



City of Chicago



SO2018-6004

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1446 W Chestnut St - App No. 19752T1
Committee(s) Assignment:	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 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 456 feet west of and parallel to North Noble Street; West Chestnut Street; a line 480 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: 1446 West Chestnut Street, Chicago, IL

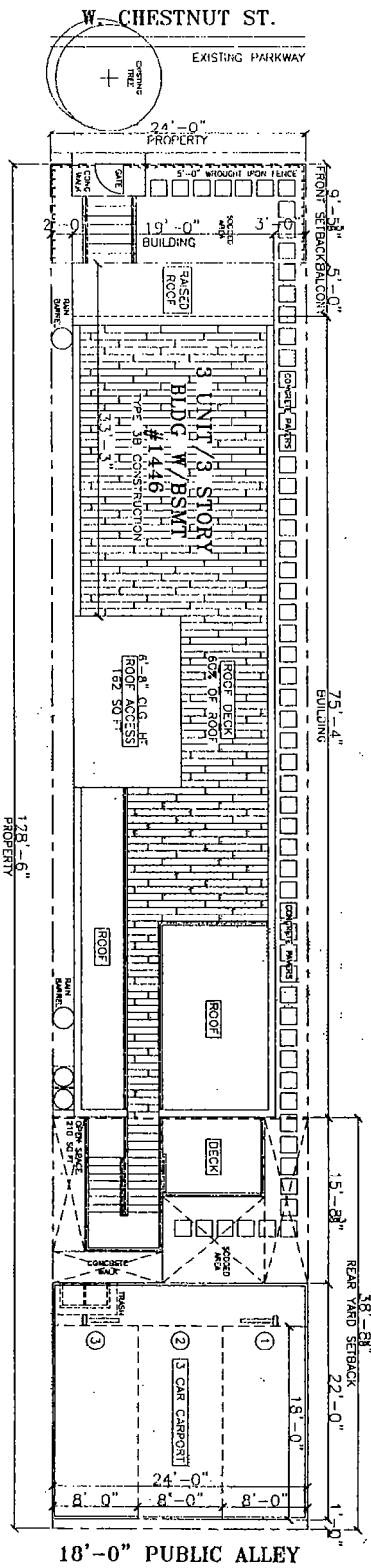
FINAL FOR PUBLICATION

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR
1446 WEST CHESTNUT ST., CHICAGO, IL**

The subject property is improved with a residential building to be demolished. 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 3-story residential building with 3 dwelling units.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.4
Lot Area:	3,084 square feet
Building Floor Area:	4,287 square feet
Density:	1,028 square feet per dwelling unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9 feet, 5 and 5/8 inches East Side: 2 feet / West Side: 3 feet Rear: 38 feet, 8 and 3/8 inches Rear Yard Open space: 210 square feet
Building height:	37 feet 10 inches

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⊕ SITE PLAN
SCALE 1/8" = 1'-0"

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PROFESSIONAL DESIGN TEAM
ARCHITECT COOPERATION
LICENSE NUMBER 104-101144

NOTES:
1. SEE ALL DIMENSIONS AND NOTES ON ALL SHEETS.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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APPROVED BY: [blank]



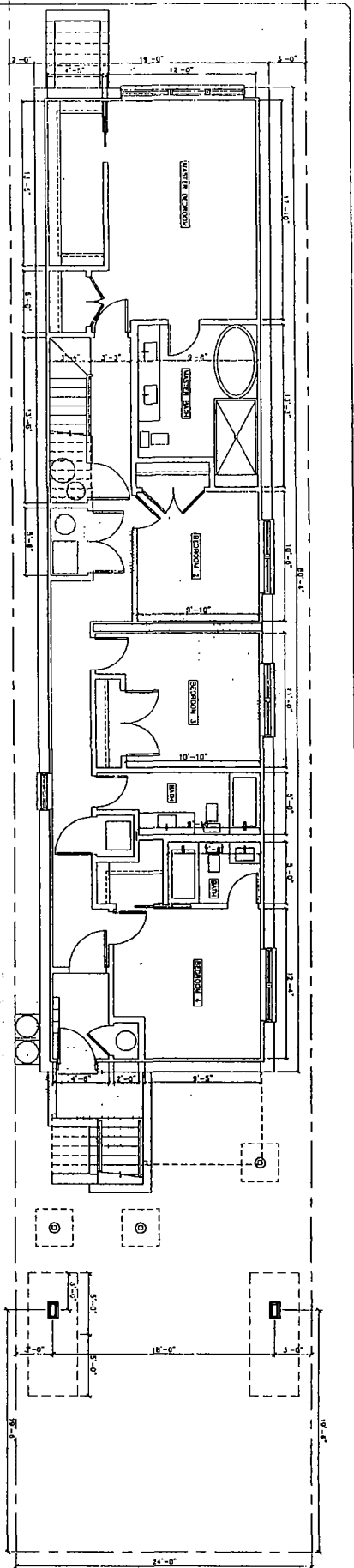
PROJECT NAME & ADDRESS
1440 W. CHESTNUT
3 UNIT/3 STORY
CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN

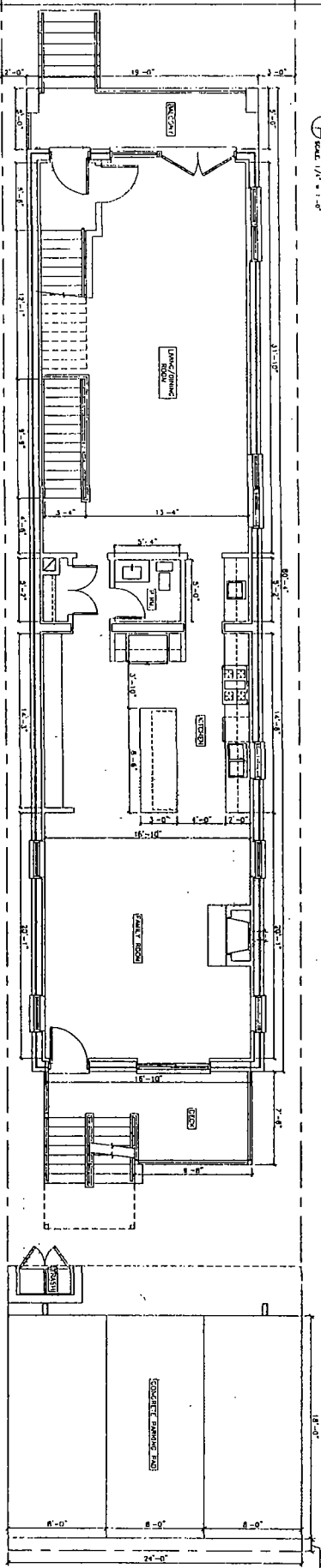
PLANS

SHEET NUMBER
A-1

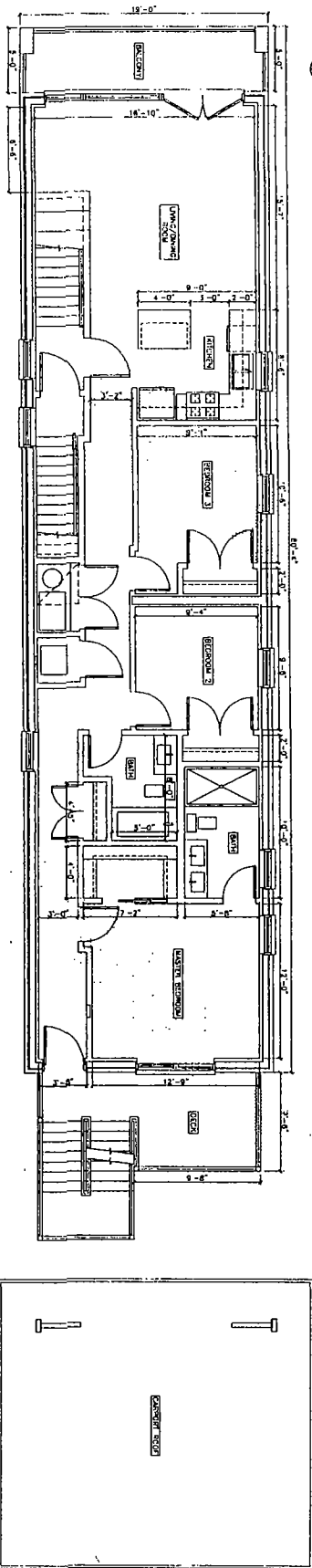
⊕ BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



⊕ FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



⊕ SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



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DESIGNED FOR REVIEW
DATE: 08/20/18
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DATE: 08/20/18
CHECKED FOR PERMIT
DATE: 08/20/18
DESIGNED FOR REVIEW
DATE: 08/20/18

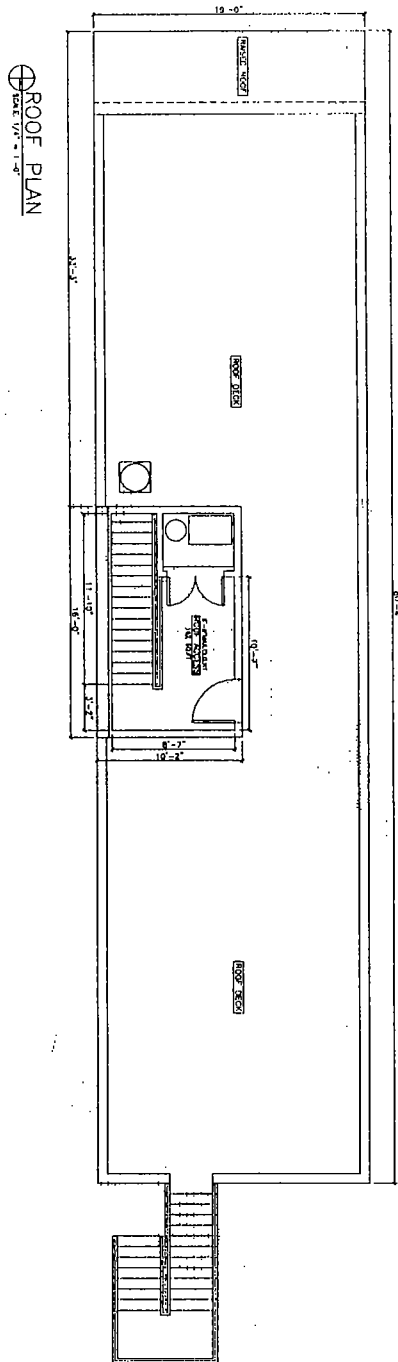
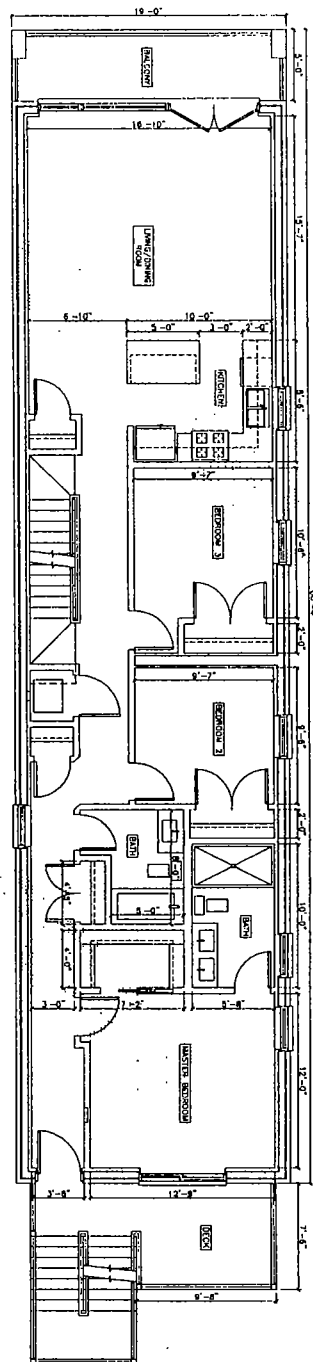
1446 W. CHESTNUT
3 FLOOR/7.5 UNIT
CHICAGO, ILLINOIS

FLOOR PLANS

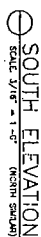
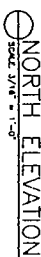
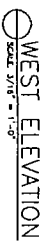
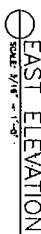
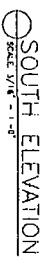
PLAN/DATE

SHEET NUMBER
A-2

HANNA
(312) 794-1890
1446 W. CHESTNUT
CHICAGO, IL 60641
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 144-011443



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AND ARCHITECT CORPORATION
LICENSE NUMBER 144 - 0014852

[illegible]

PROJECT NAME & ADDRESS	DATE	TIME	OFFICER	STATUS
1448 W. CHESTNUT 3 STORY/3 UNIT BUILDING CHICAGO, ILLINOIS	11/1/78	10:00	SA [redacted]	SEARCHED

SECRET TITLE
ELEVATIONS

FILE NAME

SKETCH NUMBER