



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-9323  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/18/2019 **In control:** City Council  
**Final action:** 2/19/2020  
**Title:** Zoning Reclassification Map No. 5-I at 2418 W Lyndale St - App No. 20272T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2019-9323.pdf, 2. SO2019-9323.pdf

Date	Ver.	Action By	Action	Result
2/19/2020	1	City Council	Passed as Substitute	Pass
2/13/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	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-3 Residential Single-Unit (Detached House) District, as shown on Map 5-1 in the area bounded by:

**The alley next North of and parallel to West Lyndale Street; A line 150.33 feet West of and parallel to North Western Avenue; West Lyndale Street; and a line 193.65 feet West of and parallel to North Western Avenue.**

**To those of RT-4 Residential Two-Flat, Townhouse and 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: 2418 West Lyndale Street, Chicago, IL

**PtIAL FOR £**  
**OBLIGATION**

**SUBSTITUTE NARRATIVE  
AND PLANS**

FOR TH E PROPOSED REZONING AT  
**2418 WEST LYNDAL E STREET**

The Application is to change zoning for 2418 West Lyndale Street from RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. This zoning change is for purposes to allow Applicant to construct a three-story, four (4) dwelling unit building with a basement. There will be a four-car garage at the rear of the property. The footprint of the building shall be approximately be 34 feet 6 inches by 55 feet in size. The building height shall be 34 feet 10 inches high, as defined by code.

LOT AREA: 4,787.97 SQUARE FEET FLOOR AREA

RATIO: 1.05 BUILDING AREA: 5,020 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,197 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FOUR OFF-STREET, GARAGE PARKING SPACES PROVIDED.

FRONT SETBACK: 12 FEET

REAR SETBACK: 33 FEET 1 3/4 INCHES

SIDE SETBACK: 4 FEET 7/8 INCHES (WEST) 5 FEET 2 INCHES (EAST) OPEN YARD

SPACE: 312 SQUARE FEET BUILDING HEIGHT: 34 FEET 10 INCHES

**\*NOTE: The exterior design at the South Elevation of the Building is to change as follows:**

1. The Stone Trim on the top of the windows, to be replaced with a brick soldier course.
2. The sill limestone to be extended out 1 inch to provide more depth to the building.