



City of Chicago



O2019-5550

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-F at 3501 N Pine Grove Ave - App No. 20104T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 9-F in the area bounded by:

The public alley next north of and parallel to W. Cornelia Avenue; a line 60 feet east of and parallel to N. Pine Grove Avenue; W. Cornelia Avenue; N. Pine Grove 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.

NARRATIVE AND PLANS

Re: 3501 N. Pine Grove Avenue

The Applicant seeks a change in zoning from a RM5 Residential Multi-Unit District to a RM5.5 Residential Multi-Unit District (Type 1) to allow an increase in the number of allowable units from 16 to up to 21 units. This would be achieved by reducing the size of larger 3-4 bedroom dwelling units to create smaller 1-2 bedroom dwelling units. The rezoning will also provide eligibility for parking relief.

Lot Area:	8,662 square feet
Floor Area Ratio:	1.9 (Existing)
Dwelling Units/MLA:	16 (Existing) Up to 21 (Proposed) = 412 s.f./d.u.
Off-Street Parking:	0 parking spaces (Existing)* 5 parking spaces required
Front Setback:	0.02 feet (Existing)
Side Setback (northwest side yard):	0.03 Feet (Existing)
Side Setback (southeast side yard):	0.01E feet (Existing)
Rear Setback:	0.03N feet (Existing)
Building Height:	39 Feet (Existing)

*Variation requests – parking relief for 5 parking spaces

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5642 W. HIRSHMAN AVENUE
CHICAGO, ILLINOIS 60638



MM SURVEYING CO., INC.

PROFESSIONAL DESIGNER No. 164283213

SITE PLAN-Surrounding Area

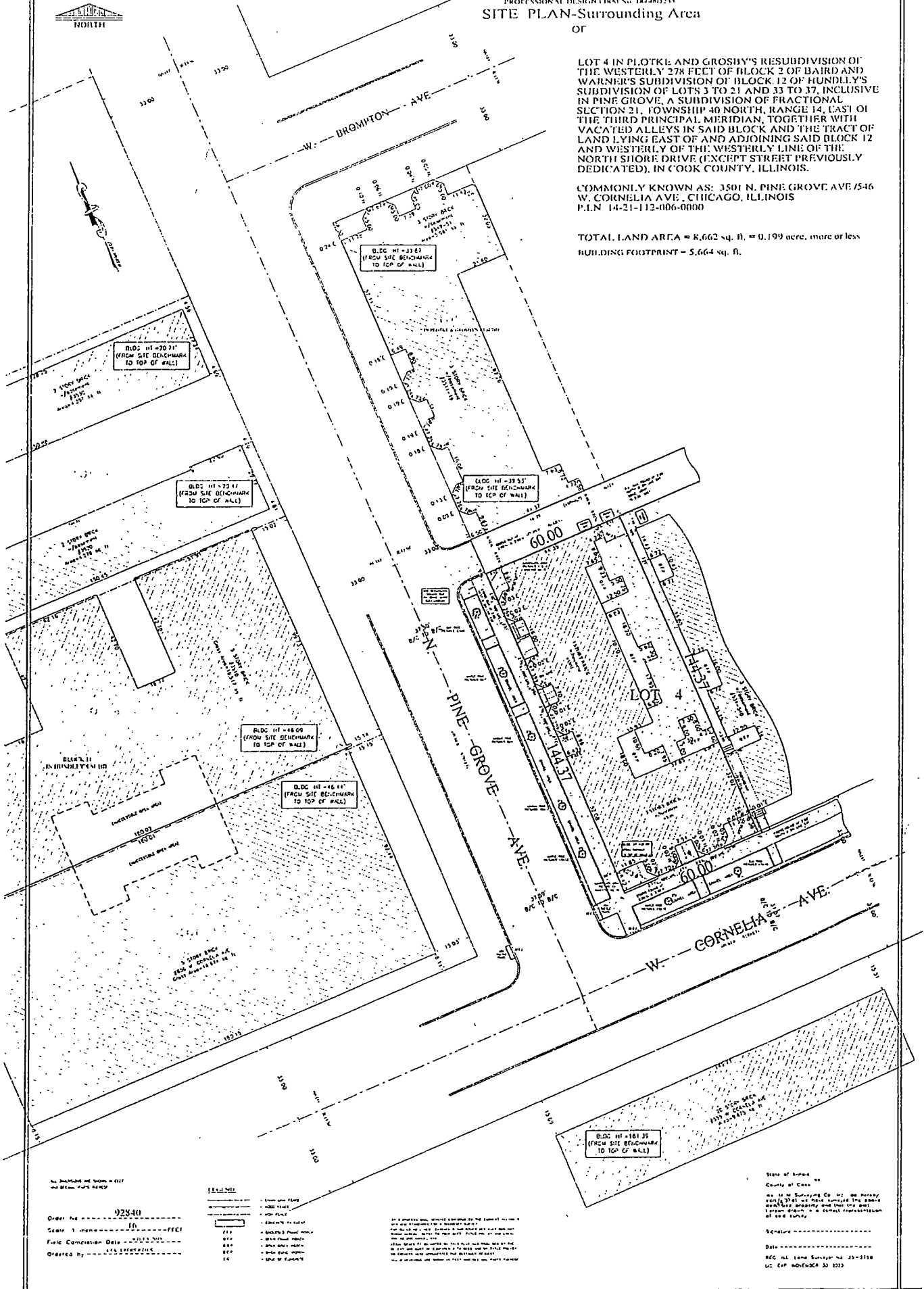
OR

DATE: 12-11-14
JOB NO: 14-03213
SHEET NO: 1 OF 1

LOT 4 IN PLOTKE AND GROSSH'S RESUBDIVISION OF THE WESTERLY 278 FEET OF BLOCK 2 OF BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS IN SAID BLOCK AND THE TRACT OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF THE NORTH SHORE DRIVE (EXCEPT STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3501 N. PINE GROVE AVE / 546 W. CORNELIA AVE, CHICAGO, ILLINOIS
P.L.N. 14-21-112-006-0000

TOTAL LAND AREA = 8,662 sq. ft. = 0.199 acre, more or less
BUILDING FOOTPRINT = 5,664 sq. ft.



ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS THEREOF.

Order No. **92840**
Scale: **1/4\" = 1' = 30'-00\"**
Final Completion Date: **12/11/14**
Ordered by: **313 SPRINTING**

Legend	
	Easement
	Right-of-Way
	Property Line
	Boundary
	Setback
	Elevation
	Utility
	Wall
	Driveway
	Other

This is a plat map, which contains the exact location of all buildings shown on the site plan. It is intended to be used in conjunction with the approved plat map. The plat map is the legal document which defines the boundaries of the property and the location of all buildings shown thereon. The site plan is a graphical representation of the plat map and should not be used to determine the exact location of any building shown thereon. The site plan is a graphical representation of the plat map and should not be used to determine the exact location of any building shown thereon.

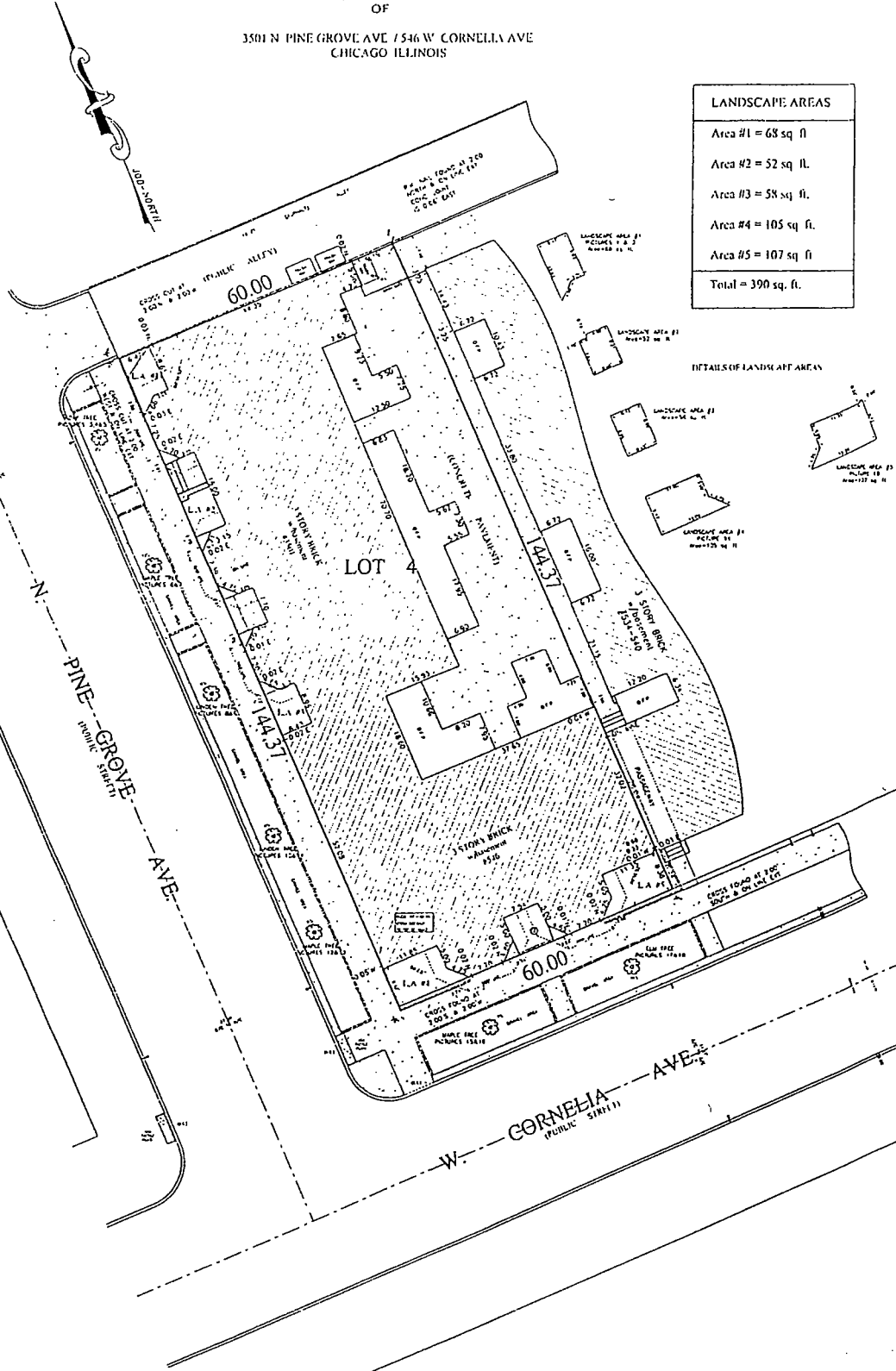
State of Illinois
County of Cook
We, the undersigned, do hereby certify that we are duly licensed professional engineers and architects and that the above is a true and correct copy of the original drawing on which this plat map is based.
Signature: _____
Date: _____
REC All Land Surveyors No. 23-3728
LIC EXP NOVEMBER 30 2020



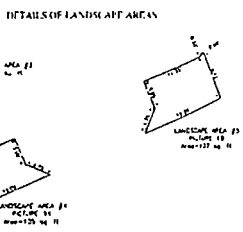
MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM No. 184 001233
SITE PLAN-Subject Property
OF

3501 N PINE GROVE AVE / 546 W CORNELIA AVE
CHICAGO ILLINOIS

SCALE: 1" = 100'-0"
DATE: 12/15/11



LANDSCAPE AREAS	
Area #1	= 68 sq ft
Area #2	= 52 sq ft
Area #3	= 58 sq ft
Area #4	= 105 sq ft
Area #5	= 107 sq ft
Total	= 390 sq. ft.



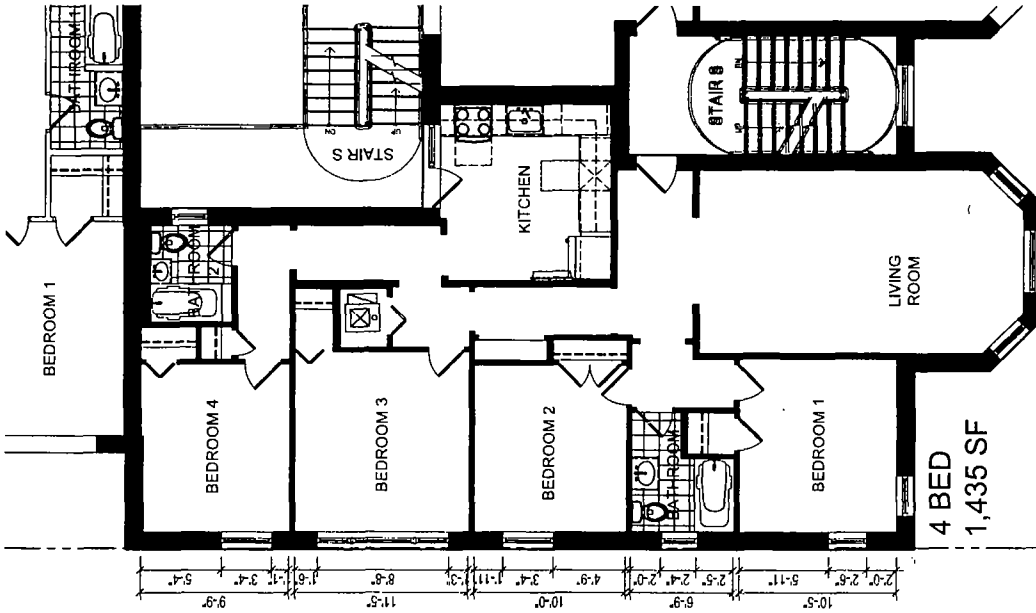
SURVEYOR'S NOTES
* THERE IS NO PARKING OR LOADING AREA PROVIDED
* THERE IS NO OPEN SPACE LANDSCAPED AREA

92541
Scale: 1" = 100'-0"
Final Completion Date: 12/15/11
Created by: EJC/PRM/2011

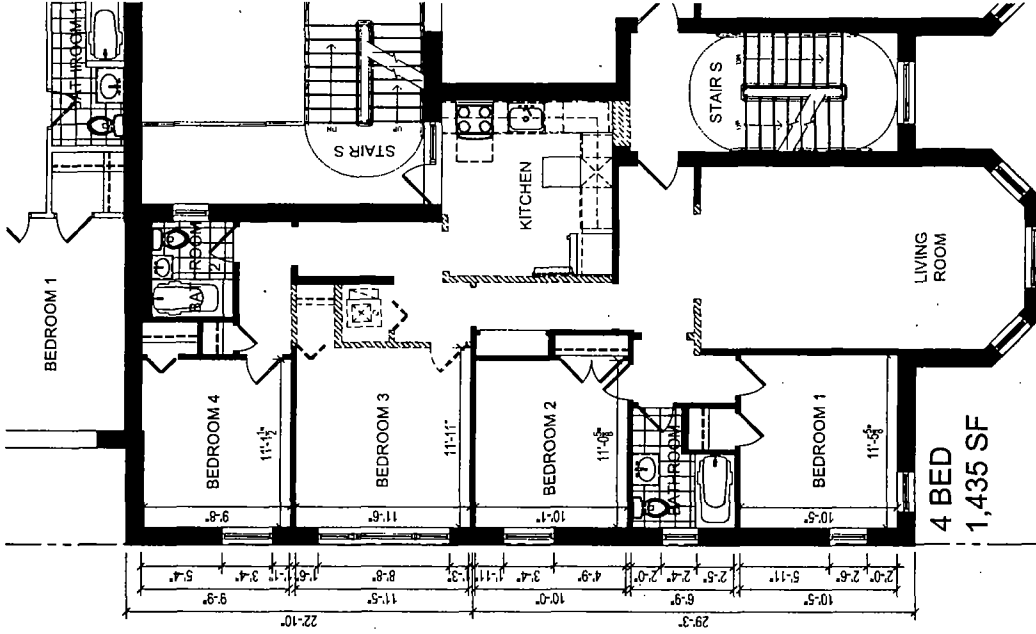
- LEGEND**
- Solid Line: FENCE
 - - - - -: OPEN SPACE
 - : ASPHALT
 - : GRANITE PAVED DRIVE
 - : DRIVE DRIVE DRIVE
 - : DRIVE DRIVE DRIVE
 - : DRIVE DRIVE DRIVE
 - : DRIVE DRIVE DRIVE
 - : DRIVE DRIVE DRIVE

State of Illinois
County of Cook
M. H. H. Surveying Co., Inc. do hereby certify that we have surveyed the above described property and that the same has been prepared in accordance with the standards of a Professional Engineer.
Signature: _____
Date: _____
REC No. 184 001233-02
SEC. Exp. 12/15/11

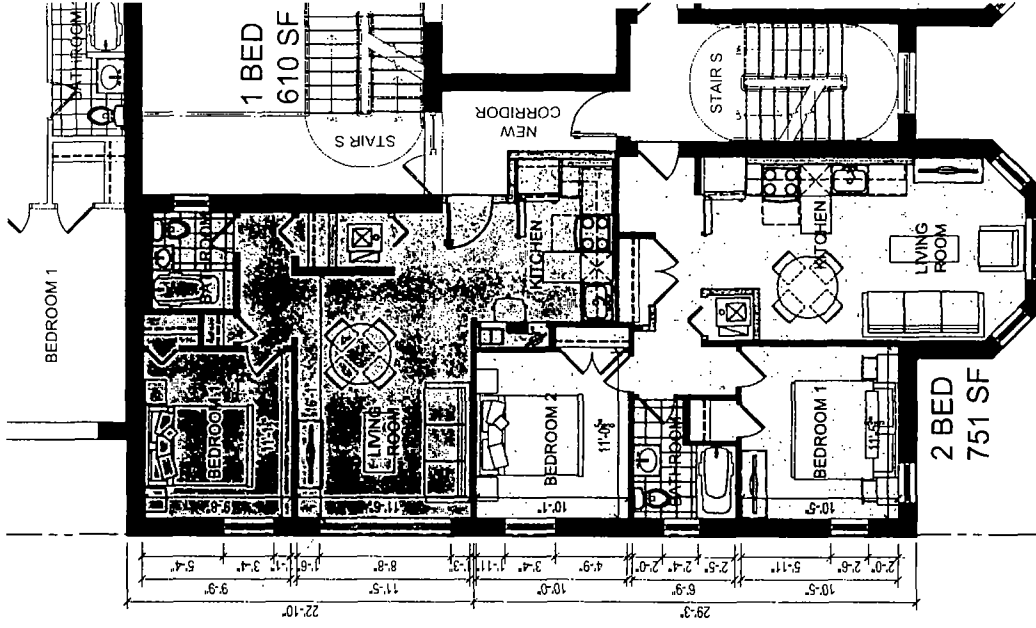
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EXISTING PLAN



DEMO PLAN



PROPOSED PLAN

SCALE 1/8" = 1'-0"

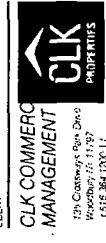
6/15/2019

PROJECT
4200 N. PINE GROVE

DATE: 06/15/2019

3501-07 N. PINE GROVE

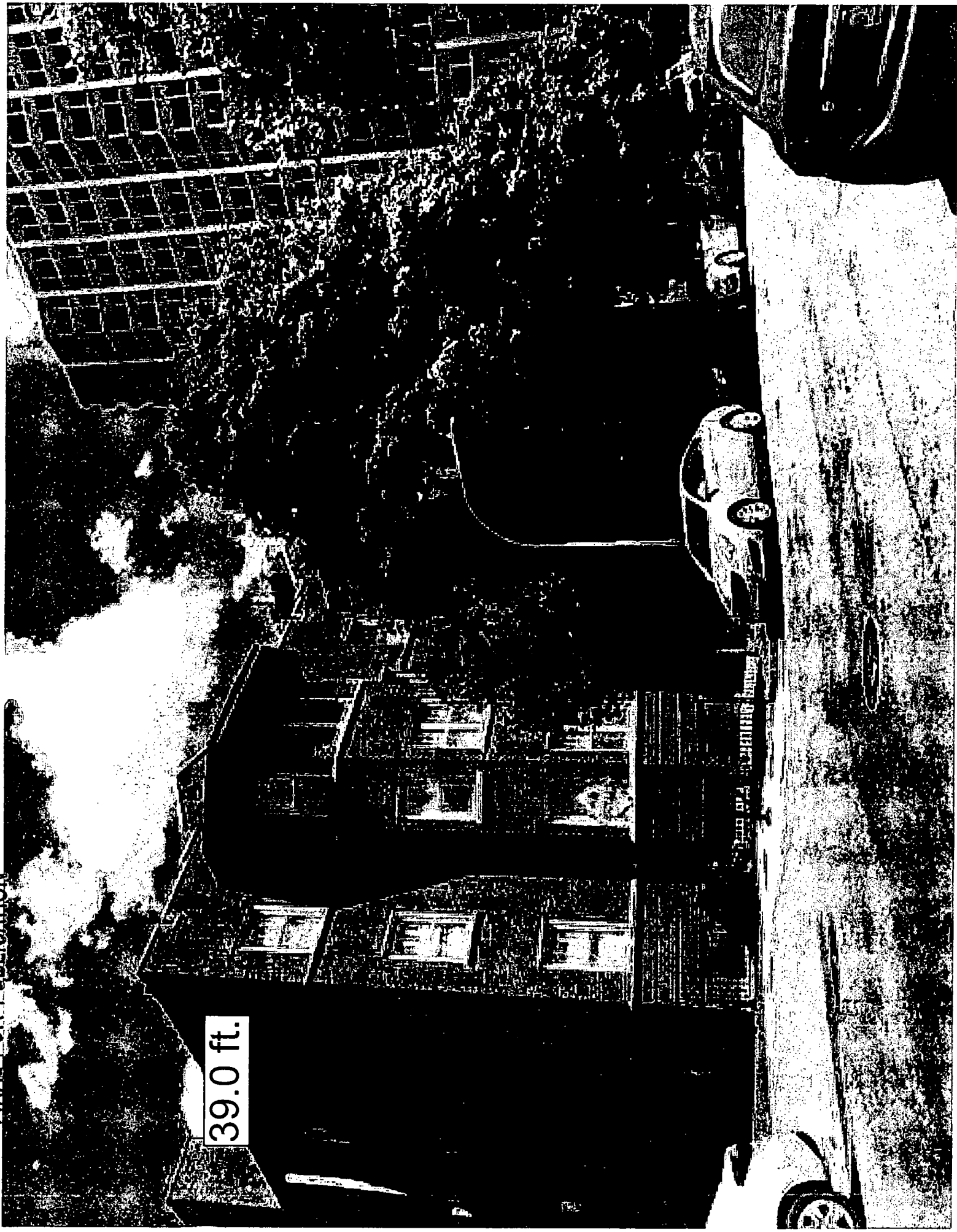
2019 © CLK COMMERCIAL MANAGEMENT
Chicago, IL



Typical Floor Plan

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39.0 ft.



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