



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-8618  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 12/14/2016              **In control:** City Council  
**Final action:** 1/25/2017  
**Title:** Zoning Reclassification Map No. 5-I at 1800 N Richmond Ave - App No. 19049T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. SO2016-8618.pdf, 2. O2016-8618.pdf

| Date       | Ver. | Action By   | Action               | Result |
|------------|------|---|----------------------|--------|
| 1/25/2017  | 1    | City Council  | Passed as Substitute | Pass   |
| 1/23/2017  | 1    | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass  |        |
| 1/23/2017  | 1    | Committee on Zoning, Landmarks and Building Standards | Amended in Committee | Pass   |
| 12/14/2016 | 1    | City Council  | Referred             |        |

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*/r 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 nil the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.5-1 in the area bounded by

a line 25 feet north of and parallel to West Bloomingdale Avenue; North Richmond Avenue; West Bloomingdale Avenue; and the alley next west of and parallel to North Richmond Avenue,

to those of a RT4 Residential Two -Flat, Townhouse and Multi- Unit District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1800 North Richmond Avenue

**17-13-0303-C (1) Narrative Zoning Analysis - 1800 N. Richmond**

Proposed Zoning: RT-4 Lot Area: 3,000

square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 34 feet 1 inch in height. Onsite parking for three (3) cars will be located at the rear of the lot.

- a) The Project's Floor Area Ratio: 1.2
- b) The project's density (Lot Area per Dwelling Unit): 1,000 sq. ft.
- c) The amount of off-street parking: 3 parking spaces
- d) Setbacks:
  - a. Front Setback: 14 feet 6 inches
  - b. Rear Setback: 48 feet 1 inch
  - c. Side Setbacks: North side - 2 feet 6 inches / South side - 1 feet 6 inches
  - d. Rear Yard Open Space: 207 square feet
- (e) Building Height: 34 feet 1 inch

\*17-10-0207-A

\*17-13-0303-C(2) - Plans Attached.

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**PROPOSED 3 D.U. BUILDING**

**3B CONST. TYPE**

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**O**

**61TS PLAN!**

SCALE- 1" = 10'-0"

**NI. RICHMOND AVE.**

**FRONT ELEVATION]**

**BA&SMENJT RLAN1**  
**3RD FLOOR PLAM**

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ROOF PLAN

**FINAL FOR  
PUBUCATIOH**