



City of Chicago



SO2014-1429

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17949 at 1326 W Chestnut St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Application Number: 17949

SUBSTITUTE
ORDINANCE (revised)

17949
SUB.
w/ RAWS
TYPE I

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 350 feet East of and parallel to North Noble Street; West Chestnut Street; a line 325 feet East of and parallel to North Noble Street.

To those of an RT4, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval.

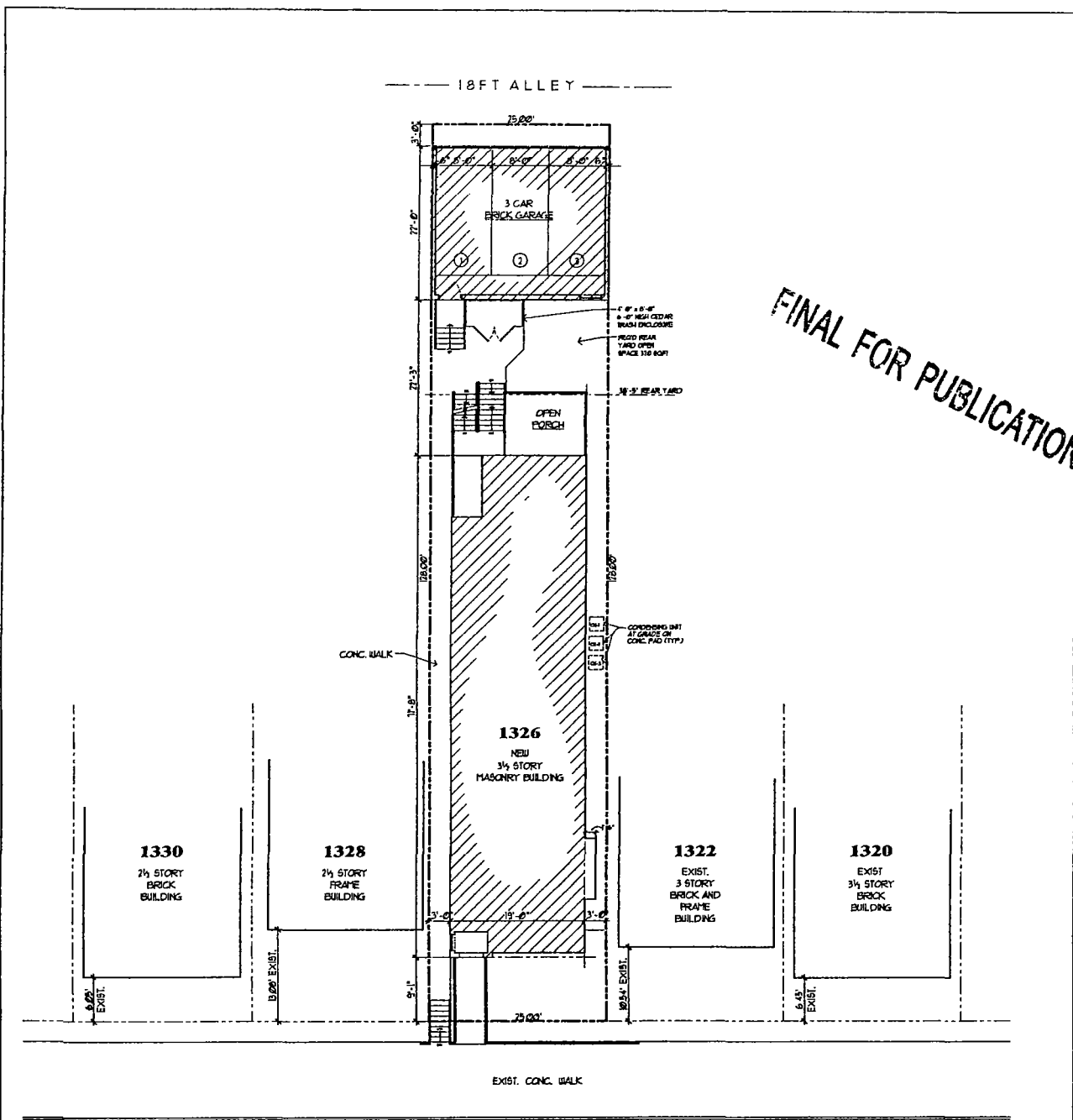
Common address of property: 1326 West Chestnut Street, Chicago

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NARRATIVETYPE 1 REZONING FOR 1326 WEST CHESTNUT STREET, CHICAGO

The subject property is currently improved with a two-flat. The Applicant needs a zoning change from RS3 to RT4 to meet the requirements for the minimum lot area and floor area to build a new three unit residential building (existing building will be demolished).

PROJECT DESCRIPTION:	Zoning Change from RS3 to RT4
Proposed land use:	3DU residential building
Floor Area Ratio:	Lot area: 3,200 s.f. Building Floor Area: 3,816 s.f. Proposed FAR = 1.192
Density:	1,066 per DU
Off- Street parking:	3 parking spaces
Set Backs	Front: 9'- 1" Side: 3'- 0" Rear: 38'- 5"
Building height:	38' Allowable / 33'- 7" Proposed



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CHESTNUT STREET

SITE PLAN

AVE. FRONT SETBACK CALCULATION

1330	- 6.05'
1328	- 13.00'
1322	- 10.54'
1320	- 6.45'
TOTAL	- 36.12 1/4
NEW FRONT SETBACK - 9.03'	

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ZONING DATA

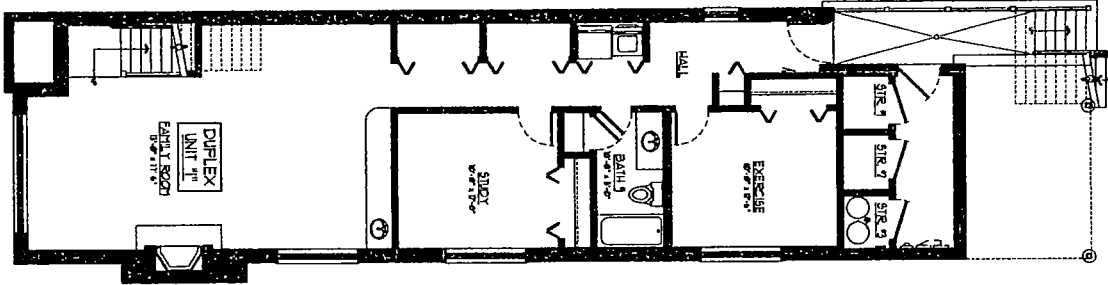
ZONING:	RT-4
LOT SIZE:	3,200 SQFT.
FAR:	12x3,200 = 38,400 SQFT.
MLA:	1,000 SQFT./D.U.
REQD OPEN SPACE:	208 SQFT.
PROVIDED OPEN SPACE:	300 SQFT.
1ST FLR:	1,306 SQFT.
2ND FLR:	1,200 SQFT.
3RD FLR:	1,230 SQFT.
TOTAL:	3,816 SQFT.

<p>S.K.I. ARCHITECTURE 1845 W. CROSBY AVE. SUITE # 503 CHICAGO, ILLINOIS 60612</p>	<p>PROPOSED 3 UNIT BUILDING</p>		<table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISION / RELEASE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISION / RELEASE	BY												
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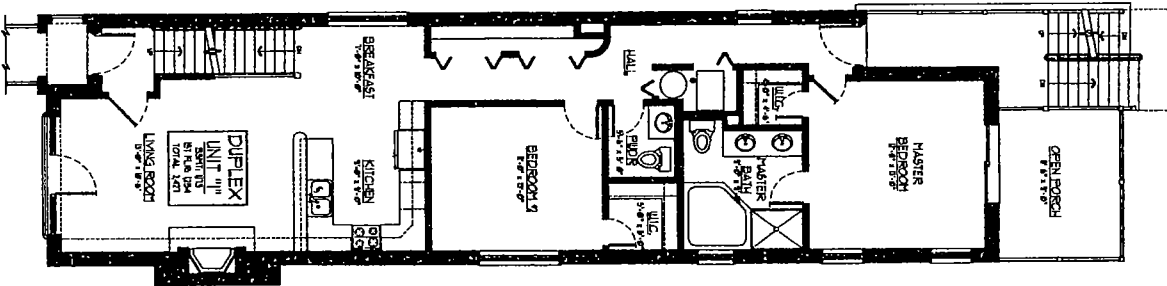
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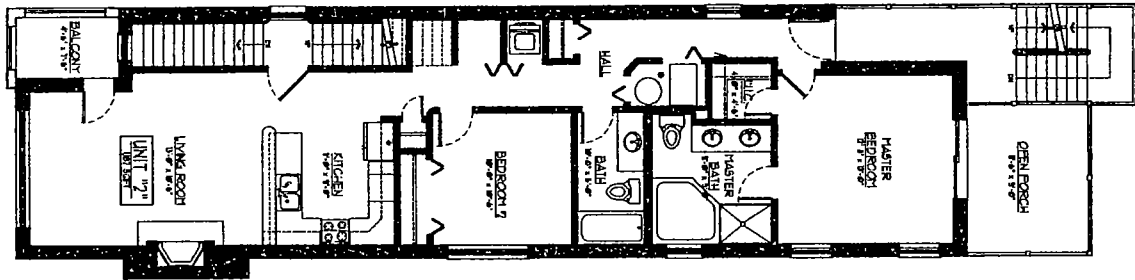
BASEMENT PLAN



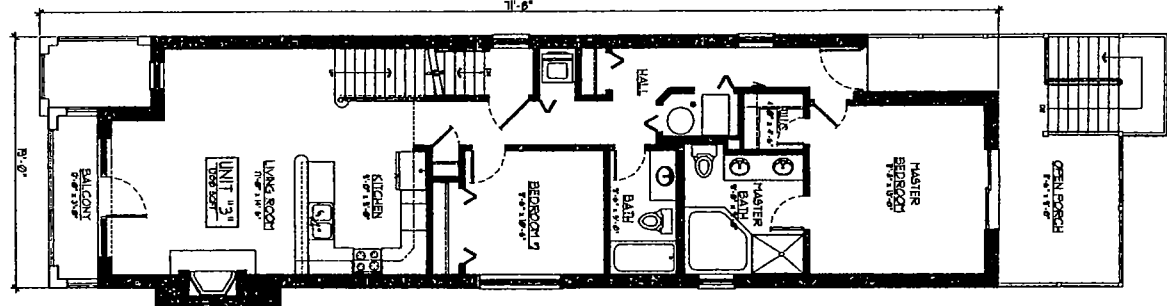
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

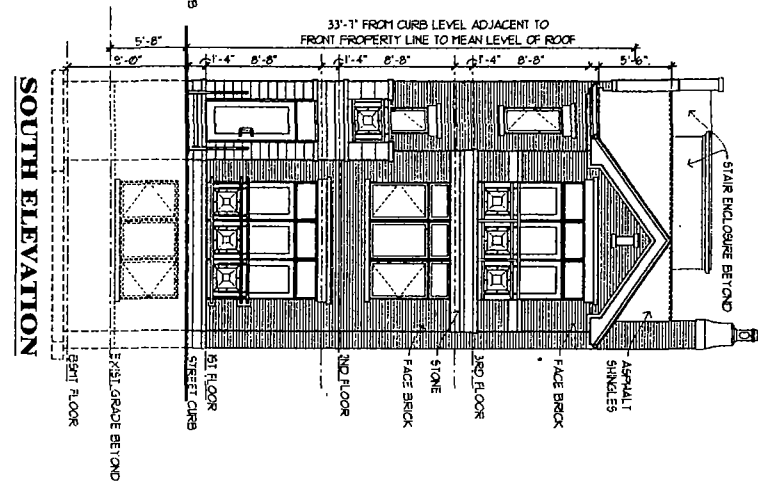
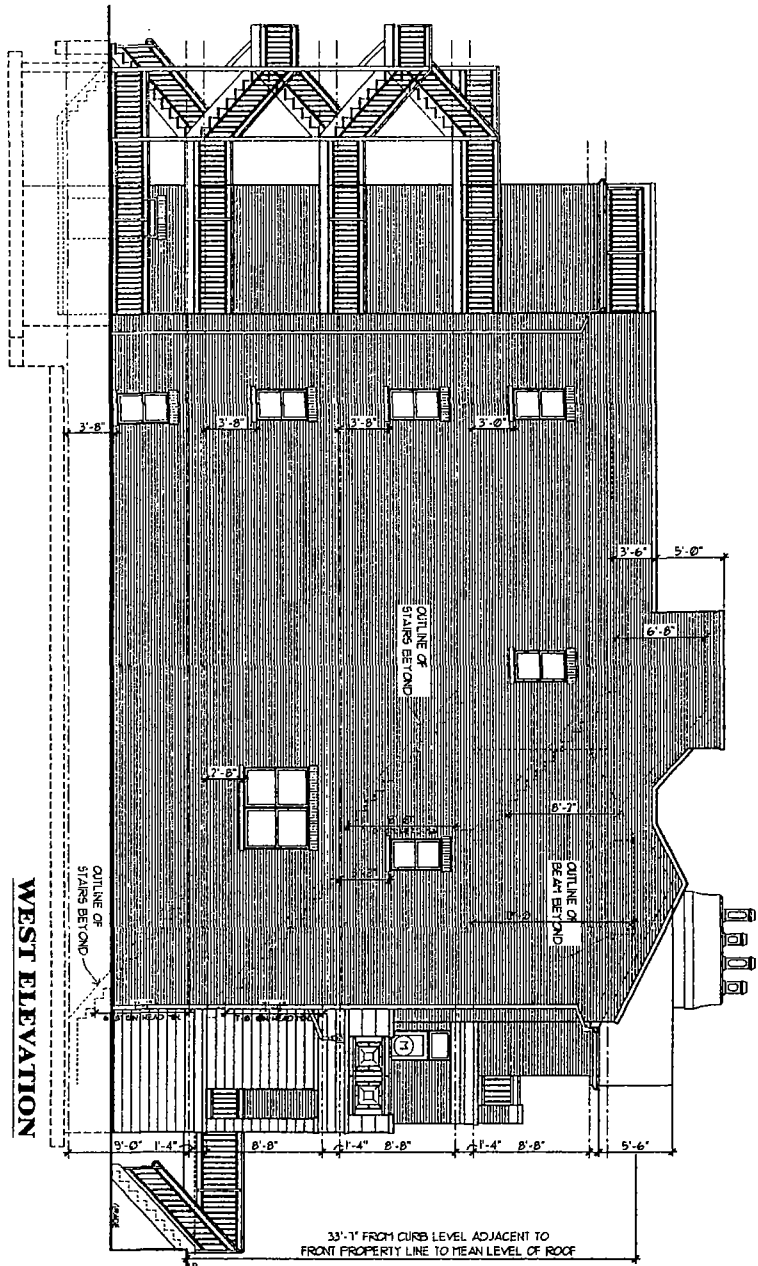


S.K.I.
ARCHITECTURE
 1045 W. OGDEN AVE. SUITE # 523
 CHICAGO, ILLINOIS 60612
 TEL: 312.467.1234 FAX: 312.467.1235
 WWW: www.ski-arch.com

PROPOSED 3 UNIT BUILDING
 1326 W. CHESTNUT ST.
 CHICAGO, IL

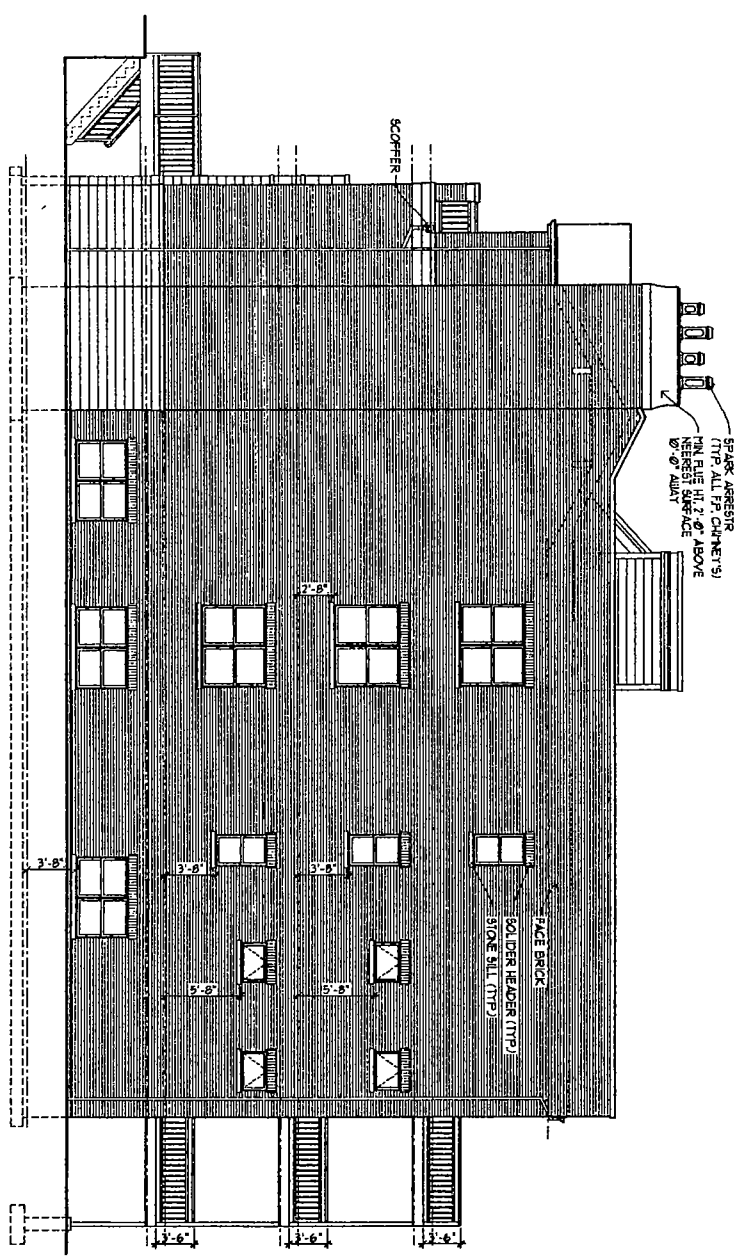
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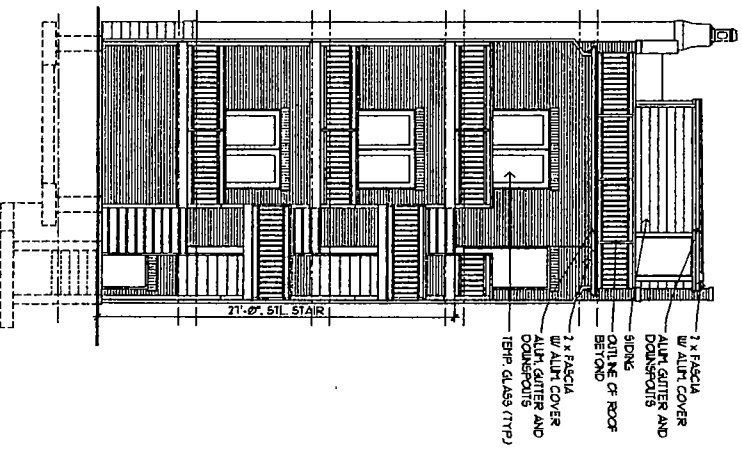
<p>S.K.I. ARCHITECTURE 1645 W. OGDEN AVE. SUITE # 522 CHICAGO, ILLINOIS 60612</p>	<p>PROPOSED 3 UNIT BUILDING</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION / PURPOSE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISION / PURPOSE															
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EAST ELEVATION



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NORTH ELEVATION



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 CHICAGO, IL

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