



City of Chicago



O2018-5998

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1645 W Le Moyne St - App No. 19746T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-H in the area bounded by

West Le Moyne Street; the alley next east of and parallel to North Paulina Street; the alley next south of and parallel to West Le Moyne Street; the alley next east of and parallel to North Paulina Avenue; a line 118.0 feet south of and parallel to West Le Moyne Street; and a line 81.60 feet east of and parallel to North Paulina Street,

to those of a RM5.5 Residential Multi-Unit 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.

Common Address of Property: 1645 West Le Moyne Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – 1645 West LeMoyne Street, Chicago, IL

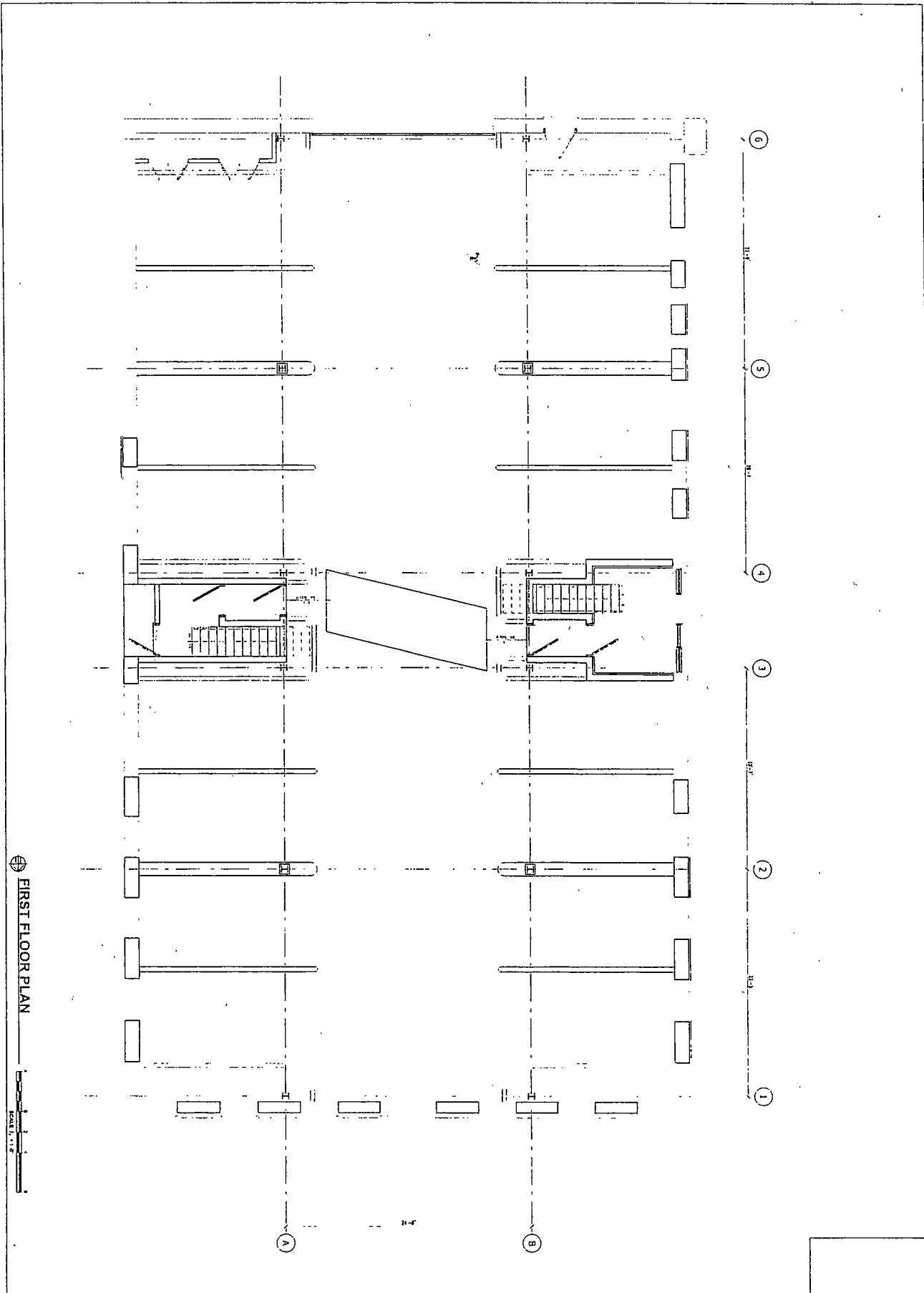
Proposed Zoning: RM-5.5 Residential Multi-Unit District

Lot Area: 7,181.38 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of the existing three-story community center and food kitchen building to a sixteen (16) unit residential building. Sixteen (16) onsite, garage parking spaces will be provided. The existing building's height (46 ft.-2.5 in.) and floor-area total will remain without change.

- (A) The Project's Floor Area Ratio: 16,800 square feet (2.33 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
16 dwelling units (400 square feet per unit permitted as of right)
- (C) The amount of off-street parking: 16 parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - East: 0 feet-0 inches
 - West: 10 feet-0 inches
- (E) Building Height:
46 feet-2.5 inches

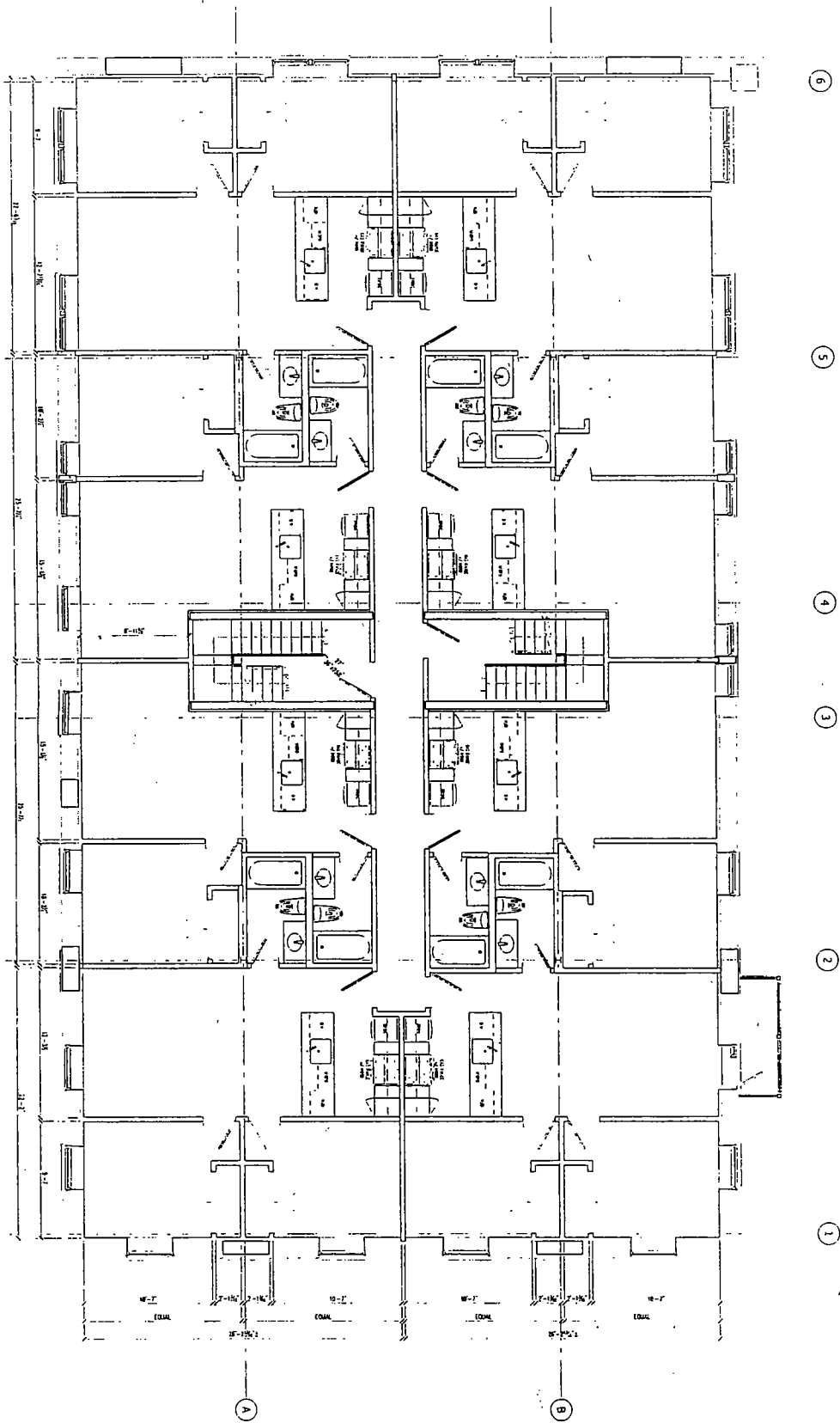
FINAL FOR PUBLICATION



FIRST FLOOR PLAN

FINAL FOR PUBLICATION

<p>A-1</p>	<p>DATE: _____</p> <p>BY: _____</p> <p>REVISIONS:</p>	<p>NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE w/ THREE CAR GARAGE</p>	<p>CASAGRANDE ARCHITECTS LLC</p> <p>ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT</p> <p>3710 N. JEROME AVENUE CHICAGO, ILLINOIS 60612 TEL: 773.544.9254 FAX: 773.544.9254</p>
		<p>1645 WEST Le MOYNE STREET</p> <p>CHICAGO, ILLINOIS 60622</p>	



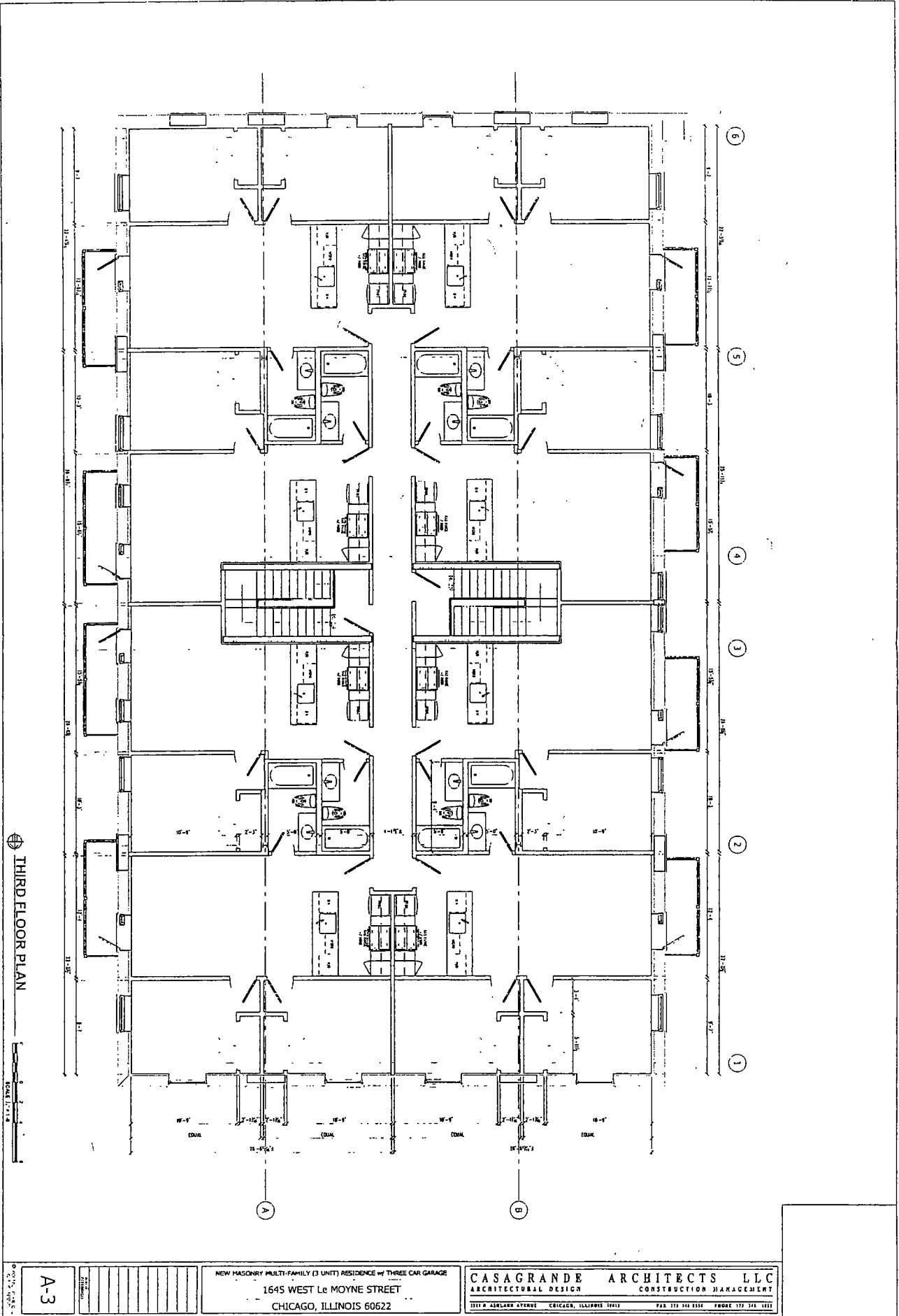
SECOND FLOOR PLAN

FINAL FOR PUBLICATION

A-2

NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE W/ THREE CAR GARAGE
 1645 WEST Le MOYNE STREET
 CHICAGO, ILLINOIS 60622

CASAGRANDE ARCHITECTS LLC
 ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT
 3115 N. ARNOLD AVENUE CHICAGO, ILLINOIS 60612 FAX: 773.347.5321 PHONE: 312.344.5333



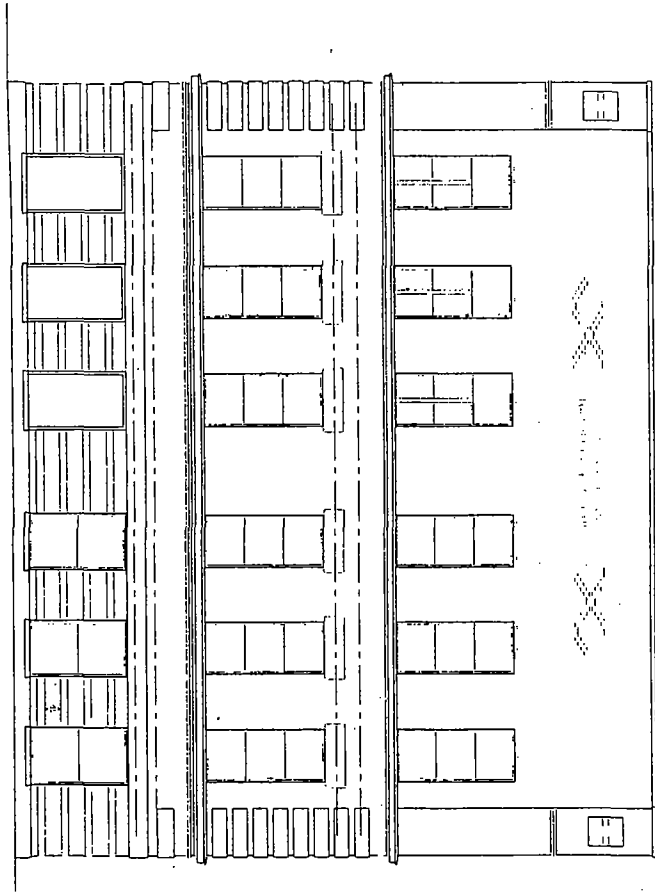
FINAL FOR PUBLICATION

THIRD FLOOR PLAN

A-3

NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE w/ THREE CAR GARAGE
 1645 WEST Le MOYNE STREET
 CHICAGO, ILLINOIS 60622

CASAGRANDE ARCHITECTS LLC
 ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT
 3311 N. ASHLAND AVENUE CHICAGO, ILLINOIS 60641
 TEL: 312.344.5556 FAX: 312.344.5556 PHONE: 312.344.1515



NORTH ELEVATION

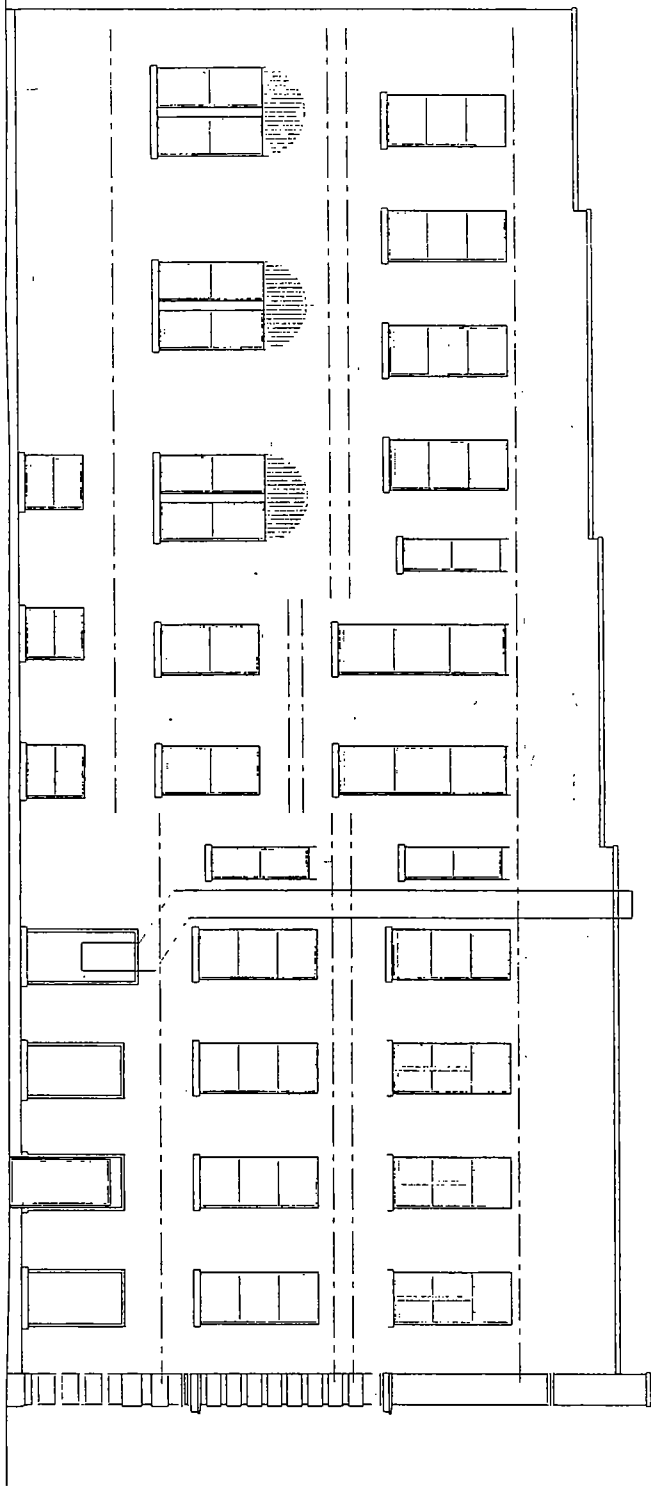


FINAL FOR PUBLICATION

A-4

NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE w/ THREE CAR GARAGE
 1645 WEST Le MOYNE STREET
 CHICAGO, ILLINOIS 60622

CASAGRANDE ARCHITECTS LLC
 ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT
 3217 N. ARDEN AVENUE CHICAGO ILLINOIS 60642 FAX 312 341-1331 PHONE 312 341-3333



EAST ELEVATION

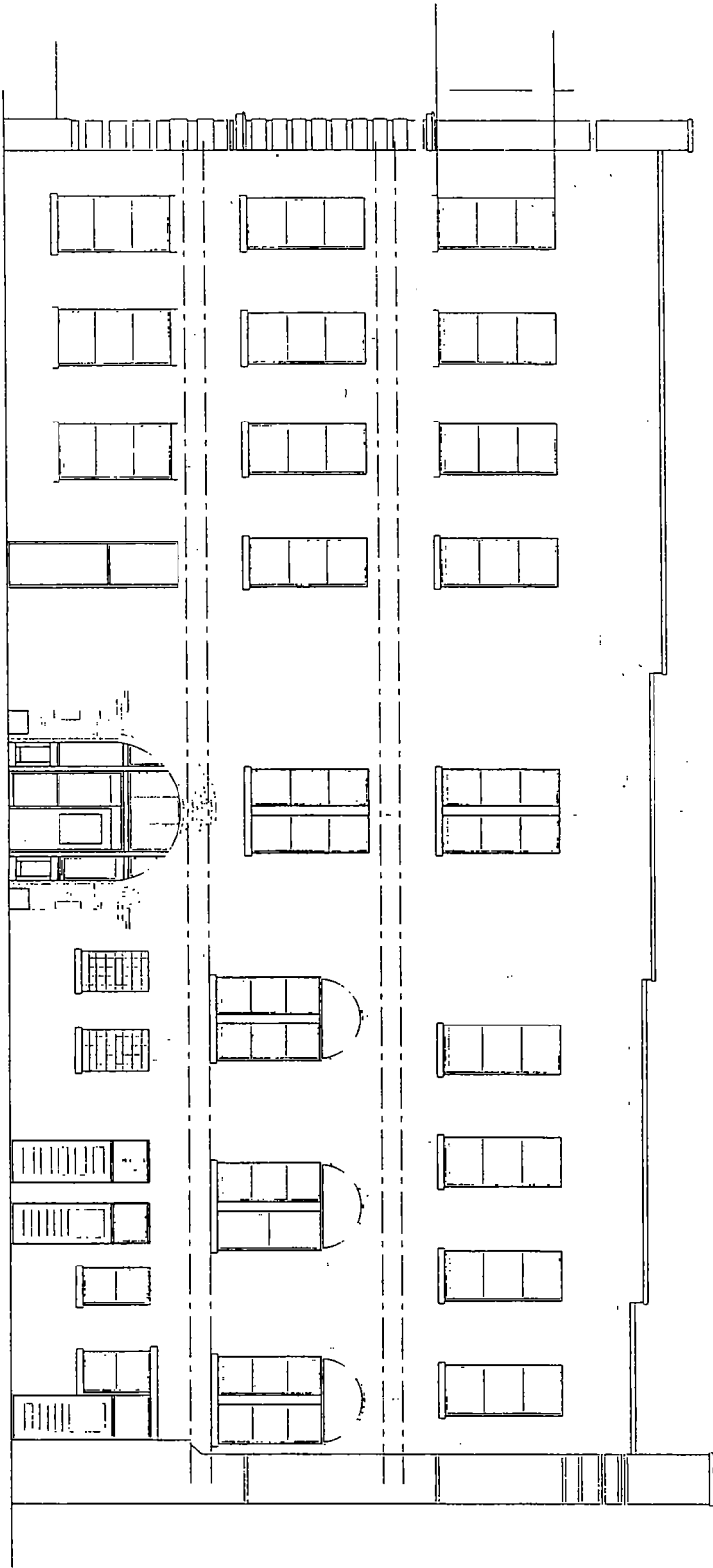


FINAL FOR PUBLICATION

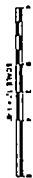
A-4.1

NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE w/ THREE CAR GARAGE
 1645 WEST Le MOYNE STREET
 CHICAGO, ILLINOIS 60622

CASAGRANDE ARCHITECTS LLC
 ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT
 3723 N. ARNOLD AVENUE CHICAGO ILLINOIS 60642
 TEL: 312-242-1151 FAX: 312-242-1151



WEST ELEVATION

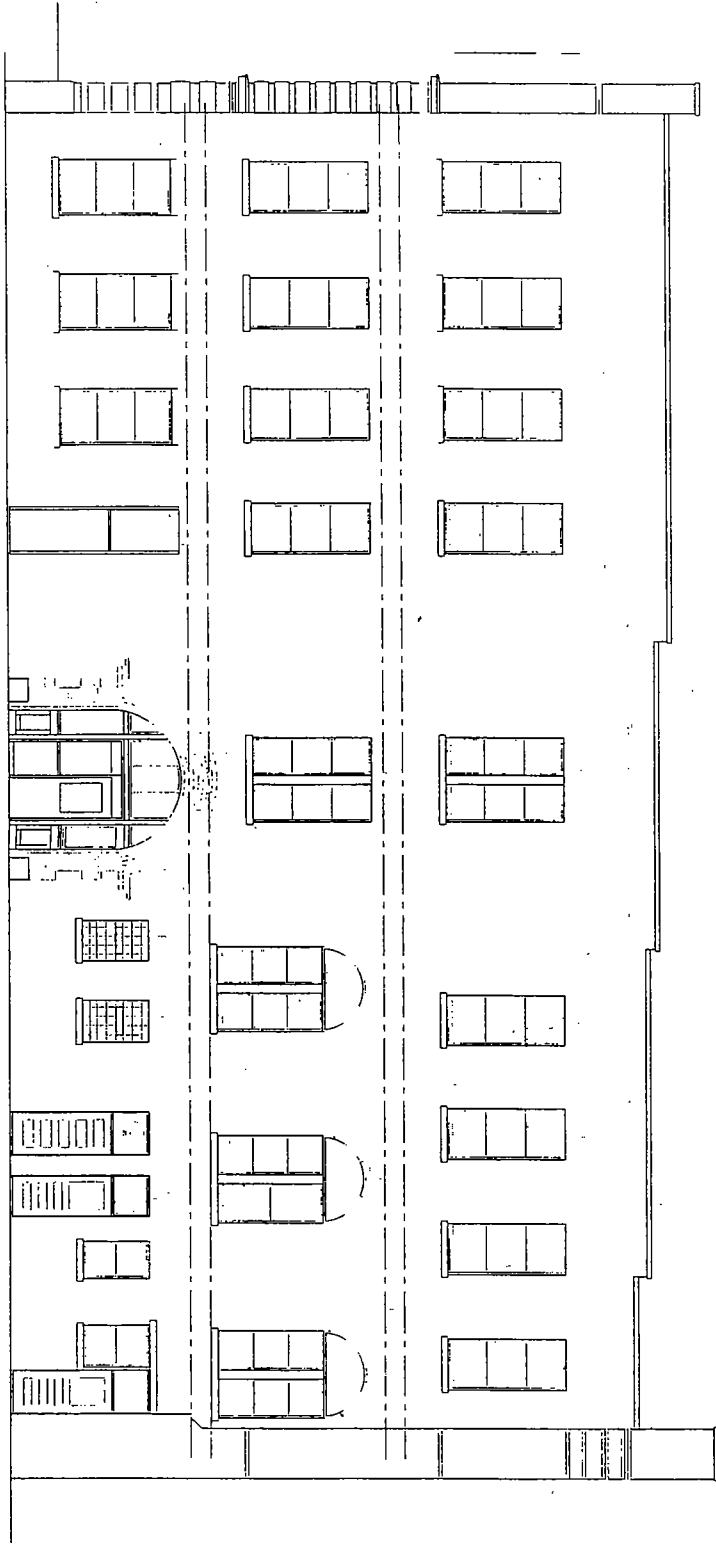


FINAL FOR PUBLICATION

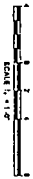
A-4.3

NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE w/ THREE CAR GARAGE
 1645 WEST Le MOYNE STREET
 CHICAGO, ILLINOIS 60622

CASAGRANDE ARCHITECTS, LLC
 ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT
 314 N. ARLINGDALE AVENUE CHICAGO, ILLINOIS 60612 FAX 312-342-5334 PROJECTS 312-342-5335



WEST ELEVATION



FINAL FOR PERMITTING

A-4.3

NEW MASONRY MULTI-FAMILY (3 UNIT) RESIDENCE w/ THREE CAR GARAGE
 1645 WEST Le MOYNE STREET
 CHICAGO, ILLINOIS 60622

CASAGRANDE ARCHITECTS LLC
 ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT
 2114 N. ARLAND AVENUE CHICAGO, ILLINOIS 60614 TEL: 773.241.3334 FAX: 773.241.3335