



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2014-1429, Version: 1

Application Number: 17949

ORDINANCE <j*um>&

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 350 feet East of and parallel to North Noble Street; West Chestnut Street; a line 325 feet East of and parallel to North Noble Street.

To those of an RT4, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 1326 West Chestnut Street, Chicago

NARRATIVE

TYPE 1 REZONING FOR 1326 WEST CHESTNUT STREET. CHICAGO

The subject property is currently improved with a two-flat. The Applicant needs a zoning change from RS3 to RT4 to meet the requirements for the minimum lot area and floor area to build a new three unit residential building (existing building will be demolished).

PROJECT DESCRIPTION:	Zoning Change from RS3 to RT4
Proposed land use:	3DU residential building
Floor Area Ratio:	Lot area: 3,200 s.f. Building Floor Area: 3,816 s.f. Proposed FAR= 1.192
Density:	1,066 perDU
Off- Street parking:	3 parking spaces
Set Backs	Front: 9'- 1" Side: 3'- 0" Rear: 38'- 5"
Building height:	38'Allowable / 33'- 7" Proposed

18FT ALLEY

exist, cafe imlk

CHESTNUT STREET-

^SITE PLAN

W

AVE. FRONT SETBACK CALCULATION 1330 - bEB' 1328 - 1308' 1322 - 1054' 1320 - fe.45'
TOTAL - 36.1274
NEW FRONT SETBACK - 9.03' 1

FINAL FOR PUBLICATION

1ST FLR ■
2ND FLR _
3RD FLR ::
TOTAL

_L280 SOFT. .0230 SOFT. .-3016 SOFT.

PROPOSED 3 UNIT BUILDING

1326 W. CHESTNUT ST.