



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-131
Type: Ordinance **Status:** Passed
File created: 1/17/2018 **In control:** City Council
Final action: 4/18/2018
Title: Zoning Reclassification Map No. 3-H at 1428 N Paulina St - App No. 19497T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2018-131.pdf, 2. SO2018-131.pdf

Date	Ver.	Action By	Action	Result
4/18/2018	1	City Council	Passed as Substitute	Pass
4/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/17/2018	1	City Council	Referred	

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

Application No. 19497T1

**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)

**FINAL
PUBLICATION**

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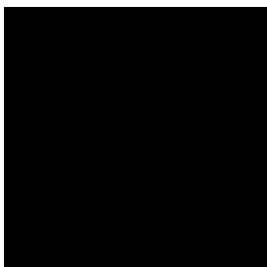
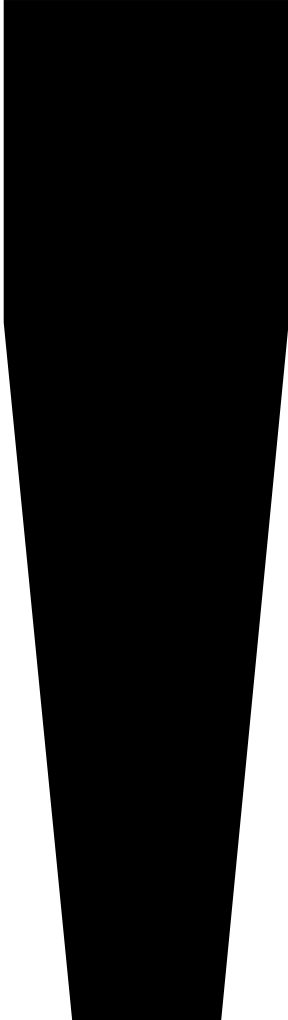
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