



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-636  
**Type:** Ordinance **Status:** Passed  
**File created:** 2/10/2016 **In control:** City Council  
**Final action:** 3/16/2016  
**Title:** Zoning Reclassification Map No. 5-I at 2124 N Bingham St - App No. 18645T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2016-636 (V1).pdf, 2. SO2016-636.pdf

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed as Substitute	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
2/10/2016	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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-1 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. Zoning Change Application Number: 18645 Tj**

**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.

Zoning Change from an RS3 to an RM4.5

Residential building with 3 dwelling units

Floor Area Ratio:

104.06' x 24' = 2,497 square feet

Building Floor Area:

832 square feet per dwelling unit

Parking spaces: 2 car garage

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:

\* Applicant will apply for variation if required  
1' />

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