



City of Chicago



O2015-6391

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 9/24/2015 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 17-G at 6453-6455 N Newgard Ave - App No. 18500T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#18500T-1
INTRO DATE
Sept 24, 2015

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 and indications as shown on Map No. 17-G in area bound by

North Newgard Avenue, a line 30.88 south of and parallel to west Arthur Avenue, the alley next east of and parallel to north Newgard, a line 50.88 feet south of and parallel to west Arthur Avenue

to those of a RM4.5, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 6453-55 N. Newgard Avenue

FILED
MAY 11 2015
CITY CLERK

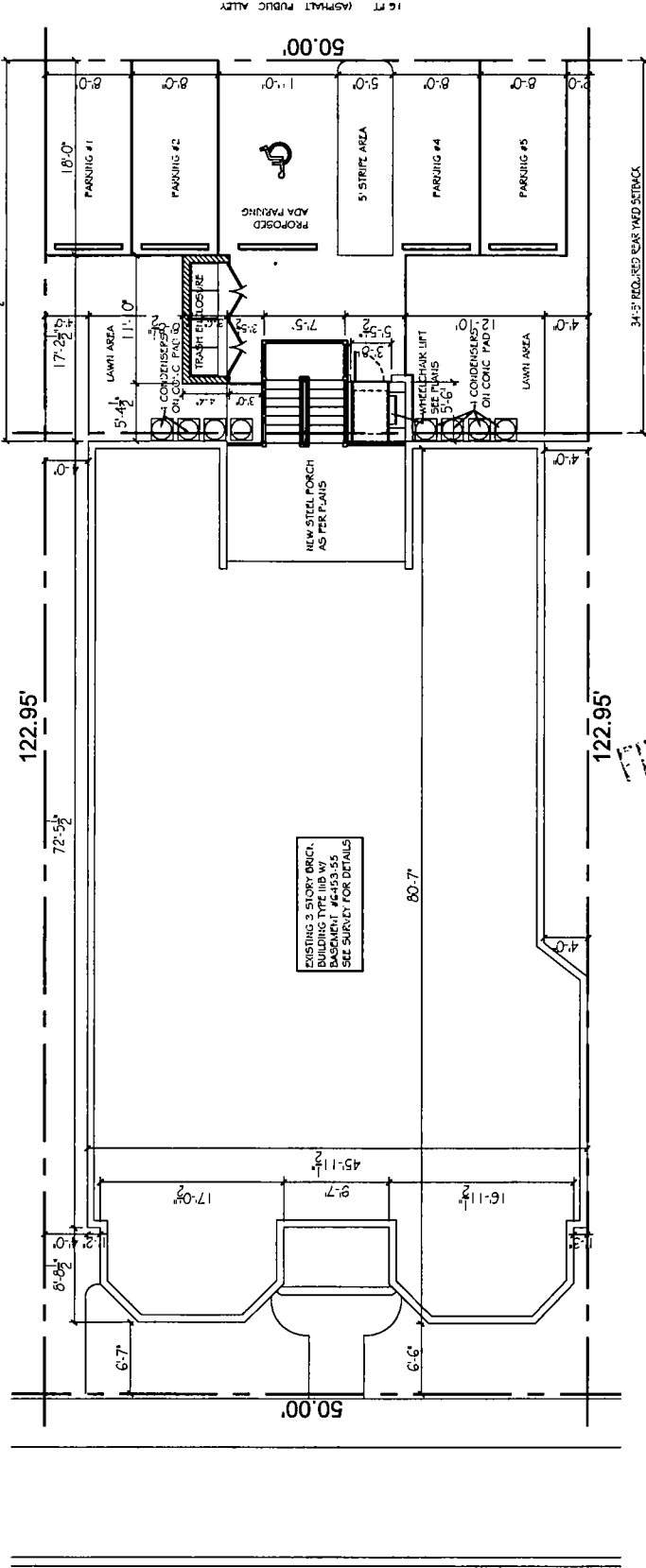
NARRATIVE-6353-55 N Newgard Avenue
RS3 to RM4.5
Application # 18500 T 1

Applicant proposes to add 2 residential dwelling units at grade level to the existing 6 residential dwelling unit building and add 1 parking space for a total of 8 residential dwelling units with 5 parking spaces. The height of the building is 34' – 8", no change.

| | |
|--------------------|-----------------------|
| | |
| | RM4.5 |
| FAR | 1.63 |
| Lot Area | 6,147.5 sq. ft. |
| Building Area | 10,020 sq. ft. |
| No. of Units | 8 |
| Building Height | 34' – 8" (existing) |
| Front Setback | 6' – 7" (existing) |
| Rear Setback | 35' – 2 ½" (existing) |
| North Side Setback | 4' – 0" (existing) |
| South Side Setback | 0' – 0" (existing) |
| Parking | 5* |

*will obtain variances if necessary.

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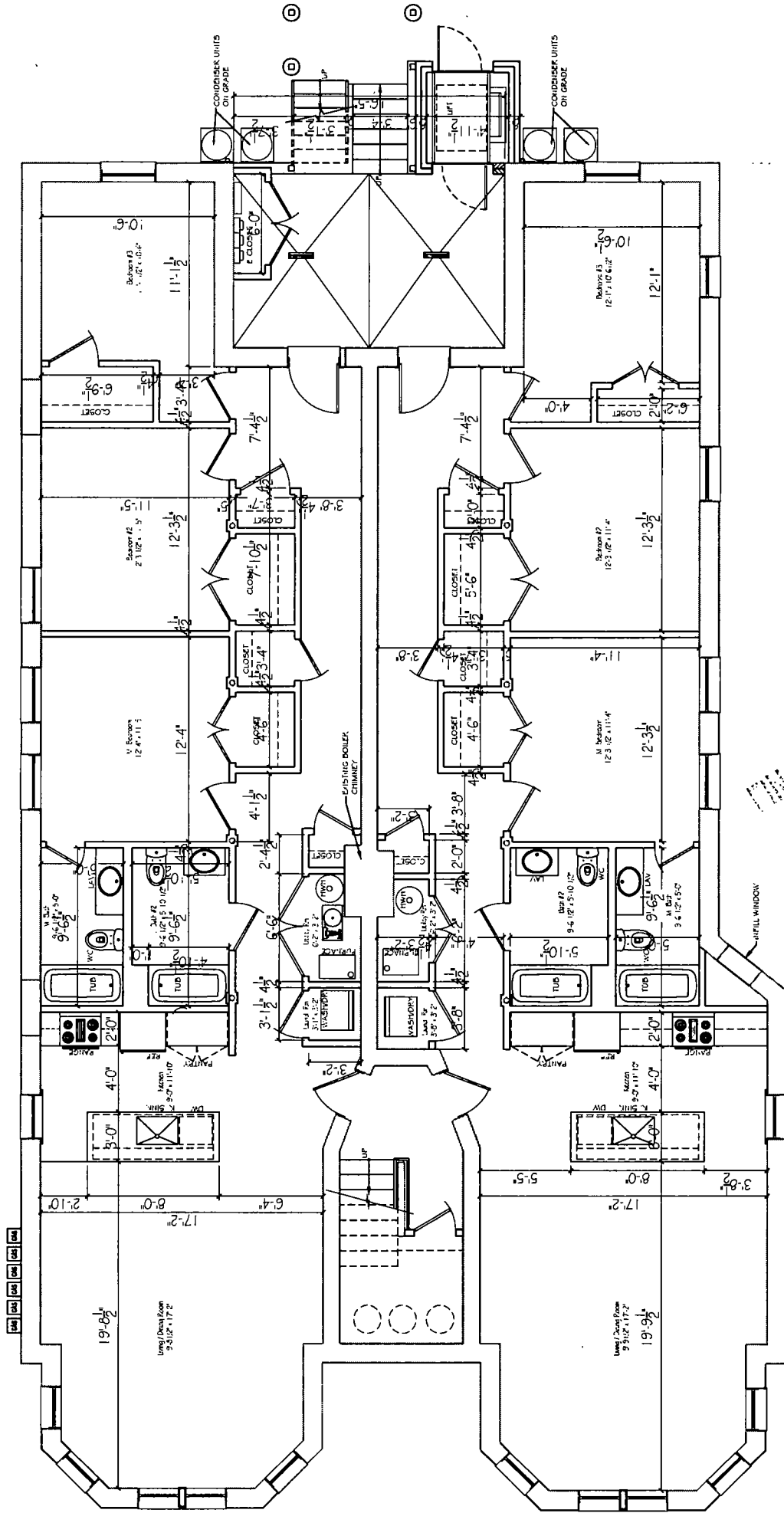
N. NEWGARD AVE.

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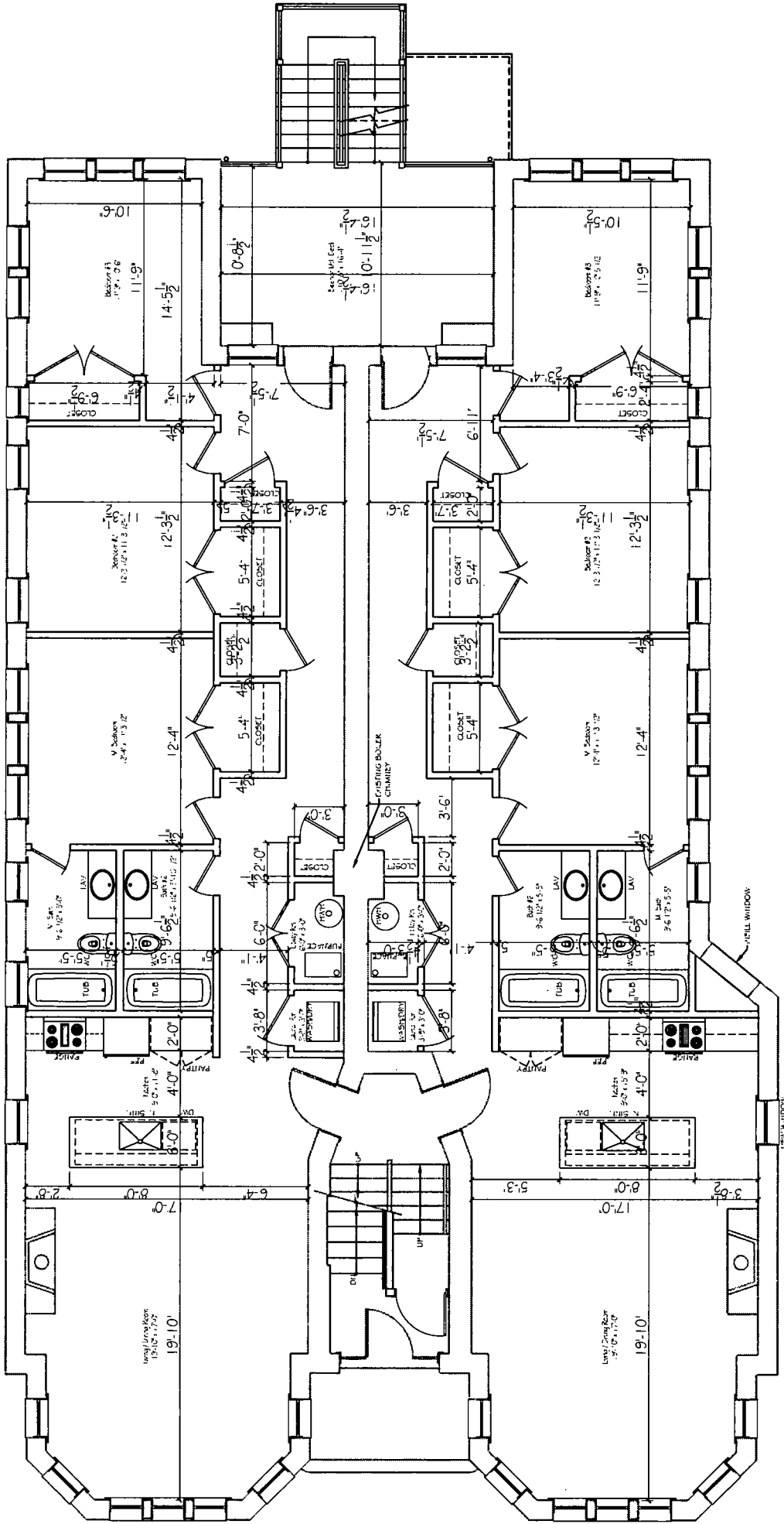
1 SITE PLAN
SCALE 1/16"=1'-0"

Interior Renovation of 6 D.U. to 8 D.U. Building
6453-55 N. Newgard Ave, Chicago, IL



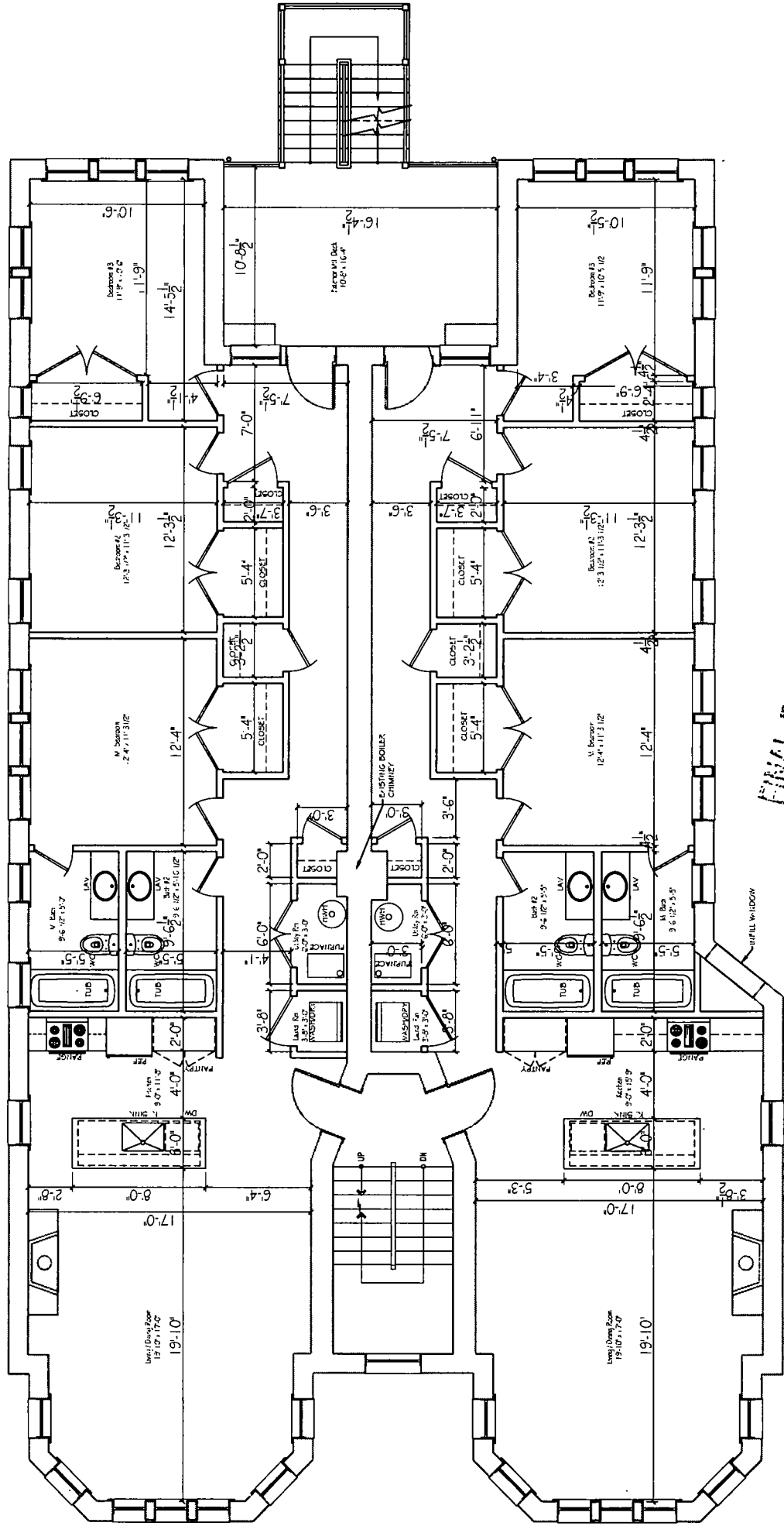
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Basement Floor Plan



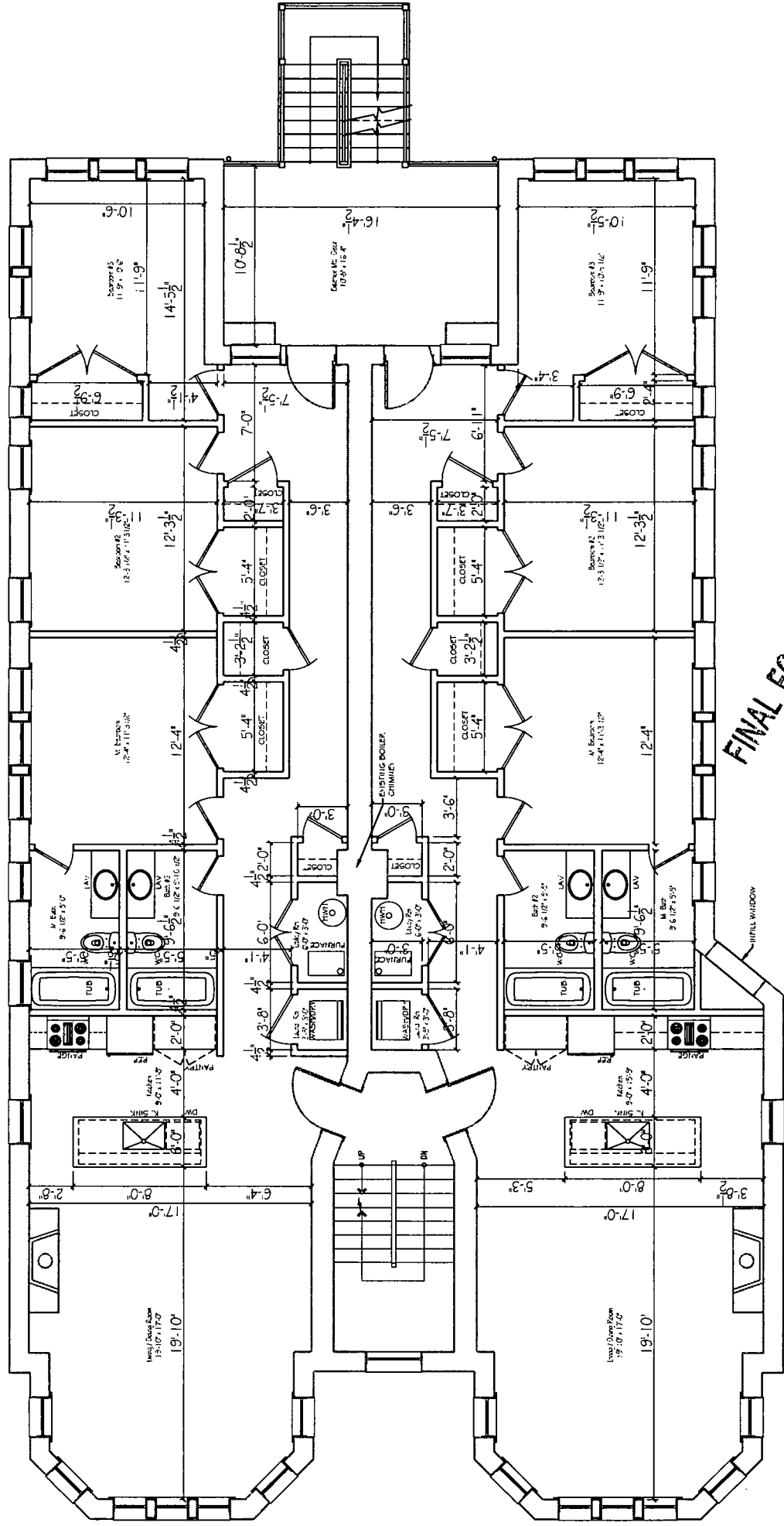
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First Floor Plan



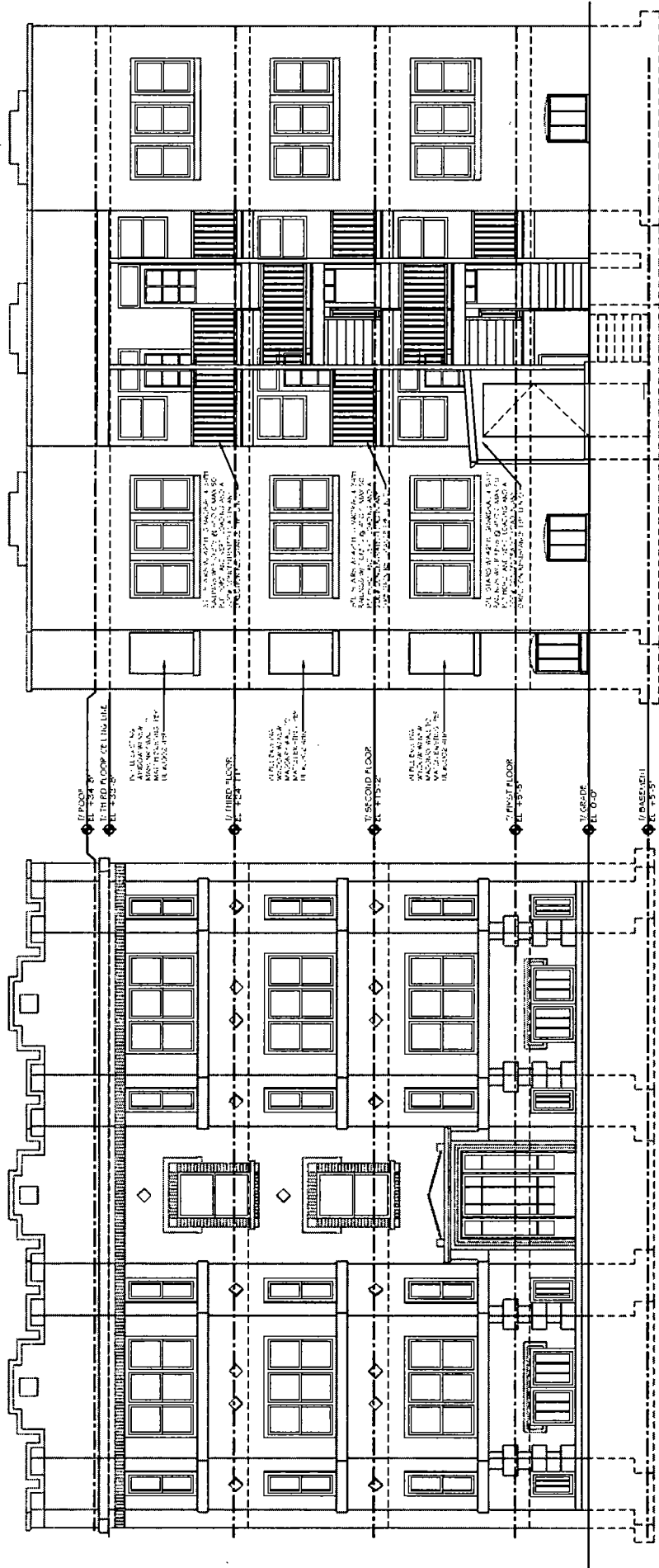
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Second Floor Plan



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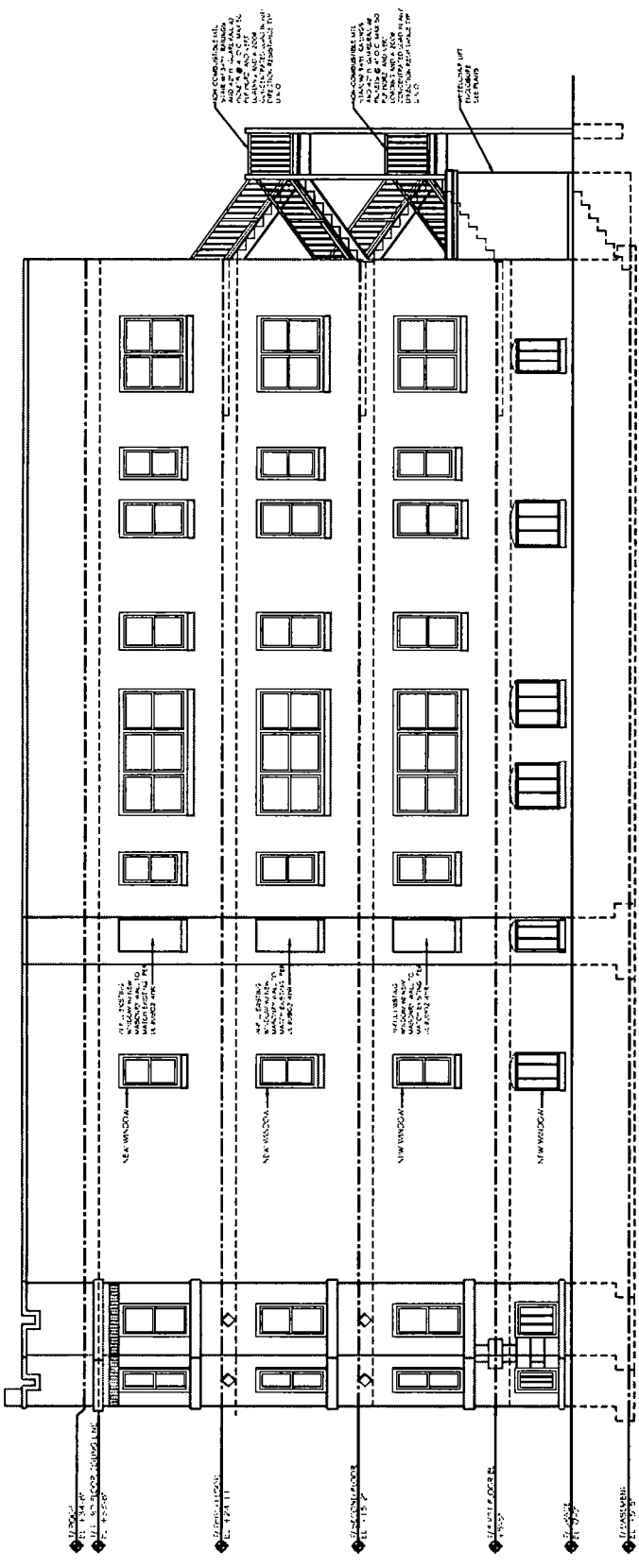
Third Floor Plan



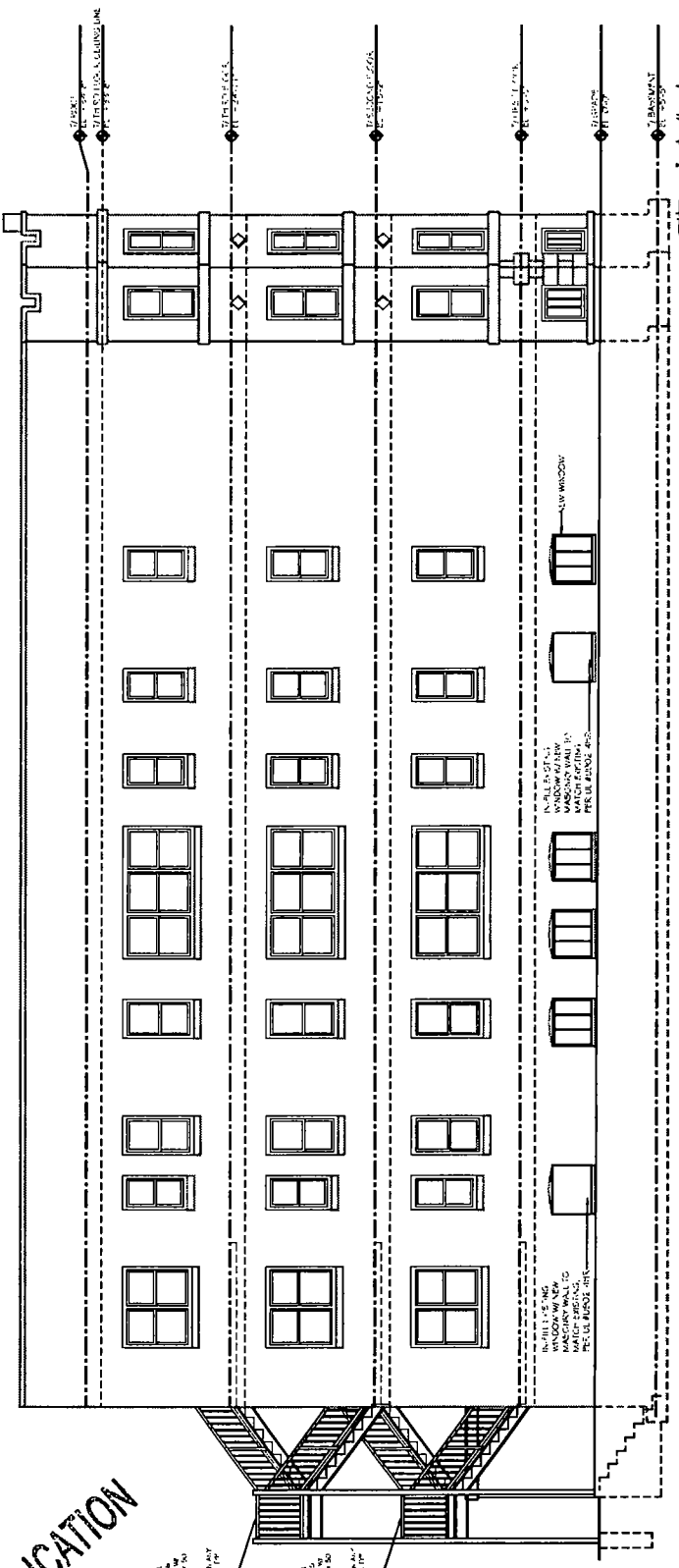
1 FRONT ELEVATION
SCALE: N.T.S.

2 REAR ELEVATION
SCALE: N.T.S.

FINAL FOR PUBLICATION



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Interior Renovation of 6 D.U. to 8 D.U. Building

6453-55 N. Newgard Ave, Chicago, IL