



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-5553
Type: Ordinance **Status:** Passed
File created: 7/24/2019 **In control:** City Council
Final action: 10/16/2019
Title: Zoning Reclassification Map No. 5-K at 2200 N Keeler Ave and 4200 W Palmer St - App No. 20093T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-K
Attachments: 1. O2019-5553.pdf, 2. SO2019-5553.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed as Substitute	Pass
7/24/2019	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 the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-K in the area bounded by

a line 25.60 feet north of and parallel to West Palmer Street; North Keeler Avenue; West Palmer Street; and the alley next west of and parallel to North Keeler Avenue,

to those of a RM-5 Residential 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: 2200 North Keeler Avenue, 4200 West Palmer Street

17-13-0303-C (1) Substitute Narrative and Plans

App. No. 20093-T1

2200 North Keeler Avenue, 4200 West Palmer Street, Chicago, Illinois

Proposed Zoning: RM-5 Residential Multi-Unit District Lot Area:

3,211.008 square feet

Proposed Land Use: The Applicant is seeking a zoning change to bring into compliance an existing fifth dwelling unit located within the existing multi-unit residential building at the subject site. No changes are proposed to the height, FAR, setbacks, or footprint of the building. Onsite garage parking for two (2) cars will continue to be provided. Because the building is more than 50 years old, no additional parking is required to serve the one (1) additional unit.

- A) The Project's Floor Area Ratio: 3,892 square feet (1.212 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 642.202 square feet/dwelling unit
(3,211.008 sf/5 units)
- C) The amount of off-street parking: 2 vehicular parking spaces
- D) Setbacks (with North Keeler Avenue as the front of the property):
 - a. Front Setback: 15 feet 8.64 inches
 - b. Rear Setback: 2 feet-6 inches
 - c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches
- (E) Building Height:
35 feet-0 inches