

## Legislation Details (With Text)

File #:	SO2	2016-8618			
Туре:	Ord	inance	Status:	Passed	
File created:	12/1	4/2016	In control:	City Council	
			Final action	1/25/2017	
Title:	Zoning Reclassification Map No. 5-I at 1800 N Richmond Ave - App No. 19049T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 5-I				
Attachments:	1. SO2016-8618.pdf, 2. O2016-8618.pdf				
Date	Ver.	Action By	l	Action	Result
1/25/2017	1	City Council	ŀ	Passed as Substitute	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards		Recommended to Pass	
1/23/2017	1	Committee on Zoning, La and Building Standards	andmarks /	Amended in Committee	Pass
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/r 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 nil the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on

Map No.5-1 in the area bounded by

a line 25 feet north of and parallel to West Bloomingd3le Avenue; North Richmond Avenue; West Bloomingdalc Avenue; and the alley next west of and parallel to North Richmond Avenue,

to those of a RT4 Residential Two -Flat, Townhouse and Multi- Unit District and a corresponding

uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due

publication.

### Common address of property: 1800 North Richmond A venue 17-13-0303-C (1) Narrative Zoning Analysis - 1800 N. Richmond

Proposed Zoning: RT-4 Lot Area: 3,000

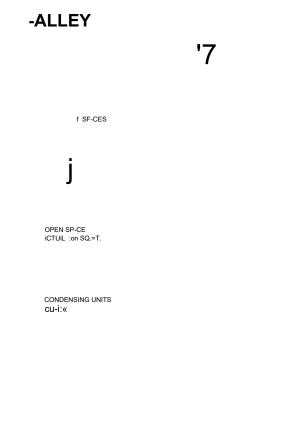
square feet

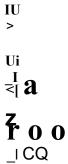
Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 34 feet 1 inch in height. Onsite parking for three (3) cars will be located at the rear of the lot.

- a) The Project's Floor Area Ratio: 1.2
- b) The project's density (Lot Area per Dwelling Unit): 1,000 sq. ft.
- c) The amount of off-street parking: 3 parking spaces
- d) Setbacks:
  - a. Front Setback: 14 feet 6 inches
  - b. Rear Setback: 48 feet 1 inch
  - c. Side Setbacks: North side 2 feet 6 inches / South side 1 feet 6 inches
  - d. Rear Yard Open Space: 207 square feet
- (e) Building Height: 34 feet 1 inch

\*17-10-0207-A \*17-13-0303-C(2) - Plans Attached. **2£ O** 

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#### **PROPOSED 3 D.U. BUILDING**

#### **3B CONST. TYPE**

21

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SCALE- !" = IG'-0"

## NI. RICHMOND AVE.

## **FRONT ELEVATION]**

BA&SMENJT RLAN1 3RD PLOOR PLAM

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#### File #: SO2016-8618, Version: 1

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ROOF PLAN

# FINAL FOR PUBUCATIOH