



# City of Chicago



SO2018-4489

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-F at 3401 S Emerald Ave/715-725 W 34th St - App No. 19683T1
<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, Chicago Zoning Ordinance, is amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in the area bounded by:

West 34th Street;  
the public alley next east of and parallel to South Emerald Avenue;  
a line 42 feet south of and parallel to the south right-of-way line of West 34th Street;  
South Emerald Avenue

to those of a RM5 Residential Multi-Unit District, which is hereby established in the area described.

**SECTION 2:** This ordinance shall take effect upon its passage and due publication.

**SUBSTITUTE NARRATIVE AND PLANS****Re: 3401 South Emerald Avenue; 715-725 West 34th Street**

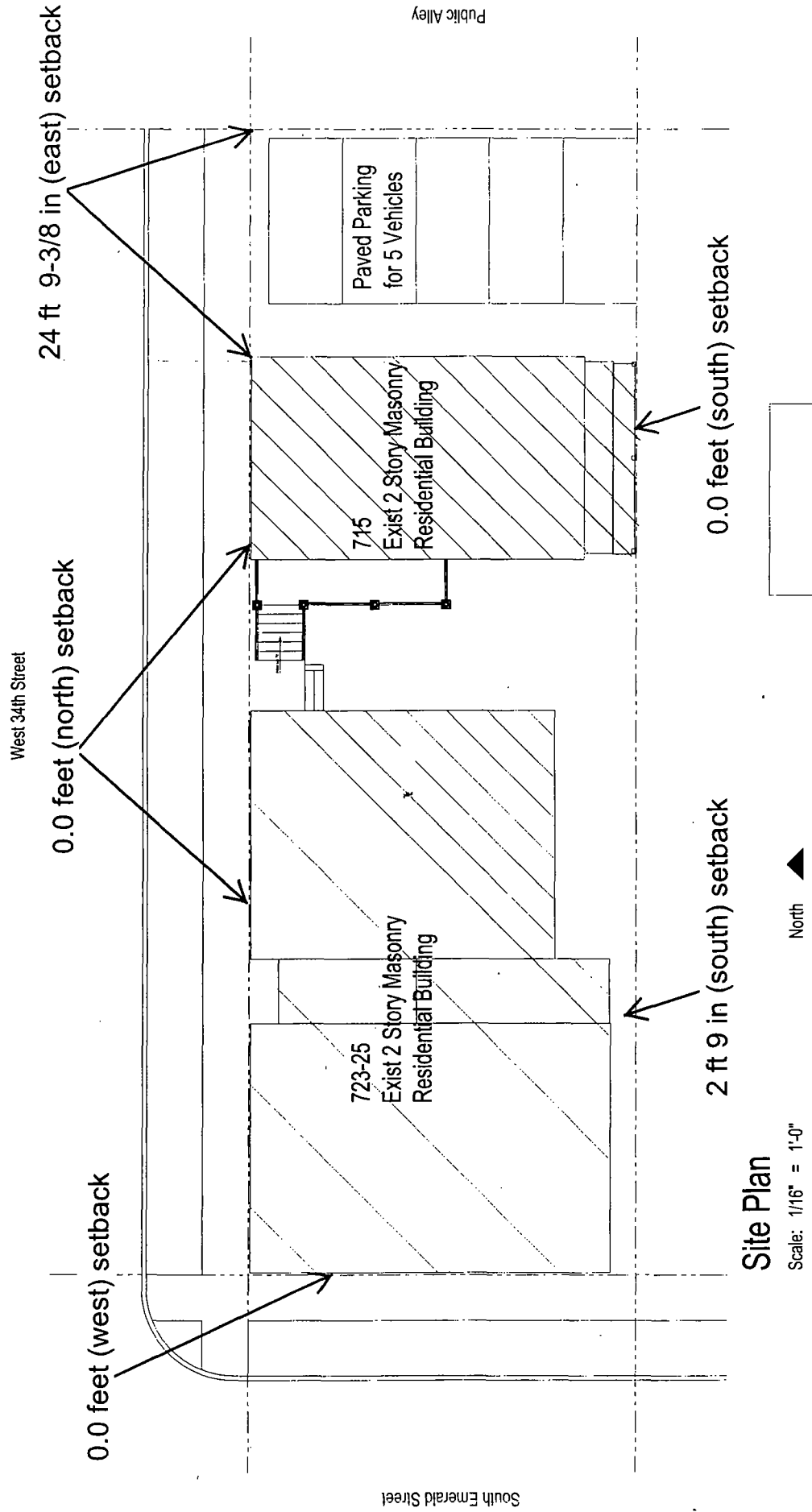
The Applicant seeks a change in zoning from RS3 to RM5.

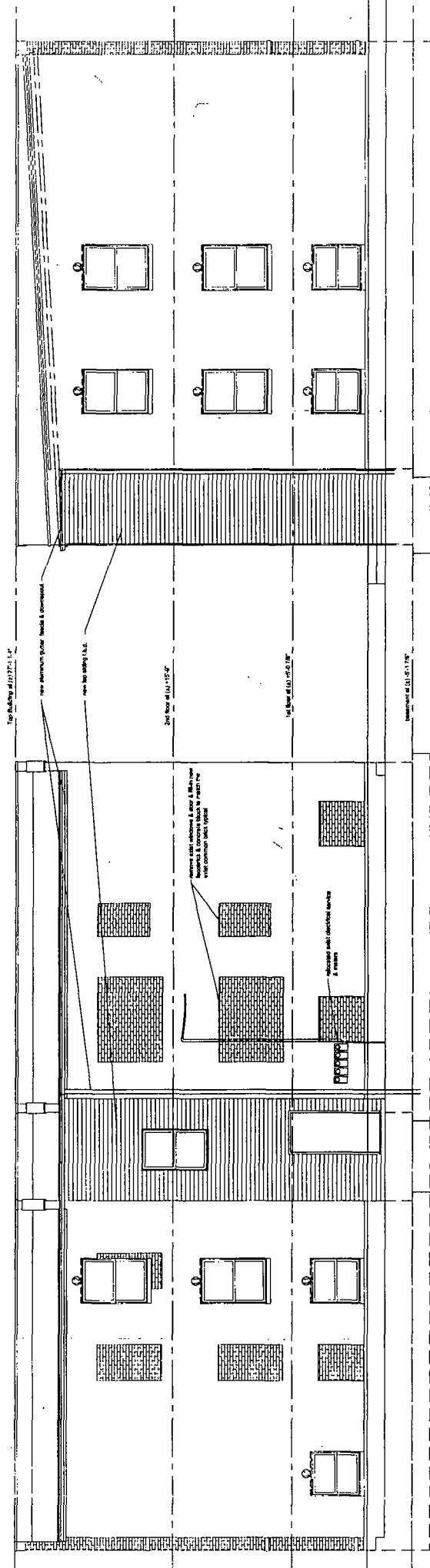
The applicant proposes to add 2 dwelling units in the basement level of the main residential building in conjunction with a basement rehabilitation, with no additions or other structural changes to the existing coach house, and with an overall addition of 2 new parking spaces (from 3 to 5).

Lot Area:	<b>5,229 square feet</b> (42 feet x 124.5 feet)
Floor Area Ratio:	1.8 maximum / actual
Dwelling Units:	<ul style="list-style-type: none"> <li>• 6 (west building)</li> <li>• 2 (east building)</li> </ul>
Minimum Lot Area Per Dwelling Unit:	650 square feet
Off-Street Parking (minimum):	5 parking spaces
Front (west) Setback:	<ul style="list-style-type: none"> <li>• 0 feet (west building)</li> <li>• Not applicable (east building)</li> </ul> (no changes – preexisting)
Side (north) Setback:	<ul style="list-style-type: none"> <li>• 0 feet (west building)</li> <li>• 0 feet (east building)</li> </ul> (no changes – preexisting)
Side (south) Setback:	<ul style="list-style-type: none"> <li>• 2.9 feet (west building)</li> <li>• 0 feet (east building)</li> </ul> (no changes – preexisting)

Rear (east) Setback:	<ul style="list-style-type: none"> <li>• Not applicable (west building)</li> <li>• 24 feet 9-3/8 in. (east building) (no changes – preexisting)</li> </ul>
Building Height:	<ul style="list-style-type: none"> <li>• 33 feet, 0 inches (west building)</li> <li>• 33 feet, 3-11/16 inches (east building)</li> </ul>

FINAL FOR PUBLICATION

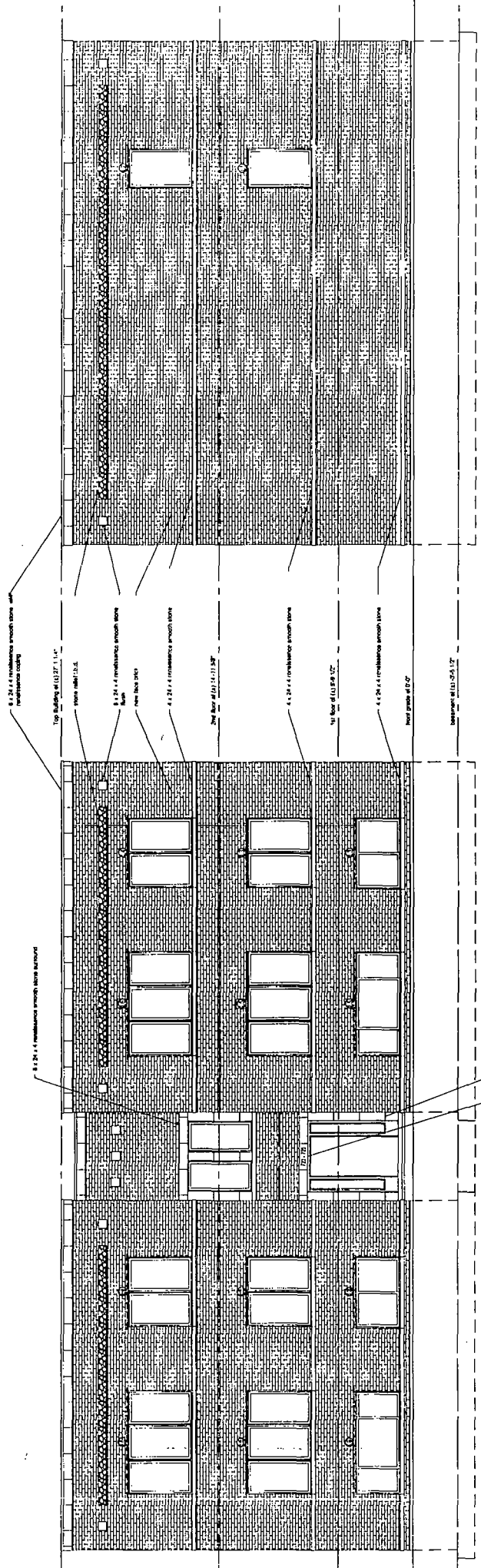




South Elevation (723-25 W 34th St)  
Scale: 1/4" = 1' 0"

FINAL FOR PUBLICATION

East Elevation (723-25 W 34th St)  
Scale: 1/4" = 1' 0"



North Elevation (723-25 W 34th St)  
Scale: 1/4" = 1' 0"

West Elevation (723-25 W 34th St)  
Scale: 1/4" = 1' 0"

