



City of Chicago



O2018-8020

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 4314-4318 N Kimball Ave - App No. 19833
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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.11-J in the area bounded by

a line 213.72 feet north of and parallel to West Cullom Avenue;
North Kimball Avenue; a line 163.72 feet north of and parallel
to West Cullom Avenue; the alley next west of and parallel to
North Kimball Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use 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: 4314-4318 North Kimball Avenue

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**ZONING AMENDEMENT NARRATIVE
AND PLANS AMENDED TO BE A TYPE 1
AT
4314-18 N KIMBALL AVE**

The Applicant intends to change the zoning from the existing RS3 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District to construct a new 3 story brick building with 6 residential dwelling units. There will be 6 parking spaces. No commercial space.

ZONING: RM-4.5

LOT AREA: 6,275 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 1, 045 square feet

FLOOR AREA RATIO: 1, 45

BUILDING AREA: 9,080 square feet

OFF-STREET PARKING: 6 spaces

FRONT SETBACK: 15 feet 0 inches

REAR SETBACK: 38 feet 6 inches

SIDE SETBACK: 3 foot 0 inches on East and 3 foot 0 inches on west = TOTAL 6 feet 0 inches

BUILDING HEIGHT: 37 feet 9 inches

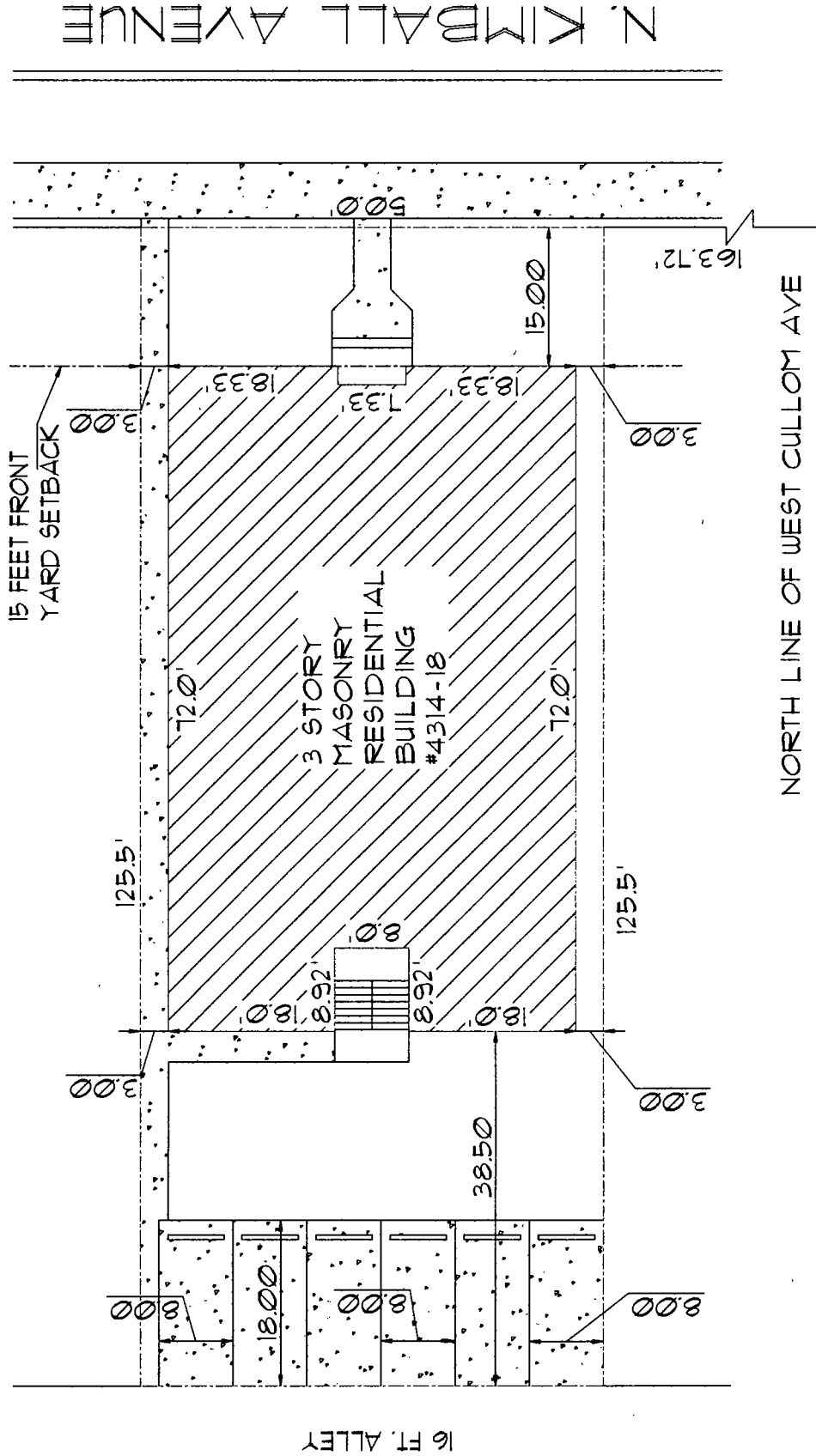
Building material will be primarily face brick.

Set of plans are attached.

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NEW 3 STORY MULTI FAMILY BUILDING
4314-18 N. KIMBALL AVE, CHICAGO, IL 60618

SITE PLAN:



SITE PLAN

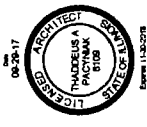
SCALE: 3/16" = 1'-0"



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ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
 I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AS DEFINED IN THE BEST INTERESTS OF THE PUBLIC. MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS COMPLY WITH THE ENERGY CONSERVATION, OF THE BUILDING CODE OF CHICAGO, EXCEPT AS SHOWN.

I CERTIFY THAT THESE DWGS. WERE PREPARED UNDER DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEET THE BUILDING CODE OF CHICAGO.



T.A. Reynolds, AIA
 SEALS

J A P ARCHITECTS LTD
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 TOWER LAKES, IL 60010
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 taprid@comcast.net

NO.	DATE	REVISIONS

Project:
NEW 3 STORY MULTI FAMILY BUILDING

Address:
**4314-18 N. KIMBALL AVE,
 CHICAGO, IL 60618**

Sheet Title:
GENERAL NOTES & SITE PLAN

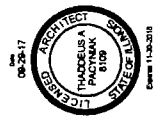
1.T.1

Prepared by:
THOMAS AUGUSTOWSKI

Checked by:
THOMAS AUGUSTOWSKI

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
 I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND I HAVE PREPARED THIS PLAN TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT IT COMPLIES WITH THE ENERGY CONSERVATION REQUIREMENTS OF CHAPTER 16-13, ENERGY CONSERVATION, OF THE ORDINANCES OF CHICAGO, EXCEPT 16-13-305.

I CERTIFY THAT THESE DWG'S WERE PREPARED UNDER DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE BUILDING CODE OF CHICAGO.



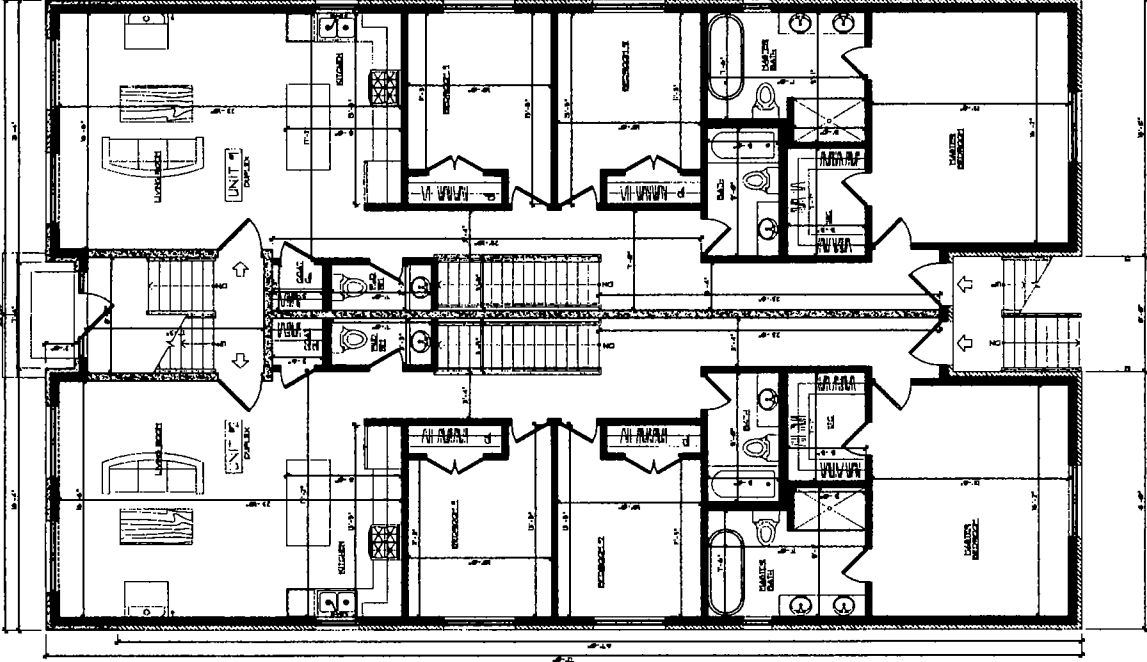
T.A. Pagnoni, AIA
 Engineer

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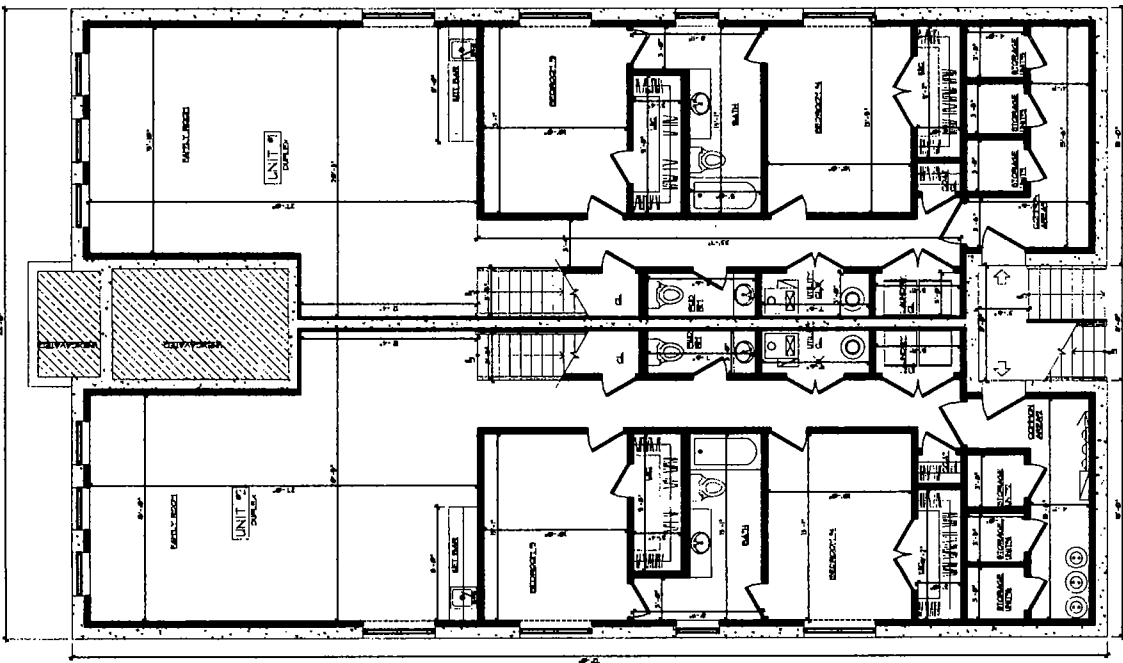
NO.	DATE	REVISIONS

Project: NEW 3 STORY MULTI FAMILY BUILDING
 Address: 434-48 N. KOSMALL AVE, CHICAGO, IL 60618
 Sheet Title: BASEMENT & FIRST FLOOR PLAN

2.A1
 T.A. Pagnoni, AIA, License No. 085,17, State of Illinois, expires 11/30/2018
 TONYA ALBERTOWSKI



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1ST FLOOR AREA: 2,574.0 SQ. FT.

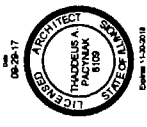


PROPOSED BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 1ST FLOOR AREA: 2,574.0 SQ. FT.

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 I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND I HAVE REVIEWED THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS COMPLY WITH THE ENERGY CONSERVATION CODE OF CHICAGO, EXCEPT AS NOTED.

I CERTIFY THAT THESE DWGS WERE PREPARED UNDER DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE BUILDING CODE OF CHICAGO.



T.A. Reynolds, A.I.A.
 Registered Architect

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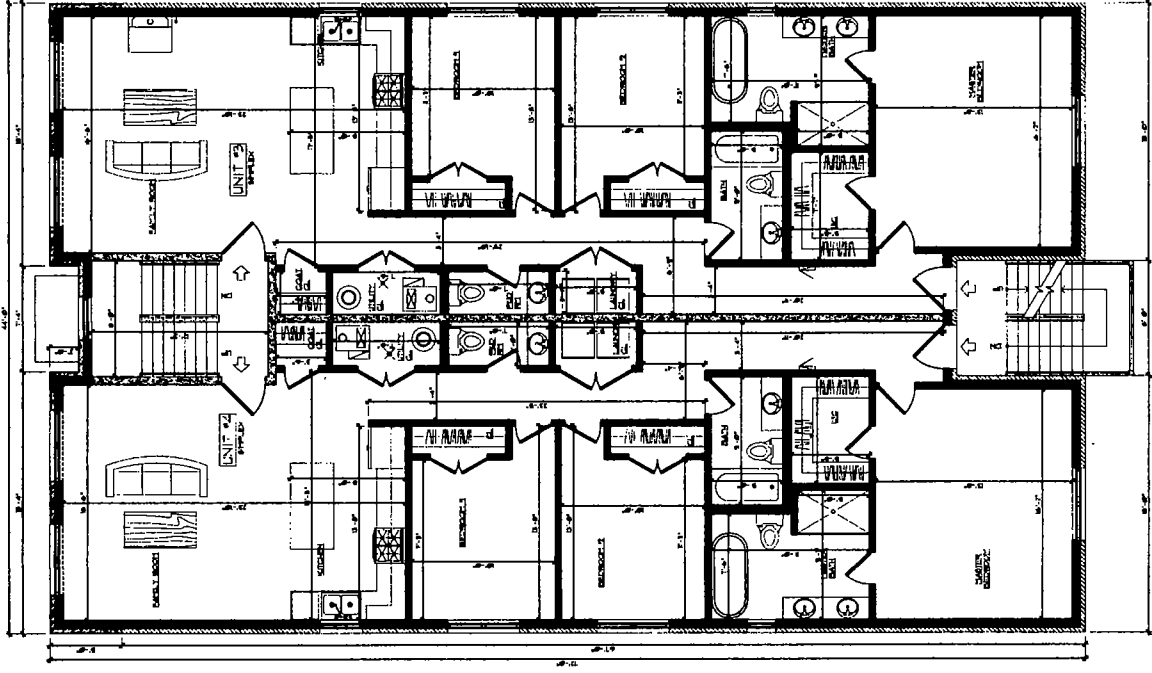
REVISIONS
 NO. DATE

Project
 NEW 3 STORY MULTI FAMILY BUILDING

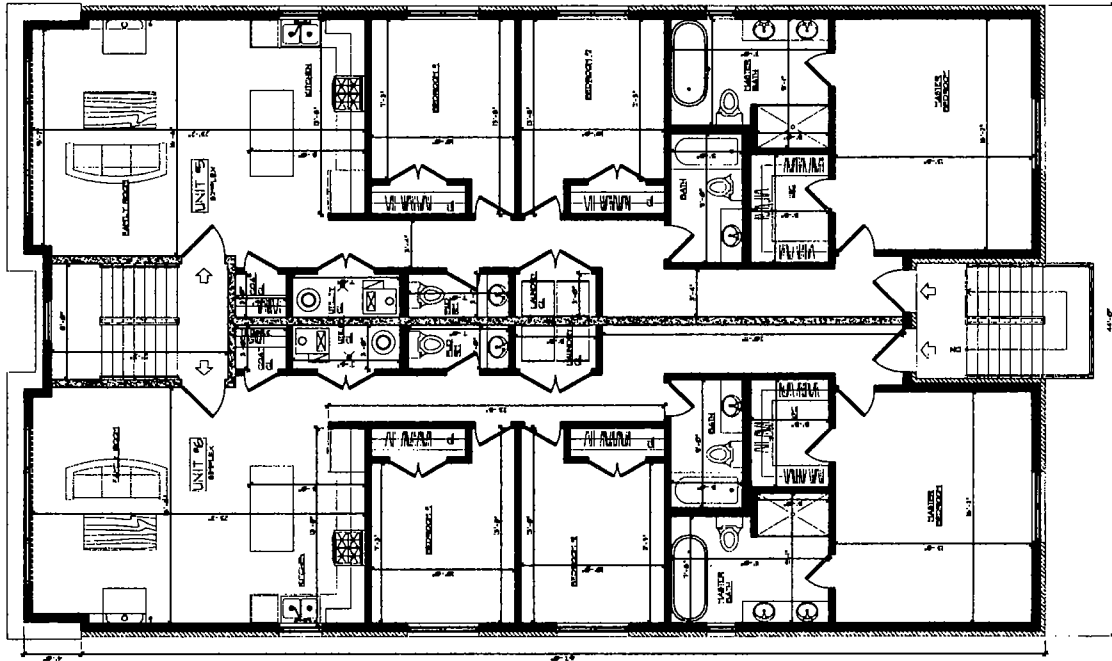
Address
 4314-18 N. KIMBALL AVE,
 CHICAGO, IL 60619

Sheet Title
 SECOND & THIRD FLOOR PLAN

3.A2
 THADDEUS A. PACTYNAK
 TOMASZ AUGUSTOWSKI

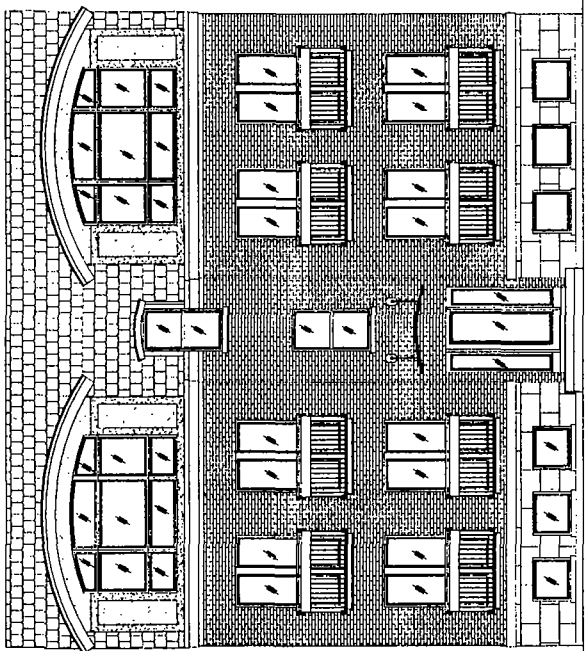


PROPOSED SECOND FLOOR PLAN
 2ND FLOOR AREA: 3,674.0 SQ FT



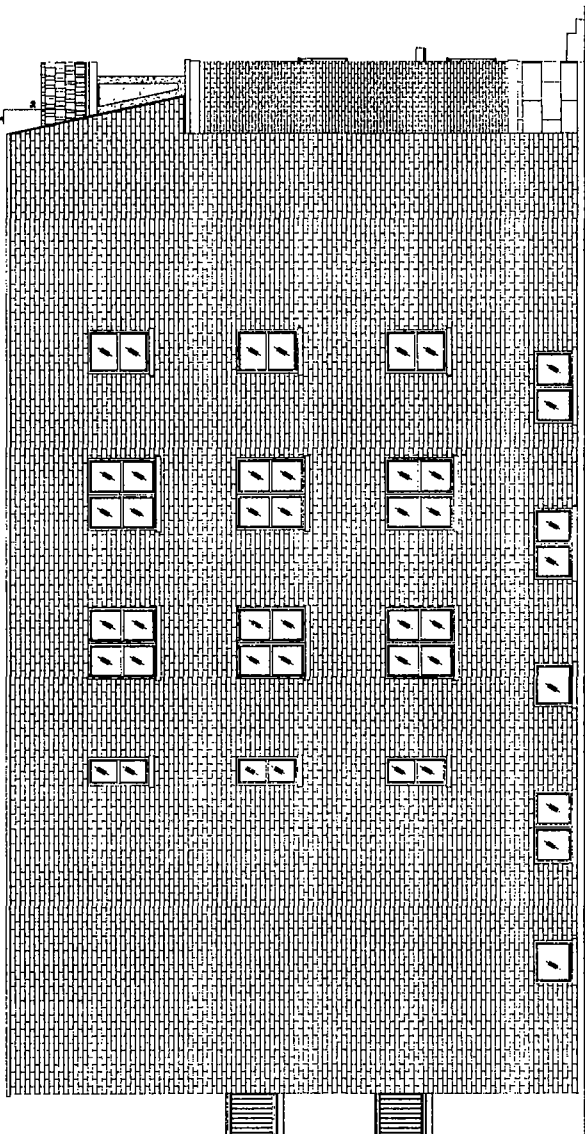
PROPOSED THIRD FLOOR PLAN
 3RD FLOOR AREA: 3,632.0 SQ FT

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FRONT ELEVATION
SCALE: 1/8" = 1'-0"

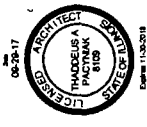
- 1. SECOND FLOOR WINDOW
- 2. FIRST FLOOR WINDOW
- 3. THIRD FLOOR WINDOW
- 4. CENTRAL ENTRANCE
- 5. CORNER WINDOW



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
 I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS COMPLY WITH THE REQUIREMENTS OF CHAPTER 10-13, ENERGY CONSERVATION, OF THE UNIFORM CODE OF CHICAGO, DESCRIPTOR 10-13-02.

I CERTIFY THAT THESE DWGS. WERE PREPARED UNDER DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEET THE BUILDING CODE OF CHICAGO.



T.A. Reynolds, A.I.A.
 Architect

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REVISIONS	
NO.	DATE

Project:
 NEW 3 STORY MULTI-FAMILY BUILDING

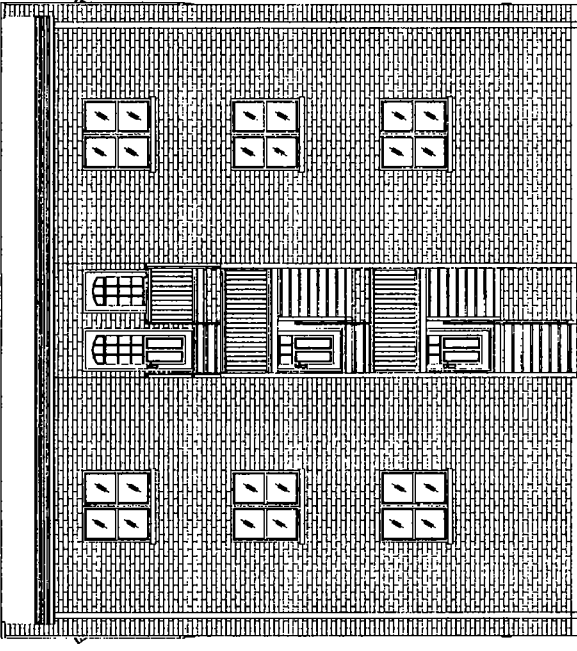
Address:
 4314-N N. KIRBALL AVE.
 CHICAGO, IL 60618

Sheet Title:
 ELEVATIONS

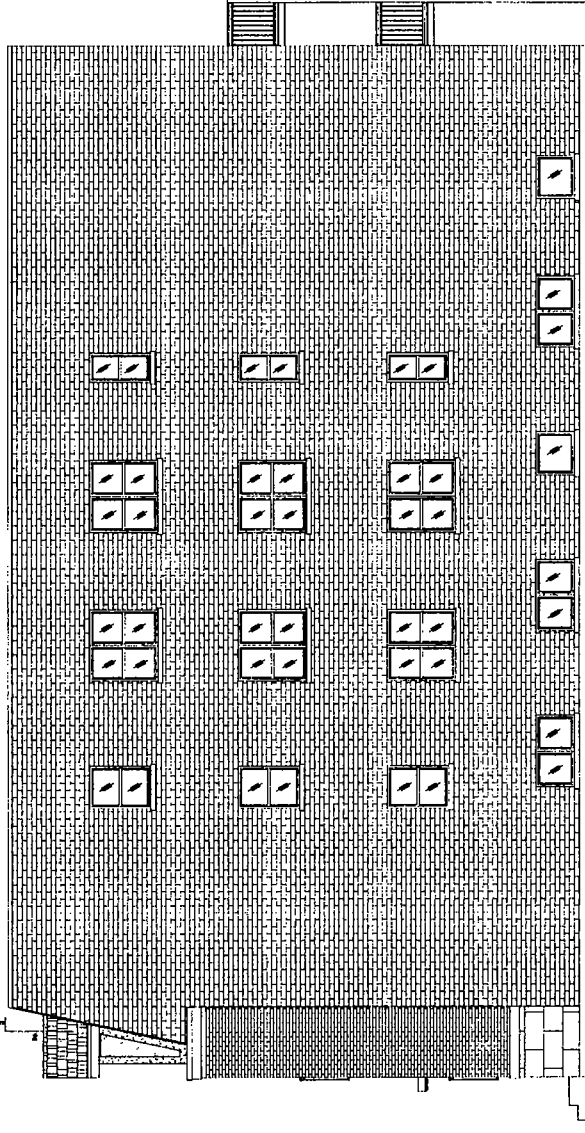
4.A3

PROJECT NUMBER: 17-0017
 ARCHITECT: T.A.P. ARCHITECTS LTD.
 T.A.P. ARCHITECTS LTD.
 TOMASZ AUGUSTOWSKI

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

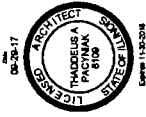


SIDE ELEVATION
SCALE 1/8" = 1'-0"

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I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND I HAVE REVIEWED THE ATTACHED PLANS AND BELIEVE THAT THEY COMPLY WITH THE ENERGY CONSERVATION CODE OF CHICAGO, EXCEPT AS NOTED.

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEET THE BUILDING CODE OF CHICAGO.



T.A. Payzand, A.I.A.
Signature

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REVISIONS	
NO.	DATE

Project
NEW 3 STORY MULTI FAMILY BUILDING
Address
4314-18 N. KINGSBAY AVE.
CHICAGO, IL 60618
Sheet Title
ELEVATIONS

5.A4

THOMAS A. PACTRUK
TOMASZ AUGUSTOWSKI