



City of Chicago



SO2022-1045

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/27/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-1 at 2309 N Maplewood Ave - App 21007T1
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 all of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-1 in the area bounded by

A line 110 feet north of and parallel to West Belden Avenue, the alley next east of and parallel to North Maplewood Avenue, a line 83 feet north of and parallel to West Belden Avenue, and North Maplewood Avenue

to those of a RT-4 Residential Two-Flat, Townhouse and 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: 2309 North Maplewood Avenue, Chicago, Illinois 60647

PLAN FOR PUBLICATION

Substitute Narrative and Plans
For a Type-1 Zoning Map Amendment
At 2309 N Maplewood Avenue
From RS-3 to RT-4

Type 1 Narrative

- A) **Project Description:** This project proposes to rezone the property located at 2309 N Maplewood Avenue, Chicago, IL 60647 from RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. This rezoning is required to facilitate the second floor renovation of an existing owner-occupied single family home. As requested by the Greater Goethe Neighborhood Association (GGNA), this project is being submitted as Type-1 rezoning.

Proposed Land Use: Residential (Single Family)

- B) **Floor Area Ratio:** 1.09
- C) **Density (lot area per dwelling):** 2,970 sf / 1 unit
- D) **Off-Street Parking:** 2 within detached garage
- E) **Setbacks:**
- Front yard setback: 16.19 feet excluding the existing front covered porch, 10.19 feet including the front covered porch
 - Side yard setback (north): 1.73 feet (1' 8 3/4")
 - Side yard setback (south): 4.64 feet (4' 7 21/32")
 - Rear yard setback: 41 feet
- F) **Building Height:** 28.75 feet (mean height)

FINAL FOR PUBLICATION

GENERAL BUILDING REFERENCE PER CHICAGO ZONING ORDINANCE (ZONING CODE) AND BUILDING CODE (BUILDING CODE)


GENERAL BUILDING REFERENCE PER CHICAGO ZONING ORDINANCE (ZONING CODE) AND BUILDING CODE (BUILDING CODE)

NO.	SECTION	DESCRIPTION	REMARKS
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BRIGHT LEAF

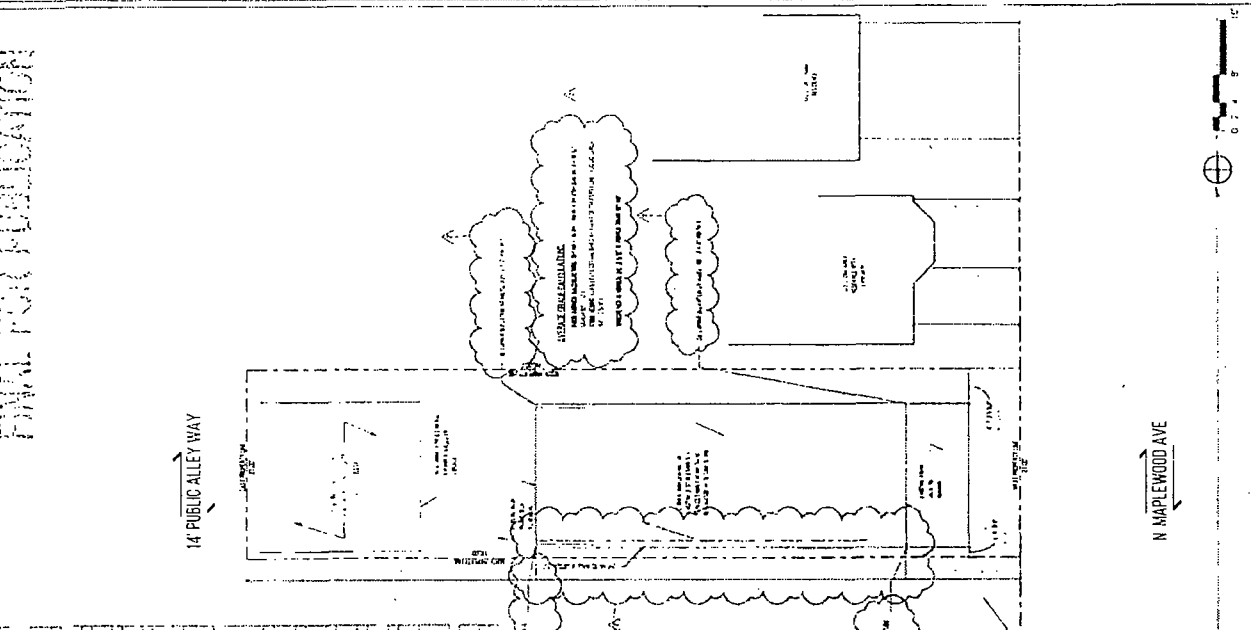
NEW HOME RENOVATION

7033 N. HARVARD AVENUE, CHICAGO, IL 60631

507-778-8888

DATE	DESCRIPTION
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10/15/2024	ISSUED FOR PERMITS
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A10

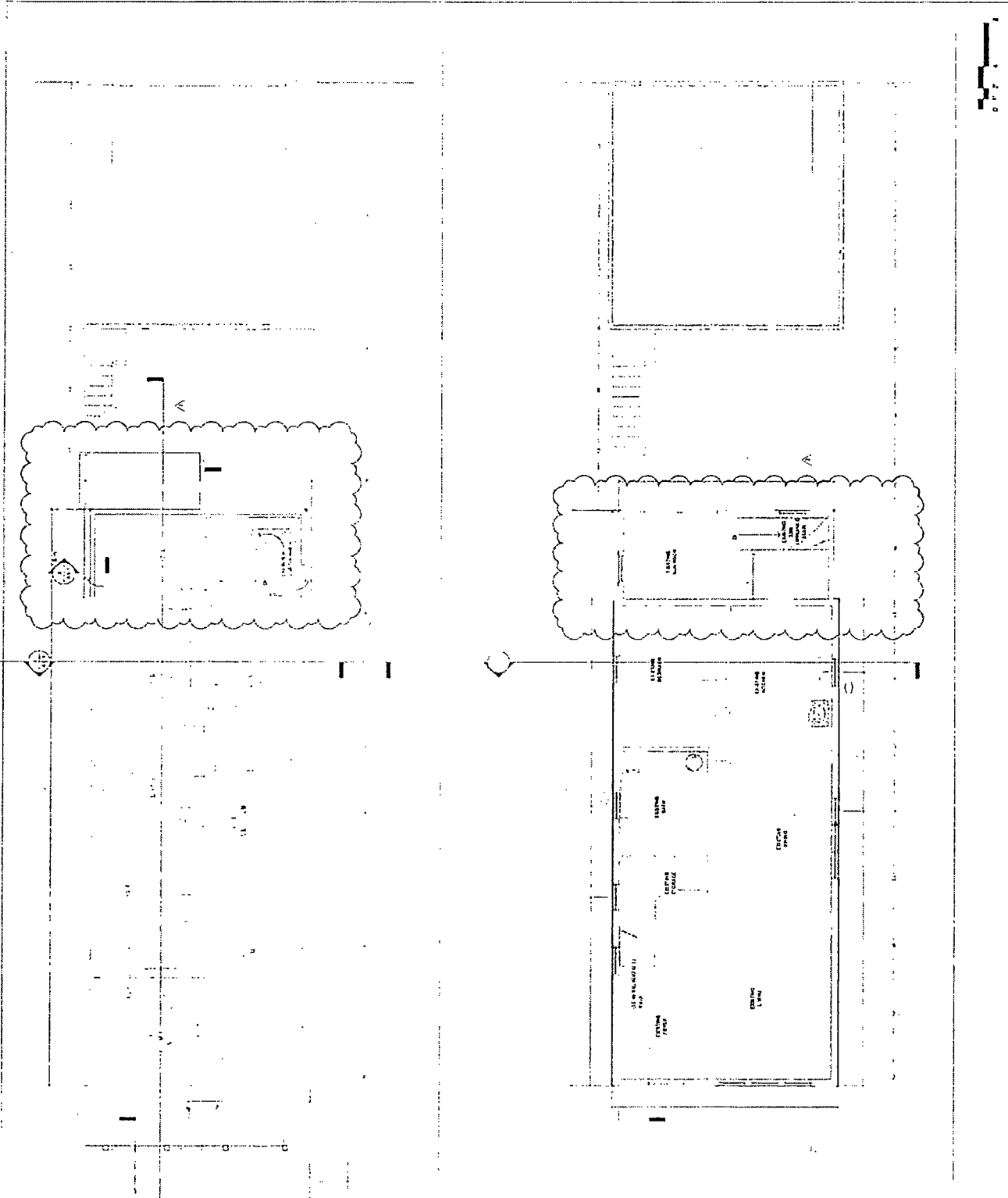


REVISIONS

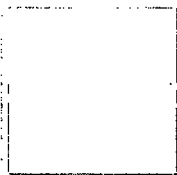
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1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS

FINAL FOR PUBLICATION

 <p>BRIGHTLEAF</p>	<p>2025 NORTH WALKER AVENUE, CHICAGO, IL 60614 312.467.1234 WWW.BRIGHTLEAF.COM</p>	<p>NEW HOME RENOVATION 2025 NORTH WALKER AVENUE, CHICAGO, IL 60614 312.467.1234</p>	<p>DATE: 10/27/2023 DRAWN BY: J. SMITH CHECKED BY: M. JONES PROJECT NO: 2023-001</p>	<p>A20</p>
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BRIGHTLEAF

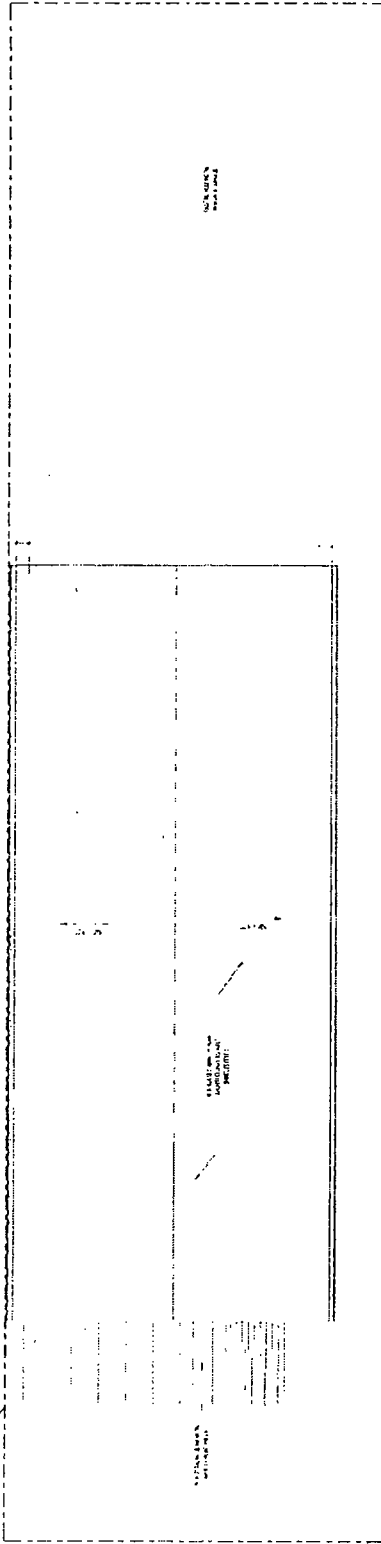
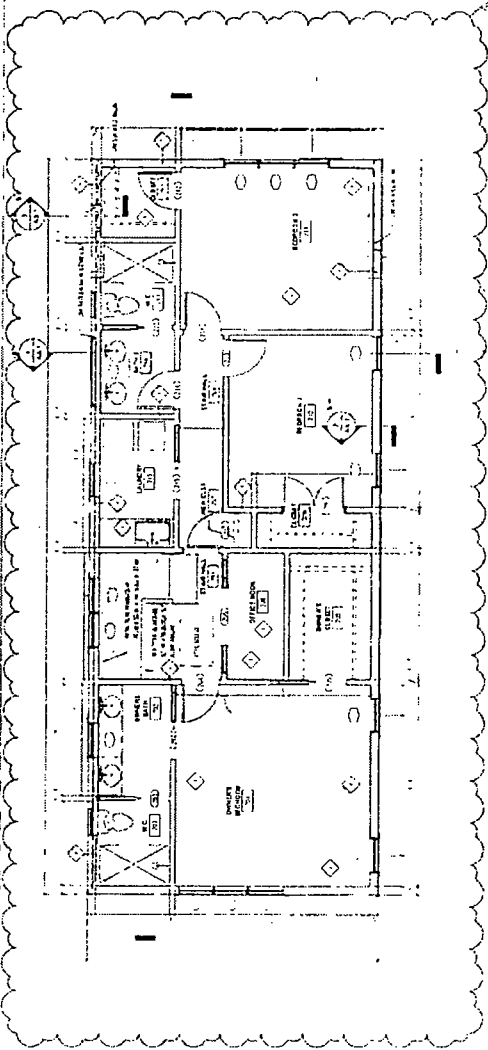
2024 RELEASE UNDER E.O. 14176

NEW HOME RENOVATION
2024 RELEASE UNDER E.O. 14176

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A2.1

FINAL FOR PUBLICATION



NOTES

1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/IEC).

2. ALL MATERIALS TO BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. ALL UTILITIES SHALL BE PROTECTED AND NOT DAMAGED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.

8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

12. ALL UTILITIES SHALL BE PROTECTED AND NOT DAMAGED.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.

14. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

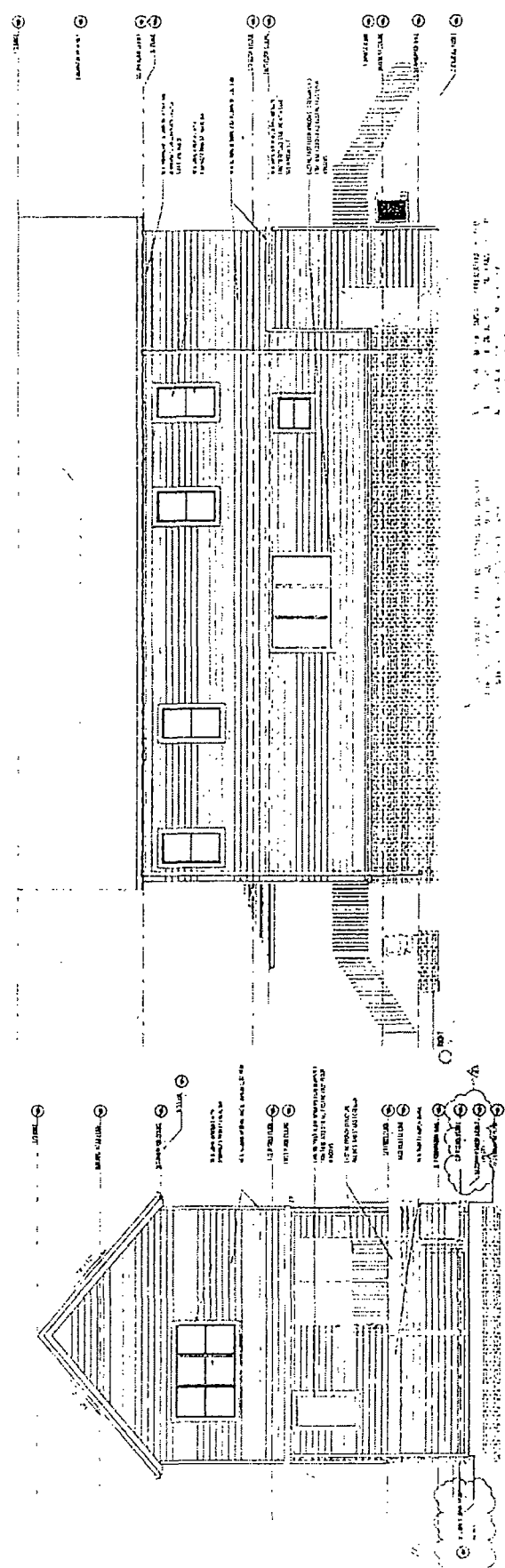
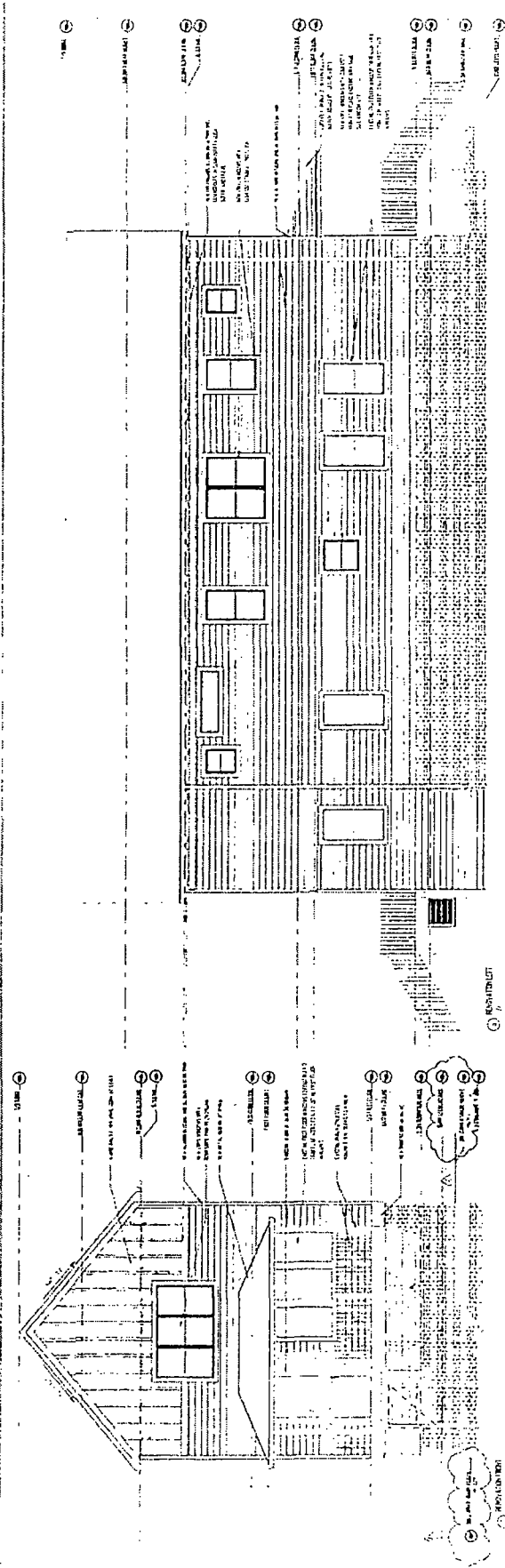
FINAL FOR PUBLICATION

BRIGHT LEAF



NEW HOME RENOVATION
228 MAIN WAY, BRIGHTON, MASSACHUSETTS
PH: 617-351-1111

A3.1



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISHES TO BE DETERMINED BY THE CLIENT.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

FINAL FOR PUBLICATION

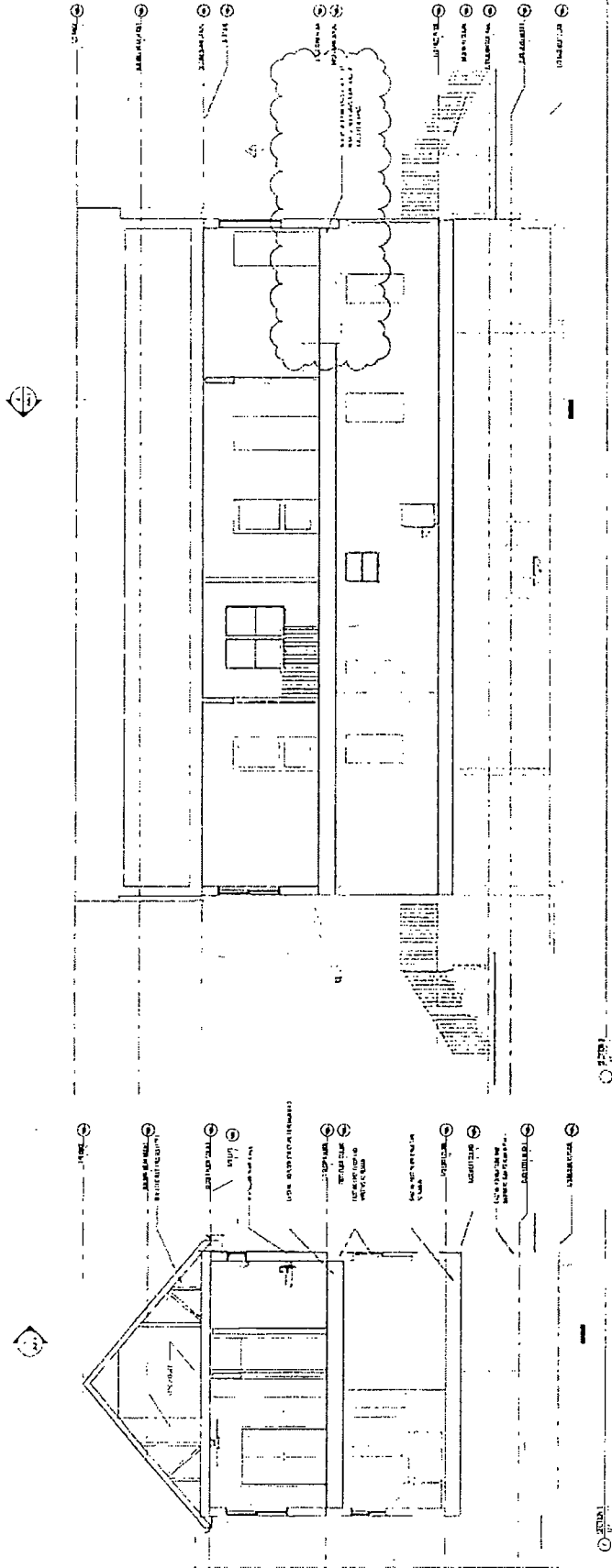
BRIGHTLEAF



NEW HOME RENOVATION
2025 PLYMOUTH AVENUE, CHICAGO
BRIGHT AND LAND MARK DESIGN

DATE	11/11/2024
PROJECT	NEW HOME RENOVATION
CLIENT	MARK & JESSICA
ARCHITECT	BRIGHT AND LAND MARK DESIGN
SCALE	1/8" = 1'-0"

A4.1





DATE	10/10/11
BY	J. B. BROWN
CHECKED	J. B. BROWN
DATE	10/10/11
BY	J. B. BROWN
CHECKED	J. B. BROWN
DATE	10/10/11
BY	J. B. BROWN
CHECKED	J. B. BROWN

FINAL FOR PUBLICATION

