



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2018-6008  
**Type:** Ordinance  
**File created:** 7/25/2018  
**Status:** Passed  
**In control:** City Council  
**Final action:** 9/20/2018  
**Title:** Zoning Reclassification Map No. 5-J at 1824 N Kedzie Ave - App No. 19756T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-J  
**Attachments:** 1. O2018-6008.pdf, 2. SO2018-6008.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed as Substitute	Pass
9/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/25/2018	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-J in the area bounded by:**

**A line 325 feet south of and parallel to West Cortland Street; North Kedzie Avenue; a line 350 feet south of and parallel to West Cortland Street; and the public alley next west of and parallel to North Kedzie Avenue.**

**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: 1824 North Kedzie Ave., Chicago.**

**FINAL FCR  
PUBLICATION**

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1824  
NORTH KEDZIE AVE., CHICAGO, IL**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 4 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 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.2
Lot Area:	4,425 Square Feet
Building Floor Area:	5,276 Square Feet
Density:	1,106 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 4
Set Backs:	Front: 15 Feet Side: North: 2 Feet / South: 3 Feet Rear: 39 Feet 4 Inches * Rear Yard Open space: 288 Square Feet
Building height:	37 Feet 9 Inches

\* Will apply for a variation if needed

FINAL PGR PUBLICATION

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