



# City of Chicago



SO2017-5491

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/26/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1420 W Chestnut St - App No. 19308T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Application Number: 19308 T1

SUBSTITUTE 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3 - G in the area bounded by:**

**The public alley next North of and parallel to West Chestnut Street; a line 192 feet West of and parallel to North Noble Street; West Chestnut Street; a line 216 feet West of and parallel to North Noble Street.**

**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: 1420 West Chestnut Street, Chicago IL.**

**FINAL FOR PUBLICATION**

**Application Number: 19308 T1**

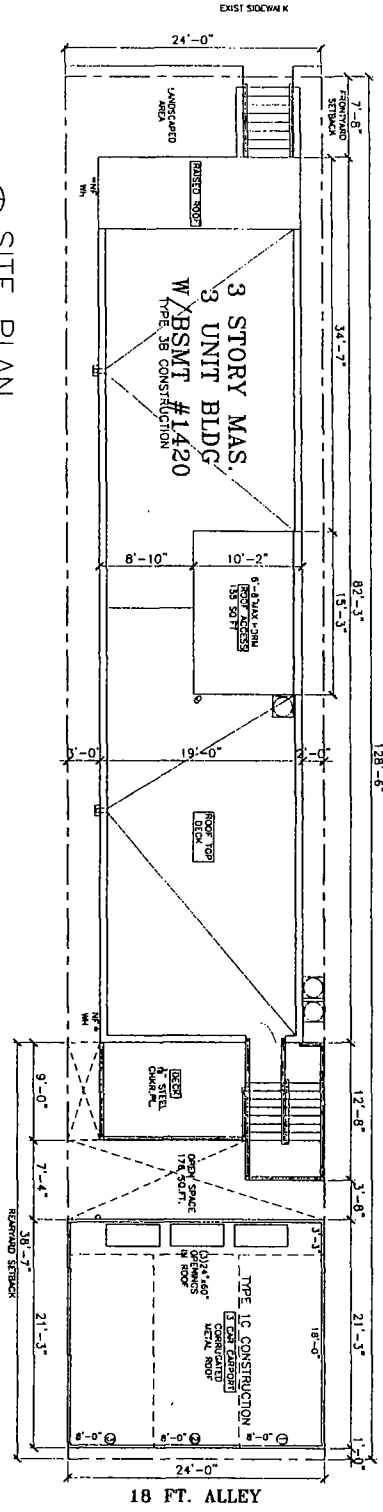
**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR  
1420 WEST CHESTNUT STREET, CHICAGO, ILLINOIS**

The subject property is improved with a residential building. The Applicant needs a zoning change in order to comply with a minimum lot area and maximum floor area in order to build a new 4-story residential building with 3 dwelling units.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.42
Lot Area:	3,084 square feet
Building Floor Area:	4,380 square feet
Density:	1,028 square feet per dwelling unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 7 feet 8 inches East Side: 3 feet / West Side: 2 feet Rear: 38 feet 7 inches Rear Yard Open space: 176 square feet
Building height:	37 feet 5 inches

**FINAL FOR PUBLICATION**

W. CHESTNUT ST

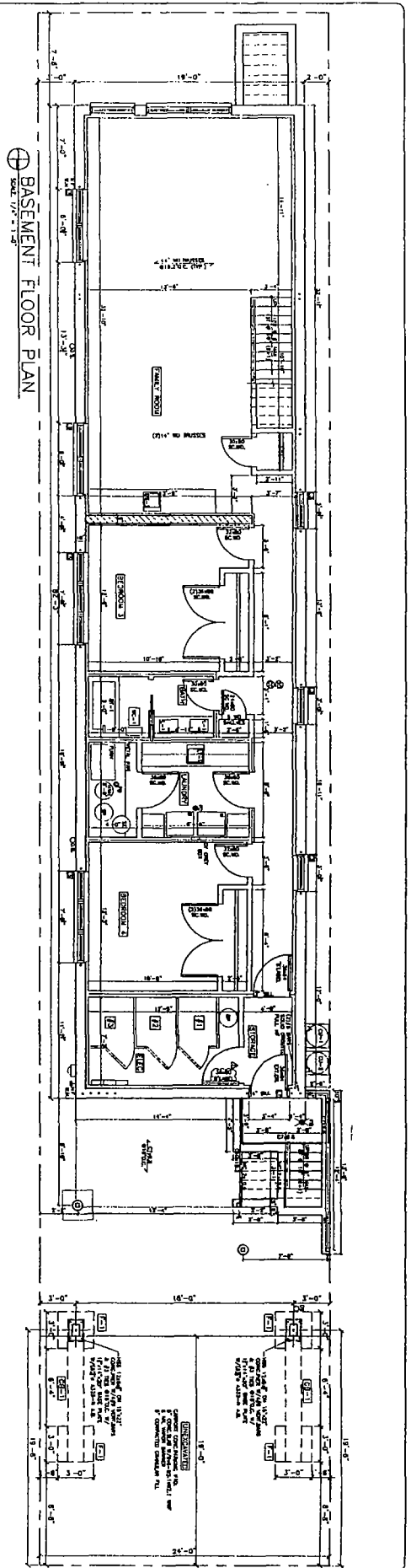


SITE PLAN  
SCALE: 1/8" = 1'-0"

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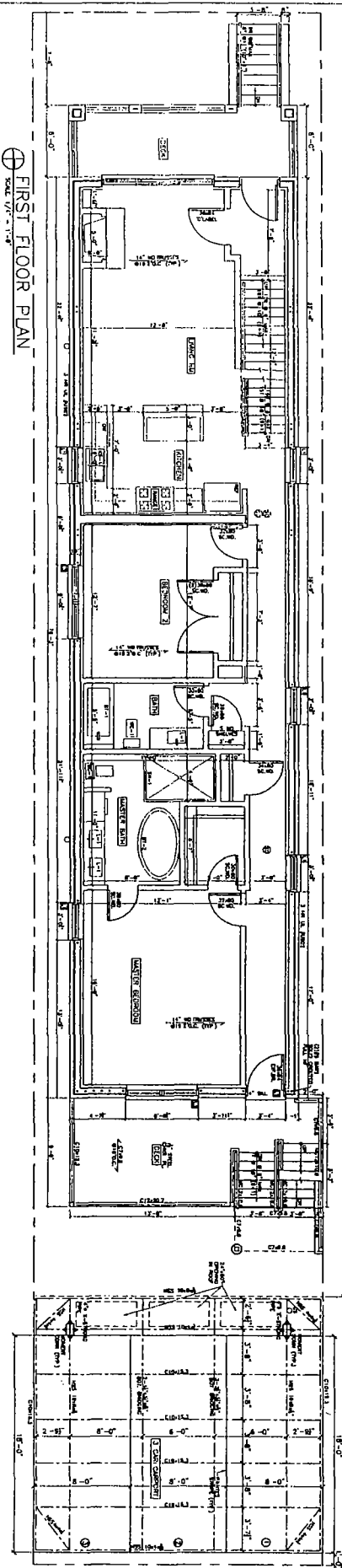
© HANNA ARCHITECTS, INC. 2017

<p><b>HANNA</b> ARCHITECTS, INC. (312) 754-1840 180 N. WASHINGTON CHICAGO, ILLINOIS 60602 FAX (312) 754-1801 PROFESSIONAL ARCHITECT ARCHITECT REGISTRATION LICENSE NUMBER: 184-001443</p>	<p><b>PROJECT NAME &amp; ADDRESS</b> 1420 W. CHESTNUT 3 STORY 3 UNIT APT. BLDG W/BSMT CHICAGO, ILLINOIS</p> <p><b>PROJECT NUMBER</b> A-1</p>	<p><b>DATE</b> 10/10/17</p> <p><b>SCALE</b> 1/8" = 1'-0"</p> <p><b>PROJECT NUMBER</b> A-1</p>
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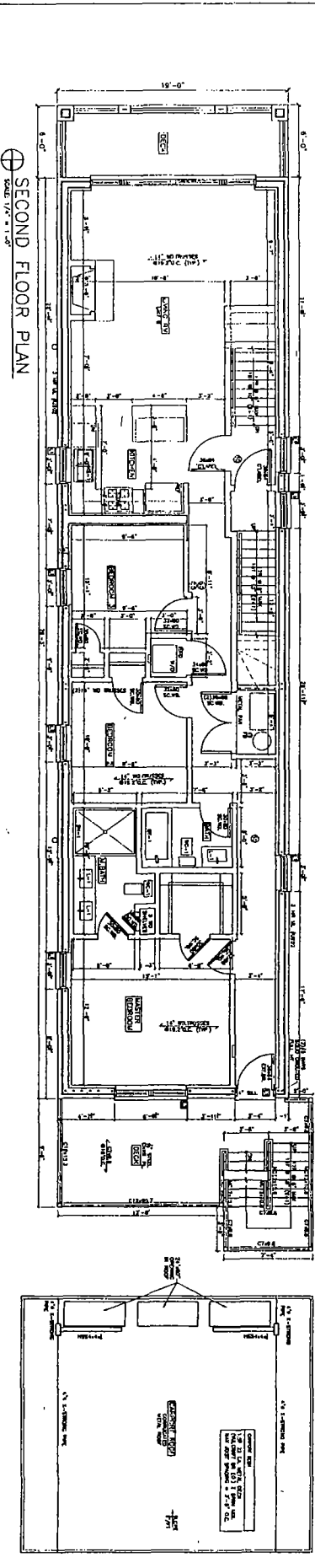
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 LICENSE NUMBER 184-001483



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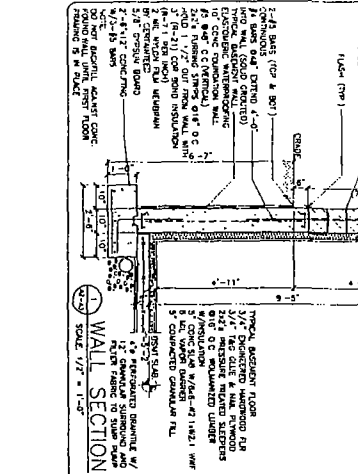
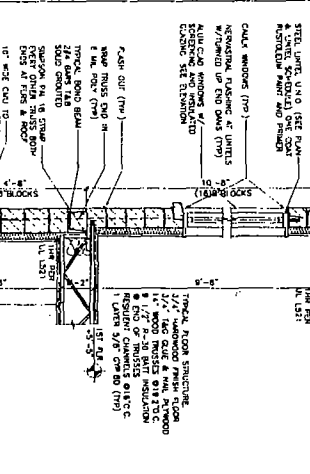
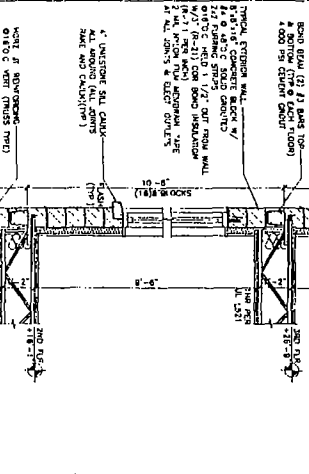
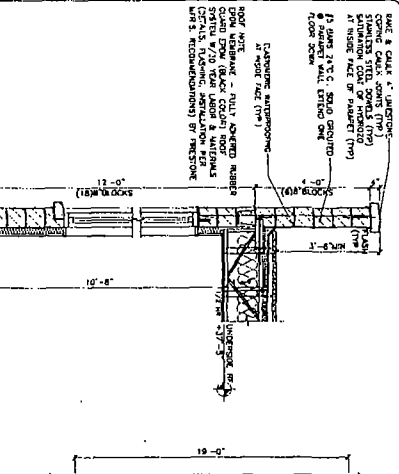
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PROJECT NAME & ADDRESS  
 1420 W. CHESTNUT  
 3 STORY 3 UNIT  
 APART BLDG W/SSMT  
 CHICAGO, ILLINOIS

CLIENT TITLE  
 BASEMENT THRU  
 SECOND FLOOR  
 PLAN

FILED NUMBER  
 A-2

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- WALL SYMBOLS**
- 1/2" CONCRETE BLOCK
  - 1/2" CONCRETE BLOCK WITH 1/2" INSULATION
  - 1/2" CONCRETE BLOCK WITH 1/2" INSULATION AND 1/2" GYP. BOARD
  - 1/2" CONCRETE BLOCK WITH 1/2" INSULATION AND 1/2" GYP. BOARD AND 1/2" FINISH
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**FINAL FOR PUBLICATION**

1400 N. CHESTNUT  
3 STORY 3 UNIT  
APART BLDG. W/BSMT  
CHICAGO, ILLINOIS

PROJECT NAME & ADDRESS

THIRD FLOOR  
& ROOF PLAN

DATE: 11-15-11

SCALE: 1/8" = 1'-0"

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PROFESSIONAL DESIGN FIRM  
LICENSE NUMBER: 001-100000

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FAX: (773) 786-1800

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REGISTERED PROFESSIONAL ARCHITECT  
STATE OF ILLINOIS  
NO. 001-100000

JOHN HANNA  
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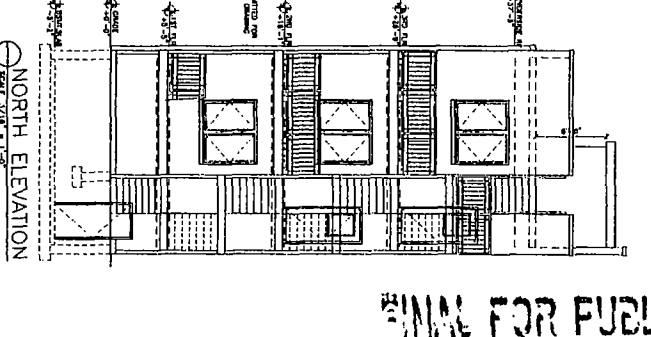
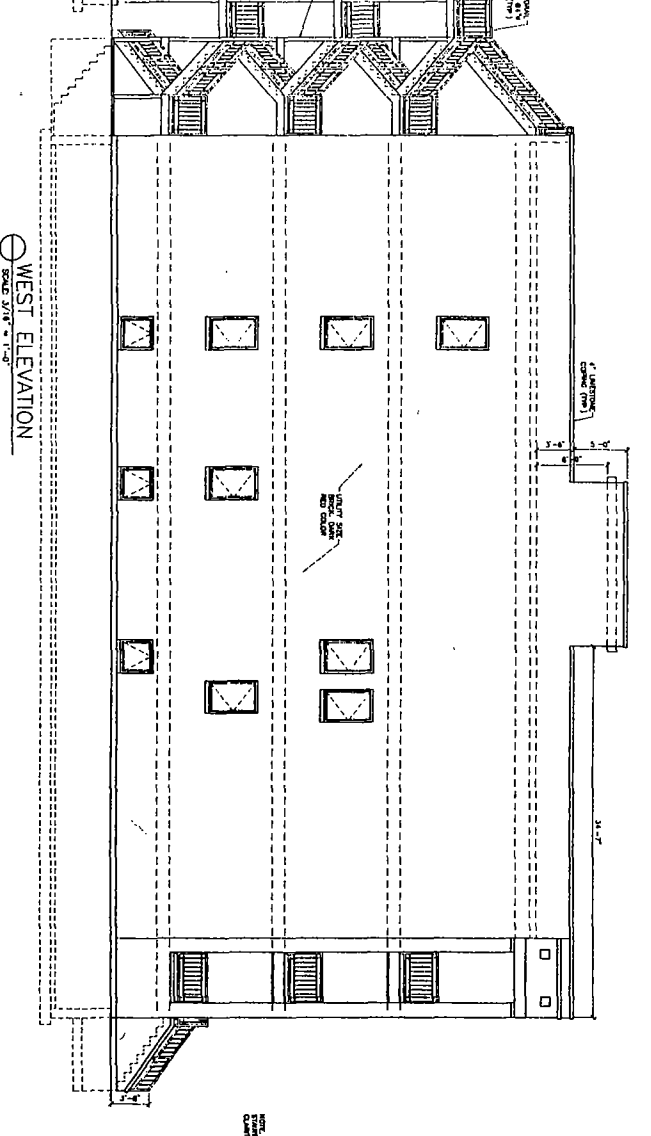
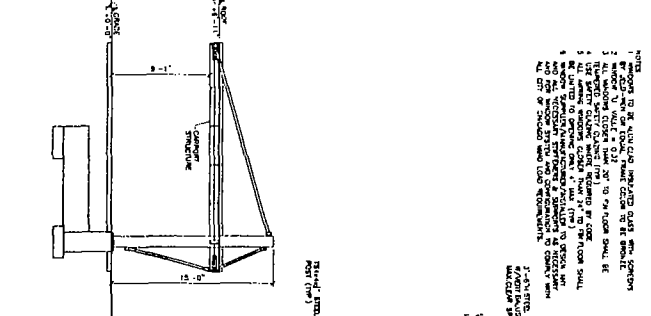
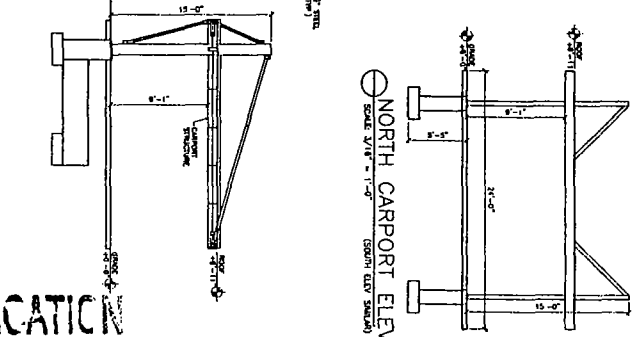
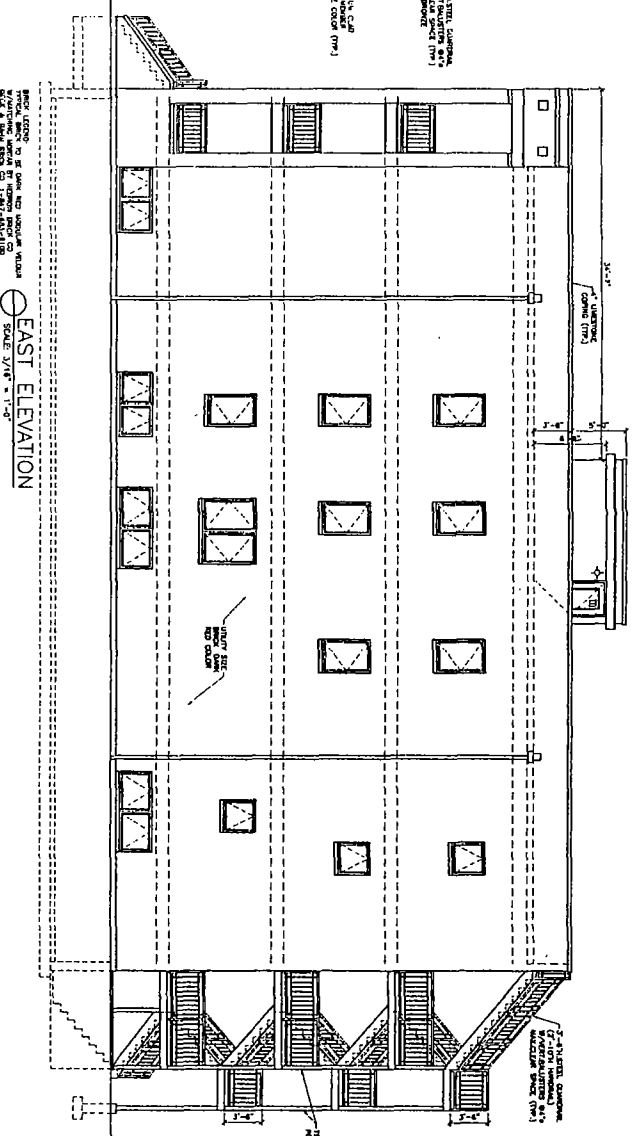
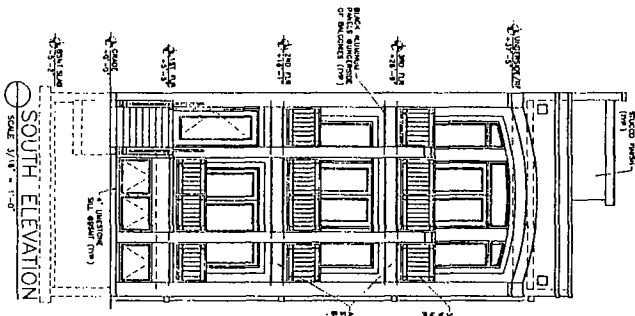
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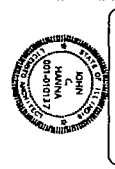
NOT FOR PUBLICATION

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PROJECT NAME & ADDRESS  
 1420 W. CHESTNUT  
 3 STORY 3 UNIT  
 APART BLDG. W/BSMT  
 CHICAGO, ILLINOIS

SHEET TITLE  
 BUILDING  
 ELEVATIONS

SHEET NUMBER  
 A-4



PROFESSIONAL DESIGN FIRM  
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