



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2014-1429  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/5/2014 **In control:** City Council  
**Final action:** 4/30/2014  
**Title:** Zoning Reclassification Map No. 3-G at 1326 W Chestnut St - App No. 17949  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2014-1429.pdf, 2. SO2014-1429.pdf

Date	Ver.	Action By	Action	Result
4/30/2014	1	City Council	Passed as Substitute	Pass
4/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
3/5/2014	1	City Council	Referred	

**Application Number: 17949**

### **ORDINANCE <j\*um>&**

**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 350 feet East of and parallel to North Noble Street; West Chestnut Street; a line 325 feet East of and parallel to North Noble Street.**

**To those of an RT4, Residential Multi-Unit District**

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

**Common address of property: 1326 West Chestnut Street, Chicago**

**NARRATIVE**

**TYPE 1 REZONING FOR 1326 WEST CHESTNUT STREET. CHICAGO**

The subject property is currently improved with a two-flat. The Applicant needs a zoning change from RS3 to RT4 to meet the requirements for the minimum lot area and floor area to build a new three unit residential building (existing building will be demolished).

<b>PROJECT DESCRIPTION:</b>	Zoning Change from RS3 to RT4
<b>Proposed land use:</b>	3DU residential building
<b>Floor Area Ratio:</b>	Lot area: 3,200 s.f. Building Floor Area: 3,816 s.f. Proposed FAR= 1.192
<b>Density:</b>	1,066 perDU
<b>Off- Street parking:</b>	3 parking spaces
<b>Set Backs</b>	Front: 9'- 1" Side: 3'- 0" Rear: 38'- 5"
<b>Building height:</b>	38'Allowable / 33'- 7" Proposed

18FT ALLEY

exist, cafe imlk

CHESTNUT STREET-

**^SITE PLAN**

**W**

AVE. FRONT SETBACK CALCULATION 1330 - bEB' 1328 - 1308' 1322 - 1054' 1320 - fe.45'  
TOTAL - 36.1274  
NEW FRONT SETBACK - 9.03' 1

# FINAL FOR PUBLICATION

1ST FLR ■\_  
2ND FLR  
3RD FLR :.  
TOTAL

\_L280 SOFT. .0230 SOFT. .-3016 SOFT.

## PROPOSED 3 UNIT BUILDING

1326 W. CHESTNUT ST.