



# Office of the City Clerk

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

## Legislation Details (With Text)

---

**File #:** O2017-3199  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/19/2017 **In control:** City Council  
**Final action:** 5/24/2017  
**Title:** Zoning Reclassification Map No. 8-H at 1746-1756 W 38th St - App No. 19190T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-H  
**Attachments:** 1. O2017-3199.pdf, 2. O2017-3199 (V1).pdf

Date	Ver.	Action By	Action	Result
5/24/2017	1	City Council	Passed	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
4/19/2017	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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-H in the area bounded by

A line 72 feet north of and parallel to West 38<sup>th</sup> Street; the public alley next east of and parallel to South Wood Street; West 38<sup>th</sup> Street; South Wood Street,

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1746-56 West 38<sup>th</sup> Street

## **Narrative**

1746-1756 W. 38th Street Zoning  
Amendment

Type 1 Rezoning Supplemental Submittal Project Description:

The applicant seeks to rezone the above mentioned property from zoning district RS-3 to RM-4.5. The applicant seeks a zoning change to raise FAR, and to allow for the construction of six new two story townhouses.

**Proposed Use:**

Residential Townhouses

**Project Density:**

6 units, 1,503 square feet per dwelling unit

**Private Yard:**

203 square feet

**Floor area ratio:**

1.38

Lot Area = 9,021.6 square feet Building Area = 12,437  
square feet

**Off street parking provided:**

6 parking spaces

**Setbacks:**

South: 12 feet, 6 inches, North: 18 feet, 2 inches, East: 0 feet, West: 5 feet

**Building Height:**

30 feet, 1 inch

MCMIVOr-'v\*' "'HUT

CP

4-

CP

.9

CP

-icm

I-  
LU  
Q\_ O OZ  
Q\_  
Q^ i- OZ  
LU  
O  
LY.  
Q\_  
rn

CL

Q- ~

O  
CQ  
V- LU  
<X>  
UJ

Q if)

3NH Aid=dOdd ,0'ZL

*is aoom*

lg<sub>xz</sub>  
g  
o

2  
s

wo  
it%

o  
x

o  
so u; <£ u  
<u