



Office of the City Clerk

City Hall
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Legislation Text

File #: O2018-9278, 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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 3-L in the area bounded by

West Kamerling Avenue; a line 35.80 feet east of and parallel to North Lamon Avenue; the alley next south of and parallel to West Kamerling Avenue; and North Lamon Avenue,

to those of a RM5 Residential Multi-Unit District and a corresponding use 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: 1319 North Lamon Avenue/4857-59 W. KAMERLING

FINAL FOR PUBLICATION

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT -

1319-1321 N. LAMON AVENUE/4857-59 W. KAMERLING

The current zoning of the parcel is RS-3 Residential Single-Unit (Detached House) District. The zoning amendment is required to change the zoning of the parcel to RM-5 Residential Multi-Unit District. The zoning change is needed to bring into compliance 2 existing basement residential units to establish a total of 8 dwelling units in an existing 2 story brick building with a basement. The basement units according to the architect are more than 50% below grade.

Lot Area: 4,459 sq. ft.

FAR: 1.06

Building Area: 4,726 sq. ft.

Density/Dwelling Unit: 286.4

Off Street Parking Spaces: 2 spaces*

Front Setback: 13.87 ft.

Rear Setback: 18.23 ft.

Sideyard (East): 6.85 ft.

Sideyard (West): 39 ft.

Rear Yard Open Space: 288 sq.ft.**

Building Height: 30.5 ft.

After rezoning, the property shall be used for residential use with 8 dwelling units.

* The applicant shall seek a variation to reduce the additional 2 required parking spaces which are the result of the establishment of the 2 new dwelling units, if needed.

** the applicant shall also seek a variation concerning the Rear Yard Open Space, if needed.

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