



City of Chicago



SO2017-9010

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1702 N Washenaw Ave - App No. 19487T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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. 5-1 in the area bounded by:

a line 50 feet north of and parallel to West Wabansia Avenue; North Washtenaw Avenue; a line 25 feet north of and parallel to West Wabansia Avenue; the public alley next west of and parallel to North Washtenaw Avenue,

to those of an RM4.5, Residential Multi-Unit District.

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1702 North Washtenaw Avenue

FINAL FOR PUBLICATION

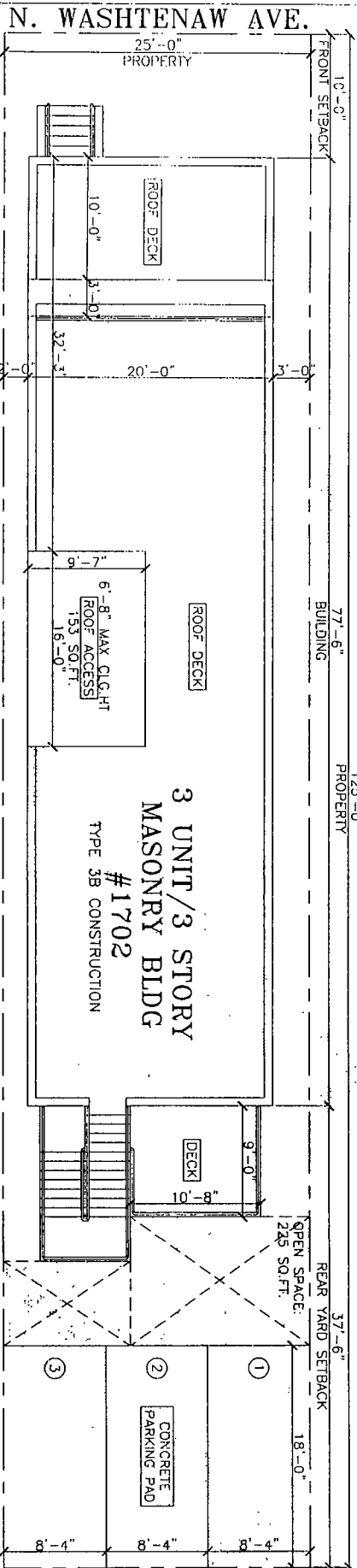
Application Number: 19487

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1
FOR 1702 NORTH WASHTENAW AVENUE, CHICAGO, IL**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three story residential building with three dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.4
Lot Area:	3131.25 Square Feet
Building Floor Area:	4,364 Square Feet
Density:	1,043 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 10 Feet North Side: 2 Feet / South Side: 3 Feet Rear: 37 Feet 6 Inches Rear Yard Open space: 225 Square Feet
Building height:	33 Feet 5 Inches

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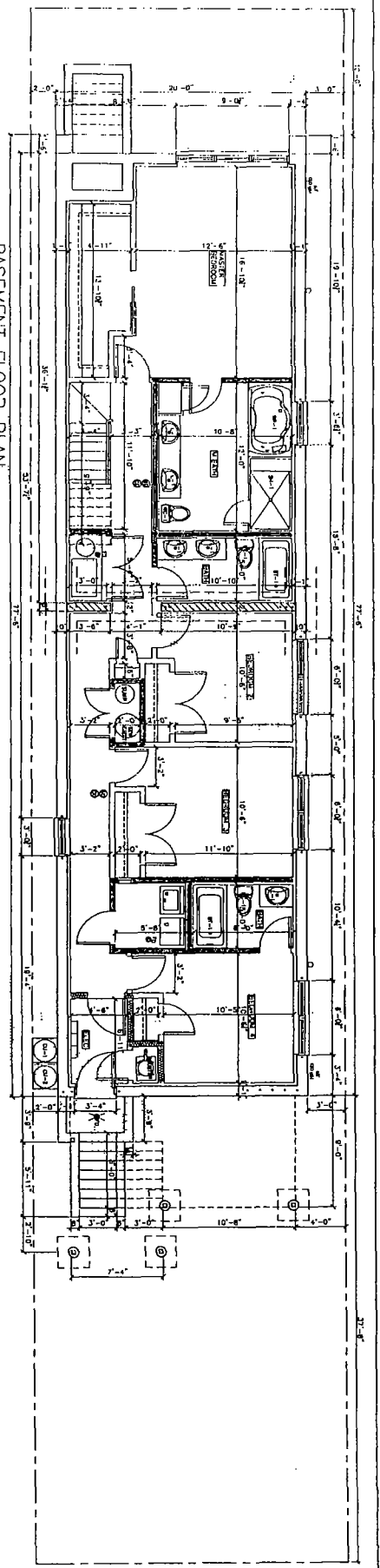
SITE PLAN
SCALE: 1/8" = 1'-0"

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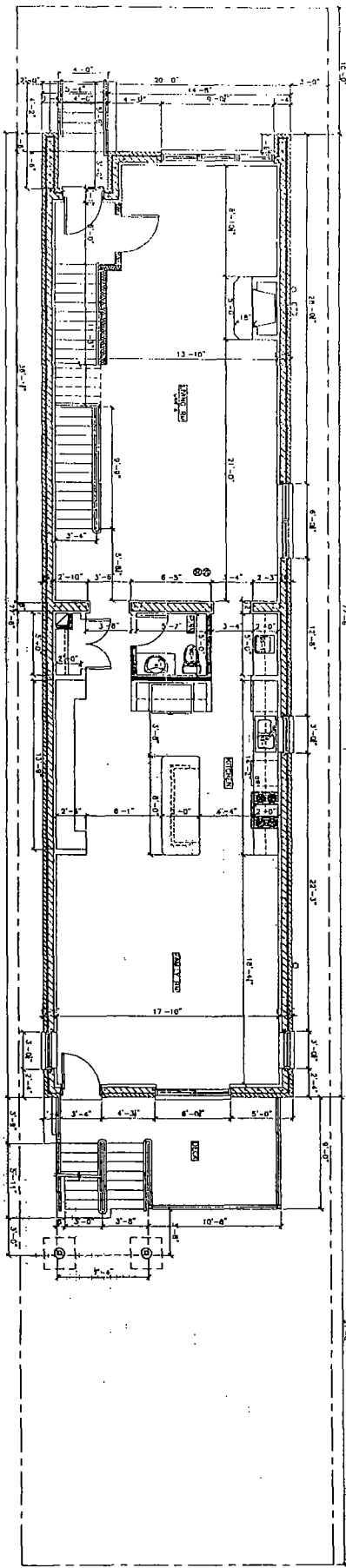
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<p>HANNA ARCHITECTS, LLC 141 W. WASHINGTON CHICAGO, ILLINOIS 60602 PHONE (312) 791-1881 FAX (312) 791-1881 PROFESSIONAL DESIGNER ARCHITECT CORPORATION LICENSE NUMBER 144, 011, 043</p>	<p>NOTES: This plan prepared under copyright and shall remain the property of the architect. No part of this plan may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.</p> <p>CONSTRUCTION NOTES: 1. CONSULT ALL APPLICABLE ORDINANCES AND REGULATIONS. 2. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>		<p>PROJECT NAME & ADDRESS 1702 N. WASHTEENAW 3 STORY/3 UNIT BUILDING W/BSMT CHICAGO, ILLINOIS</p>	<p>SHEET TITLE SITE PLAN</p>	<p>FILE NAME</p>	<p>SHEET NUMBER A-1</p>
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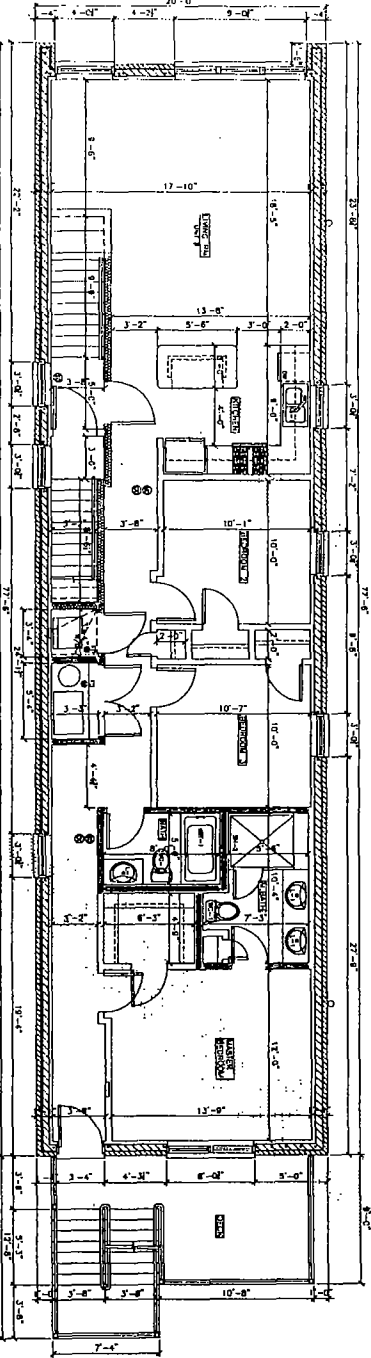
⊕ BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



⊕ FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



⊕ SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



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SHEET NUMBER A-2

TITLE

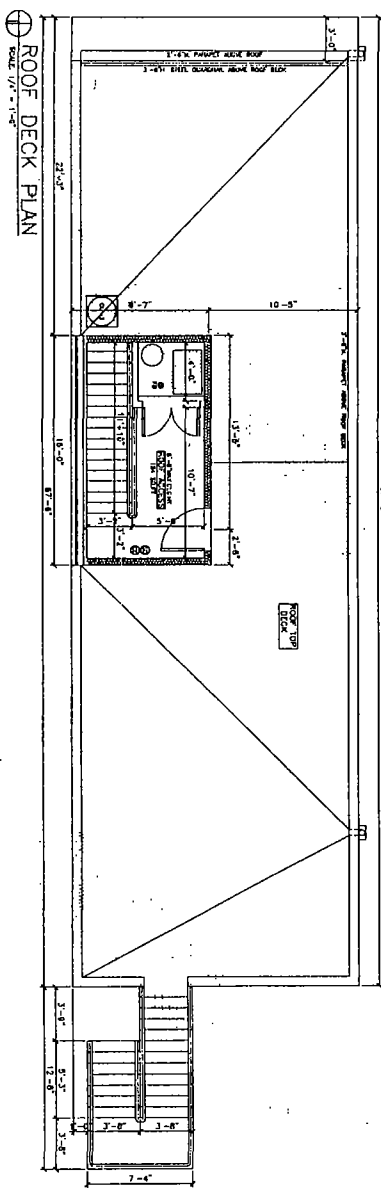
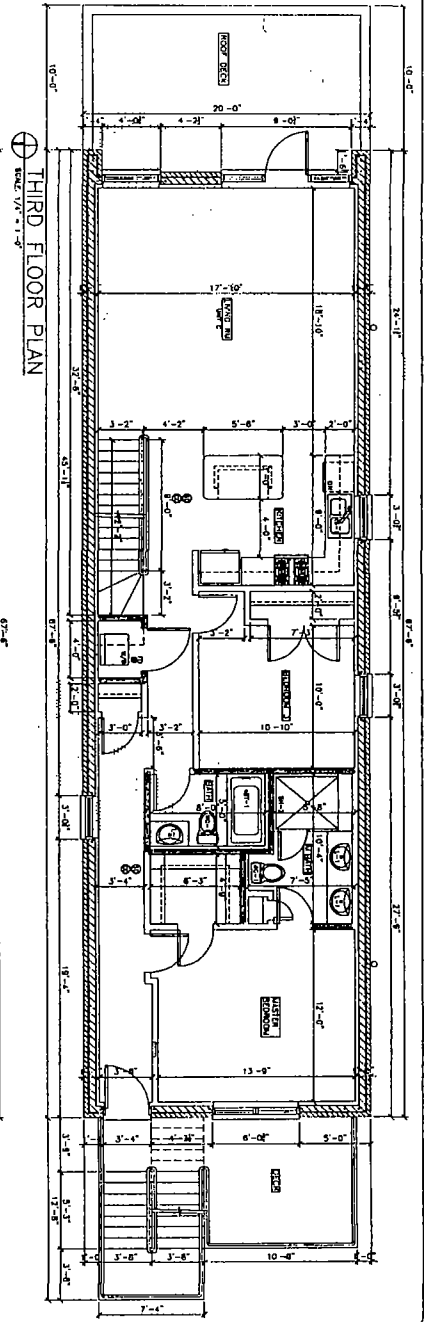
PROJECT NAME & ADDRESS
1702 N. WASHINGTON
3 STORY / 3 UNIT
BUILDING W/BSMT
CHICAGO, ILLINOIS

DATE FOR REVIEW
DATE FOR PERMIT
DATE FOR CONSTRUCTION



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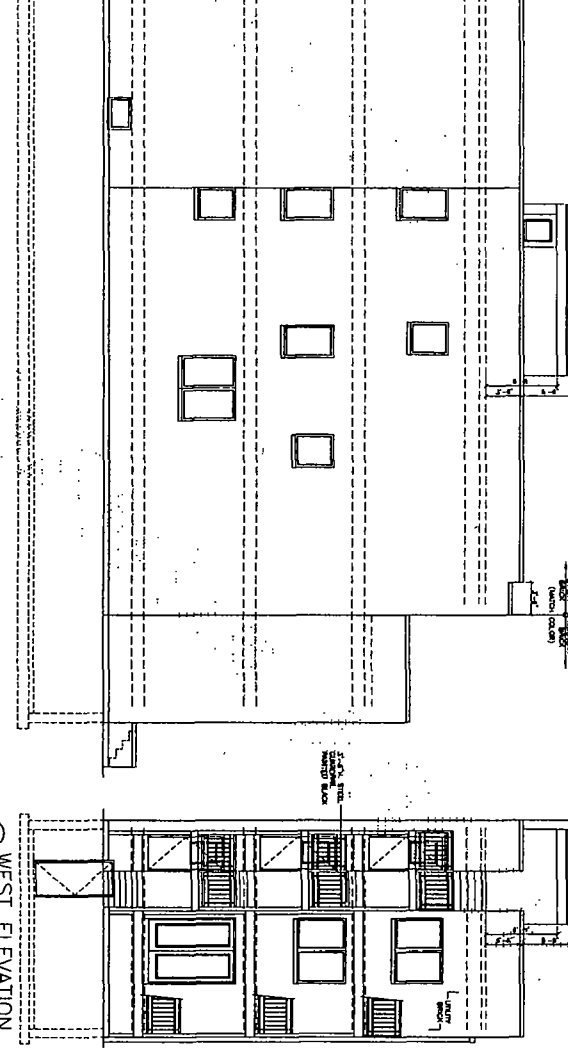
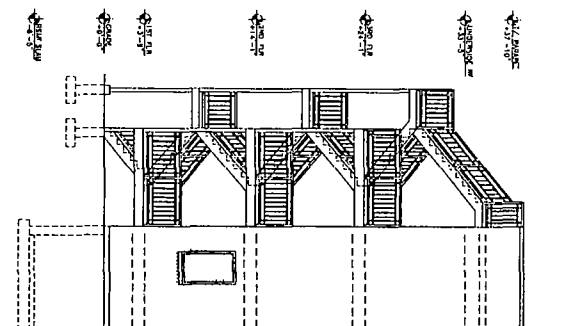
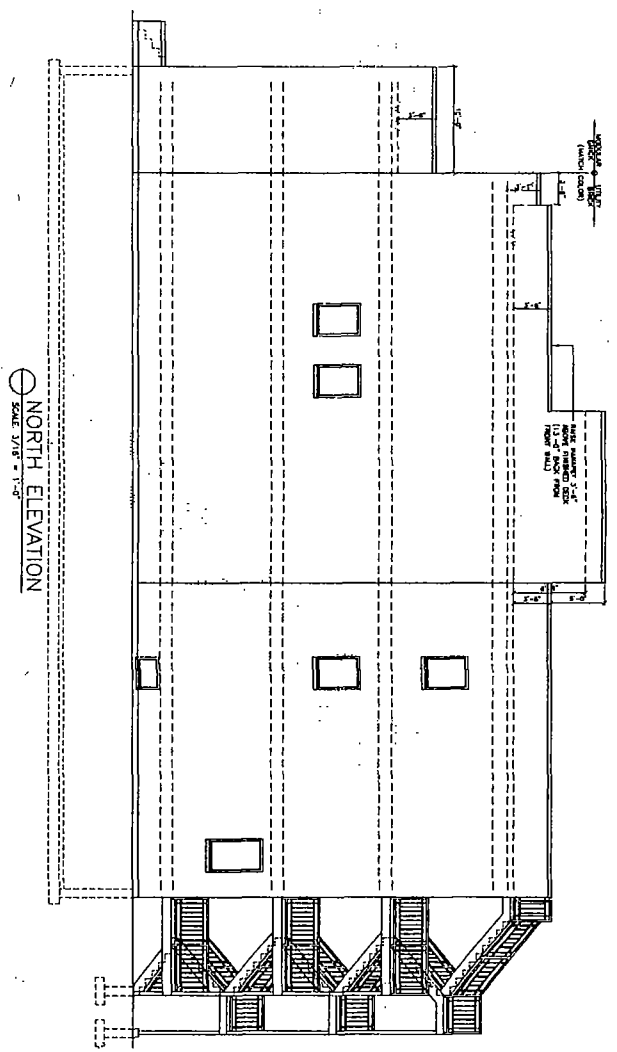
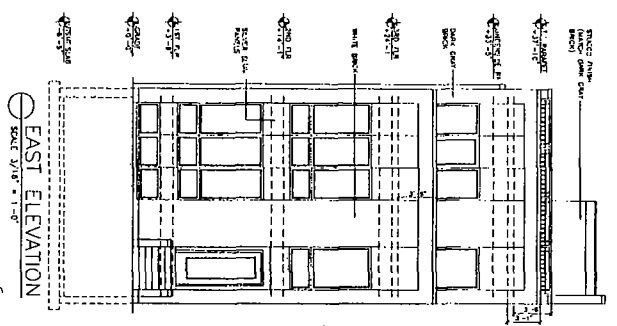
WARNING:
THIS PLAN REPRESENTS THE DESIGN OF THE PROJECT AS APPROVED BY THE CITY OF CHICAGO. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS PLAN. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AND HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT.



PROJECT NAME & ADDRESS
1702 N. WASHINGTON
3 STORY/3 UNIT
BUILDING W/BSMT
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

SHEET NUMBER
A-3



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 FOR CONSTRUCTION

DATE: 01-10-2017
 TIME: 10:10:11 AM

PROJECT NAME & ADDRESS
 1702 N. WASHINGTON
 3 STORY/3 UNIT
 BUILDING W/BSMT
 CHICAGO, ILLINOIS

SHEET TITLE
 ELEVATIONS

FILENAME
 SHEET NUMBER
 A-4