



Office of the City Clerk

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

Legislation Text

File #: SO2016-1601, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION I. 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. 13-M in the area bounded by:

West Higgins Avenue; a line 257.89 feet west and almost parallel to North Central Avenue (as measured
along the south boundary line of West Higgins Avenue); the public alley next southwest and parallel to
West Higgins Avenue; a line 297.89 feet west and almost parallel to North Central Avenue (as measured
along the south boundary line of West Higgins Avenue).

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval. Common
address of property: 5629 West Higgins Avenue, Chicago IL.
***Application Number: 18676 T* ^OR PUBLICATION**

NARRATIVE FOR TYPE 1 REZONING FOR 5629 WEST HIGGINS AVENUE, CHICAGO, ILLINOIS

The subject properly is improved with a residential building. The Applicant intends to demolish

the existing building and build a new 2-story residential building with 5 dwelling units. The applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Zoning Change from RS3 to RT4

5 dwelling unit residential building

Floor Area Ratio:

40 feet x 125 feet = 5,000 square feet

Building Floor Area:

1,000 square feet per DU

Off- Street parking:

Front: 15 feet

Side: 4 feet east and 4 feet west

Rear: 37 feet - 6 inches

Rear Yard Open space: 331 square feet

Building height:

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