



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: O2015-8029, **Version:** 1

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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 and indications as shown on Map No. 5-1 in area bound by

North Rockwell Street, a line 276.84 feet north of and parallel to west Lyndale Street, the public alley next east of and parallel to north Rockwell Street, a line 160.40 feet north of and parallel to west Lyndale Street

to those of a RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval. Common Address

of Property: 2245- 2249 N Rockwell Street

NARRATIVE-2245-2249 N Rockwell Street

RS3 to RT3.5

In order to allow for the construction of a townhouse development consisting of two, four-unit residential dwelling unit townhouse buildings with 4 parking spaces each, and 2, three-unit residential dwelling unit townhouse buildings with 3 parking spaces each, for a total of 14 residential dwelling units townhouse buildings with 14 parking spaces. The front buildings will be two stories and 34' - 10" in height each and the rear buildings will be three stories and height of 35'- 0" each.

	RT3.5
FAR	1.00
Lot Area	22,043 sq. ft.
Lot Area per dwelling unit	1,499 s.f.
Building Area	22,036 sq. ft.
No. of Units	14
Front Bldgs Height	34'-10" each
Rear Bldgs Height	35'-0" each
Side setback to North end wall	4'-2 5/8"*
Side setback to South end wall	4' - 2 5/8"*
East side setback	2' - 0"
West side setback	12' -0"
Setback between buildings	28'-9"*
Parking	14 Parking spaces total
Open Space Total	8, 727 sq. ft.

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

STONEBERG + GROSS ARCHITECTS

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CHICAGO, III