



City of Chicago



SO2016-8618

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1800 N Richmond Ave - App No. 19049T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1904977

INTRO DATE:
DEC. 14, 2016

**SUBSTITUTE
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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.5-1 in the area bounded by

a line 25 feet north of and parallel to West Bloomingdale Avenue; North Richmond Avenue; West Bloomingdale Avenue; and the alley next west of and parallel to North Richmond Avenue,

to those of a RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding uses 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: 1800 North Richmond Avenue

17-13-0303-C (1) Narrative Zoning Analysis – 1800 N. Richmond

Proposed Zoning: RT-4

Lot Area: 3,000 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 34 feet 1 inch in height. Onsite parking for three (3) cars will be located at the rear of the lot.

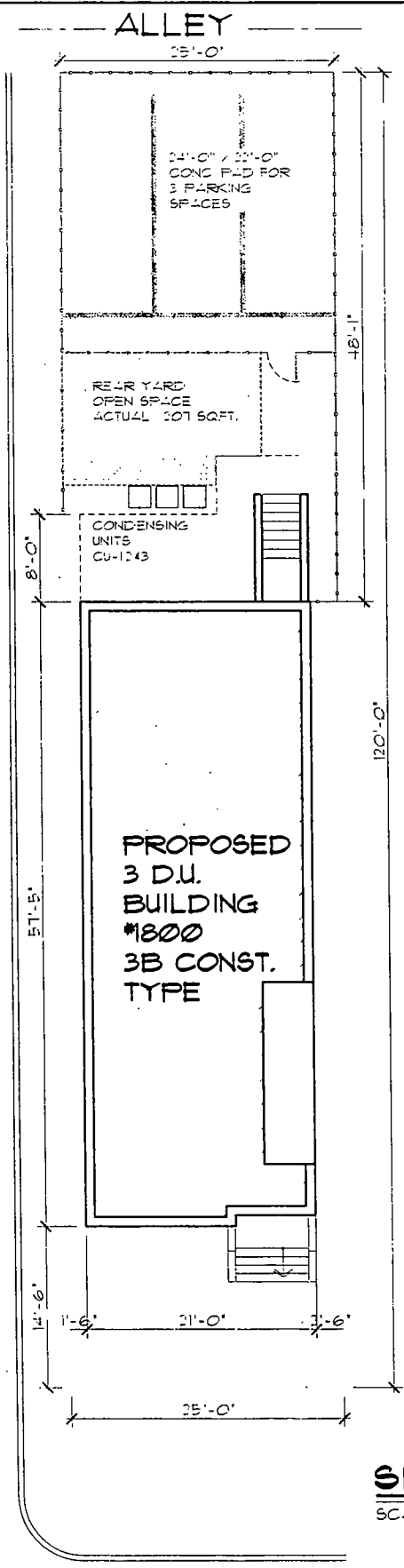
- (a) The Project's Floor Area Ratio: 1.2
- (b) The project's density (Lot Area per Dwelling Unit): 1,000 sq. ft.
- (c) The amount of off-street parking: 3 parking spaces
- (d) Setbacks:
 - a. Front Setback: 14 feet 6 inches
 - b. Rear Setback: 48 feet 1 inch
 - c. Side Setbacks: North side – 2 feet 6 inches / South side – 1 feet 6 inches
 - d. Rear Yard Open Space: 207 square feet
- (e) Building Height: 34 feet 1 inch

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

--- BLOOMINGDALE AVE. ---

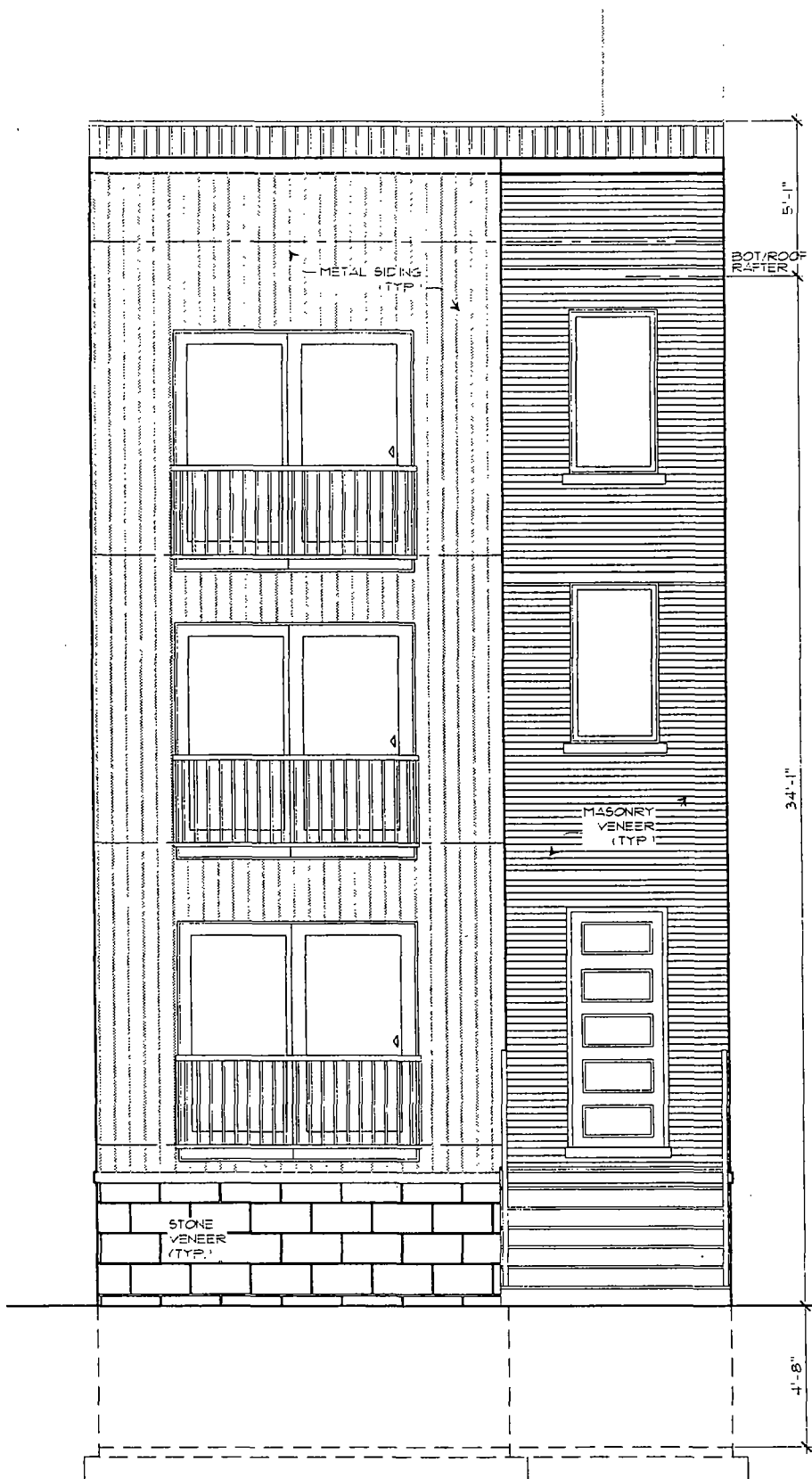


--- N. RICHMOND AVE. ---

SITE PLAN
SCALE: 1"=10'-0"

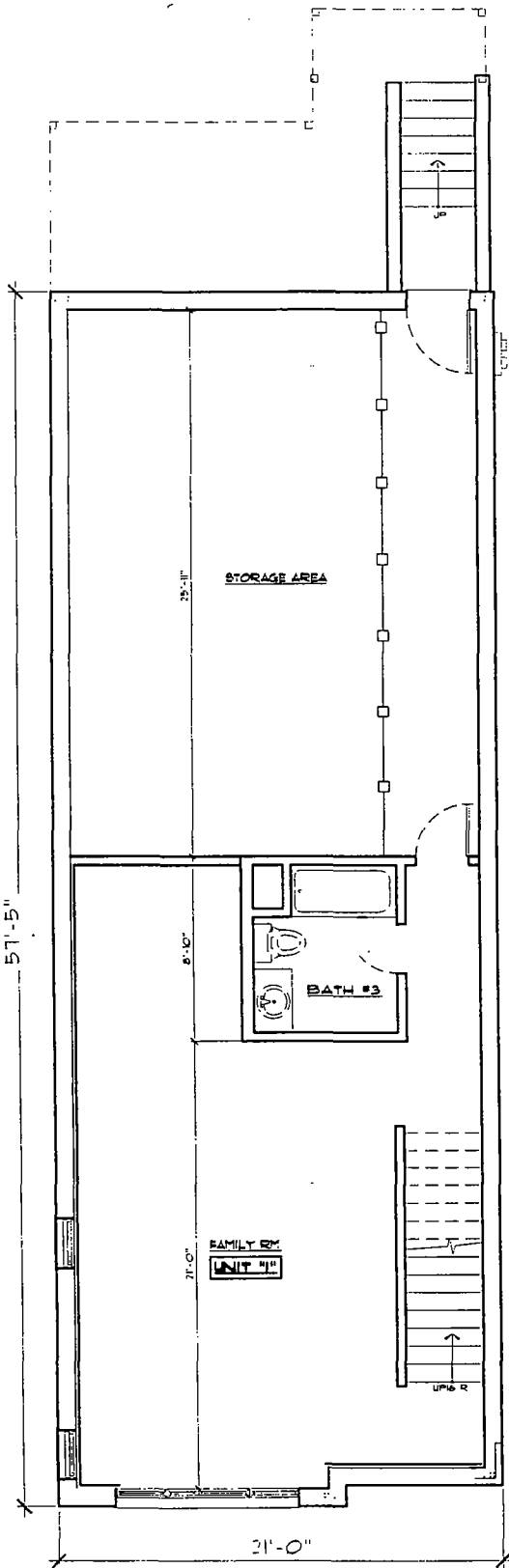


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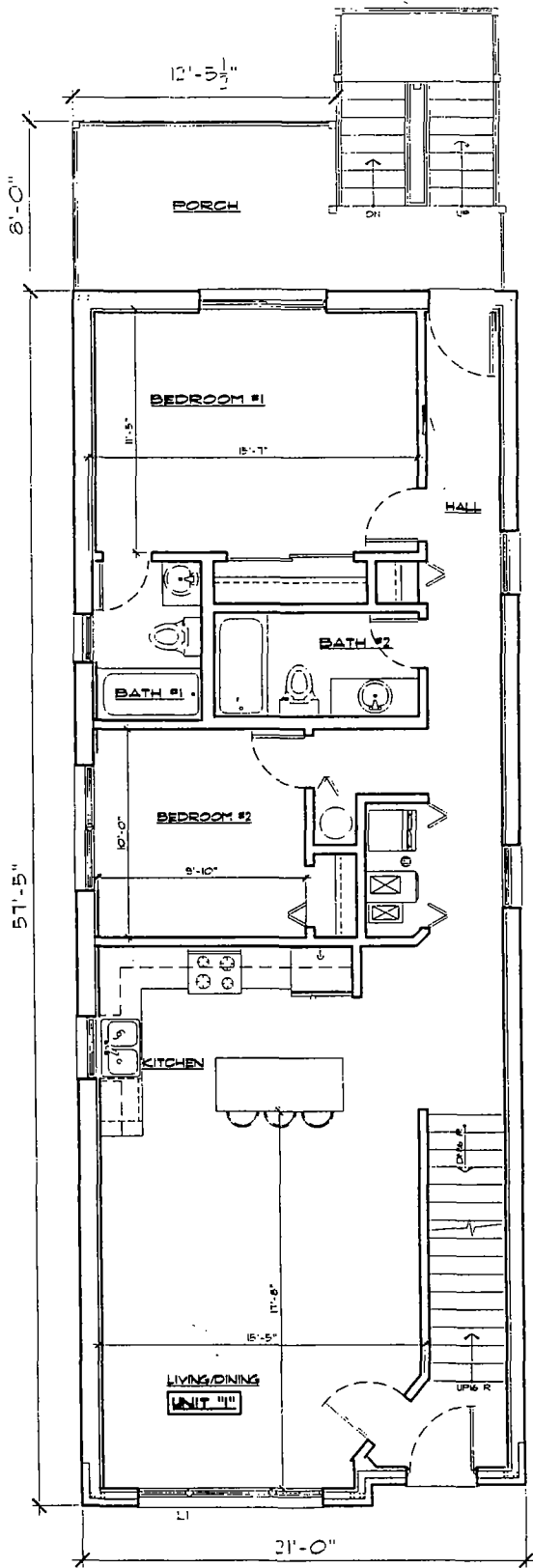


FRONT ELEVATION

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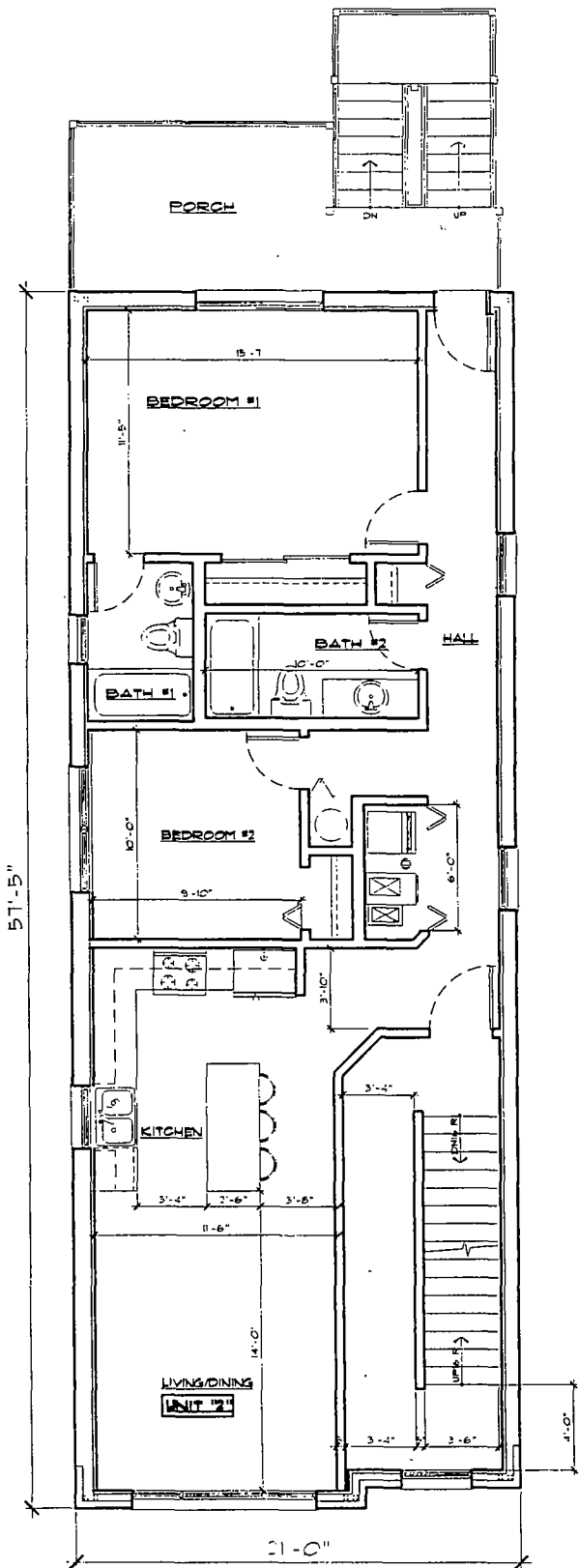


BASEMENT PLAN

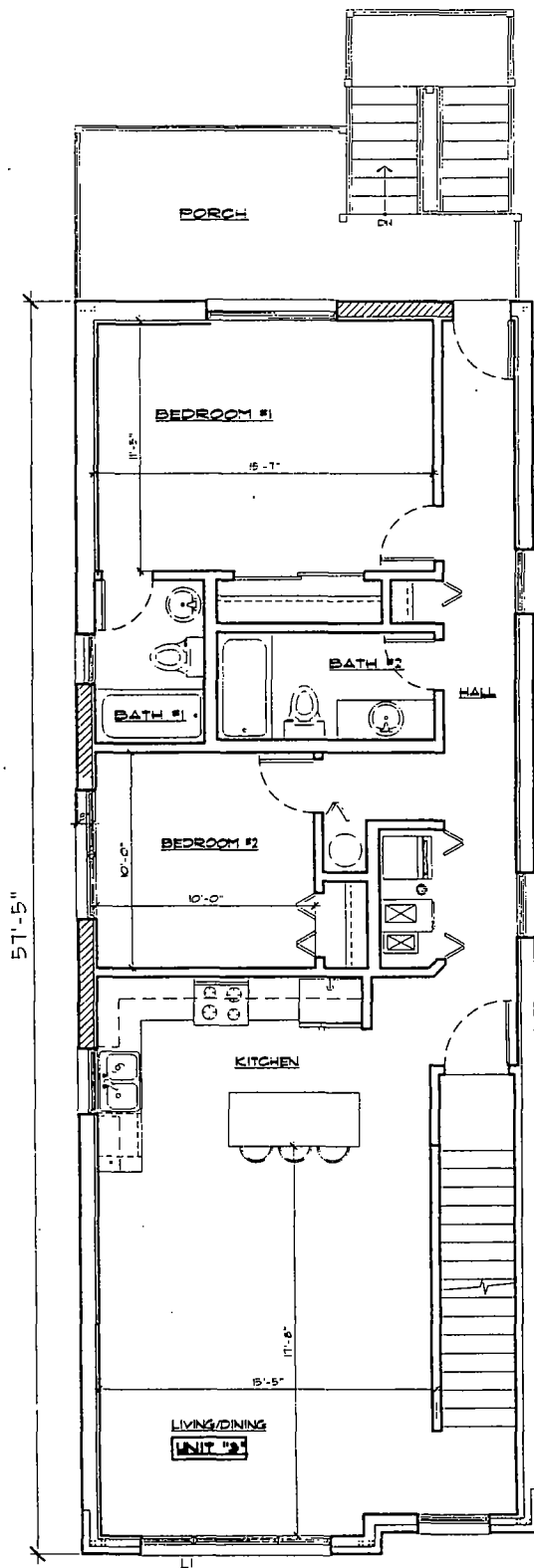


1ST FLOOR PLAN

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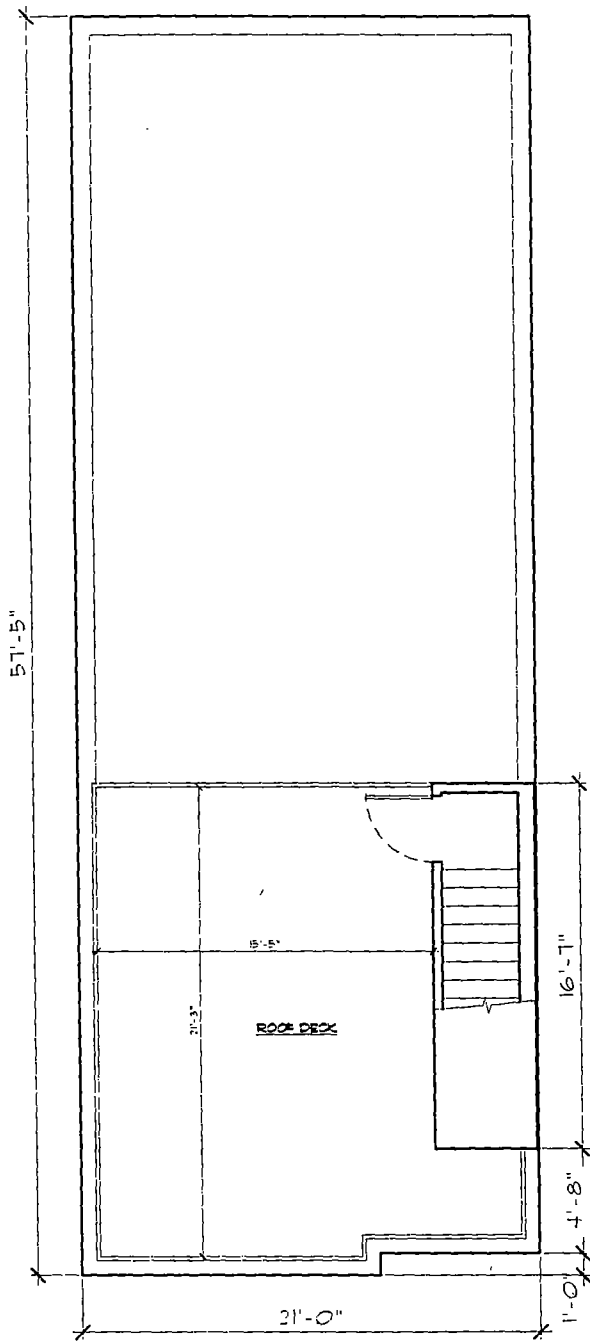


2ND FLOOR PLAN



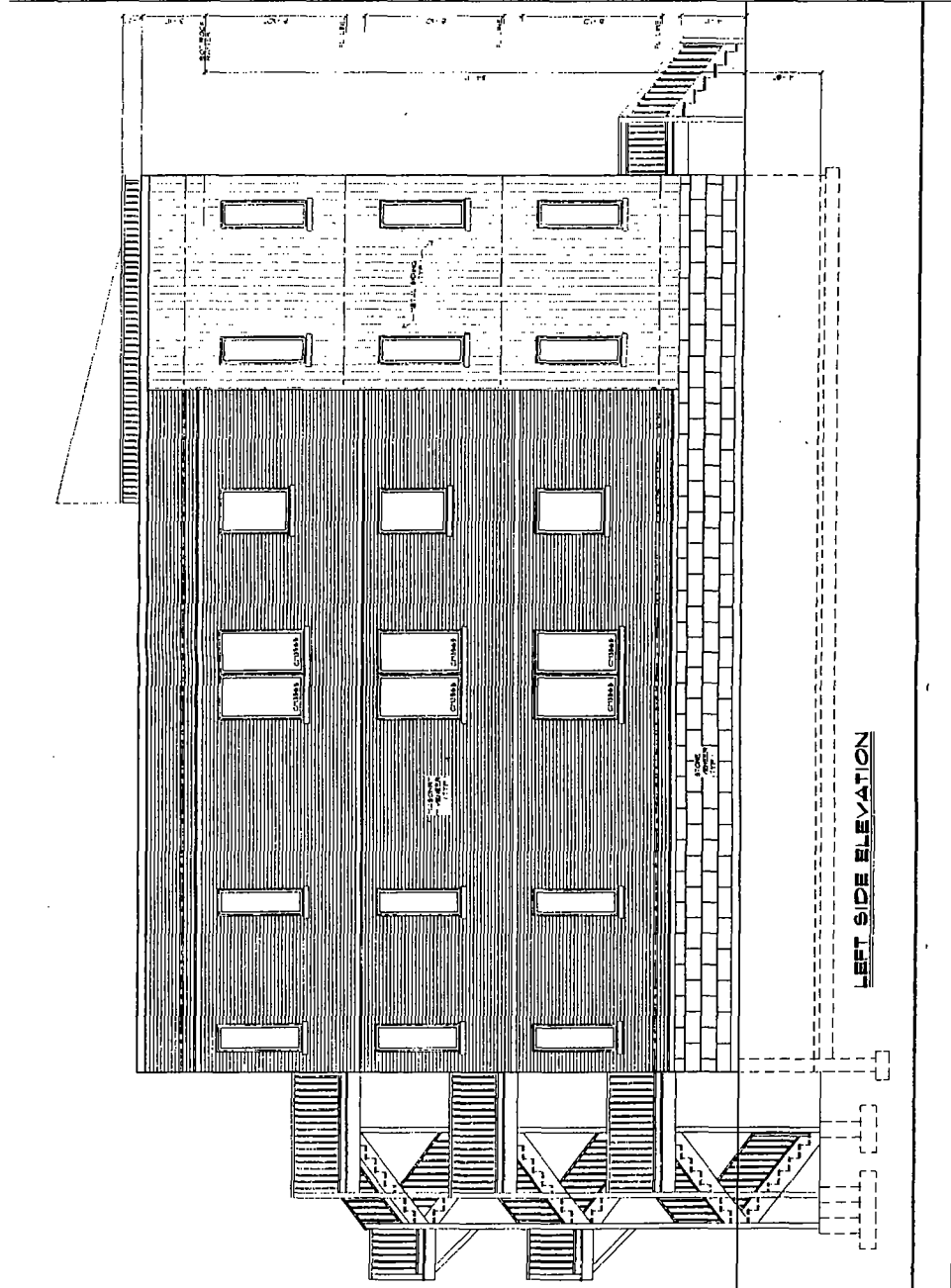
3RD FLOOR PLAN

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ROOF PLAN

FINAL FOR PUBLICATION



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