



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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## Legislation Text

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File #: SO2016-1601, Version: 1

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### ORDINANCE

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION I. 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. 13-M in the area bounded by:**

**West Higgins Avenue; a line 257.89 feet west and almost parallel to North Central Avenue (as measured along the south boundary line of West Higgins Avenue); the public alley next southwest and parallel to West Higgins Avenue; a line 297.89 feet west and almost parallel to North Central Avenue (as measured along the south boundary line of West Higgins Avenue).**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval. Common address of property: 5629 West Higgins Avenue, Chicago IL.  
*Application Number: 18676 T* **^OR PUBLICATION****

### **NARRATIVE FOR TYPE 1 REZONING FOR 5629 WEST HIGGINS AVENUE, CHICAGO, ILLINOIS**

The subject property is improved with a residential building. The Applicant intends to demolish

the existing building and build a new 2-story residential building with 5 dwelling units. The applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Zoning Change from RS3 to RT4

5 dwelling unit residential building

Floor Area Ratio:

40 feet x 125 feet = 5,000 square feet

Building Floor Area:

1,000 square feet per DU

Off- Street parking:

Front: 15 feet

Side: 4 feet east and 4 feet west

Rear: 37 feet - 6 inches

Rear Yard Open space: 331 square feet

Building height:

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