



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2014-4956
Type: Ordinance **Status:** Passed
File created: 6/25/2014 **In control:** City Council
Final action: 7/30/2014
Title: Zoning Reclassification Map No. 1-G at 1337-1339 W Ancona St - App No. 18085T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2014-4956.pdf, 2. SO2014-4956.pdf

Date	Ver.	Action By	Action	Result
7/30/2014	1	City Council	Passed as Substitute	Pass
7/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
7/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/25/2014	1	City Council	Referred	

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

1337-39 West Ancona Street, Chicago IL
1337-39 West Ancona Street, Chicago IL

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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