Office of the City Clerk

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Legislation Text

File #: SO2017-7045, **Version:** 1

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ORDINANCE

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.3-H in the area bounded by

West Schiller Street; West Evergreen Avenue; and a line 76.95 feet west of the intersection of West Schiller Street and West Evergreen Avenue as measured at the south right-of-way line ' of West Schiller Street and perpendicular thereto,

to those of a RT4 (A) Residential Two-Flat, Townhouse and Multi-Unit 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.

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Common address of property:
17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRA TIVE AND PLANS
 1907 W. Schiller, Chicago, IL

Proposed   Zoning: RT-4(A)   Lot   Area:

4,015 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new

three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 38 feet in height. Onsite parking for three (3) cars will be provided in an attached garage accessed at the rear of the subject zoning lot from West Evergreen Ave.

A)   The Project's Floor Area Ratio: 6019.0 square feet (1.32 FAR)

B)   The Project's Density (Lot Area Per Dwelling Unit):

          3 dwelling units (1,338.3 square feet per unit)

C)   The amount of off-street parking: 3 parking spaces

D)   Setbacks:
             a. Front Setback: 5 feet
b.

                         * Variation required

      Rear Setback: 0 feet

                                                        *Variation required

Side Setbacks: West: 0 feet East: 3 feet
          *Variations required

Building Height: 38 feet

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