



City of Chicago



SO2013-6097

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/11/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17825T1 at 434-442 W Oak St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

w/PLANS

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 Planned Development No. 695 symbols and indications as shown on Map No. 3-F in the area bounded by:

a line 61.0 feet north and parallel to West Oak Street; a line 257.82 east of and parallel to North Cleveland Avenue; West Oak Street; and a line 133.98' east of and parallel to North Cleveland Avenue

to those of a RM-5, Residential Multi-Unit District.

Section 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 434-442 West Oak, Chicago, Illinois

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RESIDENTIAL DEVELOPMENT REZONING TYPE I NARRATIVE ZONING AND DEVELOPMENT ANALYSIS

Lot Area: 7,573 square feet

Floor Area Ratio: 1.55

Maximum Number of Residential Units: 9 units

Number of Off Street Parking Spaces: 12 spaces

Note: In the event that fewer than 9 units are constructed, the number of parking spaces may be reduced as well

Building Height: 36 feet

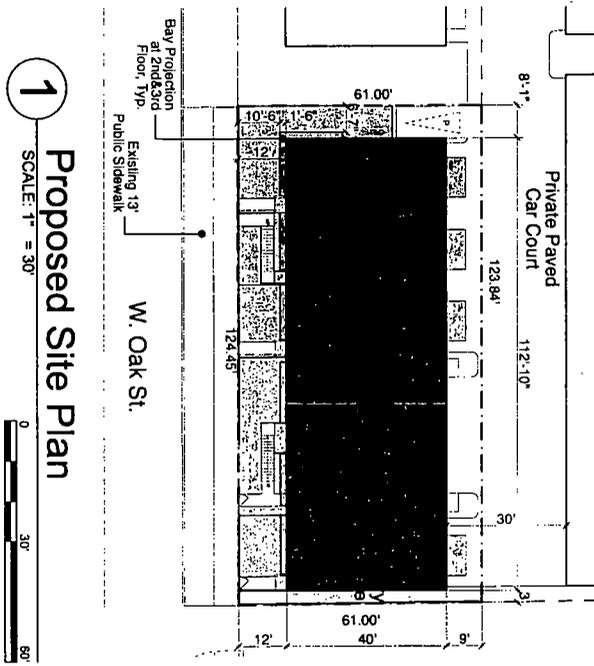
Setbacks: Per Site Plan

Narrative: The Applicant is proposing to rezone the property from Institutional Planned Development No. 695 to RT-4 to construct a 3-story building consisting of four (4) townhouses and five (5) multi-family units with attached private garages.

Commonly Known as: 434-442 West Oak; Chicago, Illinois

Parcel 4

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1 Proposed Site Plan
SCALE: 1" = 30'



1009 N. Cleveland Ave.
Chicago, IL

Proposed Site Plan
Scale: 1" = 30'



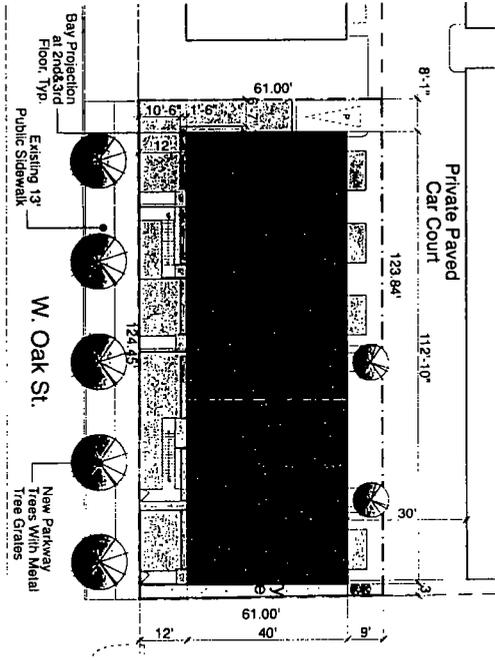
480 Oak, LLC
Developer

PAPAGEORGHIYAS PARTNERS
PAPAGEORGE
HAYMES

www.480oakdevelopment.com

12/6/13
PI# 132199

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1

Proposed Landscape Plan

SCALE: 1" = 30'



1009 N. Cleveland Ave.
Chicago, IL

Proposed Landscape Plan
Scale: 1" = 30'



450 Oak LLC
developer

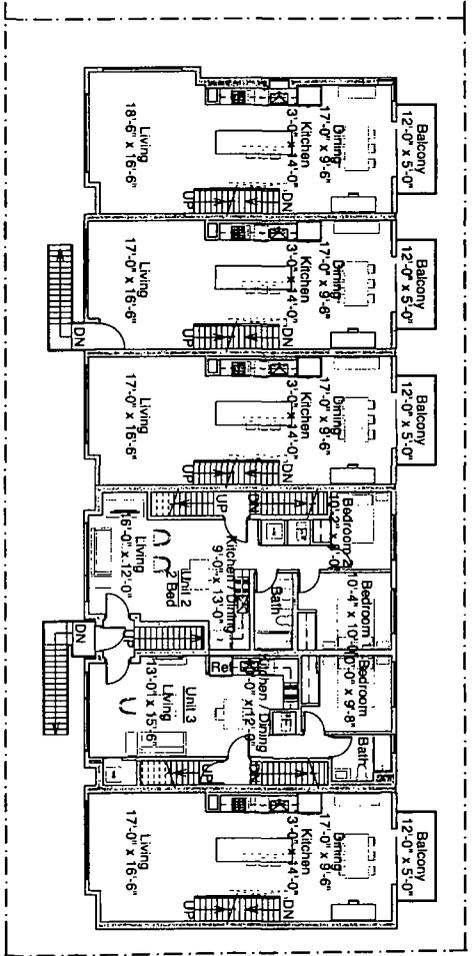


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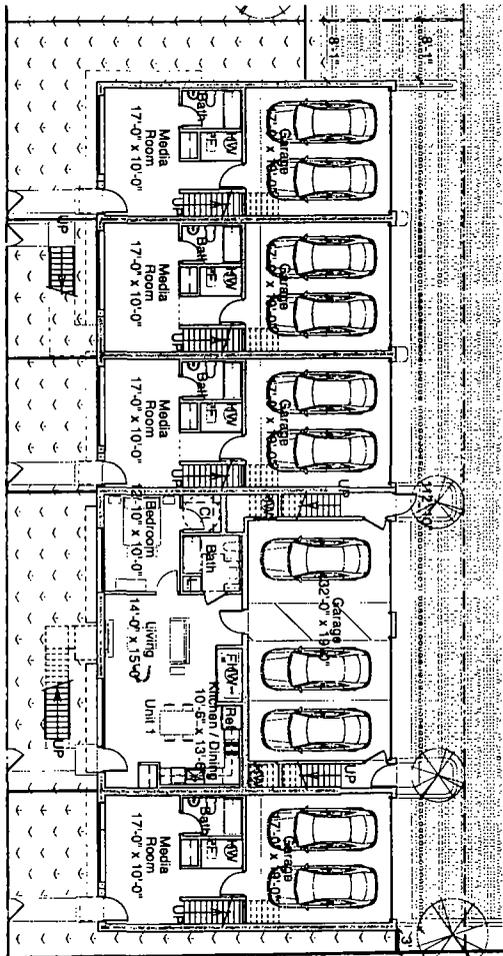
12/8/13
P/H # 532188

This plan was prepared by the architect or engineer named above and is not to be used for any other project without the written consent of the architect or engineer named above.

NOT FOR PUBLICATION



2
Overall Second Floor Plan
SCALE: 1/16" = 1'-0"



1
Overall First Floor Plan
SCALE: 1/16" = 1'-0"

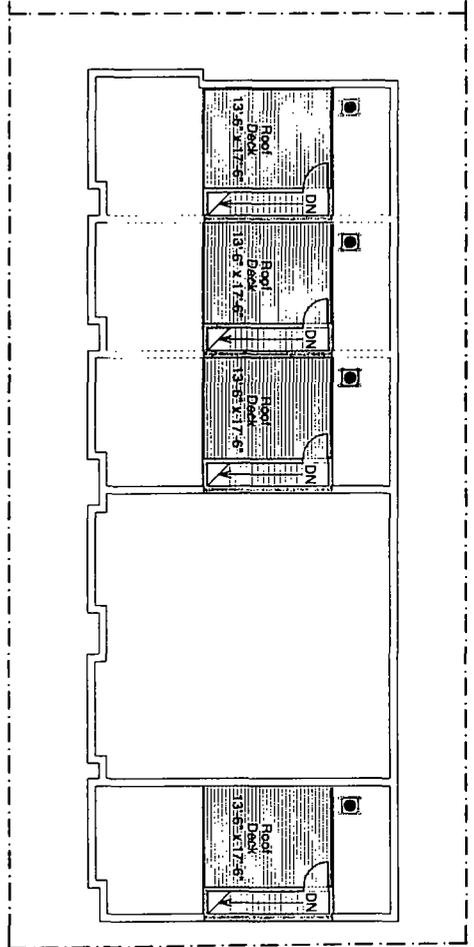
1009 N. Cleveland Ave.
Chicago, IL
Overall First & Second Floor Plan
Scale: 1/16" = 1'-0"



PAPAGEORGE HAYMES
PAPAGEORGE HAYMES PARTNERS
www.papageorgehaymes.com

450 QUALIC
CHICAGO, IL
12/14/13
PH # 327188

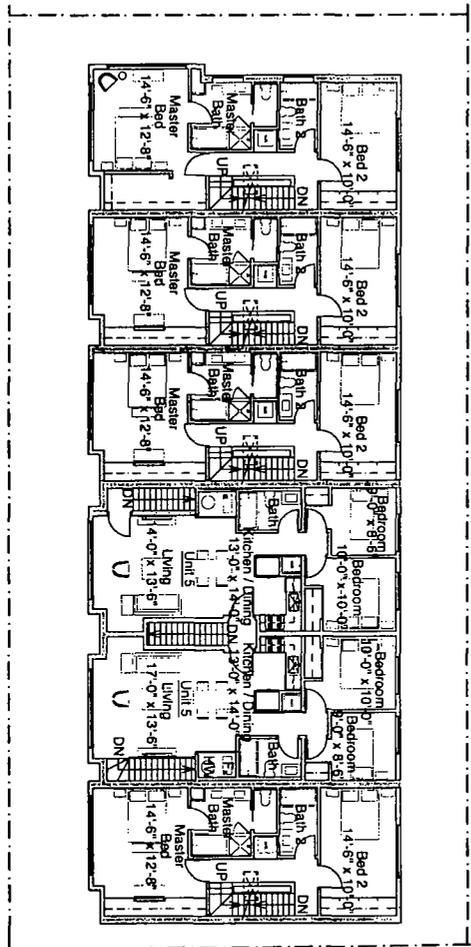
FREE FOR PUBLICATION



2

Overall Roof Plan

SCALE: 1/16" = 1'-0"



1

Overall Third Floor Plan

SCALE: 1/16" = 1'-0"

1009 N. Cleveland Ave.
Chicago, IL
Overall Third Floor & Roof Plan
Scale: 1/16" = 1'-0"



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PAPAGEORGHI
HAYMES

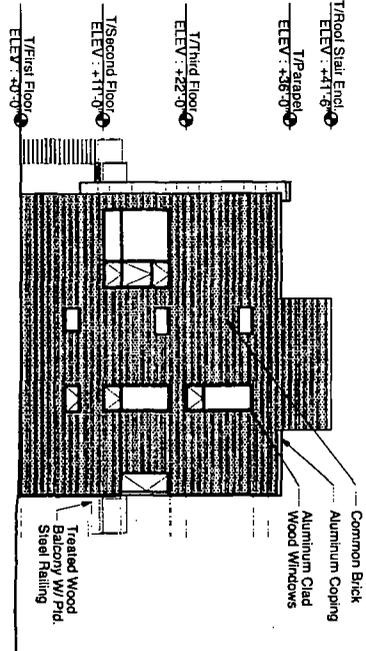
papageorghiyas partners
www.papageorghiyaspartners.com

490 OAK LLC
Developer
12/6/13
PH # 132189

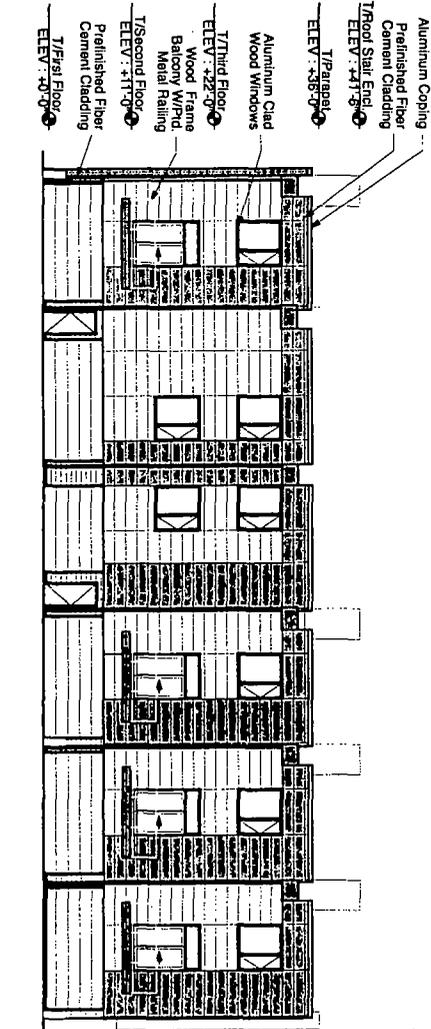
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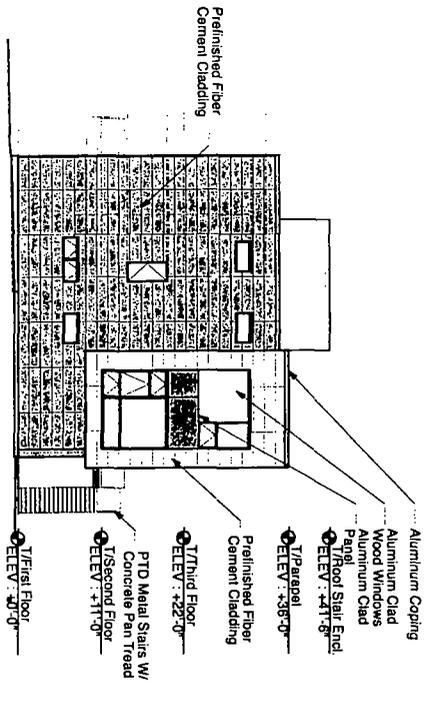
Elevations
Scale: 1/16" = 1'-0"



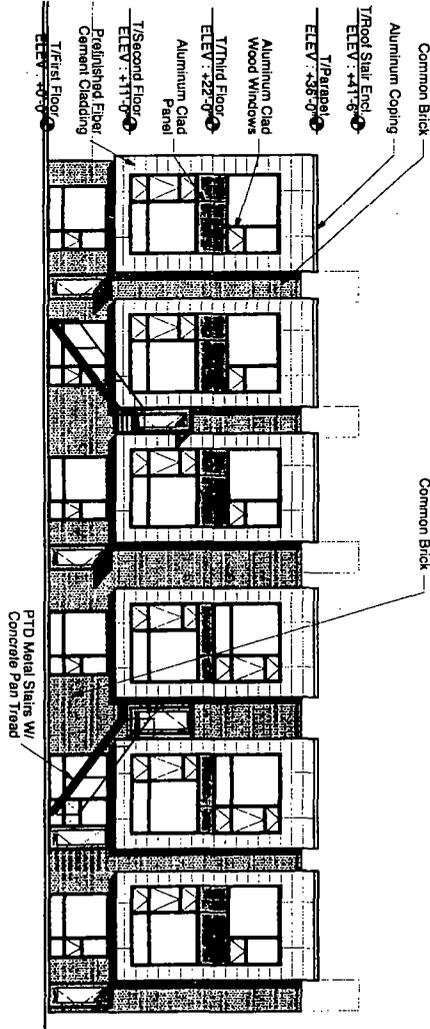
4 East Elevation
SCALE: 1/16" = 1'-0"



3 North Elevation
SCALE: 1/16" = 1'-0"



2 West Elevation
SCALE: 1/16" = 1'-0"



1 South Elevation (Oak Street)
SCALE: 1/16" = 1'-0"

450 Oak LLC
Architects

PAPAGEORGE
HATFIELD

312.626.1111
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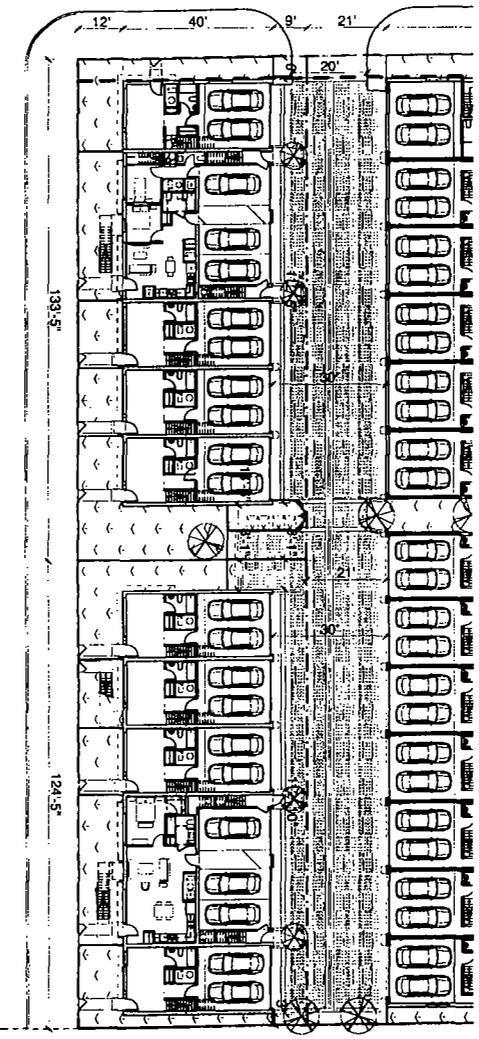
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1

Site Circulation Plan

SCALE: 1/32" = 1'-0"



1009 N. Cleveland Ave.
Chicago, IL

Circulation Plan
Scale: 1/32" = 1'-0"



PAPPAGEORGE HAYMES PARTNERS
PAPPAGEORGE
HAYMES

480 OMA LLC
ARCHITECTS

12/8/13
PH # 132708