



City of Chicago



SO2016-7926

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/1/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-F at 439-447 W Arlington PI - App No. 19013T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE
ORDINANCE**

19013-T1

INTRO. DATE:

NOV, 01, 2016

AMENDED
TO
T1

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 RM-5 Residential Multi-Unit District and B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 7-F in the area bounded by:

West Arlington Place; a line 175.00 feet northeast of North Clark Street as measured along the southerly line of West Arlington Place; a line 77.00 feet southeast of West Arlington Place; a line 215.00 feet northeast of North Clark Street as measured along the southerly line of West Arlington Place; a line 99.96 feet southeast of West Arlington Place; and a line 50.00 feet northeast of North Clark Street as measured along the southerly line of West Arlington Place

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

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Address: 439 – 47 West Arlington Place

NARRATIVE

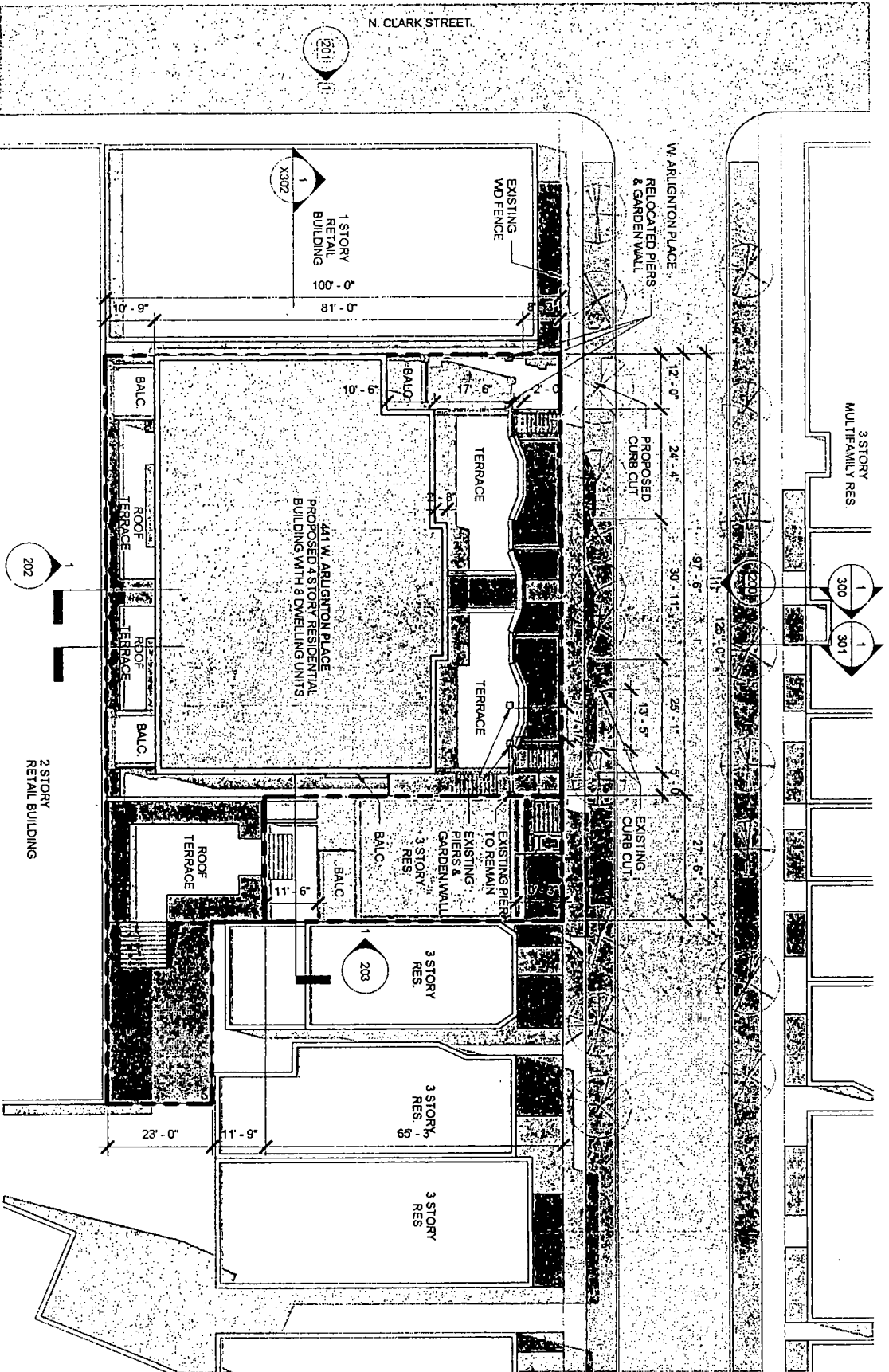
439 – 47 West Arlington Place
TYPE I REGULATIONS

Narrative: The subject property contains approximately 13,420 square feet and is partially improved with a three-story single family home and partially vacant. The Applicant proposes to rezone the property to a RM-5 district, retain the existing three-story single family home and construct a four-story (47 feet 0 inches in height) building containing eight dwelling units, fourteen parking spaces and no loading berth. The Applicant acknowledges that in order to establish its intended residential use in the western building, a division of the Lot will be required and agrees to pursue such division, as well as any variations, administrative adjustments or special uses required to accomplish such Zoning Lot division pursuant to the provisions of the Chicago Zoning Ordinance. The development parameters for the subject property are:

	East Lot	West Lot
Lot Area:	1,794.375 square feet	11,625.625 square feet
FAR:	2.00	2.00
FLOOR AREA:	3,588 square feet	23,251.25 square feet
Residential Dwelling Units:	1	8
MLA:	1,794.375 square feet	1,453.20 square feet
Height:	38.5 feet	47.00 feet
Bicycle Parking:	None	Seven
Automobile Parking:	Two (located on West Lot)	Twelve, plus two for East Lot
Loading:	None	None
Setbacks		
Front (West Arlington Place):	10.25 feet	8.25 feet
East Side:	0.0 feet	5.0 feet
West Side:	0.0 feet	0.0 feet
Rear (South Property Line):	11.5 feet	0.0 feet

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

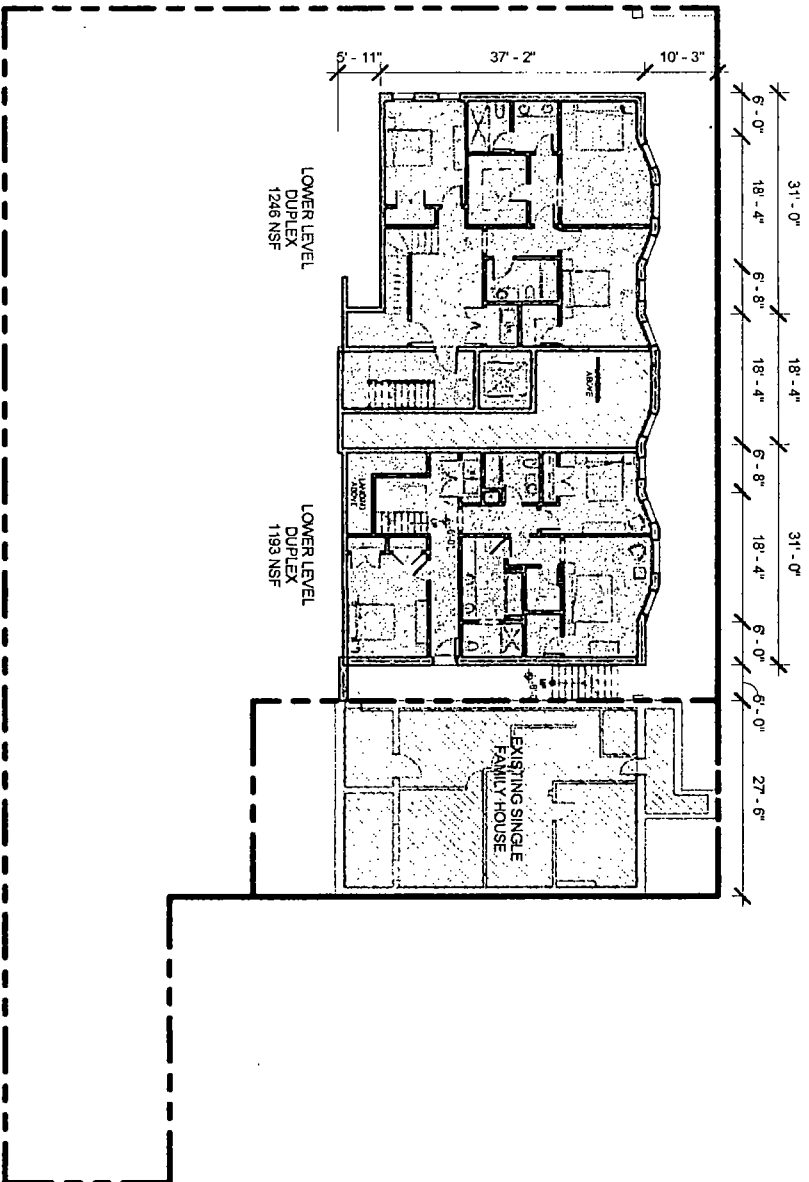


BOOTH HANSEN

SITE PLAN - ENLARGED



441 W. ARLINGTON PLACE
10/27/2016

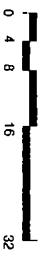


LOBBY LEVEL: +0'-0"
DUPLEX LOWER LEVEL: -5'-0"
DUPLEX UPPER LEVEL: +5'-0"

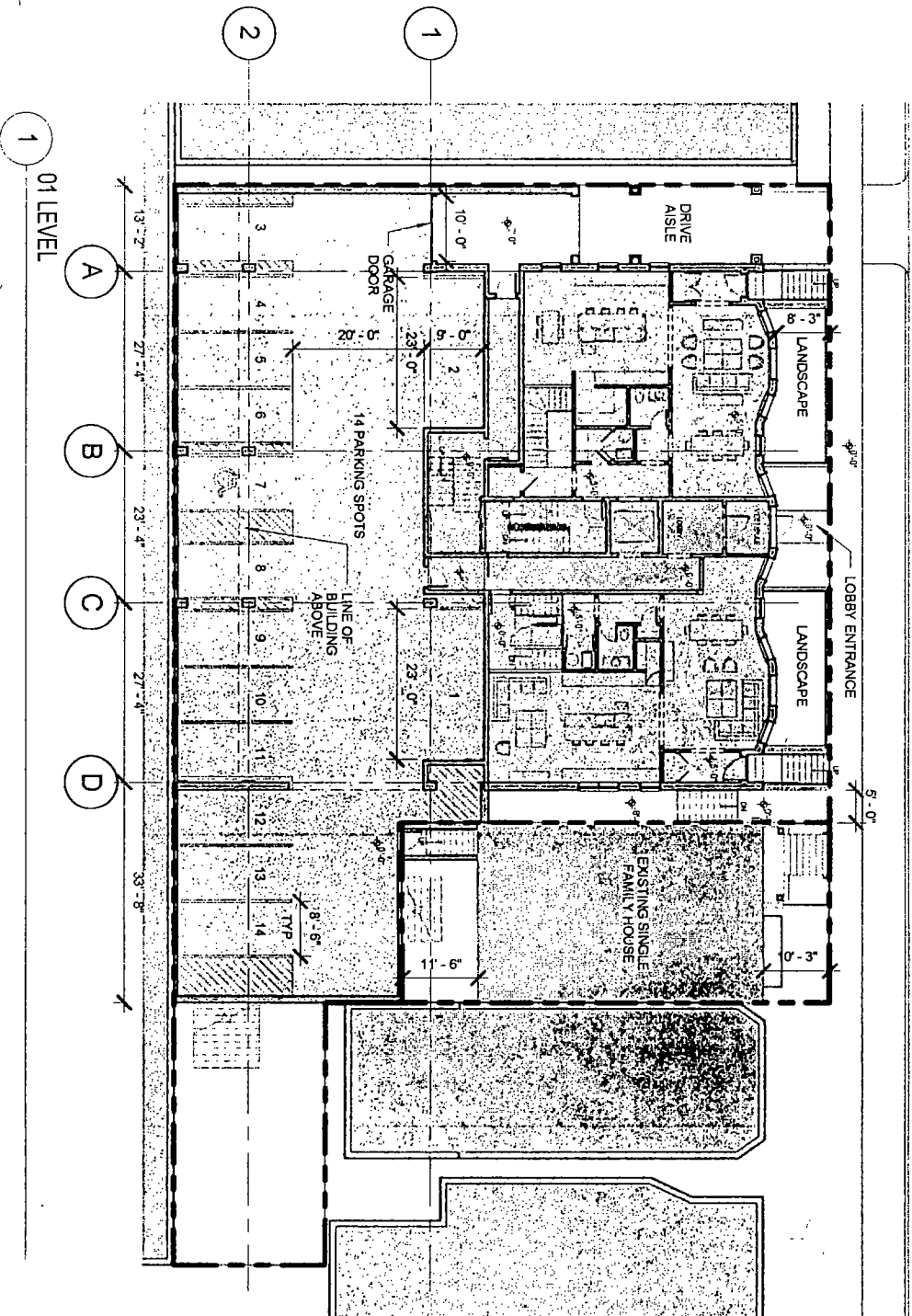
1
00 LOWER LEVEL

BOOTH HANSEN

FLOOR PLANS



441 W. ARLINGTON PLACE
10/27/2016



BOOTH HANSEN

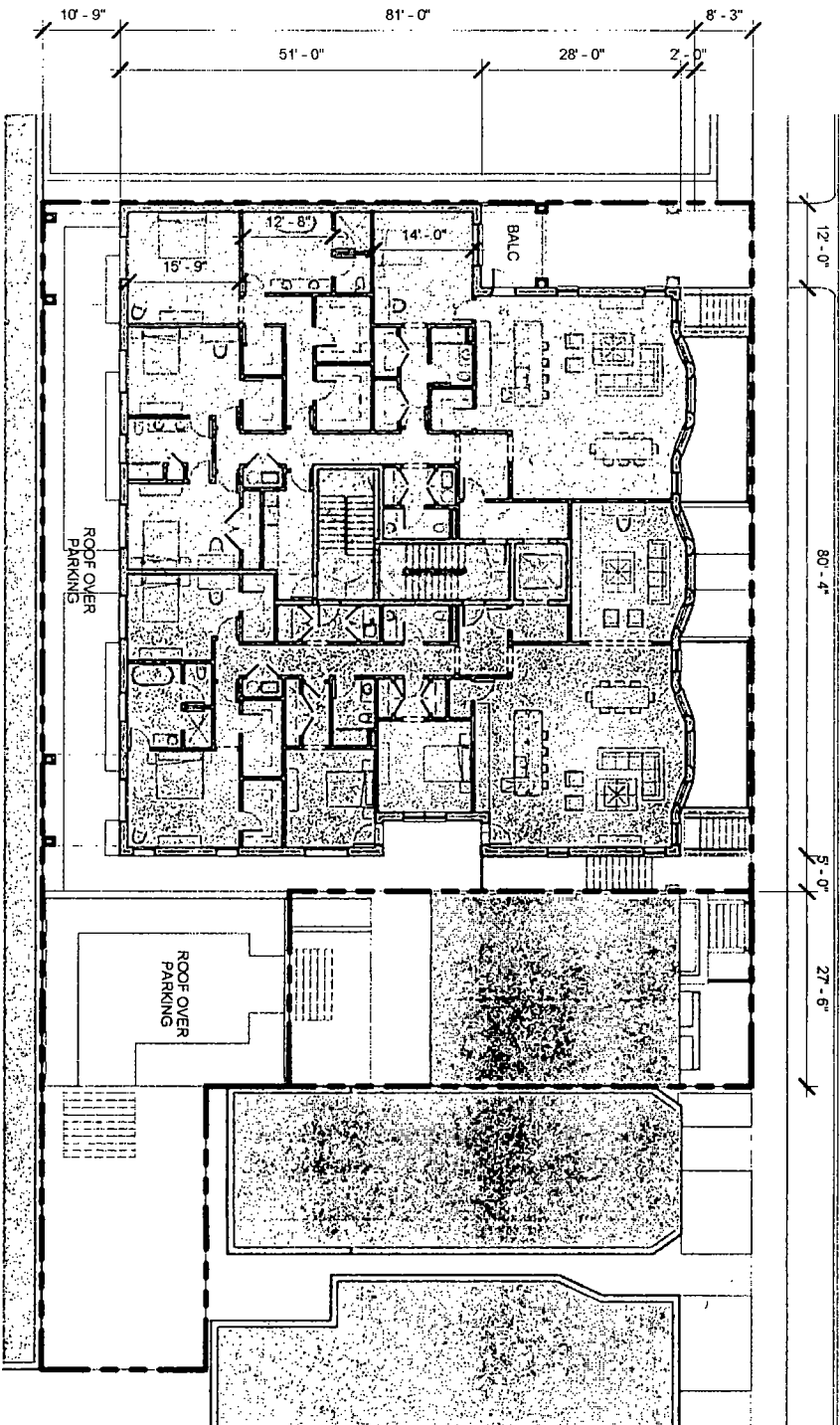
FLOOR PLANS



FINAL FOR PUBLICATION

TYPICAL WEST
UNIT
3202 NSF

TYPICAL EAST
UNIT
2900 NSF



TYPICAL FLOOR
6,981 GSF

02 LEVEL

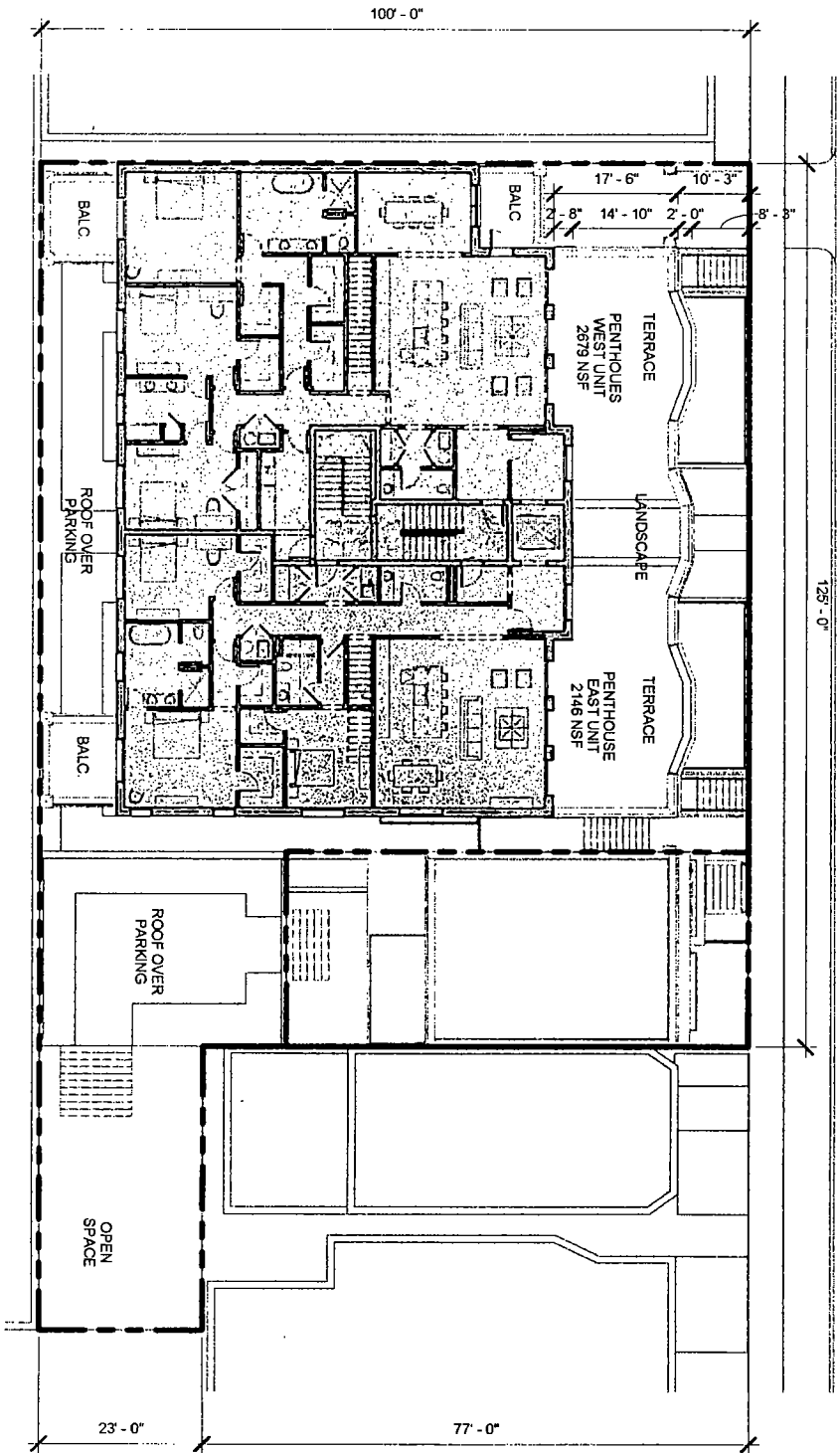
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BOOTH HANSEN

FLOOR PLANS



441 W. ARLINGTON PLACE
10.27.2016



PENTHOUSE FLOOR
51642 OSP

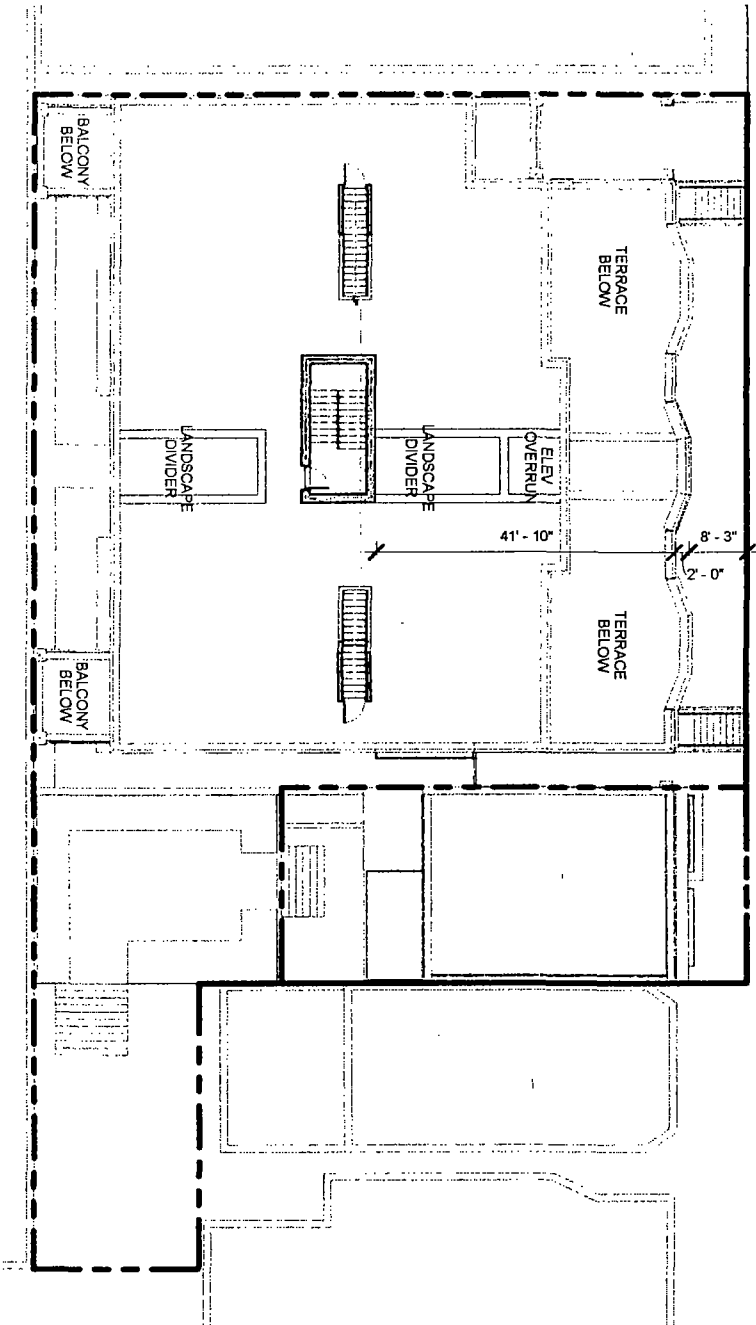
1 04 LEVEL

BOOTH HANSEN

FLOOR PLANS



441 W ARLINGTON PLACE
10.27.2016

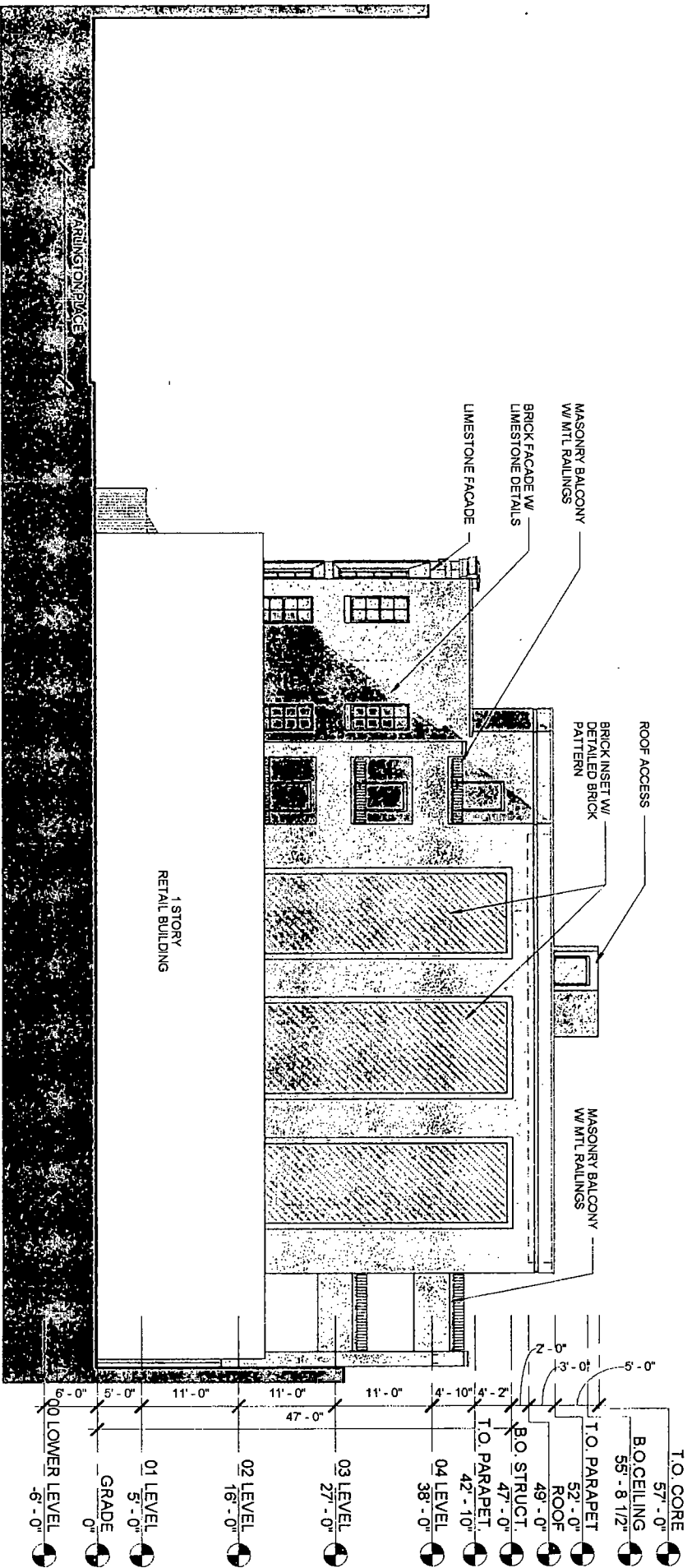


1 ROOF

BOOTH HANSEN

FLOOR PLANS





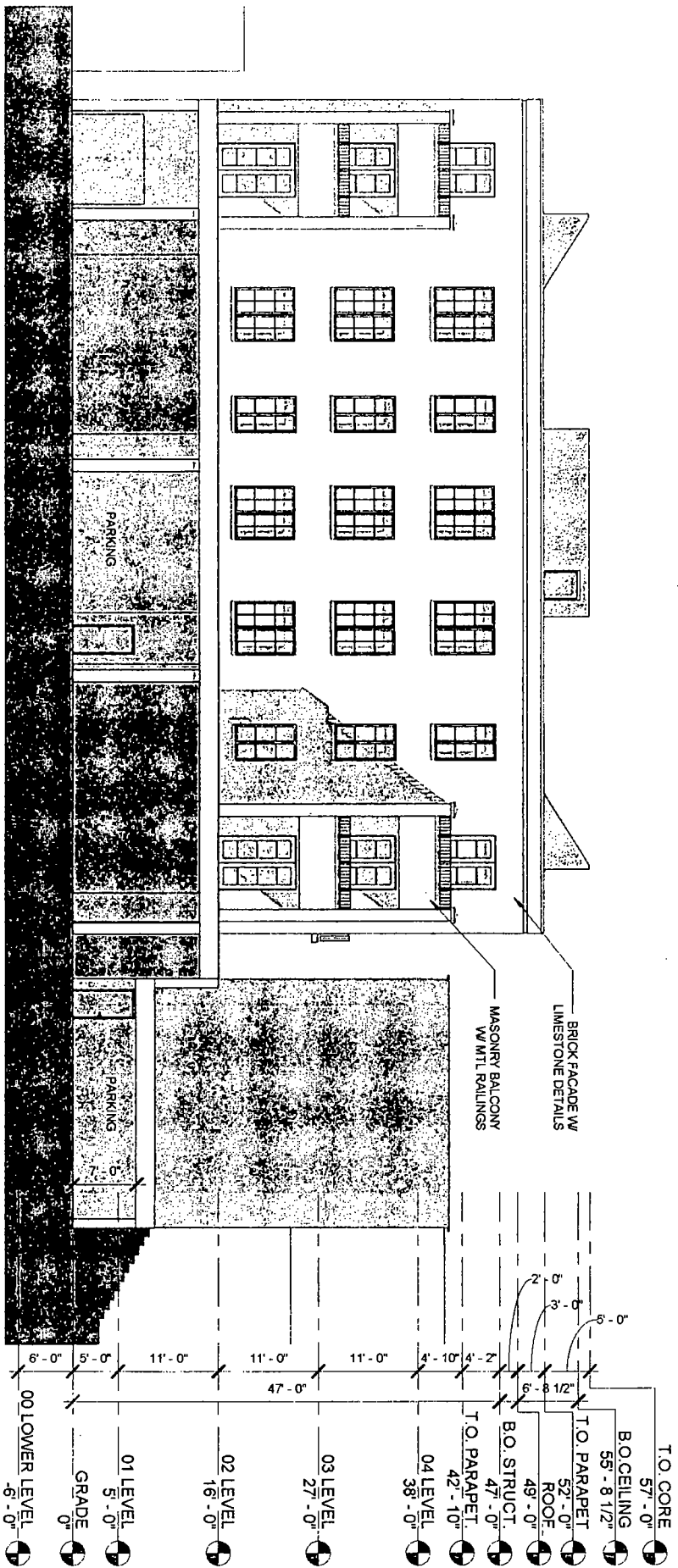
1 WEST ELEVATION



BOOTH HANSEN

OVERALL ELEVATION

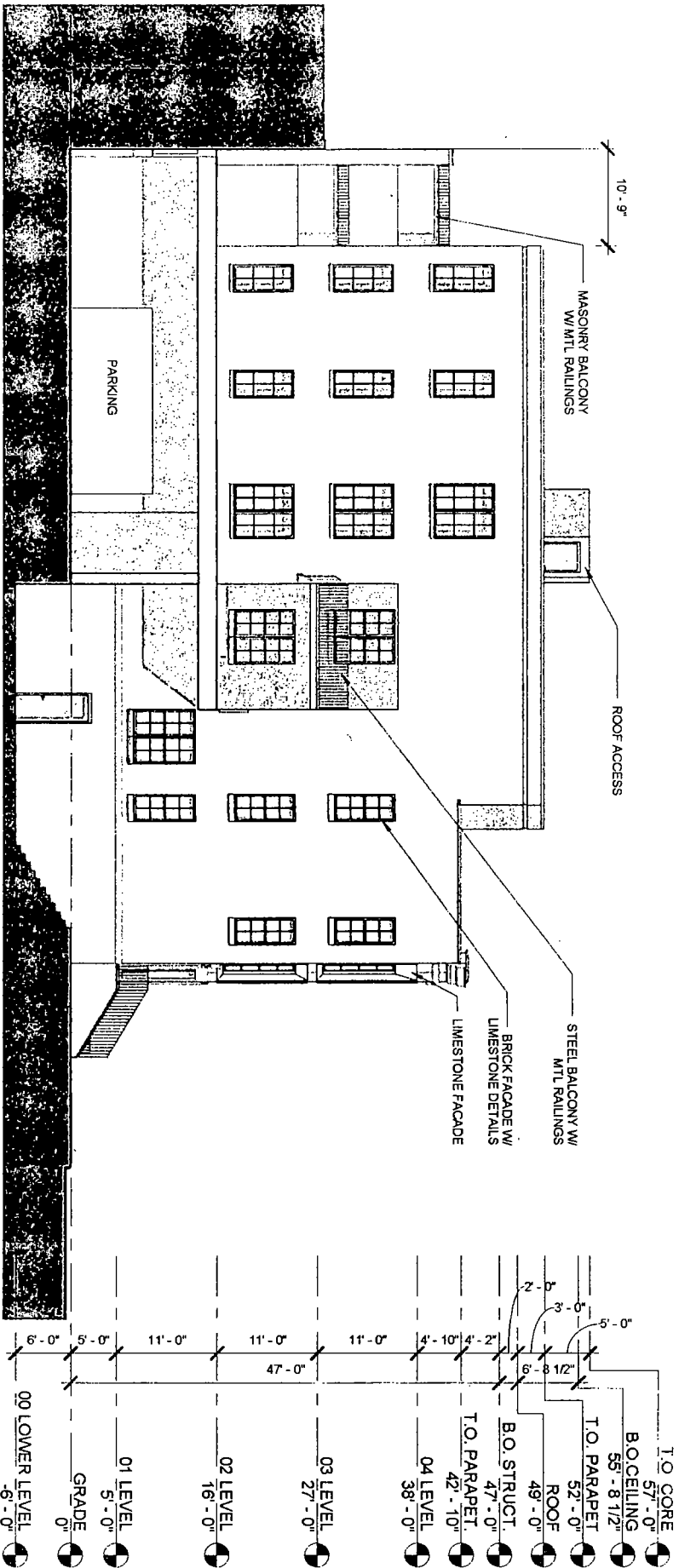
441 W. ARLINGTON PLACE
10/27/2016



BOOTH HANSEN

OVERALL ELEVATION

4411 W. ARLINGTON PLACE
10/27/2016



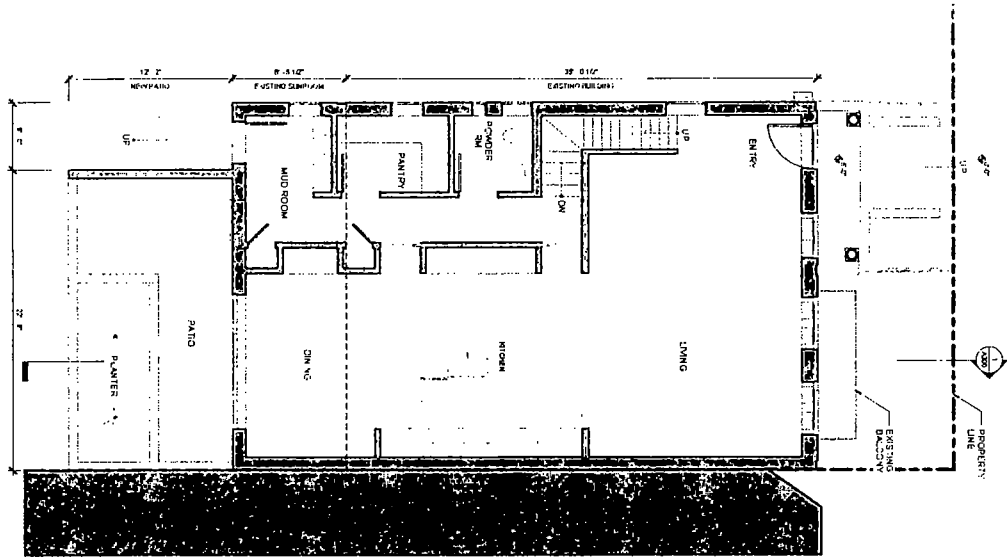
1 EAST ELEVATION

BOOTH HANSEN

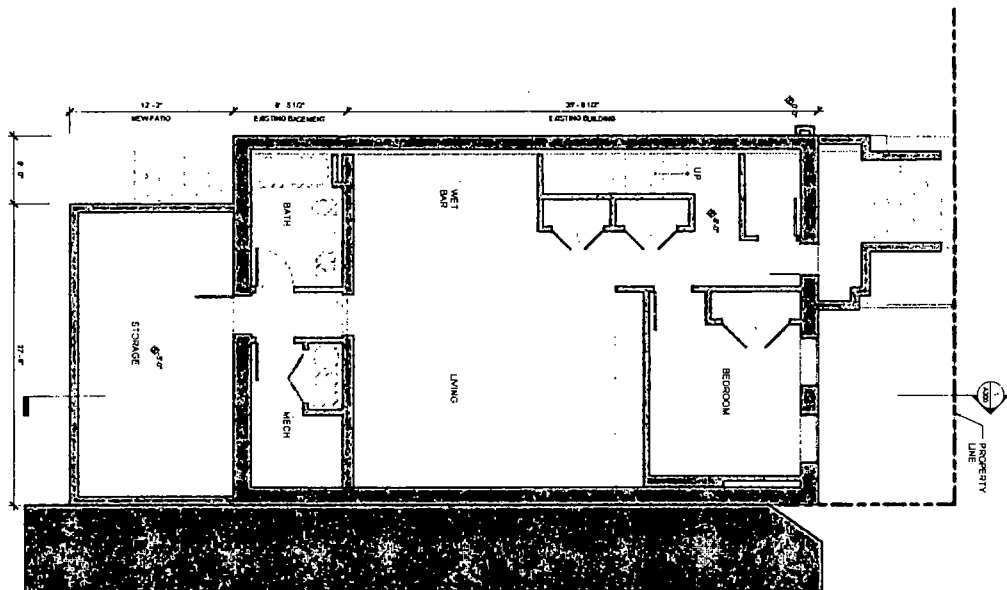
OVERALL ELEVATION

441 W. ARLINGTON PLACE
10.27.2016

2 FIRST FLOOR PLAN



1 BASEMENT FLOOR PLAN



BOOTH HANSEN

ARCHITECT
300 SOUTH CHICAGO DRIVE
CHICAGO, ILLINOIS 60641

ISSUED FOR ZONING

PROJECT NUMBER 1607

ARLINGTON PLACE
439 W. ARLINGTON PLACE
CHICAGO, IL

FLOOR PLANS
A101

BOOTH HANSEN

Architectural Interior Planning
233 South Dearborn Street
Chicago, Illinois 60601

1. ISSUED FOR ZONING - 12/1/18

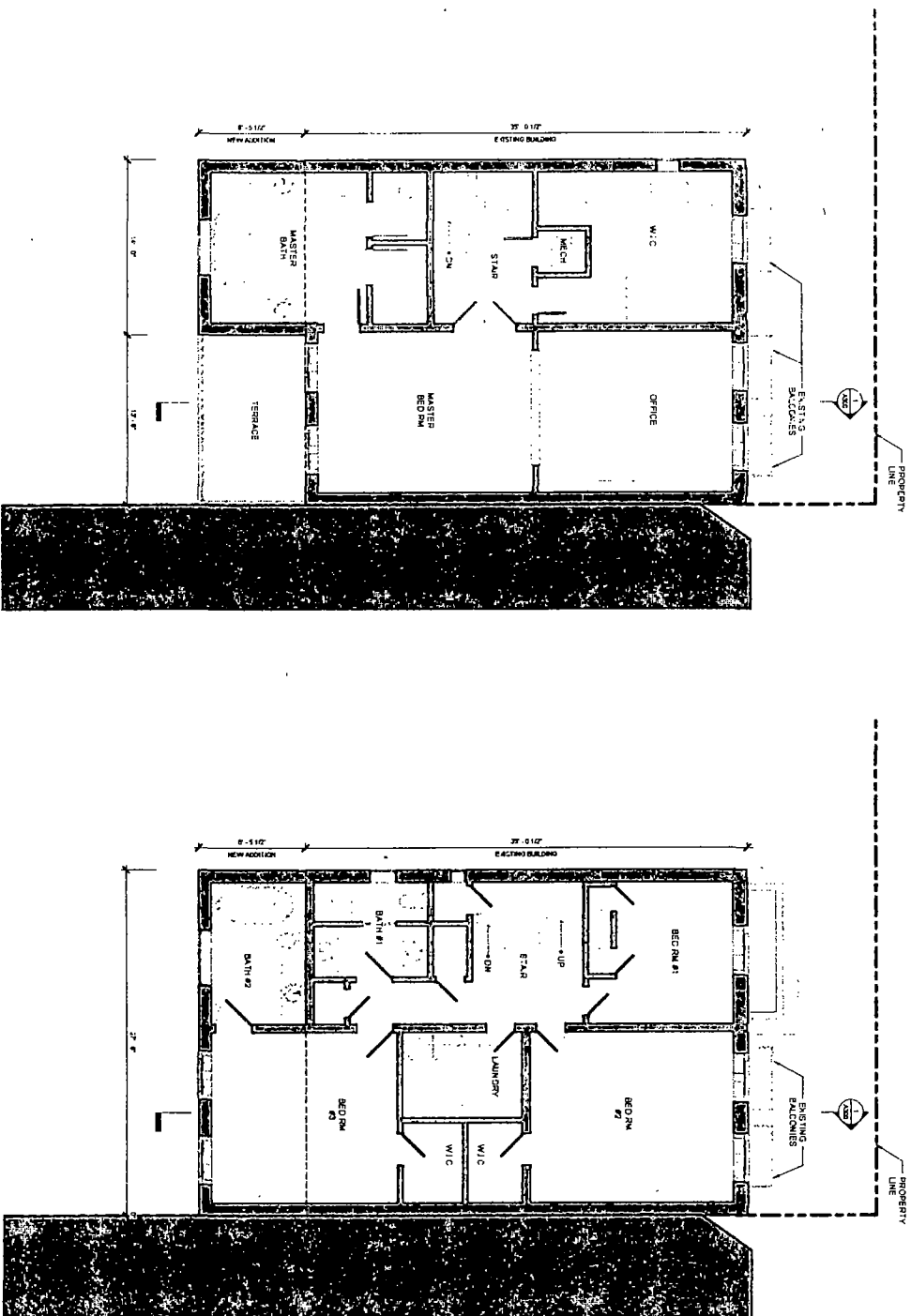
2. PROJECT NUMBER - 1807

ISSUED FOR ZONING

PROJECT NUMBER 1807

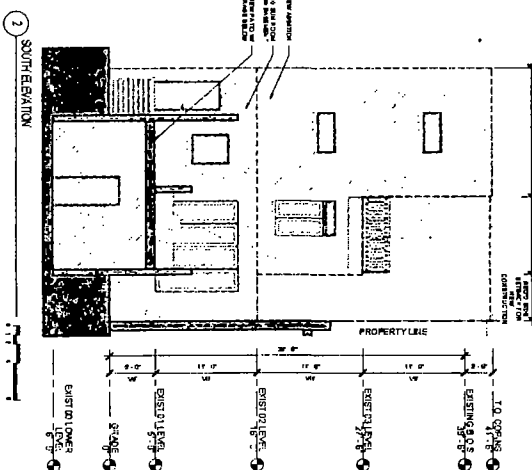
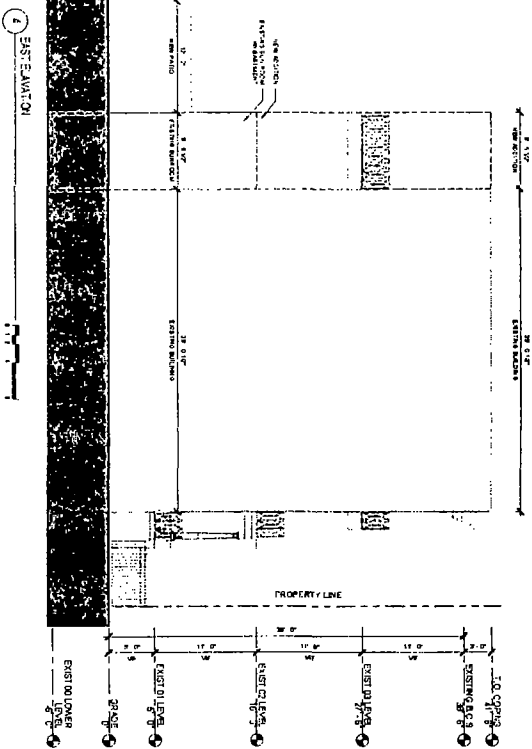
ARLINGTON PLACE
439 W ARLINGTON PLACE
CHICAGO, IL

FLOOR PLANS
A102



2 THIRD FLOOR PLAN

1 SECOND FLOOR PLAN



ARLINGTON PLACE
439 W ARLINGTON PLACE
CHICAGO, IL
OVERALL BUILDING
ELEVATIONS
A200