

Legislation Details (With Text)

File #:	SO2018-2451				
Туре:	Ord	inance s	Status:	Passed	
File created:	3/28	3/2018 I	In control:	City Council	
		F	Final action:	5/25/2018	
Title:	Zoning Reclassification Map No. 3-G at 1537-1541 W Pearson St - App No. 19606				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 3-G				
Attachments:	1. O2018-2451.pdf, 2. SO2018-2451.pdf				
Date	Ver.	Action By	A	ction	Result
5/25/2018	1	City Council	F	Passed as Substitute	Pass
5/9/2018	1	Committee on Zoning, Lanc and Building Standards	dmarks F	Recommended to Pass	
3/28/2018	1	City Council	F	Referred	
				App. No. 19606-T1	

SUBSTITUTE ORDINANCE

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by

changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on

Map No. 3-G in the area bounded by

West Pearson Street; a line 226.2 feet east of and parallel to North Ashland Avenue; the alley next south of and parallel to West Pearson Street; and a line 151.2 feet east of and parallel to North Ashland Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in

the area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1537 West Pearson Street

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1

1537-41 West Pearson Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District Lot Area:

7.022 square feet

- Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Two (2) separate and distinct zoning lots will be established. Each proposed residential building will be masonry in construction. Each proposed residential building will measure 43 ft. and 11 7/8 inches in height. Building No. 1 will contain four (4) dwelling units and have four (4) onsite garage parking spaces at the rear of the lot. Building No. 2 will contain two (2) dwelling units and have two (2) onsite garage parking spaces at the rear of the lot.
 - A) The Project's Floor Area Ratio: 10,212 square feet total (see below)
 - a. Building #1: 6,808 square feet (1.5 FAR)
 - b. Building # 2: 3,404 square feet (1.5 FAR)
 - B) The Project's Density (Lot Area Per Dwelling Unit):
 - a. Building #1:4 dwelling units (1,702 square feet)
 - b. Building #2: 2 dwelling units (1,702 square feet)
 - (C) The amount of off-street parking:
 - a. Building #1:4 parking spaces
 - b. Building #2: 2 parking spaces

D) Setbacks:

- a. Building #1:
 - ii. Rear Setback: 2 feet-8 inches
 - iii. Side Setbacks:
 - West: 5 feet-Oinches East: 4 feet-0 inches
- b. Building #2:

i. Front Setback: 10 feet-0 inches

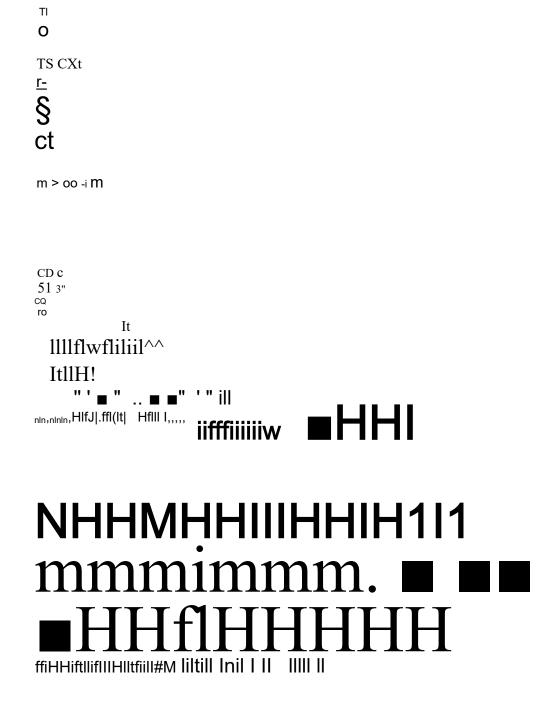
i. Front Setback: 10 feet-0 inches

- ii. Rear Setback: 2 feet-8 inches
- iii. Side Setbacks:
 - West: 1 foot-4 inches East: 5 feet-0 inches

E) Building Height:

- a. Building #1:
 - i. 43 feet-11 7/8 inches
- b. Building
 - i. 43 feet-11 7/8 inches

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