



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-8410
Type: Ordinance **Status:** Passed
File created: 11/16/2016 **In control:** City Council
Final action: 10/11/2017
Title: Zoning Reclassification Map No. 5-I at 2424 W Lyndale Ave - App No. 19036T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. O2016-8410.pdf, 2. SO2016-8410.pdf

Date	Ver.	Action By	Action	Result
10/11/2017		City Council	Passed as Substitute	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/21/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
11/16/2016	1	City Council	Referred	

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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:

The public alley next North of and parallel to West Lyndale Avenue; a line 199.68 feet East of

and parallel to North Campbell Avenue; West Lyndale Avenue; a line 156 feet East of and parallel to North Campbell Avenue.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District SECTION 2.

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

property: 2424 West Lyndale Avenue, Chicago IL.

Application Number: 19036 TI

**NARRATIVE FOR TYPE 1 REZONING FOR 2424 WEST
LYNDALE AVENUE, CHICAGO, ILLINOIS**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 4 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.05
Lot Area:	4,821 square feet
Building Floor Area:	5,055 square feet
Density:	1,204.17 square feet per dwelling unit

Off- Street parking:

Parking spaces: 4

Set Backs:

Front: 10 feet 8 inches Side: 4 feet 5 inches
(each) Rear: 44 feet 6 inches Rear Yard Open
space: 454 square feet

Building height:

35 feet