



# City of Chicago



SO2017-907

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/22/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-J at 3754-3756 N Central Park Ave - App No. 1913174
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

1913171  
INTRO DATE  
02-22-2017

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 the RS-3, Residential Single Family Homes and Two Flats designation as shown on Map Number 9-J in the area bounded by:

North Central Park Avenue; a line located 48.91 feet south of the south right-of-way of West Grace Street; the first alley west of North Central Park Avenue; West Grace Street.

to those of a B2-2, Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3754-3756 North Central Park, Chicago, Illinois 60618

**17-13-0303-C (1) Substitute Narrative Zoning Analysis (Transit-Oriented Application)  
3754-3756 North Central Park Avenue**

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Proposed Land Use: The Applicant is proposing to add two (2) garden apartments to the existing two-story building, creating a total of six (6) residential units, located at the subject property. Point-to-point measure of the distance between the property boundary line and the entry to the Addison Street Station Blue Line CTA Train is less than 1,300 feet.

- (A) Lot Area: 6,137 square feet (MM Surveying, February 10, 2017)
- (B) Actual Floor Area Ratio: 1.45 (8,892 total building area / 6,137)
- (C) Density (Lot Area Per Dwelling Unit): 1,023 s.f. (6,137 lot area / 6 units)
- (D) Off-street Parking: 4 provided (0 required)
- (E) Setbacks:
  - a. Front Setback: 21'-9"
  - b. Rear Setbacks: 37'-8"
  - c. Side Setbacks: 0'-0"
  - d. Rear Yard Open Space: 593 s.f.
- (F) Building Height: 30'-6"

**FINAL FOR PUBLICATION**

# MM SURVEYING CO., INC.

5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630

PROFESSIONAL DESIGN FIRM No. 184-003233

PHONE: (773)282-5900  
FAX: (773)282-9424  
mmsurvey1285@sbcglobal.net

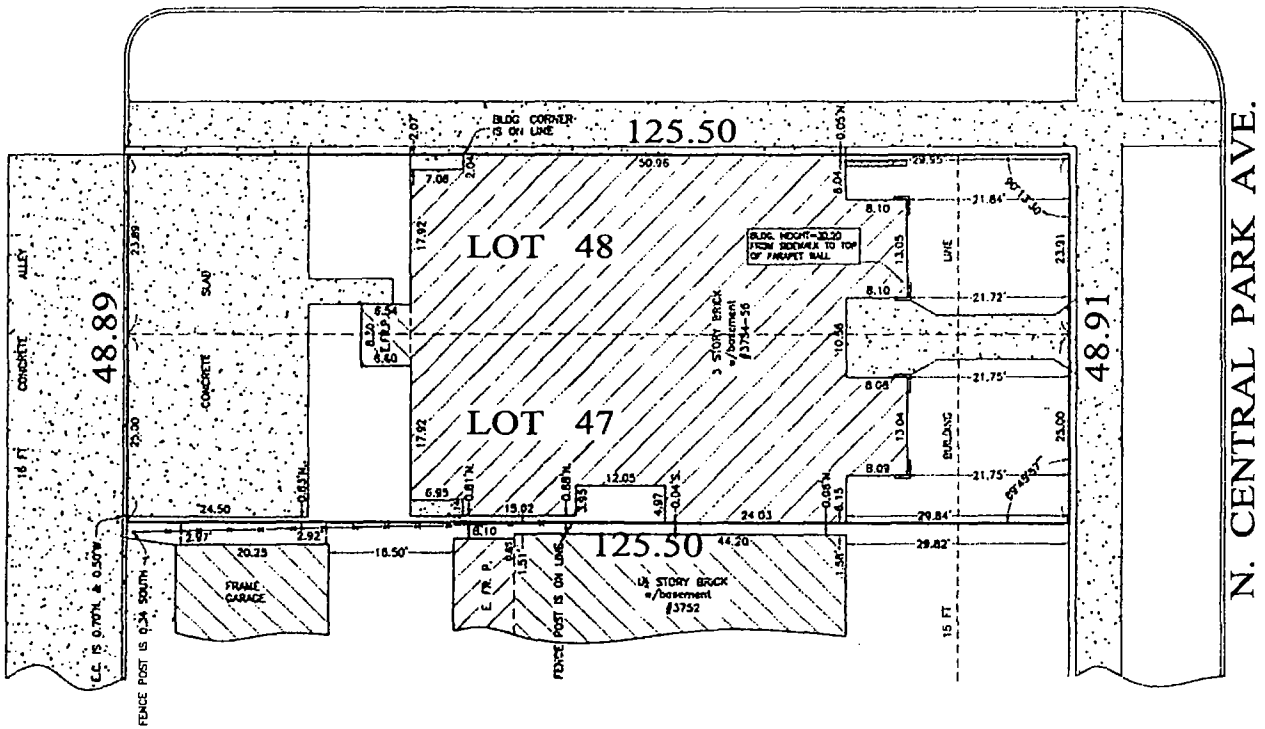
## PLAT OF SURVEY OF



LOTS 47 AND 48 IN BLOCK 10 IN MASON'S SUBDIVISIONS OF THE EAST 1/2 OF THE NORTH WEST 1/4 (EXCEPT RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOTAL LAND AREA = 6,137 sq ft.

W. GRACE ST.



**FINAL FOR PUBLICATION**

**LEGEND:**

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE
- EDGE OF BRICK

ORDER NO. 88081

SCALE: 1 INCH = 16 FEET

FIELDWORK COMPLETION DATE: FEBRUARY 08, 2017

ORDERED BY: REYES KURSON

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

State of Illinois  
County of Cook ss

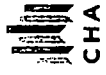
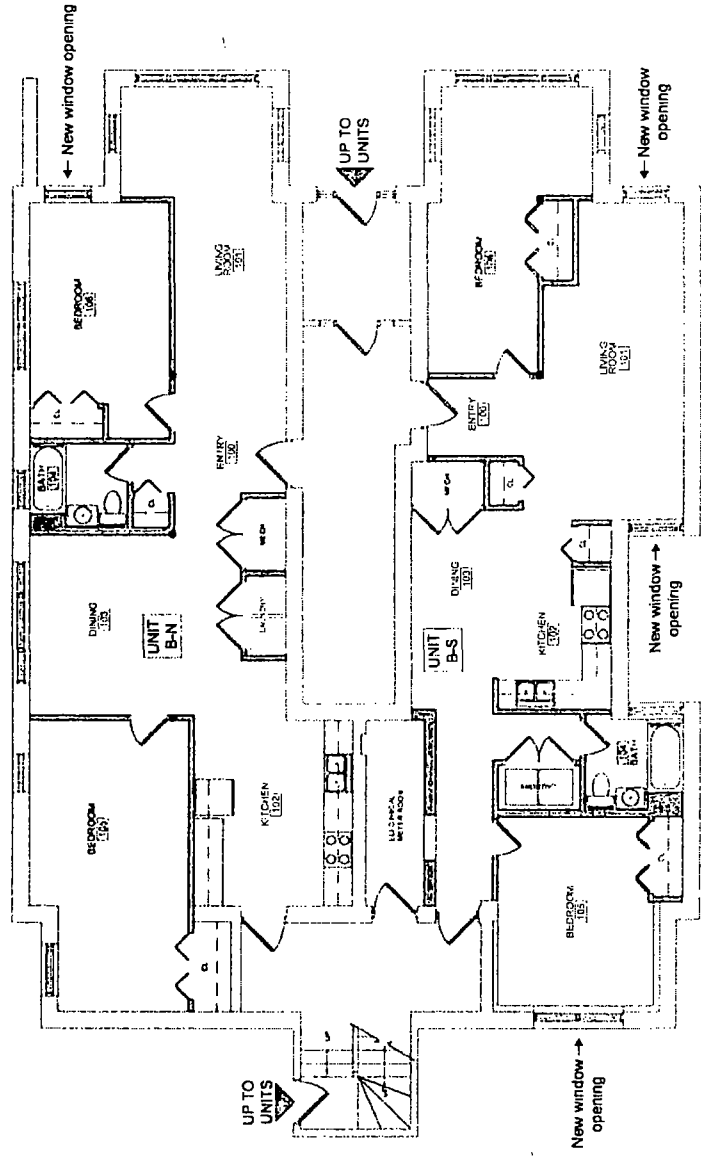
We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey

Signature: [Signature]

Date: FEBRUARY 10, 2017

REG. ILL. Land Surveyor No. 35-3758  
LIC. EXP NOVEMBER 30, 2018

FINAL FOR PUBLICATION



Basement Floor Plan  
 Scale: 1/8" = 1'-0"  
 July 29, 2016

3754-3756 N. Central Park Ave.  
 Basement Layout Study





Chicago Housing Authority  
 1701 S. WASHINGTON ST.  
 CHICAGO, ILL. 60607

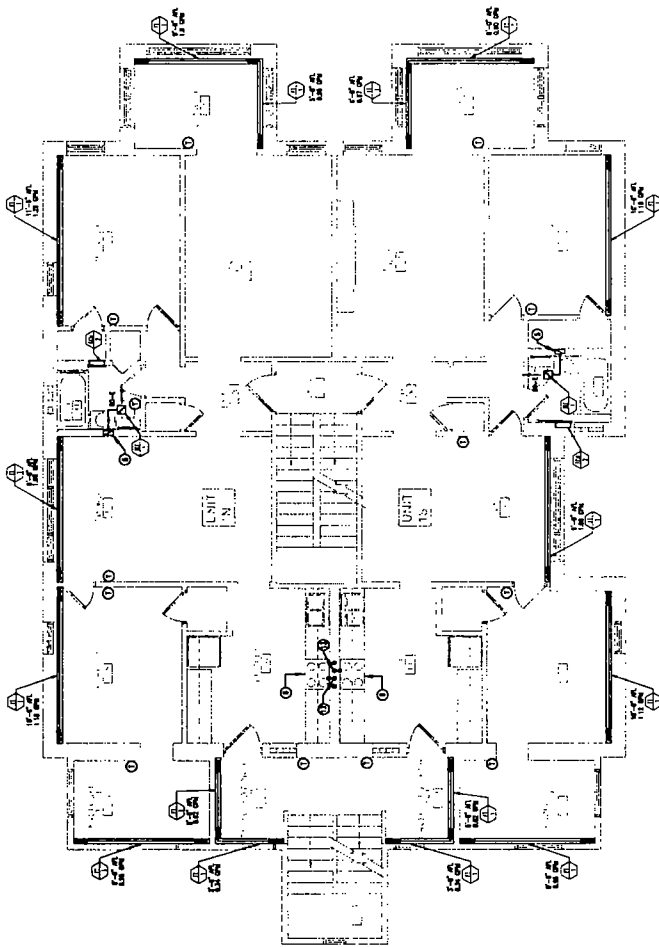
Scattered Site  
 Renovations



CHA  
 1701 S. WASHINGTON ST.  
 CHICAGO, ILL. 60607

FINAL FOR PUBLICATION

- 1. REMOVE EXISTING FLOOR SLABS AND ALL EXISTING PARTITIONS AND WALLS IN ALL UNITS TO BE RENOVATED.
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- 20. REMOVE EXISTING FLOOR SLABS AND ALL EXISTING PARTITIONS AND WALLS IN ALL UNITS TO BE RENOVATED.



1ST FLOOR NEW WORK PLAN  
 UNITS 1N & 1S  
 SCALE 1/4" = 1'-0"

ONE EAST PAPER  
 1115 S. WASHINGTON ST.  
 CHICAGO, ILL. 60607  
 (312) 343-4300  
 (312) 343-4301  
 WWW.CHICAGOHOUSINGAUTHORITY.COM

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 Construction  
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 Construction Safety  
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**SUMMARY OF WORK**  
 REMOVE EXISTING FLOOR SLABS AND ALL EXISTING PARTITIONS AND WALLS IN ALL UNITS TO BE RENOVATED.

