



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2018-2451
Type: Ordinance **Status:** Passed
File created: 3/28/2018 **In control:** City Council
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	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/28/2018	1	City Council	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:
 - i. Front Setback: 10 feet-0 inches
 - ii. Rear Setback: 2 feet-8 inches
 - iii. Side Setbacks:
 - West: 5 feet-0 inches East: 4 feet-0 inches
- b. Building #2:
 - 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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