



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2016-1601
Type: Ordinance
File created: 3/16/2016
Status: Passed
In control: City Council
Final action: 5/18/2016
Title: Zoning Reclassification Map No. 13-M at 5629 W Higgins Ave - App No. 18676T1
Sponsors: Misc. Transmittal
Indexes: Map No. 13-M
Attachments: 1. O2016-1601.pdf, 2. SO2016-1601.pdf

Date	Ver.	Action By	Action	Result
5/18/2016		City Council	Passed as Substitute	Pass
4/26/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/16/2016	1	City Council	Referred	

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:

o o

Q-l:

lis

®

2 0 ■ i> &

r 3 pi

n r w

3 6 B
3 a a 55 cr p Q ® ^

H » »

S

» 5T 2 3 §•

Is?
m a ffi
SEz
s z o ° o
fan en ^
r*
g <
ro Ui