



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-6352  
**Type:** Ordinance  
**File created:** 9/14/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. 5-I at 1665 N Richmond St - App No. 18957T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2016-6352.pdf, 2. SO2016-6352.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed as Substitute	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

### 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.**

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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
Building Floor Area:	3,461 SF
Density:	1,000 SF per DU
Off- Street parking:	Parking spaces: 3
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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