



# City of Chicago



SO2018-131

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/17/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1428 N Paulina St - App No. 19497T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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, as shown on Map 3-H in the area bounded by:

**North Paulina Street, a line 24 feet North of West Beach Avenue, the alley West and parallel to North Paulina Street and a line 48 feet North of West Beach Avenue.**

To those of **RM-4.5** 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: 1428 North Paulina St., Chicago, IL

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**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
1428 NORTH PAULINA STREET**

The Application is to change zoning for 1428 North Paulina Street from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5, Residential Multi-Unit District. The Applicant intends to construct a four-story, three (3) dwelling unit building with basement. There will be three parking spaces at the rear of the property. The footprint of the building will be 19 feet by 62 feet in size. The building height shall be 44 feet 10 inches high, as defined by City Code.

**LOT AREA:** 2,400 SQUARE FEET

**FLOOR AREA RATIO:** 1.7

**BUILDING AREA:** 4,078 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 800 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

**FRONT SETBACK:** 5 FEET

**REAR SETBACK:** 33 FEET

**SIDE SETBACK:** 3 FEET (North) 2 FEET (South)

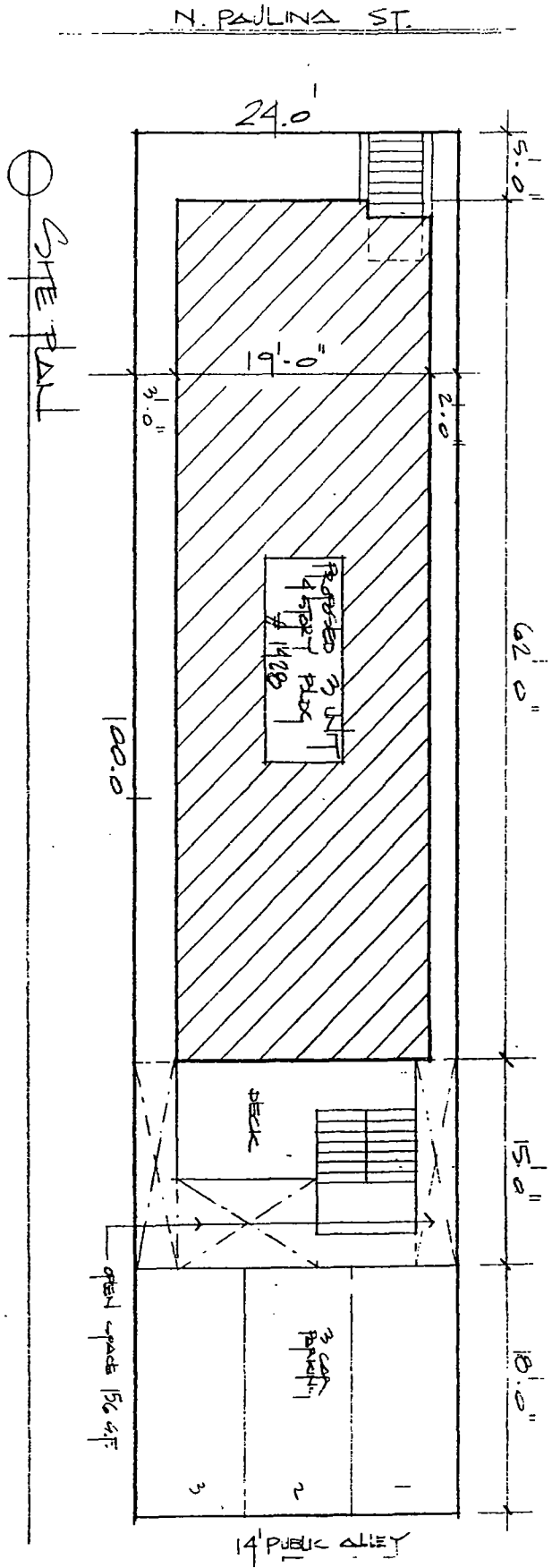
**REAR YARD OPEN SPACE:** 156 SQUARE FEET

**BUILDING HEIGHT:** 44 FEET 10 INCHES (at rear)

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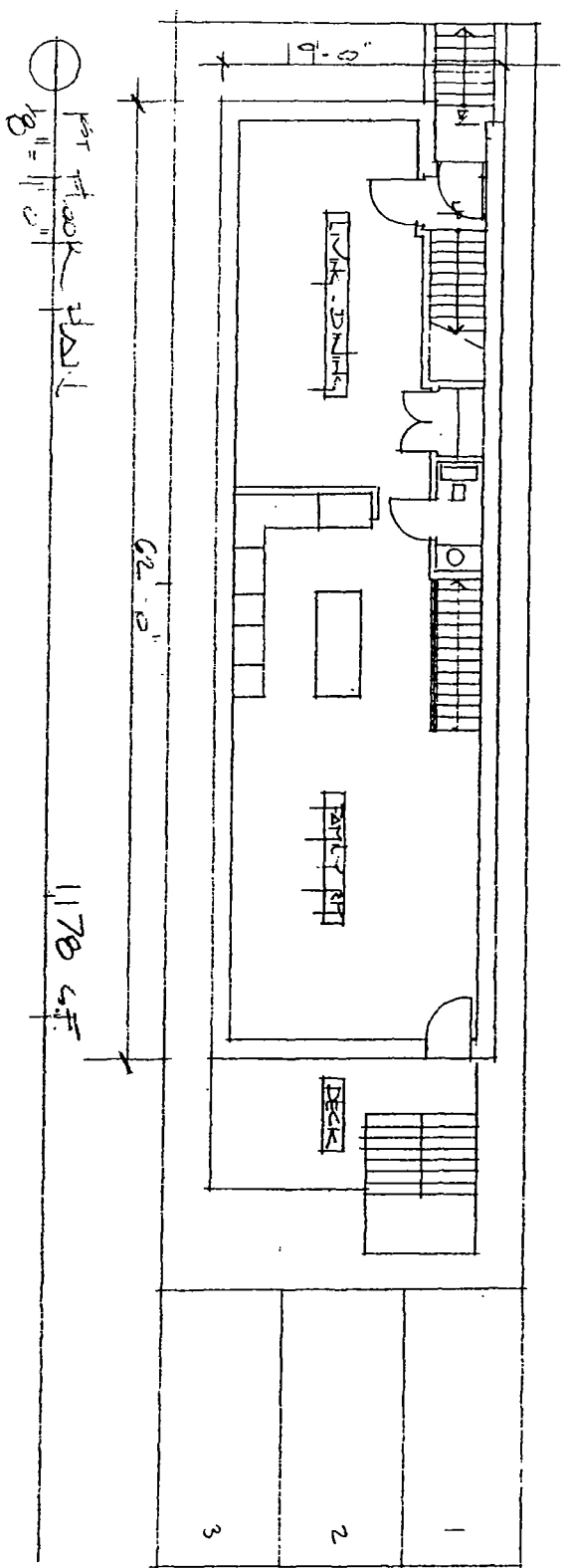
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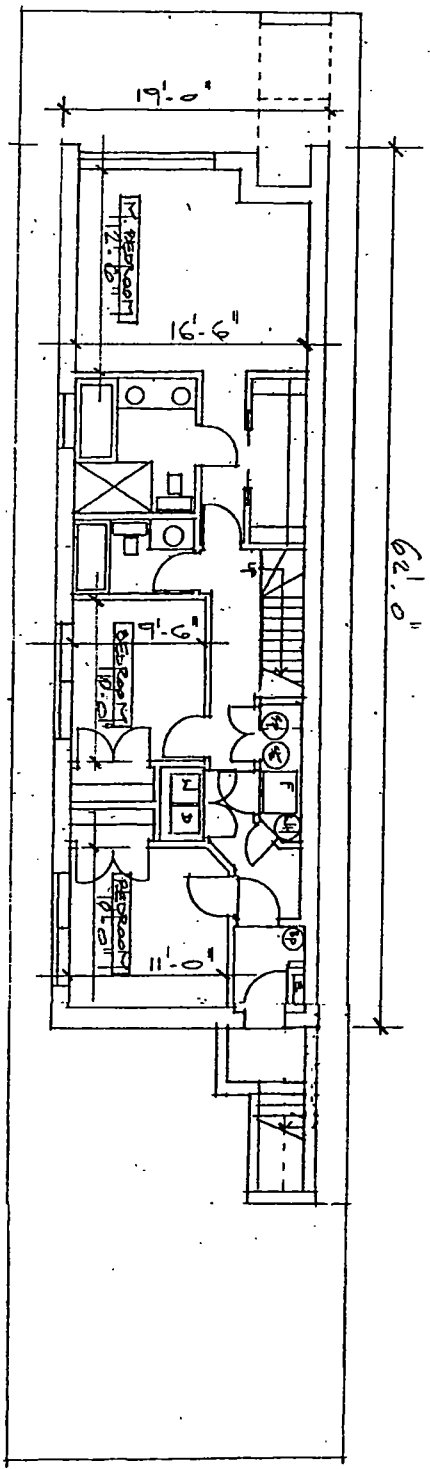
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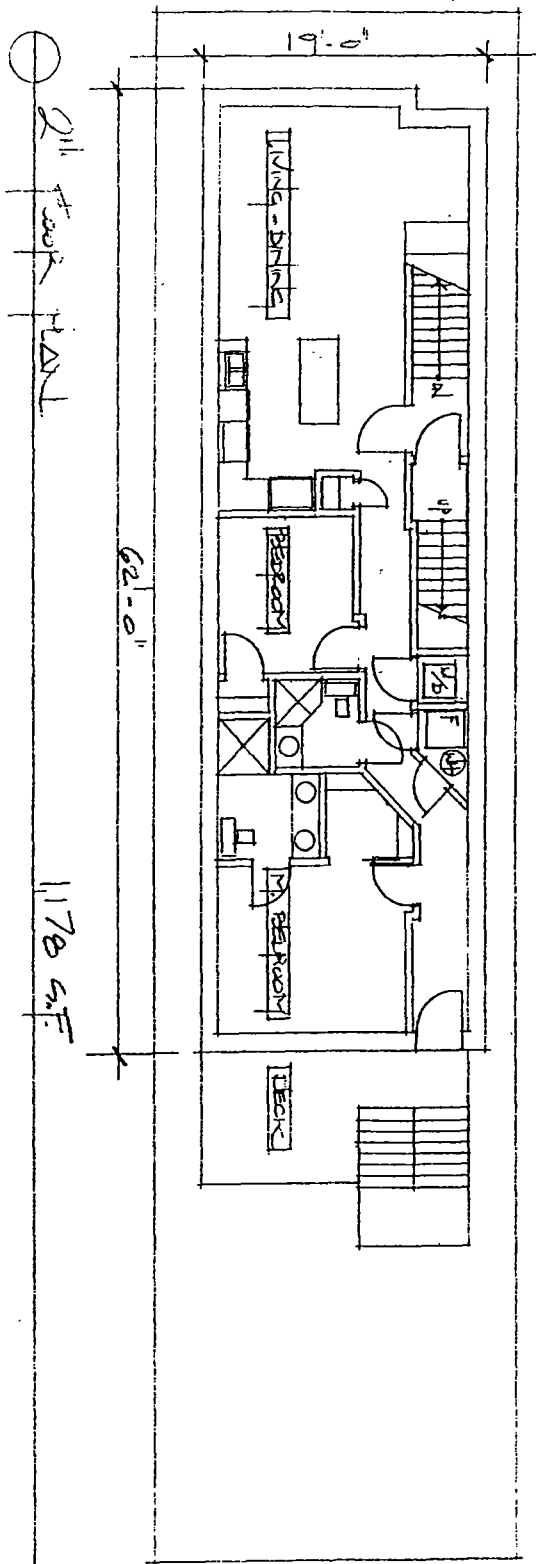


○ PART FLOOR PLAN  
1/8" = 1'-0"

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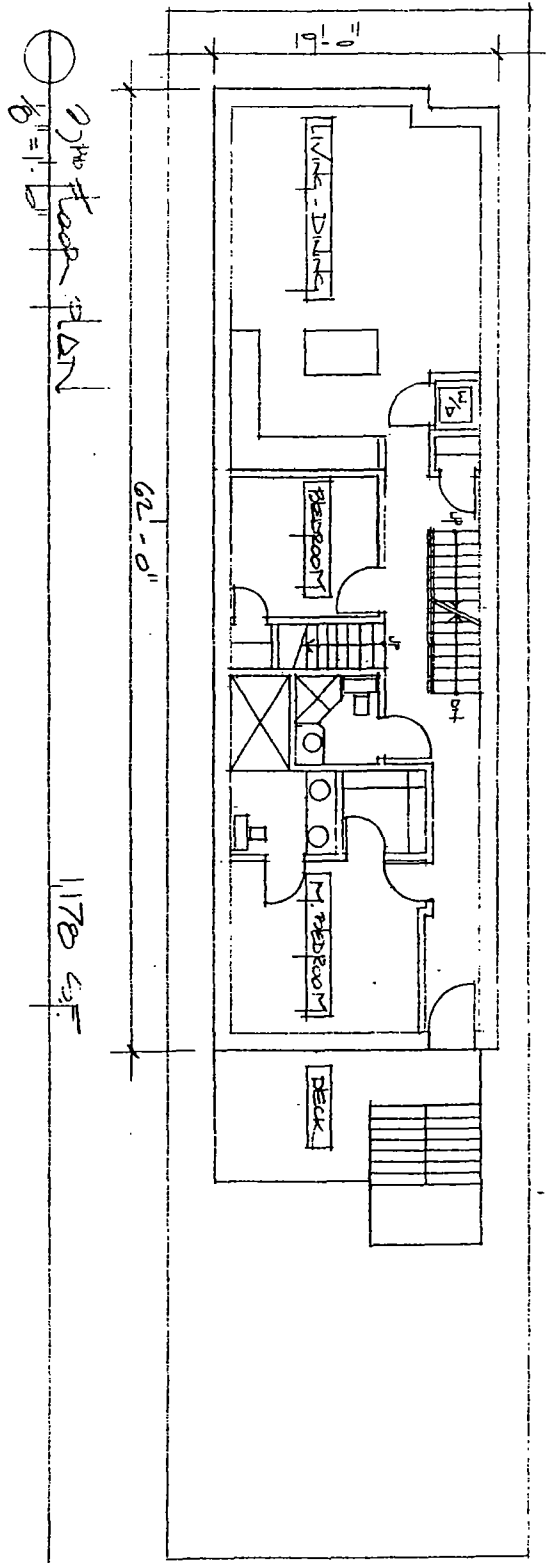
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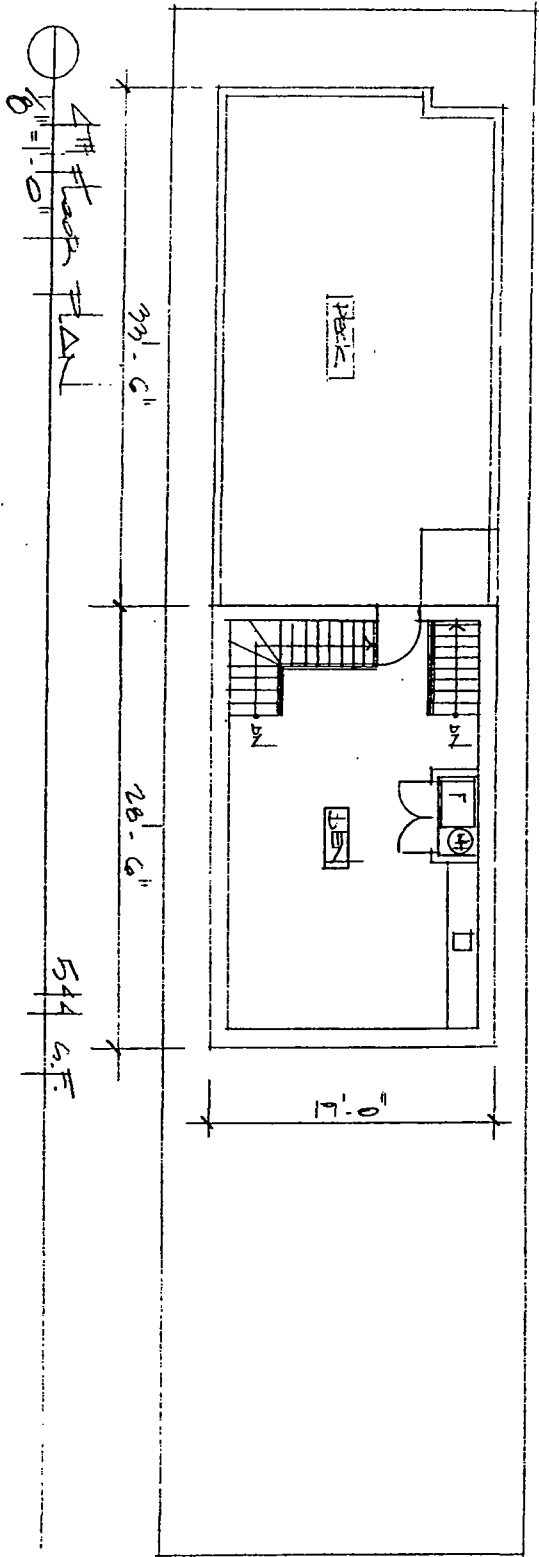


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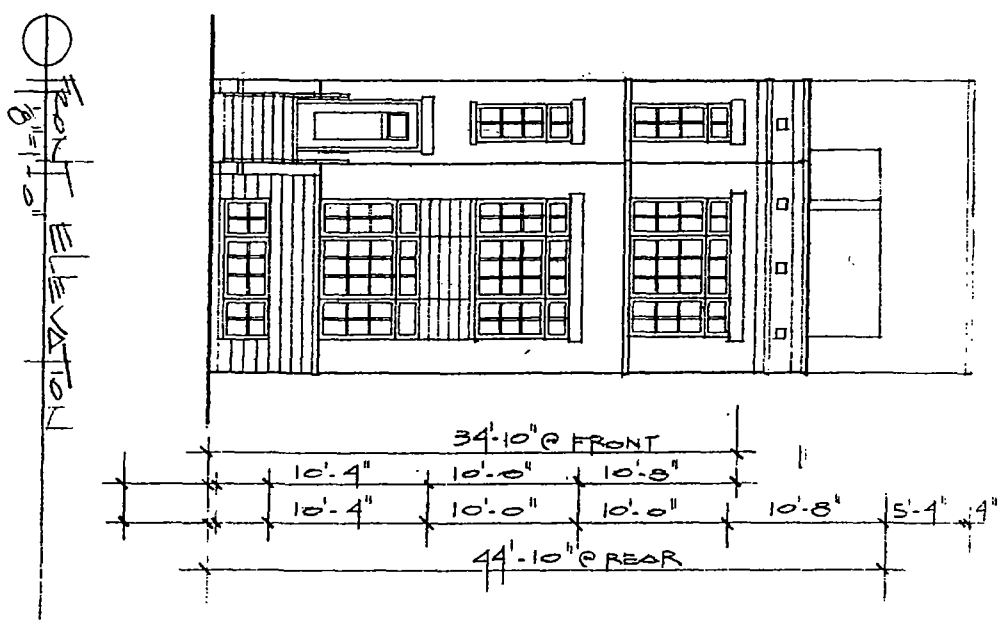
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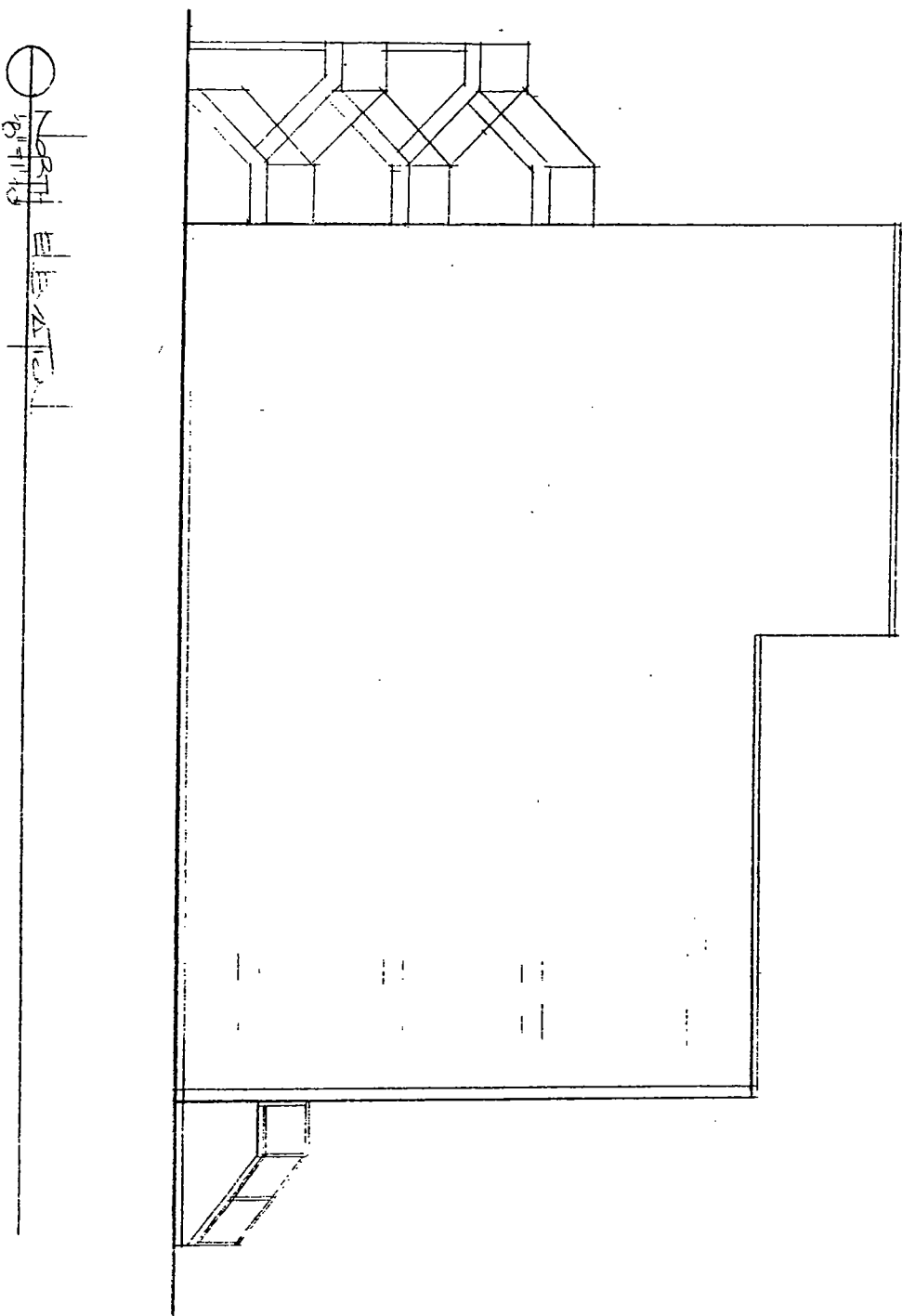
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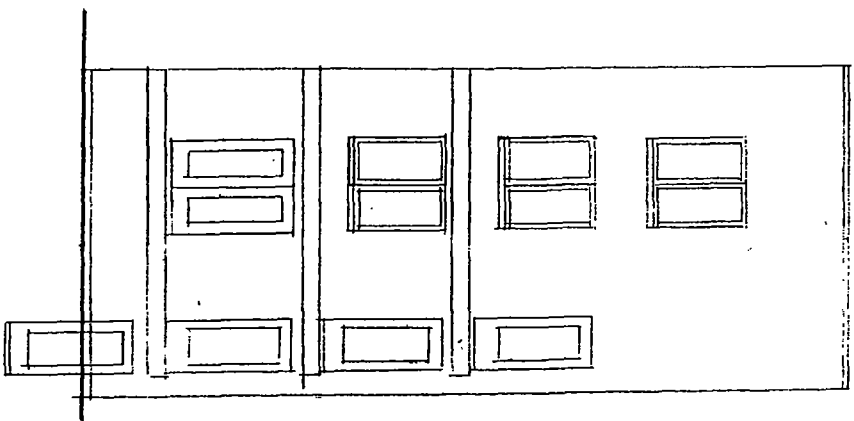
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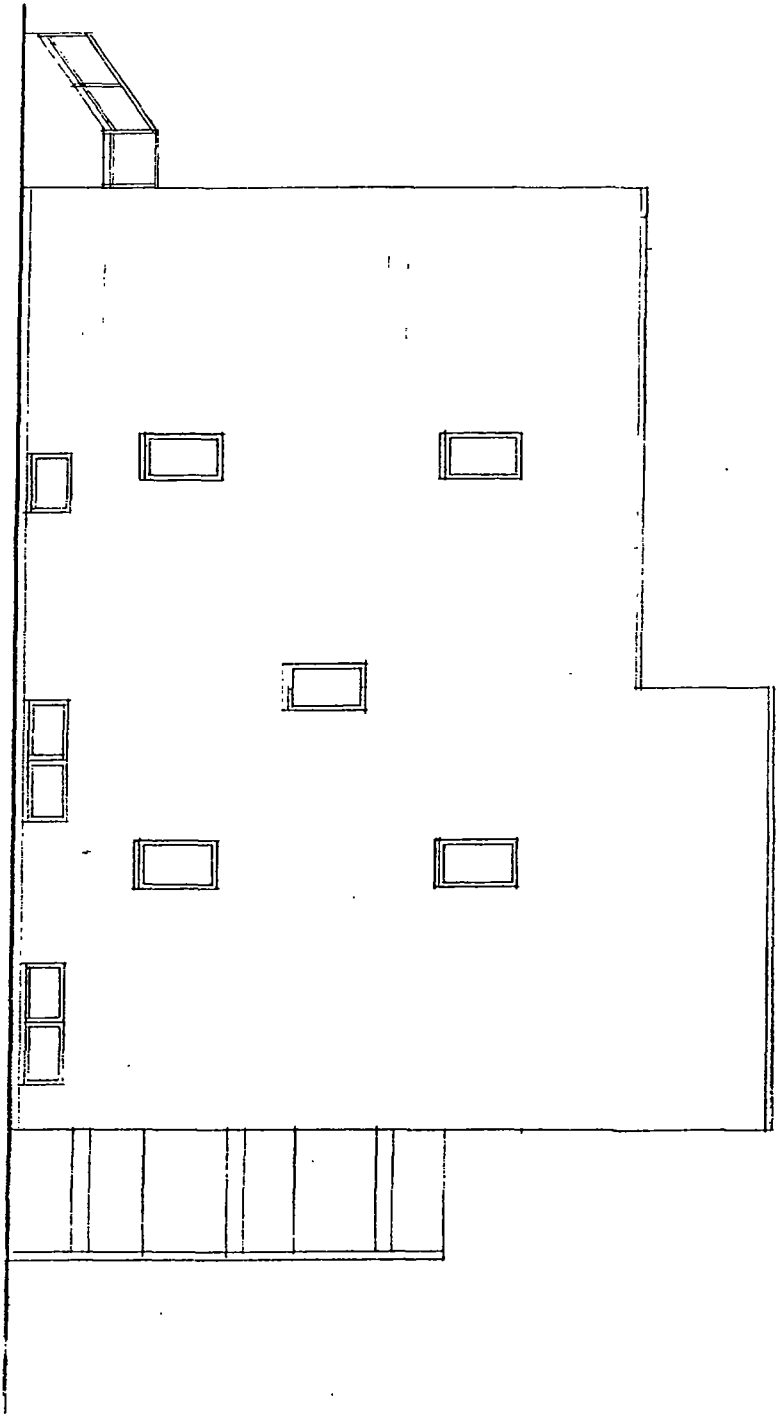


Section Elevation  
1/8" = 1'-0"

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South Elevation  
1/8" = 1'-0"

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