



Office of the City Clerk

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Legislation Text

File #: SO2016-8410, Version: 1

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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.

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| 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 |