



Office of the City Clerk

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

Legislation Text

File #: SO2016-8406, 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:

A line 192 feet South of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Artesian Avenue; a line 216 feet South of and parallel to West Wabansia Avenue; North Artesian Avenue.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District. SECTION 2.

This Ordinance takes effect after its passage and due publication. Common address of

property: 1637 North Artesian Avenue, Chicago IL.

Application Number: 19032 TI

NARRATIVE FOR TYPE 1 REZONING FOR 1637 NORTH ARTESIAN AVENUE, CHICAGO, IL

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

intends to demolish the existing building and build a new three-story residential building with 2 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 2 dwelling units
Floor Area Ratio:	1.2
Lot Area:	3,000 square feet
Building Floor Area:	3,592 square feet
Density:	1,500 square feet per dwelling unit
Off- Street parking:	Parking spaces: 2
Set Backs:	Front: 12 feet 3-3/8 inches Side: 2 feet (north) 3 feet (south) Rear: 41 feet 2-5/8 inches Rear Yard
	Open space: 222 square feet
Building height:	32 feet 7 inches

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