



# City of Chicago



SO2015-5309

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/29/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-I at 1300-1302 N Artesian Ave - App No. 18432T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 18432 TI  
INTRO DATE:  
JULY 29, 2015

**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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 3 - I**

**in the area bounded by:**

**A line 50.05 feet North of and parallel to West Potomac Avenue; North Artesian Avenue; West Potomac Avenue; the public alley next West of and parallel to North Artesian Avenue.**

**To those of a B2-3, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 1300-02 North Artesian Avenue, Chicago IL.**

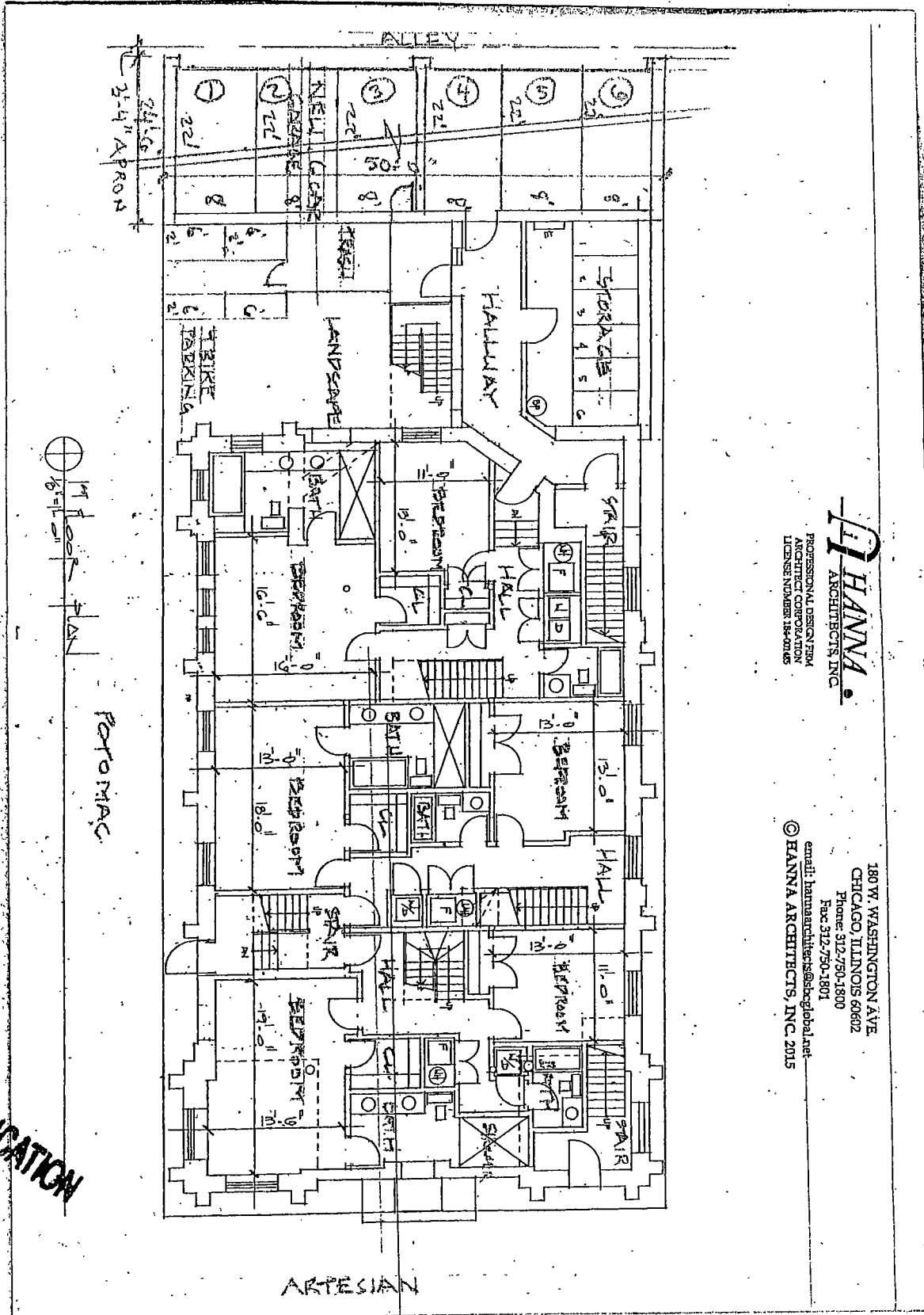
SUBSTITUTE PLANS  
 AND NARRATIVE FOR TYPE 1 REZONING FOR  
 1300-02 NORTH ARTESIAN AVENUE CHICAGO, ILLINOIS

The Applicant needs a zoning change from RS3 to B2-3 in order to comply with the minimum lot area and the maximum floor area to convert the existing church building into a 6 dwelling unit residential building.

PROJECT DESCRIPTION:	Zoning Change from RS3 to B2-3
Land Use:	To convert the existing building into a 6 dwelling unit residential building
Floor Area Ratio:	Lot area: 6,318.8 SF Building Floor Area: 12,465 SF FAR: 1.98
Density:	1,052 SF per DU
Off- Street parking:	6 parking spaces
Set Backs	Existing Front: 2" Existing North Side Setback: 0' Existing South Side Setback: 1" Existing Rear Setback: 3'-3 15/16
Building height:	59'-0"

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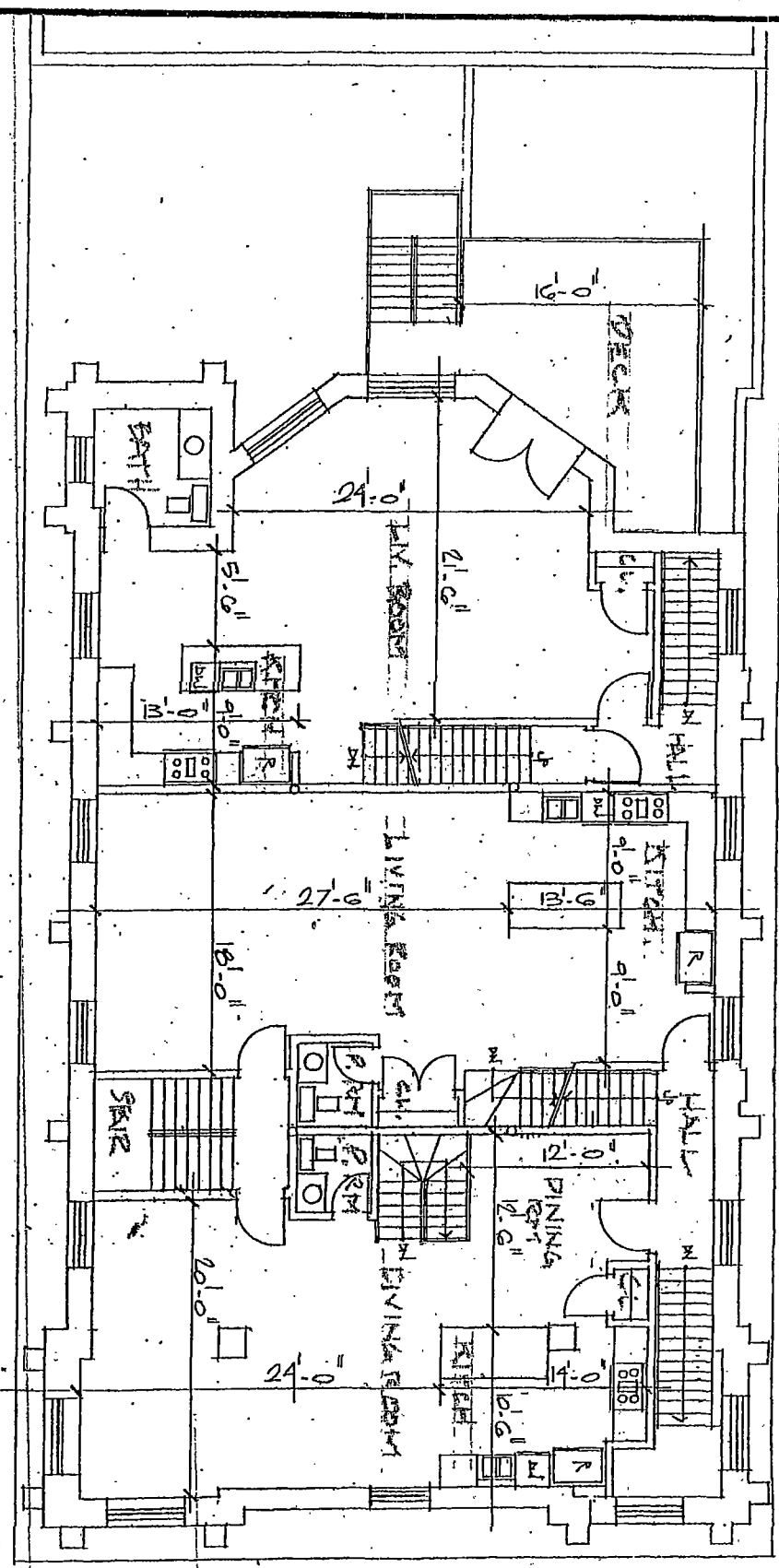




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1st Floor Plan  
1/8" = 1'-0"

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LICENSE NUMBER 184-001485

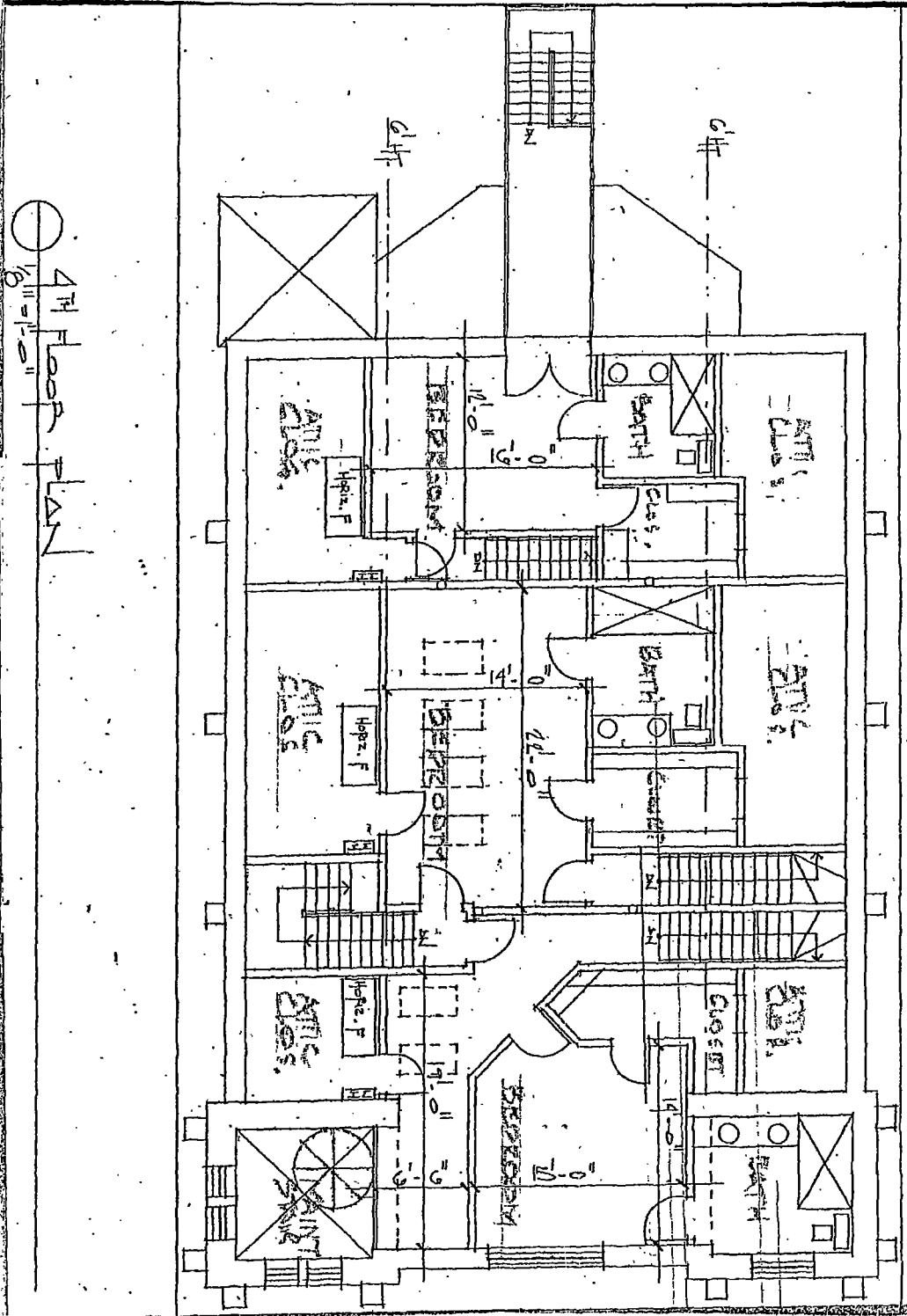
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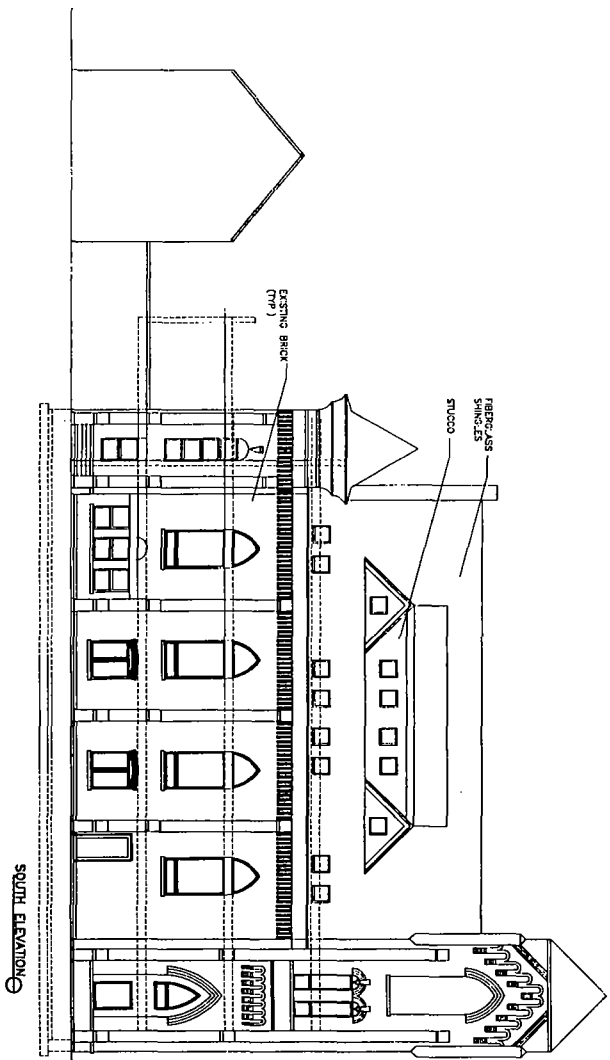
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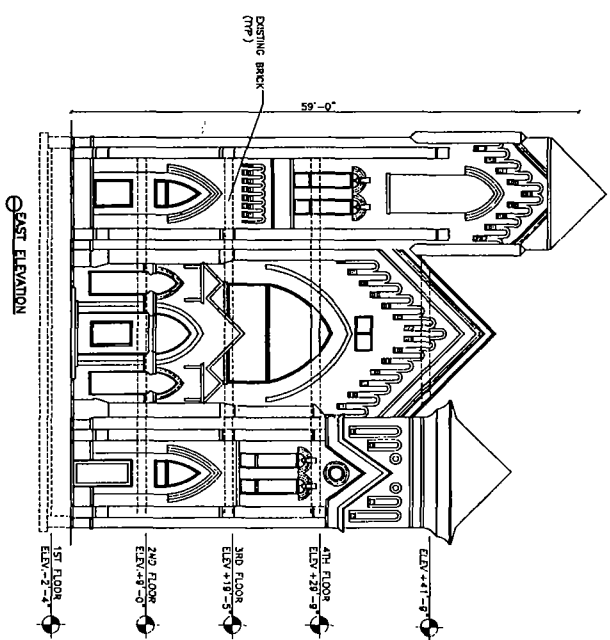
4<sup>TH</sup> FLOOR PLAN  
1/8" = 1'-0"

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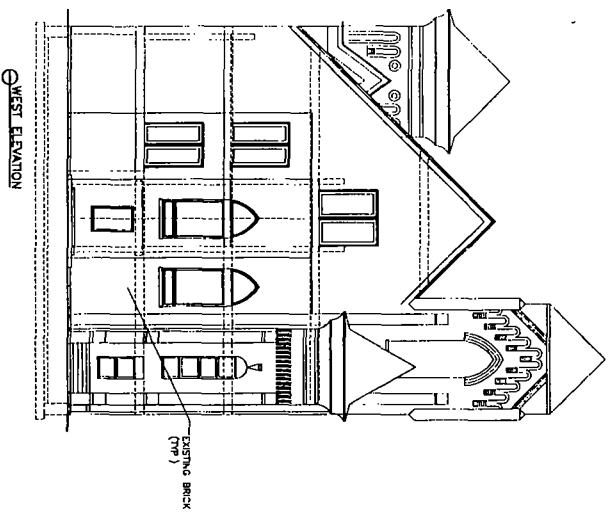




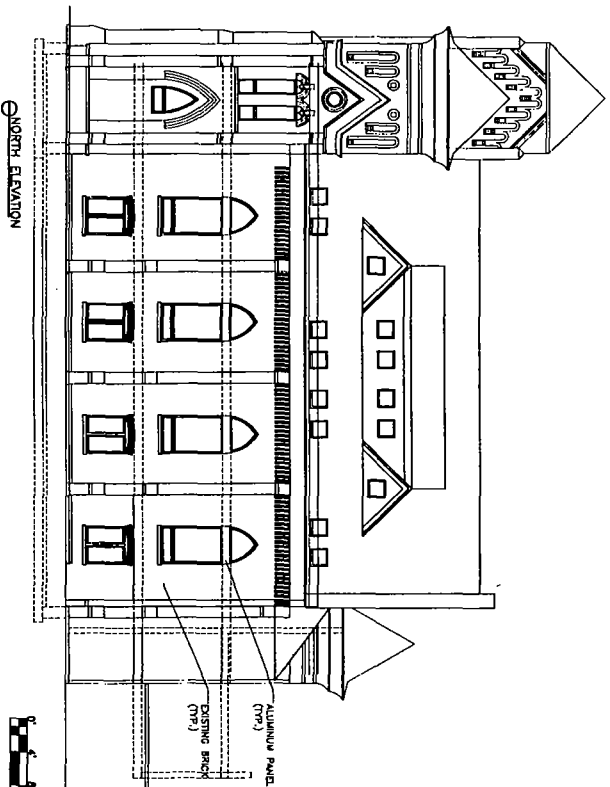
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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