



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2018-4489
Type: Ordinance
Status: Passed
File created: 5/23/2018
In control: City Council
Final action: 6/27/2018
Title: Zoning Reclassification Map No. 8-F at 3401 S Emerald Ave/715-725 W 34th St - App No. 19683T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-F
Attachments: 1. O2018-4489.pdf, 2. SO2018-4489.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed as Substitute	Pass
5/23/2018	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, Chicago Zoning Ordinance, is amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in the area bounded by:

West 34th Street;
the public alley next east of and parallel to South Emerald Avenue;
a line 42 feet south of and parallel to the south right-of-way line of West 34th Street;
South Emerald Avenue

to those of a RM5 Residential Multi-Unit District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 3401 South Emerald Avenue; 715-725 West 34th Street

'ON **Fen**

SUBSTITUTE NARRATIVE AND PLANS Re:

3401 South Emerald Avenue; 715-725 West 34th Street

The Applicant seeks a change in zoning from RS3 to RM5.

The applicant proposes to add 2 dwelling units in the basement level of the main residential building in conjunction with a basement rehabilitation, with no additions or other structural changes to the existing coach house, and with an overall addition of 2 new parking spaces (from 3 to 5).

Lot Area: **5,229 square feet** (42 feet x 124.5 feet)
Floor Area Ratio: 1.8 maximum / actual
Dwelling Units: • 6 (west building) • 2 (east building)
Minimum Lot Area Per Dwelling Unit: 650 square feet
Off-Street Parking (minimum): 5 parking spaces
Front (west) Setback: 0 feet (west building) • Not applicable (east building) (no changes - preexisting)
Side (north) Setback: 0 feet (west building) • 0 feet (east building) (no changes - preexisting)
Side (south) Setback: 2.9 feet (west building) • 0 feet (east building) (no changes - preexisting)

1661.0000

Rear (east) Setback: Not applicable (west building) • 24 feet 9-3/8 in. (east building) (no changes - preexisting)

Buil • 33 feet, 0 inches (west building) • 33 feet, 3-11/16 inches (east building)
Heig

**FINAL FOR
PUBLICATION**

1661.0000

)99J)S p|BJ9UJ3 mnno