



City of Chicago



SO2020-4541

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1349 W Ancona St - App No. 20495
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-G in the area bounded by

West Ancona Street; A line 216 feet east of and parallel to North Noble Street; a line 60 feet south of and parallel to West Ancona Street; and a line 192 feet east of and parallel to North Noble Street

to those of a RM 4.5 Residential Multi-Unit District.

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

Common Address of Property: 1349 West Ancona Street

APPLICATION 20495 AMENDED TO BE A TYPE 1

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1349 West Ancona Avenue

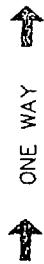
RM 4.5 Residential Multi-Unit District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit (Detached House) District to a RM 4.5 Residential Multi-Unit District to establish a Type 1 Zoning Amendment to allow for the proposed construction of 2 ½ story single family residence with an attached 2 car garage.

	PROPOSED
Lot Area	1,440 SF
MLA	1,440
Parking	2
Rear Setback	10 feet *
East Setback	3.0 feet
West Setback	2.5 feet
Front Setback	5.0 feet
FAR	1.42
Building Height	30'2"

*Will be seeking a variance.

Final for Publication



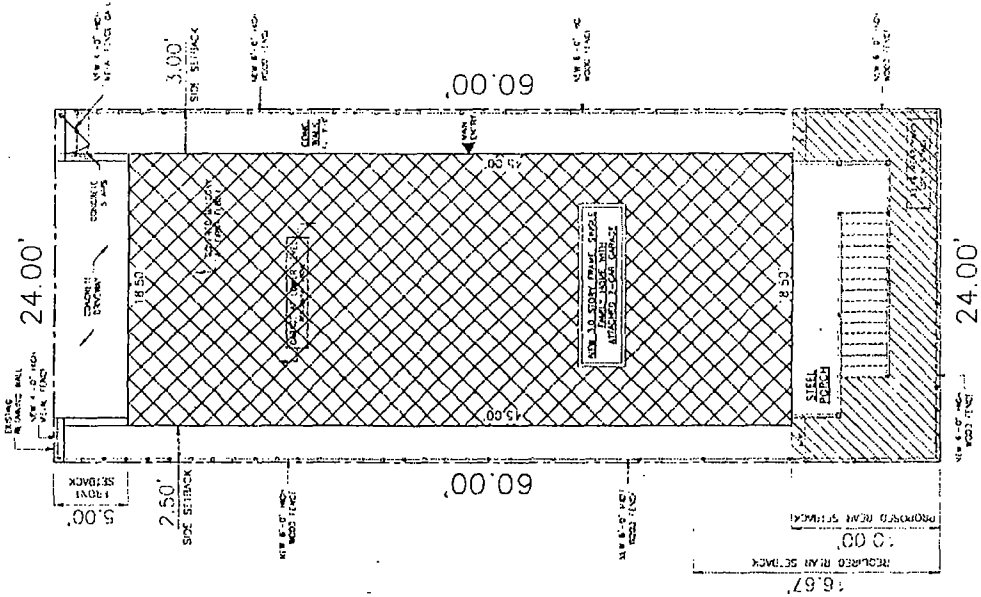
--- W. ANCONA ST. ---

SITE PLAN AND ZONING DATA

1349 W. ANCONA ST.
CHICAGO, IL 60642

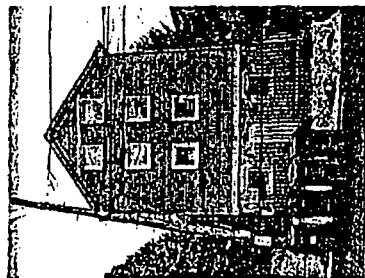
ARCHITECTS
CHICAGO, ILL. 60607

T1.0

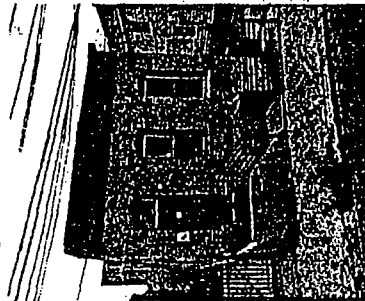


ZONING REQUIREMENTS		BUILDING SPECIFICATIONS		SETBACK CALCULATIONS		LEGEND	
ZONING	RM-4.5	RM-4.5	RM-4.5	ADDRESS	SETBACK	NEW STRUCTURE	
LOT AREA	(24,000.00) 1,440.00 S.F.	(24,000.00) 1,440.00 S.F.	(24,000.00) 1,440.00 S.F.	(T) 1,131.00	7.32' MIN	NEW STRUCTURE	
FAR	1.4100 SF x 1.7 = 2,448.00 SF MAX	1.4100 SF x 1.7 = 2,448.00 SF MAX	1.4100 SF x 1.7 = 2,448.00 SF MAX	(B) 1,131.00	4.00'	NEW STRUCTURE	
BUILDING HEIGHT	38'-0"	38'-0"	38'-0"	(C) 1,131.00	5.00'	NEW STRUCTURE	
SETBACKS	FRONT: 5.00'	FRONT: 5.00'	FRONT: 5.00'	(D) 1,131.00	5.00'	NEW STRUCTURE	
	REAR: 15.00' (MINIMUM)	REAR: 15.00' (MINIMUM)	REAR: 15.00' (MINIMUM)	(E) 1,131.00	5.00'	NEW STRUCTURE	
	SIDE: 3.00' (MIN)	SIDE: 3.00' (MIN)	SIDE: 3.00' (MIN)	(F) 1,131.00	5.00'	NEW STRUCTURE	
OPEN SPACE	83.50 S.F.	83.50 S.F.	83.50 S.F.	(G) 1,131.00	5.00'	NEW STRUCTURE	

Final for Publication



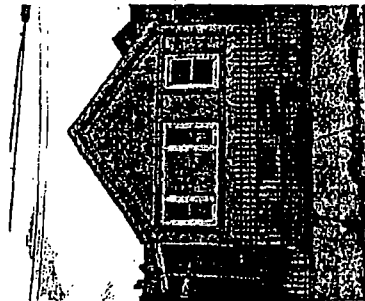
1301 W. ANCONA STREET



1311 W. ANCONA STREET



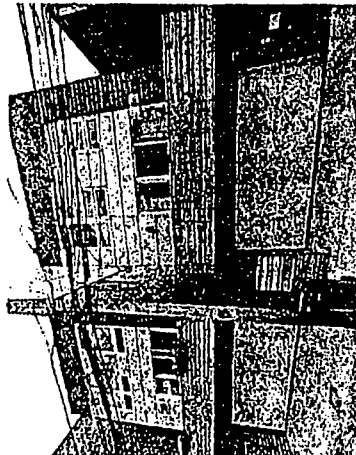
1315 W. ANCONA STREET



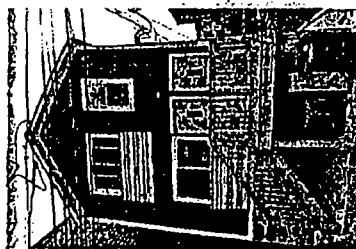
1323 W. ANCONA STREET



1337 W. ANCONA STREET



1341 W. ANCONA STREET



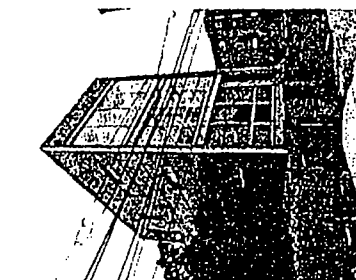
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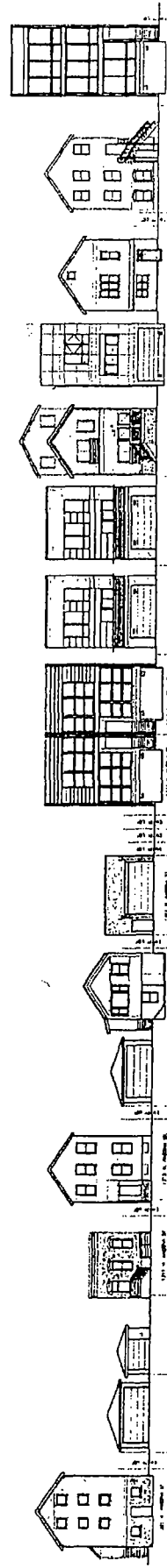
1349 W. ANCONA STREET
SUBJECT PROPERTY



1351 W. ANCONA STREET



1353 W. ANCONA STREET



1 BLOCK SITE ELEVATIONS AND PHOTOS

SCALE N.T.S.

T1.1

SHEET

2

BLOCK SITE ELEVATIONS
AND PHOTOS

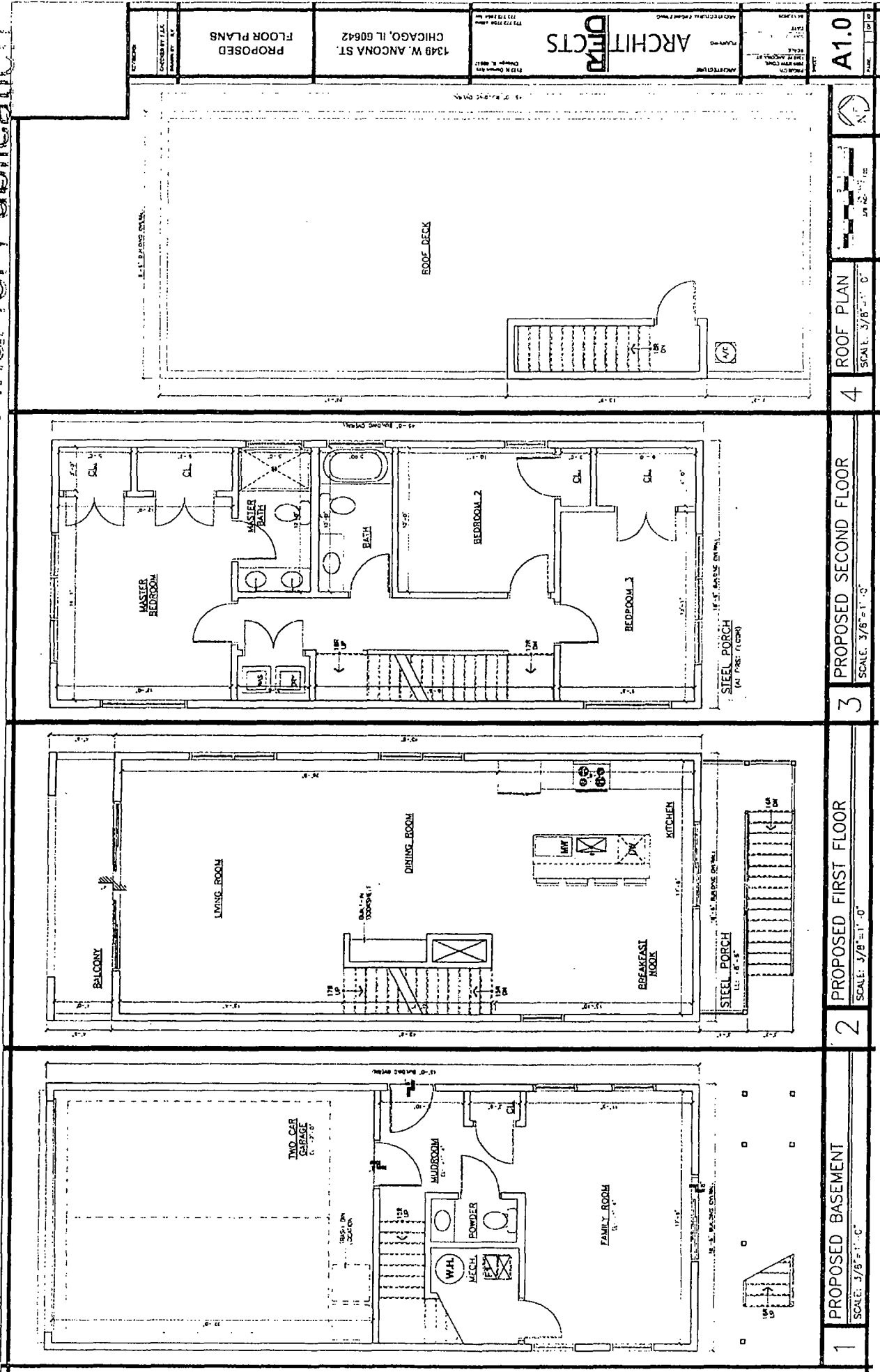
1349 W. ANCONA ST.
CHICAGO, IL 60642

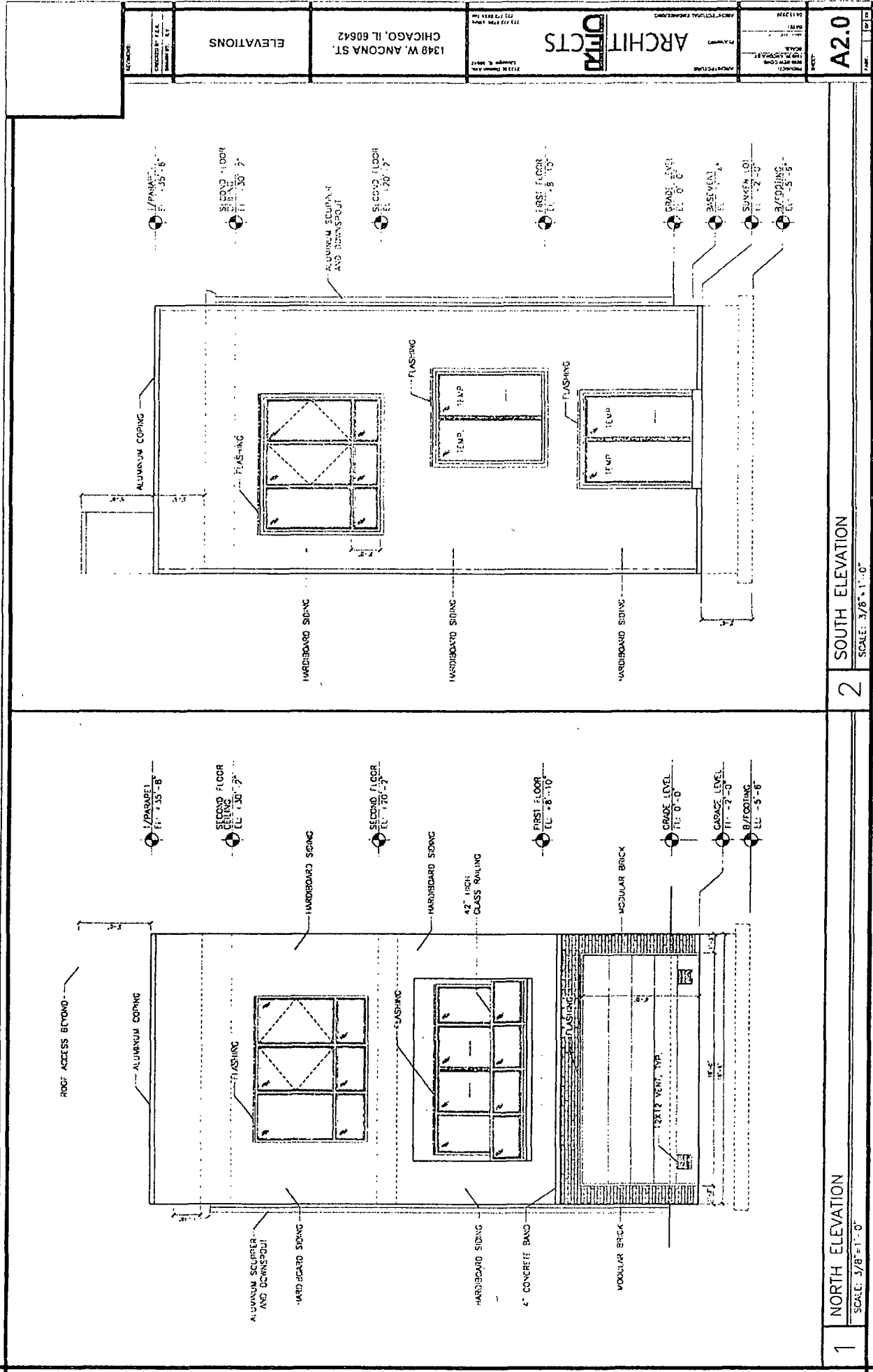
ARCHITECTS
2113 N. CLARK AVE.
CHICAGO, IL 60614
TEL: 312.279.1111
FAX: 312.279.1112

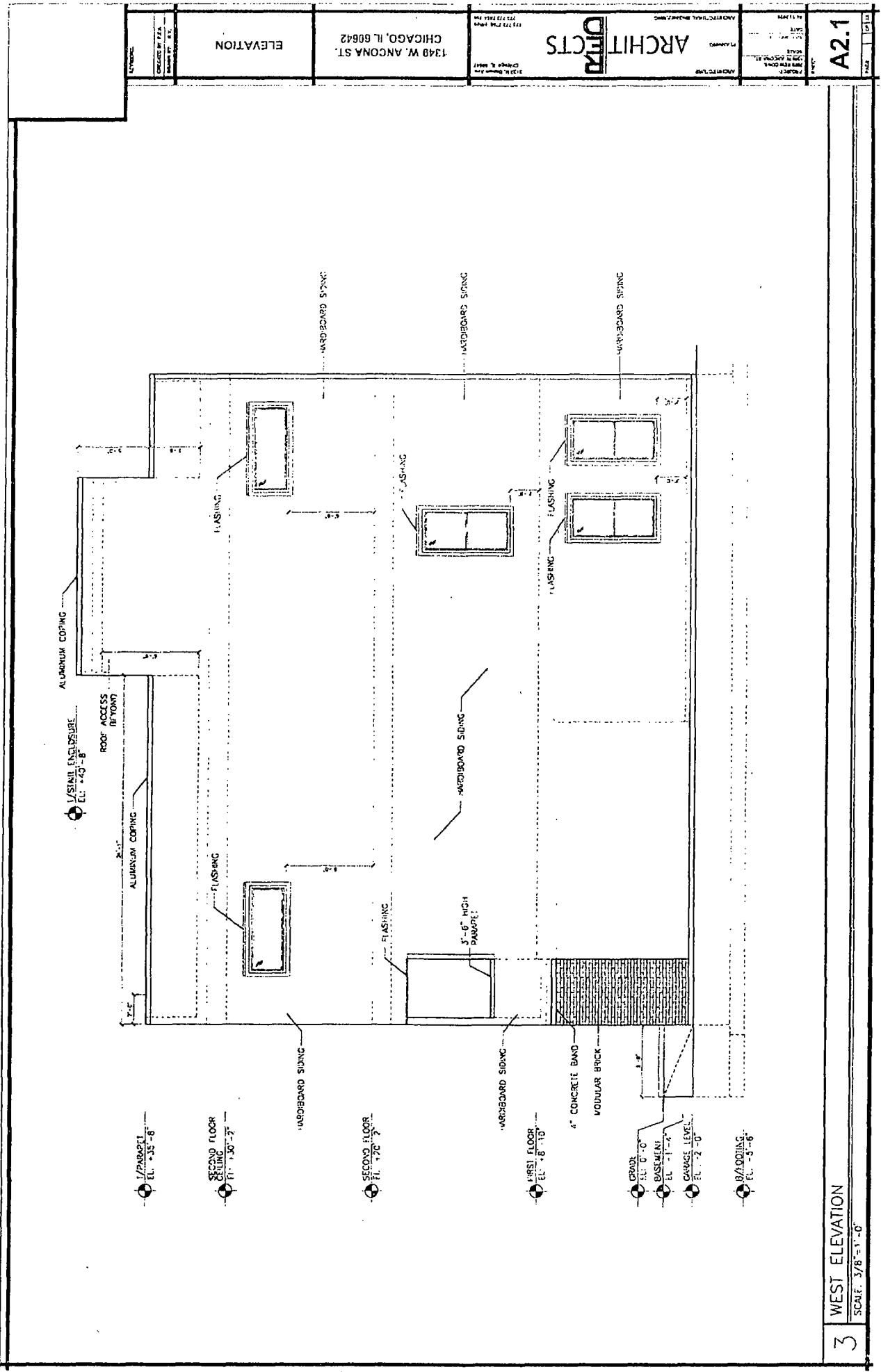
PROJECT
1349 W. ANCONA ST.
SCALE
1" = 16'-0"

2 OF 2

Final for Publication







3 WEST ELEVATION

SCALE: 3/8" = 1'-0"

A2.1

ARCHITECTS

1349 W. ANCONA ST.
CHICAGO, IL 60642

ELEVATION

NOTES

