



# City of Chicago



SO2018-4018

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-F at 1511 N Sedgwick St - App No. 19659T1
<b>Committee(s) Assignment:</b>	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 is hereby amended by changing all of the C1-3, Neighborhood Commercial District symbols as shown on Map No. 3-F in the area bounded by:**

**A line 466.38 feet south of and parallel to West North Avenue; a line 102.30 feet east of and parallel to North Sedgwick Street; a line 491.38 feet south of and parallel to West North Avenue; and North Sedgwick Street.**

**To those of a B2-5, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1511 North Sedgwick Street, Chicago**

**FINAL FOR PUBLICATION**

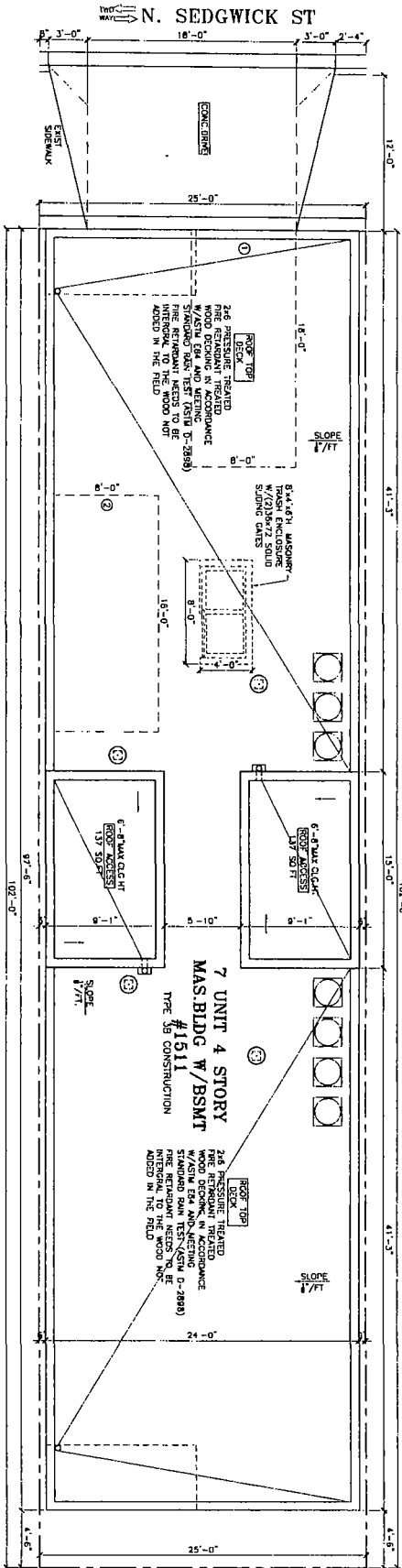
**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING  
FOR 1511 NORTH SEDGWICK STREET, CHICAGO**

The subject property is currently a vacant lot. The Applicant intends to develop this property with a 4-story residential building with 7 dwelling units (ground rear and upper floors). The Applicant needs a zoning change to allow residential use on the ground floor; to comply with the maximum floor area ratio standard and the minimum lot area standards of the Ordinance; and to allow parking reduction by up to 100 percent from the otherwise applicable standards per Code section 17-10-0102-B Transit-Served Locations.

Project Description:	Zoning Change from a C1-3 to a B2-5
Use:	Residential building with 7 dwelling units (ground rear and upper floors)
Floor Area Ratio:	3.5
Lot Area:	2,557.50 Square Feet
Building Floor Area:	8,920 Square Feet
Density:	364 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 2 (TSL reduction)
Set Backs:	Front: 0 Feet North Side: 6 Inches / South Side: 6 Inches Rear: 4 Feet 6 Inches *
Building height:	Feet 50 Feet 7 Inches

\* Will file for a variation if required

**FINAL FOR PUBLICATION**



⊕ SITE PLAN  
SCALE 3/16" = 1'-0"

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PROJECT NAME & ADDRESS  
1511 N. SEDGWICK  
7 UNIT 4 STORY  
APT. BLDG W/BSMT  
CHICAGO, ILLINOIS

SHEET TITLE  
SITE PLAN

TITLEBLOCK

SHEET NUMBER  
A-1



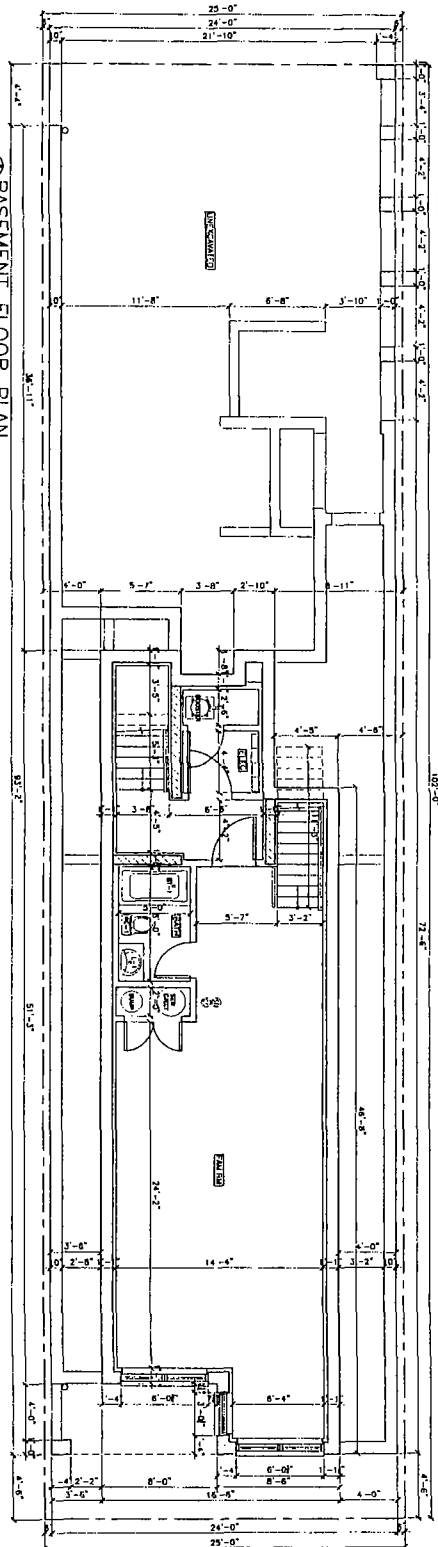
DESIGNED BY: [Signature]  
DATE: [Date]  
CHECKED BY: [Signature]  
DATE: [Date]

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.  
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SCHEDULING AND CONSTRUCTION LOGS.

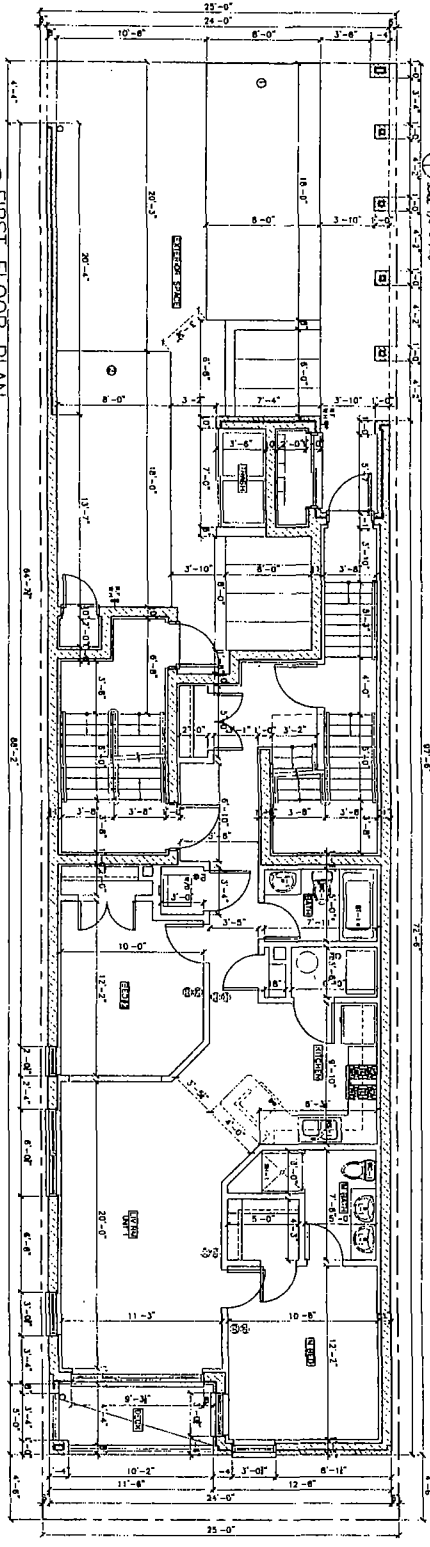
**HANNA**  
ARCHITECTURE, INC.  
180 W. WASHINGTON  
CHICAGO, ILLINOIS 60601  
PHONE: (312) 750-1800  
FAX: (312) 750-1801  
PROFESSIONAL DESIGN FIRM  
LICENSE NUMBER: 184-001445

N. SEDGWICK ST

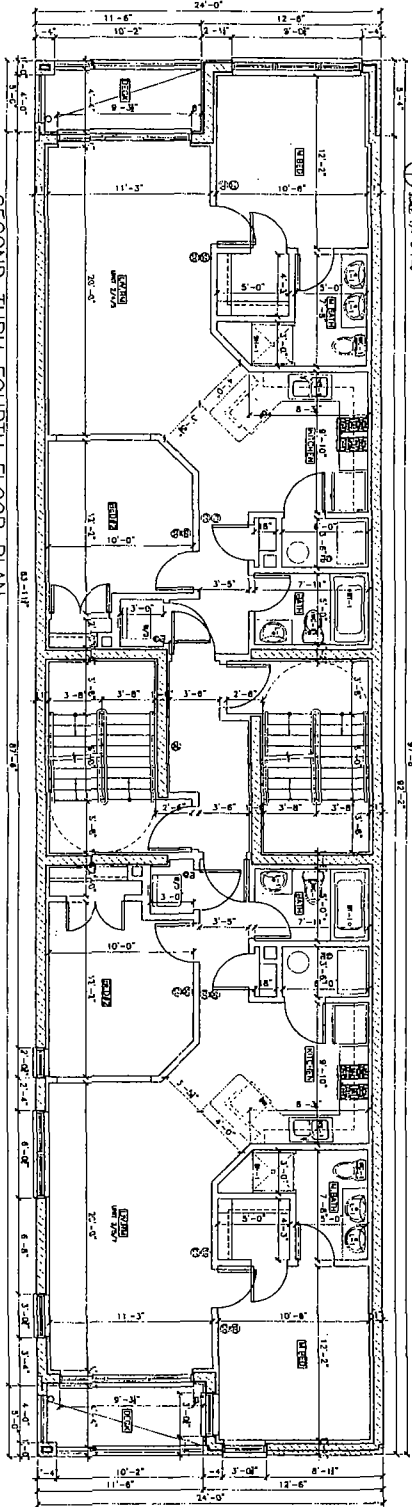
⊕ BASEMENT FLOOR PLAN



⊕ FIRST FLOOR PLAN



⊕ SECOND THRU FOURTH FLOOR PLAN



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SHEET NUMBER A-2

TILE NAME

SHEET TITLE  
BASEMENT THRU  
FOURTH FLOOR  
PLANS

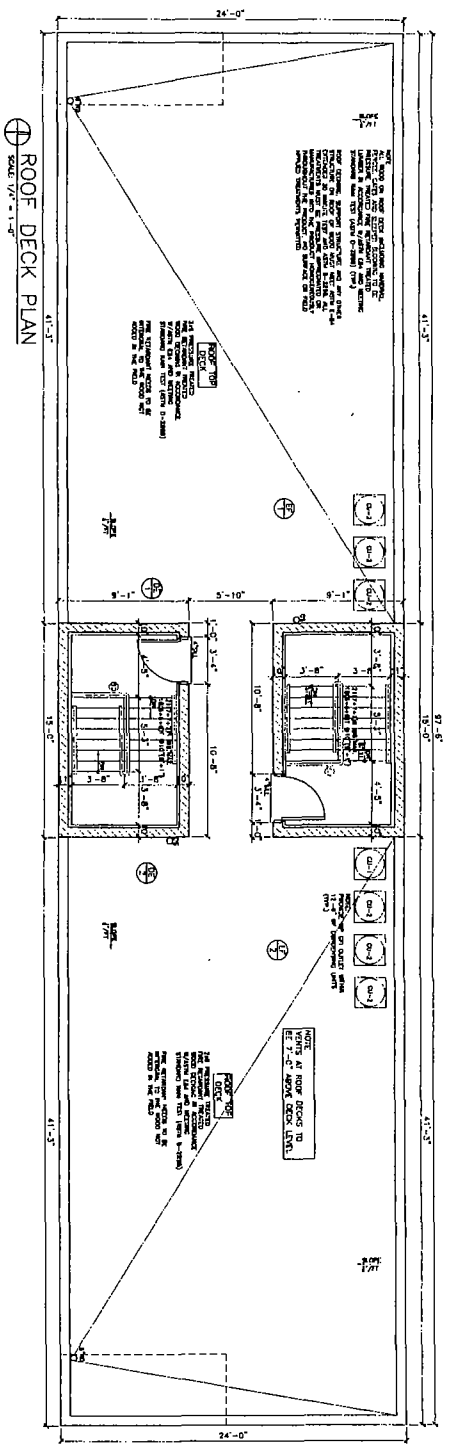
PROJECT NAME & ADDRESS  
1511 N. SEDGWICK  
7 UNIT 4 STORY  
APT. BLDG W/SSMT  
CHICAGO, ILLINOIS



DESIGNED BY JPH  
DRAWN FOR PERMIT: MAY 2, 2018  
CHECKED FOR PERMIT: MAY 2, 2018  
DESIGN FOR PERMIT

NOTICE: Prepared under Contract  
with the Building Department of the  
City of Chicago, Illinois. The  
Contractor shall be responsible for  
obtaining all necessary permits and  
for the proper use of the plans.  
The City of Chicago is not responsible  
for the accuracy of the information  
provided herein.

**HANNA**  
INC.  
(312) 750-1800  
180 W WASHINGTON  
CHICAGO ILLINOIS 60602  
750 (312) 750-1800  
PROFESSIONAL DESIGN FIRM  
LICENSE NUMBER: 043.001165



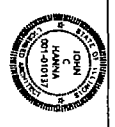
⊕ ROOF DECK PLAN  
SCALE: 1/4" = 1'-0"

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PROJECT NAME & ADDRESS  
1511 N. SEDGWICK  
7 UNIT 4 STORY  
APT. BLDG W/BSMT  
CHICAGO, ILLINOIS

SHEET NUMBER  
A-3

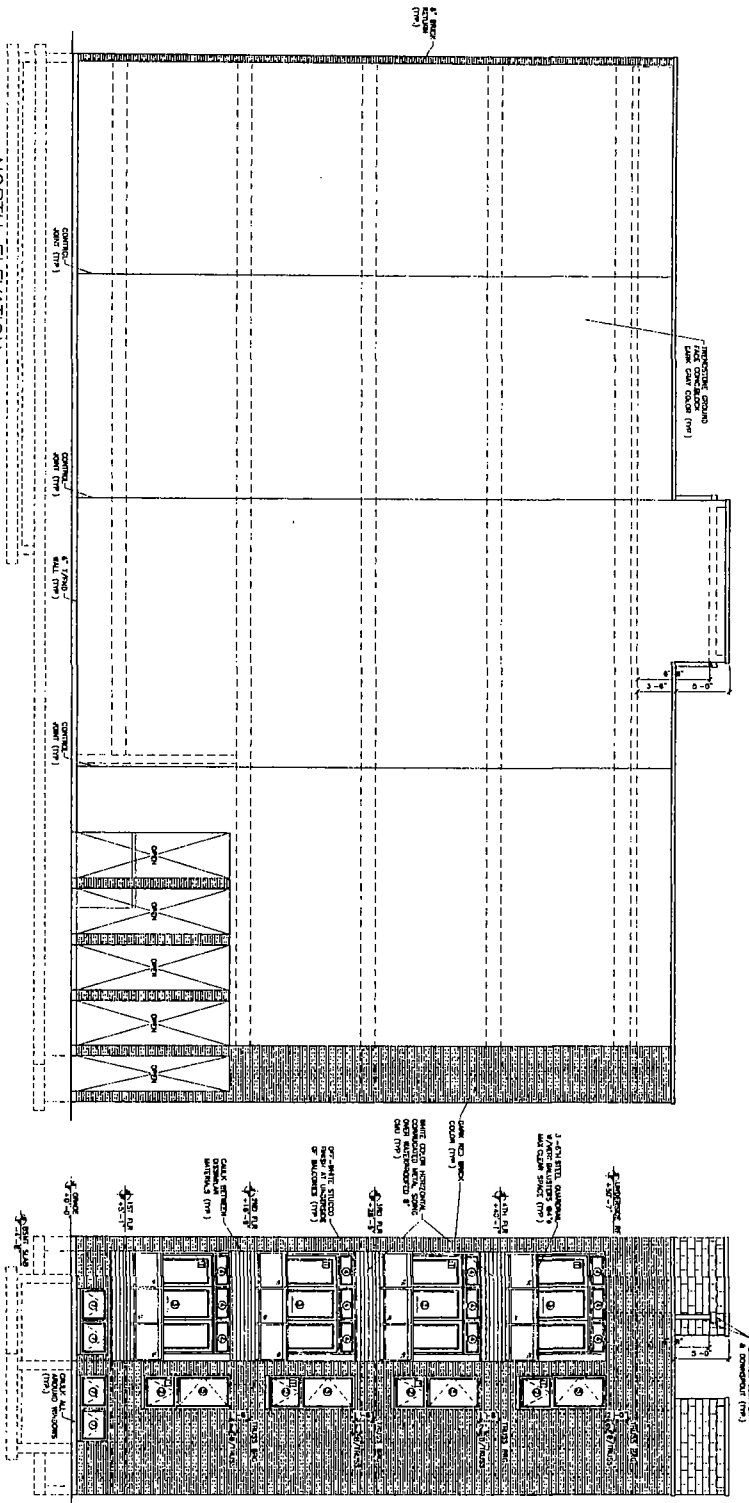


DATE: 07/12/2019  
DRAWN BY: JH  
CHECKED BY: JH  
DATE: 07/12/2019

PROFESSIONAL DESIGN FIRM  
1100 N. WASHINGTON  
CHICAGO, ILLINOIS 60610  
PHONE: (312) 750-1801  
FAX: (312) 750-1801  
LICENSE NUMBER: 194-01-01483

1100 N. WASHINGTON  
CHICAGO, ILLINOIS 60610  
PHONE: (312) 750-1801  
FAX: (312) 750-1801  
LICENSE NUMBER: 194-01-01483





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PROJECT NAME & ADDRESS  
 1511 N. SEDGWICK  
 7 UNIT 4 STORY  
 APART. BLDG W/BSMT  
 CHICAGO, ILLINOIS

BUILDING  
 ELEVATIONS

PLANS/DATE

SHEET NUMBER  
 A-6



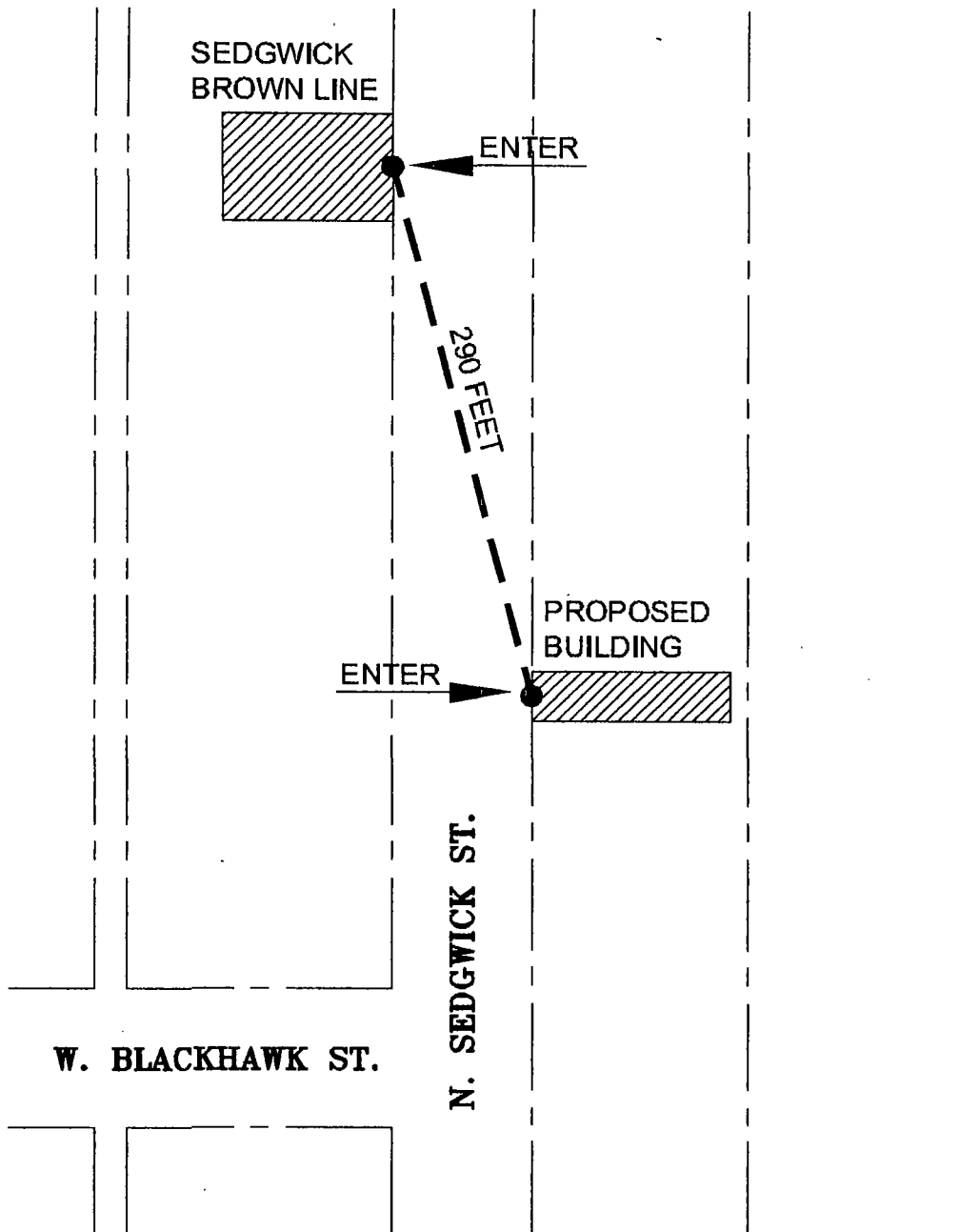
DATE OF ISSUE  
 ISSUED FOR PERMIT  
 ISSUED FOR RECORD  
 REVISION NO. 1

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**HANNA**  
 ARCHITECTS, INC.

1501 W. WASHINGTON  
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 PROFESSIONAL DESIGN FIRM  
 LICENSE NO. 000000000





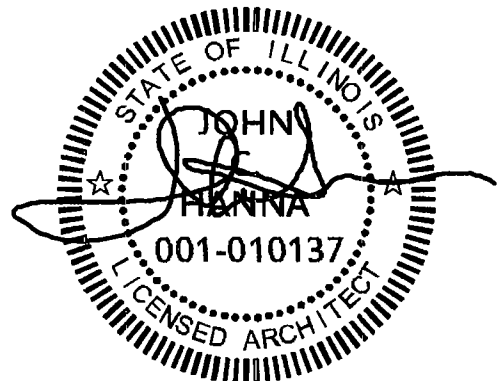
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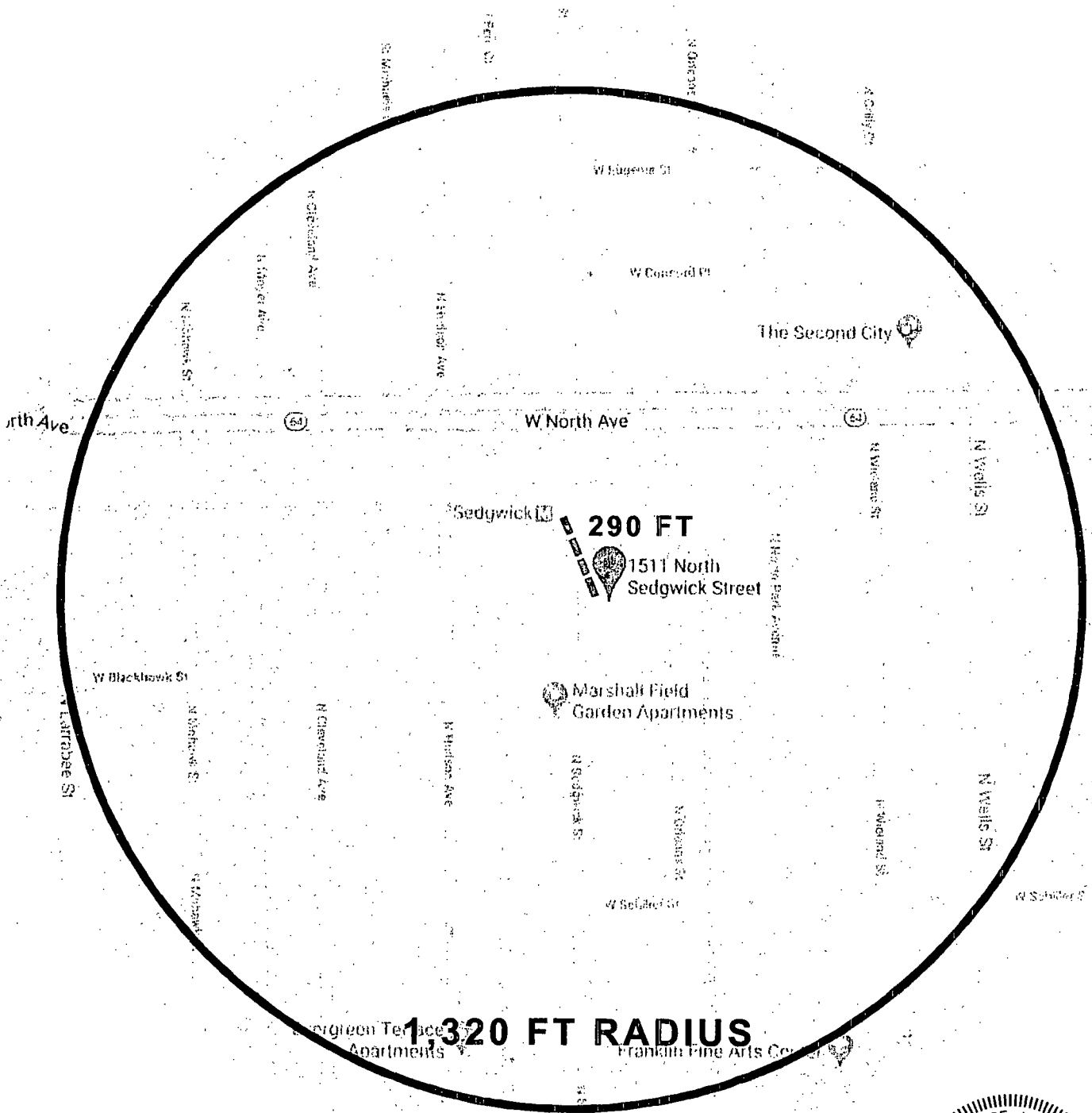
ARCHITECT SWORN STATEMENT FOR PARKING REDUCTION

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA TRAIN ENTRANCE DOOR OPENING TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 1511 N. SEDGWICK ST. BY A STRAIGHT LINE IS 395.00' WHICH IS LESS THAN THE REQUIRED 1320.00'

SIGNED: \_\_\_\_\_ DATE: 02.05.2018

(ARCH.) ILLINOIS LICENSE NUMBER: 001-010137





FINAL FOR PUBLICATION

# 1511 N. SEDGWICK ST. PARKING REDUCTION

