



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-4540
Type: Ordinance **Status:** Passed
File created: 9/9/2020 **In control:** City Council
Final action: 10/7/2020
Title: Zoning Reclassification Map No. 11-M at 4416-4420 N Austin Ave - App No. 20496T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-M
Attachments: 1. O2020-4540.pdf, 2. SO2020-4540.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed as Substitute	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

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 RS2 Residential Single-Unit (Detached House) District symbols as shown on Map No. 11-M in the area bounded by:

A line 215.56 feet north of and parallel to West Montrose Avenue; North Austin Avenue; the public alley next north of and parallel to West Montrose Avenue; and the public alley next west of and parallel to North Austin Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

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

address of property: 4416-20 North Austin Avenue, Chicago, IL

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING
AMENDMENT FOR 4416-20 NORTH AUSTIN AVENUE, CHICAGO, IL**

The subject property is currently vacant. The Applicant intends to build a new 3-story residential building with 9 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area per dwelling unit, the maximum floor area ratio and the maximum height, requirements of the Zoning Ordinance.

Project Description: Zoning Change from an RS2 Residential
Single-Unit (Detached House) District to a B2-
3 Neighborhood Mixed-Use District
Use: Residential Building with 9 dwelling units
Floor Area Ratio: $13,851.69/9,346.84 = 1.48$
Lot Area: 9,346.84 square feet
Building Floor Area: 13,851.69 Square Feet
Density: $13,851.69 / 9 = 1,039$ Square Feet per-
Dwelling Unit
Off- Street parking: Parking spaces: 9
Set Backs: Front: 7 Feet North Side: 7.46 Feet South Side:
0 Feet Rear: 47 Feet 4 Inches
Building height: 37 Feet 8 3/8 Inches

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