



City of Chicago



O2016-7336

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2731 W Prindiville St - App No. 19002T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19002 TI
INTRO DATE.
OCT. 5, 2016

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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-I in the area bounded by

the alley next northeast of and parallel to North Stave Street; a line 48 feet southeast of and parallel to West Prindiville Street; North Stave Street; and West Prindiville Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 2731 West Prindiville Street

17-13-0303-C (1) Narrative Zoning Analysis
2731 West Prindiville Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 5,328 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential townhouse building, with an attached garage, at the subject site. The existing two-story building, at the site, will be razed. The new proposed townhouse building will contain a total of six (6) dwelling units. Due to its close proximity to the CTA Station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be off-street parking, for four (4) vehicles, located in an attached garage. The new proposed building will be masonry in construction and will measure 32 feet-0 inches in height.

- (a) The Project's Floor Area Ratio:
10,410 square feet (1.95 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):
888 square feet
- (c) The amount of off-street parking:
4 parking spaces

**Due to its close proximity to the CTA Station, the Applicant is seeking a 35% reduction of the required off-street parking, from 6 spaces to 4 spaces, pursuant to the Transit Oriented Development Ordinance.*

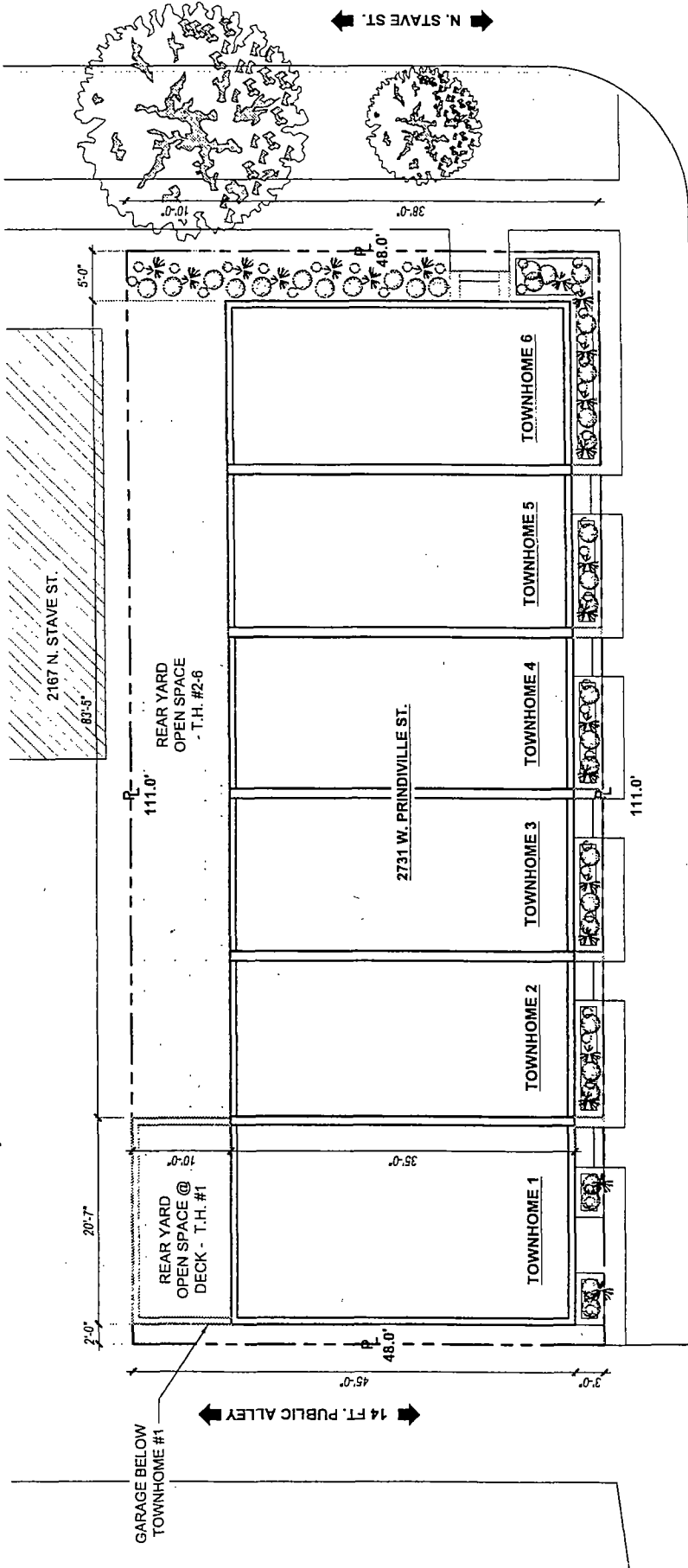
- (d) Setbacks:
 - a. Front Wall Setback: 0 feet-0 inches
 - b. Rear Wall Setback: 0 feet-0 inches (garage)
10 feet-0 inches (dwelling units)
 - c. End Wall Setbacks:
Northeast: 2 feet-0 inches
Southwest: 5 feet-0 inches

**The Applicant will seek Variations, through the Zoning Board of Appeals, for reductions to the required setbacks, should any such relief be deemed necessary for permitting.*

- (e) Building Height:
32 feet-0 inches

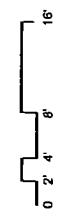
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1 SITE PLAN
3/32" = 1'-0"



← W. PRINDVILLE ST. →

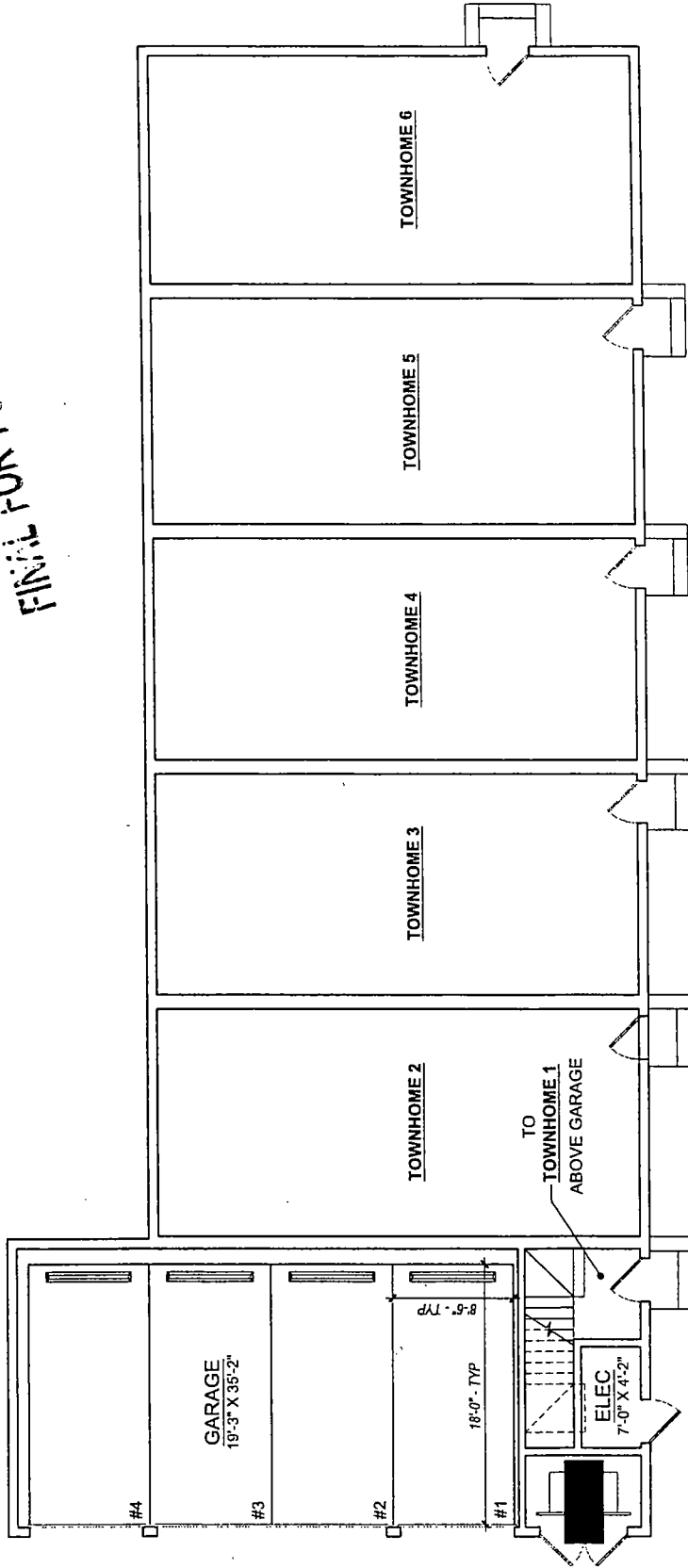
← N. STAVE ST. →

2731 W. PRINDVILLE
2731 W. PRINDVILLE ST.
CHICAGO, ILLINOIS 60647

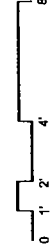
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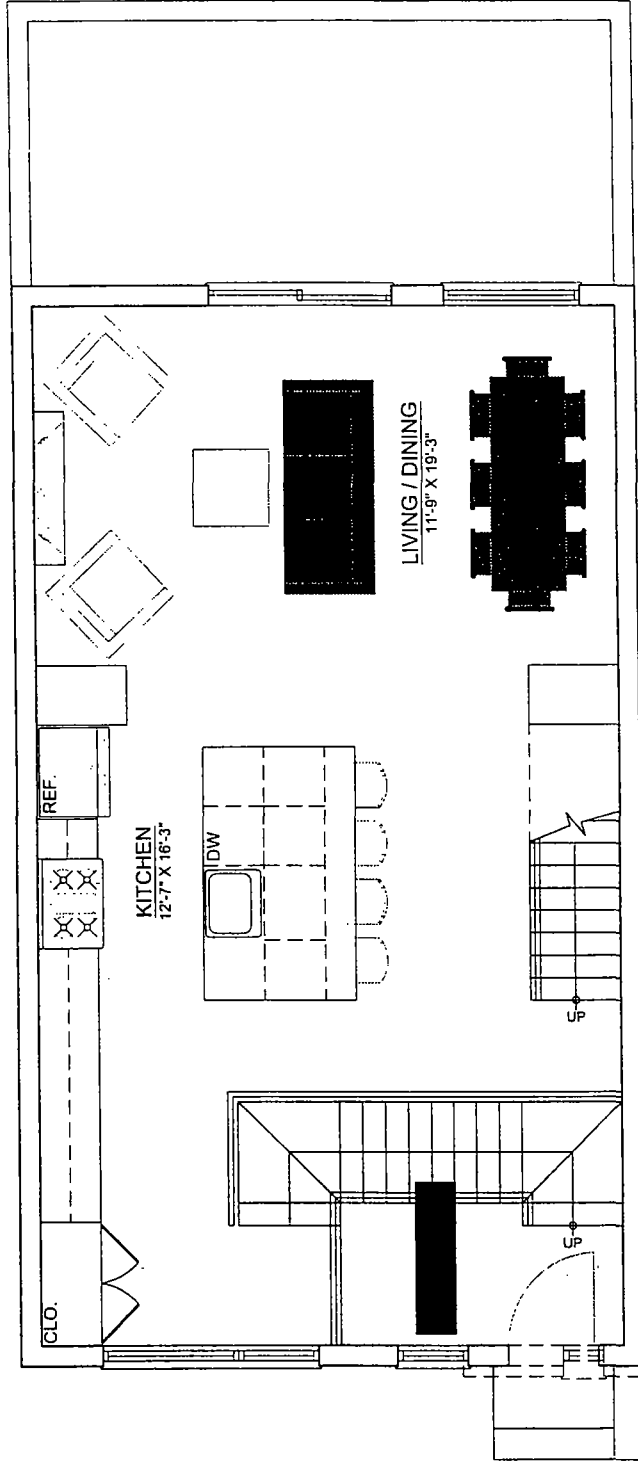


1 1ST FL. OVERALL PLAN
1/4" = 1'-0"

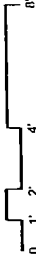


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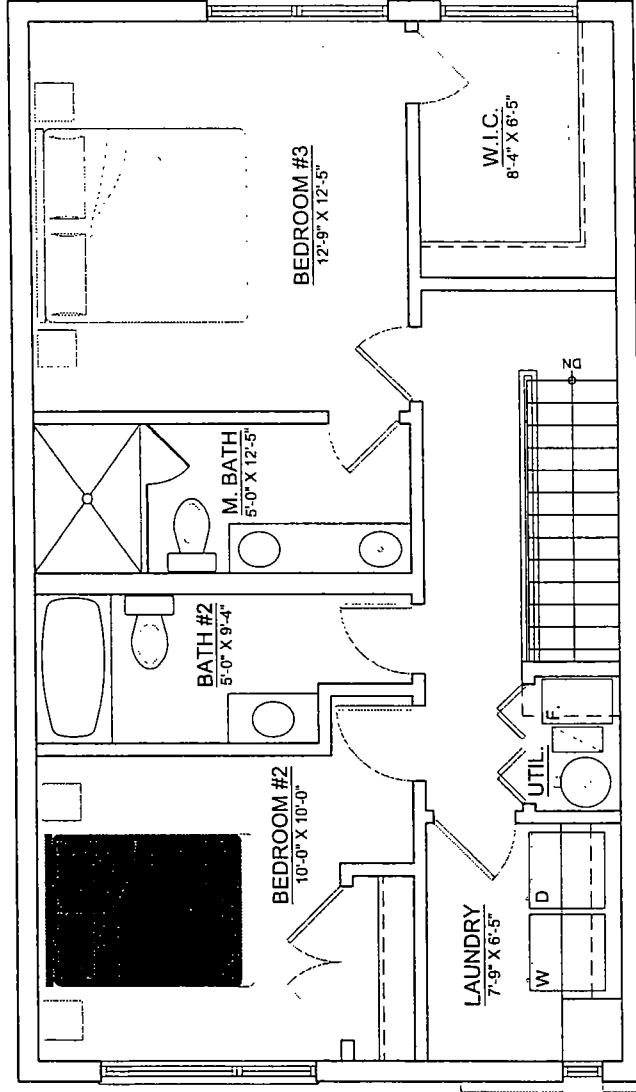


1 1ST FL. ENTRY / 2ND FL. PLAN - TOWNHOME #1
 1/4" = 1'-0"



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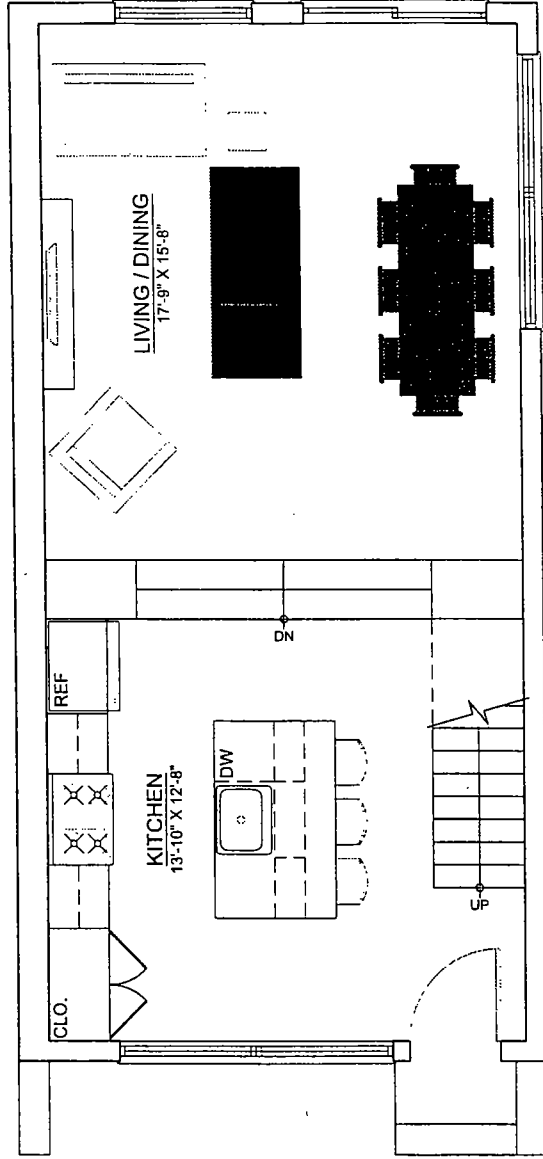


1 3RD FL. PLAN - TOWNHOME #1
 1/4" = 1'-0"

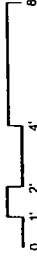


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1 TYP. 1ST FL. PLAN - TOWNHOMES #2-6
1/4" = 1'-0"



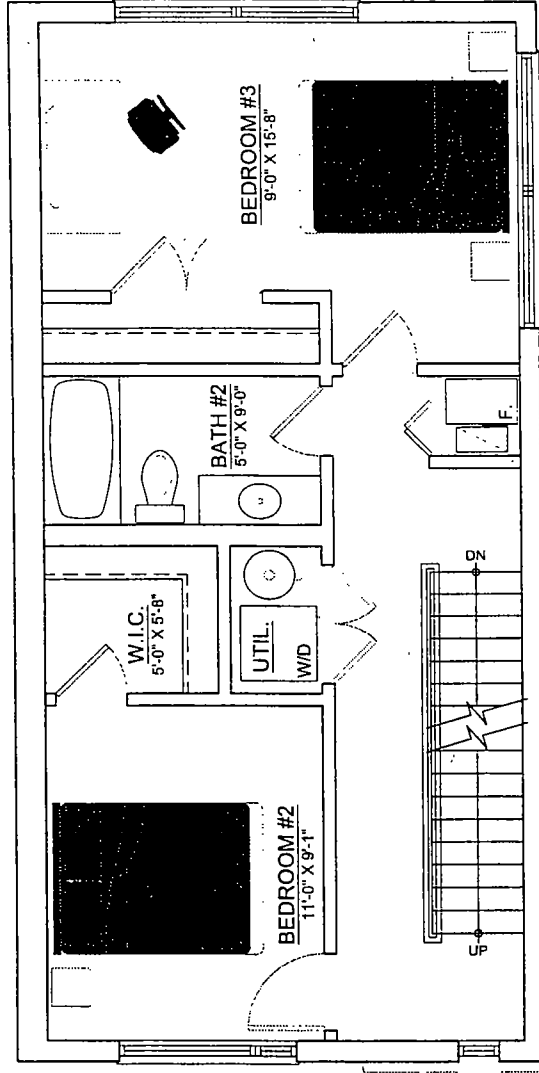
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P. 312.467.1000
WWW.PRINDIVILLEARCHITECTS.COM

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1 TYP. 2ND FL. PLAN - TOWNHOMES #2-6
 1/4" = 1'-0"



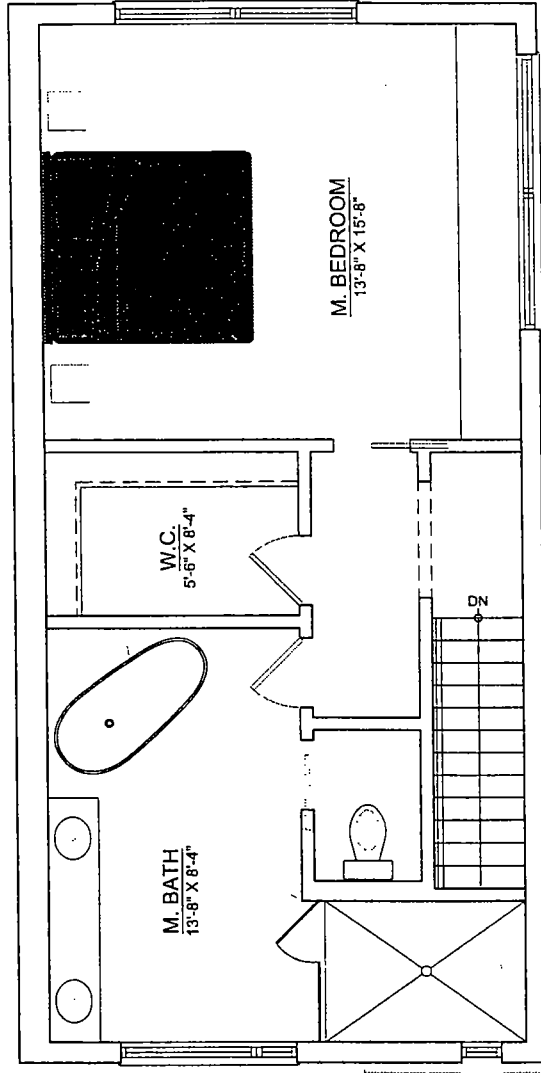
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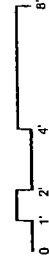
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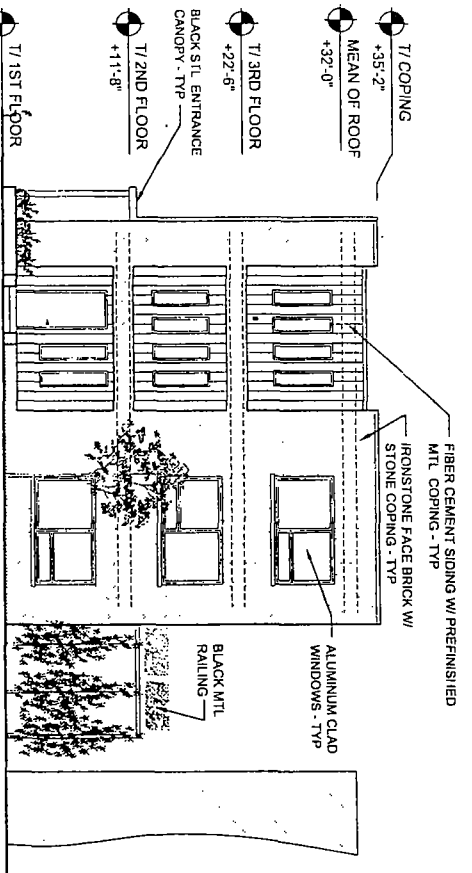
1 TYP. 3RD FL. PLAN - TOWNHOMES #2-6
1/4" = 1'-0"



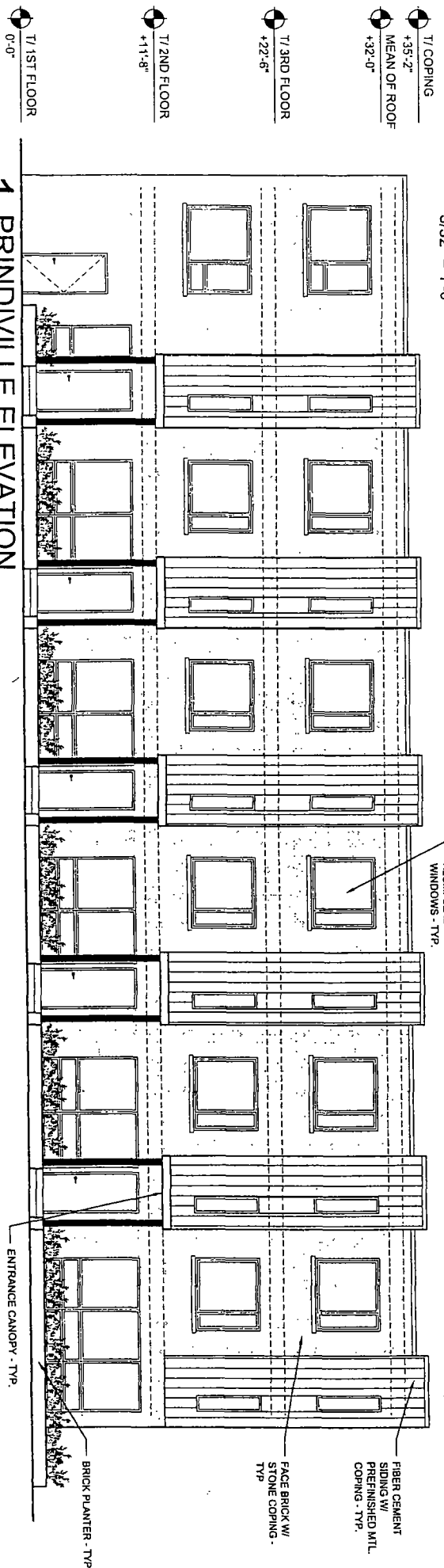
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2 STAVE ELEVATION
3/32" = 1'-0"



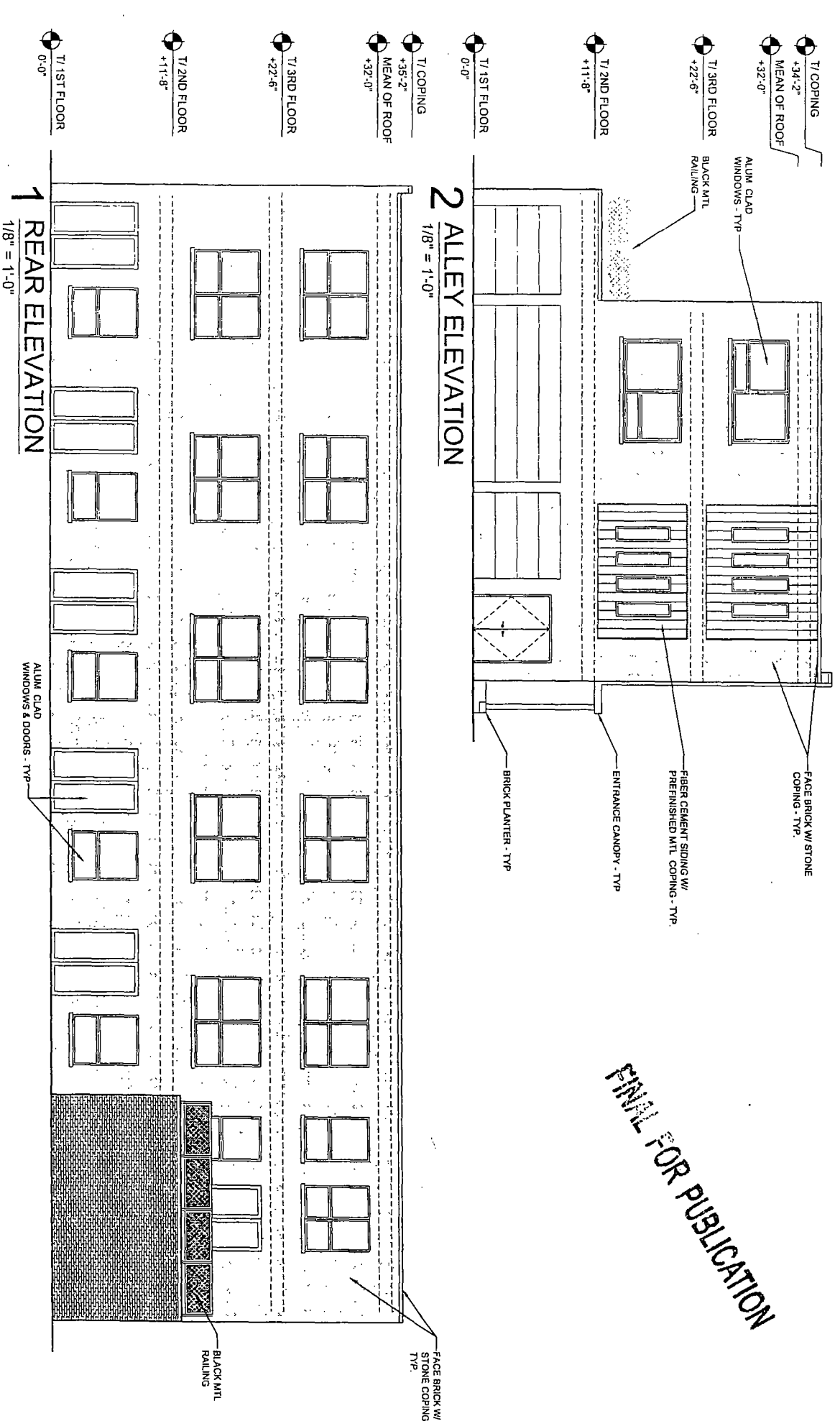
1 PRINDVILLE ELEVATION
1/8" = 1'-0"

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T/ COPING
+34'-2"
MEAN OF ROOF
+32'-0"

T/ 3RD FLOOR
+22'-6"

T/ 2ND FLOOR
+11'-8"

T/ 1ST FLOOR
0'-0"

T/ COPING
+35'-2"

MEAN OF ROOF
+32'-0"

T/ 3RD FLOOR
+22'-6"

T/ 2ND FLOOR
+11'-8"

T/ 1ST FLOOR
0'-0"

2 ALLEY ELEVATION
1/8" = 1'-0"

1 REAR ELEVATION
1/8" = 1'-0"

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