Office of the City Clerk

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Legislation Text

File #: SO2016-636, **Version:** 1

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. 5-1 in the area bounded by:

North Bingham Street; a line 248 feet southeast of and parallel to West Francis Place; North Stave Street; a line 224 southeast of and parallel to West Francis Place.

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: 2124 North Bingham Street, Chicago IL.
Zoning Change Application Number: 18645 Tj

NARRATIVE FOR TYPE 1 REZONING FOR 2124 NORTH BINGHAM STREET, CHICAGO, ILLINOIS

The subject property is currently improved with a multi-family residential building. The Applicant

needs a zoning change to comply with the minimum lot area and maximum floor area to allow a rear addition to the existing building and to allow an existing dwelling unit in the attic to continue within the existing building for a total of 3 dwelling units within the existing building.

Zoning Change from an RS3 to an RM4.5

Residential building with 3 dwelling units

Floor Area Ratio:

104.06' x 24' = 2,497 square feet

Building Floor Area:

832 square feet per dwelling unit

Parking spaces: 2 car garage

Front on Bingham Street: 8 feet 6 inches Side: existing northwest: 7 inches
        existing southeast 2 feet 7 inches Front on Stave Street: 0 feet * Rear Yard Open space: 0 square feet

Building height:

   * Applicant will apply for variation if required
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