



City of Chicago



SO2018-124

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/17/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1400 N Paulina St - App No. 19496T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 48 feet North of North Dean Street, then a line west of North Paulina 21.66 feet, North Dean Street and a line 48.56 Northwest of North Paulina Street, then a line northeasterly of North Dean Street 21.31 feet.

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: 1400 North Paulina St., Chicago, IL

**SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1400 NORTH PAULINA STREET**

The Application is to change zoning for 1400 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 rehab the existing two dwelling unit building. The Applicant will be adding a second floor addition to the existing two dwelling unit building. The existing footprint of the building will not change. The new building height shall be 23 feet 10 inches high, as defined by Code.

LOT AREA: 1,020 SQUARE FEET

FLOOR AREA RATIO: 1.7

BUILDING AREA: 1,734 SQUARE FEET

DENSITY, per DWELLING UNIT: 510 SQUARE FEET PER DWELLING UNIT

AS EXISTING OFF-STREET PARKING: NO OFF STREET PARKING CURRENTLY EXISTS AND THERE WILL BE NO OFF-STREET PARKING SPACES PROVIDED.

AS EXISTING FRONT SETBACK: 0 FEET

AS EXISTING REAR SETBACK: 0 FEET

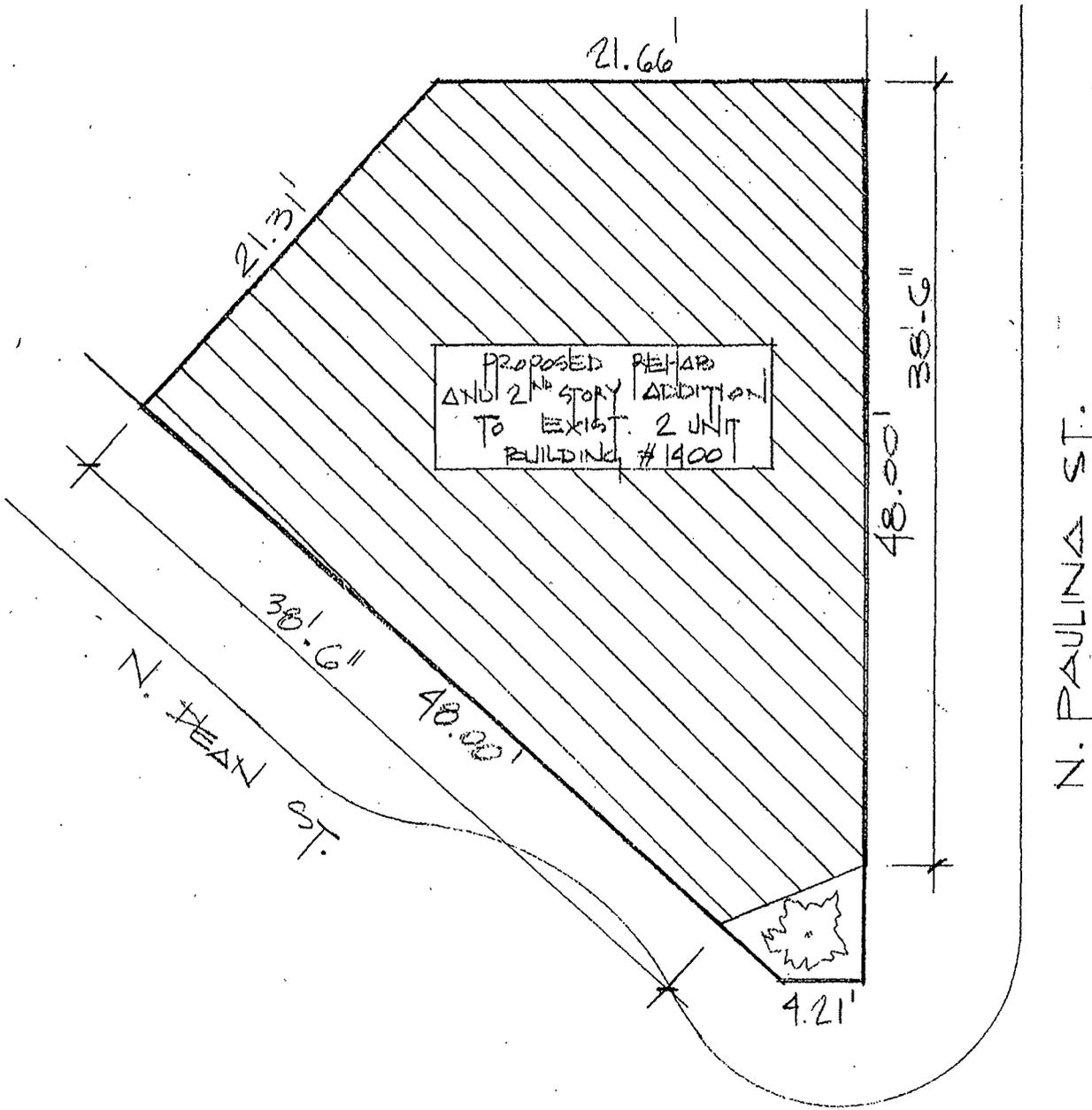
AS EXISTING SIDE SETBACK: 0 FEET (East) 0 FEET (West)

AS EXISTING REAR YARD OPEN SPACE: *ZERO

BUILDING HEIGHT: 23 FEET 10 INCHES

Applicant will seek a Variation for required yards.

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⊕ SITE PLAN
1/8" = 1'-0"

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ZONING INFORMATION	
LOT AREA	1,020 S.F.
F.A.R.	1.7
MAX. PLURALE	1,734 S.F.
BSMT	0
1 ST FLOOR	994 S.F.
2 ND FLOOR	740 S.F.
TOTAL	1,734 S.F.

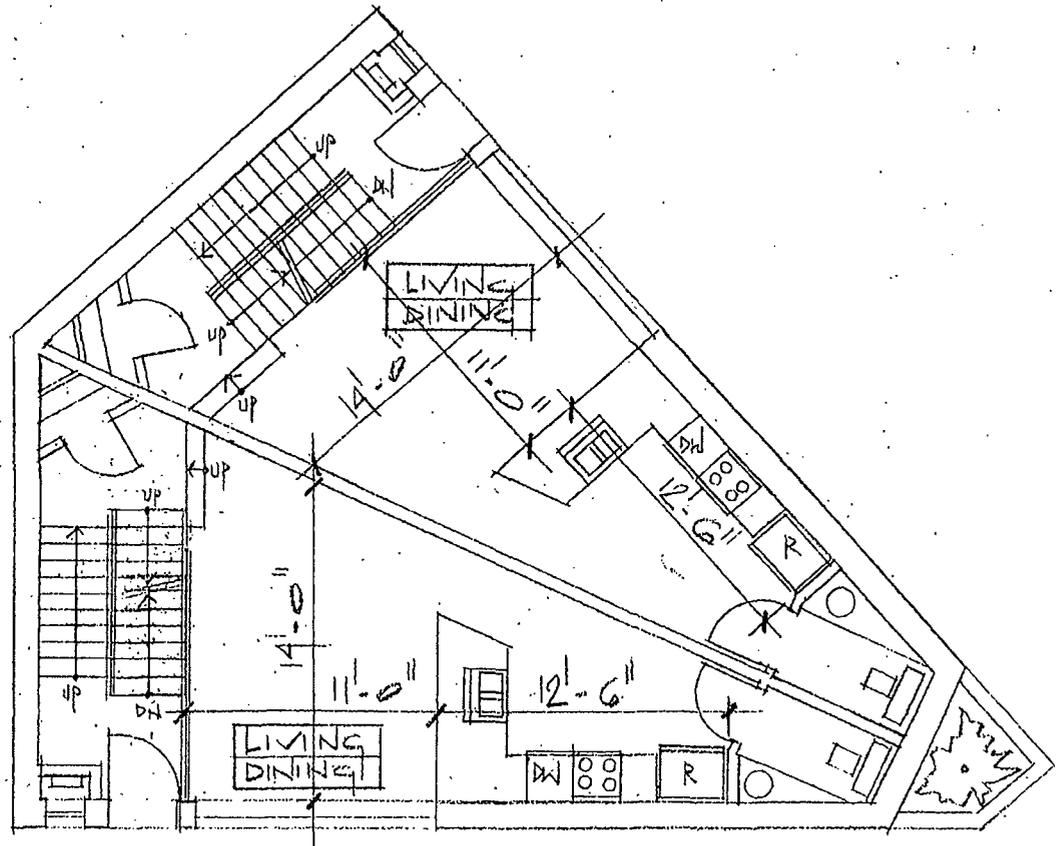


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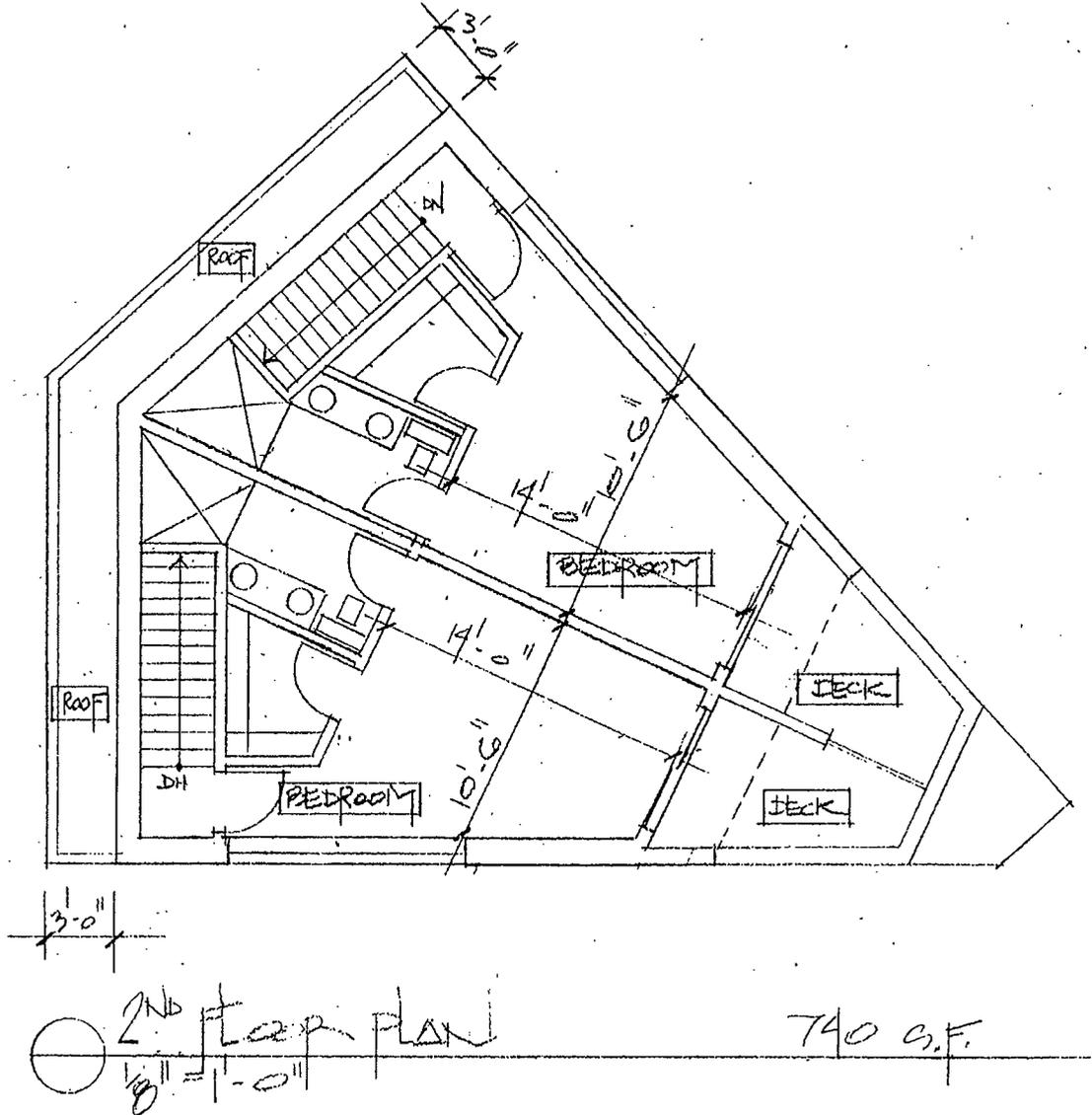
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1ST FLOOR PLAN
1/8" = 1'-0"

994 S.F.

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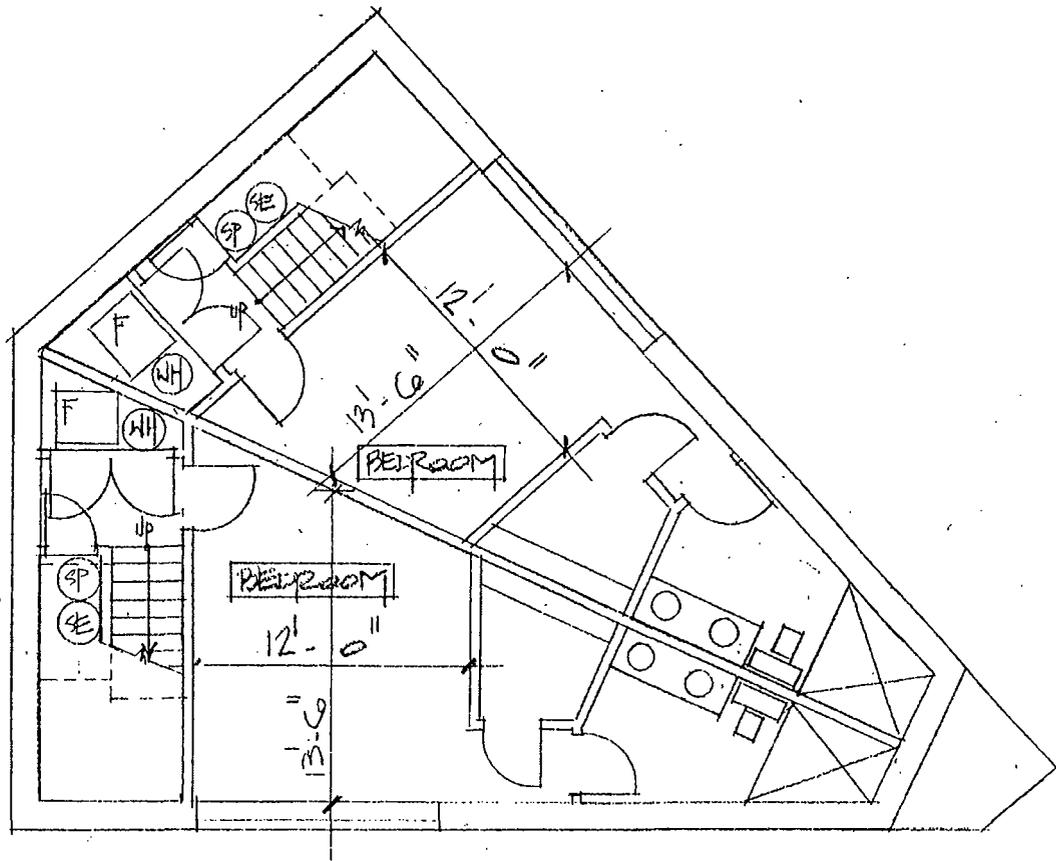
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○ BASEMENT FLOOR PLAN
1/8"

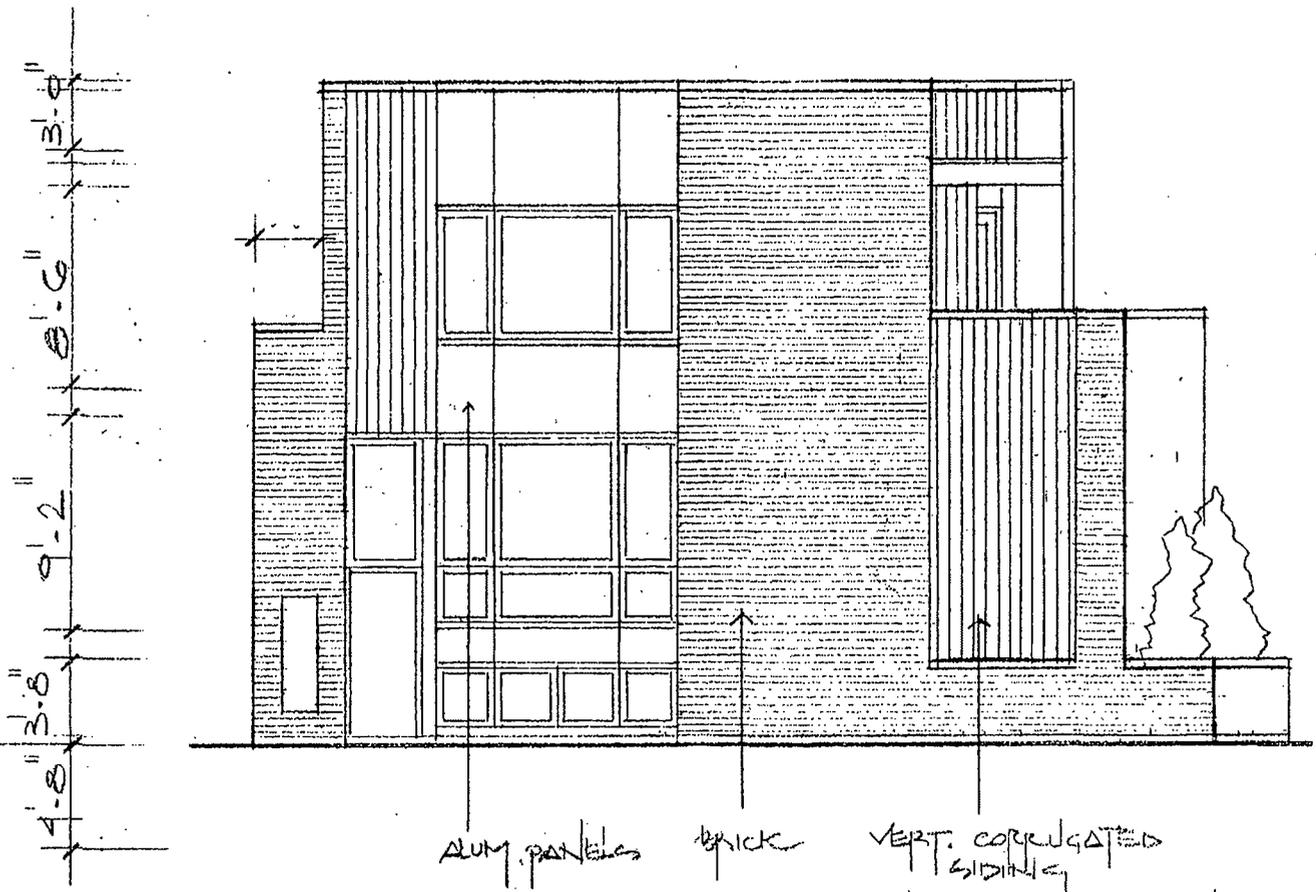


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○ DEAN ST. ELEVATION
1/8" = 1'-0"

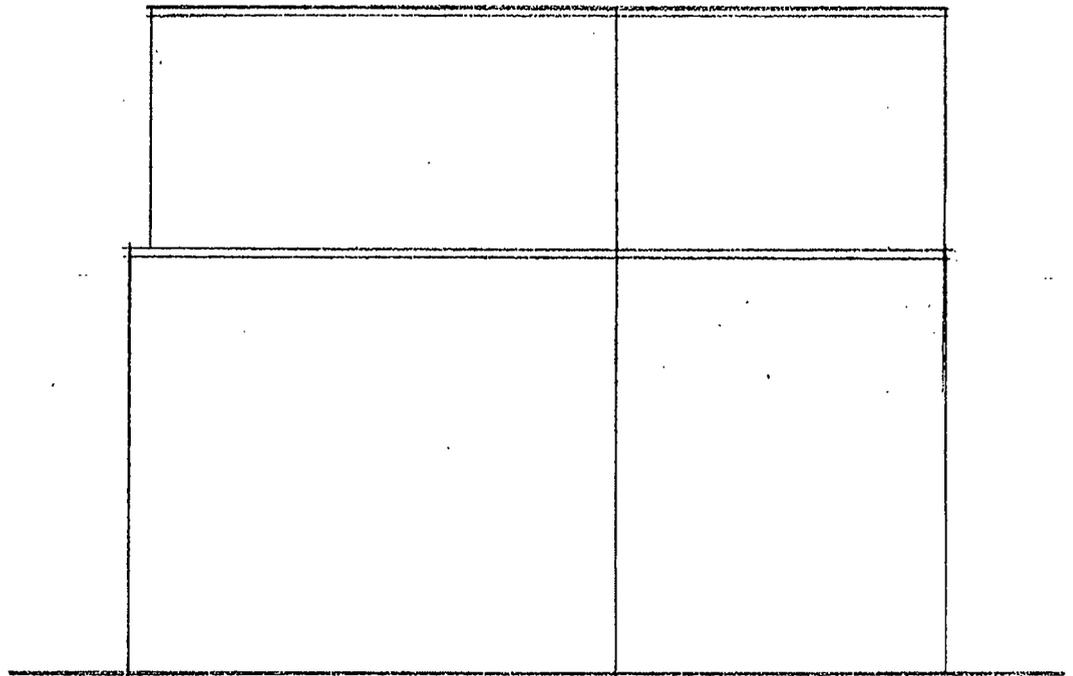


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 NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$



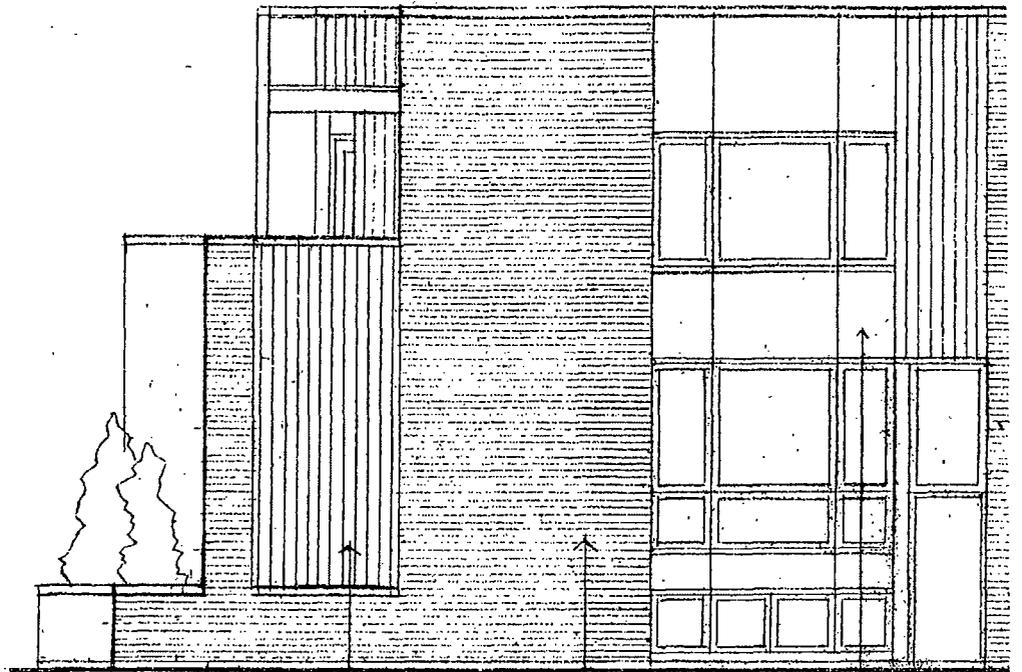
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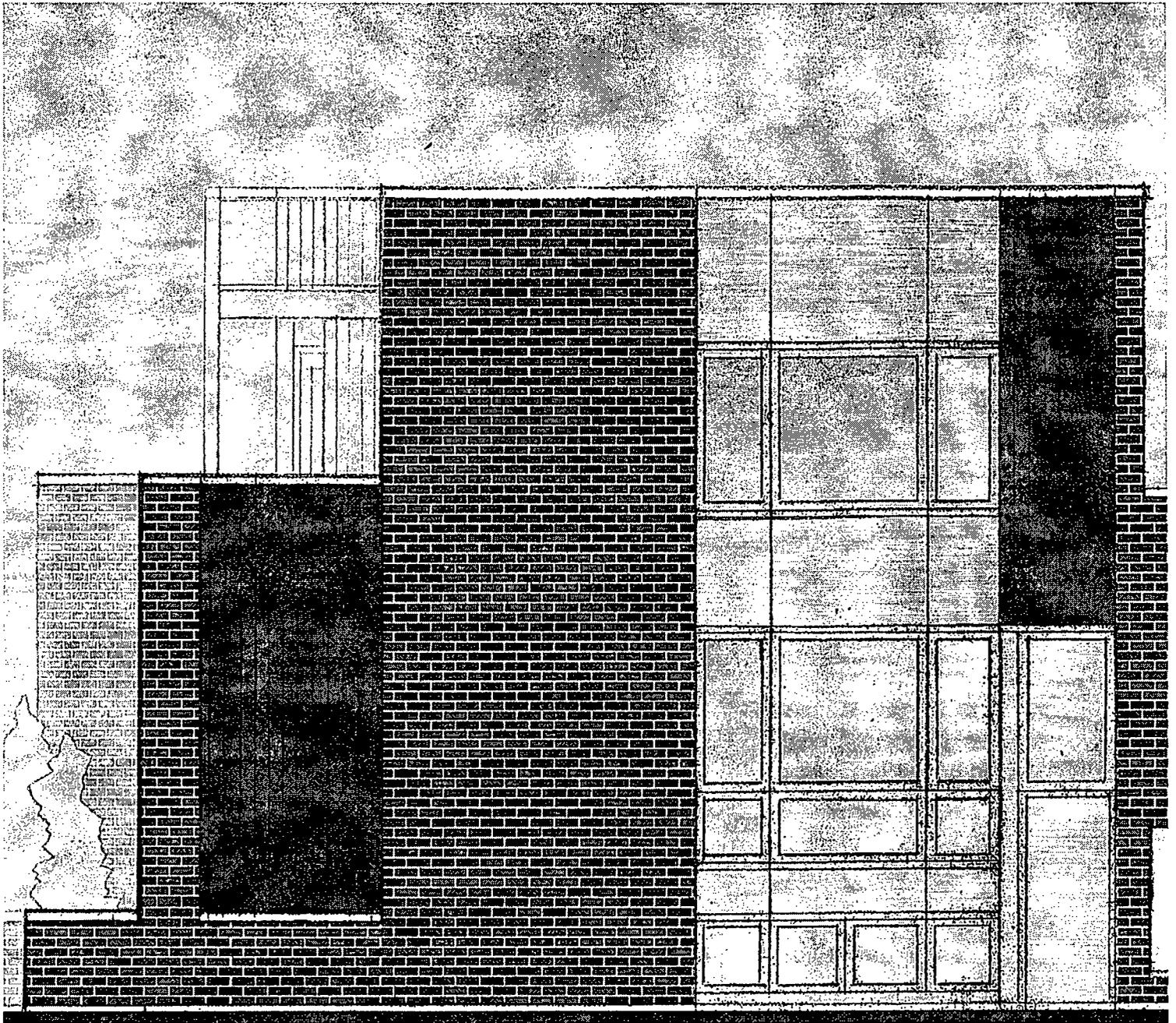


VERT.
CORRUGATED
SILING

BRICK

ALUM. PAINTED

○ PAULINA ST. ELEVATION
1/8" = 1'-0"



1400 N. PAULINA ST.
PAULINA STREET ELEVATION
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