



City of Chicago



O2020-1905

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/22/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-G at 1118-1124 and 1128
W Patterson Ave - App No. 20388T1

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 all the RT3.5 Residential Single-unit (Detached House) District symbols and indications as shown on Map # 9-G in the area bounded by

The alley next north of and parallel to West Patterson Avenue;
the alley next southwest of and parallel to North Clark Street;
West Patterson Avenue; and a line 150 feet east of and parallel
to North Racine Avenue

to those of a RM5.5 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: 1118-24 and 1128 West Patterson Avenue

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NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING

AT

1118 – 1124 & 1128 W. Patterson Ave. Chicago, IL 60613
44th Ward

The Applicant intends to change the zoning from the existing RT-3.5 to RM-5.5 to construct a new 4 story, 18-unit building with 18 parking spaces. This establishment is described as:

ZONING: RM-5.5

LOT AREA: 11,906 sf

MINIMUM LOT AREA PER DWELLING UNIT: 400 allowed, 661 MLA actual (18 units)

FLOOR AREA RATIO: 2.14 (2.5 max),

BUILDING AREA: 25,493 FAR, 33,848 GSF (including garage area)

OFF-STREET PARKING: 18 parking space, one 10'x25' loading space (on site)

FRONT SETBACK: 13'-6"

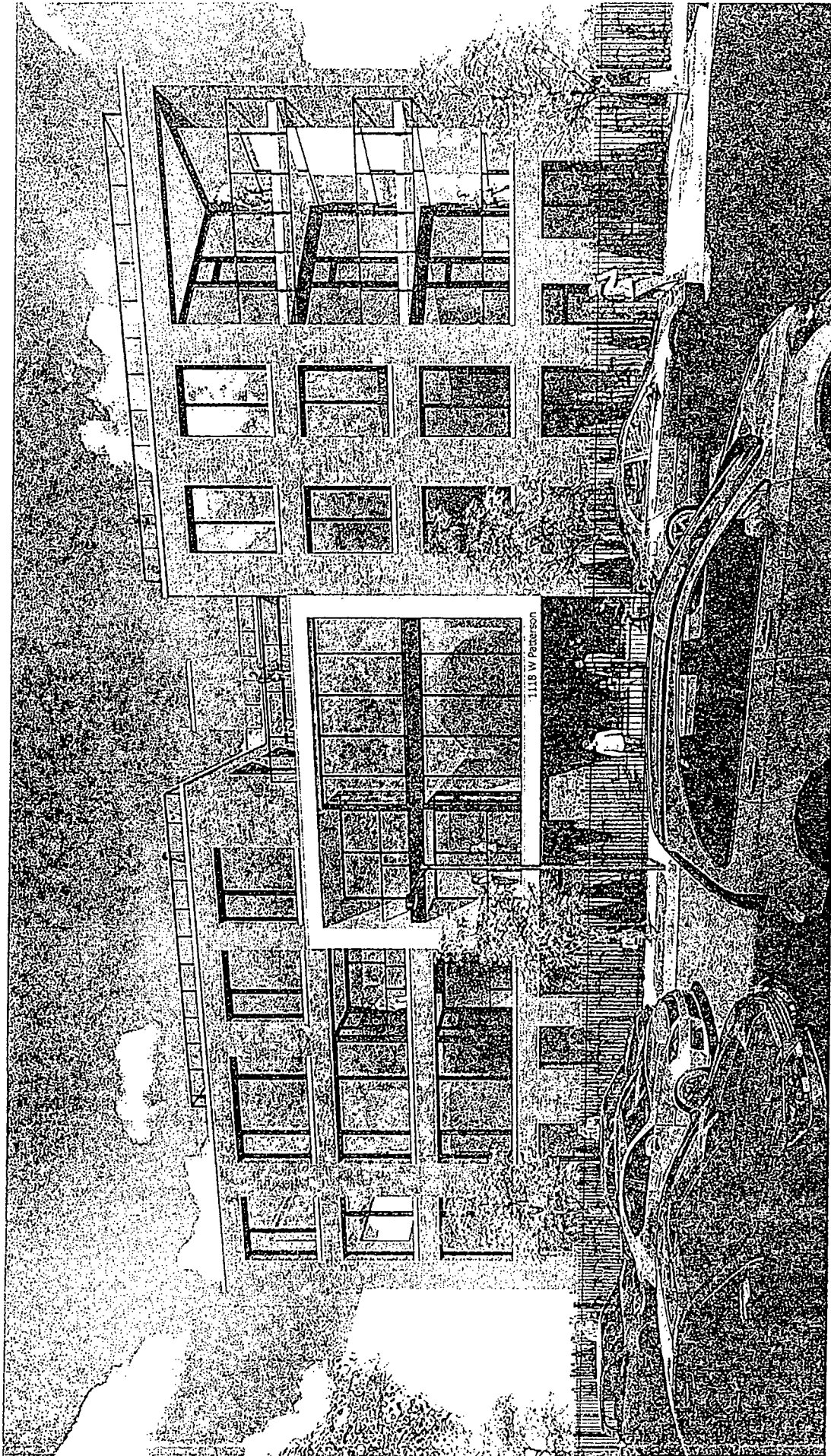
REAR SETBACK: 30' (1/3 of units will be accessible)

SIDE SETBACK: (5' on west side, 0' off alley)

BUILDING HEIGHT: 51'-8" (underside of structure of roof deck access on 5th floor
42' measured to underside of structure of last occupied floor)

Attachments included.

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1118 W Patterson

PATTERSON GREEN, LLC

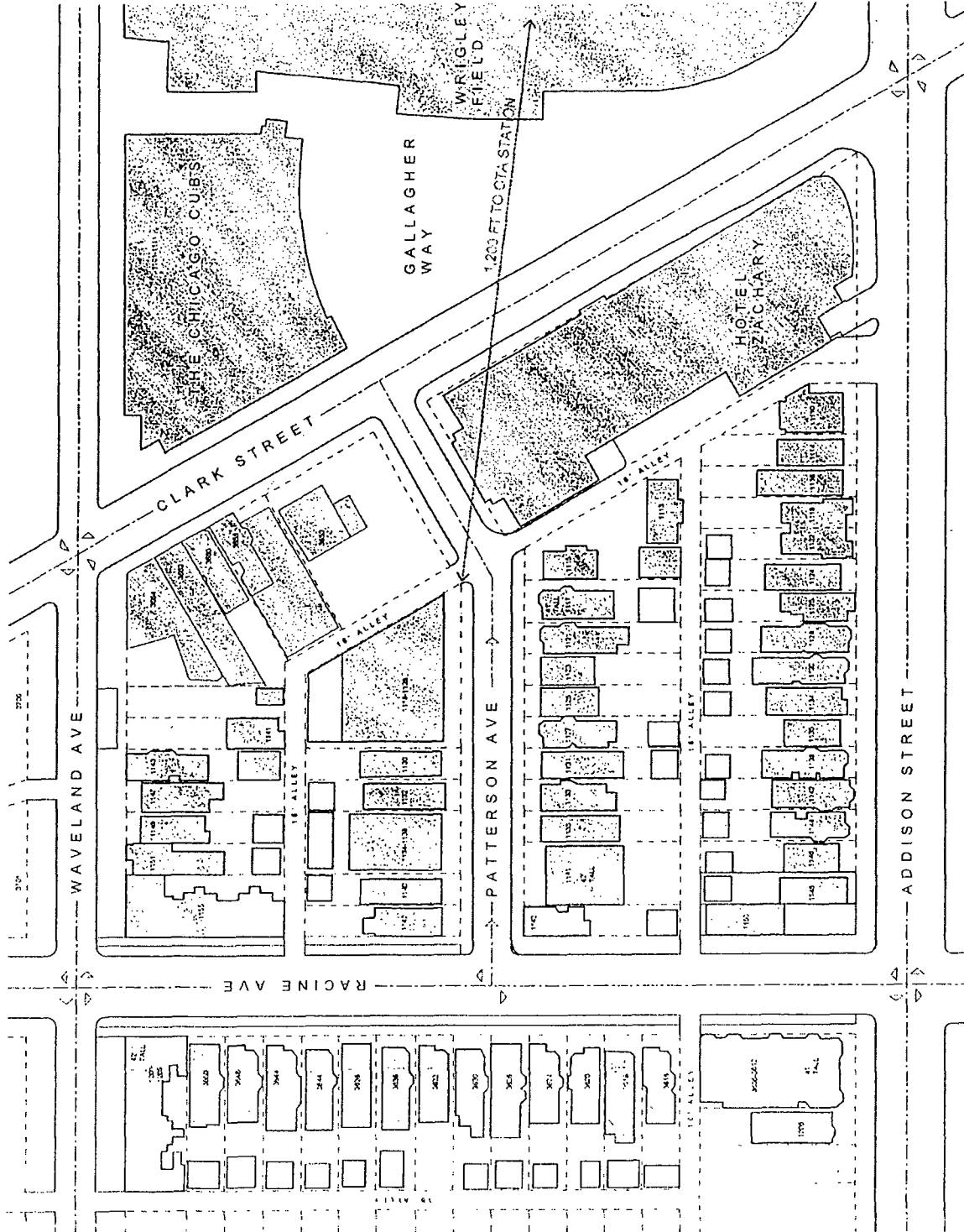
1118 W PATTERSON AVE
CLIC COOL

SCALE 1/8"

11/18/2020
DWS
RDC

ELSON | WPF ©

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ZONING

SITE AREA, 11,906 GSF

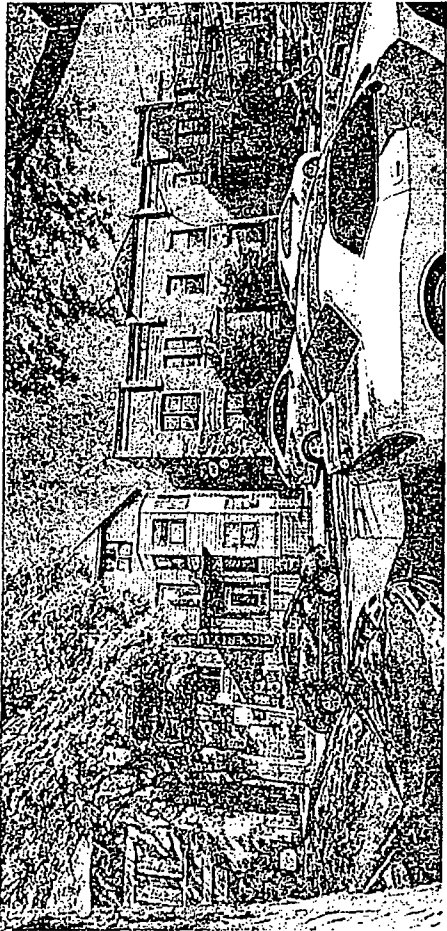
- 1 TYPE 1 re-zoning from an RT3.5 to a RM5.5
- 2 Affordable units on site

	Existing RT3.5	RM5.5	Ratio
Minimum Lot Area Per Unit (MLA)	1,250	400	3.125
MAX # Units allowed	9	29	1.5
FAR	1.05	2.5	2.38
MAX FAR allowed	12,501	29,765	2.38
Front Yard Setback (existing is 11'-3")	15'	13'-6"	1.5
Side Yard Setback	5'	5'	1
Rear Yard Setback	35'	30'	1.167
Parking required	9	1 to 1	9
On Site Loading	none	as req.	0.000
Building Height:	35'	60'	1.714

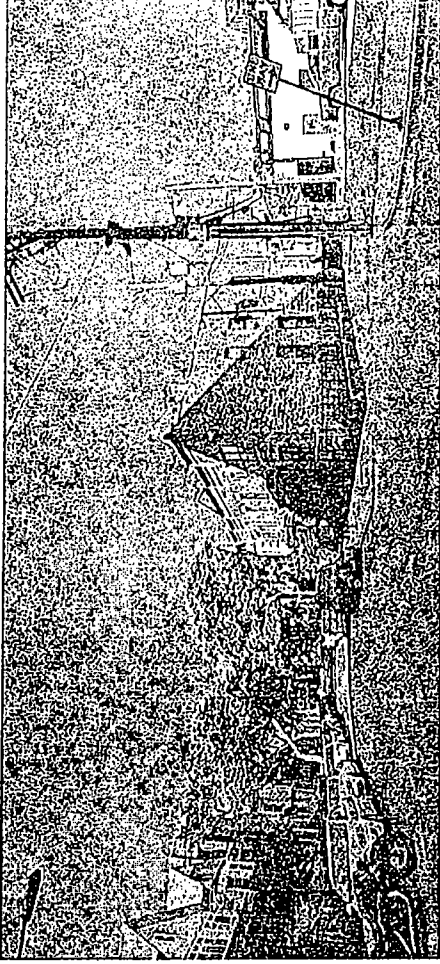
* In RM5.5, when next to an R lot, the average front yard setback of the 2 adjacent lots is used to determine front yard setback

** On site loading of 10x25' is required if building FAR is 25,000 or greater

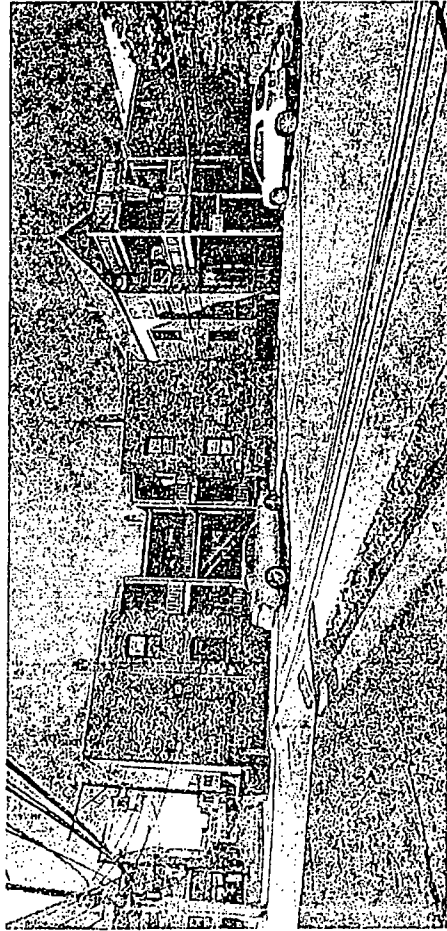
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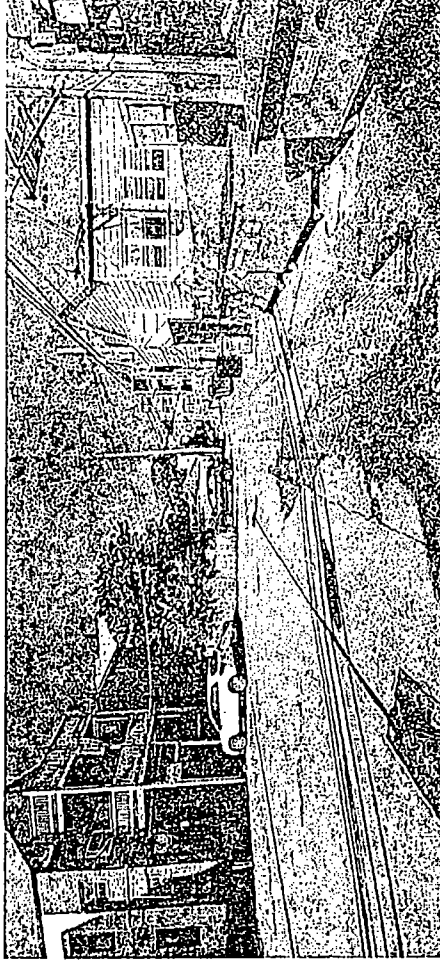
1: STANDING ON SOUTH SIDEWALK OF PATTERSON AVE, LOOKING NORTH



2: STANDING ON PATTERSON AVE, EAST OF ALLEY, LOOKING WEST

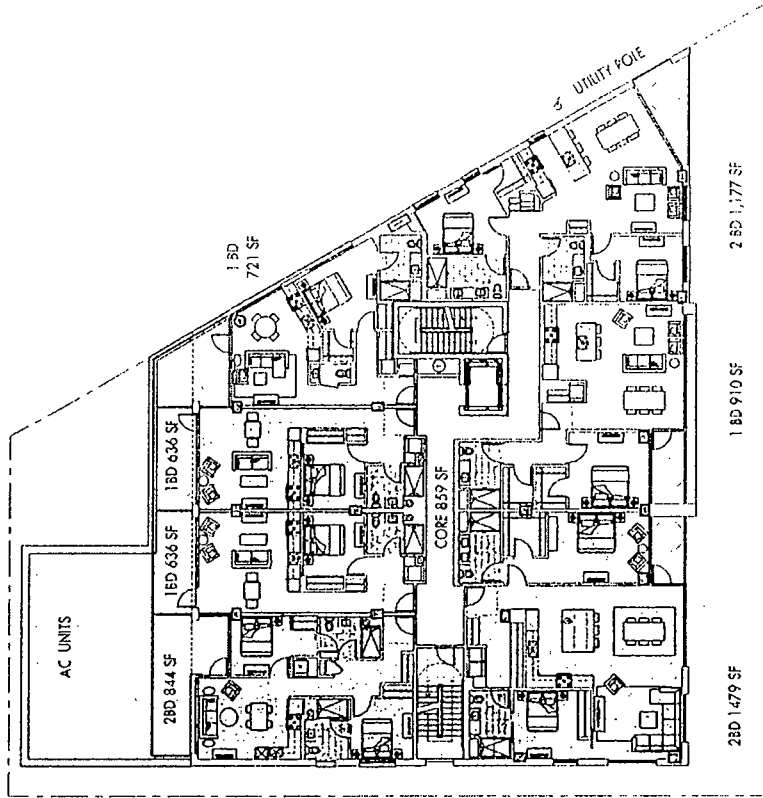
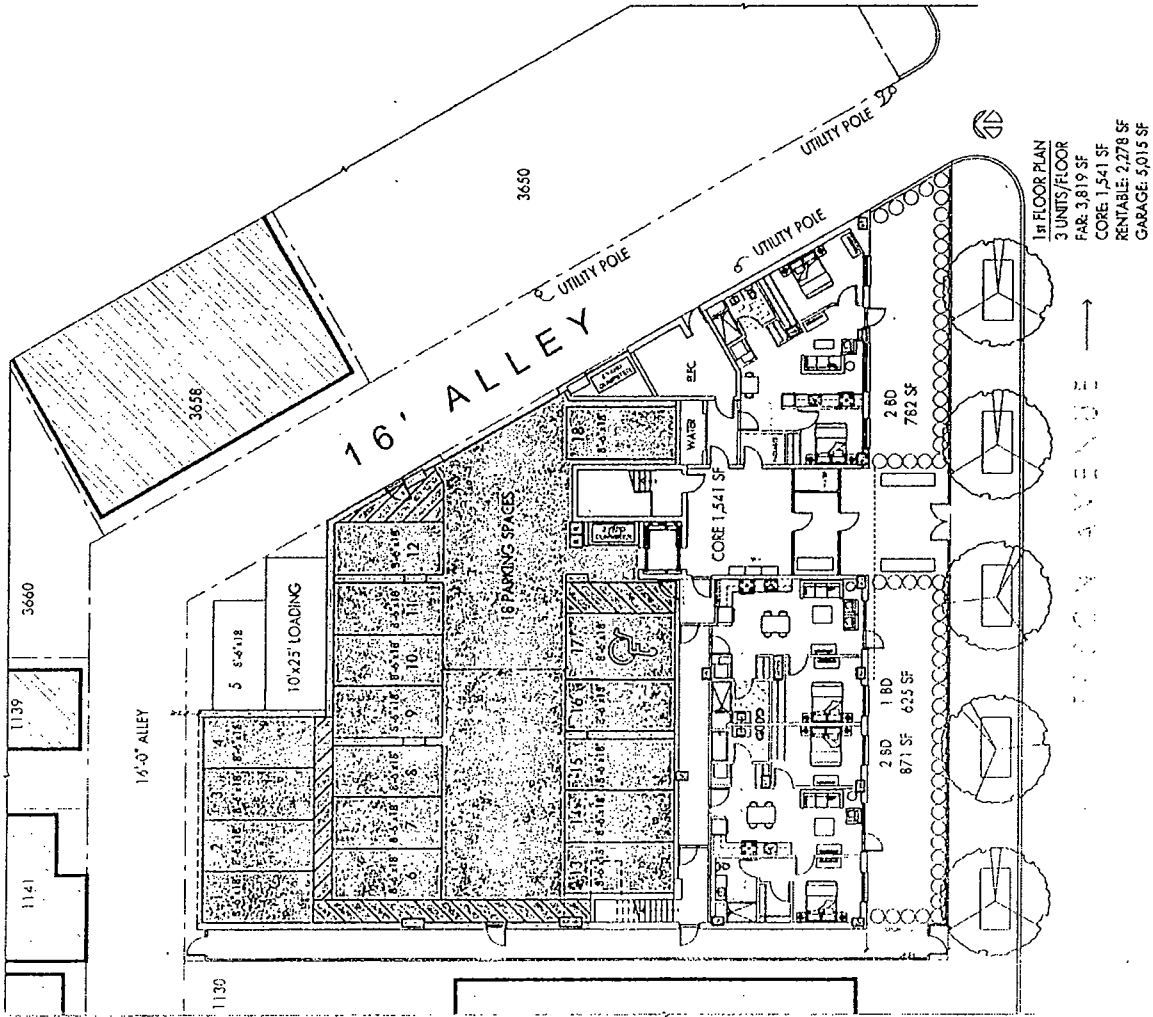


3: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING SOUTH



4: STANDING NEAR NORTH EAST CORNER OF PROPERTY IN ALLEY, LOOKING WEST

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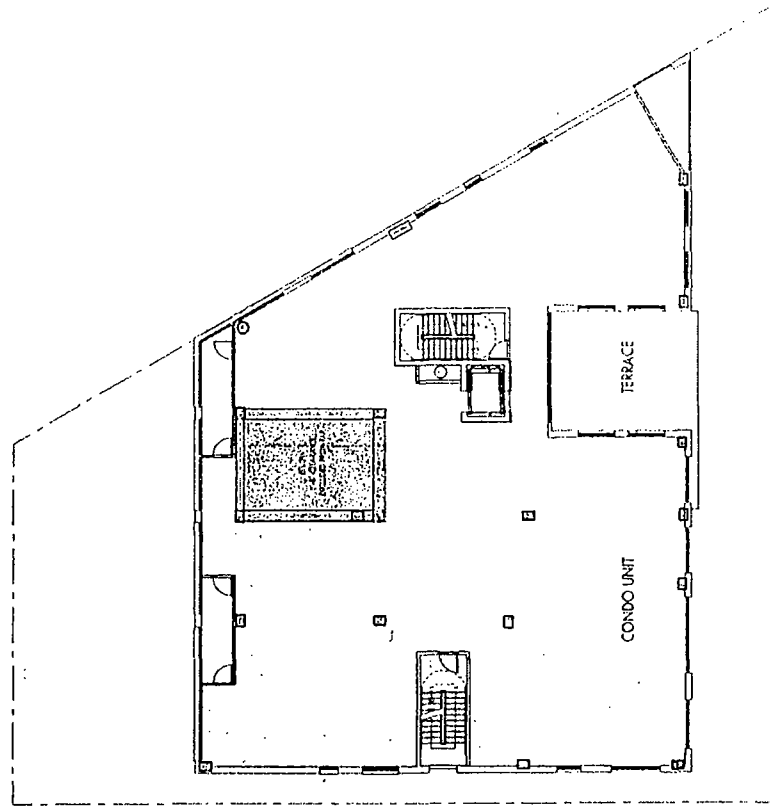
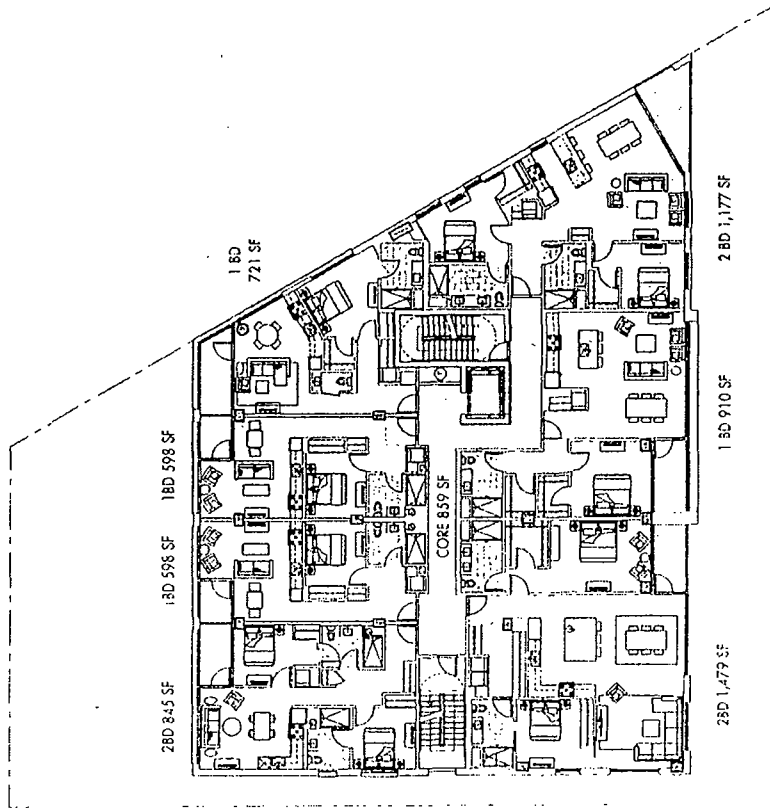


2BD 844 SF
 1BD 636 SF
 1BD 636 SF
 1BD 721 SF
 CORE 859 SF
 2BD 1,479 SF
 1BD 910 SF
 2BD 1,177 SF

2ND FLOOR PLAN
 7 UNITS/FLOOR
 FAR: 7,262 SF
 CORE: 859 SF
 RENTABLE: 6,403 SF

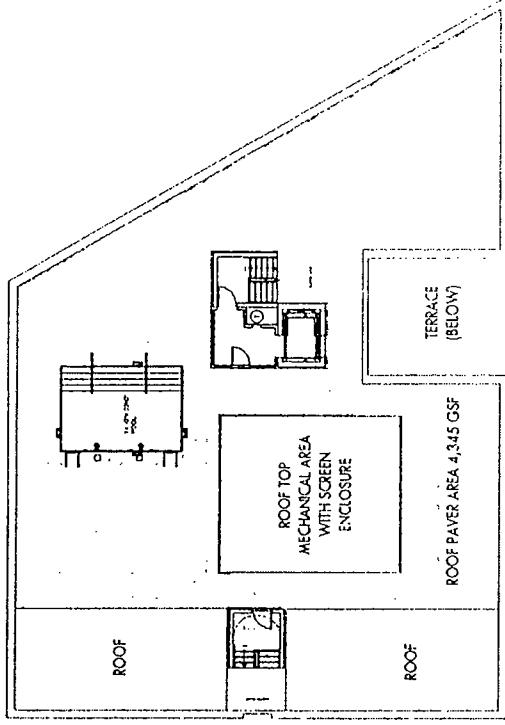
1ST FLOOR PLAN
 3 UNITS/FLOOR
 FAR: 3,819 SF
 CORE: 1,541 SF
 RENTABLE: 2,278 SF
 GARAGE: 5,015 SF

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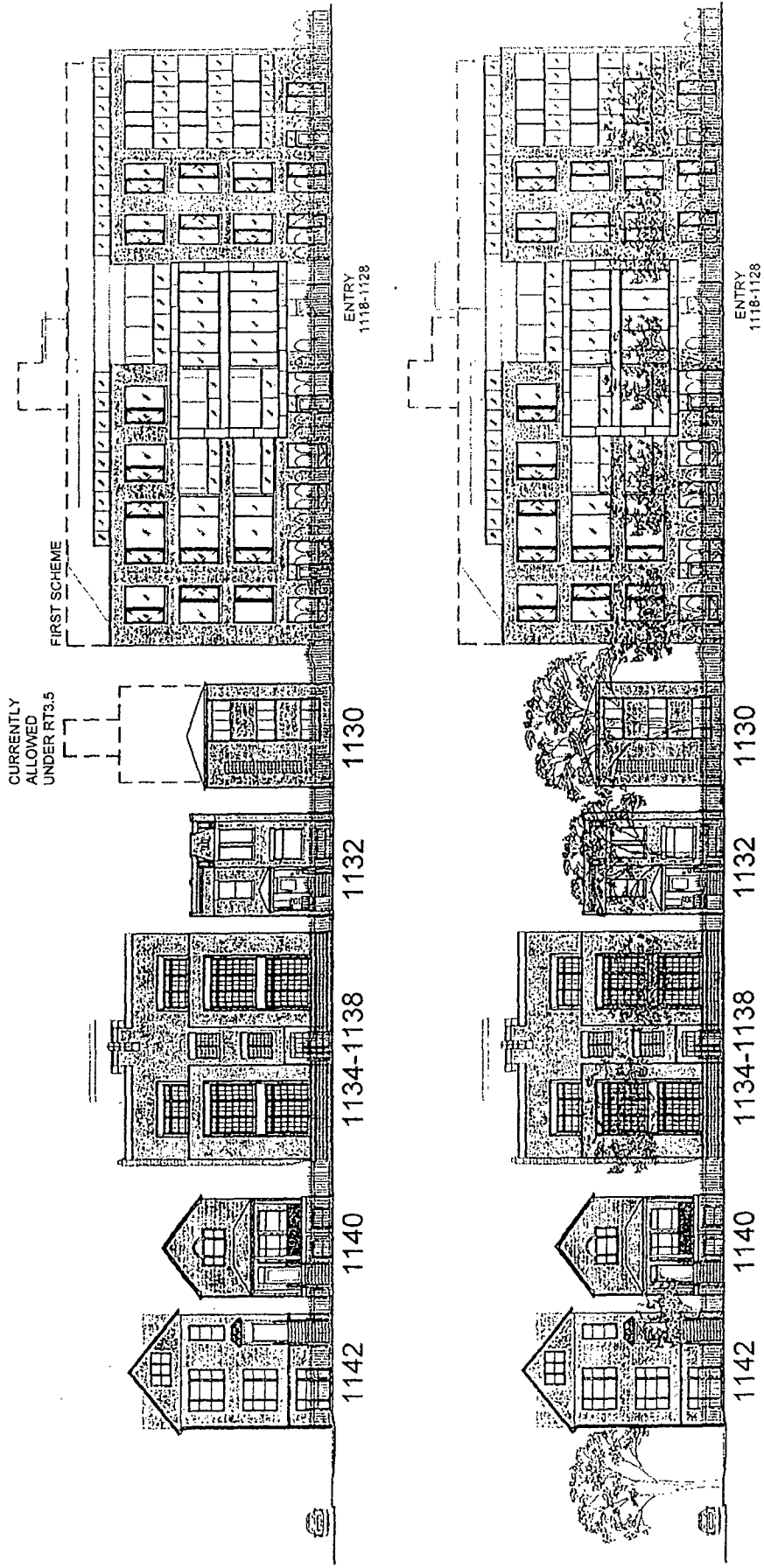
PATTERSON GREENGLASS & ASSOCIATES, INC. 118 W. PATTERSON AVE. PATTERSON, N.J. 07650

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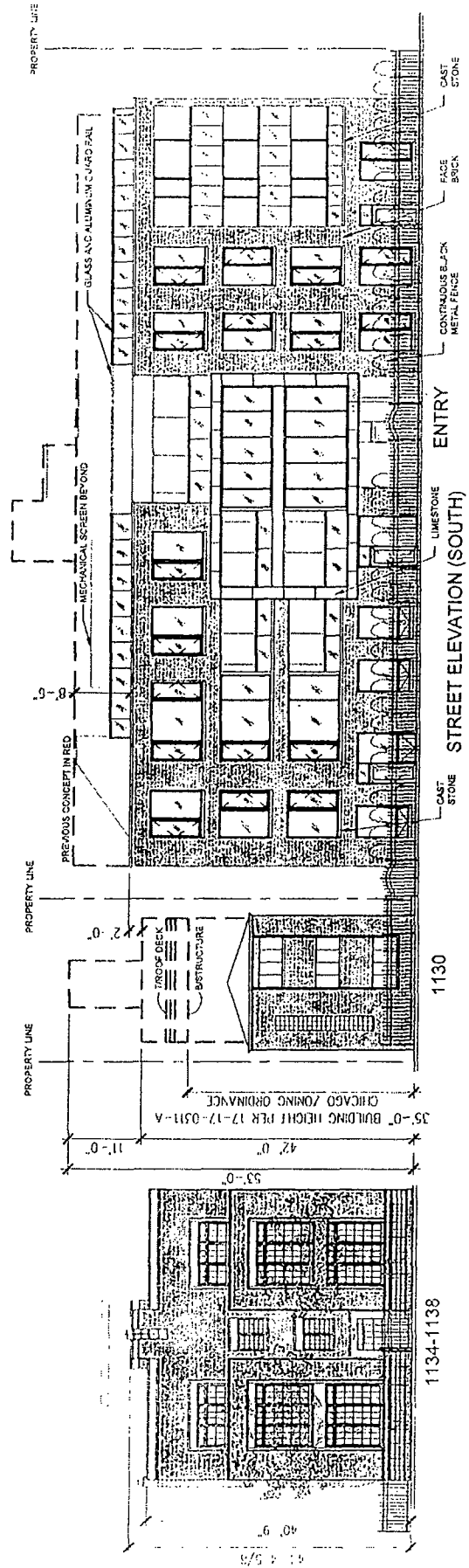
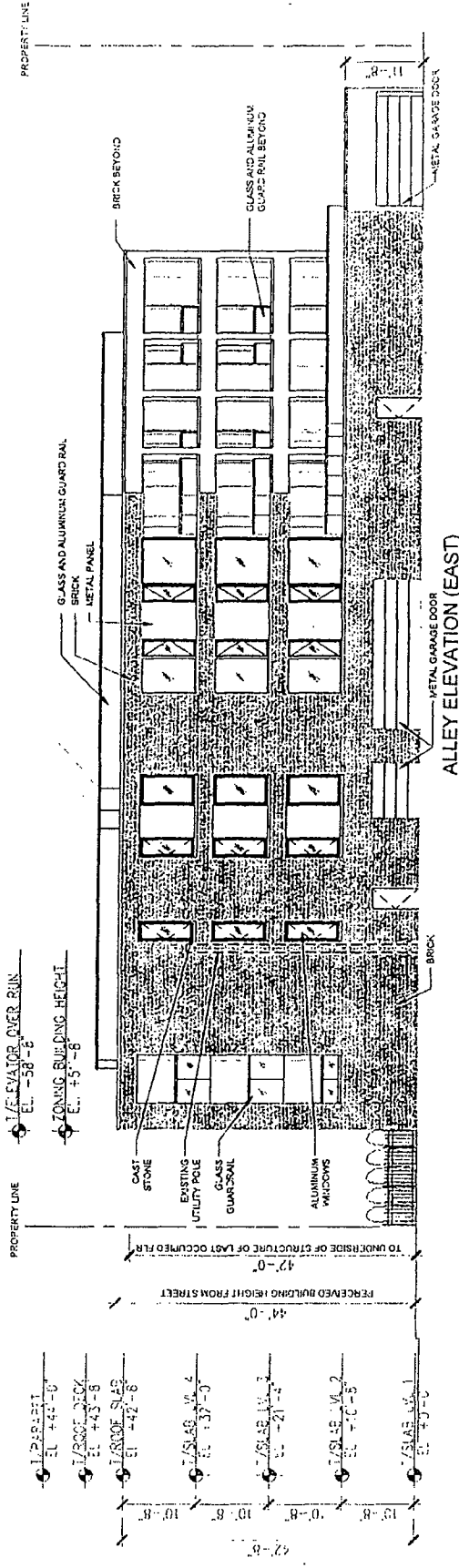
ROOF PLAN
FAR. 396 SF
CORE 396SF

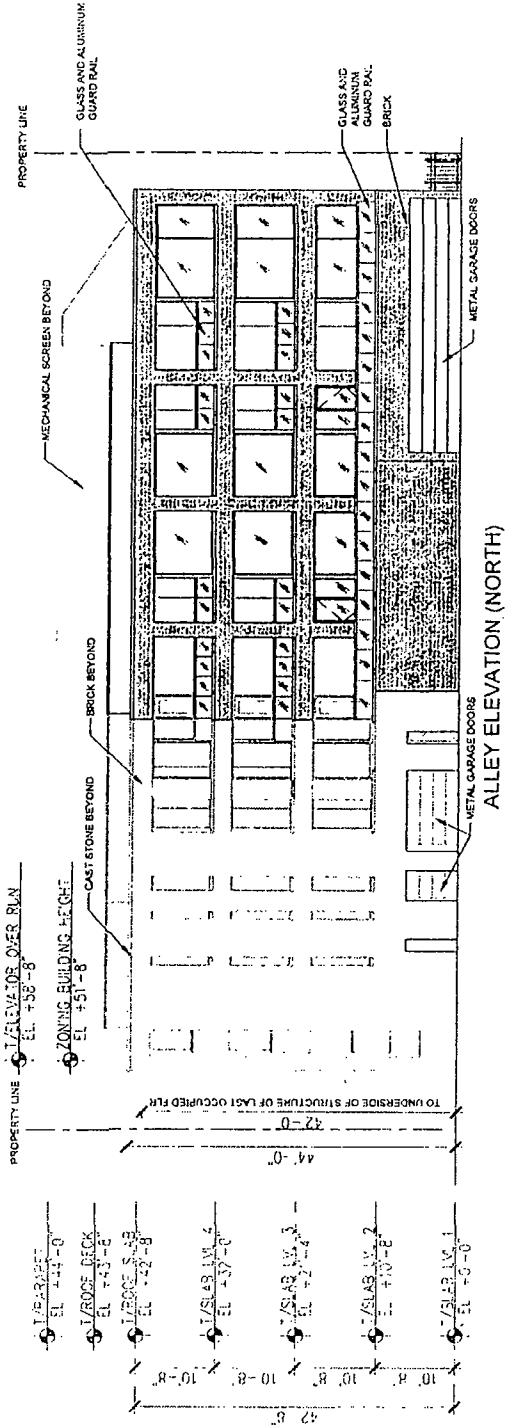
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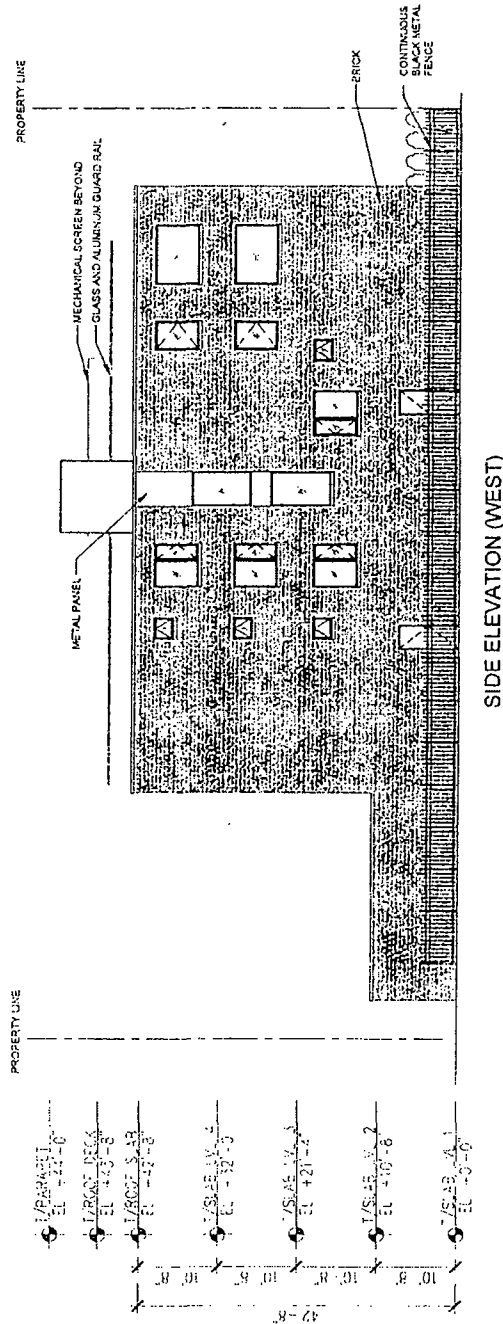
PATTERSON STREET ELEVATION FACING NORTH

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ALLEY ELEVATION (NORTH)



SIDE ELEVATION (WEST)

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1118 W PATTERSON AVENUE - APARTMENT/CONDO BUILDING - AREA CHART 03.11.2020
HIRSCH MPG

APARTMENT BUILDING																	
SITE AREA:		11,506 SF	MAX FAR	3.00	MAX FAR = 35,718 SF	2.14	FAR USED	25,493 SF	Available	10,225.00 SF				TOTAL			
MAX HEIGHT		60'-0"	MAX UNITS	29	=(SITE AREA/400)									18	18	18	18
MINIMUM RETAIL		NONE												0	0	0	0
#	USE	ELEVATION ABOVE GRADE	FLOOR HEIGHT	# OF UNITS	GROSS ENCLOSED	FAR GSF	RENTABLE AREA	RETAIL	AVERAGE UNIT	EFFIC.	CORE/AMENITY	# OF BIKES	# OF CARS	3 BED + 2 BA	2 BED + 2 BA	1 BED + 1 BA	TOTAL
	Elevator Overrun Roof	EL+ 55' . 4"															
	ROOF	EL+ 52' . 4"															
	5 Roof deck amenity	EL+ 43' . 8"	8' . 8"		398 SF	398 SF	0 SF				398 SF						
4	APARTMENTS	EL+ 32' . 0"	11' . 8"	1	7,293 SF	6,826 SF	6,252 SF		6,252 SF	91.59%	574 SF		0	0	0	1	1
3	APARTMENTS	EL+ 21' . 4"	10' . 8"	7	7,188 SF	7,188 SF	6,329 SF		904 SF	88.05%	859 SF		5	2	0	7	7
2	APARTMENTS	EL+ 10' . 8"	10' . 8"	7	7,262 SF	7,262 SF	6,403 SF		915 SF	88.17%	859 SF		5	2	2	7	7
1	LOBBY/PARKING/MECH.	EL+ 0' . 0"	10' . 8"	3	8,834 SF	3,819 SF	2,278 SF		759 SF	59.65%	1,541 SF		18	1	2	3	3
B	STORAGE/MECH.				2,873 SF	0 SF						10					
				18	33,848 SF	25,493 SF	21,262 SF	0 SF	1,181 SF		4,231 SF	55.56%	100.00%	61.11%	33.33%	5.56%	100.00%
								0 SF		0.00%							

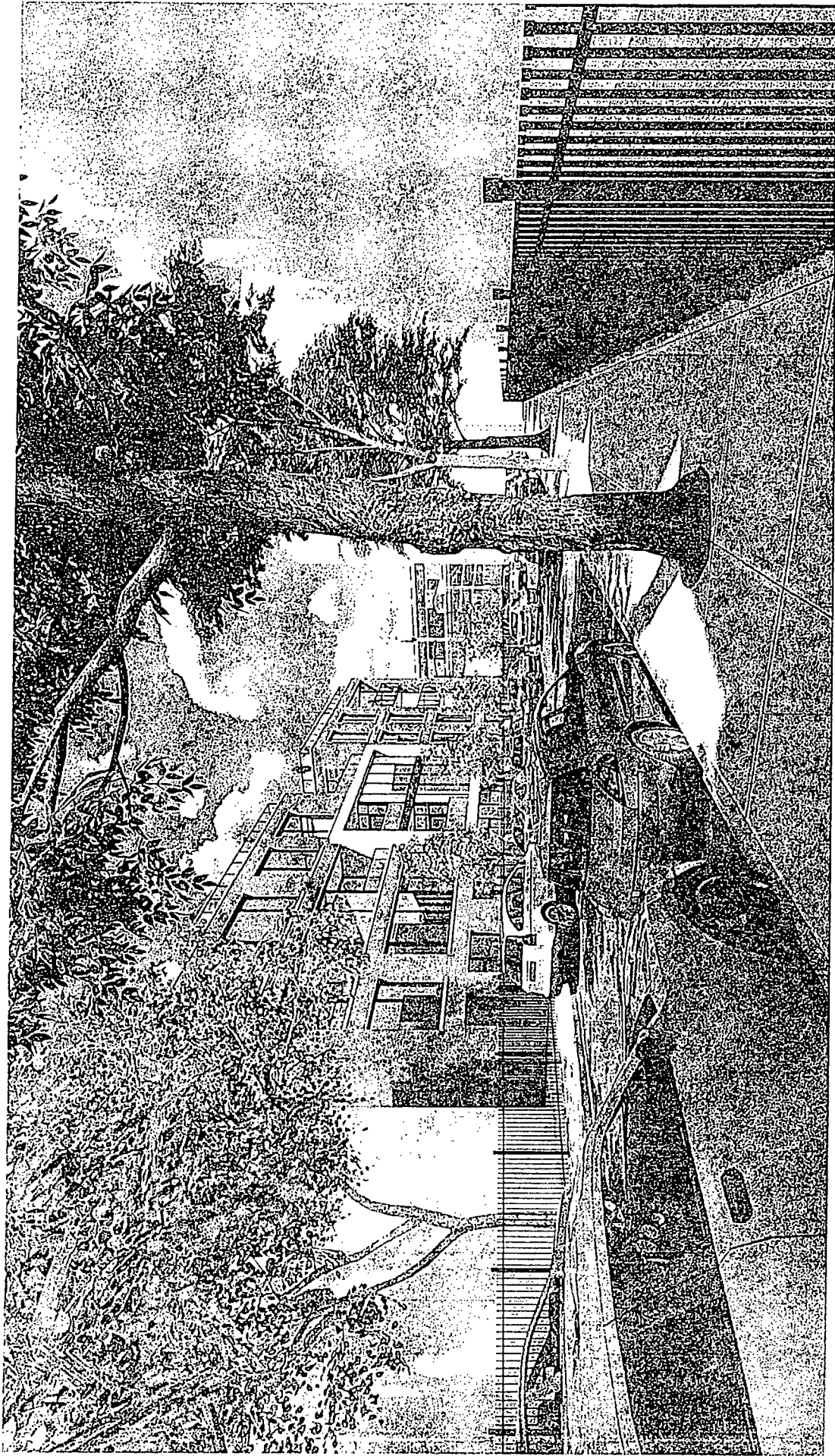
* Zoning Height - 51'-5"
PER 17-17-0311-A CHICAGO ZONING ORDINANCE







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JEFFERSON GREEN, LLC

11818 W. PATTERSON AVE
DENVER, CO 80231

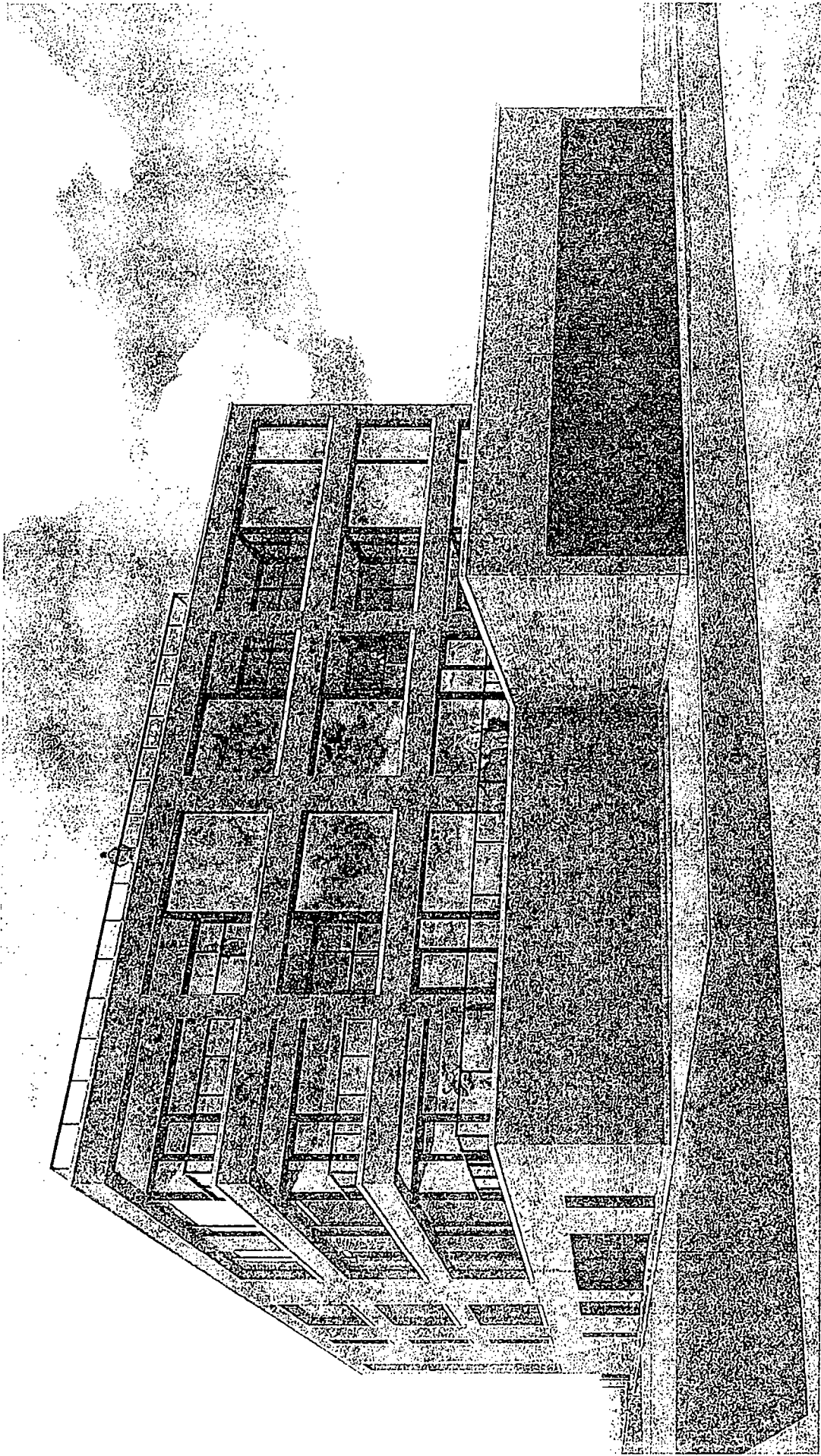
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PHOTOGRAPHY

BY JAMES

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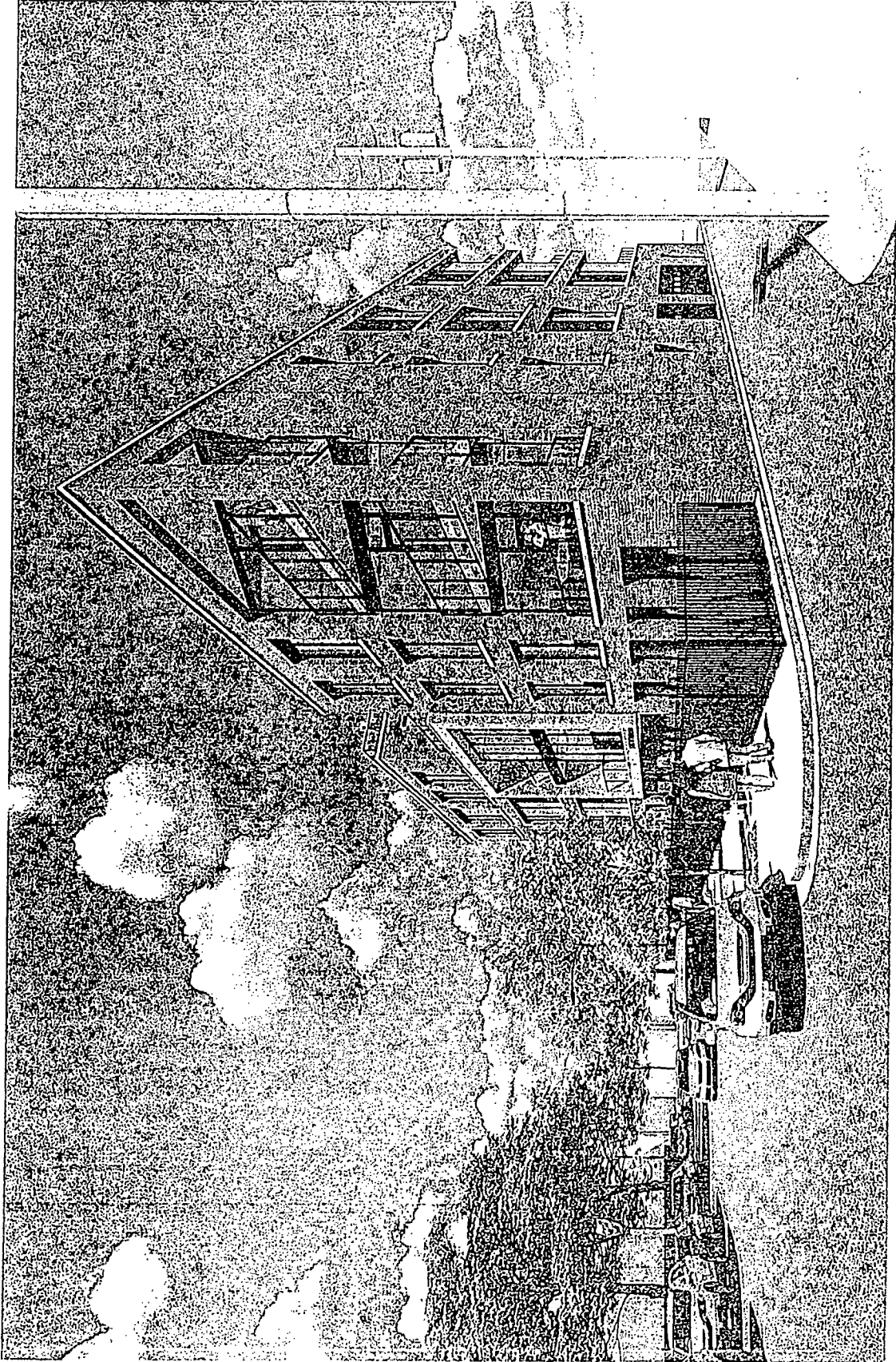
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1118 W PATTERSON AVE
CHICAGO, IL 60642

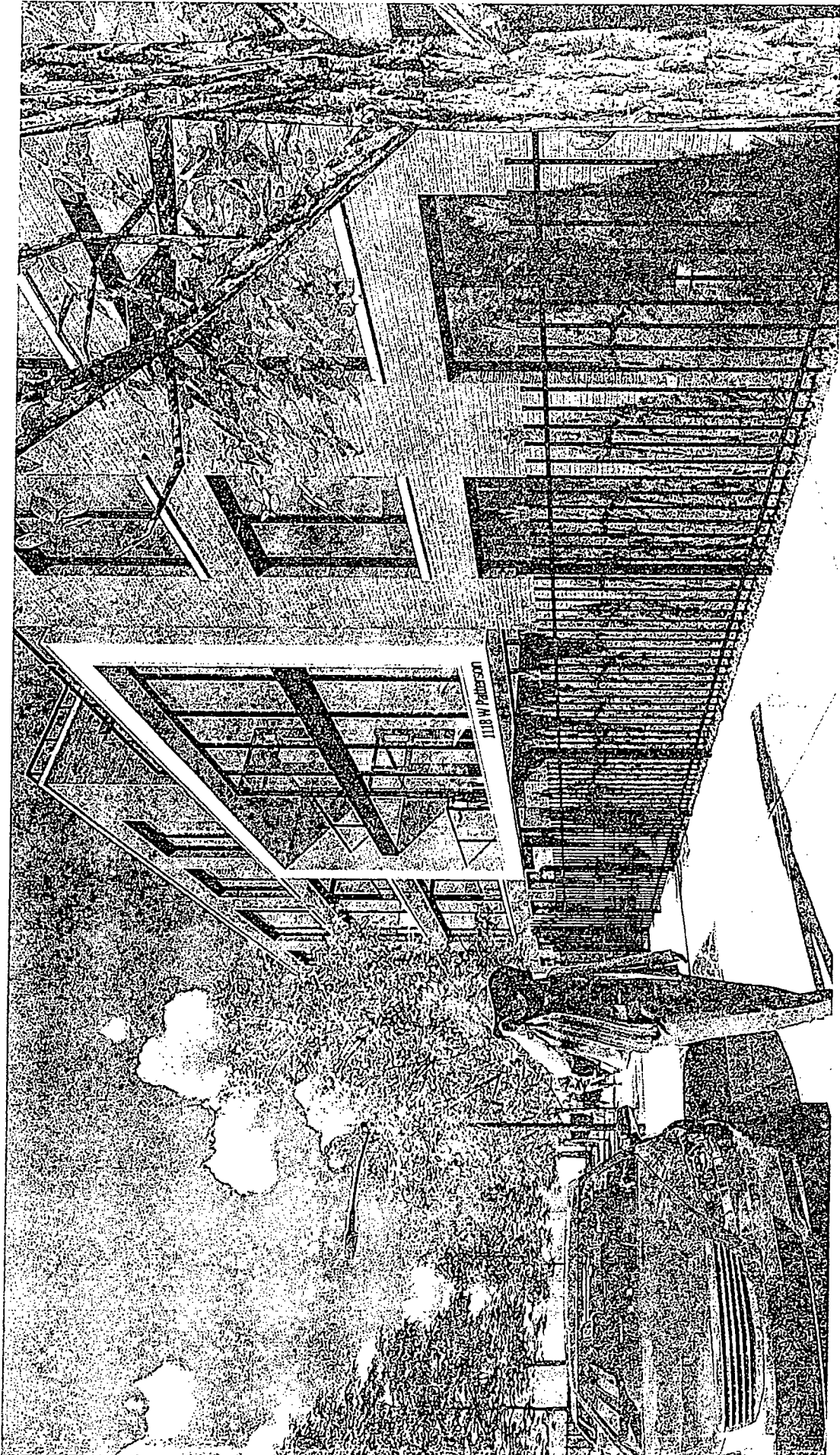
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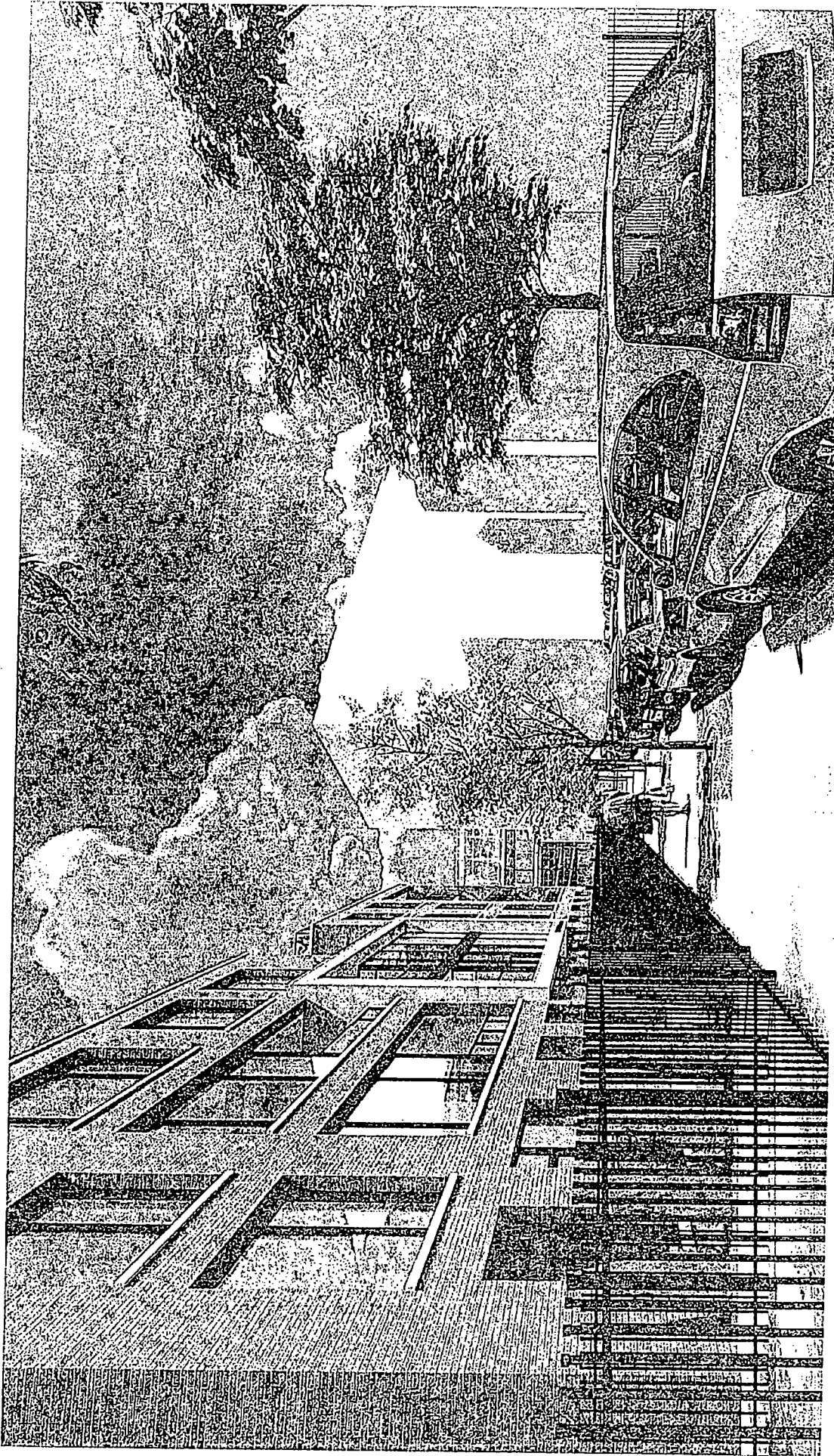


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PATTERSON GREEN, LLC
1118 W. PATTERSON AVE
SUITE 100
PATERSON, NJ 07650
TEL: 973.261.1118
WWW.PATSONMPC.COM

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PATERSON GREEN, LLC

1118 W PATTERSON AVE
CHICAGO, IL 60641

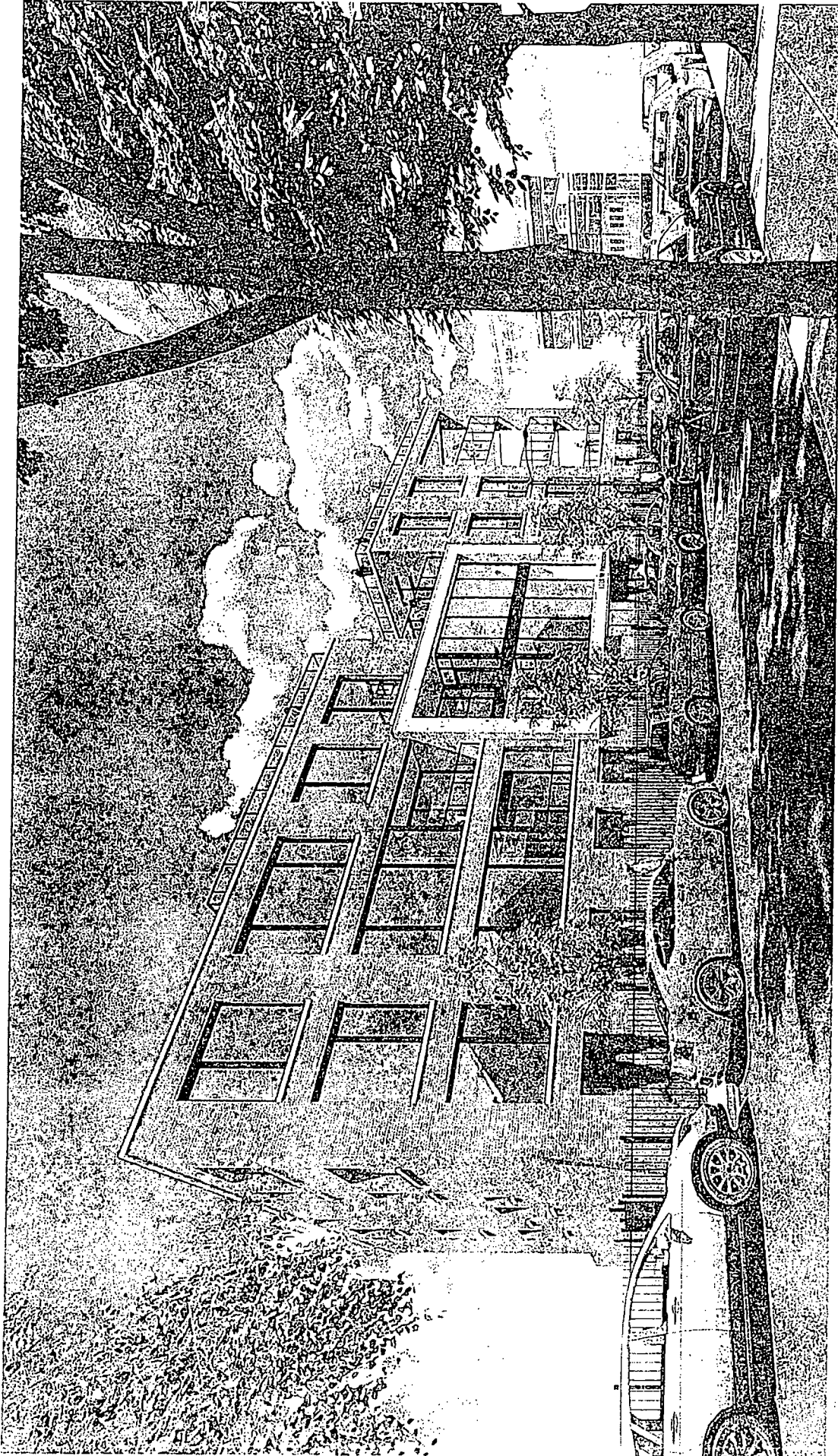
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CHICAGO, IL 60641

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