



Office of the City Clerk

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Legislation Text

File #: O2022-3723, 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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by ■•

the alley next north of West Waveland Avenue; North Kenmore Avenue; a line 94.00 feet north of and parallel to West Waveland Avenue; and a line 50.00 feet west of and parallel to North Kenmore Avenue.

to those of a B2-3 Neighborhood Mixed-Use 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.

Address: 3710 North Kenmore Avenue, Chicago, Illinois

17-13-()303-C(I) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 3710 NORTH KENMORE AVENUE, CHICAGO, ILLINOIS ZONING: -B2-3

NEIGHBORHOOD MIXED USE DISTRICT, TYPE' 1. LOT AREA: 2,000 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A TWO-STORY, RESIDENTIAL BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP THE PROPERTY WITH A 43'0" TALL, RESIDENTIAL, DEVELOPMENT WITH 4 DWELLING UNITS (INCLUDING ONE UNIT ON TILE GROUND FLOOR) AND 3 OFF-STREET PARKING SPACES.

A) FLOOR AREA RATIO: 2.78. TOTAL FLOOR AREA IS 5,552 SQUARE FEET

B) MINIMUM LOT AREA: 500 SQUARE FEET PER DWELLING UNIT

C) THE AMOUNT OF OFF-STREET PARKING: 3. APPLICANT IS SEEKING A PARKING REDUCTION BASED ON ITS STANDING AS A TRANSIT SERVED LOCATION. APPLICANT WILL COMPLY WITH THE NEW EQUITABLE TRANSIT-SERVED LOCATION AS PER SECTION 17-3-0308-(I-5) SPECIFIC CRITERIA FOR TRANSIT-SERVED LOCATIONS AND SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE.

D) SETBACKS:

1. FRONT SETBACK: 5 FEET, 0 INCHES

2. REAR SETBACK: 3 FEET, 0 INCHES. VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101.

3. SIDE SETBACKS: 3 FEET, 0 INCHES (SOUTH) AND 0 FEET, 0 INCHES (NORTH). VARIATION REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE SECTION 17-13-1101

BUILDING HEIGHT: 43 FEET, 0 INCHES

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