

Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2016-6352

Type: Ordinance Status: Passed

File created: 9/14/2016 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 fine 50 feet South of and parallel to West Wabansia Avenue; North Richmond Street.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District SECTION 2. This

File #: SO2016-6352, Version: 1

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 z i-

Building Floor Area: $5E \circ 3,461 \text{ SF} = S \cdot GO \text{ n}$

Density: 11,000 SF per DU O

Off- Street parking: i Parking spaces: 3 5=

Set Backs: Front: 9.27 feet Side: 3.65 feet (south) and .59 fe

space: 837 square feet

Building height: 29 feet and 6 inches

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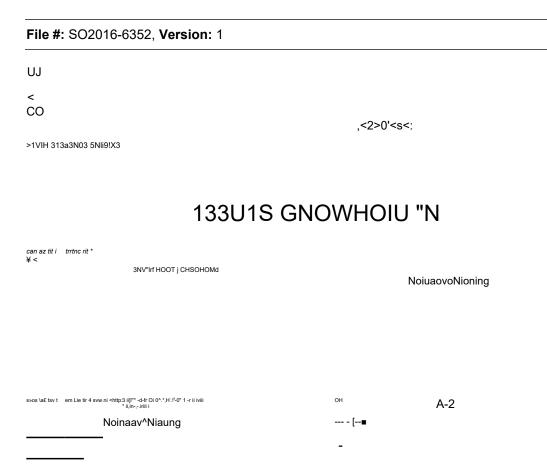
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File #: SO2016-6352, Version: 1
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Office of the City Clerk Page 5 of 5 Printed on 4/26/2024