



# City of Chicago



SO2016-636

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/10/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2124 N Bingham St - App No. 18645T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18645-T1  
INTRO. DATE:  
2-10-16

**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. 5-I in the area bounded by:**

**North Bingham Street; a line 248 feet southeast of and parallel to West Francis Place;  
North Stave Street; a line 224 southeast of and parallel to West Francis Place.**

**To those of an RM4.5, Residential Multi-Unit District**

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

**Common address of property: 2124 North Bingham Street, Chicago IL.**

**NARRATIVE FOR TYPE 1 REZONING FOR  
2124 NORTH BINGHAM STREET, CHICAGO, ILLINOIS**

The subject property is currently improved with a multi-family residential building. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area to allow a rear addition to the existing building and to allow an existing dwelling unit in the attic to continue within the existing building for a total of 3 dwelling units within the existing building.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.389
Lot Area:	104.06' x 24' = 2,497 square feet
Building Floor Area:	3,470 square feet
Density:	832 square feet per dwelling unit
Off- Street parking:	Parking spaces: 2 car garage
Set Backs:	Front on Bingham Street: 8 feet 6 inches Side: existing northwest: 7 inches existing southeast 2 feet 7 inches Front on Stave Street: 0 feet * Rear Yard Open space: 0 square feet
Building height:	33 feet

\* Applicant will apply for variation if required

**FINAL FOR PUBLICATION**

010-1001-907 1002

180 W. WASHINGTON AVE.  
CHICAGO, ILLINOIS 60602

Phone: 312-750-1800

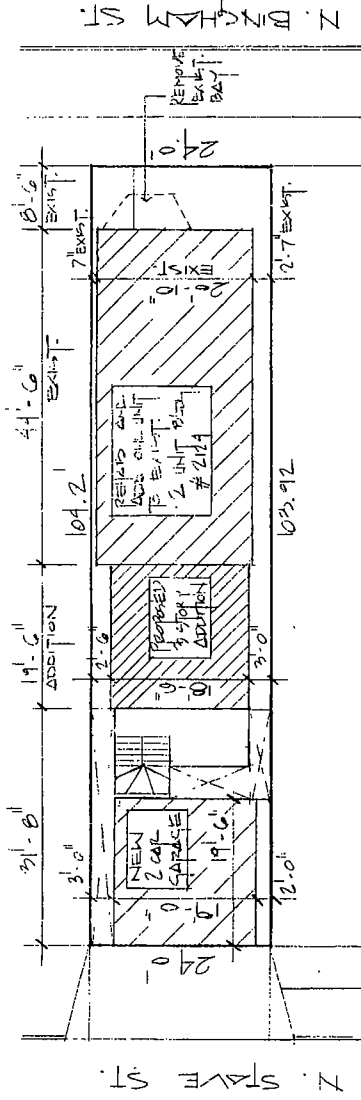
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email: hannaarchitects@sbcglobal.net

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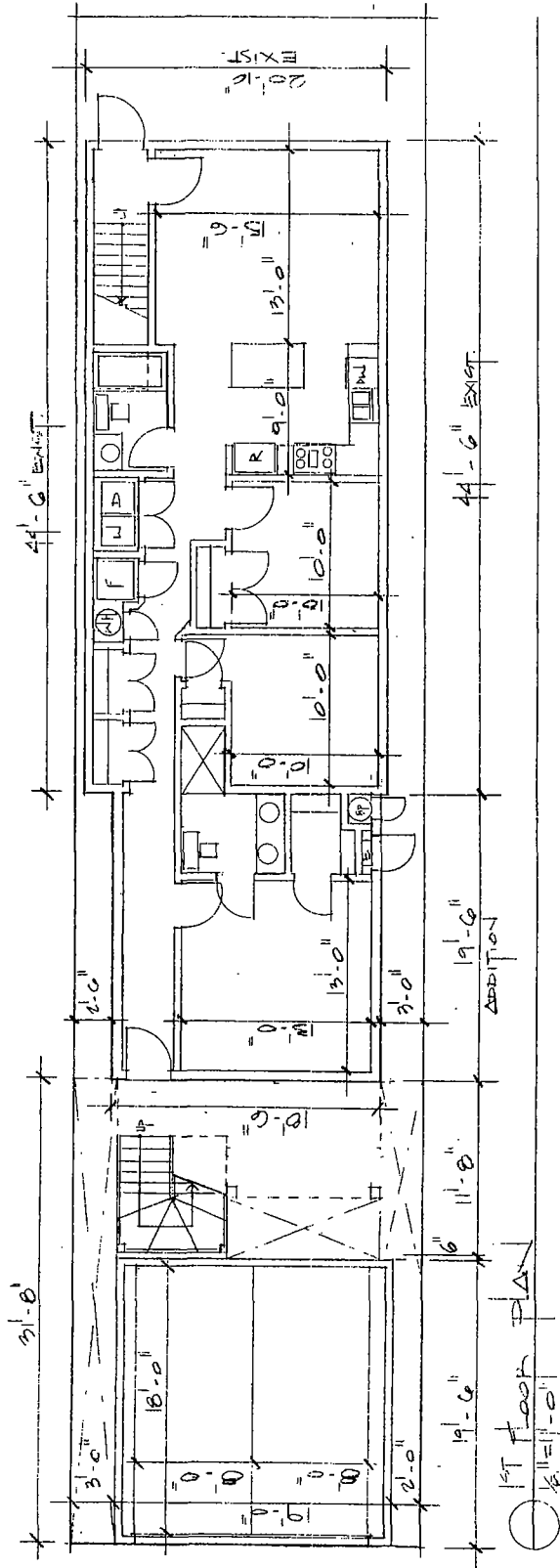
⊗ SITE PLAN  
1/8" = 1'-0"

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2014-2015 804 1000

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CHICAGO, ILLINOIS 60602  
Phone: 312-750-1800  
Fax: 312-750-1801  
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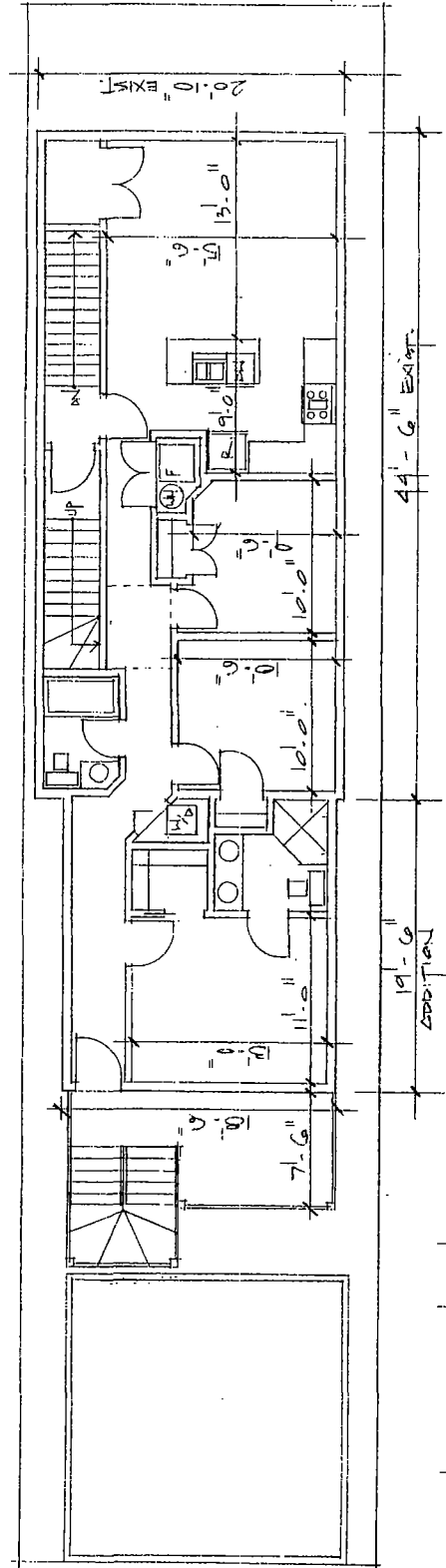


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CHICAGO, ILLINOIS 60602  
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Fax: 312-750-1801  
email: hannaarchitects@sbcglobal.net

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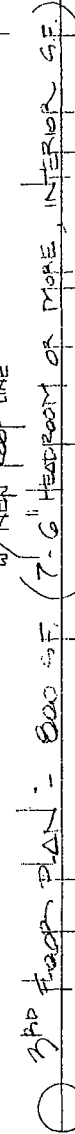
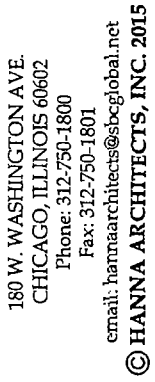
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1st Floor Plan  
1/8" = 1'-0"

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2000-01-01



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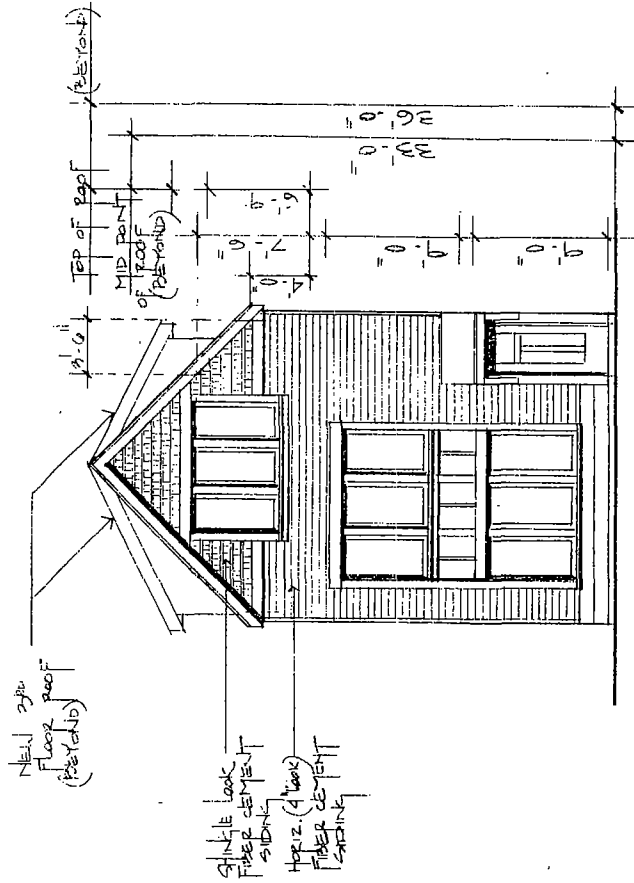
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CHICAGO, ILLINOIS 60602  
Phone: 312-750-1800  
Fax: 312-750-1801

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

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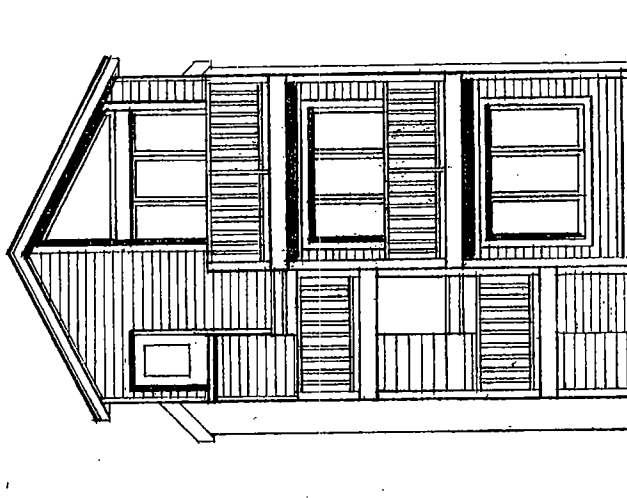
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CHICAGO, ILLINOIS 60602  
Phone: 312-750-1800  
Fax: 312-750-1801

email: [hannaarchitects@sbcglobal.net](mailto:hannaarchitects@sbcglobal.net)  
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REAR ELEVATION  
1/8" = 1'-0"

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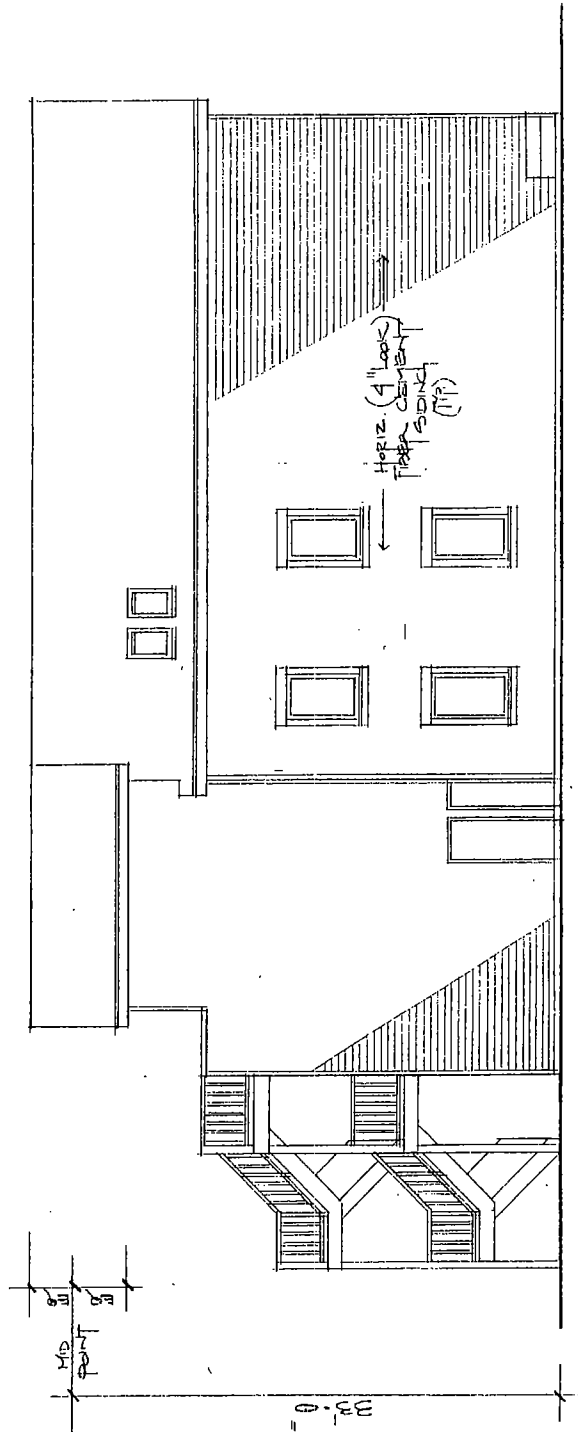
10/20/2010





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

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1990-1991