



# Office of the City Clerk

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

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File #: SO2020-4540, 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 RS2 Residential Single-Unit (Detached House) District symbols as shown on Map No. 11-M in the area bounded by:**

**A line 215.56 feet north of and parallel to West Montrose Avenue; North Austin Avenue; the public alley next north of and parallel to West Montrose Avenue; and the public alley next west of and parallel to North Austin Avenue.**

**To those of a B2-3, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common**

**address of property: 4416-20 North Austin Avenue, Chicago, IL**

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING  
AMENDMENT FOR 4416-20 NORTH AUSTIN AVENUE, CHICAGO, IL**

The subject property is currently vacant. The Applicant intends to build a new 3-story residential building with 9 dwelling units. The Applicant needs a zoning change in order to comply with the

minimum lot area per dwelling unit, the maximum floor area ratio and the maximum height, requirements of the Zoning Ordinance.

Project Description: Zoning Change from an RS2 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District  
Use: Residential Building with 9 dwelling units  
Floor Area Ratio:  $13,851.69/9,346.84 = 1.48$   
Lot Area: 9,346.84 square feet  
Building Floor Area: 13,851.69 Square Feet  
Density:  $13,851.69 / 9 = 1,039$  Square Feet per-Dwelling Unit  
Off- Street parking: Parking spaces: 9  
Set Backs: Front: 7 Feet North Side: 7.46 Feet South Side: 0 Feet Rear: 47 Feet 4 Inches  
Building height: 37 Feet 8 3/8 Inches

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