



City of Chicago



SO2021-2601

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 1113-1115 W Patterson Ave - App No. 20758T1
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, the Chicago Zoning Ordinance, be amended by changing all the *RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District* symbols and indications as shown on Map No. 9-G in the area bounded by

West Patterson Avenue; the alley next southwest of and parallel to North Clark Street; the alley next north of and parallel to West Addison Street; and a line 284 feet east of and parallel to North Racine Avenue,

to those of a *RM-5.5 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: 1115 West Patterson Avenue

17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE + PLANS*

1113-1115 West Patterson Avenue, Chicago, Illinois

Proposed Zoning: RM-5.5 Residential Multi-Unit District

Lot Area: 7,774 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new four-story (with basement) multi-unit *residential* building, with an attached garage, at the subject property. To accommodate for the new development, the Applicant intends to raze the existing *non-conforming* structures, which presently occupy the site. The proposed new four-story building will contain a total of seventeen (17) dwelling units, located on and between the Basement (partial) thru 4th Floors. In addition to two of the dwelling units, the 1st Floor will feature interior (garage) parking for fourteen (14) vehicles and storage for at least twenty-six (26) bicycles – between the Basement and 1st Floor, which such vehicular parking will be accessible via the two Public Alleys bordering the site. The proposed new building will be masonry in construction and will measure 47 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 19,432 square feet (2.5 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 17 units (457 square feet)
- (C) The amount of off-street parking: 14 vehicle parking spaces; 26 bicycle parking spaces

**The Applicant will seek a Variation to allow for a 20% reduction in the required off-street vehicular parking for the new proposed development. [Sec. 17-13-1101-D].*

- (D) Setbacks:
 - a. Front Setback: 15 feet-3 $\frac{5}{8}$ inches
 - b. Rear Setback: 13 feet-0 inches
 - c. Side Setbacks:
 - East: 2 feet-0 inches
 - South: 3 feet-0 inches

**The Applicant will seek any Variation(s) that may be necessary to bring the proposed setbacks into compliance with the current Zoning Ordinance. [Sec. 17-13-1101-B].*

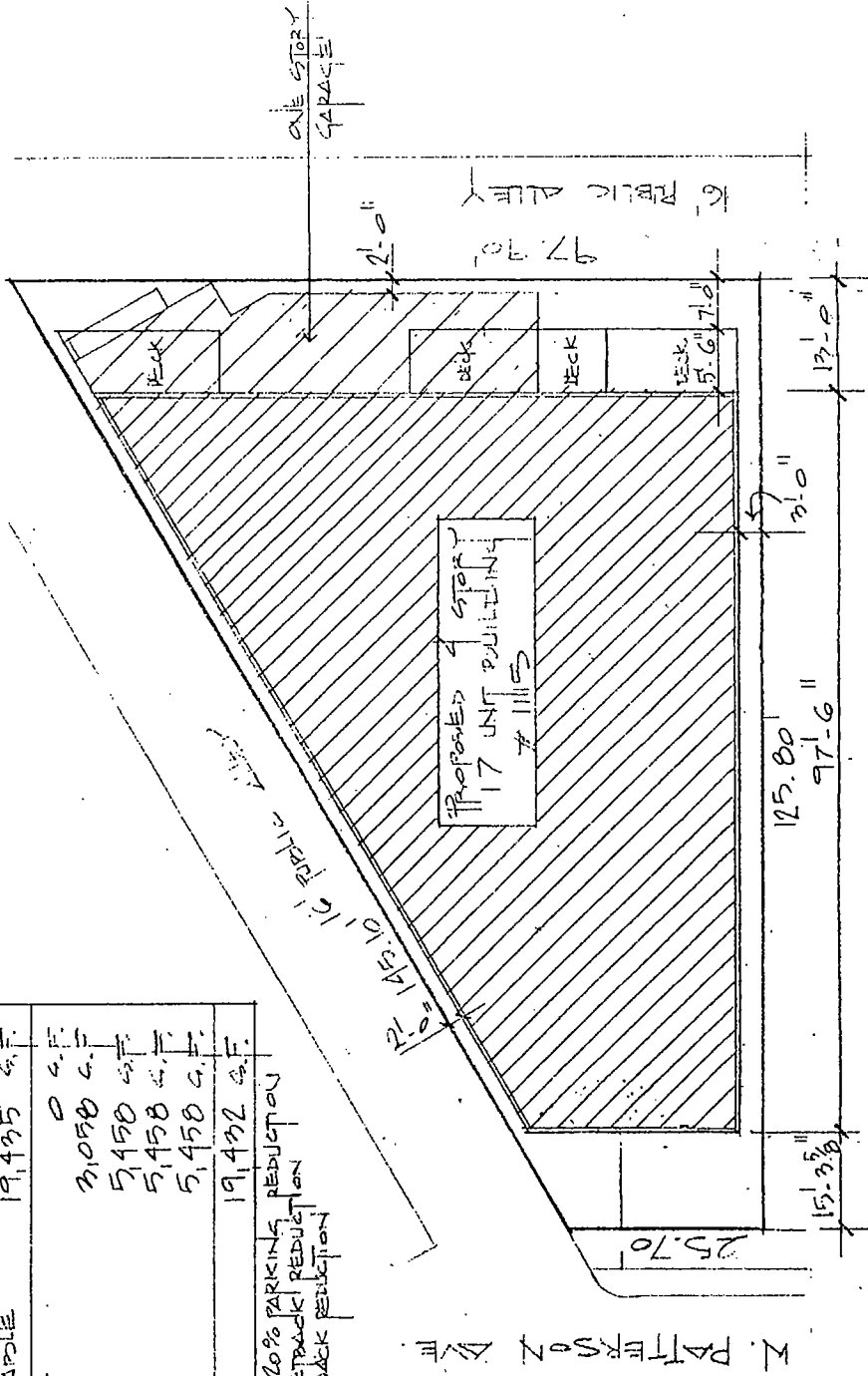
- (E) Building Height: 47 feet-0 inches

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ZONING INFORMATION	
LOT AREA	7,774 S.F.
F.D.R.	2.5
MAXIMUM EQUIVABLE	19,495 S.F.
PARKING	
1st Floor	0 S.F.
2nd Floor	3,058 S.F.
3rd Floor	5,458 S.F.
4th Floor	5,458 S.F.
TOTAL	19,492 S.F.

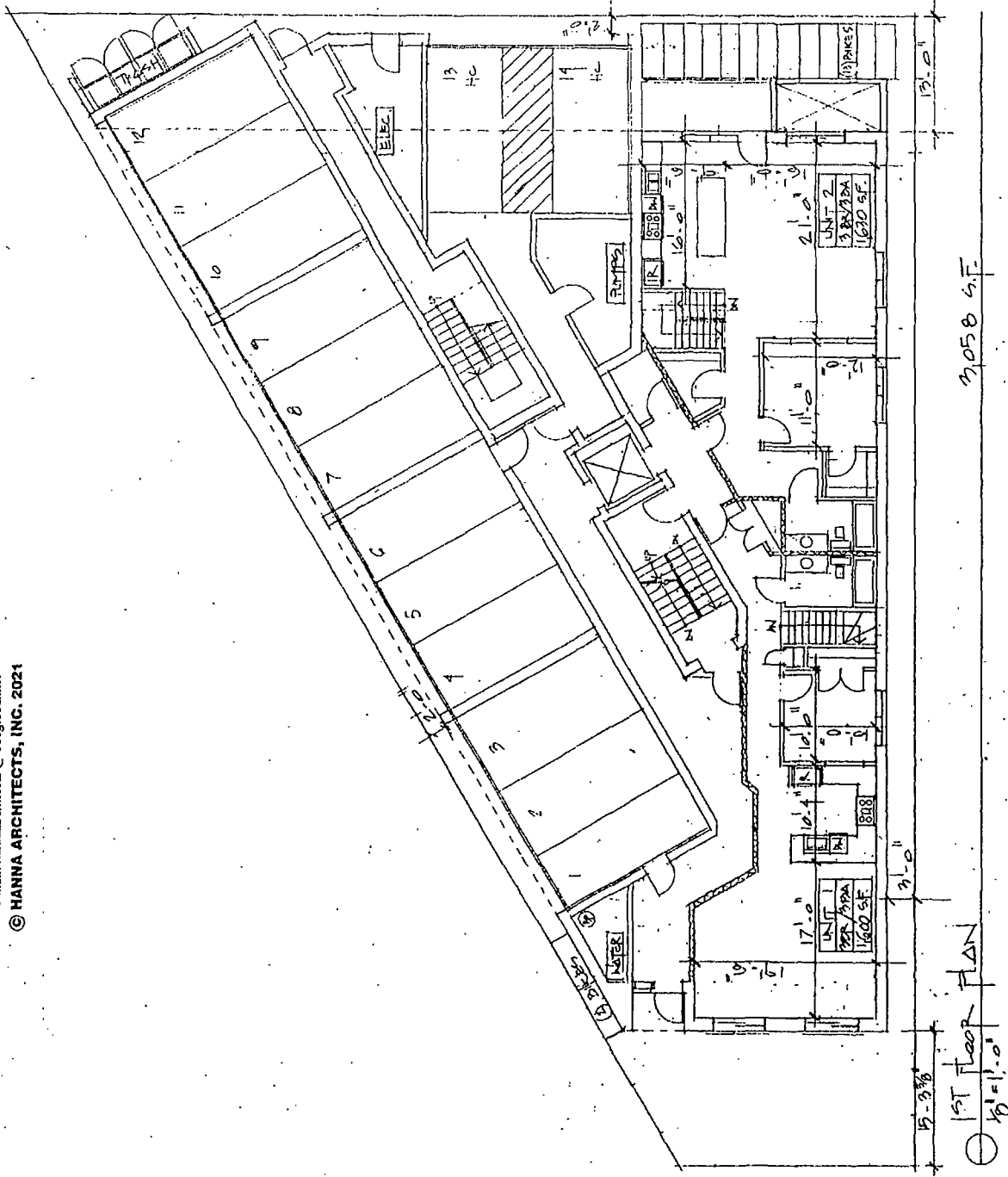
VARIABLES: 20% PARKING REDUCTION
 REAR YARD SETBACK REDUCTION
 SIDE YARD SETBACK REDUCTION
 OPEN SPACE



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

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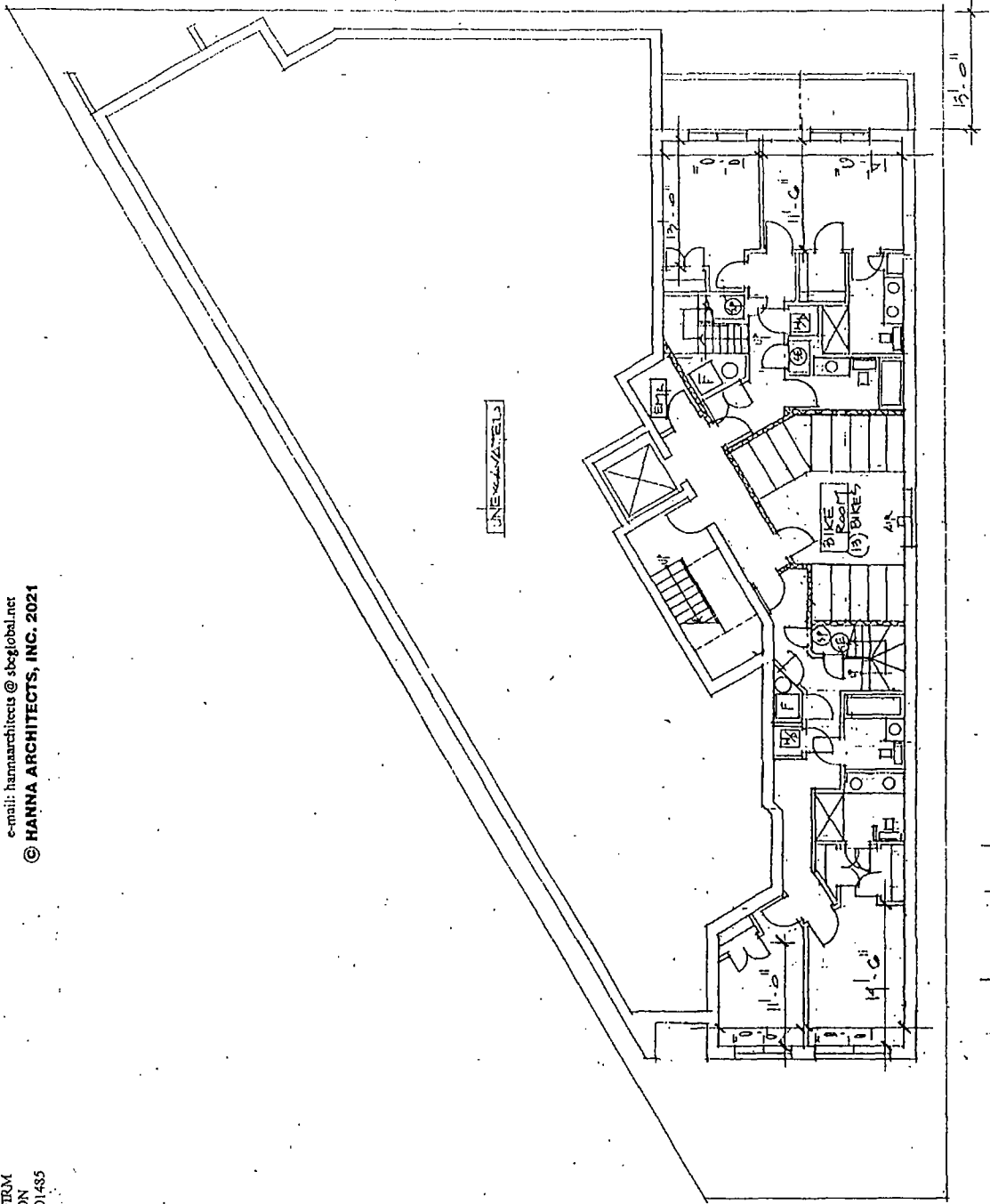


1st Floor PLAN
10'-11" 13'-0" 15'-3 3/8" 2,058 S.F.

UNIVERSITY

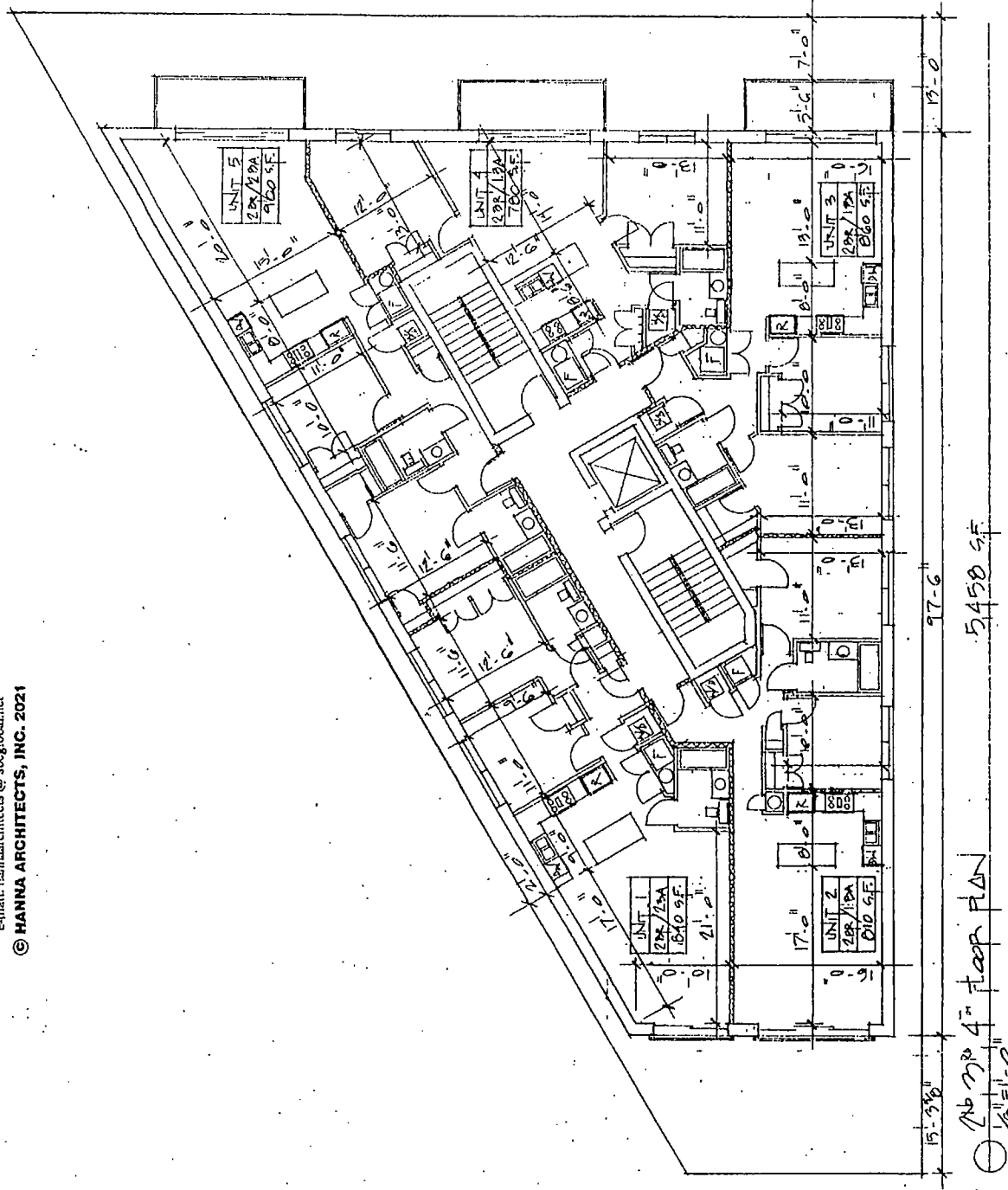
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⊙ BASEMENT FLOOR PLAN
1/8" = 1'-0"

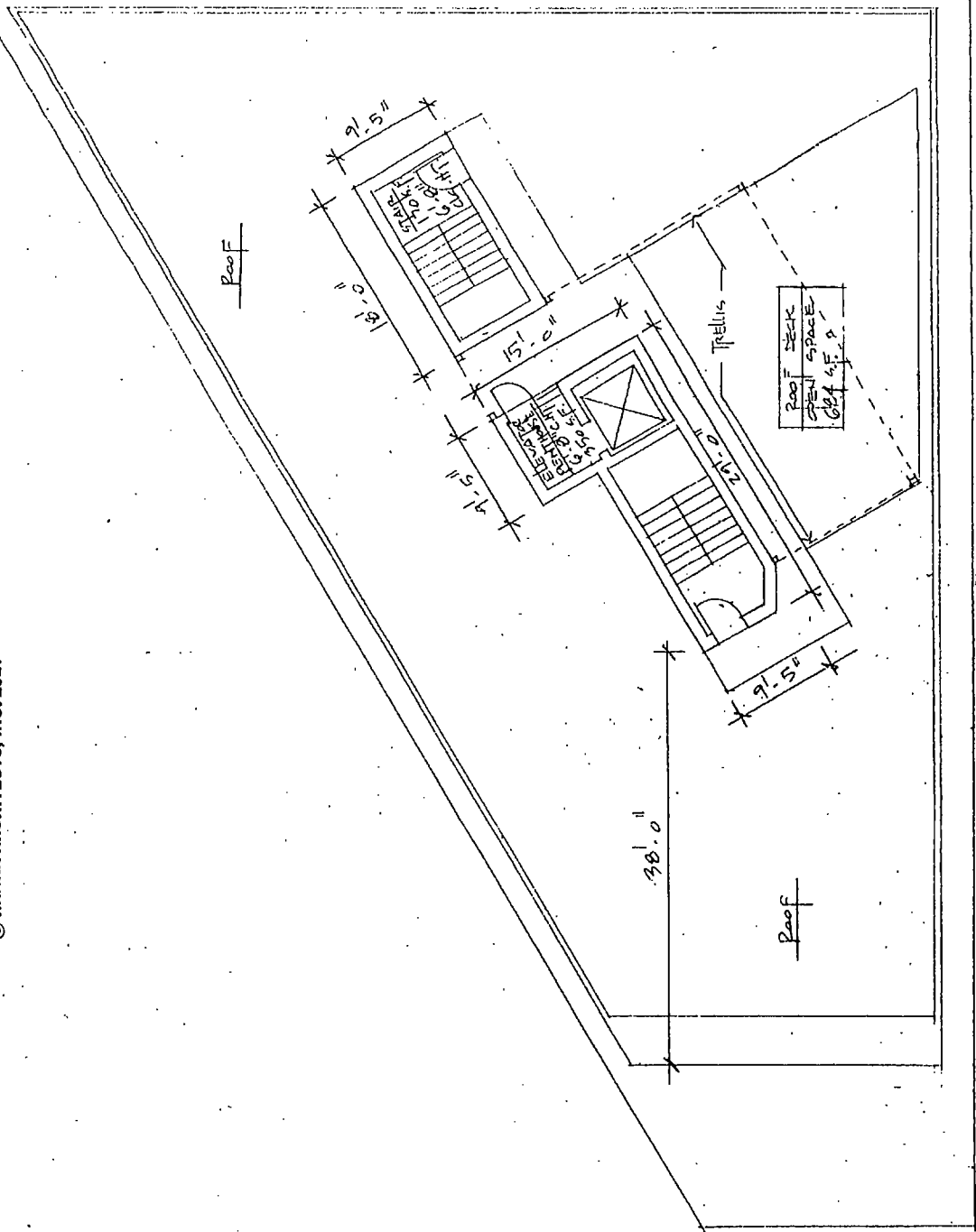
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15'-3 3/8" 97'-6" 19'-0"
 1/8" = 1'-0"
 4th Floor Plan
 5450 SF

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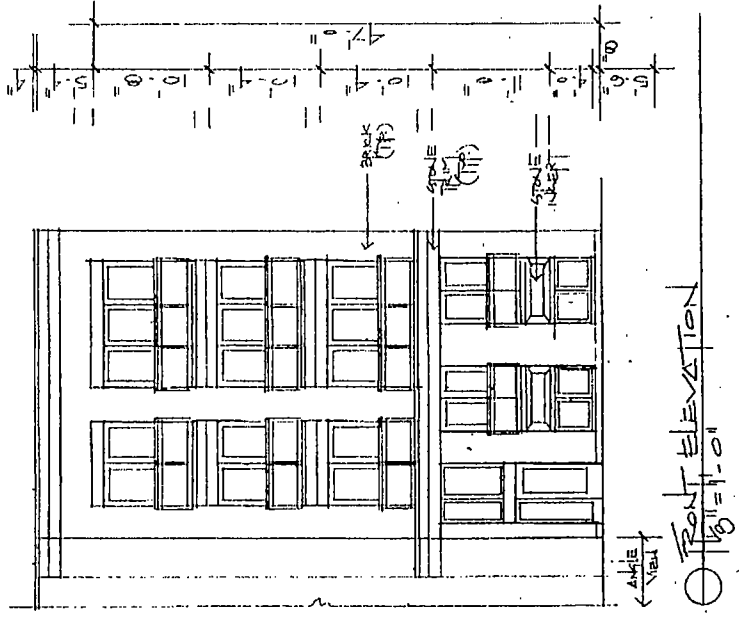
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Roof Plan
1/8" = 1'-0"

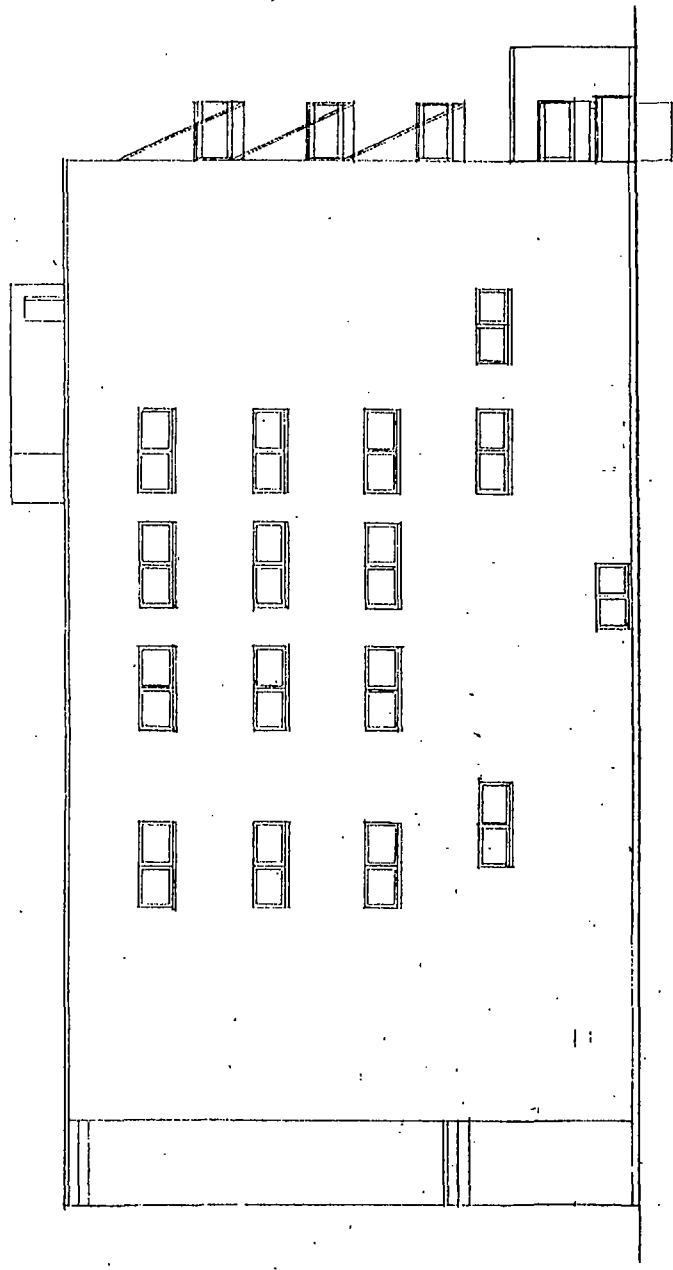
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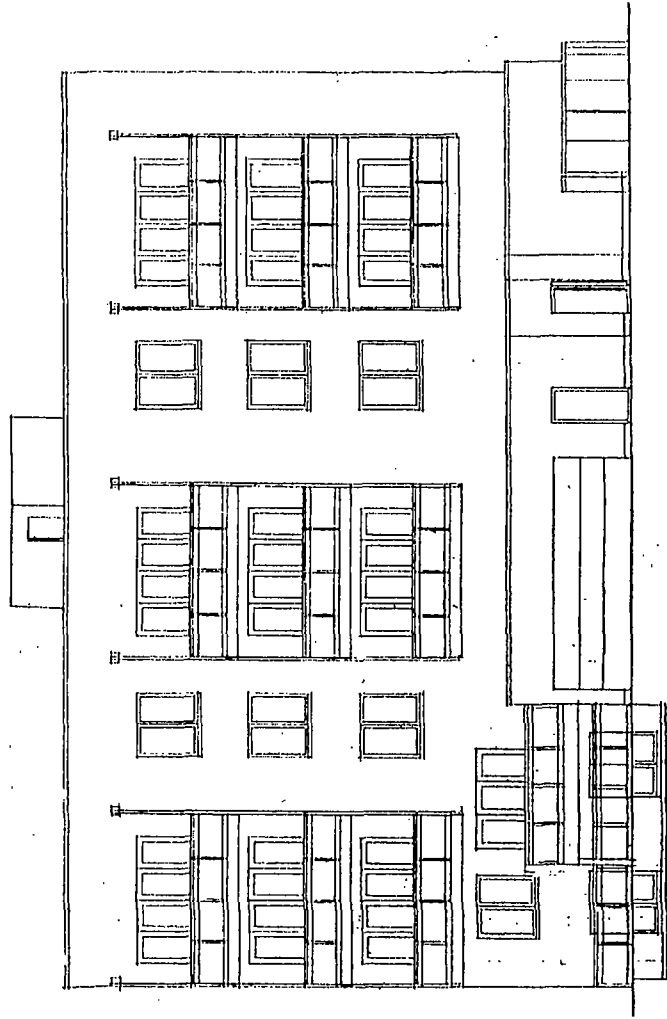
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WEST ELEVATION
 1/8" = 1'-0"

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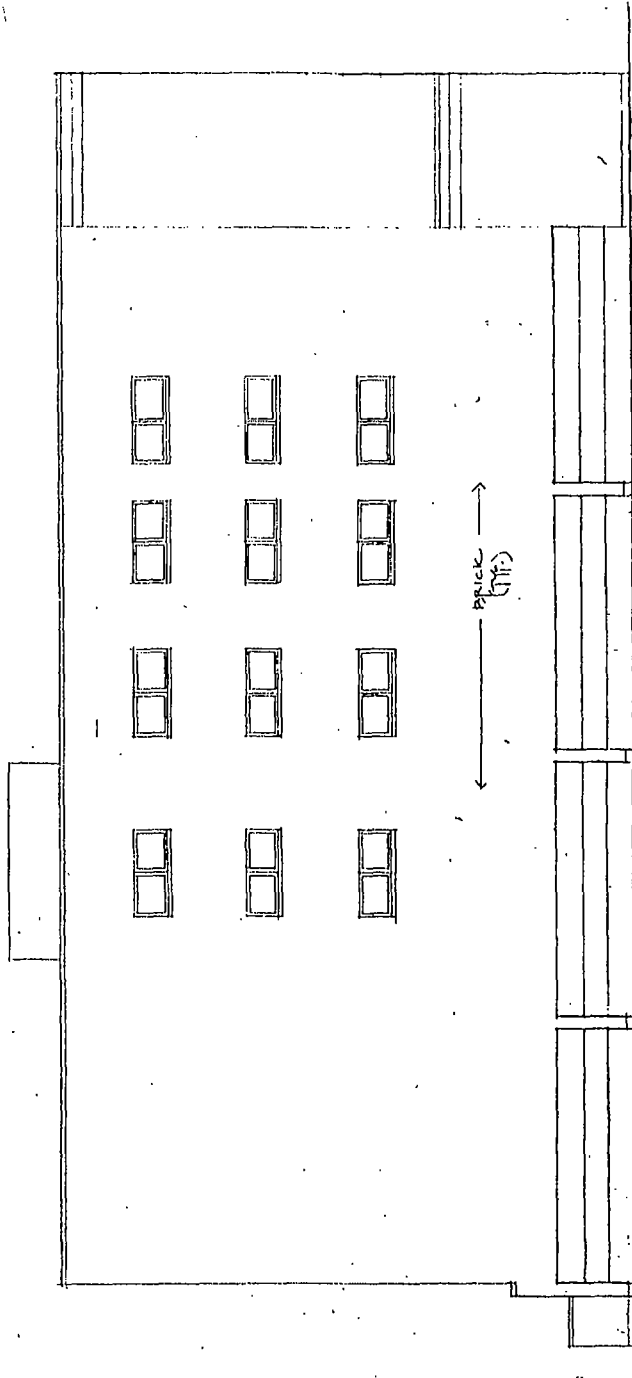
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South Elevation
10/12/21

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○ EAST ELEVATION
1/10/21