



City of Chicago



O2018-645

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/17/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 1514 W Altgeld St - App No. 19505T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 115.66 feet north of and parallel to West Altgeld Street; the alley next east of and parallel to North Bosworth Avenue; West Altgeld Street; and a line 101.20 feet east of and parallel to North Bosworth Avenue,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Common address of properties: 1514 West Altgeld Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis
1514 West Altgeld Street, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 2,891.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) residential building, at the subject property. The existing two-story (*non-conforming*) building will be razed. The new proposed building will contain a total of two (2) dwelling units. There will be parking for three (3) vehicles, located in a detached garage, at the rear of the lot. The new proposed building will be masonry in construction and will measure 37 feet-6 inches in height.

(A) The Project's Floor Area Ratio: 3,450 square feet (1.19 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
2 dwelling units (1,445.8 square feet)

(C) The amount of off-street parking: 3 parking spaces

(D) Setbacks:

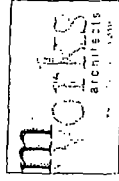
- a. Front Setback: 11 feet-2 inches
- b. Rear Setback: 39 feet-4 inches
- c. Side Setbacks:
East: 1 feet-0 inches
West: 3 feet-0 inches

**The Applicant will seek Variations for any deviations from the required setbacks for the new proposed building.*

(E) Building Height:
37 feet-6 inches

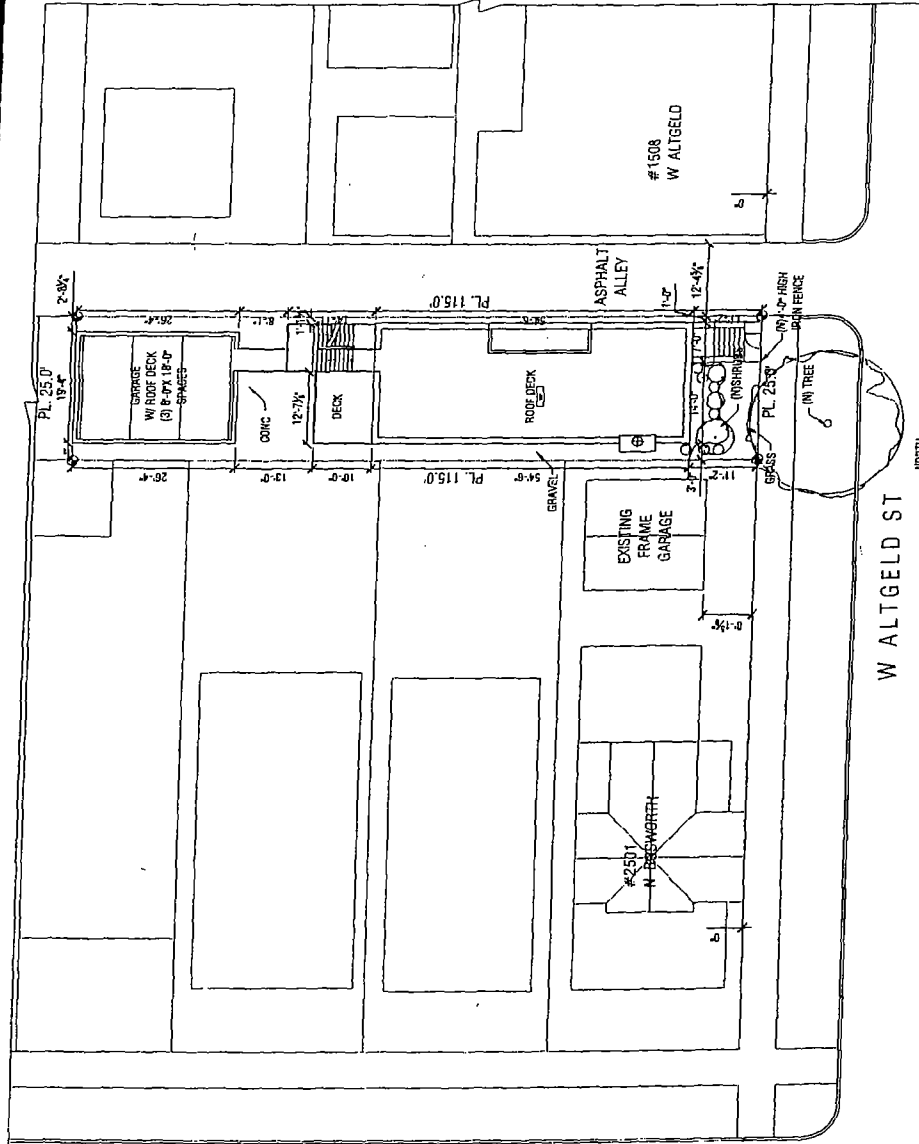
Garage Height:
15 feet-0 inches

FINAL FOR PUBLICATION



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1514 W. ALTGELD STREET
 14-02-2017



N BOSWORTH AVE

W ALTGELD ST

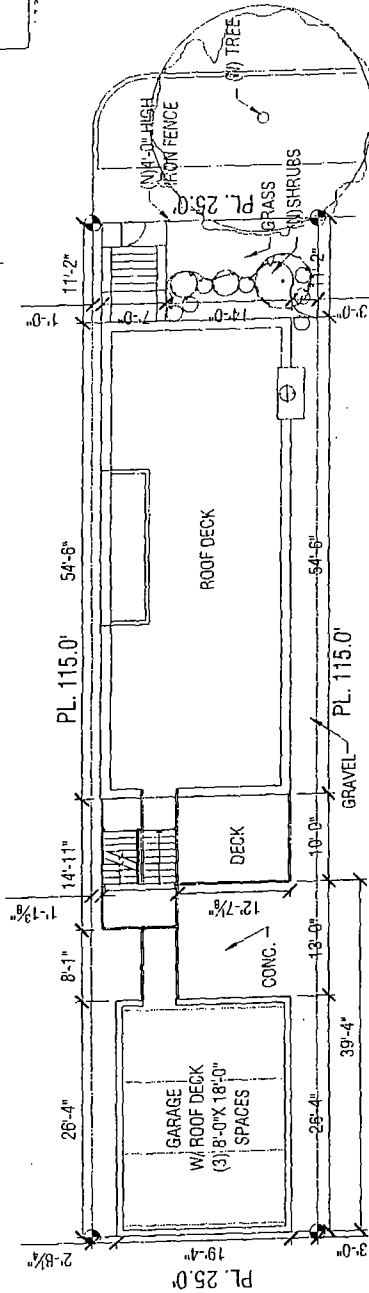
#1508
 W ALTGELD



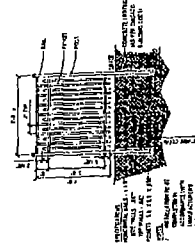
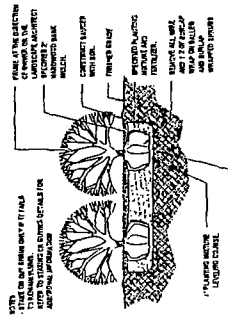
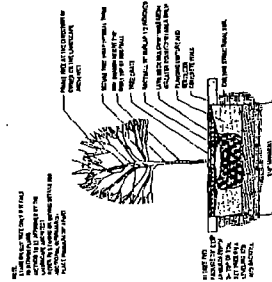
1 SITE PLAN W/ ADJACENT PROPERTIES
 SCALE 1/8"=1'-0"

1514 W. ALTGELD STREET

14-02-2017



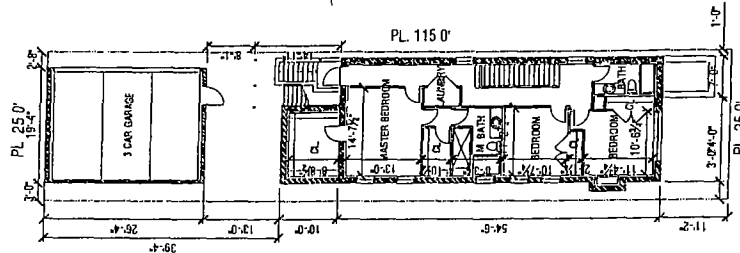
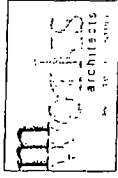
1 SITE PLAN
SCALE 3/16" = 1'-0"



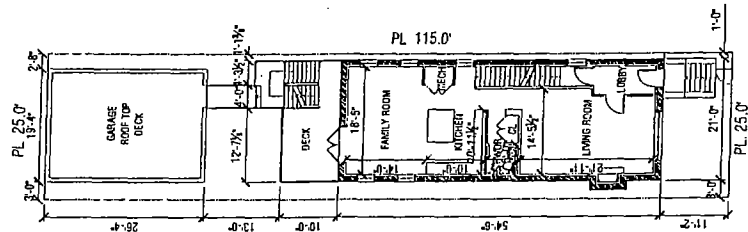
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1514 W. ALTGELD STREET

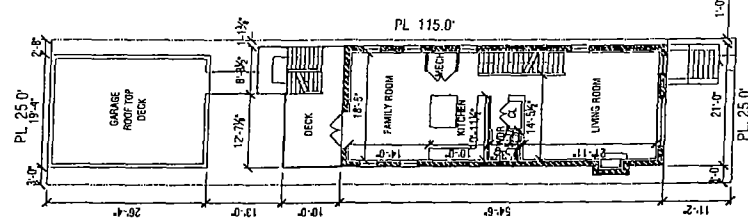
11-02-2017



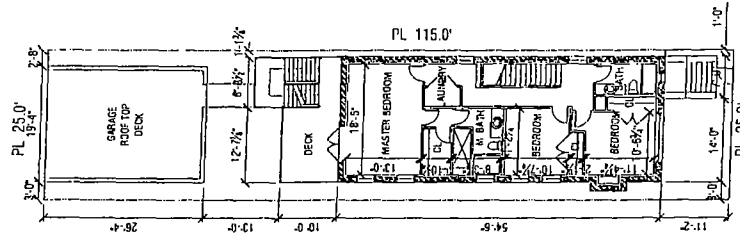
1 BASEMENT PLAN SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

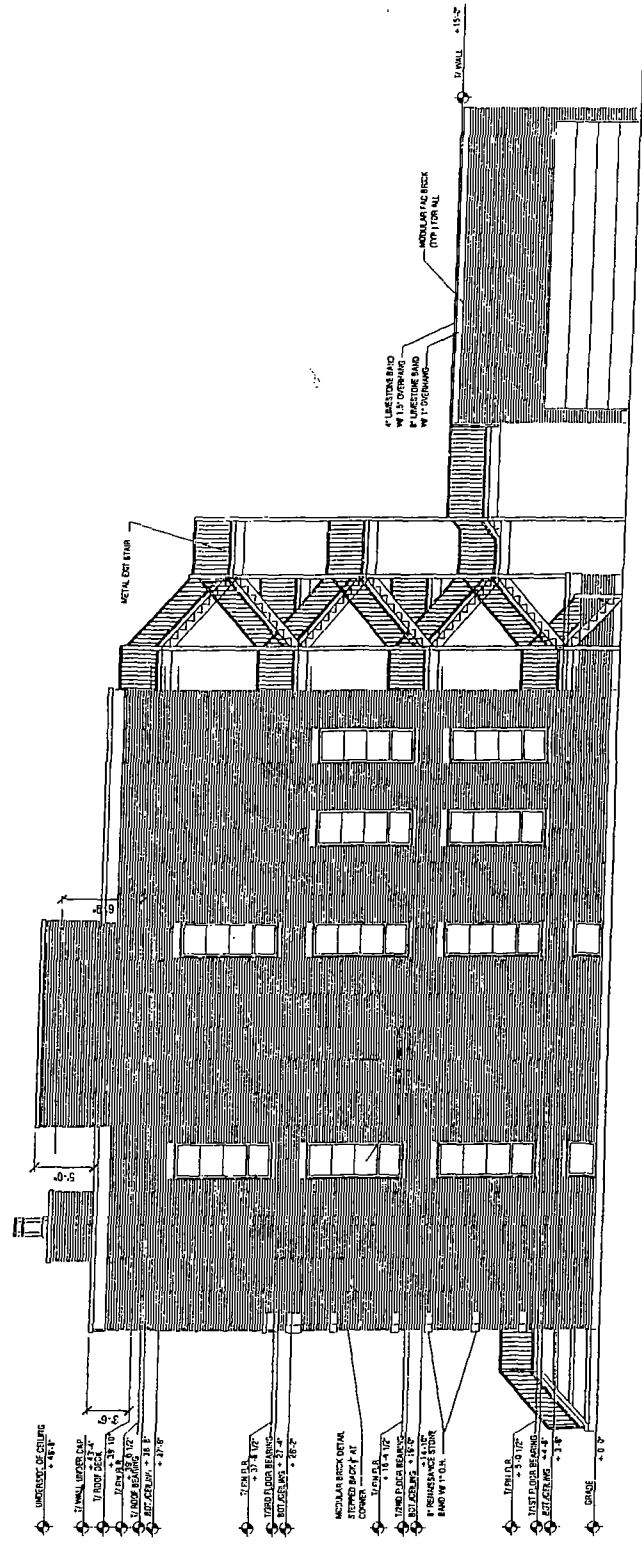
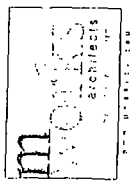


4 THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

1514 W. ALTGELD STREET

11-02-2007



1 EAST SIDE ELEVATION
SCALE 1/4" = 1'-0"

FINAL FOR PUBLICATION