



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2021-1606, Version: 1

FINAL FOR 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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-K in the area bounded by

North Kenneth Avenue; West School Street; The alley next east and parallel to North Kenneth Avenue; and a line 37.07 feet south of and parallel to West School Street.

to those of a RM 5 Residential Multi-Unit District.

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

Common Address of Property: 4415-4425 W School Street

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SUBSTITUTE PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT 4415-

4425 W SCHOOL STREET

The Applicant seeks to rezone from RS3 Residential Single-Unit (Detached House) District to a RM5 Residential Multi-Unit District

The Applicant seeks a zoning map amendment to add two dwelling units to the ground floor of an existing six dwelling unit building to allow the conversion for a total of 8 dwelling units. The applicant will seek a relief to allow the reduction of the required two parking spaces. No changes are proposed to the size and structure of the building. All proposed renovations are within the interior of the building. No commercial space is provided.

Lot Area	4,688 SF
Density MLA (Lot area per 586 sq. ft. (8 DU's) unit)	
Off Street Parking	Zero (none existing none provided) *
Rear Setback	16 feet 6 inches (existing)
South Side Setback	6 feet 4 inches (existing)
North side Setback	6 feet (existing)
Front Setback	12 feet 4 inches (existing)
Building SF	8,100 SF
FAR	1.73
Building Height	25 feet 6 inches (existing)

*The applicant will seek relief for the required 2 additional parking spaces.

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