



City of Chicago



SO2014-6811

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 2645-2647 W Potomac Ave - App No. 18167T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE NARRATIVE

FINAL FOR PUBLICATION

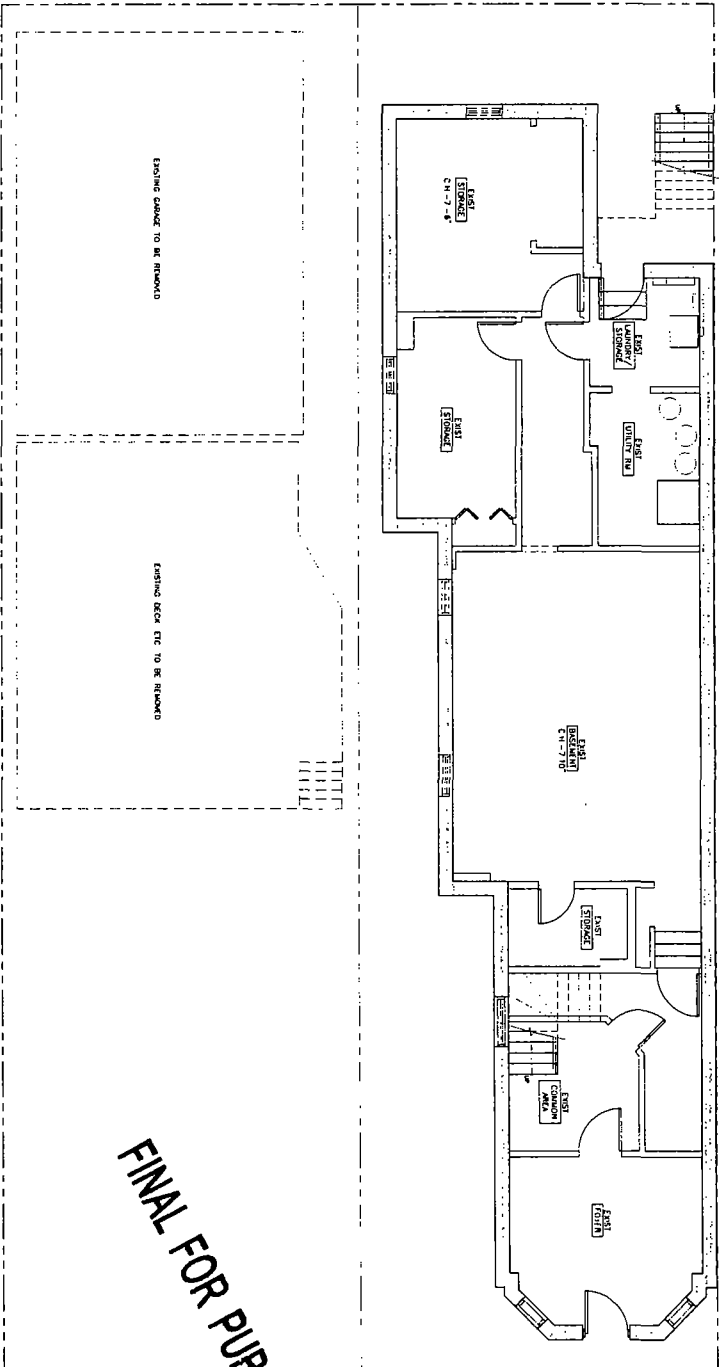
17-13-0303-C (1) Narrative Zoning Analysis – 2645-2647 West Potomac Avenue

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

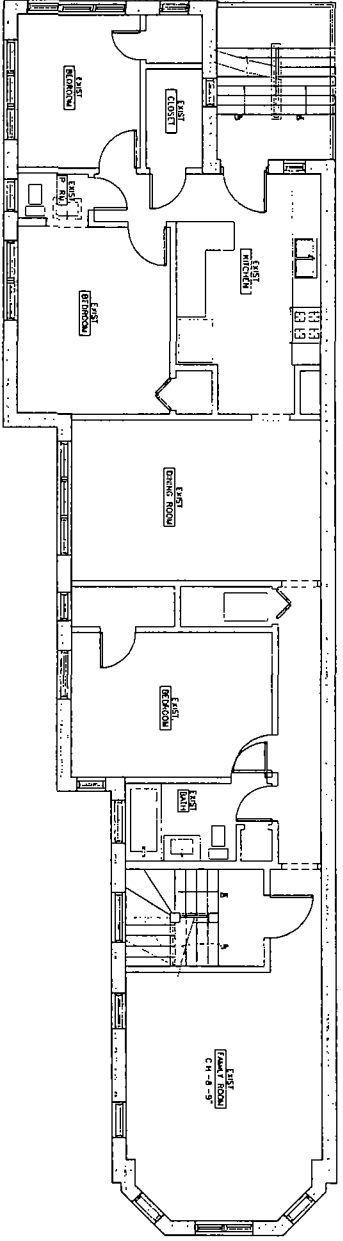
Lot Area: 50' x 120' totaling 6,000 sq. ft.

The applicant seeks a zoning change in order to permit an additional dwelling unit within the existing 3 dwelling unit building for a total of 4 dwelling units. There is no commercial space proposed and the height of the building will remain as existing. Two on-site parking spaces are provided at the rear of the lot.

- (a) Floor area ratio: 1.0 FAR (6,000 sq. ft.)
- (b) Lot Area Per Dwelling Unit 1500 sq. ft. per D.U.
- (c) The amount of off-street parking: : 2
- (d) Setbacks:
 - a. Front Setback: 26'-5" (existing)
 - b. Rear Setback: 7'-0" (existing)
 - c. Side Setbacks:
 - East Side: 26'-9"
 - West Side: 0' (existing)
 - Combined: 26'-9"
 - d. Rear Yard Open Space: 175 square feet
- (e) Building Height: 37'-1" (existing)



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EXISTING/DEMO SECOND THRU FOURTH FLOOR PLAN

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 LICENSE NUMBER 184-001845

NOTICE: Prepared under contract for the client. The client retains the right to modify or cancel this contract at any time without penalty. The architect shall not be responsible for the construction of the work shown on these drawings. The architect shall not be responsible for the construction of the work shown on these drawings. The architect shall not be responsible for the construction of the work shown on these drawings.

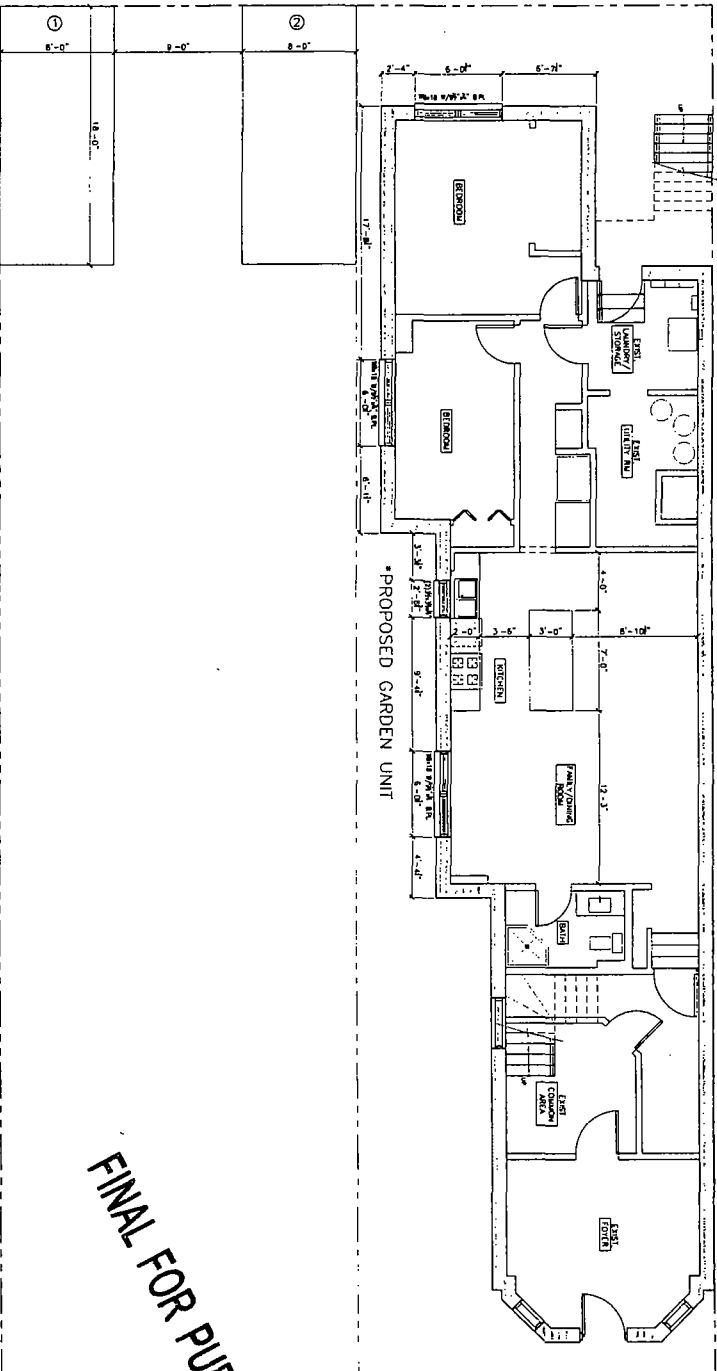
DESIGNED BY: JOHN HANNA
DATE: 08/08/14
SCALE: AS SHOWN

PROJECT NAME & ADDRESS:
 2847 W POTOMAC AVE
 CHICAGO, ILLINOIS 60602
 CHICAGO, ILL.

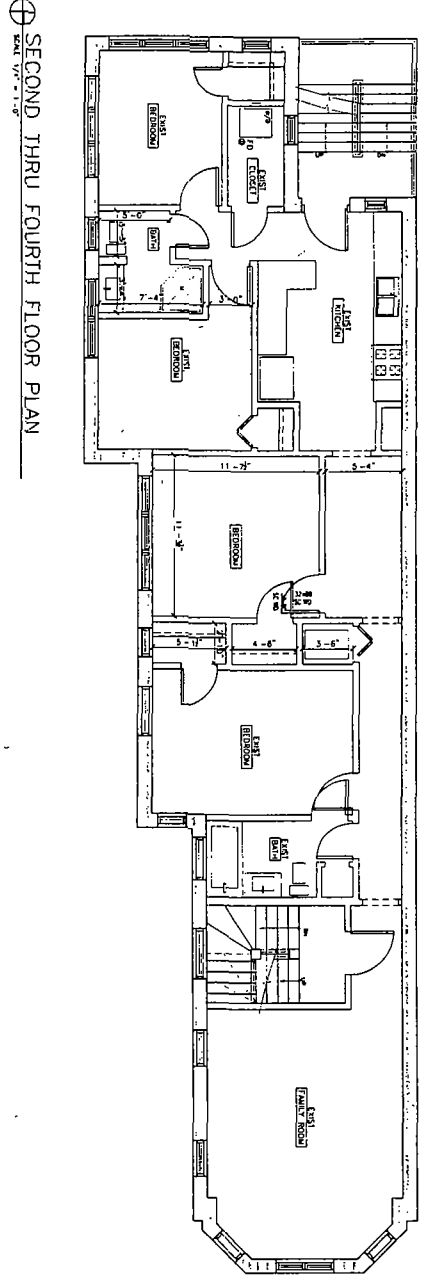
SHEET TITLE:
 EXIST./DEMO
 FLOOR PLANS

TITLEBLOCK:

SHEET NUMBERS:
 A-2



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



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PROFESSIONAL DESIGN FIRM
ARCHITECT COMPANION
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REVISIONS: Approved for Review
DATE: 01/13/15
BY: J. Hanna
REVISIONS: Approved for Review
DATE: 01/13/15
BY: J. Hanna

DESIGNED FOR REVIEW: 01/13/15
REVISIONS: Approved for Review
DATE: 01/13/15
BY: J. Hanna

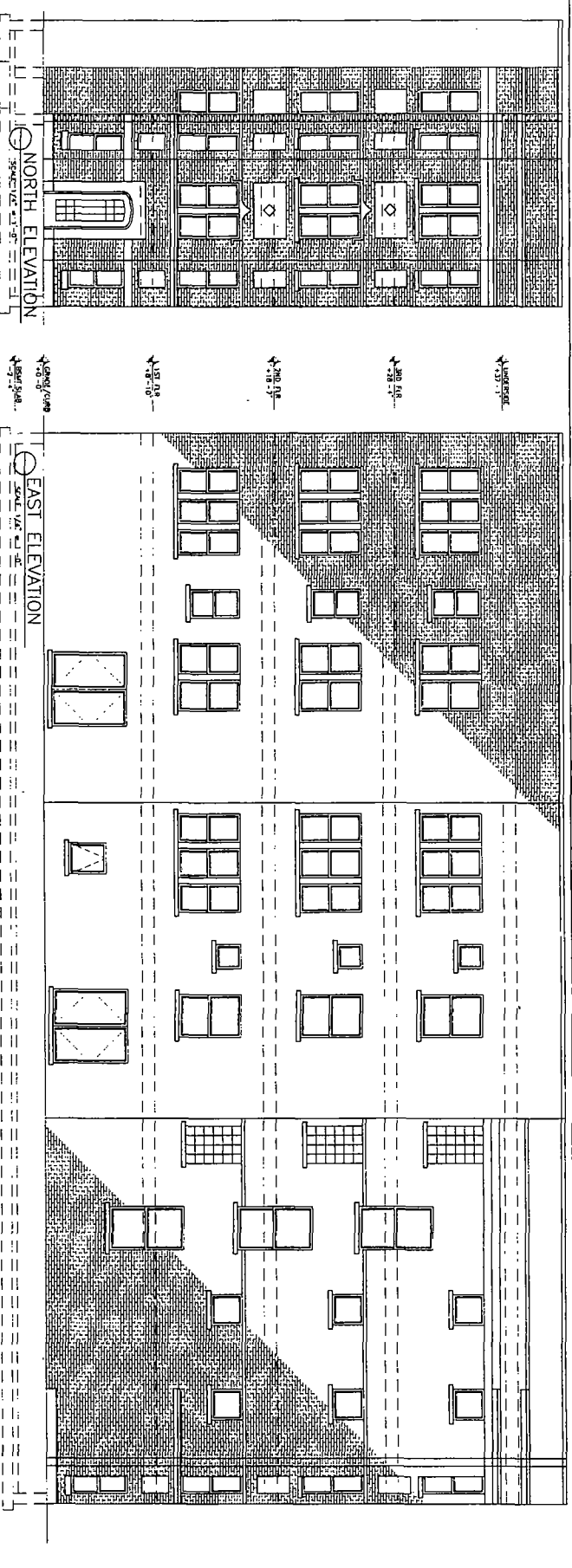
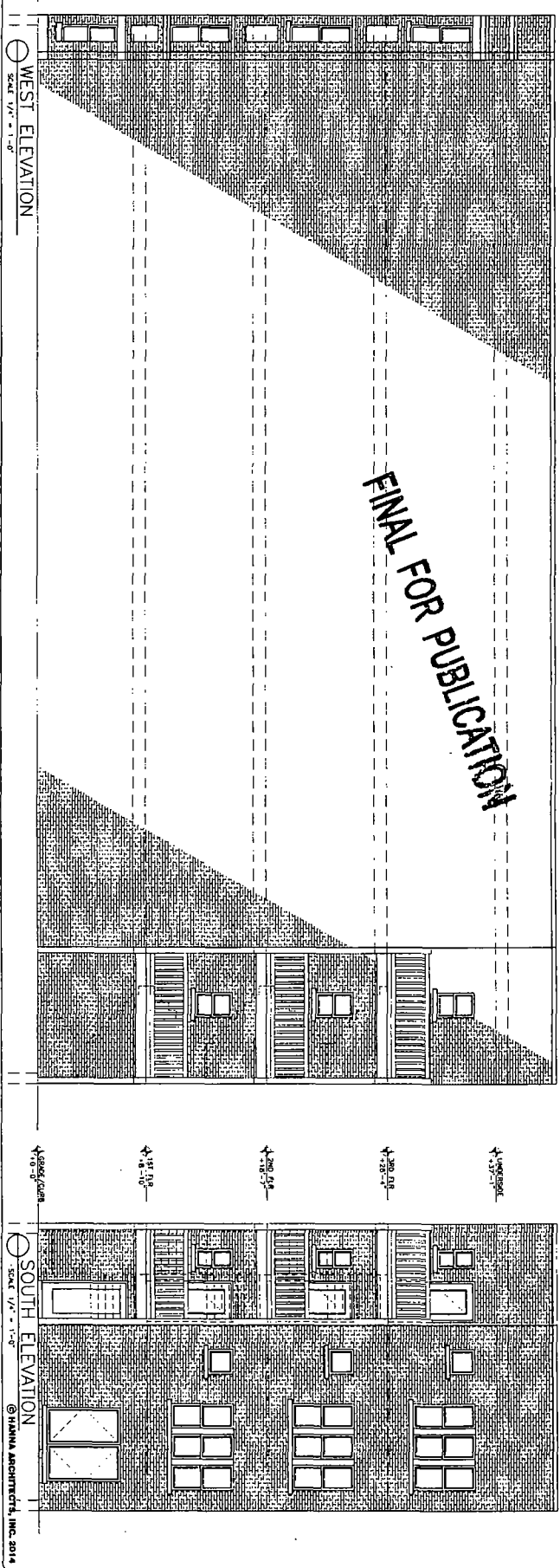


PROJECT NAME & ADDRESS
2847 W. PULASKI AVE.
CONVENT UNITS 3 TO 4
CHICAGO, IL

SHEET TITLE
FLOOR PLANS

TITLEBLOCK

SHEET NUMBER
A-3



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

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

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

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

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SHEET NUMBER
A-4

TITLEBLOCK
EXISTING ELEVATIONS

PROJECT NAME & ADDRESS
2847 W POTTSCAMP AVE.
CONVENT UNITS
CHICAGO, IL



REGISTERED FOR ARCHITECTURE
PROFESSIONAL REGISTER: JUNE 23, 2011
ILLINOIS REG. NO. 02020217
SHEET NO. 004/014

NOTES:
1. Refer to project notes, Appendix B for full description of project and all conditions of contract.
2. All work shall conform to the latest editions of the National Building Code of America and the Chicago Building Code.
3. All work shall conform to the latest editions of the National Electrical Code and the Chicago Electrical Code.

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