

address of property: 1446 West Chestnut Street, Chicago, IL

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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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