



Office of the City Clerk

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

Legislation Text

File #: SO2019-1352, Version: 1

Final f<x Publication

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 178.20 feet east of and parallel to North Sacramento Avenue; West Lyndale Street; and a line 153.20 feet east of and parallel to North Sacramento Avenue.

To those of an RM4.5, Residential Multi-Unit District

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

Common address of property: 2940 West Lyndale Street, Chicago

Final for Publication

AMENDED TO BE A NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 2940 WEST LYNDAL STREET, CHICAGO, IL

The subject property is currently improved with a two-story residential building with 2 dwelling units. The Applicant intends to build a two-story rear addition to the existing building and establish an additional dwelling unit (basement) within the existing building for a total of 3 dwelling units at the property. 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.5
Lot Area:	2,500 Square Feet
Building Floor Area:	3,654 Square Feet
Density:	833 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Existing Front: 1 Foot 1 1/4 Inches Existing East Side: 3 1/4 Inches Existing West Side: 3 Feet 11 1/2 Inches Rear: 30 Feet Rear Yard Open space: 223 Square Feet
Building height:	28 Feet 11 Inches