



City of Chicago



O2023-1284

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/15/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-D at 6629 S Maryland Ave - App No. 22127T1
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 of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District symbol and indication as shown on Map No. 16-D in the area bounded by

South Maryland Avenue; A line 273.18 feet south of and parallel to East Marquette Road; the alley next east of and parallel to South Maryland Avenue; and a line 298.18 feet south of and parallel to East Marquette Road.

to those of a RM-4.5 Residential Multi-Unit District

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 6629 South Maryland Avenue

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

6629 South Maryland

REQUEST: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to a RM-4.5 Residential Multi-Unit District.

DESCRIPTION: The purpose of the rezoning is to construct a three dwelling unit residential building with a detached garage for three parking spaces. The height of the building will be 32 feet. No commercial space will be provided.

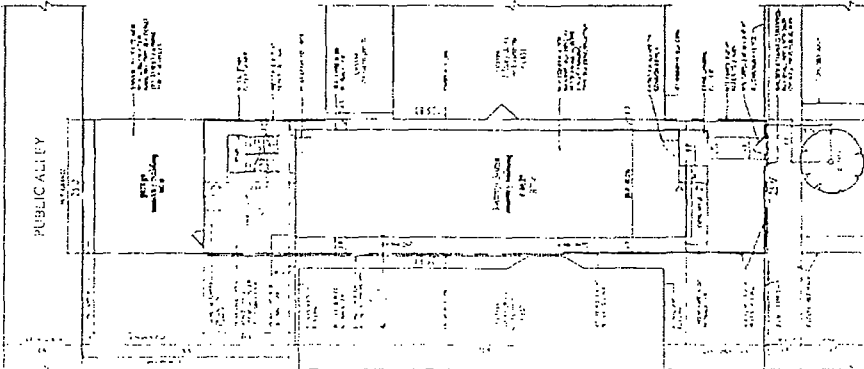
	PROPOSED
Lot Area	3,146 SF
Density – MLA	1,048 (3 dwelling units)
Off Street Parking	3
Rear Setback	38 feet
Side (North) Setback	3 feet
Side (South) Setback	2 feet
Front Setback	15 feet
FAR	1.37
Building Height	32 feet

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Multi-Unit Residence - New Construction

6637 S. Maryland Avenue
Chicago, Illinois 60637

Issue for Permit - August 12, 2022
Application # 190 984 545



PROJECT DATA

Building Area		Zoning Summary	
AREA	153.5	ZONING	RS-1
FLOOR AREA	111.5	ZONING DISTRICT	RS-1
FLOOR AREA	111.5	ZONING DISTRICT	RS-1
FLOOR AREA	111.5	ZONING DISTRICT	RS-1

GENERAL DESCRIPTION OF WORK

NEW CONSTRUCTION OF FIVE-UNIT RESIDENTIAL BUILDING WITH ONE GARAGE. SEE PLAN SET FOR DETAILS. WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND THE ILLINOIS BUILDING CODE.

DESIGN CRITERIA/LOADS

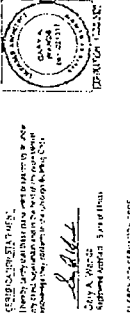
CRITERION	VALUE
FLOOR LOAD	100 PSF
WALL LOAD	30 PSF
CEILING LOAD	10 PSF
WIND	AS PER ASCE 7-16
SEISMIC	AS PER IBC 2018
TEMPERATURE	AS PER IBC 2018
ALL LOADS AND CRITERIA SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND THE ILLINOIS BUILDING CODE.	

NO.	DESCRIPTION	DATE	BY	CHKD.	APP.
1	PRELIMINARY PLAN SET	11/15/2021	AJ	AS	AS
2	FINAL PLAN SET	08/12/2022	AJ	AS	AS
3	ISSUE FOR PERMIT	08/12/2022	AJ	AS	AS

INDEX OF DRAWINGS

NO.	DESCRIPTION
0000	COVER SHEET, GENERAL NOTES, SCHEDULES, AND NOTES
1000	FOUNDATION PLAN
2000	FLOOR PLAN
3000	ELECTRICAL PLAN
4000	Mechanical PLAN
5000	Plumbing PLAN
6000	Structural Steel Wall Diagrams - Notes
7000	Structural Steel Wall Diagrams
8000	Structural Steel Wall Diagrams
9000	Structural Steel Wall Diagrams
10000	Structural Steel Wall Diagrams
11000	Structural Steel Wall Diagrams
12000	Structural Steel Wall Diagrams
13000	Structural Steel Wall Diagrams
14000	Structural Steel Wall Diagrams
15000	Structural Steel Wall Diagrams
16000	Structural Steel Wall Diagrams
17000	Structural Steel Wall Diagrams
18000	Structural Steel Wall Diagrams
19000	Structural Steel Wall Diagrams
20000	Structural Steel Wall Diagrams

Urban Point LLC
Gay A. Winters
Chicago, Illinois
Phone: 773.463.8344
Email: gay@urbanpoint.com



DESIGNATION: *Professional Engineer*
I hereby certify that I am the Engineer responsible for the design and construction of the project described above and that I am duly licensed under the laws of the State of Illinois.

DATE OF EXPIRATION: 08/12/2022
EXPIRES: 08/12/2022
GAY A. WINTERS
Professional Engineer No. 055-054447

CODE COMPLIANCE

SECTION	REVISION NUMBER	DATE
SECTION 05000	001	11/15/2021
SECTION 05100	001	11/15/2021
SECTION 05200	001	11/15/2021
SECTION 05300	001	11/15/2021
SECTION 05400	001	11/15/2021
SECTION 05500	001	11/15/2021
SECTION 05600	001	11/15/2021
SECTION 05700	001	11/15/2021
SECTION 05800	001	11/15/2021
SECTION 05900	001	11/15/2021

Multi-Unit Residential Building
6637 S. Maryland Avenue
Chicago, Illinois 60637

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