



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-1211  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/27/2022 **In control:** City Council  
**Final action:** 5/25/2022  
**Title:** Zoning Reclassification Map No. 13-G at 854 W Castlewood Ter - App No. 21024T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-G  
**Attachments:** 1. O2022-1211.pdf, 2. SO2022-1211.pdf

Date	Ver.	Action By	Action	Result
5/25/2022		City Council	Passed as Substitute	Pass
5/24/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/27/2022	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 RS 1 Residential Single-Unit (Detached House) District symbols as shown on Map No. 13-G in the area bounded by:**

**A line 114.00 feet north of and parallel to West Castlewood Terrace; a line 650.00 feet east and parallel to North Sheridan Road; West Castlewood Terrace; and a line 600.00 feet east of and parallel to North Sheridan Road;**

**To those of a RT 4 Residential Two-Flat, Townhouse and Multi-Unit District.**

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

**property: 854 West Castlewood Terrace, Chicago**

Substitute Narrative And Plans For A Type 1 Zoning  
Amendment At 854 West Castlewood Tenace From RS1 To  
RT4

Project Description: The subject property is presently improved with an old, vacant single-family home. The applicants have applied for a building permit for an interior renovation and a new addition which exceeds the floor area allowance.

The applicants seek a zoning change from an RS1 District to an RT4 district in order to meet the bulk and density requirements of the RT4 district to allow the increase of the FAR for a building addition to the existing single family residence building.

- A) Proposed land use: Single family home.
- B) The project's floorarea ratio: 1.18
- C) The project's density (lot area per dwelling unit): 5,700 square feet of lot area for one dwelling unit.
- D) The amount of off-street parking: 2 parking spaces.
- E) Setbacks:  
Front setback: 25.5 feet. Rear setback: 0.0 feet. West side  
setback: 2.1 feet. East sidesetback: 12.83 feet.
- F) Building height. 34 feet-4 inches (existing).

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