



City of Chicago



O2020-2959

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 6/17/2020 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 7-J at 3130-3132 N Spaulding Ave - App No. 20423T1 |
| 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, the Chicago Zoning Ordinance,
be amended by changing all the RS3 Residential Single-Unit (Detached House) District
symbols and indications as shown on Map No.7-J in the area bounded by

a line 247 feet south of and parallel to West Belmont Avenue; North
Spaulding Avenue; a line 297 feet south of and parallel to West Belmont;
and the Alley next west of and parallel to Spaulding Avenue;

to those of a RT3.5 Residential Two-Flat Townhouse and 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: 3130-32 N. Spaulding Avenue

FINAL FOR PUBLICATION

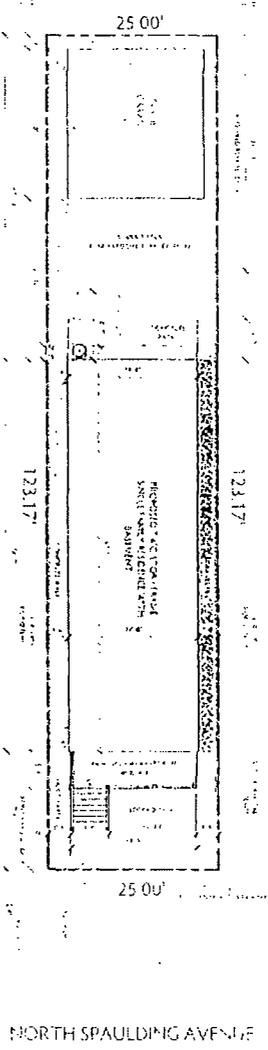
ZONING NARRATIVE FOR 3130-32 N. SPAULDING AVENUE, CHICAGO, IL 60618 TYPE 1 NARRATIVE AND PLANS

A) **Use:** The subject property located at 3130-32 N. Spaulding Avenue, Chicago, Illinois ("Subject Property") is a double lot measuring 50' x 123' that is one (1) zoning lot. Lot 11 also known as 3132 N. Spaulding ("3132 Spaulding") is improved with a residential building containing two (2) dwelling units and a garage at the rear of the lot. Lot 12 also known as 3130 N. Spaulding ("3130 Spaulding") is improved with a garage at the rear of the lot.

The reason for this change is to allow a subdivision of one (1) zoning lot into two (2) separate zoning lots measuring 25' x 123' for 3,075 square feet for each lot. The existing residential building containing two (2) dwelling units and garage will remain on 3132 Spaulding, while 3130 Spaulding will be redeveloped with a new single family residence and garage containing two (2) cars.

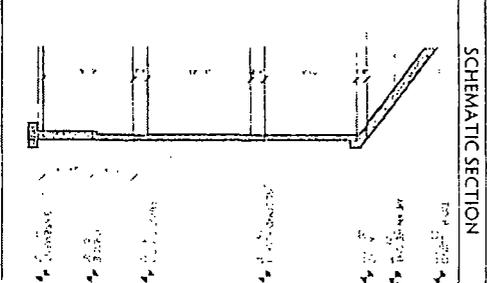
| | <u>Combined Lots 11 & 12</u> | <u>Lot 11</u> | <u>Lot 12</u> |
|---|--|---|--|
| | 3130-32 Spaulding | 3132 Spaulding | 3130 Spaulding |
| B) Lot Area: | 6,150 square feet | 3,075 square feet | 3,075 square feet |
| C) Project's Floor Area: | 0.39 | 0.78 | 0.76 |
| D) Project's Density: (Lot Area Per Dwelling Unit) | 2 dwelling units 3,075 square feet | 2 dwelling units 1,537.5 square feet | 1 dwelling unit 3,075 square feet |
| E) Parking: | 4 garage parking spaces | 2 car garage parking spaces | 2 car garage parking spaces |
| F) Setbacks: | Front-12.29 ft. Rear- 53.01 ft. Side Setbacks- -North Side Setback-1 ft. -South Side Setback-27.67 ft. | Front-12.29 ft. Rear-53.01 ft. Side Setbacks- -North Side Setback-1 ft. -South Side Setback-2.67 ft | Front-12 ft. Rear-47 ft. 10 inches Side Setbacks- -North Side Setback-3 ft. -South Side Setback-3ft. |
| G) Building Height: | Existing Mean Height 30 ft. | Existing Mean Height 30 ft. | Mean Height 29 ft. 7 inches |

3130 N SPAULDING AVE CHICAGO, IL 60618



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| GENERAL NOTE | |
| CERTIFICATION | |
| EXIT REQUIREMENTS | |
| 2013 ELECTRICAL CODE | |

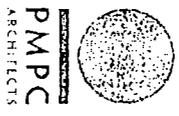
| | |
|-----------------------------------|--|
| ZONING REQUIREMENTS | |
| BUILDING CODE REQUIREMENTS | |



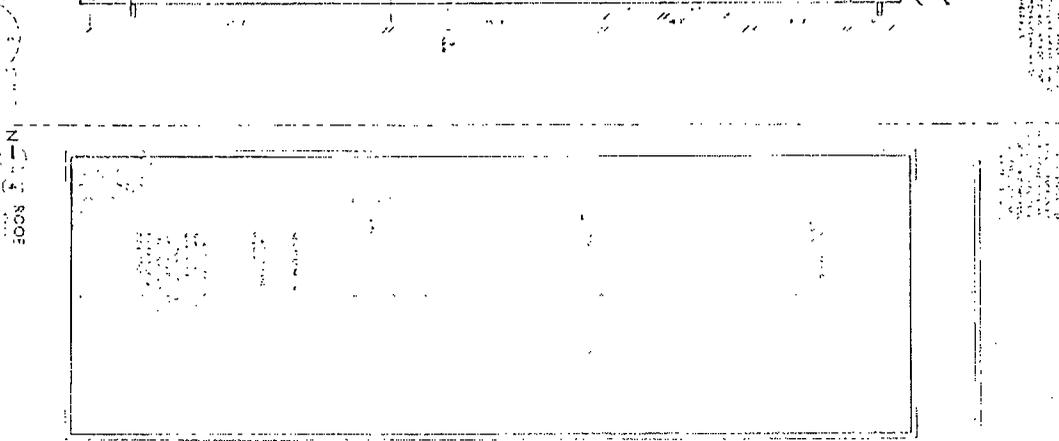
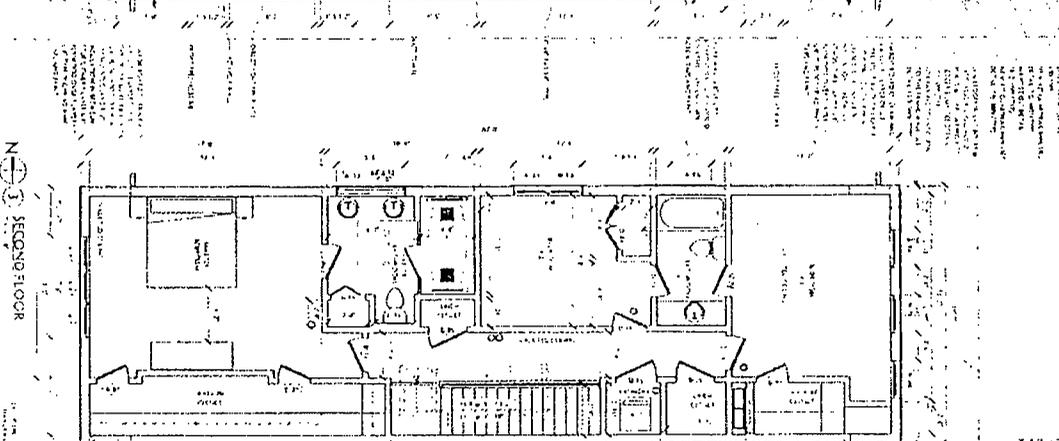
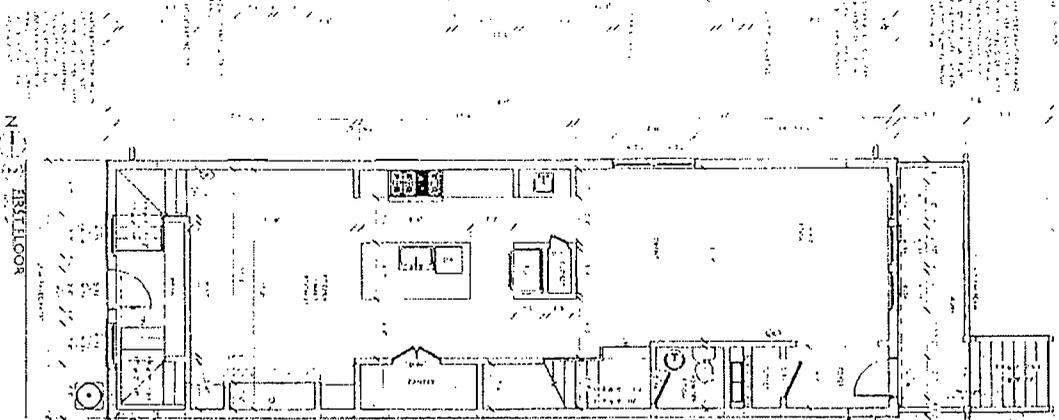
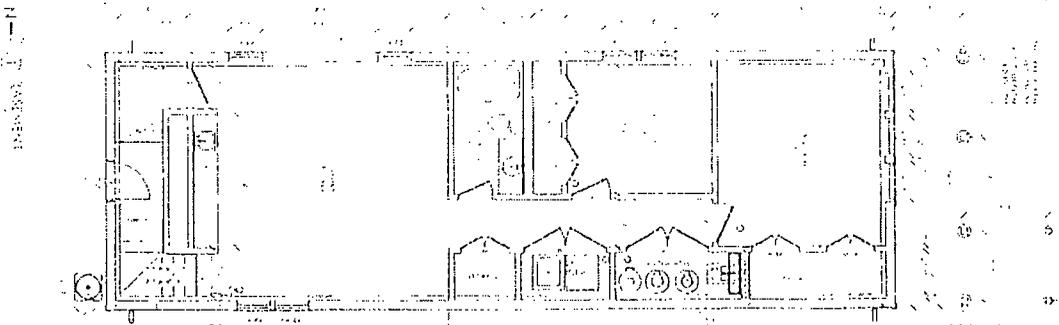
| | |
|----------------------|--|
| SCOPE OF WORK | <p>**SELF-CERT** INSPECT TWO STOREY WOOD FRAME RES. DETACHED BASEMENT FRONT OPEN WOOD PORCH WITH ROOF. REAR CONCRETE PALMO **SELF-CERT**</p> |
| WORK AREA | <p>100% 100% 100% 100% 100%</p> |
| LOCATION MAP | |

| | |
|--------------------------|--|
| INDEX OF DRAWINGS | |
| REVISIONS | |

T100



PMPC
ARCHITECTS



3 BALCONY DETAIL

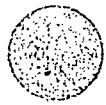
11 FLOOR LEGEND

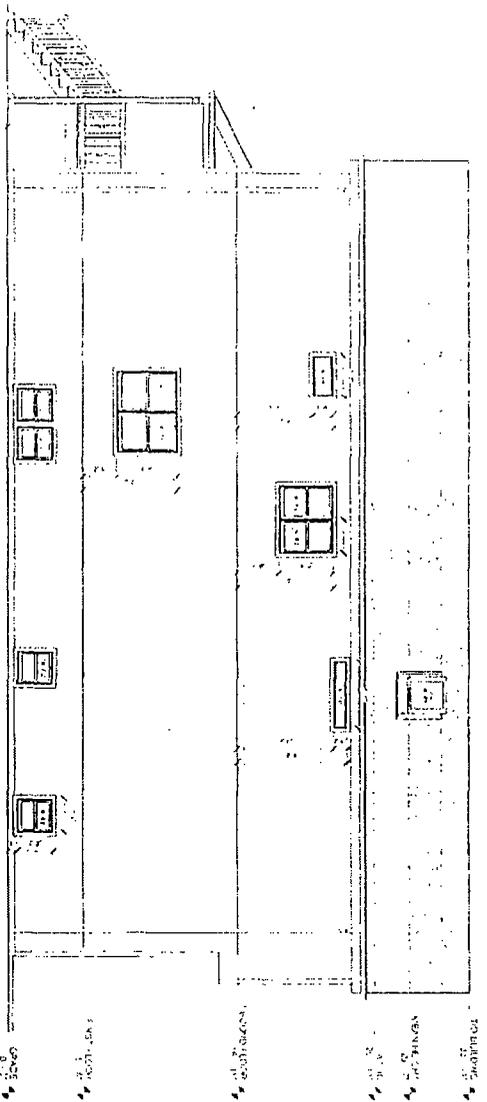
A300

PERMIT # 170346

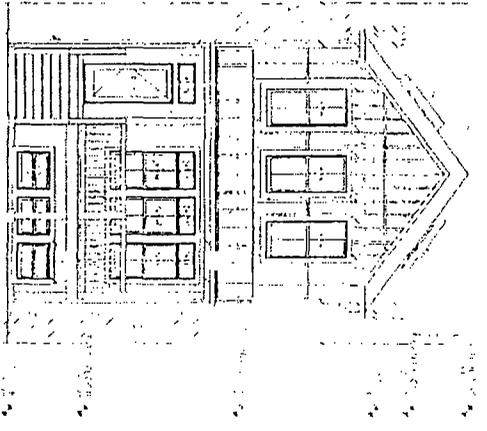
REVISIONS

PMPC ARCHITECTS

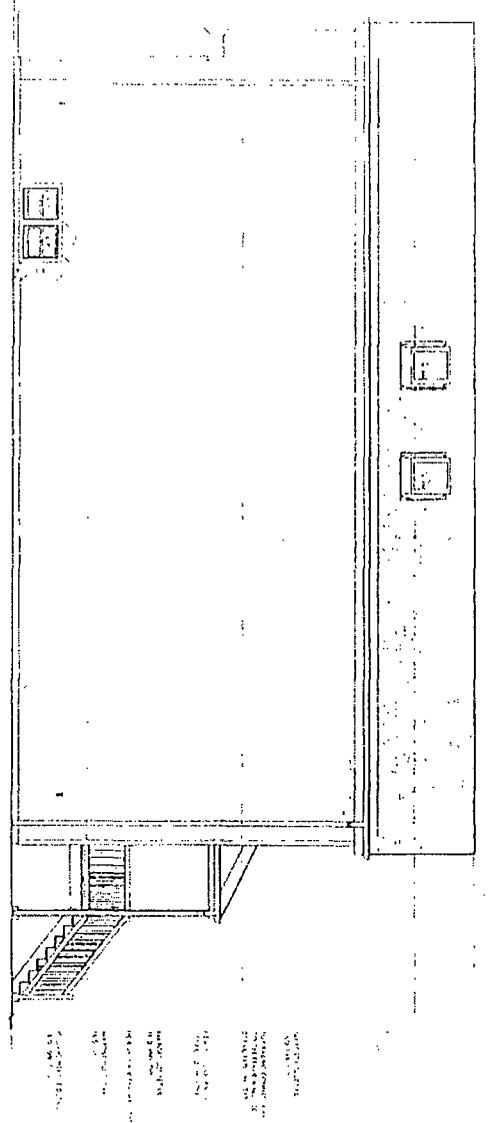
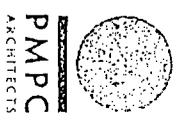




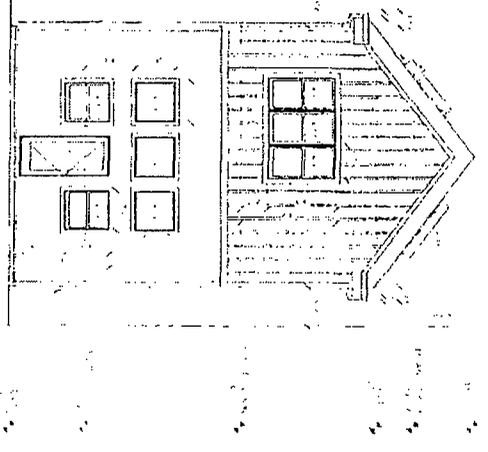
NORTH ELEVATION



EAST ELEVATION



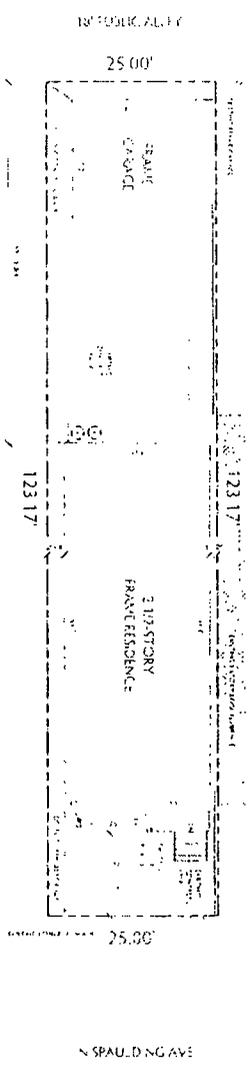
WEST ELEVATION



REVISIONS

A500

3132 N SPAULDING AVE CHICAGO. IL 60618



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ARCHITECTS

| GENERAL NOTE | ZONING REQUIREMENTS | SCHEMATIC SECTION | SCOPE OF WORK | INDEX OF DRAWINGS | REVISIONS |
|-----------------------------|-----------------------------------|-------------------|------------------|---------------------|----------------------------------|
| <p>CERTIFICATION</p> | <p>BUILDING CODE REQUIREMENTS</p> | | <p>WORK AREA</p> | <p>LOCATION MAP</p> | <p>PERMIT NO. 2019-000000000</p> |
| <p>EXIT REQUIREMENTS</p> | | | | | |
| <p>2019 ELECTRICAL CODE</p> | | | | | <p>T100</p> |

⊕ N ① BASEMENT

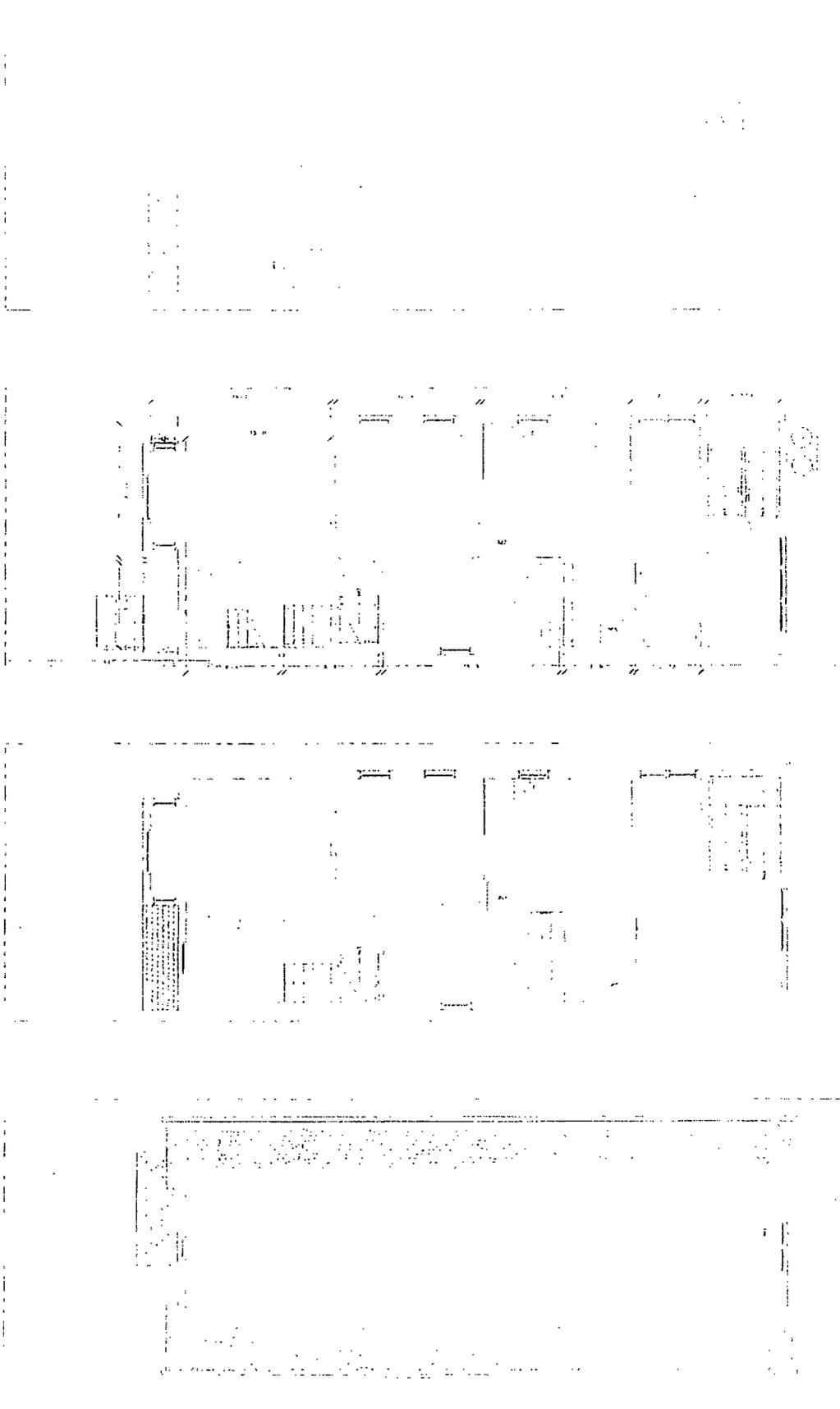
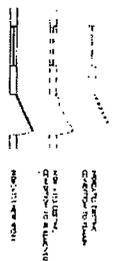
⊕ N ② FIRST FLOOR

⊕ N ③ SECOND FLOOR

⊕ N ④ ATTIC

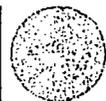


○ PHASE LEGEND



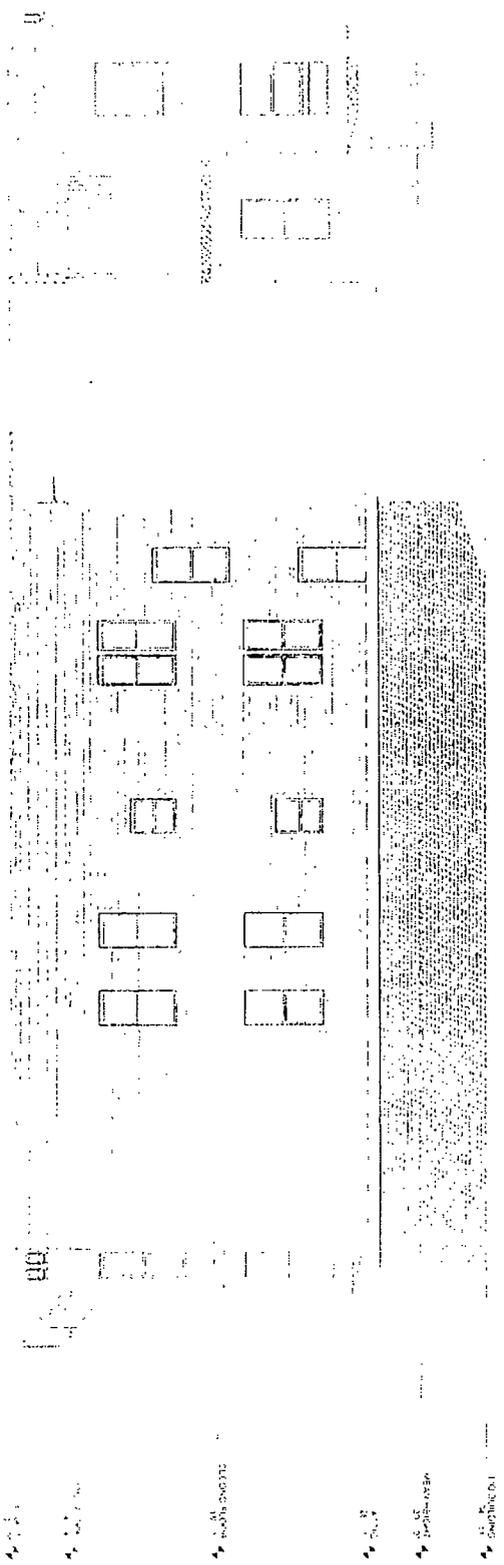
REVISIONS

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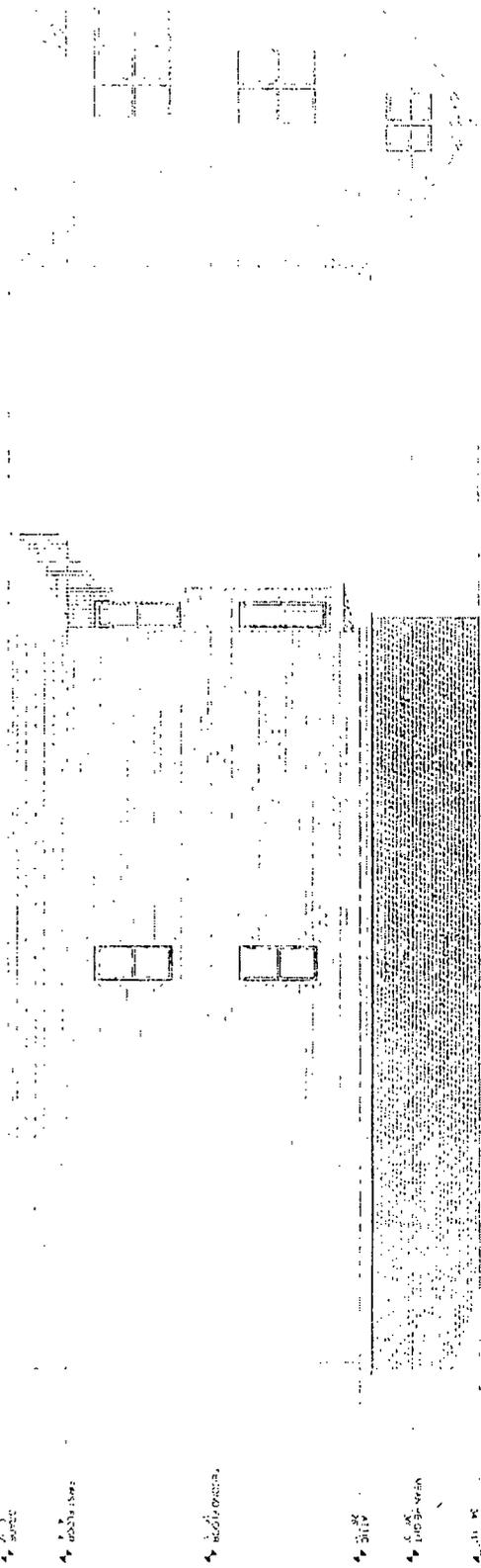
A300

PROJECT NO. 2007-001
DATE: 08/15/07



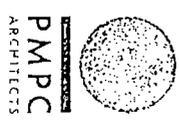
1) WEST ELEVATION

2) NORTH ELEVATION



3) EAST ELEVATION

4) SOUTH ELEVATION



PMPC
ARCHITECTS

REVISIONS

PLANNING & DESIGN

511-410-2111

A500