



City of Chicago



SO2019-5516

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1230 W Augusta Blvd - App No. 20071T1
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, the Chicago Zoning Ordinance,
be amended by changing all the M3-3 Heavy Industry District symbols and indications as
shown on Map No.3-G in the area bounded by

The Public Alley 100 feet north of and parallel to West Augusta
Boulevard; a line 300 feet west of and parallel to North Elston Avenue;
West Augusta Boulevard, and a line next northeast of and parallel to
Chicago and Northwestern Railway,

to those of a B2-2 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.

Common Address of Property: 1230 W. Augusta Boulevard

Final for Publication

AMENDED TO BE A TYPE 1 - NARRATIVE AND PLANS

ZONING NARRATIVE FOR 1230 W. AUGUSTA BLVD., CHICAGO, IL 60642, FROM M3-3 HEAVY INDUSTRY DISTRICT TO A B2-2 NEIGHBORHOOD MIXED USE DISTRICT

Use:	Existing single family residence will remain. There will be renovations and additions to the first, second and third floors of the existing single family residence. There will be on-site parking for two (2) cars at the rear of the property.
Project's Floor Area:	The existing first floor of the single family residence contains around 1,184 sq. ft. and its addition will be around 41 sq. ft. The existing second floor of the single family residence contains around 1,184 sq. ft. and its addition will be around 211 sq. ft. The existing third floor of the single family residence contains around 459 sq. ft. and its addition will be around 691 sq. ft. When complete, the existing single family residence will contain a total of 3,770 sq. ft.
Project's Density:	1 Dwelling Unit, 3,770 sq. ft.
Parking:	Two (2) parking spaces
Setbacks:	Front: 7'-4" Rear: 37'-10" Side Setbacks: <ul style="list-style-type: none">▪ East Side Setback: 2'-8"▪ West Side Setback: 4'-4" to 50'-9"
Building Height:	39'-10.5"

Plat of Survey

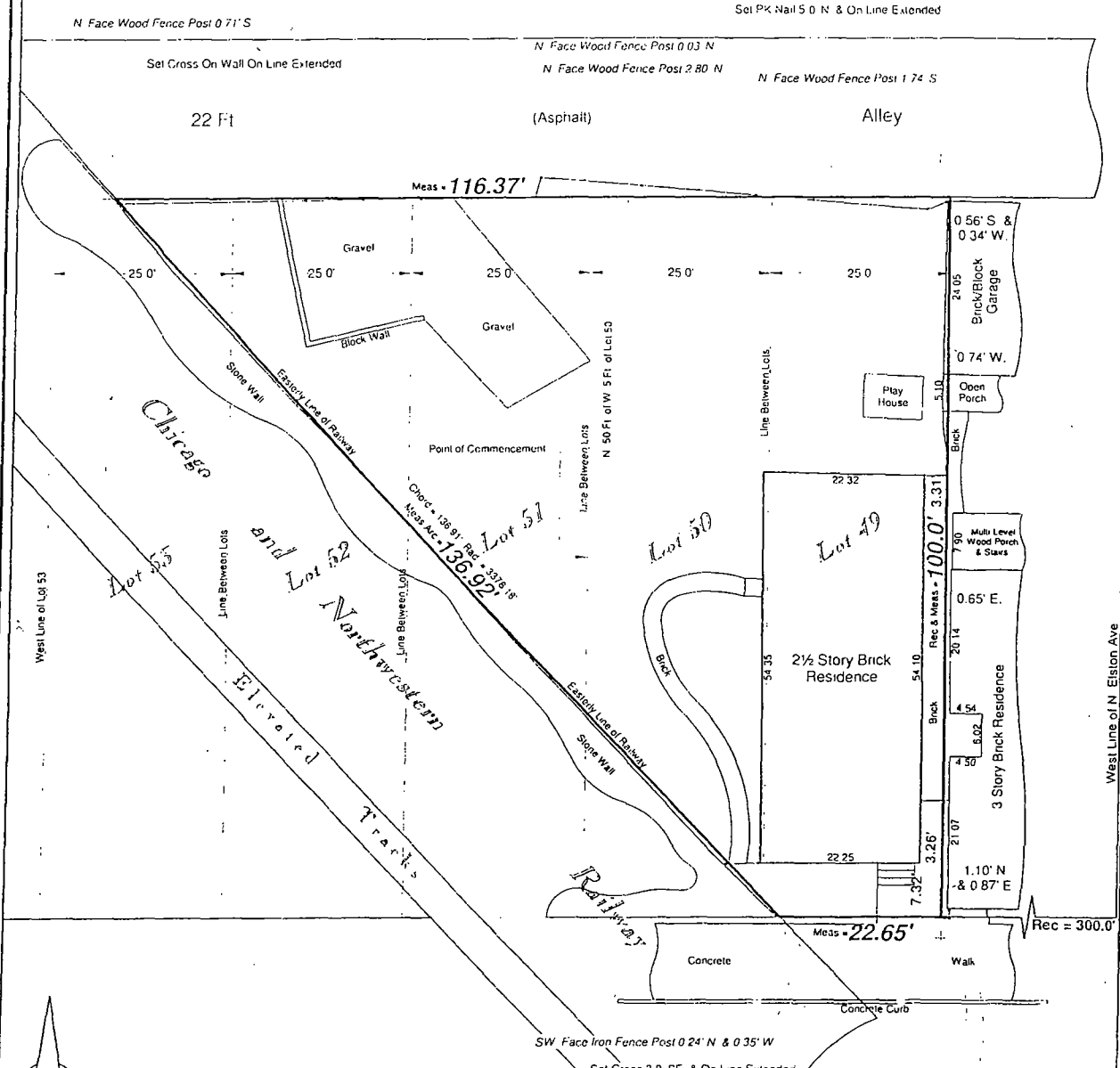
Central Survey Company, Inc., 6415 N. Caldwell Ave., Chicago, Illinois 60646 2713
 Phone (773) 631-5285 www.CentralSurvey.com Fax (773) 775-2071

Legal Description

The North 50 feet of the West 5 feet of Lot 50, also those parts of Lots 51, 52, and 53, commencing at a point in the East line of said Lot 51, 50 feet South of the North line of said Lots 51, 52, and 53, thence West to the Easterly line of the Chicago and Northwestern Railroad, thence Northwesterly along said railroad to a point where the North line of said Lot 53 and the Chicago and Northwestern Railroad intersect, thence East on the North line of said Lots 51, 52, and 53 to the Northeast corner of said Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Also
 Lot 49 and 50 (except the West 5 feet of the North 50 feet of said Lot 50 and except that part thereof occupied as a railroad right of way) and that part of Lot 51 commencing at a point in the East line of said Lot 51, 50 feet South of the North line of said Lot 51 and running thence due West to the Easterly line of the Chicago and Northwestern Railway, thence Southeasterly along said railway to the most Southern point of Lot 51 intersecting said railway, thence North along the East line of said Lot 51 to the place of beginning all in Block 17 in Elston Addition to Chicago, a Subdivision in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian (except 24 feet strip Northwesterly of and adjoining the Chicago and Northwestern Railway across Lots 49, 50, and 51 North of the railroad and South of the North 50 feet thereof), in Cook County, Illinois

Commonly Known as 1230 W. Augusta Blvd., Chicago, Illinois
 Area of Land Described 7,014 Sq. Ft.



W. Augusta Blvd.

Legend

N	=	North			
S	=	South			
E	=	East			
W	=	West			
(TYP)	=	Typical	0 01" = 1/8"	Decimal/Inch Conversions	
Rec	=	Record	0 02" = 1/4"	0 08" = 1"	0 50" = 7"
Meas	=	Measure	0 03" = 3/8"	0 17" = 2"	0 67" = 8"
St	=	Street	0 04" = 1/2"	0 25" = 3"	0 75" = 9"
Ave	=	Avenue	0 05" = 5/8"	0 33" = 4"	0 83" = 10"
			0 06" = 3/4"	0 42" = 5"	0 92" = 11"
			0 07" = 7/8"	0 50" = 6"	1 00" = 12"

NOTES: *Property corners were staked per customer.
 *AutoCad file will not be provided under this contract *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat *Compare all points before building and report any difference at once

Scale 1 Inch equals 15 Feet

Ordered By: Chris Litwin
 Order Number: 1230E

State of Illinois)
) S S
 County of Cook)

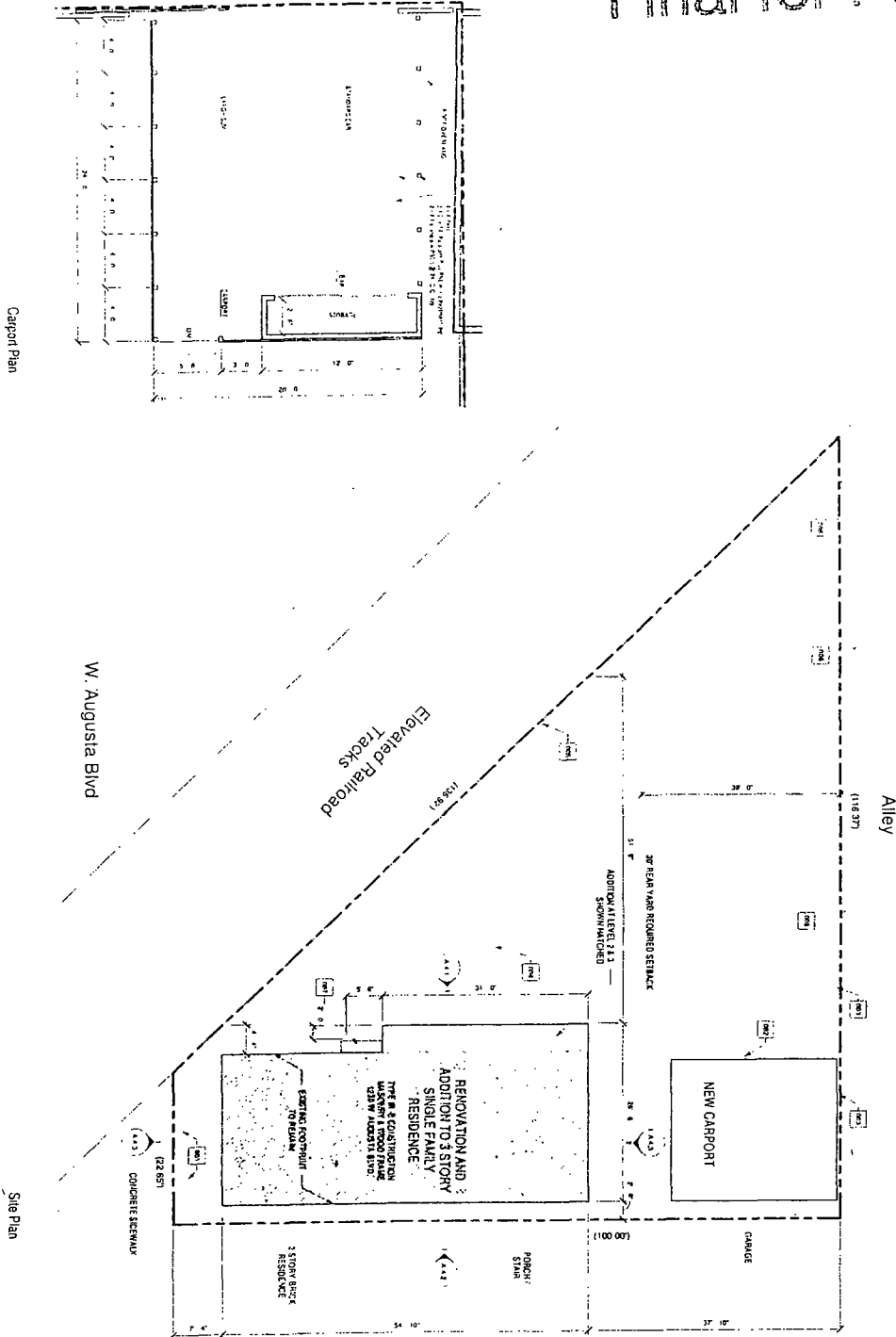


This professional service conforms to current Illinois minimum standards for a boundary survey

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on June 12 2019 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 12th day of June 2019
 William R. Webb
 William R. Webb P.L.S. #2190 (exp 11/30/2020) Professional Design Firm Land Surveying LLC (#184 605417)

Final for Publication



Carport Plan

Site Plan

Site Plan Symbols
 1. New Footprint
 2. Existing Footprint
 3. New Addition
 4. Existing Addition
 5. Existing Footprint to Remain
 6. Existing Footprint to be Demolished

Site Plan

DATE: 11/11/11

Building Area Summary			
Floor	Existing	New	Total
Basement	1,184	41	1,225
First	1,184	211	1,395
Second	459	691	1,150
Total	2,827	943	3,770

Floor Deck			
Floor	Existing	New	Total
Basement	710	7	717
First	0	474	474
Total	710	481	1,191

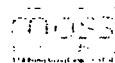
Off Street Parking			
Category	Required	Provided	Notes
Front	0	0	
Rear	30*	30*	30' x 10' x 21' - 0"
Side	0	0	
Total	30	30	

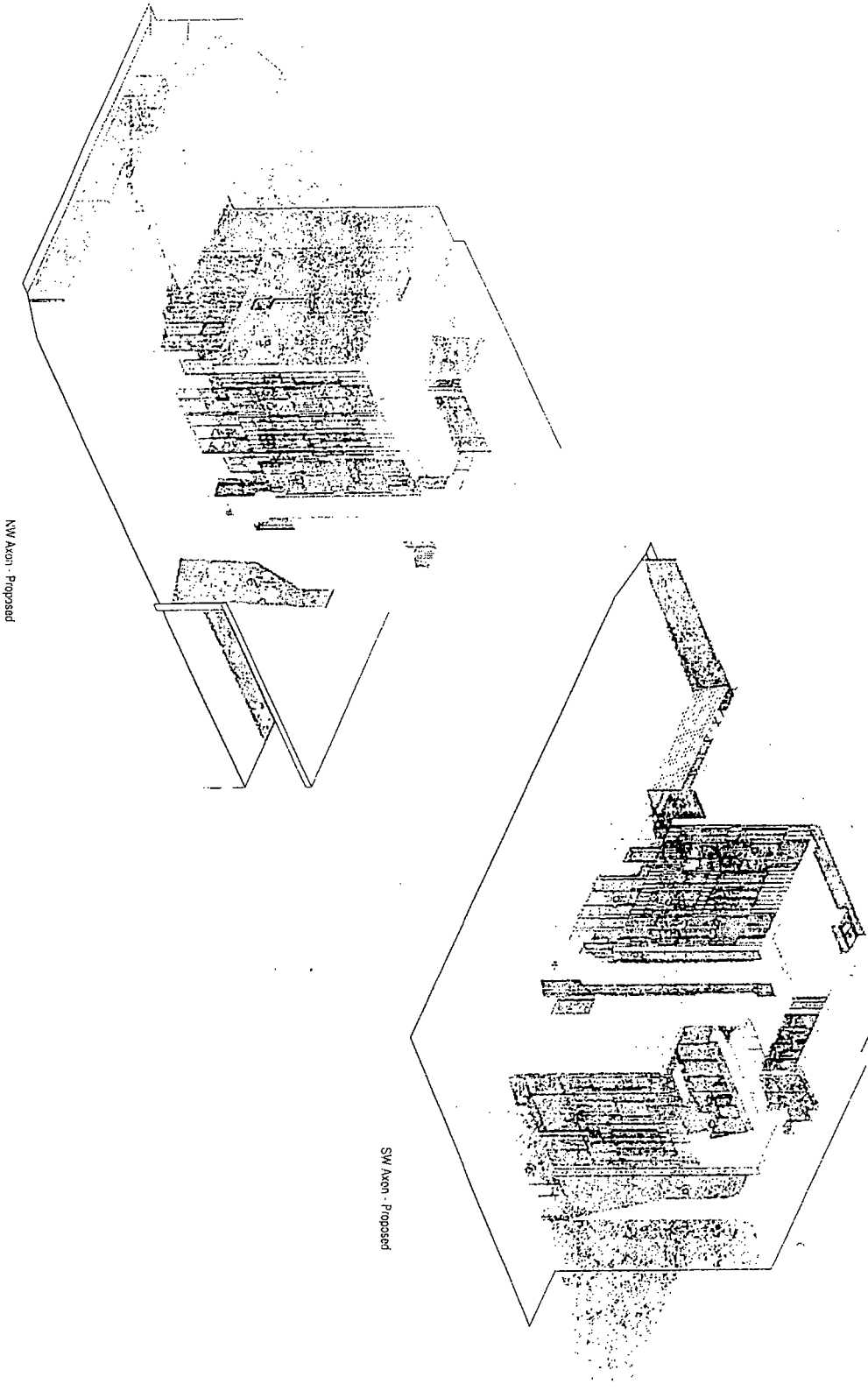
Zoning Classification: Existing M3.3, Proposed D1F2
 S# P# P# 17-05-313-C40-0000
 Occupancy: Single Family Residential
 Construction Type: RB3
 Building Height: 38'-10" (27'-0" Max Allowable)
 Number of Stories: 3 Story
 Site Area: 6,950 Square Feet
 Building Footprint: 1,225 Square Feet
 PAN: 124 2 115 295 S# - Day Afternoon

Litwin House

1230 W Augusta Blvd
 Chicago, IL 60607

PRELIMINARY DRAWINGS





Axon Views

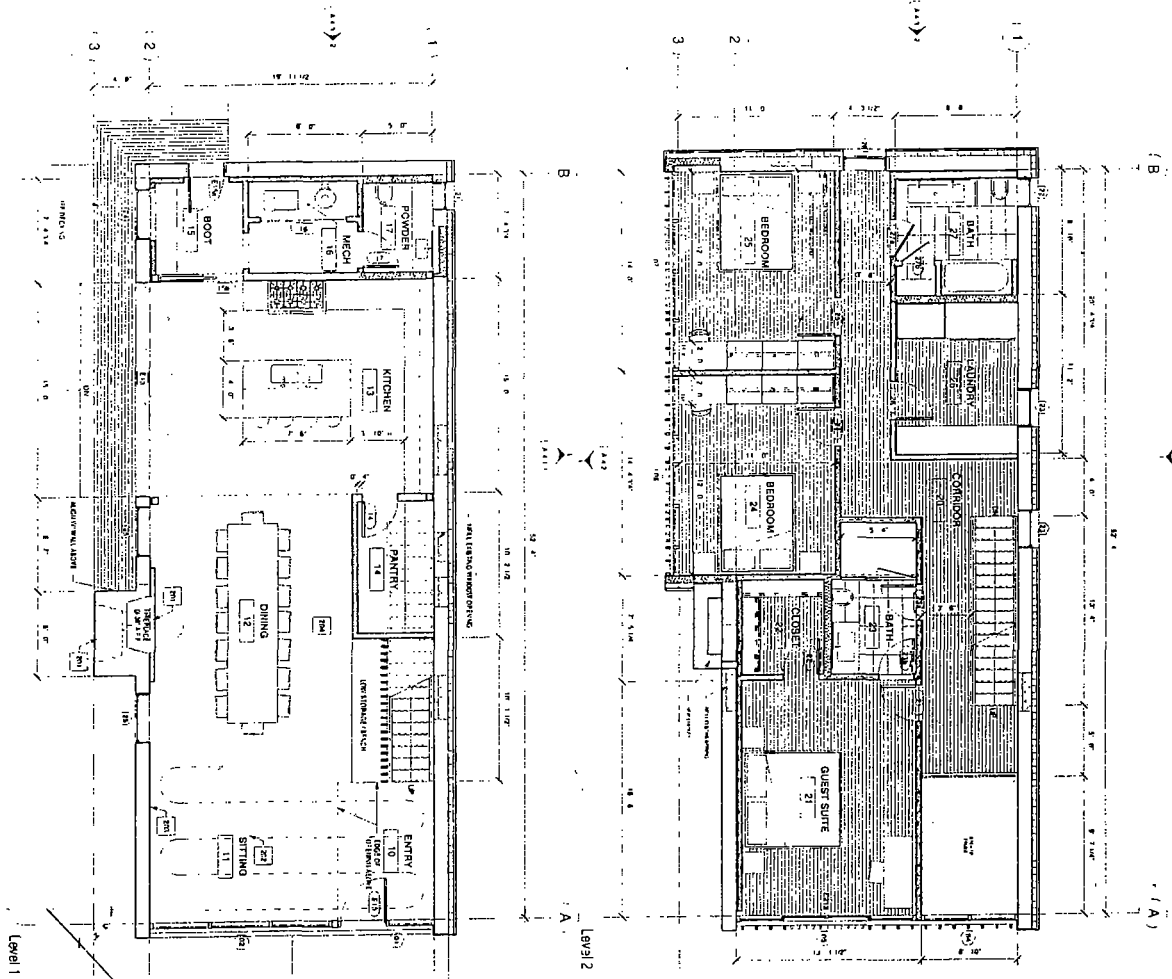
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Litwin House

1230 W. Augusta Blvd
Chicago, IL 60642

PRELIMINARY DRAWINGS

CROSS
ARCHITECTS
1230 W. AUGUSTA BLVD
CHICAGO, IL 60642
PH: 773.334.1111



Floor Plan Keynotes

- 21 Quest Suite
- 22 Bedroom
- 23 Bedroom
- 24 Bath
- 25 Laundry
- 26 Corridor
- 27 Mechanical
- 28 Storage
- 29 Entry
- 30 Kitchen
- 31 Dining
- 32 Living
- 33 Sitting
- 34 Mechanical
- 35 Mechanical
- 36 Mechanical
- 37 Mechanical
- 38 Mechanical
- 39 Mechanical
- 40 Mechanical
- 41 Mechanical
- 42 Mechanical
- 43 Mechanical
- 44 Mechanical
- 45 Mechanical
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- 47 Mechanical
- 48 Mechanical
- 49 Mechanical
- 50 Mechanical

Plan Notes

1. Check for any notes on this plan.
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Wall Legend

- 1. 1/2" CMU
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- 3. 1/2" CMU
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- 6. 1/2" CMU
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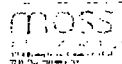
Floor Plans

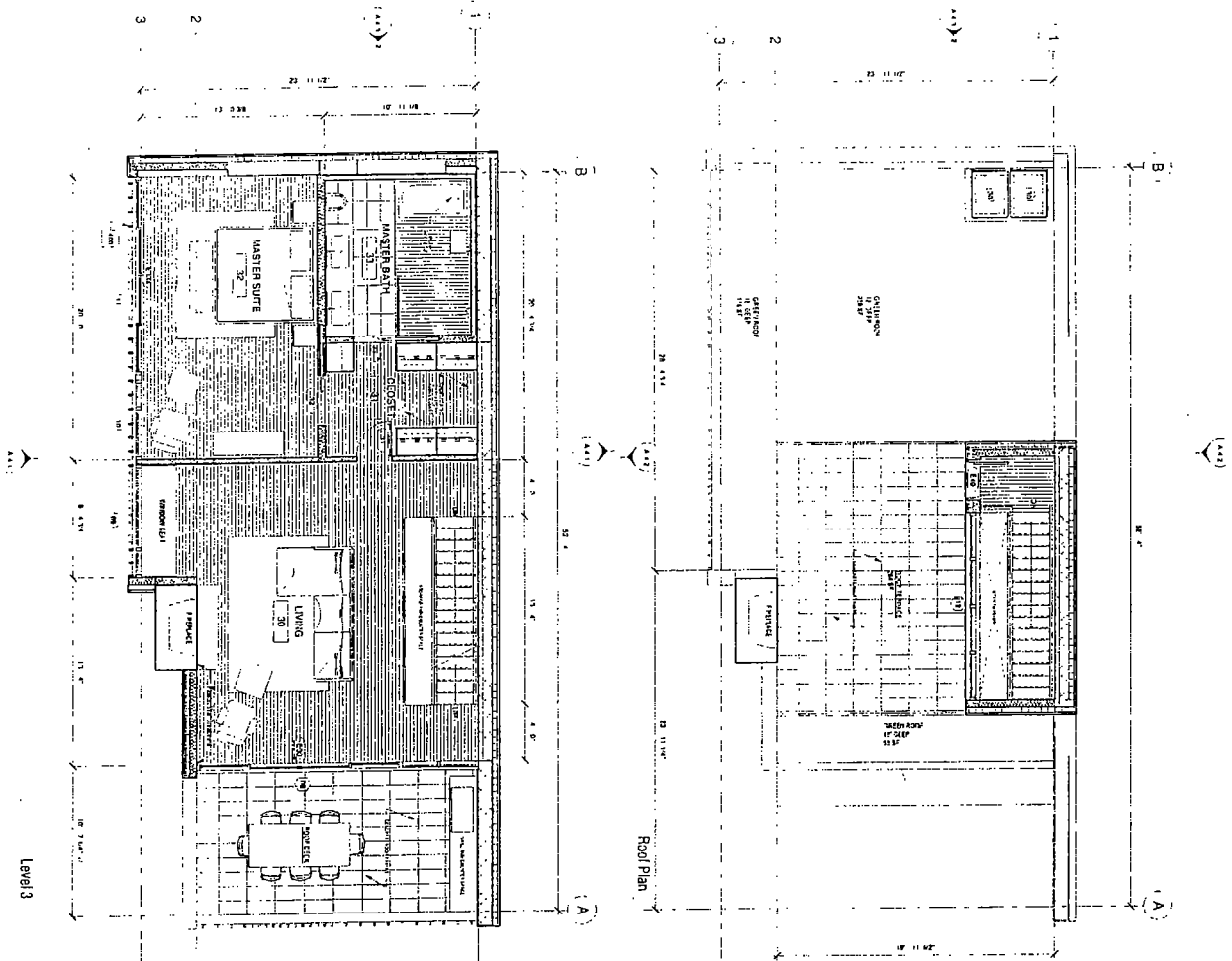
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Litwin House

230 W Augusta Blvd
 Chicago, IL 60607

PRELIMINARY DRAWINGS





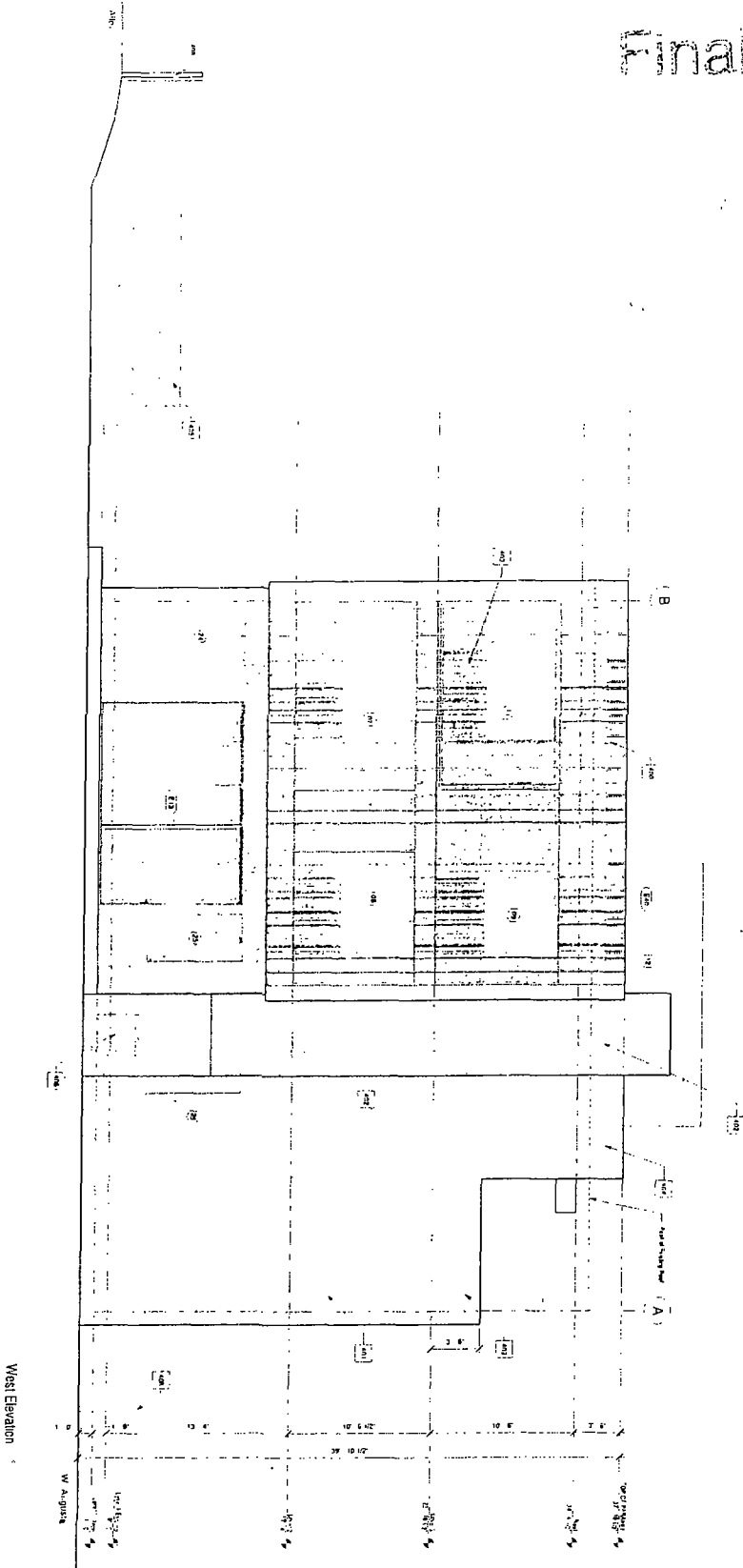
Floor Plan Keynotes

Plan Notes

Wall Legend

Floor Plans





- Elevation Keynotes
- 101 Main Entry
 - 102 Living Room
 - 103 Dining Room
 - 104 Kitchen
 - 105 Kitchen Island
 - 106 Kitchen Island
 - 107 Kitchen Island
 - 108 Kitchen Island
 - 109 Kitchen Island
 - 110 Kitchen Island

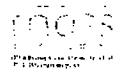
Elevations

Sheet 27-1

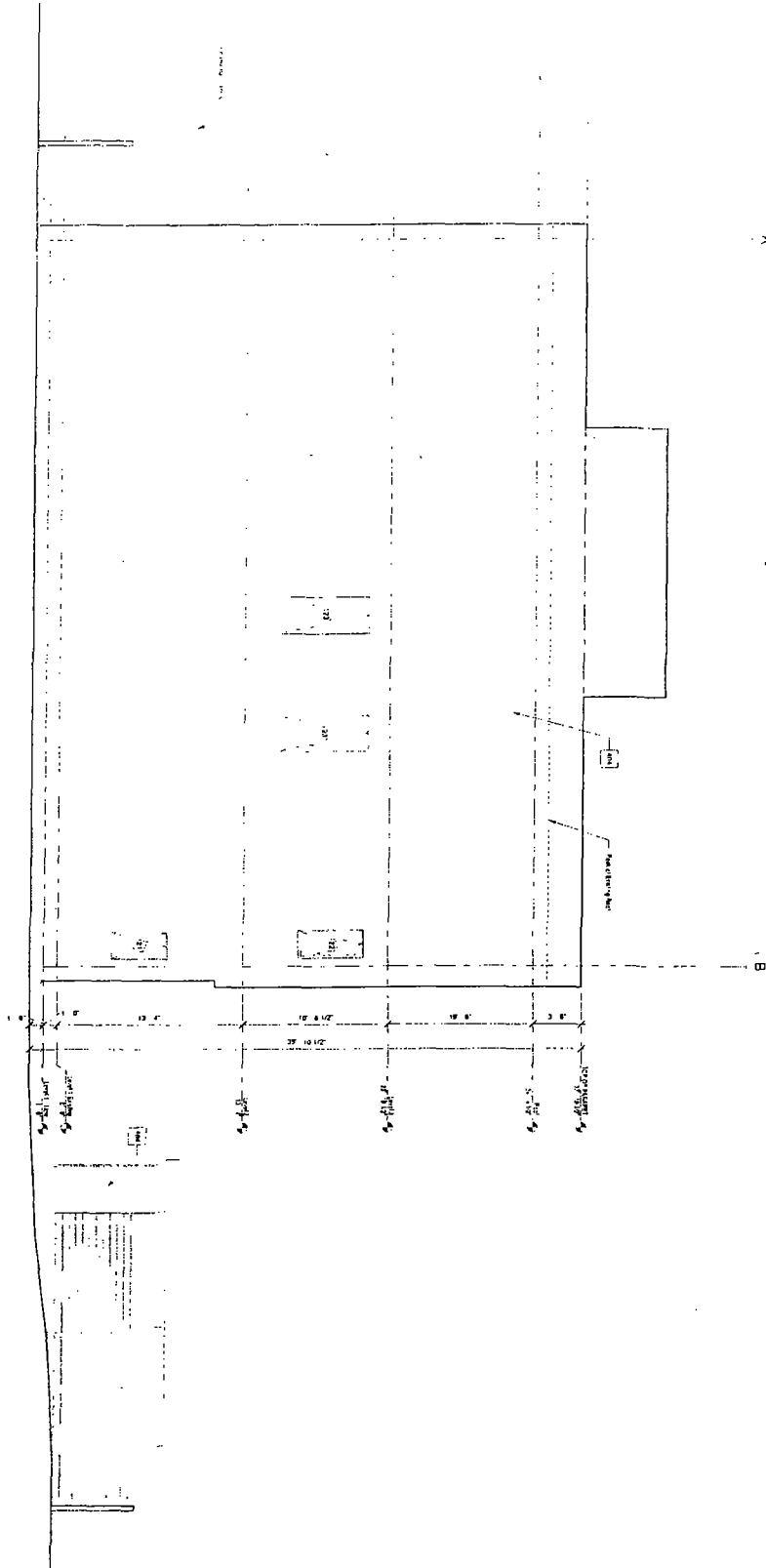
Litwin House

1230 W. Augusta Blvd
Chicago, IL 60642

PRELIMINARY DRAWINGS



A4.1



East Elevation

Elevations

Evelyn Kemmels
Architect
100 West Chestnut Street, Chicago, Ill. 60610

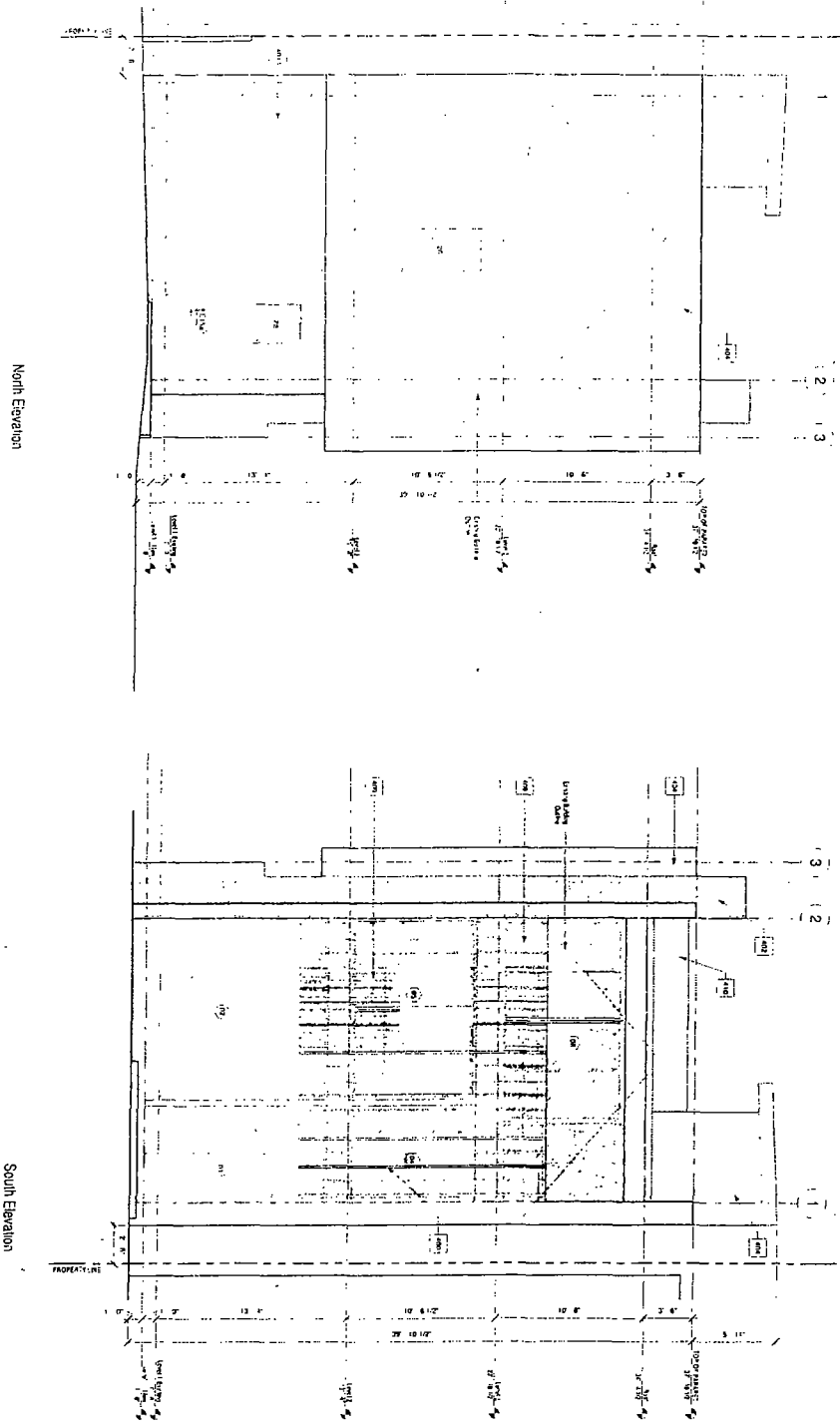
Litwin House

1730 W. Augusta Blvd
Chicago, Ill. 60642

PRELIMINARY DRAWINGS

ROSS
ARCHITECTS
100 West Chestnut Street
Chicago, Ill. 60610

A42



Elevation Keynotes

- 101 - Brick
- 102 - Paint
- 103 - Wood Siding
- 104 - Stone
- 105 - Concrete
- 106 - Asphalt
- 107 - Glass
- 108 - Metal
- 109 - Other

Elevations

A.4.3

Litwin House

1230 W. Augusta Blvd
Chicago, IL 60640

PRELIMINARY DRAWINGS

