



Office of the City Clerk

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Legislation Details (With Text)

File #: O2015-8029
Type: Ordinance **Status:** Passed
File created: 11/18/2015 **In control:** City Council
Final action: 5/18/2016
Title: Zoning Reclassification Map No. 5-I at 2245-2249 N Rockwell St - App No. 18569T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. O2015-8029.pdf, 2. O2015-8029 (V1).pdf

Date	Ver.	Action By	Action	Result
5/18/2016		City Council	Passed	Pass
5/17/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
11/18/2015	1	City Council	Referred	

^1 S3 5 6^ -Tf

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 and indications as shown on Map No. 5-1 in area bound by

North Rockwell Street, a line 276.84 feet north of and parallel to west Lyndale Street, the public alley next east of and parallel to north Rockwell Street, a line 160.40 feet north of and parallel to west Lyndale Street

to those of a RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval. Common Address

of Property: 2245- 2249 N Rockwell Street

NARRATIVE-2245-2249 N Rockwell Street

RS3 to RT3.5

In order to allow for the construction of a townhouse development consisting of two, four-unit residential dwelling unit townhouse buildings with 4 parking spaces each, and 2, three-unit residential dwelling unit townhouse buildings with 3 parking spaces each, for a total of 14 residential dwelling units townhouse buildings with 14 parking spaces. The front buildings will be two stories and 34' - 10" in height each and the rear buildings will be three stories and height of 35'- 0" each.

	RT3.5
FAR	1.00
Lot Area	22,043 sq. ft.
Lot Area per dwelling unit	1,499 s.f.
Building Area	22,036 sq. ft.
No. of Units	14
Front Bldgs Height	34'-10" each
Rear Bldgs Height	35'-0" each
Side setback to North end wall	4'-2 5/8"*
Side setback to South end wall	4' - 2 5/8"*

East side setback	2' - 0"
West side setback	12' -0"
Setback between buildings	28'-9"*
Parking	14 Parking spaces total
Open Space Total	8, 727 sq. ft.

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

STONEBERG + GROSS ARCHITECTS

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CHICAGO, ILL