



Office of the City Clerk

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Legislation Text

File #: O2018-8020, Version: 1

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.1 1-J in the area bounded by

a line 213.72 feet north of and parallel to West Cullom Avenue; North Kimball Avenue; a line 163.72 feet north of and parallel to West Cullom Avenue; the alley next west of and parallel to North Kimball Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use 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: 4314-4318 North Kimball Avenue

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ZONING AMENDEMENT NARRATIVE AND PLANS

**AMENDED TO BE A TYPE 1 AT
4314-18 N KIMBALL AVE**

The Applicant intends to change the zoning from the existing RS3 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District to construct a new 3 story brick building with 6 residential dwelling units. There will be 6 parking spaces. No commercial space.

ZONING: RM-4.5

LOT AREA: 6,275 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 1, 045 square feet

FLOOR AREA RATIO: 1, 45

BUILDING AREA: 9,080 square feet

OFF-STREET PARKING: 6 spaces

FRONT SETBACK: 15 feet 0 inches

REAR SETBACK: 38 feet 6 inches

SIDE SETBACK: 3 foot 0 inches on East and 3 foot 0 inches on west = TOTAL 6 feet 0 inches

BUILDING HEIGHT: 37 feet 9 inches

Building material will be primarily face brick. Set of plans are attached.

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