



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

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

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OBLIGATION

**SUBSTITUTE NARRATIVE
AND PLANS**

FOR TH E PROPOSED REZONING AT
2418 WEST LYNDALE 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 SQU A RE 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.