



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2019-1352  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/13/2019  
**In control:** City Council  
**Final action:** 7/24/2019  
**Title:** Zoning Reclassification Map No. 5-I at 2940 W Lyndale St - App No. 19967  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2019-1352.pdf, 2. SO2019-1352.pdf

Date	Ver.	Action By	Action	Result
7/24/2019		City Council	Passed as Substitute	Pass
3/13/2019	1	City Council	Referred	

**Final** **f<x**  
**Publication**

### 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 RT4, Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map No. 5-1 in the area bounded by:

The public alley next north of and parallel to West Lyndale Street; a line 178.20 feet east of and parallel to North Sacramento Avenue; West Lyndale Street; and a line 153.20 feet east of and parallel to North Sacramento Avenue.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 2940 West Lyndale Street, Chicago

## Final for Publication

### **AMENDED TO BE A NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 2940 WEST LYNDAL STREET, CHICAGO, IL**

The subject property is currently improved with a two-story residential building with 2 dwelling units. The Applicant intends to build a two-story rear addition to the existing building and establish an additional dwelling unit (basement) within the existing building for a total of 3 dwelling units at the property. 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.5
Lot Area:	2,500 Square Feet
Building Floor Area:	3,654 Square Feet
Density:	833 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Existing Front: 1 Foot 1 <sup>1</sup> / <sub>4</sub> Inches Existing East Side: 3 <sup>1</sup> / <sub>4</sub> Inches Existing West Side: 3 Feet 11 <sup>1</sup> / <sub>2</sub> Inches Rear: 30 Feet Rear Yard Open space: 223 Square Feet
Building height:	28 Feet 11 Inches