



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2018-6008, 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-J in the area bounded by:

A line 325 feet south of and parallel to West Cortland Street; North Kedzie Avenue; a line 350 feet south of and parallel to West Cortland Street; and the public alley next west of and parallel to North Kedzie 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: 1824 North Kedzie Ave., Chicago.

**FINAL
PUBLICATION**

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**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1824
NORTH KEDZIE AVE., CHICAGO, IL**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 4 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 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.2
Lot Area:	4,425 Square Feet
Building Floor Area:	5,276 Square Feet
Density:	1,106 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 4
Set Backs:	Front: 15 Feet Side: North: 2 Feet / South: 3 Feet Rear: 39 Feet 4 Inches * Rear Yard Open space: 288 Square Feet
Building height:	37 Feet 9 Inches

* Will apply for a variation if needed

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