



City of Chicago



O2021-3975

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-F at 2745 S Princeton Ave - App No. 20834T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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. 6-F

in the area bounded by:

A line 31.50 feet north of and parallel to West 28th Street; the public alley next east of and parallel to South Princeton Avenue; West 28th Street; and South Princeton Avenue.

To those of an RM5.5, Residential Multi-Unit District

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

Common address of property: 2745 South Princeton Avenue, Chicago

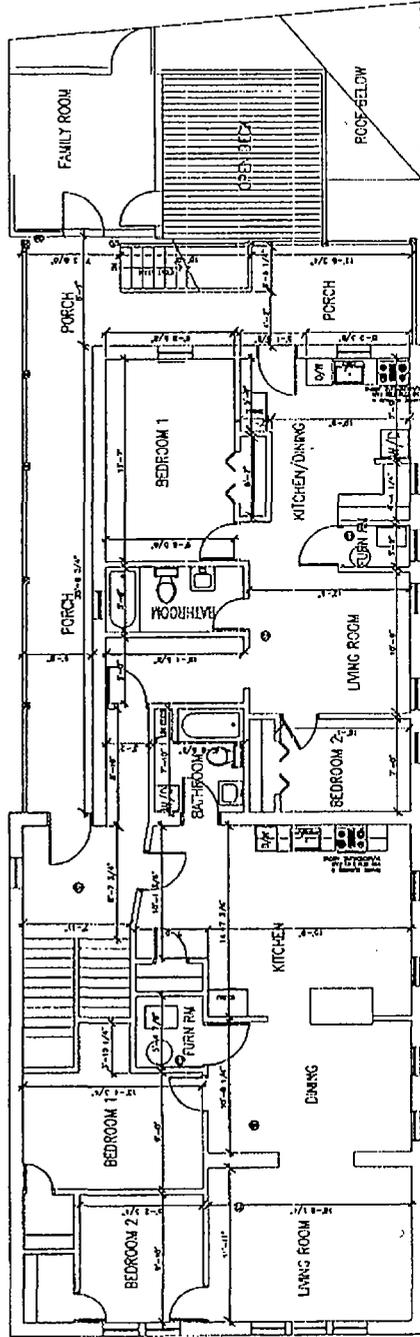
Final for Publication

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 2745 SOUTH PRINCETON AVENUE, CHICAGO

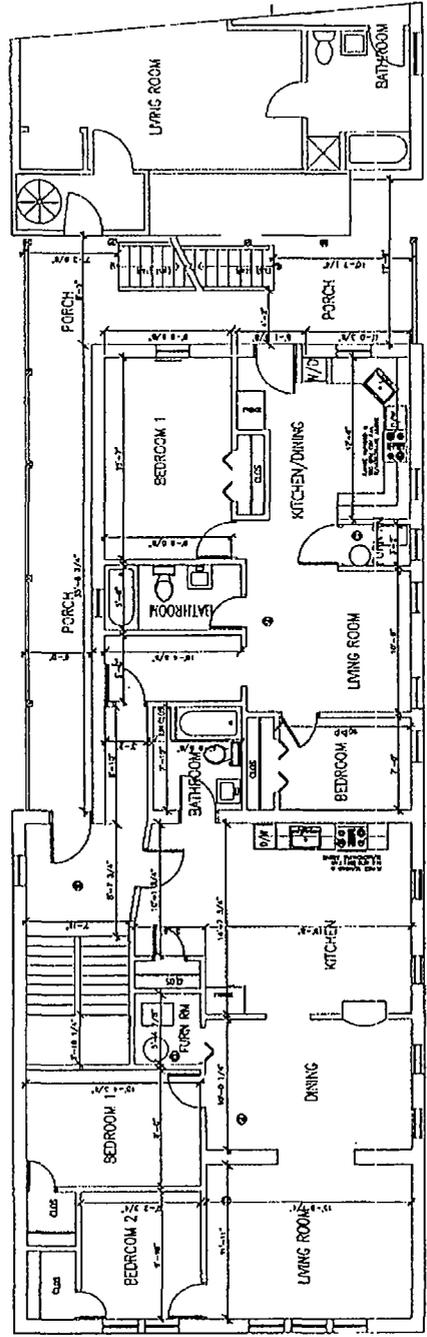
The subject property is currently improved with a 3-story multi-unit residential building. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area ratio to allow 7 dwelling units within the existing building.

Project Description:	Zoning Change from an RS3 to an RM5.5
Use:	Residential Building with 7 dwelling units
Floor Area Ratio:	2.05
Lot Area:	31.5 x 125.25 = 3,945 Square Feet
Existing Building Floor Area:	8,072 Square Feet
Density:	563.5 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 5
Existing Setbacks:	Existing Front: 0 Feet Existing Side Setbacks: 0 Feet Existing Rear: 0 Feet
Existing Building Height:	43 Feet 3 ¼ Inches

Final for Publication



EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

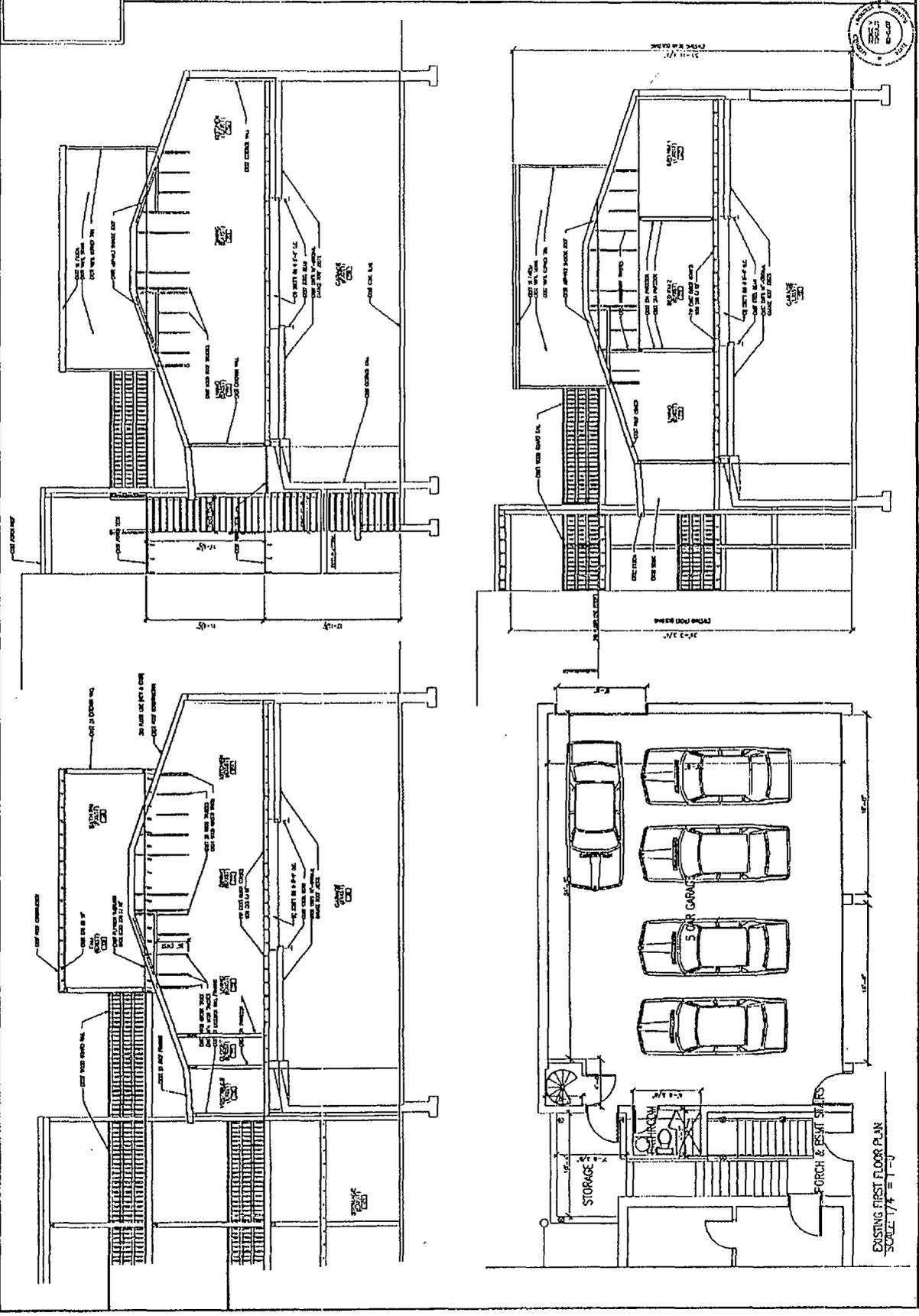
AS BUILT DRAWINGS FOR 7 UNIT RESIDENTIAL BLDG.
AT
2745 S. PULCHER CHICAGO, ILLINOIS
DATE: 12/15/11
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
SCALE: 1/8" = 1'-0"



A-2

Final for Publication

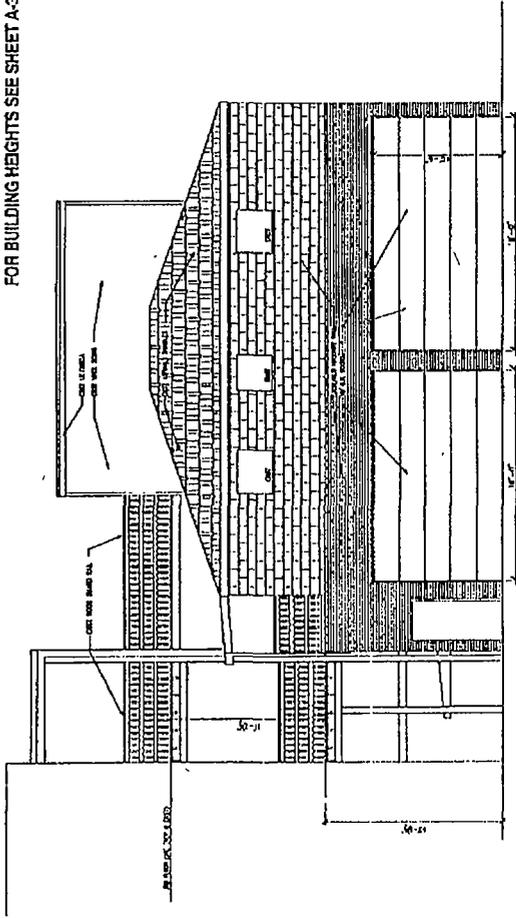
A-3 <small>DATE: 11/11/14</small> <small>SCALE: 1/4" = 1'-0"</small>	EXISTING - GARAGE/FIRST FLOOR AND DRIVING SECTION	AS BUILT DRAWINGS FOR 7 UNIT RESIDENTIAL BLDG <small>AT 2715 N. PRAIRIE CT. CHICAGO, ILL. 60641</small> <small>BY: GEORGE SIMONIS ARCHITECTS</small>	<small>DATE: 11/11/14</small> <small>SCALE: 1/4" = 1'-0"</small>	<small>DATE: 11/11/14</small> <small>SCALE: 1/4" = 1'-0"</small>	<small>DATE: 11/11/14</small> <small>SCALE: 1/4" = 1'-0"</small>
---	--	---	---	---	---



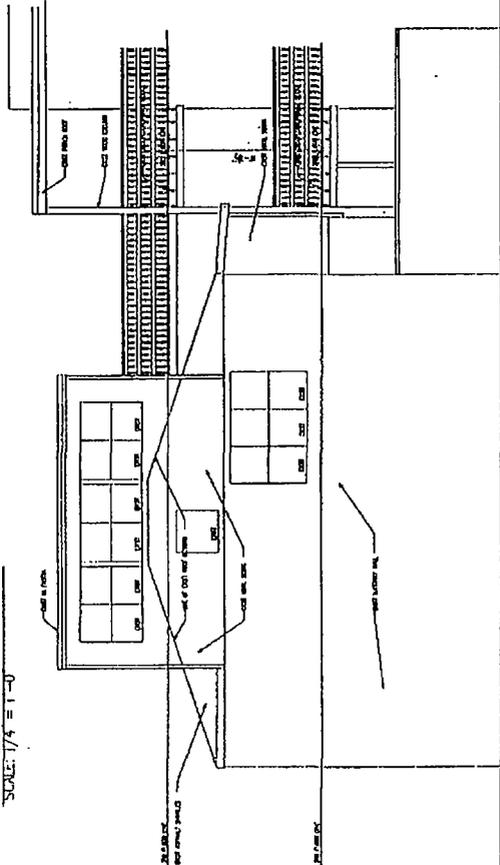
EXISTING FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

Final for Publication

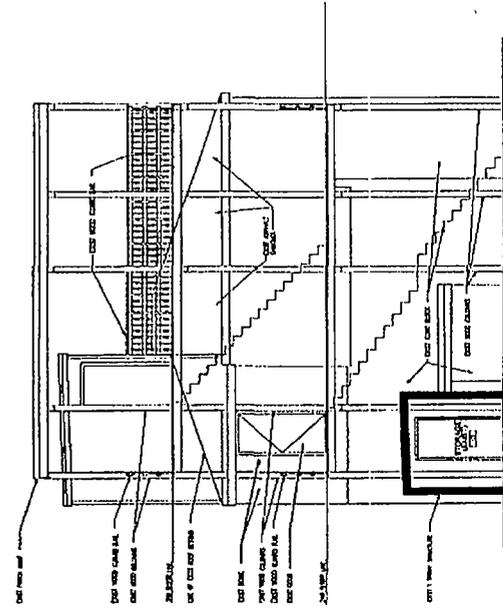
NOTE:
FOR BUILDING HEIGHTS SEE SHEET A-3



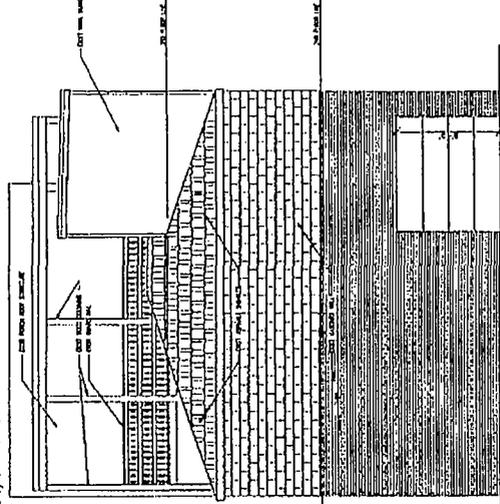
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



WEST SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



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

AS BUILT DRAWINGS FOR 7 UNIT RESIDENTIAL BLDG. M1 2716 S PRAIRIE CT., CHICAGO, ILLINOIS		DATE: 11/11/11 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES	PROJECT NO.: 111111 SHEET NO.: A-5
GEORGE SIMONIS ARCHITECT 1000 N. LAUREL CHICAGO, ILLINOIS 60610		EXISTING - CLEANING OF EXIST. BRICK	

