



City of Chicago



SO2014-8806

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 1254 W Addison St - App No. 18219T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18219 T1
INTRO DATE:
11-05-2014

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all 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

the east-west public alley next north of and parallel to West Addison Street; a line 65.74 feet east of and parallel to North Lakewood Avenue; West Addison Street; a line 33.01 feet east of and parallel to North Lakewood Avenue;

to those of the B2-3 Neighborhood Mixed-Use District is hereby established in the area above described.

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

Luz Delia Spears
Type 1 Zoning Amendment Application
1254 W. Addison Street, Chicago, Illinois
SUBSTITUTE
Narrative Zoning Analysis

This is a proposed zoning amendment to change the zoning of the subject site from RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use District as follows:

1. The site is located at 1254 W. Addison Street and contains a site area of approximately 4,091 square feet. The subject site is bounded by the B2-3 Zoning District on the West and by the RT-3.5 Zoning District on the North, East and South.
2. The site is improved with an existing three story mixed use building with a height of approximately 35 feet, with commercial/retail space on the ground floor and a total of four dwelling units on the second and third floors, and a detached garage.
3. Zoning Analysis:
 - a. FAR: Approximately 1.20 (existing no change);
 - b. MLA Density: 4 dwelling Units, 1,022 per dwelling unit (existing no change);
 - c. Off street parking: 3 Parking spaces (existing no change);
 - d. Setbacks; Front 0'; West Side Yard 0'; East Side Yard 0' and Rear Yard approx. 60' (existing no change); and
 - e. Building Height: Approx. 35' (existing no change).
4. The Applicant proposes to use the ground floor for permitted business / commercial uses and the upper two floors for four dwelling units (existing), which requires a zoning change to the B2-3 district to permit the business / commercial uses on the ground floor.
5. Pedestrian access to the site is from W. Addison Street. Vehicular ingress and egress to the site is from the alley.
6. See attached survey, floor plans and photograph of the exiting building.

FINAL FOR PUBLICATION



PROPERTY ADDRESS: 1254 W ADDISON STREET CHICAGO, ILLINOIS 60613

SURVEY NUMBER: IL1408.0907

FIELD WORK DATE: 8/19/2014 REVISION DATE(S): (REV 0 8/20/2014)
IL1408.0907

BOUNDARY SURVEY
COOK COUNTY

THE EAST 23 73 FEET OF LOT 27 AND THE WEST 9 FEET OF LOT 26 IN BLOCK 10 IN SUBDIVISION OF BLOCK 9 AND 10 IN EDSON'S SUBDIVISION IN THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT A PART IN THE NORTHEAST QUARTER TOGETHER WITH PART OF LOT 12 IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AFORESAID, IN COOK COUNTY, ILLINOIS.

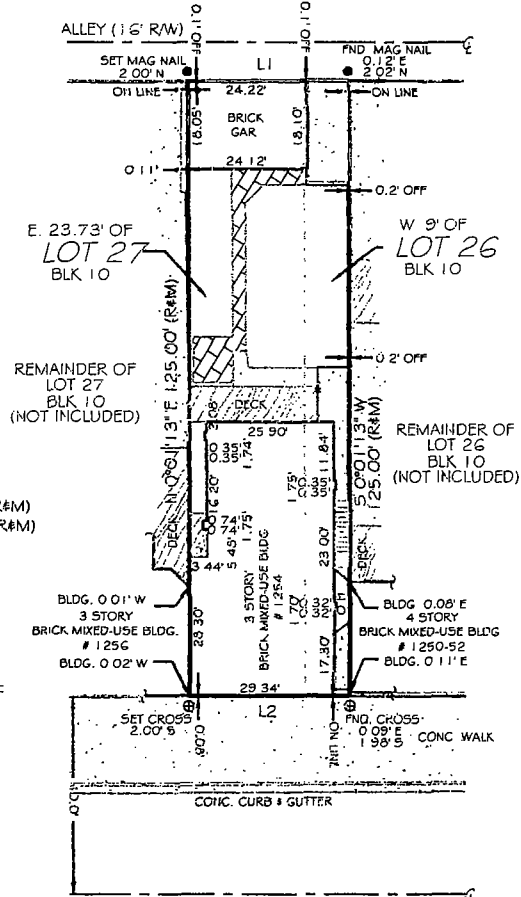


TABLE:

L1	N 89°53'42" E	32.73' (R#M)
L2	S 89°53'42" W	32.73' (R#M)

TOTAL AREA = 4091 SQ. FT. ±

FINAL FOR PUBLICATION

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY

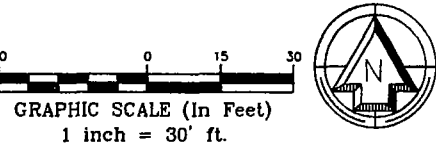
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF AUGUST, 2014 AT 316 E. JACKSON STREET IN MORRIS, IL 60450

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2014
EXACTA LAND SURVEYORS LB# 5763



W. ADDISON STREET (80' RW)



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER

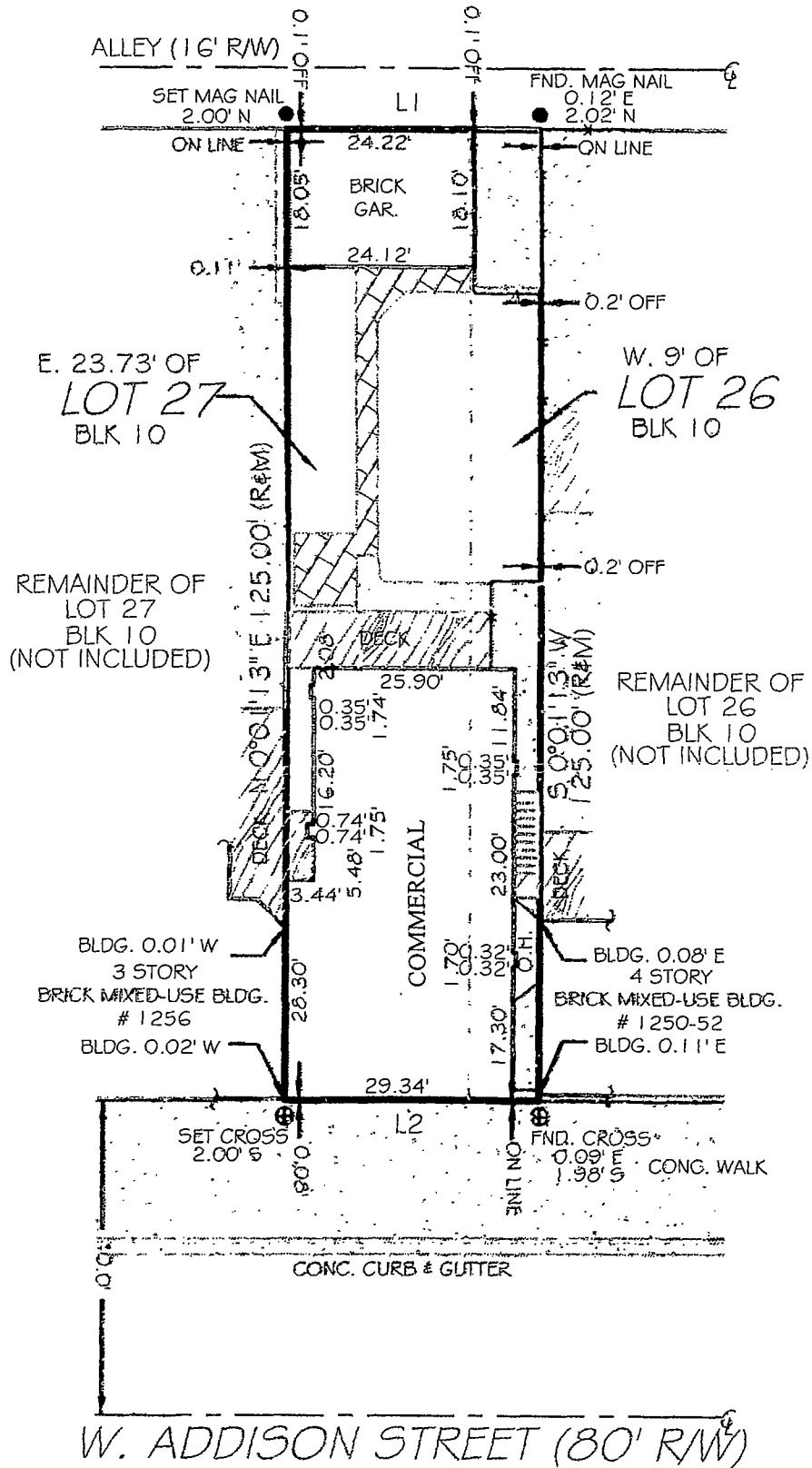
POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 8644	DATE: 8/20/2014
BUYER: STEFAN MADJAR	
SELLER: DENNIS SPEARS & LUZ DELIA	
CERTIFIED TO: STEFAN MADJAR, CITYWIDE TITLE	

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.

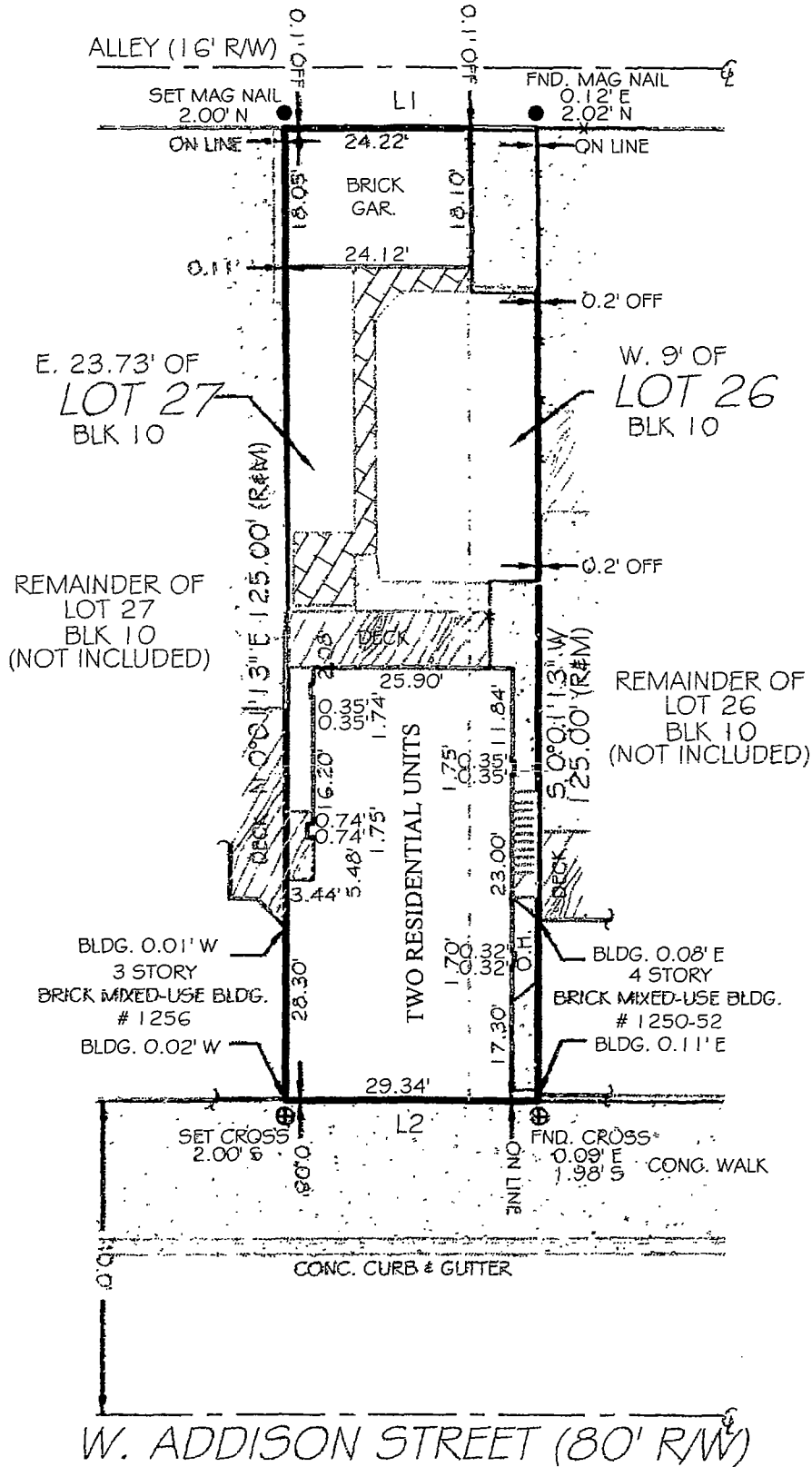


GROUND FLOOR PLAN



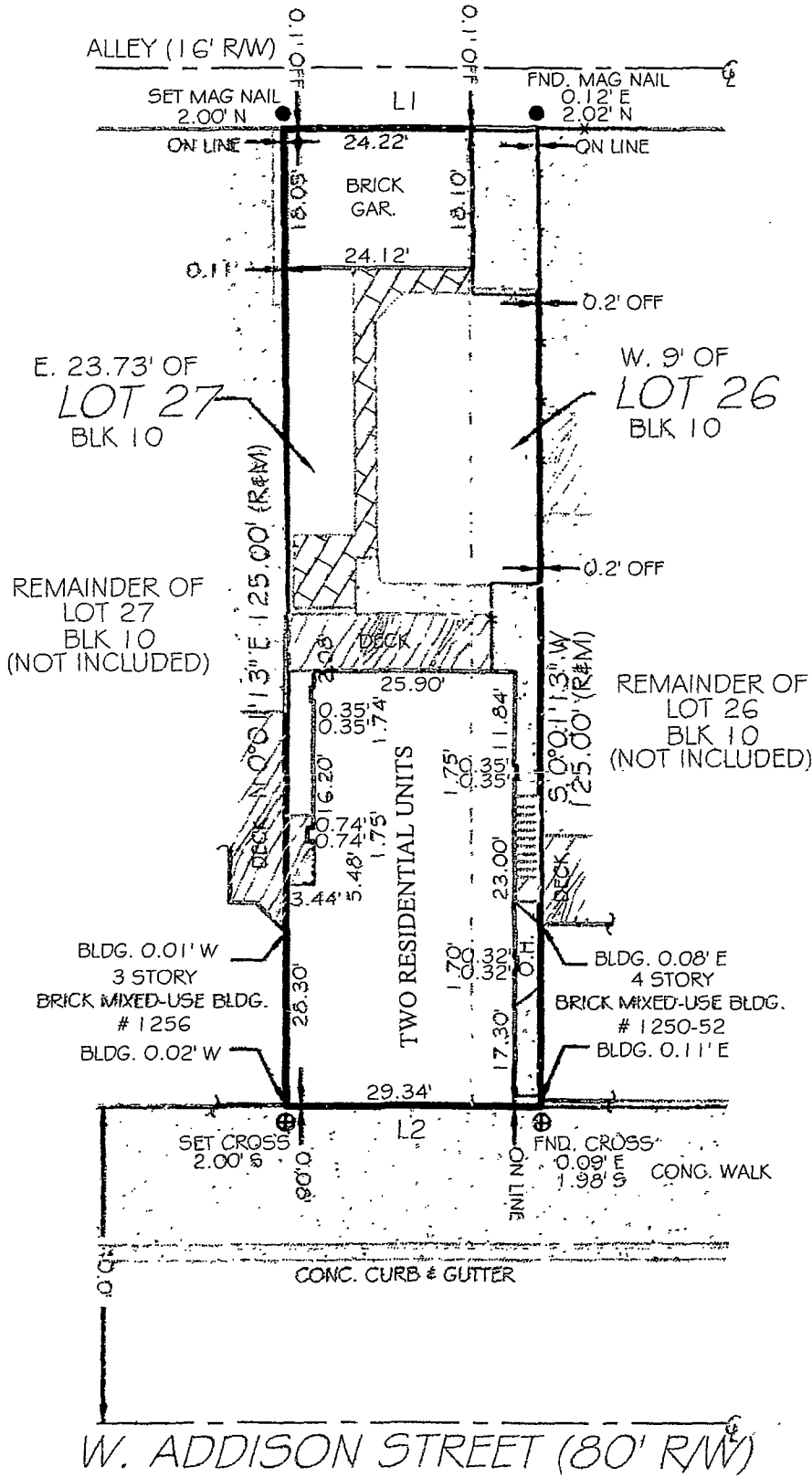
FINAL FOR PUBLICATION

SECOND FLOOR PLAN

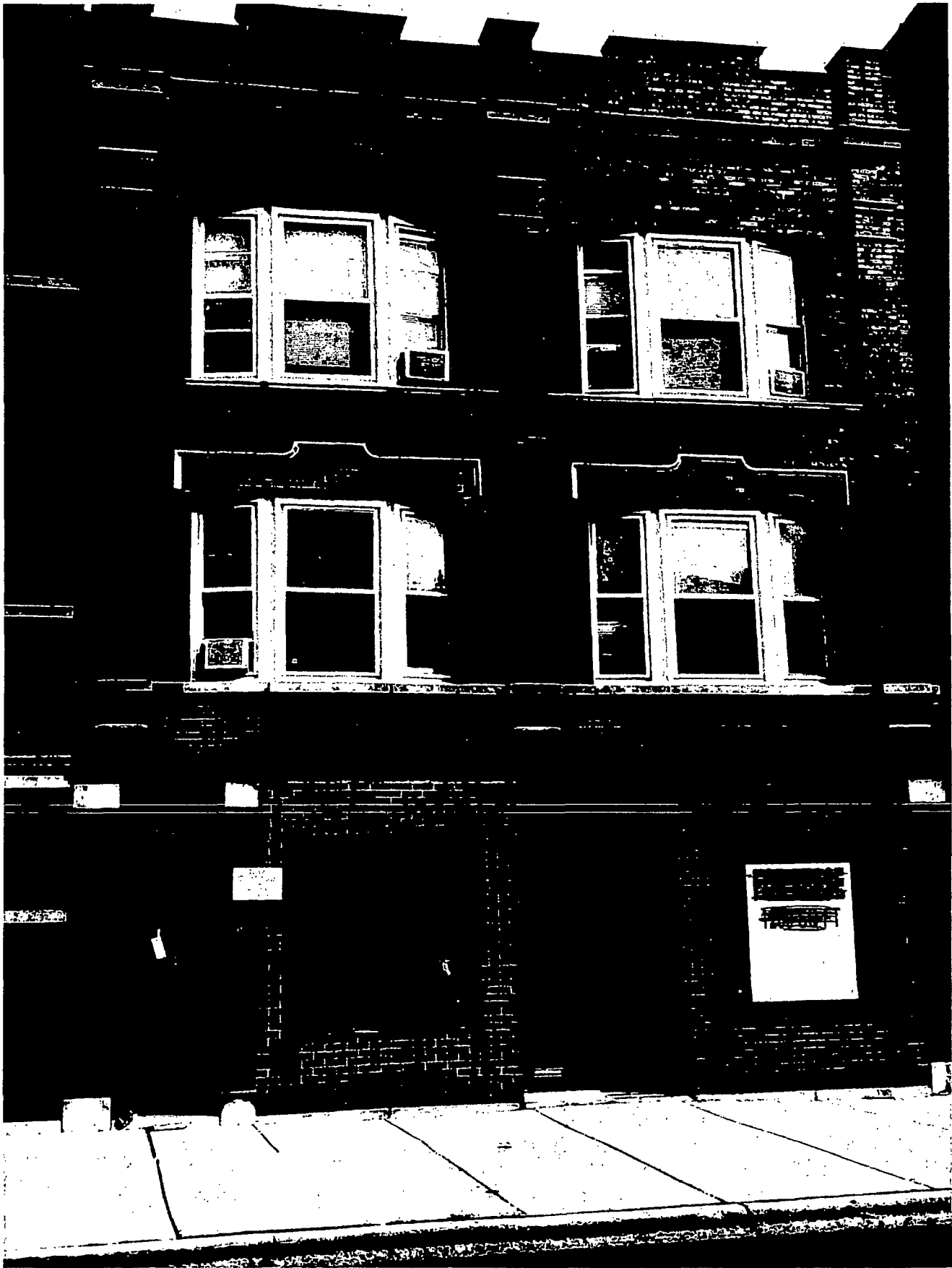


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THIRD FLOOR PLAN



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