



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2021-4068, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RS-3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 3-J in the area bounded by

A line 55.36 feet north of and parallel to Augusta Boulevard; North Drake Avenue; A line 25.36 feet north of and parallel to Augusta Boulevard; and the alley next west and parallel to North Drake Avenue

to those of a RT-4 Two Flat, Townhouse, and 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:

Final for Publication

SUBSTITUTE PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 1002 N Drake Avenue

RS-3 Residential Single Unit (Detached House) District to a RT-4 Two Flat, Townhouse, and Multi-Unit District.

The applicant seeks to rezone the property in order to obtain a building permit for an existing dwelling unit on the garden level. After rezoning the property will have a total of 3 dwelling units. No changes are being proposed to the size and massing of the existing building. The height of the building will remain at 28' 1" . The existing 2 parking spaces will remain. There will be no commercial space.

	PROPOSED
Lot Area	3,754.2 SF
Density - MLA	1251.4 SF
Off Street Parking	2
Rear Setback	50.48 (existing)
Side (North) Setback	2.82 feet (existing)
Side (South) Setback	0 feet (existing)
Front Setback	14.94 feet (existing)
FAR	1.12 (existing)
Building Height	28' 1" (existing)

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