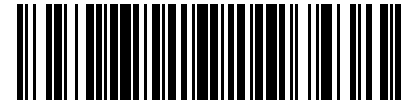




City of Chicago



SO2015-7681

Office of the City Clerk Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 10/21/2015 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 9-G at 1044 W Newport Ave - App No. 18563T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#18563T-1
INTRO DATE:
OCT. 21, 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by

The public alley next north of and parallel to West Newport Avenue; the public alley next east of and parallel to North Seminary Avenue; West Newport Avenue; a line 68.50 feet east of and parallel to North Seminary Avenue,

to those of an RM4.5 Residential Multi-Unit District.

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

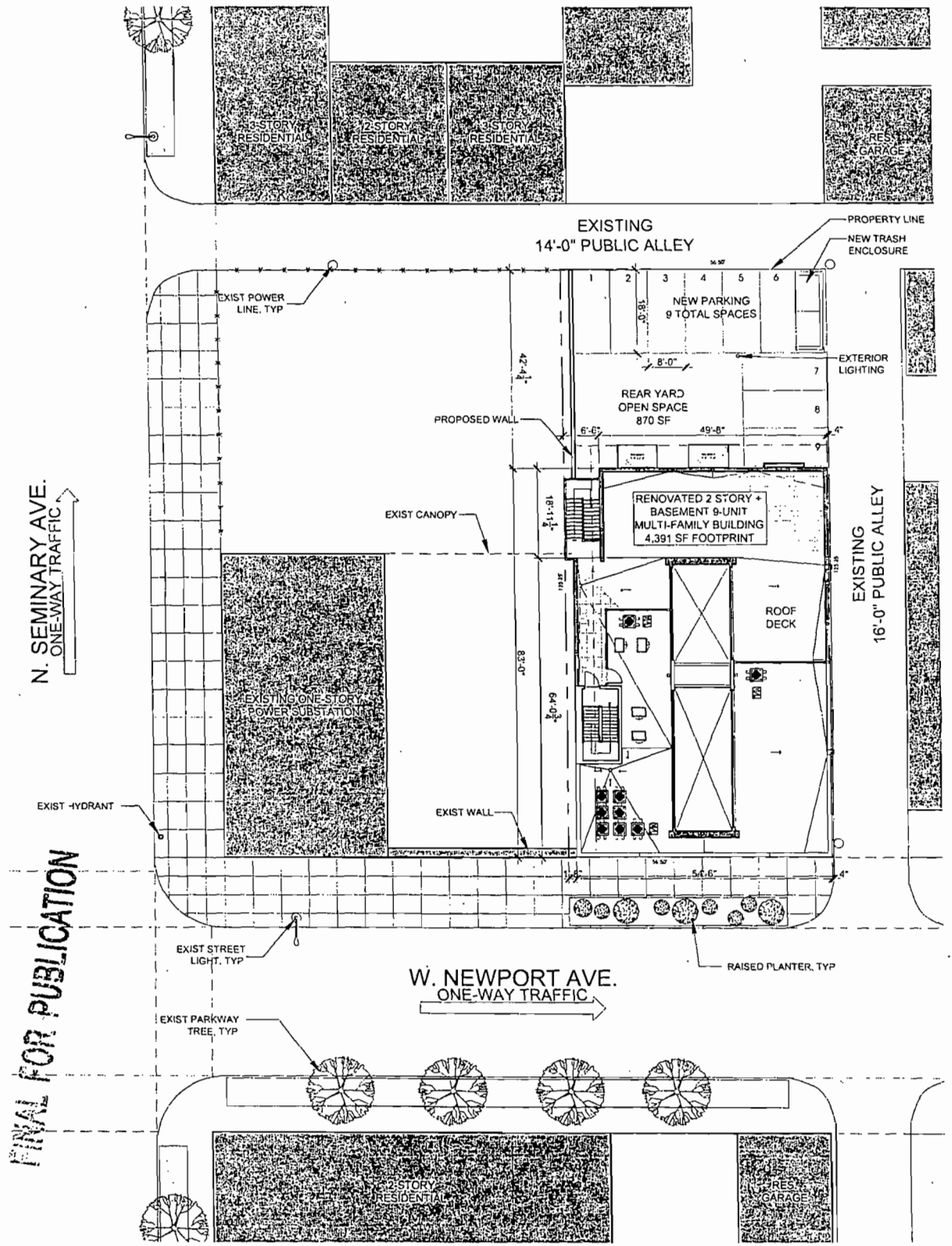
Common Address of Property: 1044 West Newport Avenue

Narrative

Applicant proposes rezoning the property at 1044 West Newport Avenue from the current RT-4 zoning to RM-4.5 to permit the redevelopment of an existing structure into a two-story plus basement, nine-unit, multi-family development with nine off-street parking spaces and a rear addition. The following describes the features of the proposed development as they are depicted in the attached plans.

| | Proposed |
|---|---|
| FAR | 1.2 |
| Minimum Lot Area per Dwelling Unit | 786.9 square feet |
| Maximum Number of Units | 9 |
| Off-street Parking | 9 spaces or 1:1 |
| Bicycle Parking | 5 spaces |
| Setbacks | |
| <i>Front</i> | Existing Setback of 0 feet |
| <i>Side (cumulative)(ft)</i> | 1.62 feet at existing building 6.5 feet at addition |
| <i>Side (minimum on each side) (ft)</i> | East side: Existing - 0 feet West Side: 1.62 feet at existing portion 6.5 feet at addition |
| <i>Rear (ft)</i> | 42.4 feet |
| Building Height (ft) | Existing height of 29.58 feet |

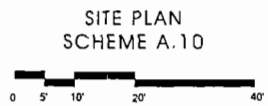
FINAL FOR PUBLICATION



N. SEMINARY AVE.
ONE-WAY TRAFFIC

FINAL FOR PUBLICATION

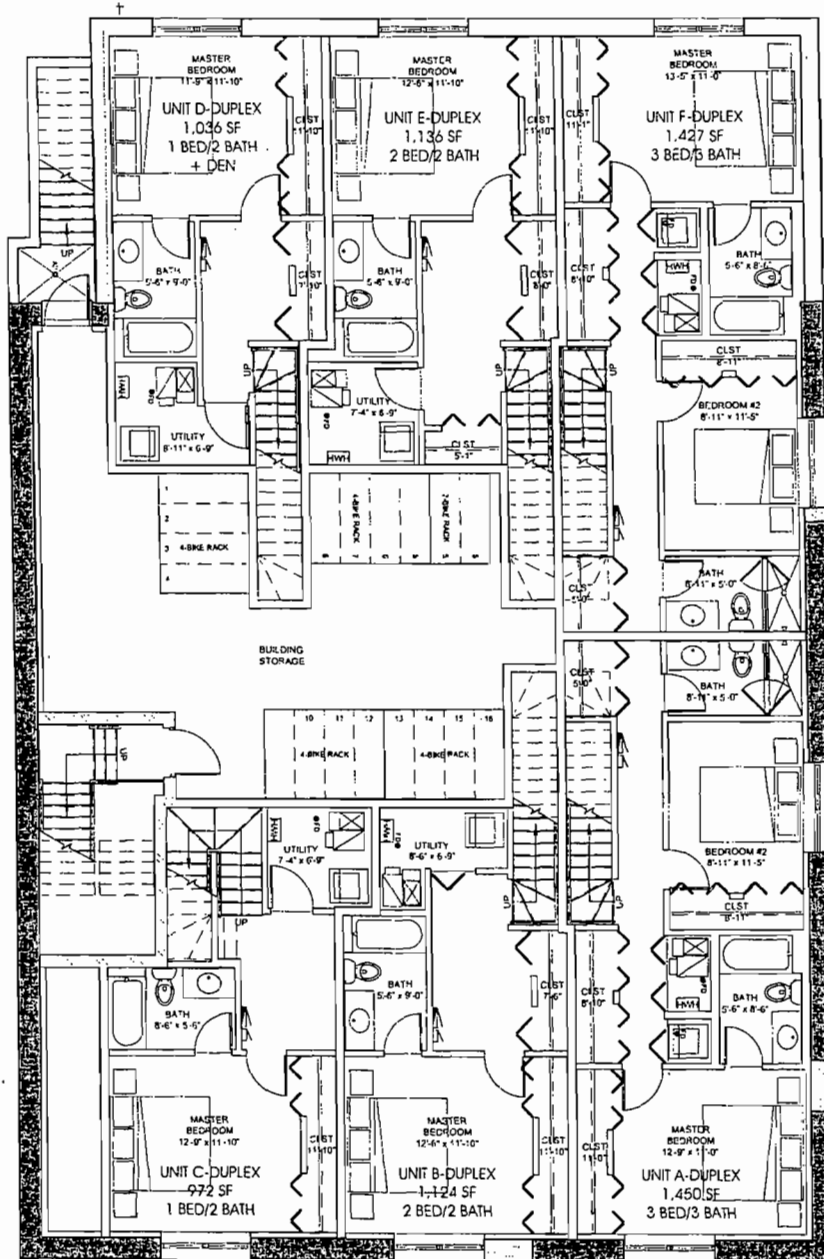
W. NEWPORT AVE.
ONE-WAY TRAFFIC



JAB REAL ESTATE, INC
DEVELOPER
SEPTEMBER 30, 2015

1044 W NEWPORT AVE
CHICAGO, ILLINOIS

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ARCHITECTS



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BASEMENT FLOOR PLAN
SCHEME A.10



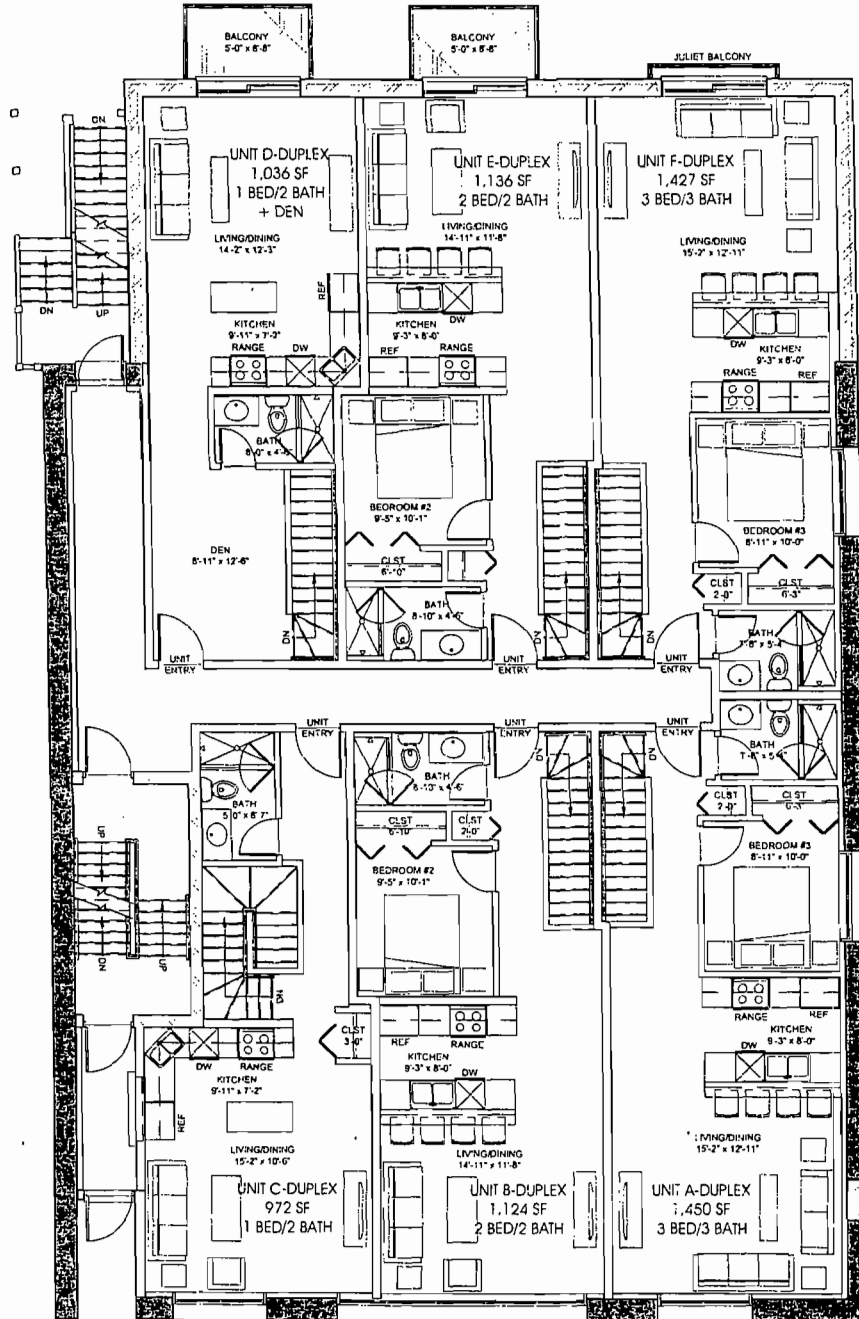
JAB REAL ESTATE, INC.
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1044 W NEWPORT AVE
CHICAGO, ILLINOIS

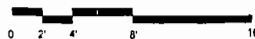
**SULLIVAN
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& WILSON**

ARCHITECTS
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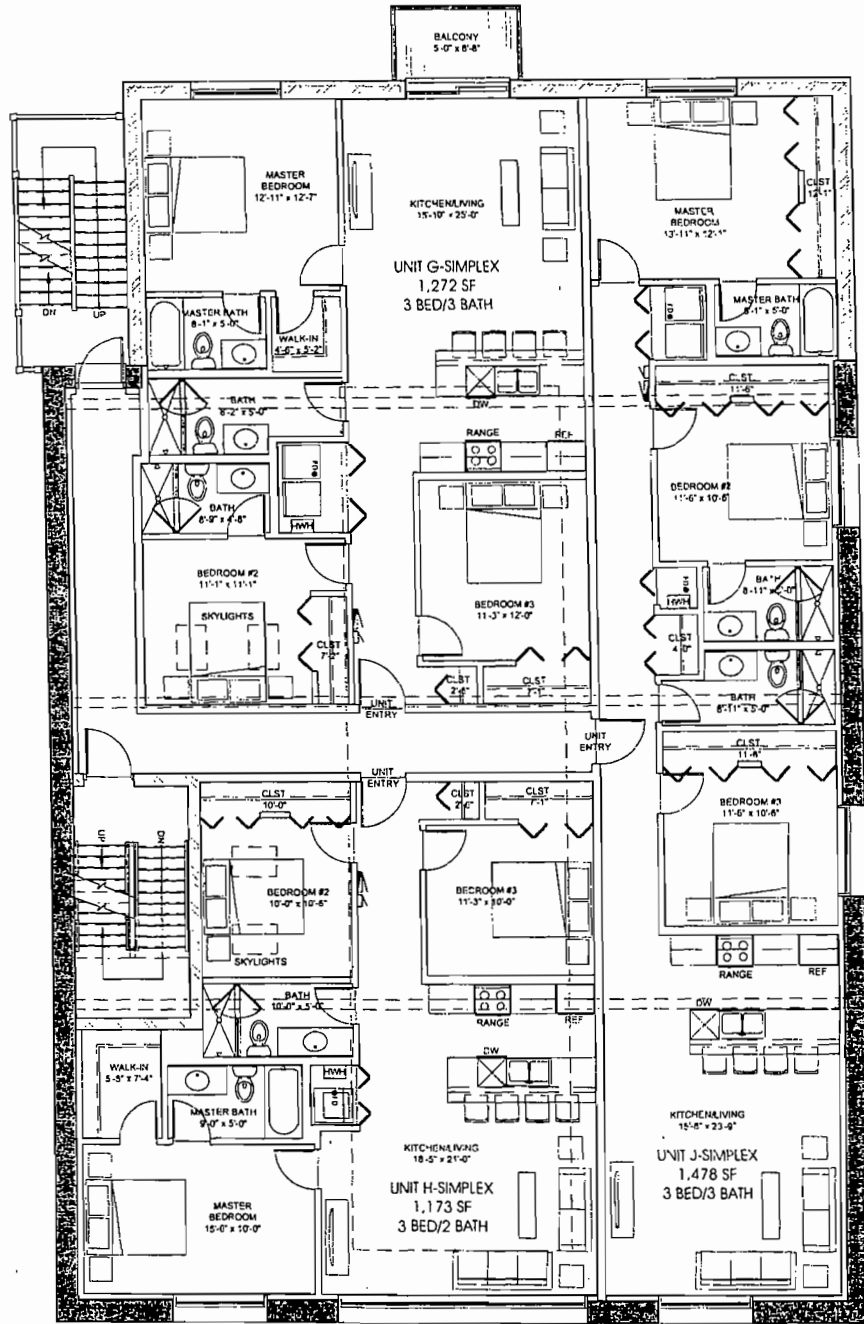
FIRST FLOOR PLAN
SCHEME A.10



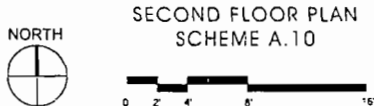
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1044 W NEWPORT AVE
CHICAGO, ILLINOIS

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CORPORATE: 3400 N. LAKE DRIVE, SUITE 1100, CHICAGO, IL 60642



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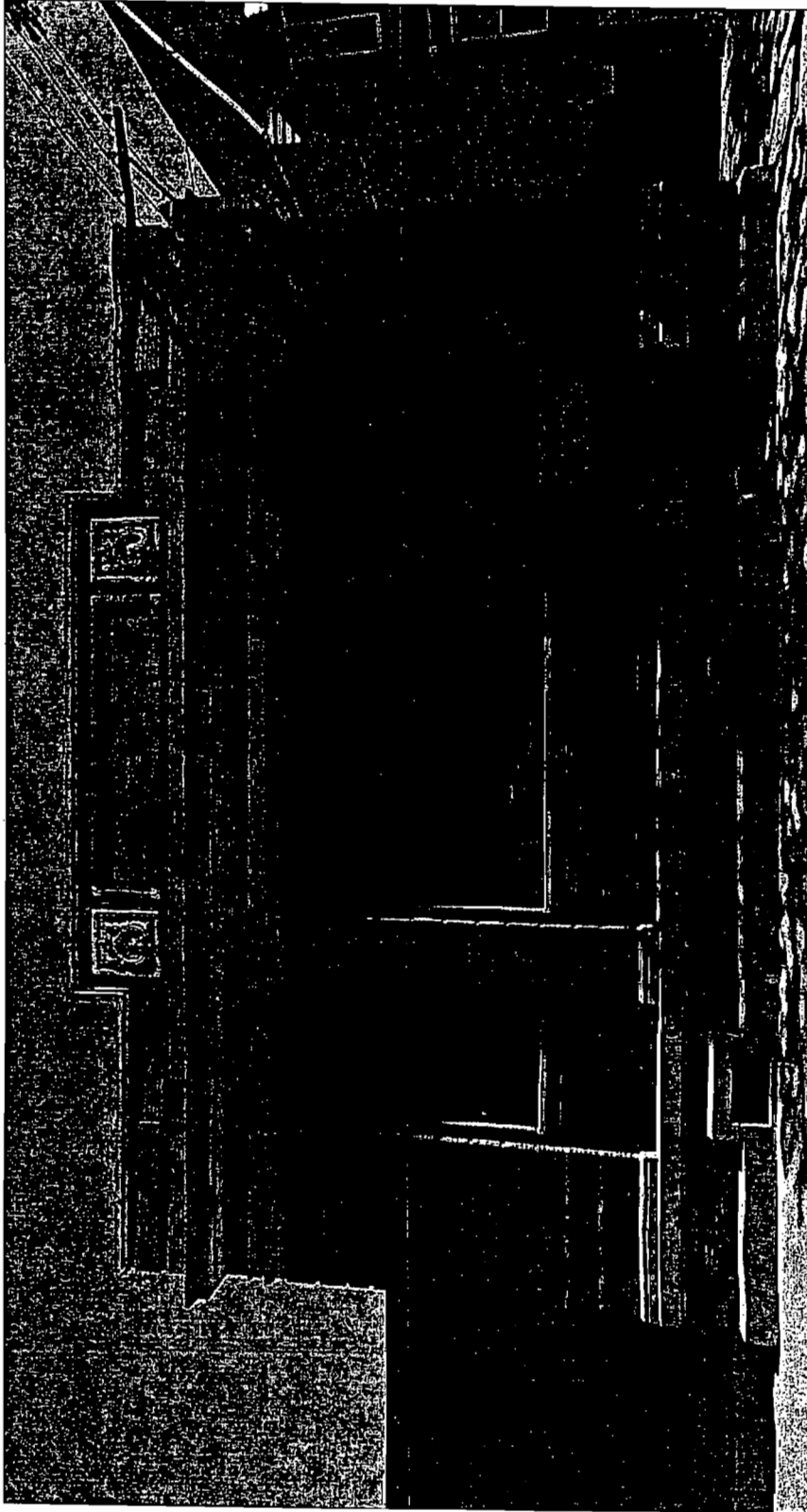


SECOND FLOOR PLAN
SCHEME A.10

JAB REAL ESTATE, INC
DEVELOPER
SEPTEMBER 30, 2015

1044 W NEWPORT AVE
CHICAGO, ILLINOIS

**SULLIVAN
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ARCHITECTS
CORPORATION 374 N. LA SALLE STREET, CHICAGO, ILL. 60610



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EXISTING SOUTH ELEVATION
STREET VIEW

1044 W NEWPORT AVE
CHICAGO, ILLINOIS

JAB REAL ESTATE, INC
DEVELOPER

SEPTEMBER 30, 2015

**SULLIVAN
GOULLETTE
& SWANSON**
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CORPORATION, 1000 N. LAKE SHORE DRIVE, SUITE 1000, CHICAGO, IL 60611



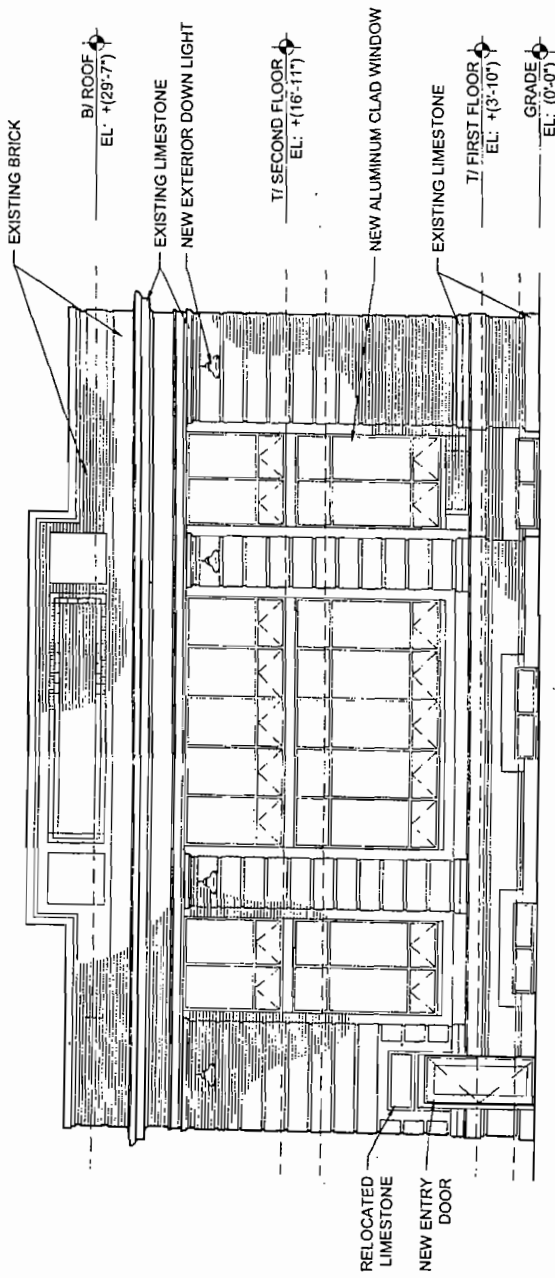
PROPOSED SOUTH ELEVATION
STREET VIEW

1044 W NEWPORT AVE
CHICAGO, ILLINOIS

SULLIVAN
GUILLETTE
& GOWSTON
ARCHITECTS
A E G W I L L I N G T O N
CORPORATION 1000 N. LAUREL STREET, CHICAGO, ILLINOIS 60610

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JAB REAL ESTATE, INC
DEVELOPER
SEPTEMBER 30, 2015

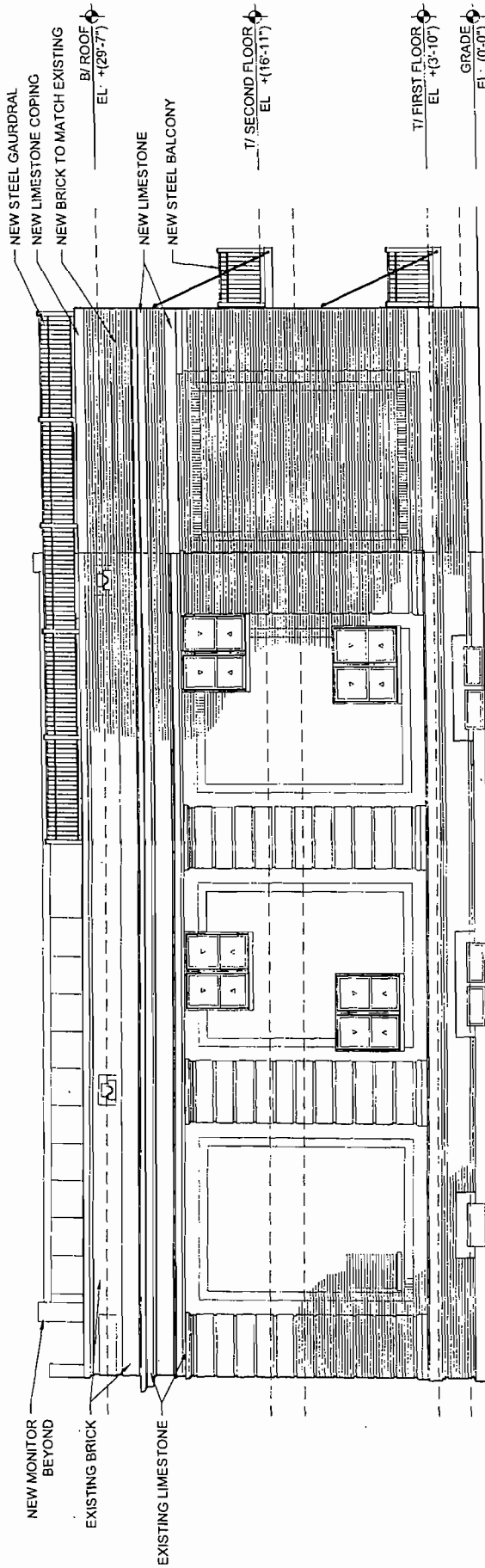


SOUTH ELEVATION
SCHEME A.10



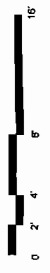
1044 W NEWPORT AVE
CHICAGO, ILLINOIS

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 100 N. LAUREL ST. CHICAGO, IL 60610

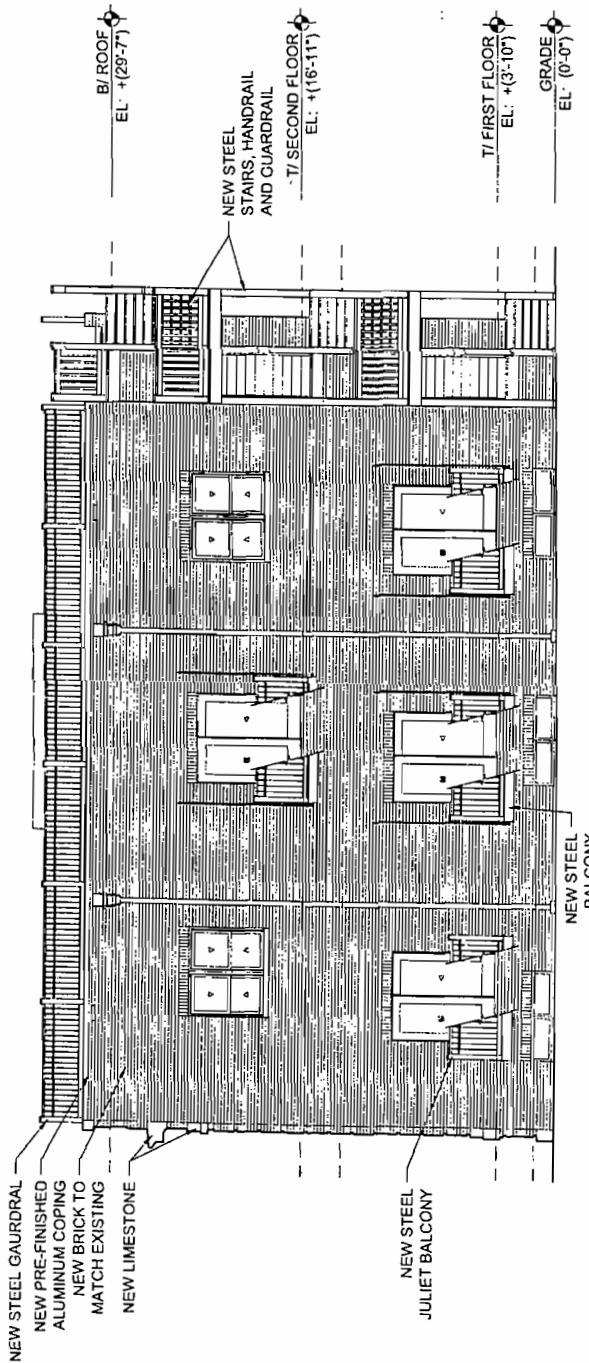
EAST ELEVATION
 SCHEME A.10



1044 W NEWPORT AVE
 CHICAGO, ILLINOIS

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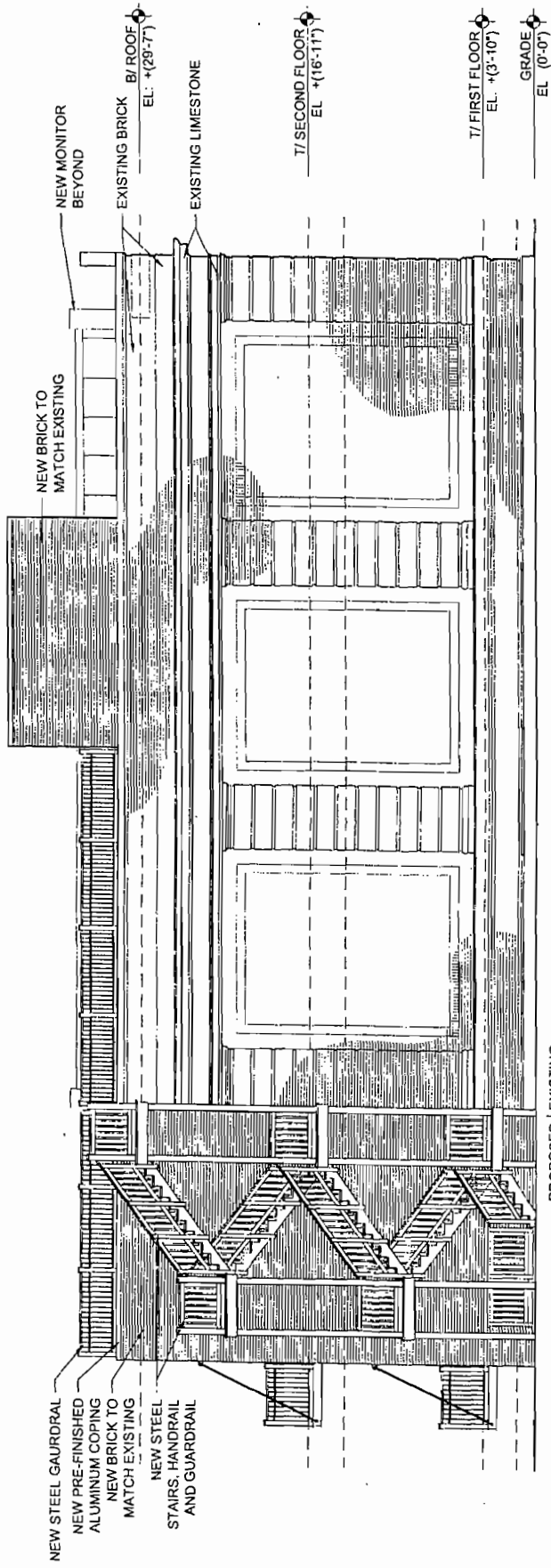
JAB REAL ESTATE, INC
 DEVELOPER
 SEPTEMBER 30, 2015



NORTH ELEVATION
SCHEME A.10



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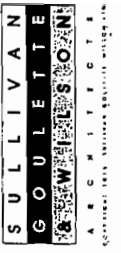


WEST ELEVATION
SCHEME A.10



1044 W NEWPORT AVE
CHICAGO, ILLINOIS

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JAB REAL ESTATE, INC
DEVELOPER

SEPTEMBER 30, 2015