



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-4120
Type: Ordinance
File created: 9/14/2021
Status: Passed
In control: City Council
Final action: 10/14/2021
Title: Zoning Reclassification Map No. 11-I at 4132-4134 N Francisco Ave - App No. 20838T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-I
Attachments: 1. O2021-4120.pdf, 2. SO2021-4120.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed as Substitute	Pass
10/12/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2021	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 the RS-3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 11-1 in the area bounded by

The public alley next west of and parallel to North Francisco Avenue; a line 247 feet south of and parallel to West Berteau Avenue; North Francisco Avenue; a line 297 feet south of and parallel to West Berteau Avenue

to those of a RT-4 Two Flat, Townhouse, and Multi-Unit District.

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

4132-4134 N Francisco Avenue

Final for Publicatic

SUBSTITUTE PROJECT NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT 4132-4134 N Francisco

RS-3 Residential Single Unit (Detached House) District to a RT-4 Two Flat, Townhouse, and Multi-Unit District.

The purpose of the rezoning is to be able to obtain a building permit to establish in the City's records two long-existing nonconforming garden-level dwelling units. The existing building currently contains six dwelling units of which the City only records of building permits establishing four dwelling units. After rezoning the property will contain 6 dwelling units with 5 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same.

	PROPOSED
Lot Area	6,250 SF
Density-MLA	1041.67
Off Street Parking	5
Rear Setback	37 feet (existing)
Side (North) Setback	5.91 feet (existing)
Side (South) Setback	2.91 feet (existing)
Front Setback	13.24 feet (existing)
FAR	0.93 (existing)
Building Height	25.10' (existing)
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