



City of Chicago



SO2018-1875

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1512 N Rockwell St - App No. 19565T1
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 is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3 - I in the area bounded by:

A line 150.52 feet North of and parallel to West Lemoyne Street; North Rockwell Street; a line 120 feet North of and parallel to West Lemoyne Street; the public alley next West of and parallel to North Rockwell Street.

To those of an RM4.5, Residential Multi-Unit District

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

Common address of property: 1512 North Rockwell Street, Chicago

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19565

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR 1512 NORTH ROCKWELL AVE., CHICAGO, IL

The subject property is currently vacant. The Applicant intends to build a new 3-story three dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.11
Lot Area:	3,815 Square Feet
Building Floor Area:	4,200 Square Feet
Density:	1,271 Square Feet per Dwelling Unit
Off- Street parking:	3 Parking spaces:
Set Backs:	Front: 12 Feet 5 Inches North Side: 5 Feet / South Side: 5 Feet 6 ½ Inches Rear: 37 Feet 9 Inches Rear Yard Open space: 296 Square Feet
Building height:	37 Feet 9 Inches

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HANNA ARCHITECTURE INC.
(312) 745-1800
181 W. WASHINGTON
CHICAGO, ILLINOIS 60601
PA: (312) 745-1811
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER: 044-00145

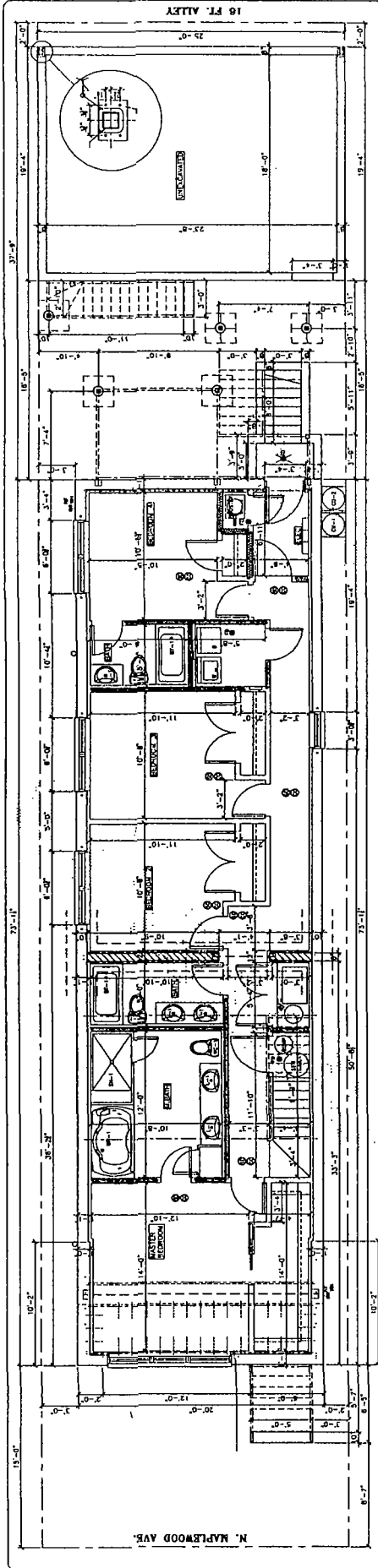
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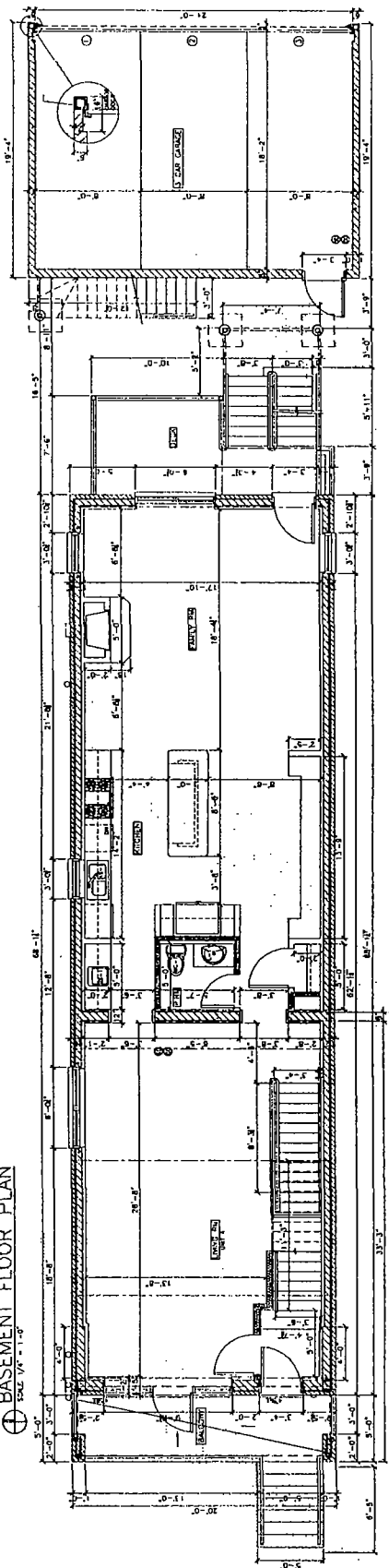
PROJECT NAME & ADDRESS
1631 N. MAPLEWOOD
3 UNIT 3 STORY
MASONRY BLDG
W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
BASEMENT THRU
SECOND FLOOR
PLANS

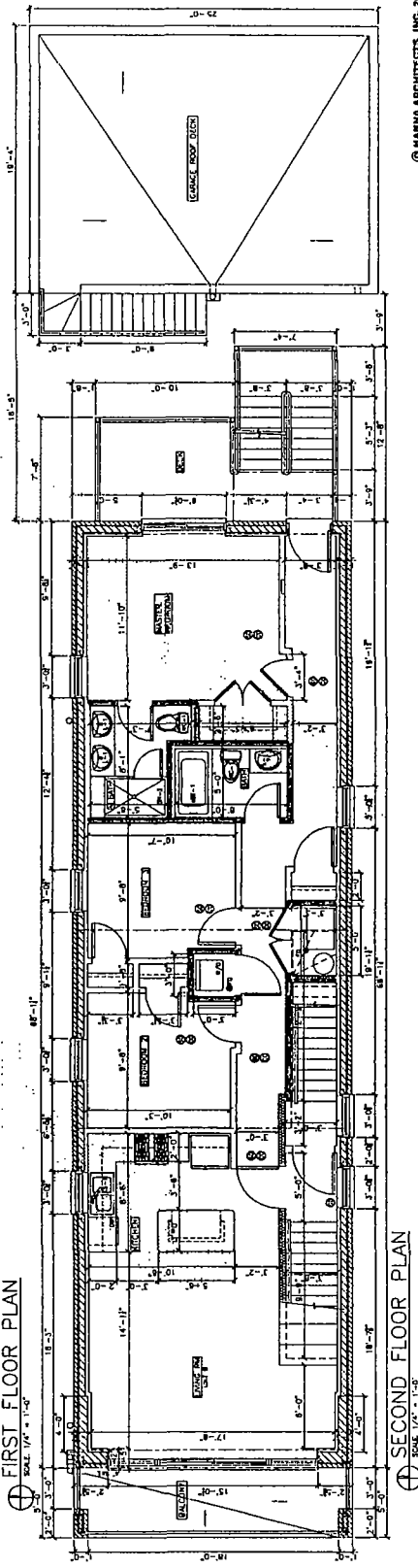
FILE NAME
SHEET NUMBER
A-2



⊕ BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



⊕ FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



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

FINAL FOR PUBLICATION

MANNA ARCHITECTS, INC.
 (312) 758-1879
 1815 N. WABERSON
 CHICAGO, ILLINOIS 60614
 FAX (312) 758-1881

PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER 144-001465

THIS PLAN PREPARED UNDER CONTRACT
 FOR THE ARCHITECTURAL RECORDS OF THE
 CHICAGO DEPARTMENT OF PLANNING AND
 ZONING AND THE CHICAGO DEPARTMENT OF
 PUBLIC WORKS AND ENGINEERING
 (312) 758-1881

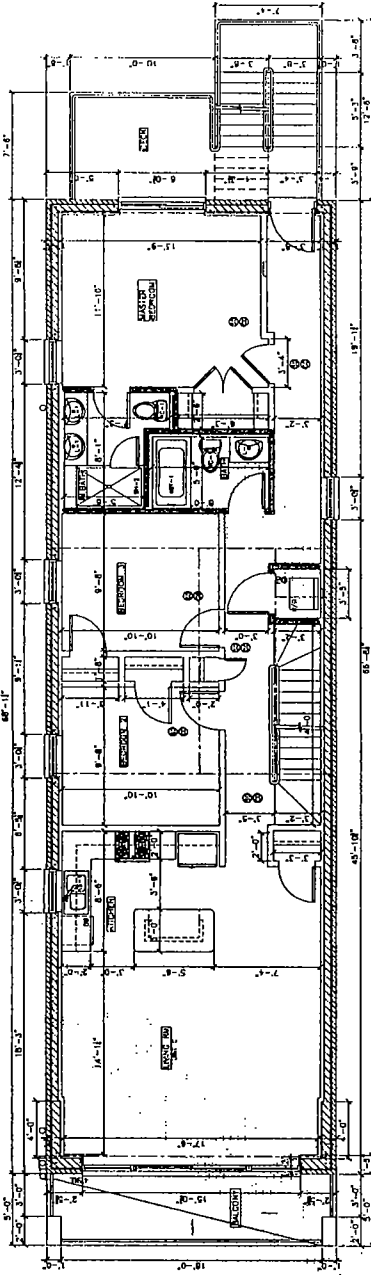
DESIGNED FOR REVIEW
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 NOTED FOR PERMITS



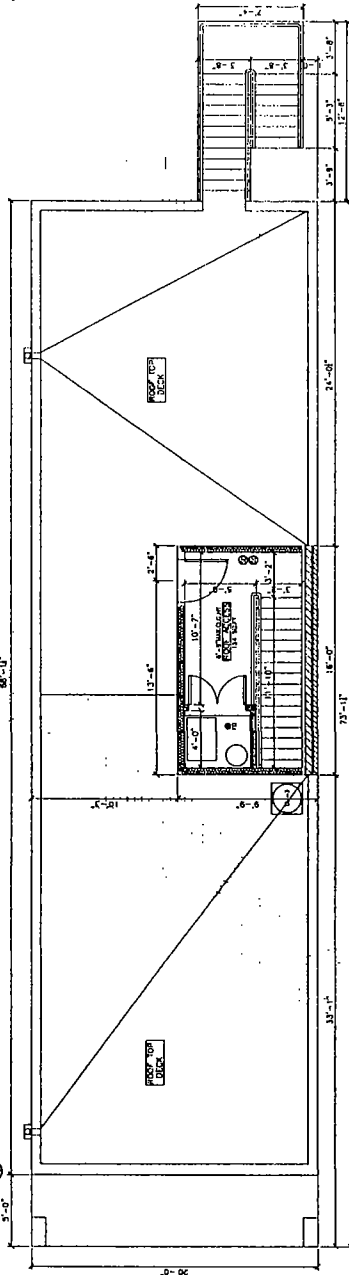
PROJECT NAME & ADDRESS
 1531 N. MAPLEWOOD
 3 UNIT 3 STORY
 MASONRY BLDG.
 W/BSMT.
 CHICAGO, ILLINOIS

SHEET TITLE
 THIRD FLOOR
 & ROOF
 DECK PLANS

FIRMFAME
 SHEET NUMBER
 A-3



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



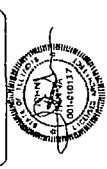
⊕ ROOF DECK PLAN
 SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION

HANNA ARCHITECTS, INC.
 (312) 750-1800
 1818 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 750-1801
 PROFESSIONAL BUSINESS FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 18-001435

NOTES:
 1. See the general notes on the title sheet.
 2. The contractor shall verify the accuracy of the field notes and measurements before construction.
 3. The contractor shall be responsible for obtaining all necessary permits and licenses.
 4. The contractor shall maintain the site in a safe and sanitary condition at all times.
 5. The contractor shall be responsible for the protection of all existing utilities and structures.
 6. The contractor shall be responsible for the removal and disposal of all construction waste.
 7. The contractor shall be responsible for the installation and maintenance of all safety equipment.
 8. The contractor shall be responsible for the completion of all work within the specified time frame.

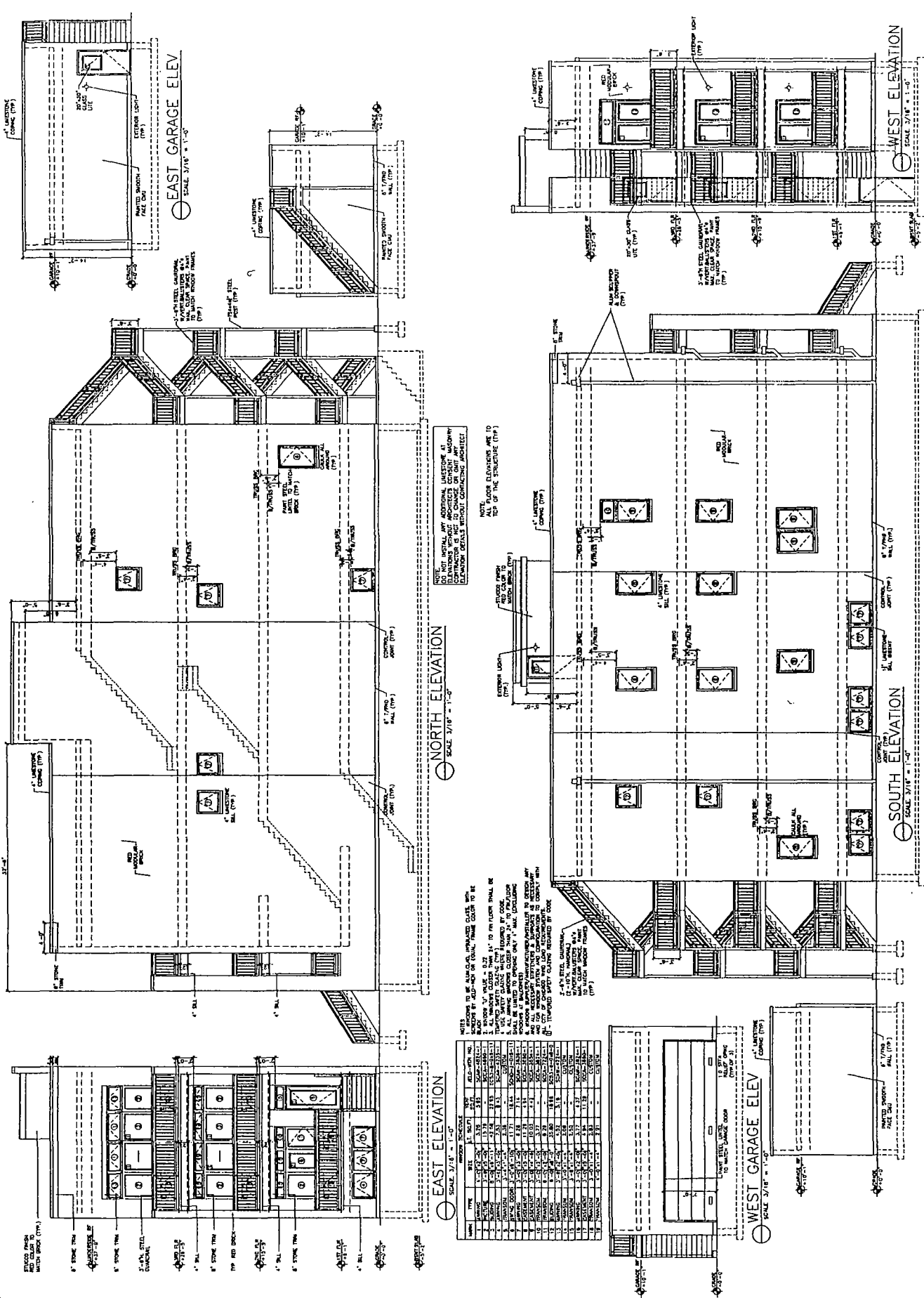
DESIGNED FOR ARCHITECT
 PROJECT NUMBER: 18-001435
 DATE: 01/15/18



PROJECT NAME & ADDRESS
 1512 N. ROCKWELL
 3 UNIT 3 STORY
 MASONRY BLDG.
 W/BSMT.
 CHICAGO, ILLINOIS

SHEET TITLE
 BUILDING
 ELEVATIONS

TITLE BLOCK
 SHEET NUMBER
 A-5



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