



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2017-5491
Type: Ordinance
File created: 7/26/2017
Status: Passed
In control: City Council
Final action: 11/8/2017
Title: Zoning Reclassification Map No. 3-G at 1420 W Chestnut St - App No. 19308T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2017-5491.pdf, 2. SO2017-5491.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|----------------------|--------|
| 11/8/2017 | | City Council | Passed as Substitute | Pass |
| 10/3/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Held in Committee | Pass |
| 9/14/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Held in Committee | Pass |
| 7/26/2017 | 1 | City Council | Referred | |

Application Number: 19308 T1

SUBSTITUTE 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 192 feet West of and parallel to North Noble Street; West Chestnut Street; a line 216 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: 1420 West Chestnut Street, Chicago IL.

FOR FUELKATO

Application Number: 19308 T1

SUBSTITUTE NARRATIVE FOR TYPE I REZONING FOR 1420 WEST CHESTNUT STREET, CHICAGO, ILLINOIS

The subject property is improved with a residential building. 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 4-story residential building with 3 dwelling units.

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|----------------------|---|
| Project Description: | Zoning Change from an RS3 to an RM4.5 |
| Use: | Residential building with 3 dwelling units |
| Floor Area Ratio: | 1.42 |
| Lot Area: | 3,084 square feet |
| Building Floor Area: | 4,380 square feet |
| Density: | 1,028 square feet per dwelling unit |
| Off- Street parking: | Parking spaces: 3 |
| Set Backs: | Front: 7 feet 8 inches East Side: 3 feet / West Side: 2 feet Rear: 38 feet 7 inches Rear Yard Open space: 176 square feet |
| Building height: | 37 feet 5 inches |

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W. CHESTNUT ST<5£SS

EXIST S10CWJ K

18 FT. ALLEY

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