



City of Chicago



SO2020-6235

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/16/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-K at 3054-3058 N Kostner Ave - App No. 20562T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-K in the area bounded by

West Barry Avenue; North Kostner Avenue; a line 59.25 south of and parallel to West Barry Avenue; the alley next west of and parallel to North Kostner Avenue

to those of an 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: 3054-58 North Kostner Avenue

PROJECT NARRATIVE AND PLANS

AMENDED TO BE A TYPE-1 ZONING MAP

AMENDMENT

3054-58 North Kostner Avenue

Rezoning from RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

The purpose of the rezoning is to meet the bulk and density requirements of the code to allow for the sub-division of the existing one improved zoning lot into two zoning lots. The zoning change will bring the non-conforming 6 dwelling unit residential building into compliance, the rear detached private 2 car garage at the rear of the property on the adjacent vacant yard will remain unchanged. On Lot 2, the adjacent yard containing the rear garage will allow the construction of a 2 story 2 dwelling unit residential building. The proposed building will have 2 dwelling units and zoning relief will be sought to reduce parking requirements to 0. The height of the existing building will remain unchanged and the height of the proposed residential building will be 38 feet. There will be no commercial space.

3058 N Kostner Ave		3054 N Kostner Ave	
	PROPOSED		PROPOSED
Zoning District	RM-4.5	Zoning District	RM-4.5
Lot Area	4,329.2 square feet	Lot Area	3,158 square feet
MLA	721.53 per DU	MLA	1,579 per DU
Parking	4 (Existing) ¹	Parking	0 spaces ²
Rear Setback	27.58 feet (Existing) ³	Front Setback	12 feet
North Setback	2.2 feet (Existing)	North Setback	3 feet
South Setback	4.3 feet	South Setback	2 feet
Front Setback	12.1 (Existing) ³	Rear Setback	47.66 feet
FAR	1.61 (Existing)	FAR	0.75
Building Height	23.27 feet (Existing)	Building Height	33 feet

¹ The Applicant will seek a special use to permit 2 off-site parking spots at 3054 N Kostner.

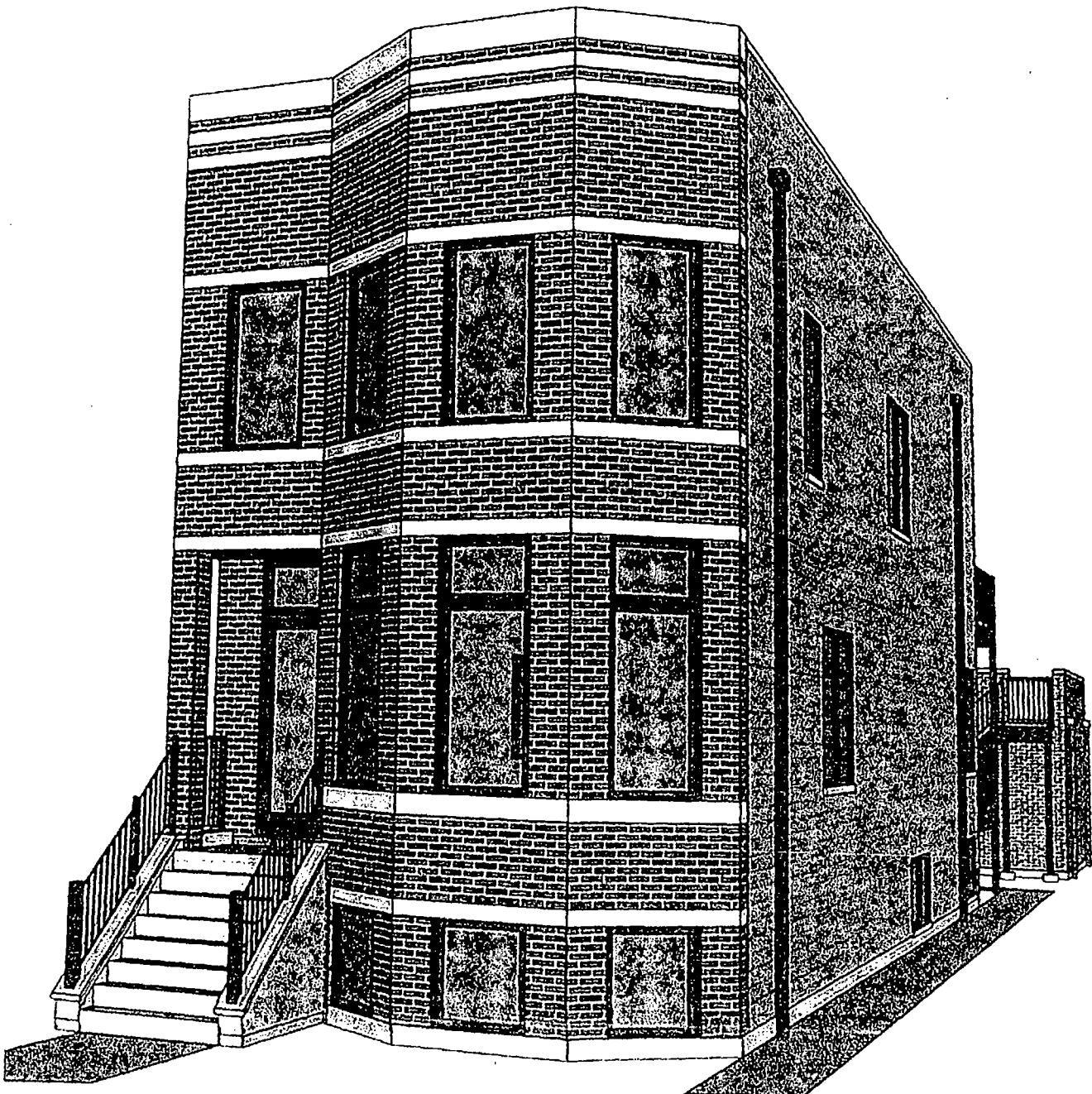
² The Applicant will seek a variation to reduce the parking spot requirements to 0.

³ The Applicant will seek variations to reduce the front setback, rear setback, and rear open space requirements.

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3054 N KOSTNER CHICAGO, IL

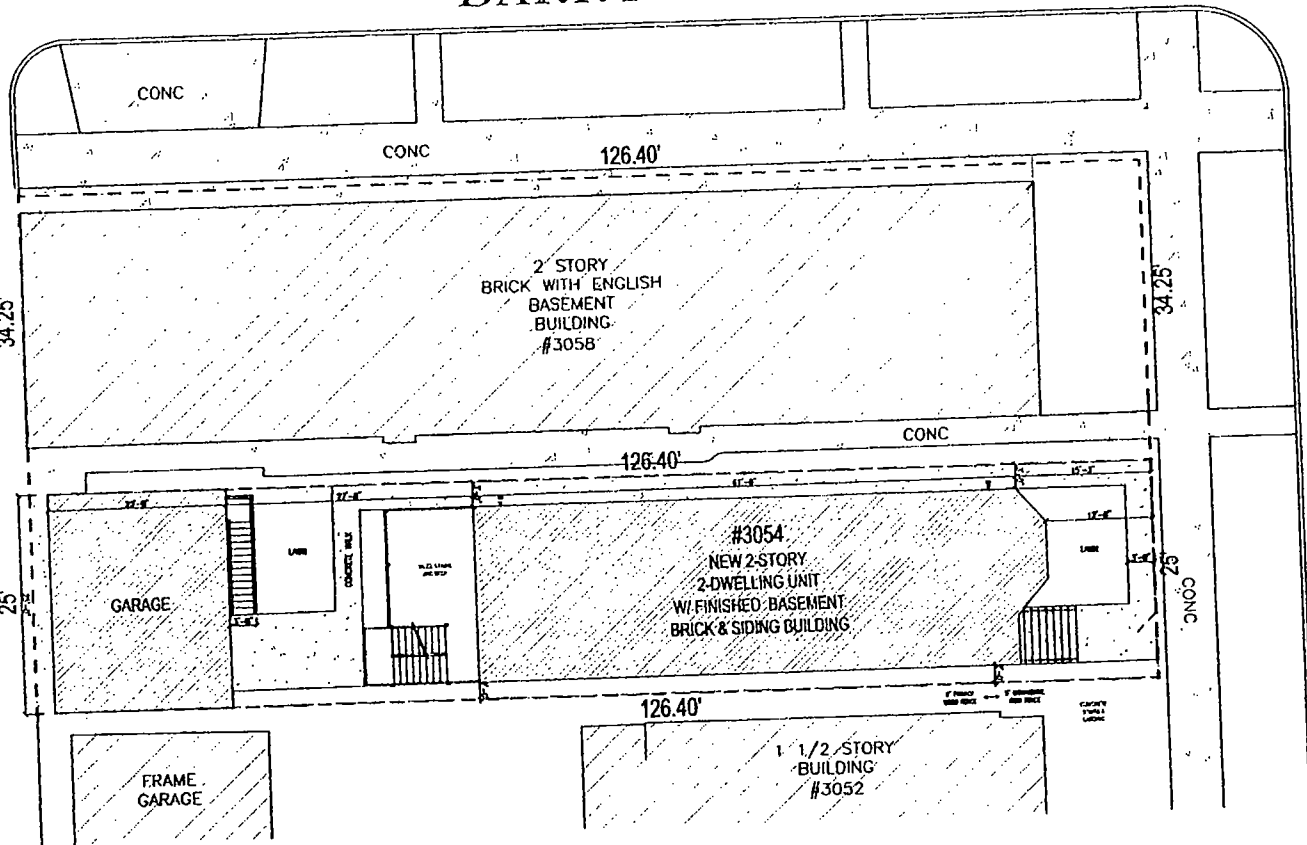
NEW TWO-STORY TWO-UNIT BRICK & SIDING BUILDING



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BARRY AVE.

KOSTNER AVE.



1 PROPOSED SITE PLAN
A.1.1 SCALE: 3/8" = 1'-0"



16' ASPHALT ALLEY

34.25'

25'

CONC

CONC

126.40'

2 STORY
BRICK WITH ENGLISH
BASEMENT
BUILDING
#305B

CONC

34.25'

126.40'

GARAGE

#3054
NEW 2-STORY
2-DWELLING UNIT
W/ FINISHED BASEMENT
BRICK & SIDING BUILDING

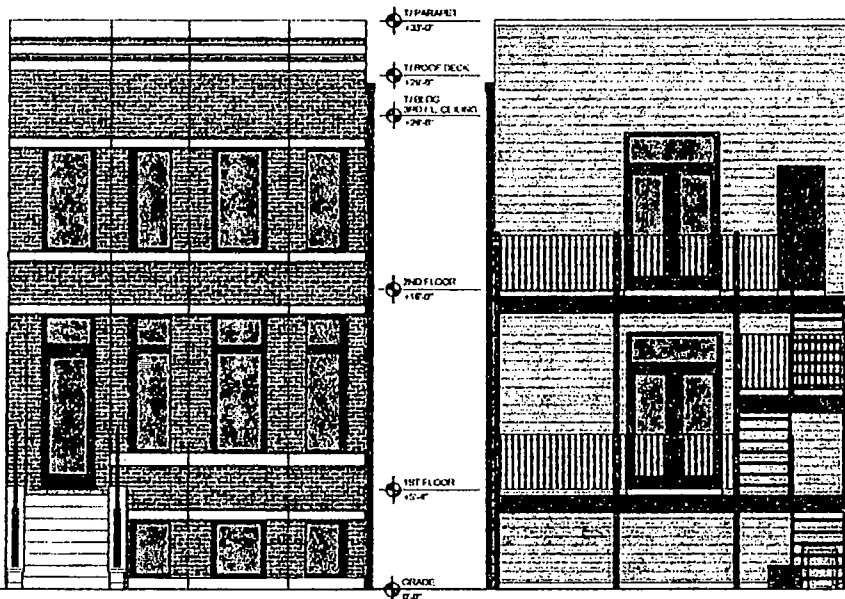
CONC

126.40'

FRAME
GARAGE

1 1/2 STORY
BUILDING
#3052

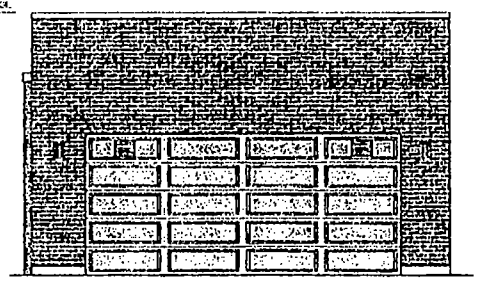
DRAWING FOR PUBLICATION



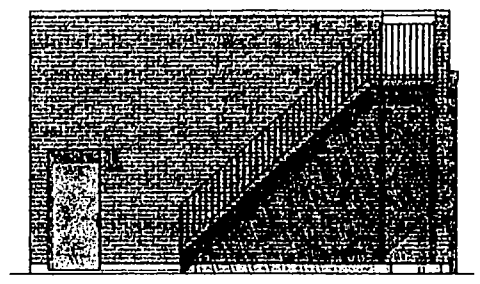
A4.1 EAST ELEVATION
1

A4.2 WEST ELEVATION
2

11 GARAGE
115'-0"

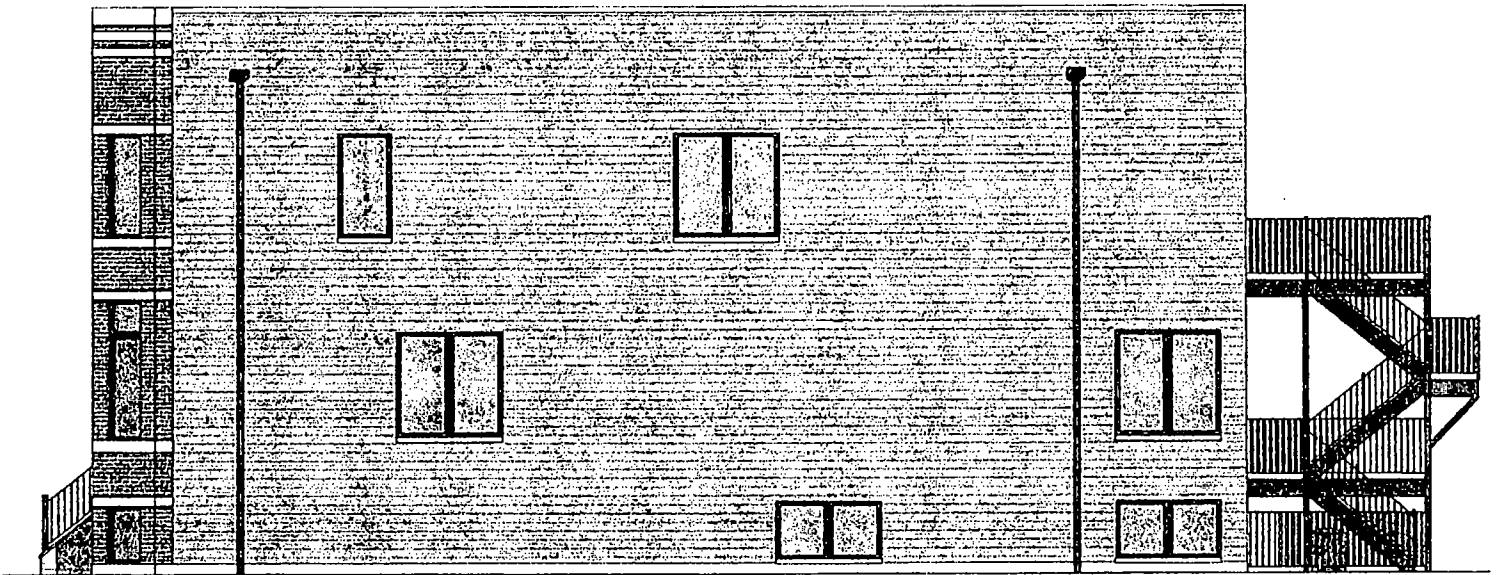


A4.3 GARAGE WEST ELEVATION
3



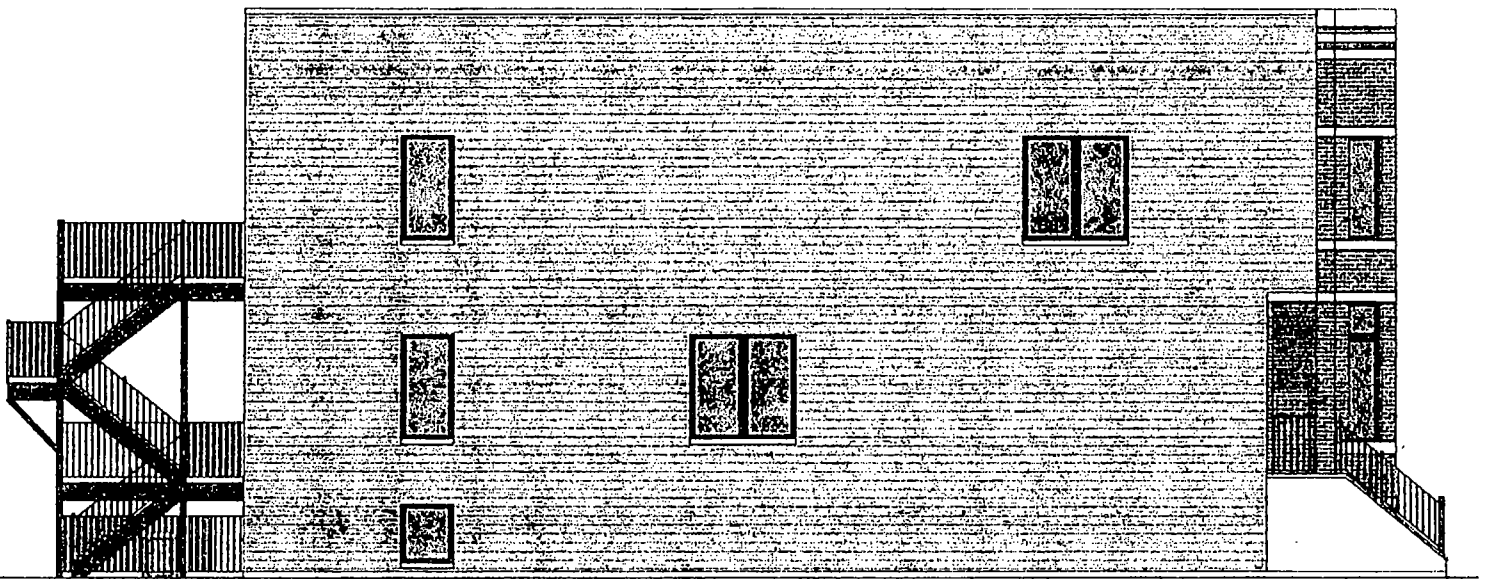
A4.4 GARAGE EAST ELEVATION
4

FINAL FOR PUBLICATION



A-4.2 NORTH ELEVATION
1

FINAL FOR PUBLICATION



A4.3 SOUTH ELEVATION
1