



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2018-4489, Version: 1

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

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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) Setb• 0 feet (west building) • Not applicable (east building) (no changes - p
Side (north) Setb• 0 feet (west building) • 0 feet (east building) (no changes - preexistin
Side (south) Setb• 2.9 feet (west building) • 0 feet (east building) (no changes - preexist
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Rear (ea• Not applicable (west building) • 24 feet 9-3/8 in. (east building) (no
Setback: changes - preexisting)
Buil• 33 feet, 0 inches (west building) • 33 feet, 3-11/16 inches (east building)
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**FINAL FOR
PUBLICATION**

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