



# City of Chicago



SO2013-6098

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/11/2013
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17826T1 at 444-454 W Oak St and 1001-1007 N Cleveland Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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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 133.98' east of and parallel to North Cleveland Avenue; West Oak Street; and 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: 444-454 West Oak; 1001-1007 North Cleveland, Chicago, Illinois

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**RESIDENTIAL DEVELOPMENT  
REZONING TYPE I NARRATIVE  
ZONING AND DEVELOPMENT ANALYSIS**

**Lot Area:** 8,156 square feet

**Floor Area Ratio:** 1.5

**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 RM-5 to construct a 3-story building consisting of four (4) townhouses and five (5) multi-family units with attached private garages.

Commonly Known as: 444-454 West Oak; 1001-1007 North Cleveland, Chicago, Illinois

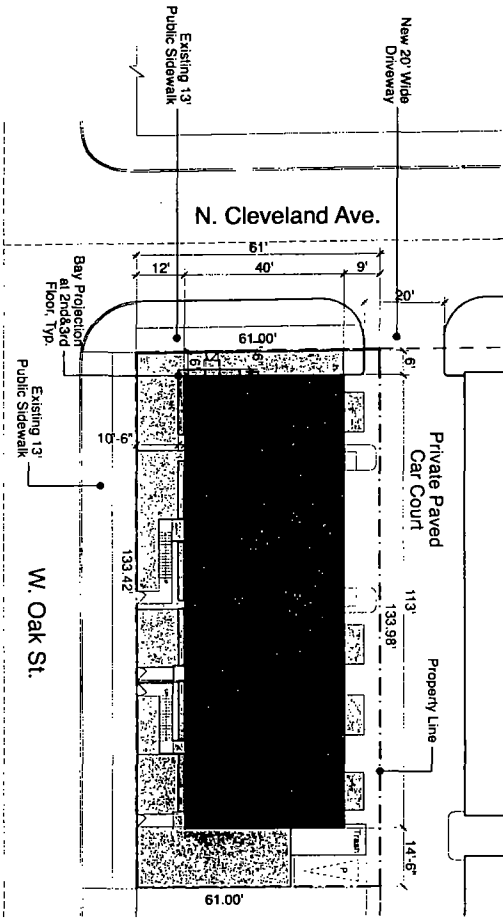
Parcel 3

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1

# Proposed Site Plan

SCALE: 1" = 30'



1009 N. Cleveland Ave.  
Chicago, IL  
Proposed Site Plan  
Scale 1" = 30'

450 Oak LLC  
developer

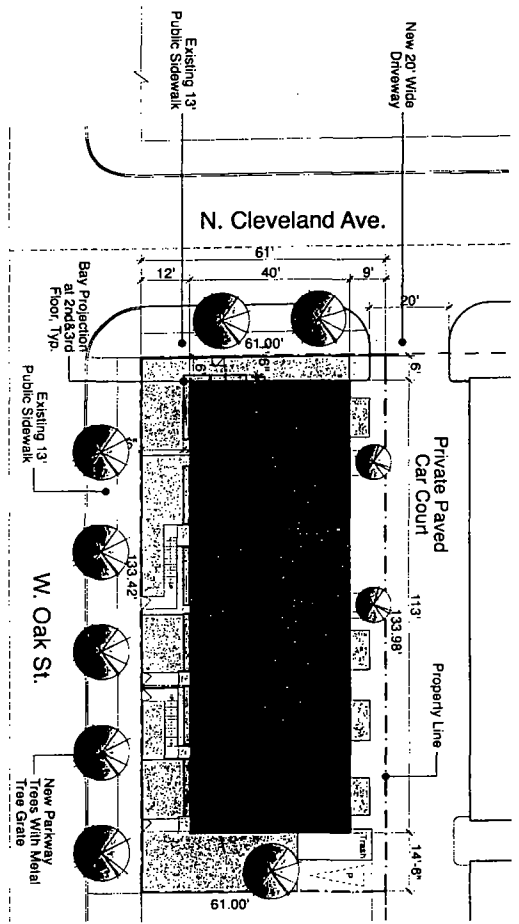
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12/6/13  
P/H # 132188

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1 Proposed Landscape Plan  
SCALE: 1" = 30'



1009 N. Cleveland Ave.  
Chicago, IL

Proposed Landscape Plan  
Scale: 1" = 30'



490 Oak LLC  
developer

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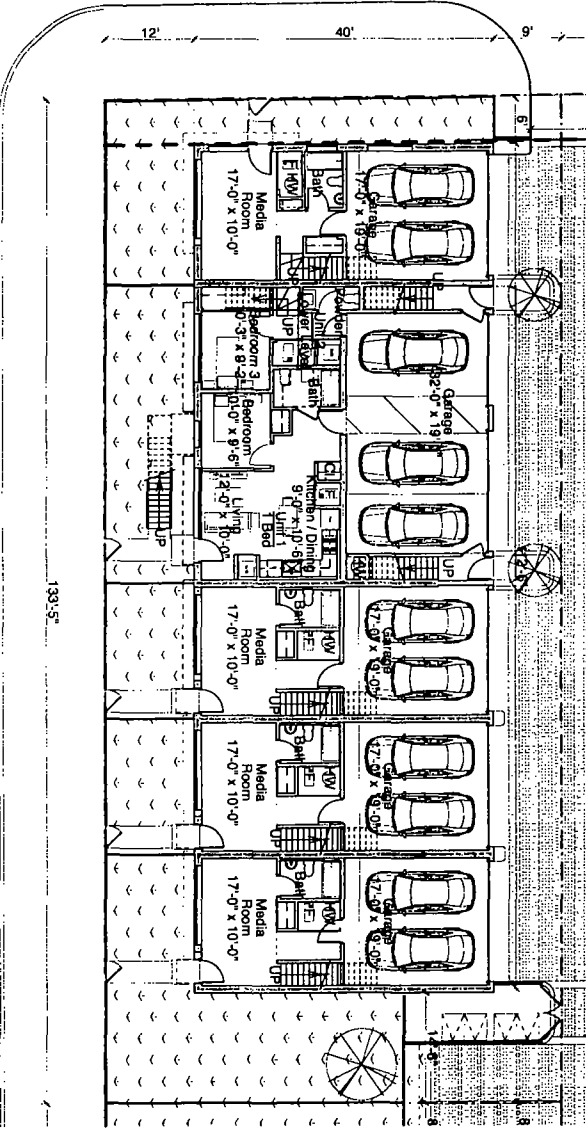
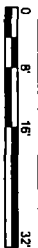
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1

Overall First Floor Plan

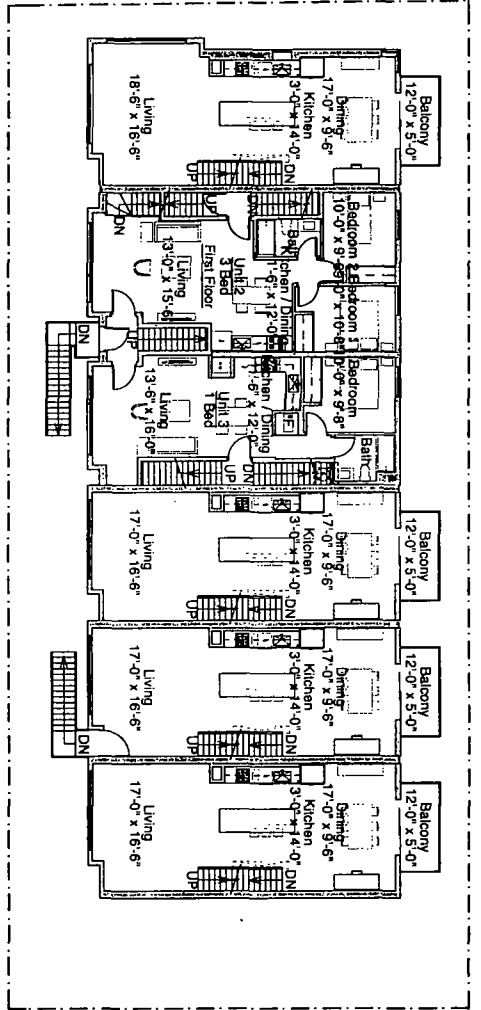
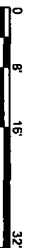
SCALE: 1/16" = 1'-0"



2

Overall Second Floor Plan

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



1009 N. Cleveland Ave.  
Chicago, IL

Overall First & Second Floor Plan  
Scale: 1/16" = 1'-0", 1/32"



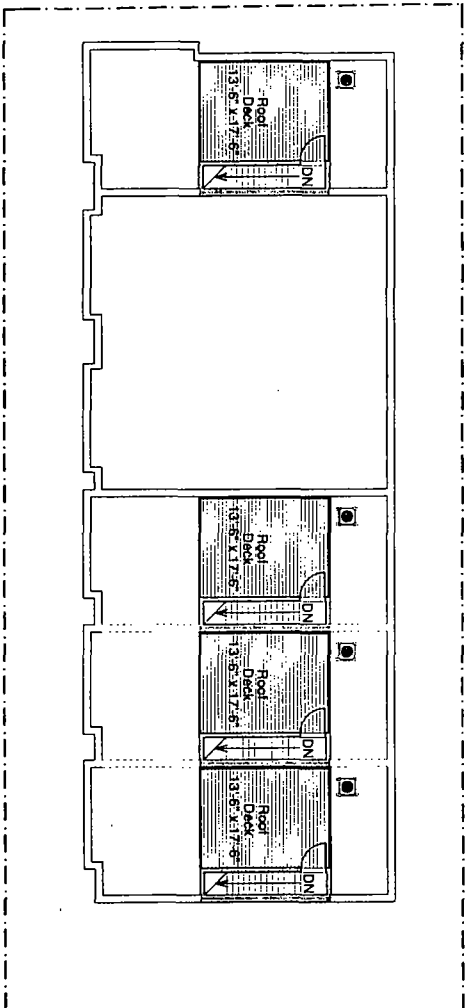
peppergo@haymes.com  
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PEPPERGO  
HAYMES

490 Oak LLC  
Overlaid

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PH # 132198

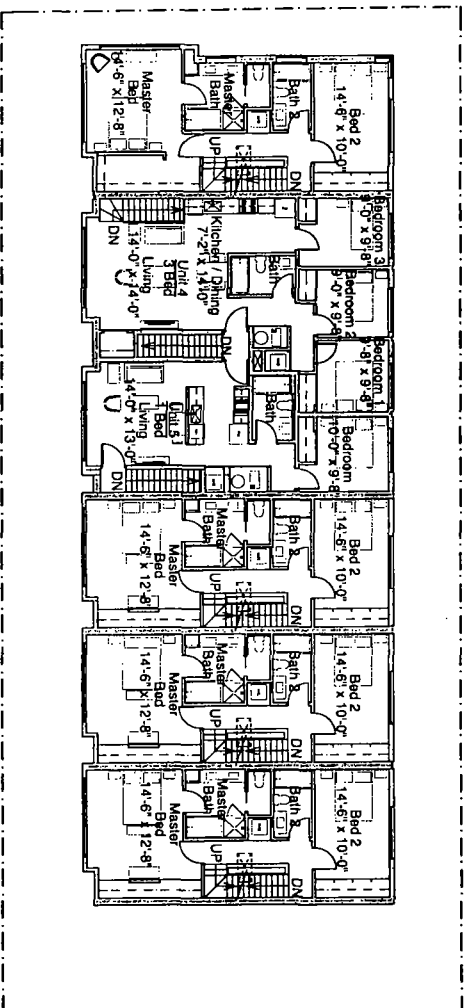
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2

Overall Roof Plan

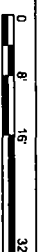
SCALE: 1/16" = 1'-0"



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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HAYMES

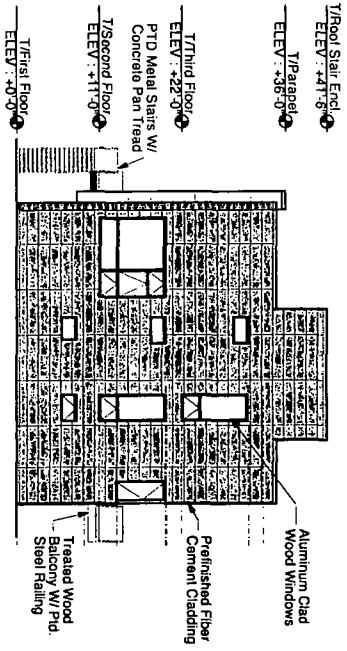
450 Oak LLC  
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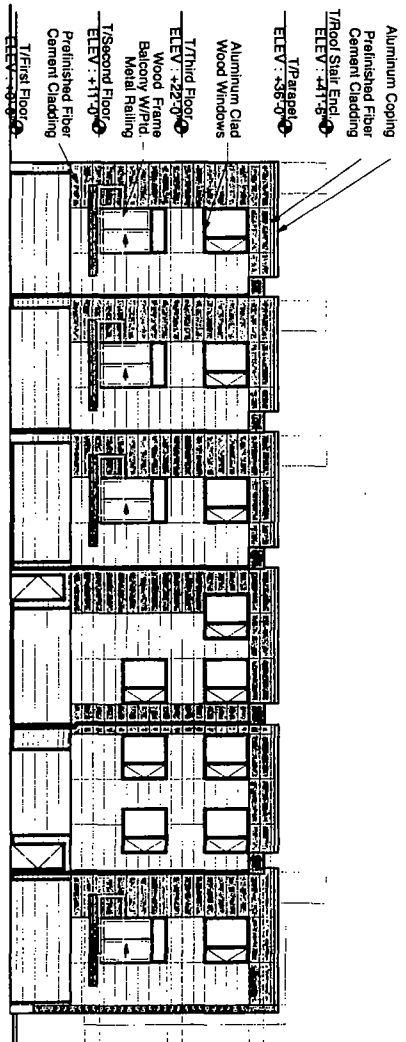
# FINAL FOR PERMITS

1009 N. Cleveland Ave.  
Chicago, IL

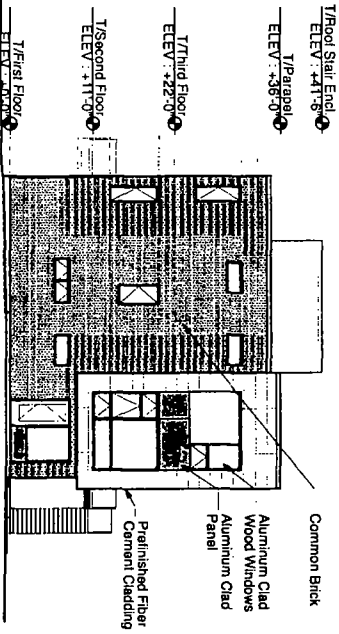
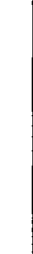
Elevations  
Scale: 1/8" = 1'-0"



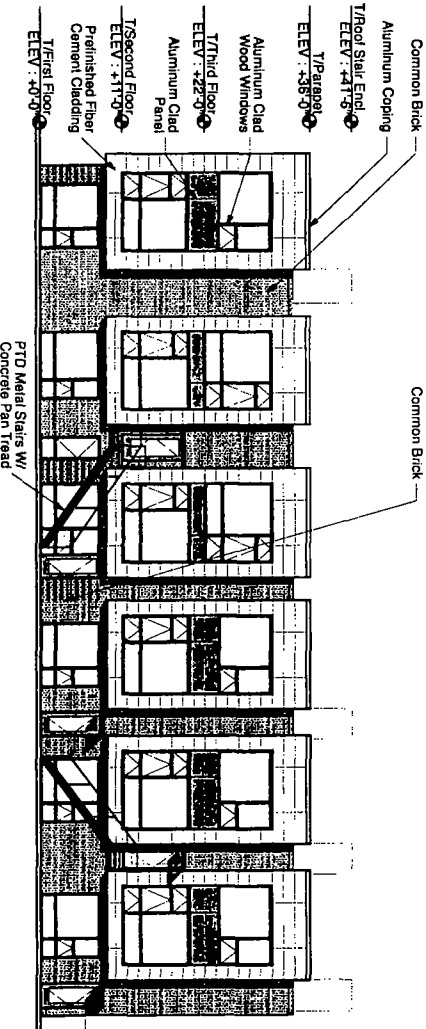
**4** East Elevation  
SCALE: 1/16" = 1'-0"



**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"



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 developer  
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 HAYMES  
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