

Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-8406

Type: Ordinance Status: Passed

File created: 11/16/2016 In control: City Council

Final action: 3/29/2017

Title: Zoning Reclassification Map No. 5-I at 1637 N Artesian Ave - App No. 19032T1

Sponsors: Misc. Transmittal

Indexes: Map No. 5-I

Attachments: 1. O2016-8406.pdf, 2. SO2016-8406.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
11/16/2016	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 192 feet South of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Artesian Avenue; a line 216 feet South of and parallel to West Wabansia Avenue; North Artesian Avenue.

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

File #: SO2016-8406, Version: 1

This Ordinance takes effect after its passage and due publication. Common address of

property: 1637 North Artesian Avenue, Chicago IL.

Application Number: 19032 Tl

NARRATIVE FOR TYPE 1 REZONING FOR 1637 NORTH ARTESIAN AVENUE, CHICAGO, IL

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 2 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description: Zoning Change from an RS3 to an RT4
Use: Residential building with 2 dwelling units

Floor Area Ratio: 1.2

Lot Area: 3,000 square feet Building Floor Area: 3,592 square feet

Density: 1,500 square feet per dwelling unit

Off- Street parking: Parking spaces: 2

Set Backs: Front: 12 feet 3-3/8 inches Side: 2 feet (north) 3

feet (south) Rear: 41 feet 2-5/8 inches Rear Yard

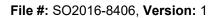
Open space: 222 square feet

Building height: 32 feet 7 inches

FINAL FOR PUBLICATION

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