



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2017-5491
Type: Ordinance
File created: 7/26/2017
Status: Passed
In control: City Council
Final action: 11/8/2017
Title: Zoning Reclassification Map No. 3-G at 1420 W Chestnut St - App No. 19308T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2017-5491.pdf, 2. SO2017-5491.pdf

Date	Ver.	Action By	Action	Result
11/8/2017		City Council	Passed as Substitute	Pass
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/26/2017	1	City Council	Referred	

Application Number: 19308 T1

SUBSTITUTE 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. 3 - G in the area bounded by:

The public alley next North of and parallel to West Chestnut Street; a line 192 feet West of and parallel to North Noble Street; West Chestnut Street; a line 216 feet West of and parallel to North Noble Street.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 1420 West Chestnut Street, Chicago IL.

FOR FUELKATO

Application Number: 19308 TI

SUBSTITUTE NARRATIVE FOR TYPE I REZONING FOR 1420 WEST CHESTNUT STREET, CHICAGO, ILLINOIS

The subject property is improved with a residential building. The Applicant needs a zoning change in order to comply with a minimum lot area and maximum floor area in order to build a new 4-story residential building with 3 dwelling units.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.42
Lot Area:	3,084 square feet
Building Floor Area:	4,380 square feet
Density:	1,028 square feet per dwelling unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 7 feet 8 inches East Side: 3 feet / West Side: 2 feet Rear: 38 feet 7 inches Rear Yard Open space: 176 square feet
Building height:	37 feet 5 inches

-IRV, "OS F'JEUGATICK

W. CHESTNUT ST<5ESS

EXIST S10CWJ K

18 FT. ALLEY

> I