



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2017-1923  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/29/2017 **In control:** City Council  
**Final action:** 5/24/2017  
**Title:** Zoning Reclassification Map No. 4-H at 1630-1634 W Cermak Rd - App No. 19138T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. O2017-1923.pdf, 2. O2017-1923 (V1).pdf

Date	Ver.	Action By	Action	Result
5/24/2017	1	City Council	Passed	Pass
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/29/2017	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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-H in the area bounded by

A line 275 feet east of and parallel to South Paulina Street; the public alley next north of and parallel to West Cernak Road; a line 300 feet east of and parallel to South Paulina Street; West Cernak Road,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-H in the area bounded by

A line 250 feet east of and parallel to South Paulina Street; the public alley next north of and parallel to West Cernak Road; a line 275 feet east of and parallel to South Paulina Street; West Cernak Road,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

**NARRATIVE 1630 West Cernak Road RT4 to RM4.5**

To make the existing 4 story 4 dwelling unit building 35 feet 10 inches in height with 4 parking spaces to allow the division of the lot and make 2 lots 25 feet x 125 feet, the existing building to remain, no changes

FAR	1.54
Lot Area	3,125 square feet
Building Area	4,792 square feet
Building Height	39 feet
Front Setback	Zero (patio pit)
Rear Setback	46.92 feet
West side Setback	2.25 feet
East side Setback	.27 feet
Parking	3 exterior spaces*

\*Will seek variation

**1632-34 West Cernak Road RT4 to RM4.5**

To construct a new 3 story, 3 dwelling unit building 38 feet in height

FAR	1.2
Lot Area	3,125 square feet
Building Area	3,750 square feet
Building Height	38 feet
Front Setback	15 feet
Rear Setback	37.50 feet

Side Setbacks	2 feet minimum and total
	combination 5 feet
Parking	3 exterior spaces