



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2022-1045, 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-1 in the area bounded by

A line 110 feet north of and parallel to West Belden Avenue, the alley next east of and parallel to North Maplewood Avenue, a line 83 feet north of and parallel to West Belden Avenue, and North Maplewood Avenue

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication. Common Address of

Property: 2309 North Maplewood Avenue, Chicago, Illinois 60647

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Substitute Narrative and Plans For a Type-1 Zoning Map
Amendment At 2309 N Maplewood Avenue From RS-3 to RT-4

Type 1 Narrative

- A) Project Description: This project proposes to rezone the property located at 2309 N Maplewood Avenue, Chicago, IL 60647 from RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. This rezoning is required to facilitate the second floor renovation of an existing owner-occupied single family home. As requested by the Greater Goethe Neighborhood Association (GGNA), this project is being submitted as Type-1 rezoning.

Proposed Land Use: Residential (Single Family)

- B) Floor Area Ratio: 1.09
- C) Density (lot area per dwelling): 2,970 sf / 1 unit
- D) Off-Street Parking: 2 within detached garage
- E) **Setbacks:**
- Front yard setback: 16.19 feet excluding the existing front covered porch, 10.19 feet including the front covered porch
 - Side yard setback (north): 1.73 feet (1' 8 3/4")
 - Side yard setback (south): 4.64 feet (4' 7 21/32")
 - Rear yard setback: 41 feet

- F) Building Height: 28.75 feet (mean height)

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