

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.

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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