



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2014-4956, Version: 1

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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. 1 - G in the area bounded by:**

**West Ancona Street; a line 336.07 feet East of and parallel to North Noble Street; a line 60 feet South of**  
**and parallel to West Ancona Street; a line 288 feet East of and parallel to North Noble Street**

**To those of a RM4.5, Residential Multi Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 1337-39 West Ancona Street, Chicago IL**

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Application: 18085

TYPE 1 NARRATIVE

REZONING FOR 1337-39 WEST ANCONA STREET, CHICAGO

The subject property is currently vacant. The Applicant needs a zoning change from RS3 to RM4.5 to comply with the maximum floor area ratio and the minimum lot area requirements to

divide the lot into 2 zoning lots and to build a single family home on each lot (total of 2 single family homes).

Zoning Change from RS3 to RM4.5

To build 2 new single family homes

Lot area is 2,880.72 sf (1,440.36 sf per lot)

Building floor area (each house): 1,932 sf. Proposed FAR = 1.35

1,440.36 sf per dwelling unit

2 parking spaces per each single family home

Set Backs  
(as per the attached site plan)

Front: 0' \* Side Yards:  
1337 W. Ancona: east - 3' / west- 0' \* 1339 W. Ancona: east - 0' / west- 3' \*

Rear: 8' \*

Rear Yard Open Space: 60 sf per DU \*

Building height:

\* Will seek a variation

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