



# Office of the City Clerk

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

## Legislation Text

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File #: SO2017-5524, 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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District, symbols and indications as shown on Map No.9-G in the area bounded by

West Roscoe Street; North Kenmore Avenue; a line 25.22 feet south of West Roscoe Street; and the alley next west of and parallel to North Kenmore Avenue,

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to those of a RM5.5 Residential Multi-Unit District.and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3358 North Kenmore Avenue  
SUBSTITUTE NARRATIVE AND PLANS

**17-13-0303-C (1) Narrative Zoning Analysis - 3358 N. Kenmore, Chicago, IL**

Proposed Zoning: RM-5.5 Lot Area:

3,108.58 square feet

Proposed Land Use: The Applicant is proposing to increase the number of residential units within the existing building from five (5) to seven (7). The existing building will remain 38feet 8 inches in height. Onsite surface parking for three (3) cars will be located at the rear of the subject lot. As part of this project, the Applicant will be constructing a new metal deck and stair at the rear of the subject building. No other changes are proposed to the existing building's footprint.

- a) The Project's floor area ratio: 2.84
- b) The project's density (Lot Area Per Dwelling Unit): 444 square feet
- c) The amount of off-street parking: 3
- d) Setbacks:.

Front Setback: 7 feet 0 inches North Side

Setback: 0 South Side Setback: 0 Rear

Setback: 20 feet

- e) Building Height: 38 feet + 8 inches

\*17-10-0207-A

\*17-13-0303-C(2)- Plans Attached.

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