



City of Chicago
Office of the City Clerk
Document Tracking Sheet



SO2017-3204

Meeting Date: 4/19/2017
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 5-I at 1834 N Rockwell Ave
- App No. 19194T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

19194T /
INTRO DATE
APRIL 19, 2017

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-I in an area bound by

The public alley next West of and parallel to North Rockwell Street, a line 232.55 feet South of and parallel to West Cortland Street, North Rockwell Street, a line 264.75 feet West of and parallel to North Rockwell Street

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

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

Common Address of Property: 1834 North Rockwell Street, Chicago, IL 60608.

SUBSTITUTE NARRATIVE and PLANS

1834 North Rockwell

RS-3 to RM4.5

In order to allow for the construction of a 4 dwelling unit, 3 story new construction building 36 feet in height with pergola on roof and 4 parking spaces

FAR	1.63
Lot Area	4,044 square feet
Building Area	6,610 square feet
Building Height	36 feet
Front Setback	8 feet
Rear Setback	30 feet *
North side Setback	3 feet 2.5 inches
South side Setback	3 feet 2.5 inches
Parking	4

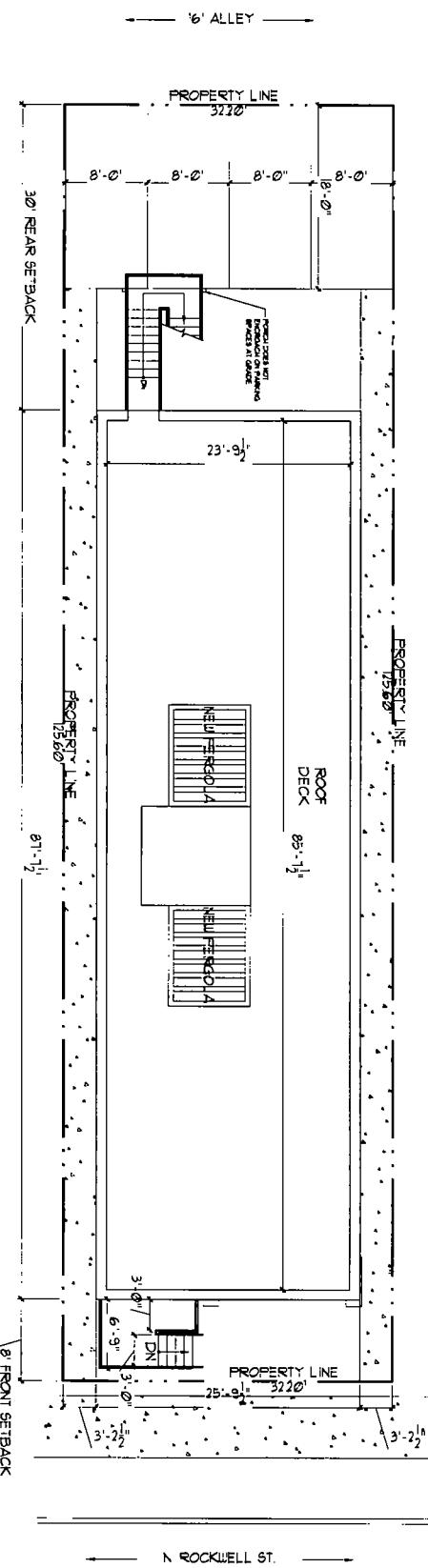
* Applicant may seek a variance or an administrative adjustment

FINAL PLAT APPLICATION



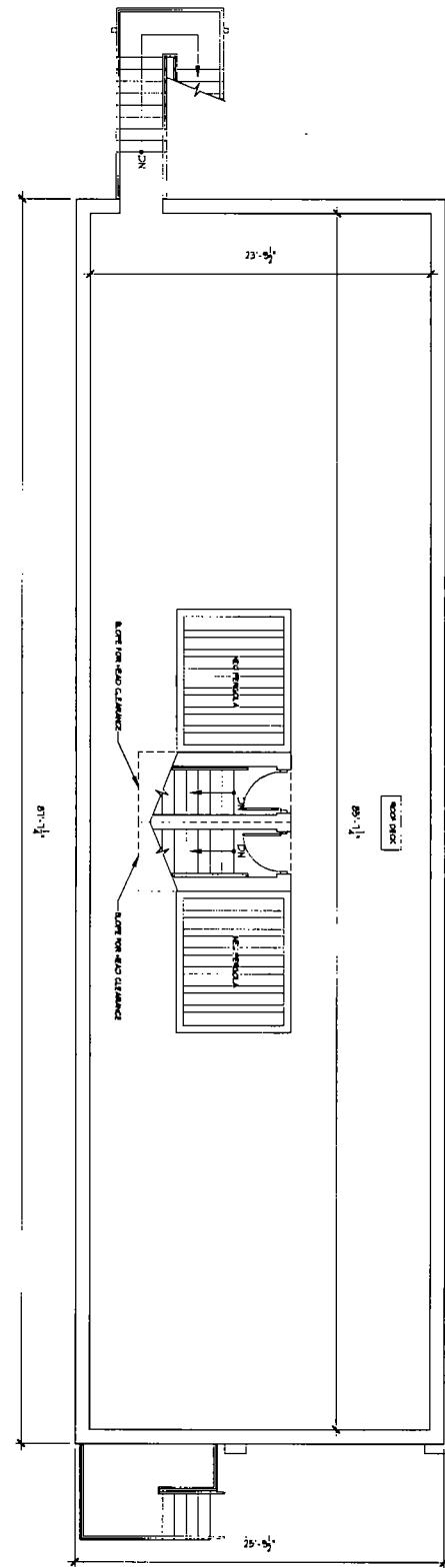
SITE PLAN

AI 1
SCALE 3/4"=1' 0"



SCALE 1/4" = 1'-0"

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**NEW 4 UNIT
DUPLEX
1834 N ROCKWELL ST
CHICAGO, IL 60647**

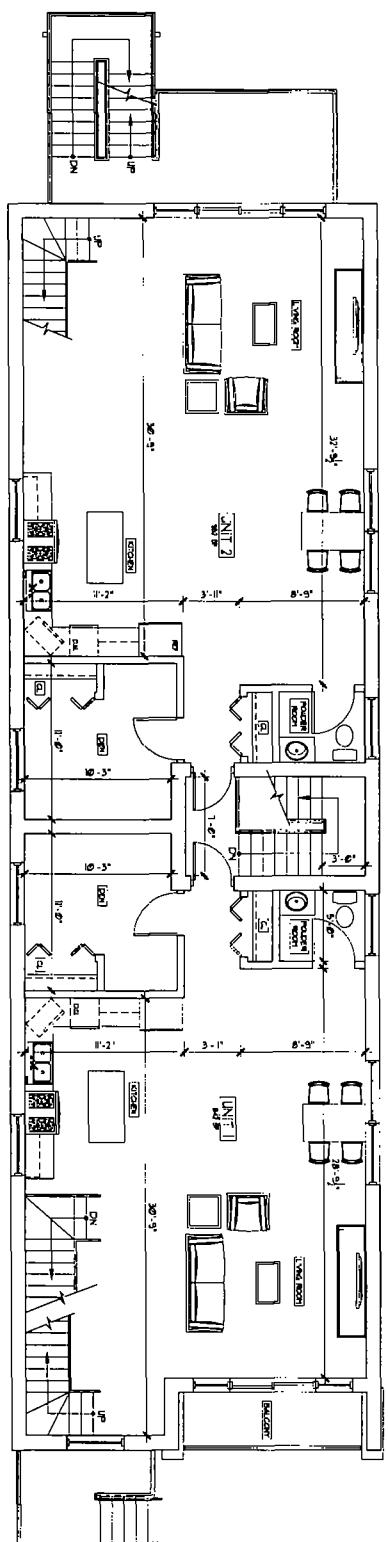
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FINAL FOR PUBLICATION



A3

SECOND FLOOR PLAN



THE BOSTON HERALD AND COURIER, BOSTON, MASS.—

SCALE 1/4 = 0

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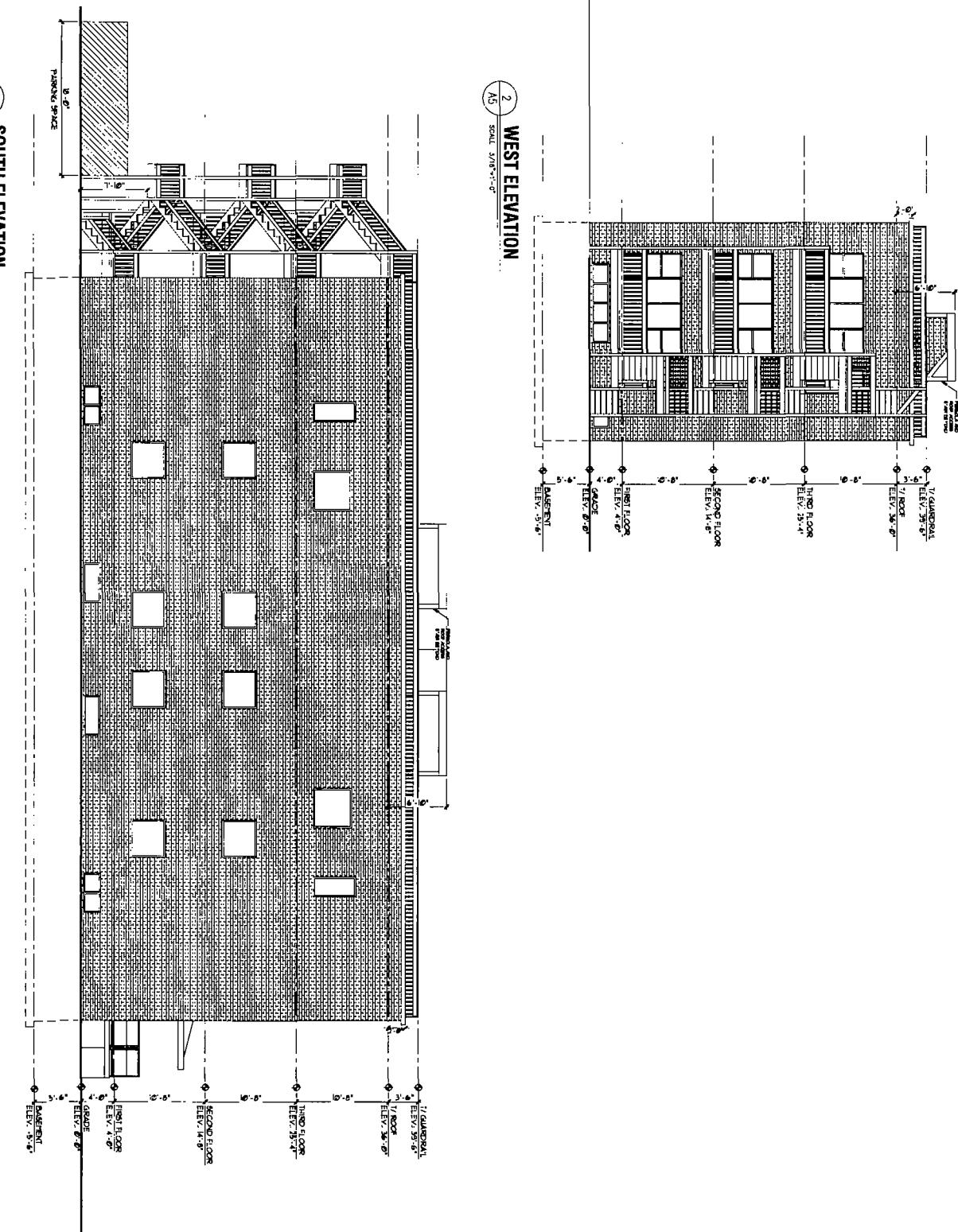
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**NEW 4 UNIT
DUPLEX**
1834 N ROCKWELL ST.
CHICAGO, ILL. 60647

ARCHITECTS & CONSTRUCTION FRANCISSE
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PUBLICATION



IPS A
Architecture & Design

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A5
SCALE 3/8" = 0'

SOUTH ELEVATION

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PUBLICATION