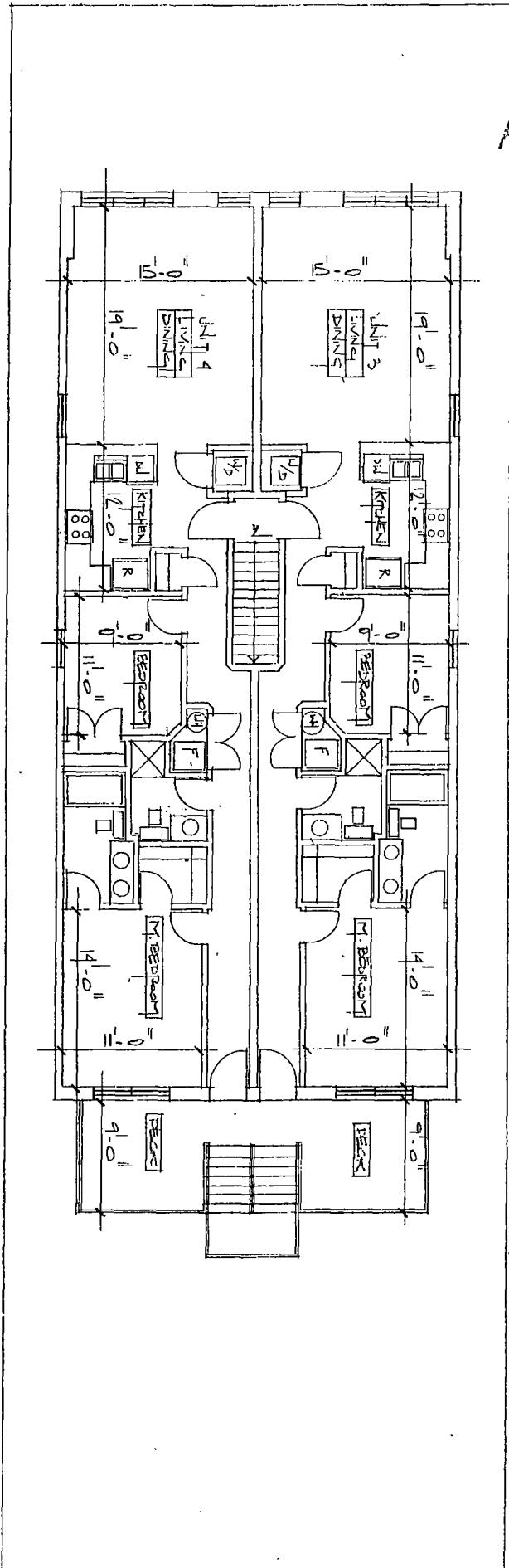
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2nd Floor Plan  
1/8" = 1'-0"

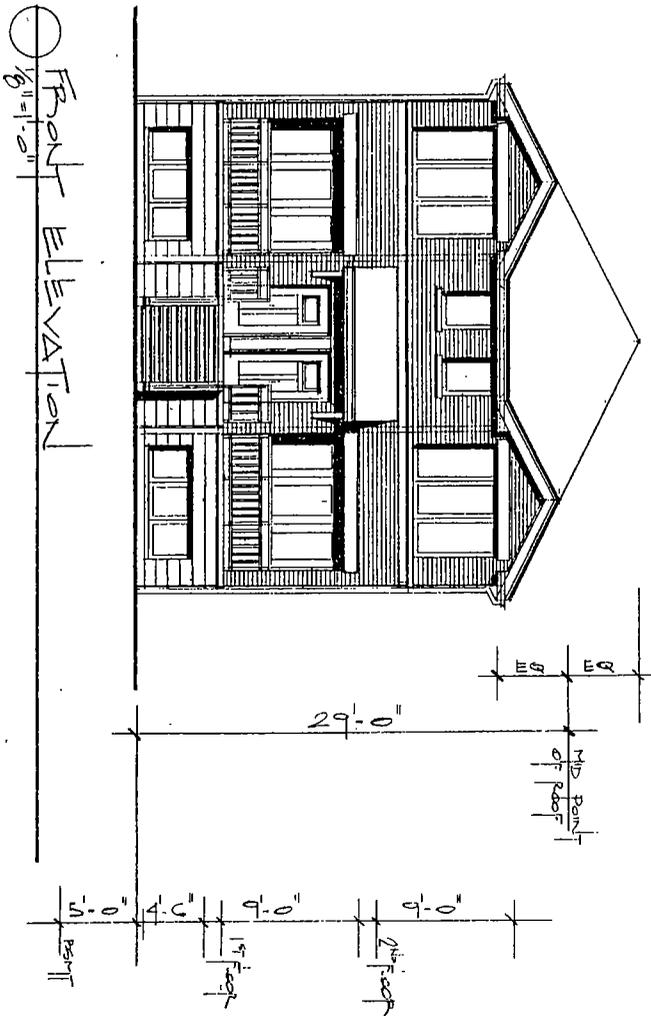
2,610 sq. ft.

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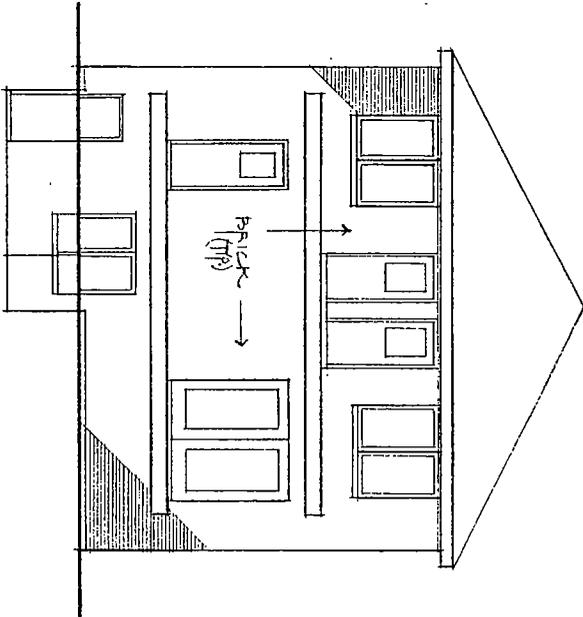


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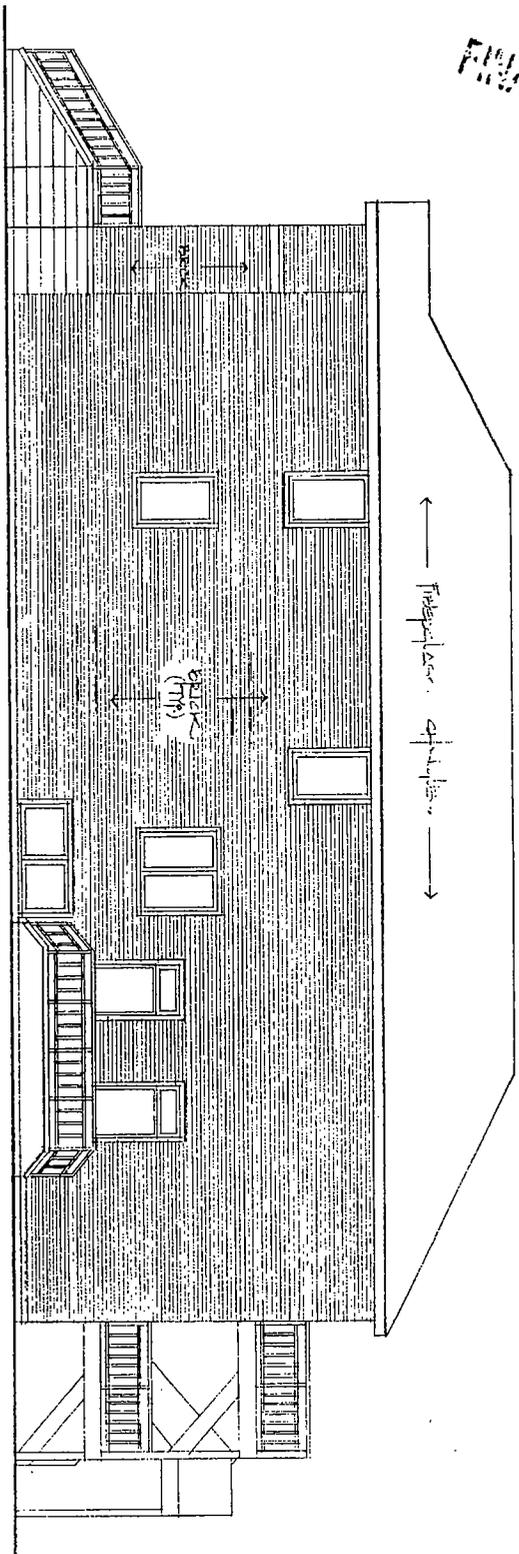


REAR ELEVATION  
1/8" = 1'-0"

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WEST ELEVATION

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