



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2018-124
Type: Ordinance
File created: 1/17/2018
Status: Passed
In control: City Council
Final action: 12/15/2021
Title: Zoning Reclassification Map No. 3-H at 1400 N Paulina St - App No. 19496T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2018-124.pdf, 2. SO2018-124.pdf

Date	Ver.	Action By	Action	Result
12/15/2021		City Council	Passed as Substitute	Pass
12/14/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/17/2018	1	City Council	Referred	

IQ1 3 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

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Application No. 19496T1

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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