



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2016-6352, 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 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:

A line 25 feet South of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Richmond Street; a line 50 feet South of and parallel to West Wabansia Avenue; North Richmond Street.

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: 1665 North Richmond Street, Chicago

NARRATIVE FOR TYPE 1 REZONING FOR 1665 NORTH RICHMOND STREET, CHICAGO, IL

The subject property is currently improved with a two-story residential building with 2 dwelling units. The Applicant proposes to build a rear two-story addition and to establish an additional dwelling unit within the existing building (basement), for a total of three dwelling units within the building. The Applicant needs a zoning change to comply with the minimum lot area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.15
Lot Area:	3,000 SF z i-
Building Floor Area:	5E o 3,461 SF =S 'GO n
Density:	11 1,000 SF per DU O
Off- Street parking:	i Parking spaces: 3 5=
Set Backs:	Front: 9.27 feet Side: 3.65 feet (south) and .59 feet space: 837 square feet
Building height:	29 feet and 6 inches

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