



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2017-3835, Version: 1

Application Number: 19236 TI

SUBSTITUTE 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 RT4, Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map No. 5-1 in the area bounded by:

The public alley next North of and parallel to West Lyndale Street; a line 353.20 feet East of and parallel to North Sacramento Avenue; West Lyndale Street; a line 328.20 feet East of and parallel to North Sacramento Avenue.

To those of a B2-3 Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 2922 West Lyndale Avenue

FINAL FOR PUBLICATION

**NARRATIVE FOR TYPE 1 REZONING FOR 2922 WEST
LYNDALE AVE., CHICAGO, ILLINOIS**

The subject property is currently improved with a residential building with 2 dwelling units. The Applicants need a zoning change in order to comply with the height requirements to build a roof top deck with a pergola onto the existing residential building at the subject property.

Project Description:	Zoning Change from an RT4 to a B2-3
Use:	Residential building with 2 dwelling units
Floor Area Ratio:	1.738
Lot Area:	2,500 square feet
Building Floor Area:	Existing: 4,345.9 square feet
Density:	1,250 square feet per dwelling unit
Off- Street parking:	2 parking spaces (existing garage)
Set Backs:	Existing front: 8.18 feet Existing east side: 2.99 feet Existing west side: 1.91 feet Existing rear yard: 36.74 feet Existing rear yard open space: 225 square feet
Building height (with pergola):	50 feet

16' PUBLIC ALLEY

25.00'

MASONRY GARAGE

REAR YARD - OPEN SPACE- 225 SF

3 STORY MASONRY BUILDING

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- CONCRETE STAIRS

25.00'

-EXISTING CONCRETE WALKV

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