



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-6004
Type: Ordinance
File created: 7/25/2018
Status: Passed
In control: City Council
Final action: 9/20/2018
Title: Zoning Reclassification Map No. 3-G at 1446 W Chestnut St - App No. 19752T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2018-6004.pdf, 2. SO2018-6004.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed as Substitute	Pass
7/25/2018	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, 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 456 feet west of and parallel to North Noble Street; West Chestnut Street; a line 480 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: 1446 West Chestnut Street, Chicago, IL

FINAL FOR PUBLICATION

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1446 WEST CHESTNUT ST., CHICAGO, IL

The subject property is improved with a residential building to be demolished. 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 3-story residential building with 3 dwelling units.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.4
Lot Area:	3,084 square feet
Building Floor Area:	4,287 square feet
Density:	1,028 square feet per dwelling unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9 feet, 5 and 5/8 inches East Side: 2 feet / West Side: 3 feet Rear: 38 feet, 8 and 3/8 inches Rear Yard Open space: 210 square feet
Building height:	37 feet 10 inches

FINAL FOR PUBLICATION

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EXISTING PARKWAY

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PUBLIC ALLEY