



City of Chicago



O2019-7944

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 4745 N Artesian Ave - App No. 20198T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 RS-3 Residential Single Unit (deleted House) District symbols and indications as shown on Map No. 11-I in the area bounded by:

The alley next south of and parallel to West Lawrence Avenue;

The alley next east of and parallel to North Artesian Avenue;

A line 171.00 feet south of and parallel to West Lawrence Avenue; and

North Artesian Avenue;

to those of a RM-4.5 Residential Multi-Unit District.

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

Common Address of Property: 4745 North Artesian Avenue, Chicago, Illinois.

NARRATIVE & PLANS

4745 North Artesian Avenue – Type 1 Zoning Application from RS-3 to RM-4.5

The applicant wishes to meet code compliance for the existing structure and make an addition to the top floor unit by adding floor area and an outdoor deck above the living space for the unit on what is now the roof. The existing footprint for the building will not change and the height of the building will be 33 feet 10 inches. The building will continue to have three dwelling units and the number of off-street parking spaces will remain at four. There will be no other changes to the building.

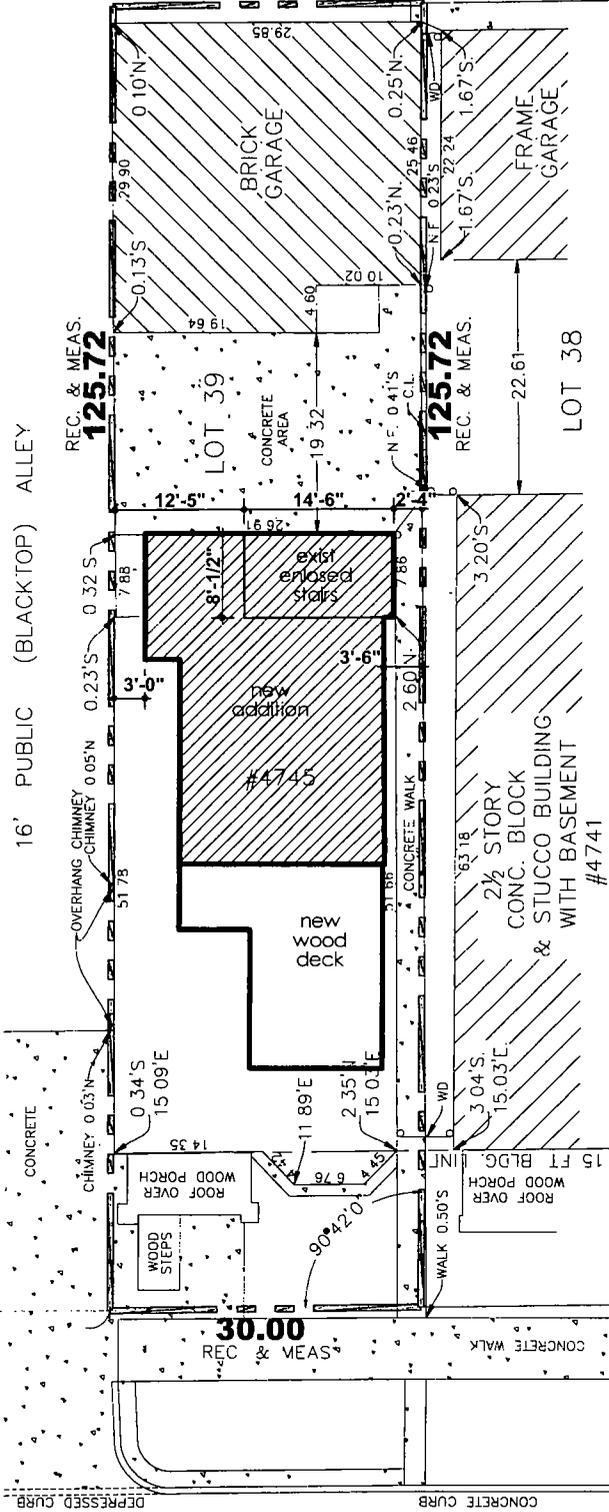
FAR	1.49 (proposed) 1.7 (allowed)
Lot Area	3,771.6 Square Feet
Lot Area Per Unit	1,257.2 Square Feet
Building Area	5,629 Square Feet
Building Height	33 Feet 10 inches
Front Setback	11 feet 11 inches*
Rear Setback	50 feet 8 inches
North side Setback	0 feet 0 inches*
South side Setback	2 feet 4 inches*
Parking	Four Parking Spaces

* Applicant will seek relief as needed.

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16' PUBLIC (BLACKTOP) ALLEY

REC & MEAS
30.00



16' PUBLIC (BLACKTOP) ALLEY

REC. & MEAS.
125.72

REC. & MEAS.
125.72

LOT 38

Zoning & Building data:

- * Lot area: 3771 sf.
- * Building height: 33'-10"
- * First floor (exist): 1647 sf.
- * Second floor (exist): 1647 sf.
- * Third floor: 700 sf.
- * Total: 3994 sf.

Type of construction - 3B

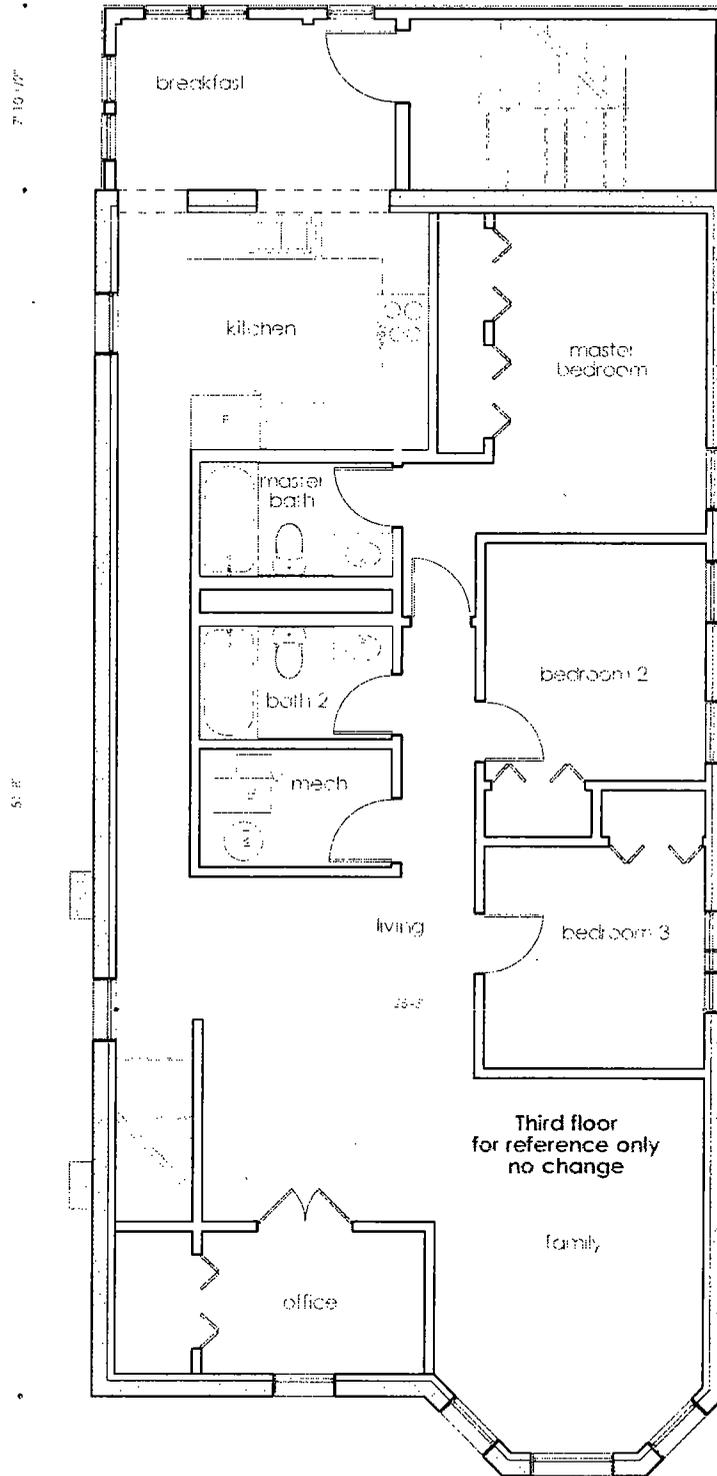
ARTESIAN AVE.

Architectural Site Plan

T-1	Project # 7-051	PARTIAL 3RD. FLOOR ADDITION ADDITION & ROOFTOP DECK 4745 N. ARTESIAN AVENUE CHICAGO *** ILLINOIS	Expires 11 30 2010 03/7 2010	ALAN LESNIX ARCHITECT LICENSE NO. 001 STATE OF ILLINOIS	License 184,007,270 708-715-5005 Leader architect@gmail.com	eco design Ltd LEADER ARCHITECTS 1701 S First Avenue Maywood, IL 60153
	Date 007 2010					

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26-11'

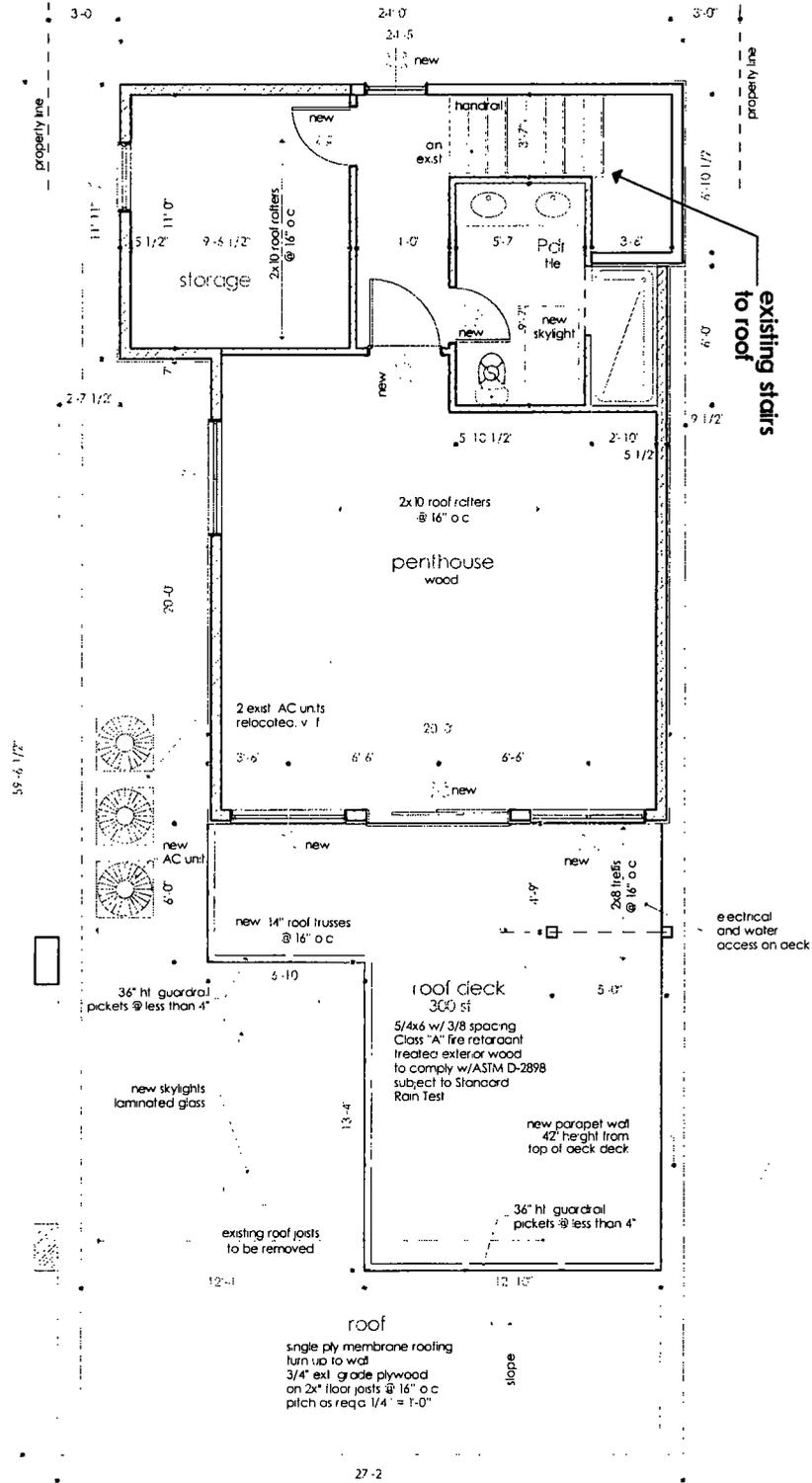


Second Floor Plan - existing
SCALE: 3/16" = 1'-0"

PR 1

PARTIAL 3RD. FLOOR
ADDITION ADDITION
S. ROOFTOP DECK
4745 N. ARTESIAN AVENUE
CHICAGO, ILLINOIS



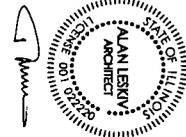


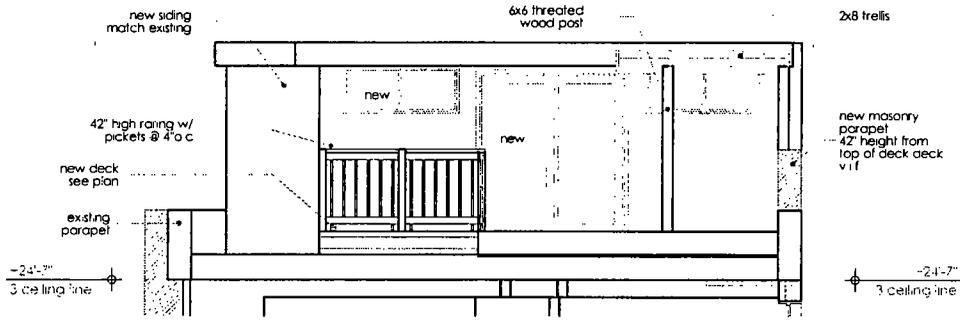
Third floor plan - proposed

SCALE 3/16" = 1'-0"

PR 2

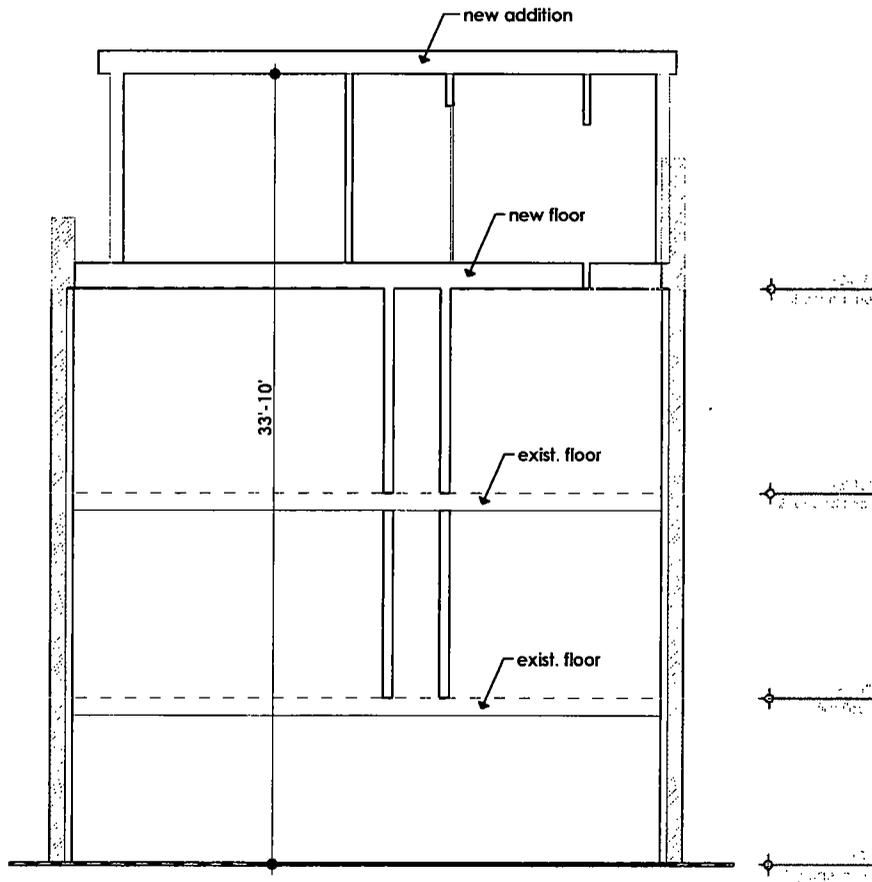
PARTIAL 3RD. FLOOR
ADDITION ADDITION
& ROOFTOP DECK
4745 N. ARTESIAN AVENUE
CHICAGO ILLINOIS





Partial Front Elevation - proposed 3rd floor

SCALE: 3/16" = 1'-0"



Building section

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

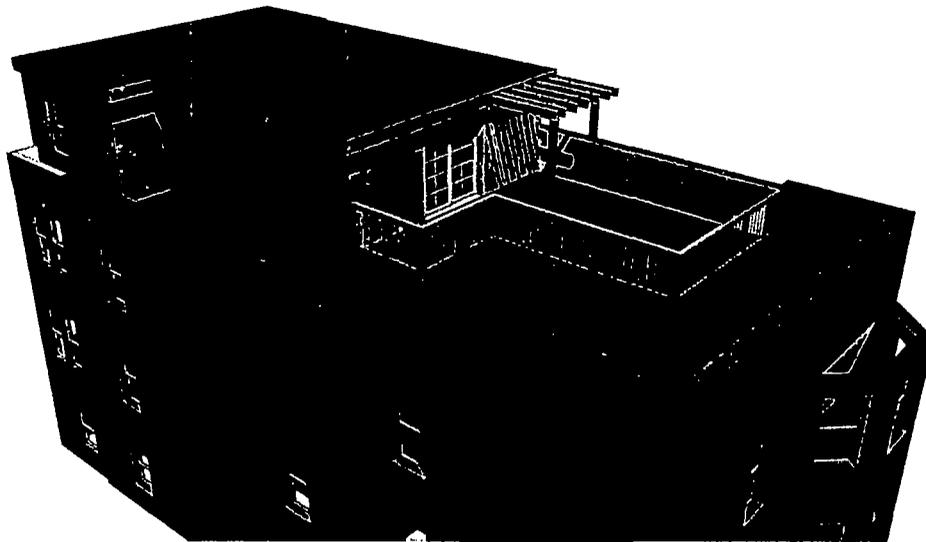
PR 4

PARTIAL 3RD. FLOOR
ADDITION ADDITION
& ROOFTOP DECK

4745 N. ARTESIAN AVENUE
CHICAGO, ILLINOIS

ALAN LESKIV
ARCHITECT
STATE OF ILLINOIS
LICENSE NO. 001 222 220

LEADER ARCHITECTS
architectural design firm



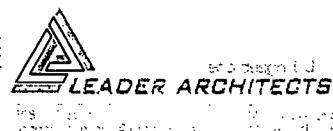
Partial 3rd floor addition - proposed



Front elevation - existing

PR
3

PARTIAL 3RD. FLOOR
ADDITION ADDITION
& ROOFTOP DECK
4745 N. ARTESIAN AVENUE
CHICAGO ILLINOIS



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