



City of Chicago



SO2017-885

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/22/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1814 W Augusta Blvd - App No. 19113T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19113-T1
~~IN THE DATE:~~
FEB. 22, 2017

SUBSTITUTE TO A TYPE
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 RT4 Residential Two-Flat, Townhouse, and Multi-Unit District symbols and indications as shown on Map No 3-H in the area bounded by

the alley next north of and parallel to West Augusta Boulevard;
a line 141.15 feet west of and parallel to North Wood Street;
West Augusta Boulevard; and a line 166.15 feet west of and parallel to North Wood Street,

to those of a RM4.5 Residential 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: 1814 West Augusta Boulevard

17-13-0303-C (1) Narrative Zoning Analysis

1814 West Augusta Boulevard, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,750 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building, at the subject site. The existing building will be razed. The new proposed building will contain a total of three (3) dwelling units and there will be onsite parking for three (3) vehicles, in a new detached garage, at the rear of the lot. The new building will be masonry in construction and measure 38 feet-2 inches in height.

(A) The Project's Floor Area Ratio: 4,557 square feet (1.66 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
3 dwelling units (916.7 square feet)

(C) The amount of off-street parking: 3 parking spaces

(D) Setbacks:

a. Front Setback: 4 feet-6 inches

b. Rear Setback: 21 feet-6 inches

c. Side Setbacks:

East: 0 feet-0 inches

West: 0 feet-0 inches

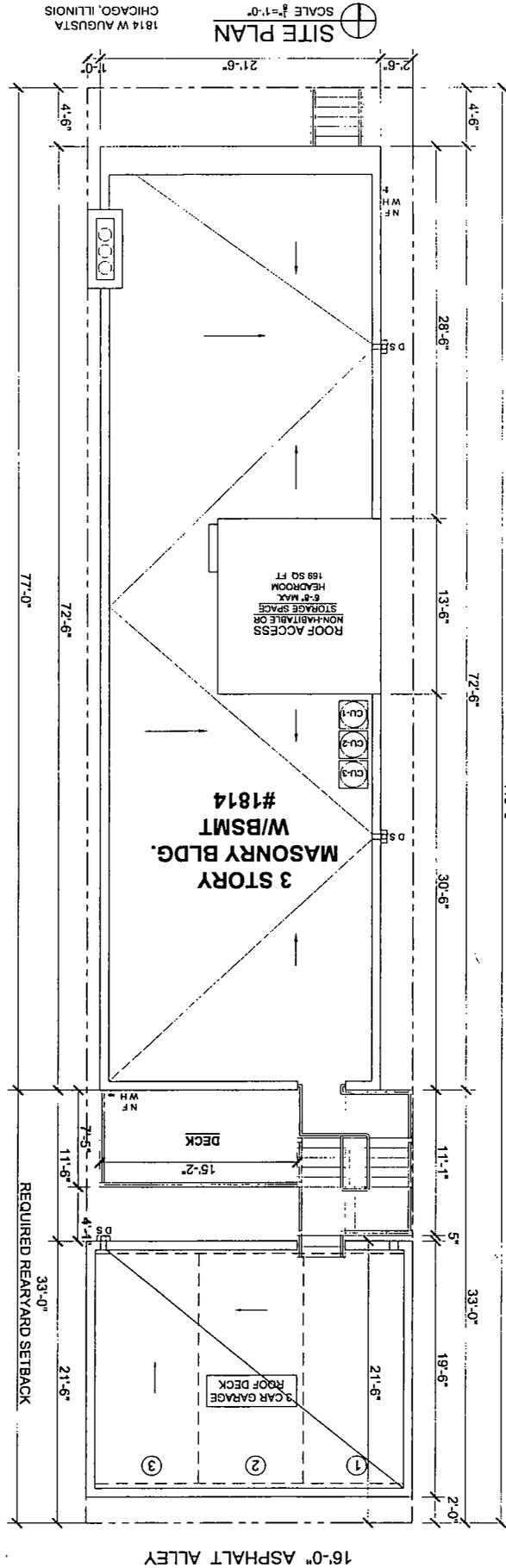
**Applicant will seek Variations, with the Zoning Board of Appeals, for any necessary reductions to the required setbacks.*

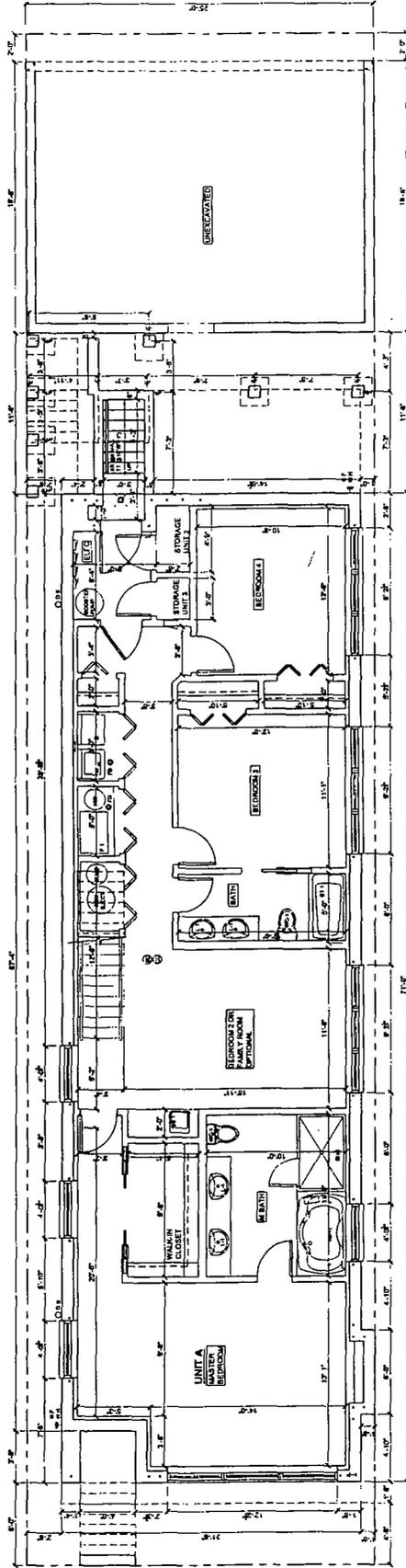
(E) Building Height:

38 feet-2 inches

FINAL FOR PUBLICATION

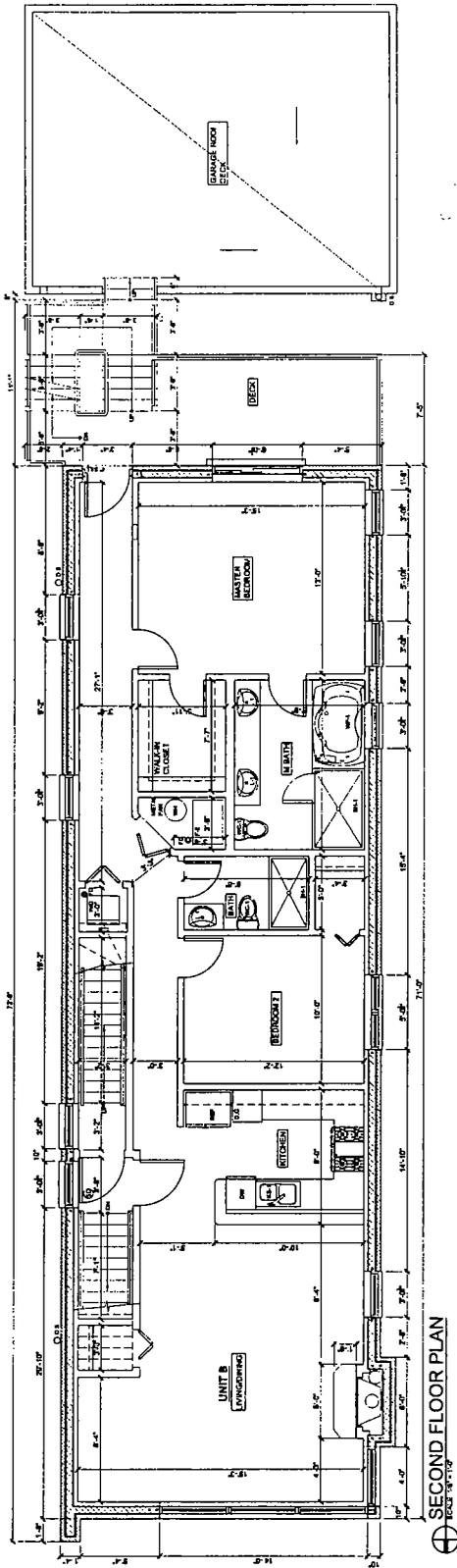
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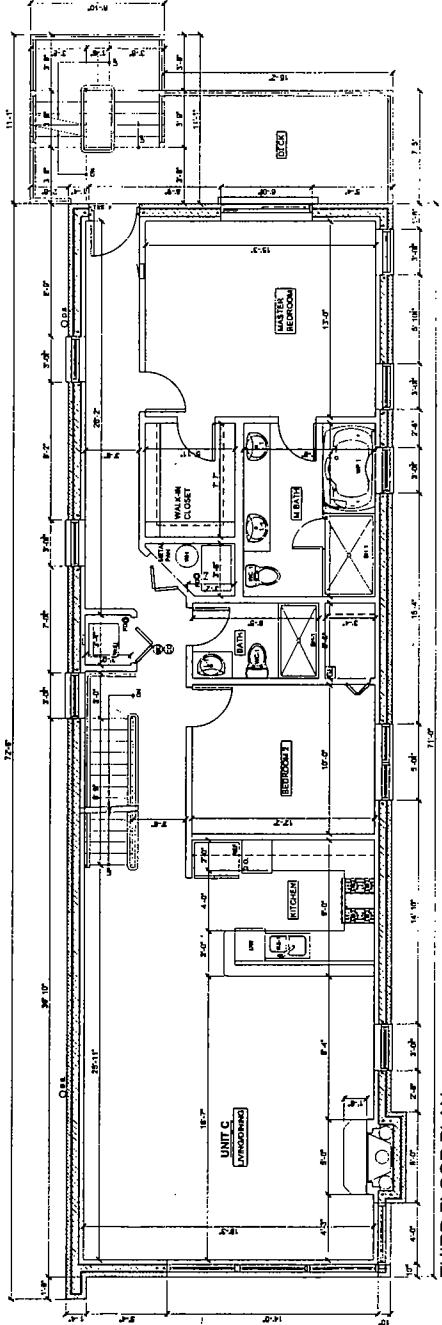
BASEMENT FLOOR PLAN

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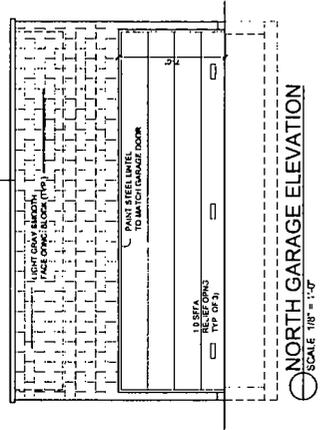
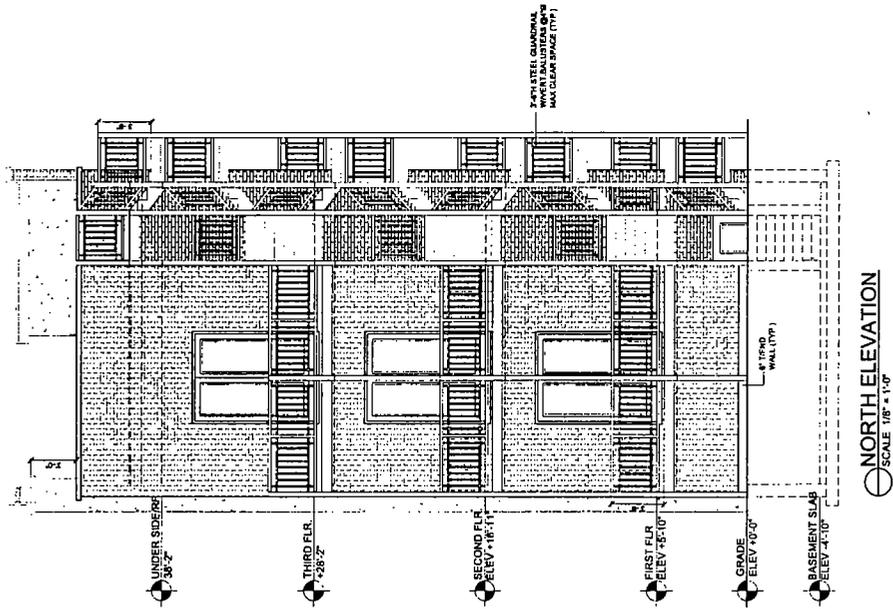
⊕ SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOR PUBLICATION

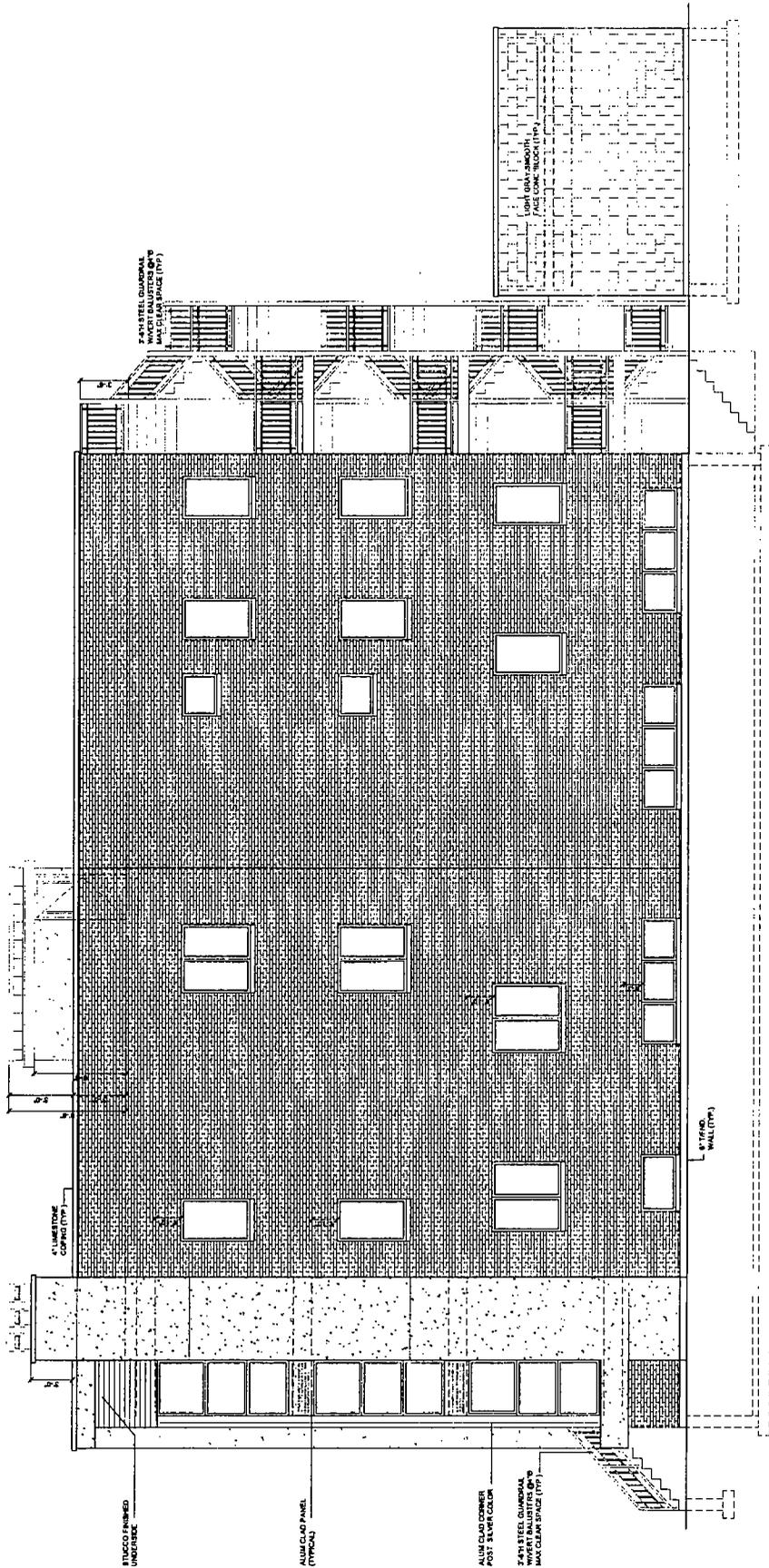


⊕ THIRD FLOOR PLAN
DATE: 10-1-79

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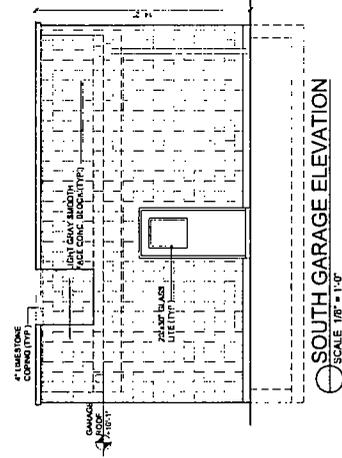
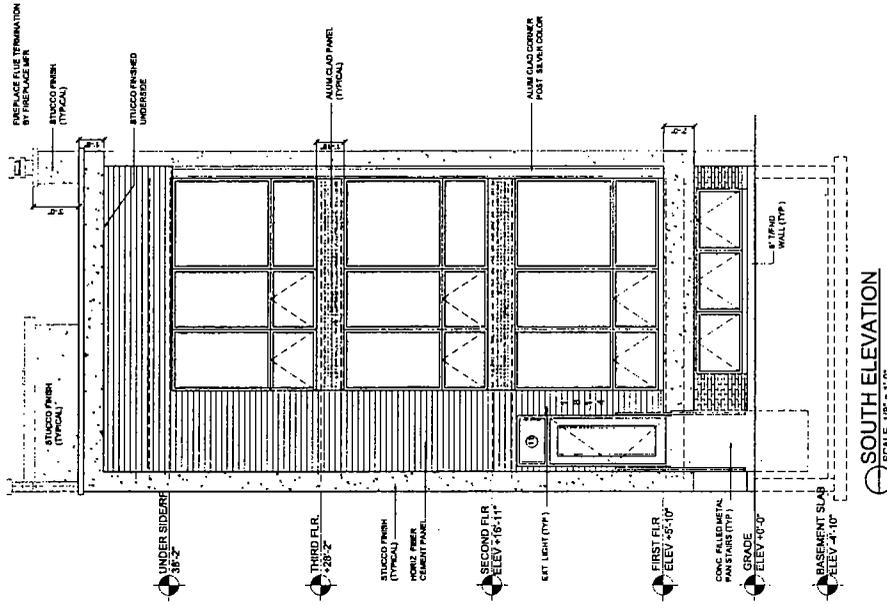


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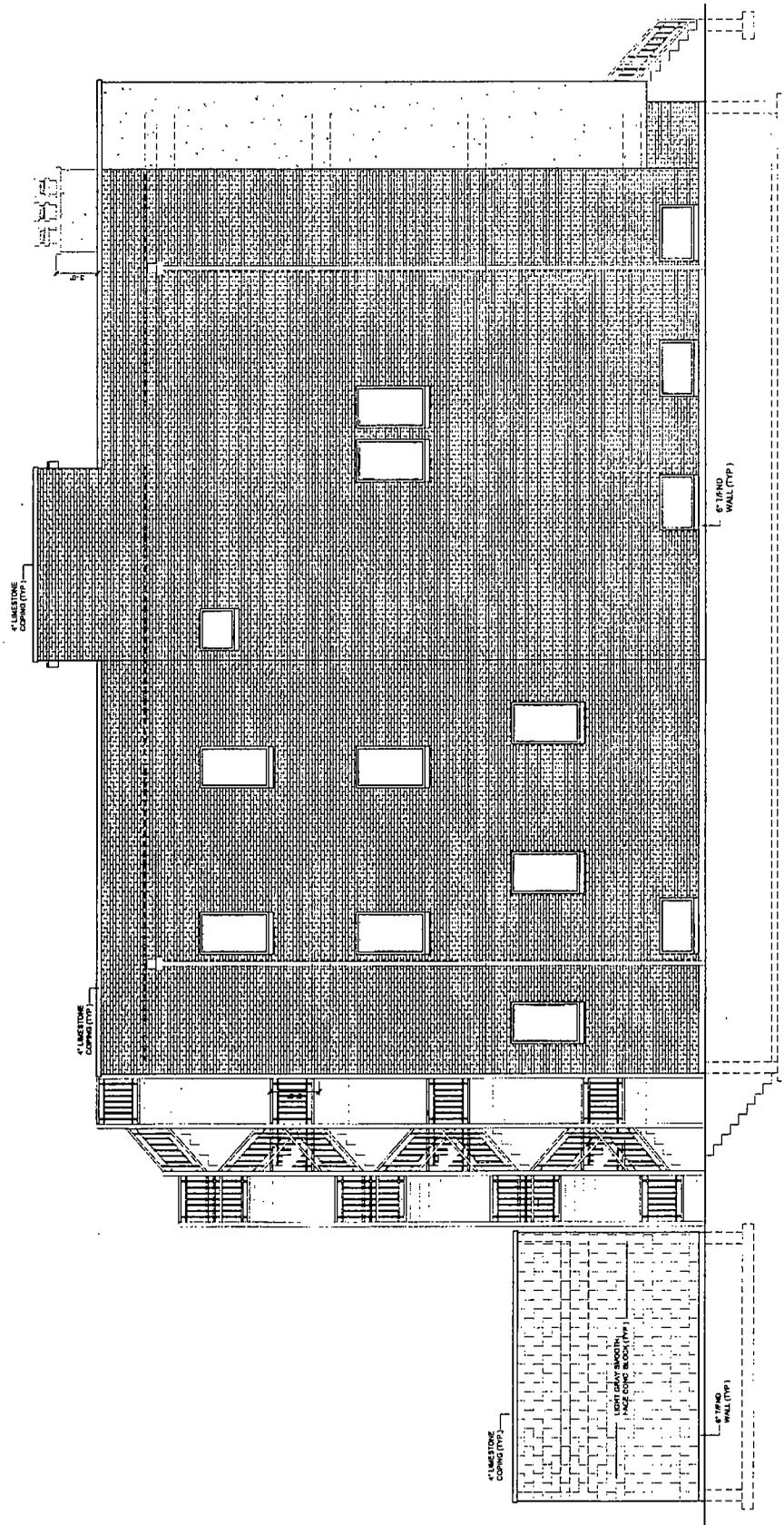


⊙ EAST ELEVATION
SCALE 1/8" = 1'-0"

FINAL FOR PUBLIC REVIEW



FINAL FOR PUBLICITY



WEST ELEVATION
SCALE 1/8" = 1'-0"

FINAL FOR PUBLIC REVIEW