



City of Chicago



O2016-58

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1114 W Hubbard St - App No. 18625T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1862571
INTRO DATE
JAN 13, 2016

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 M2-2 Light Industry District symbols and indications as shown on Map No. 1-G in the area bounded by

West Hubbard Street; the perpendicular public alley to West Hubbard Street that is next east of and parallel to North May Street; the public alley next north of and parallel to West Hubbard Street; and a line 102.28 feet east of and parallel to North May Street,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 1114 West Hubbard Street

Narrative

1114 W. Hubbard St.

Zoning Amendment

Type 1 Rezoning Supplemental Submittal

Project Description:

The applicant seeks to obtain a type 1 zoning change to the above mentioned property from zoning district M2-2 to B2-3. The applicant is seeking a zoning change so zoning for existing multi dwelling unit building to comply with the zoning code as 4 dwelling units, because residential is not allowed in M Zoning. No changes will be made to building.

The existing 3 story masonry building has 4 existing garage parking spots and 4 dwelling units. The first floor contains a 1 bedroom / 1 ½ bathrooms apartment. The second floor contains a 1 bedroom / 1 ½ bathrooms apartment and a Studio apartment with 1 bathroom. The third floor apartment has 3 bedrooms / 2 ½ bathrooms.

Use:

Residential, 4 dwelling units

Floor area ratio:

3.00

Lot Area = 2,750 sf

Building Area = 6,300 sf

Project Density:

4 units. 1,575 sf per D.U.

Off street parking provided:

Four automobile parking spaces at rear garage.

Rear Yard Open Space:

0

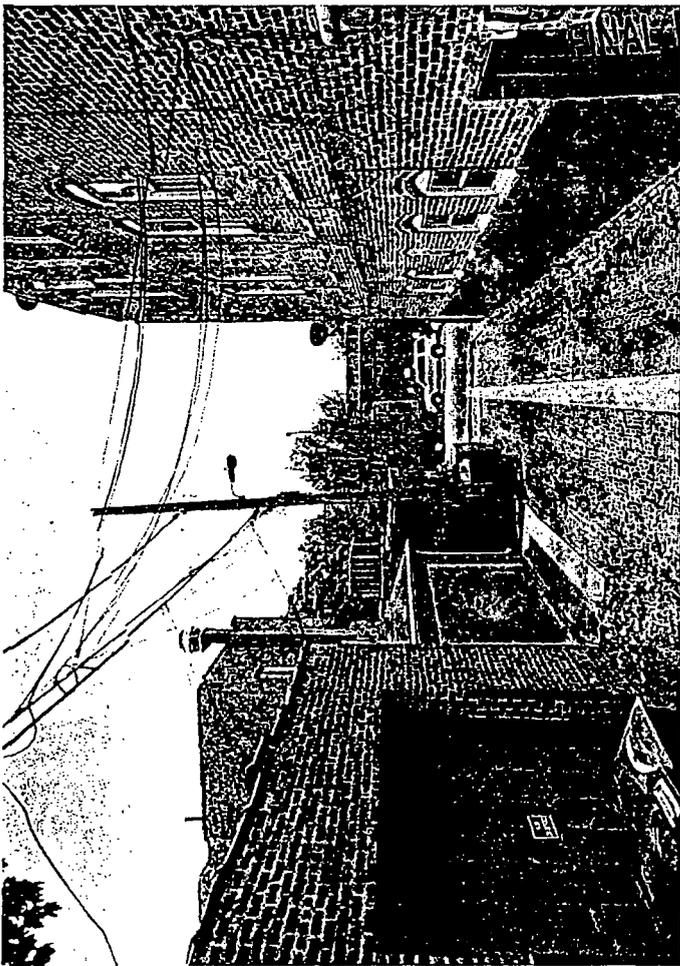
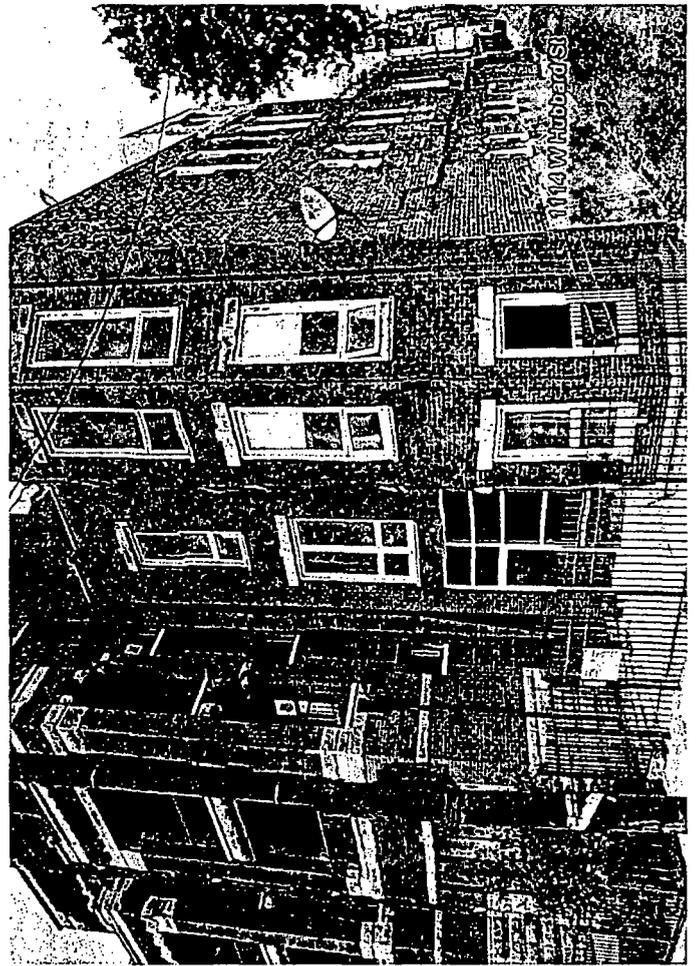
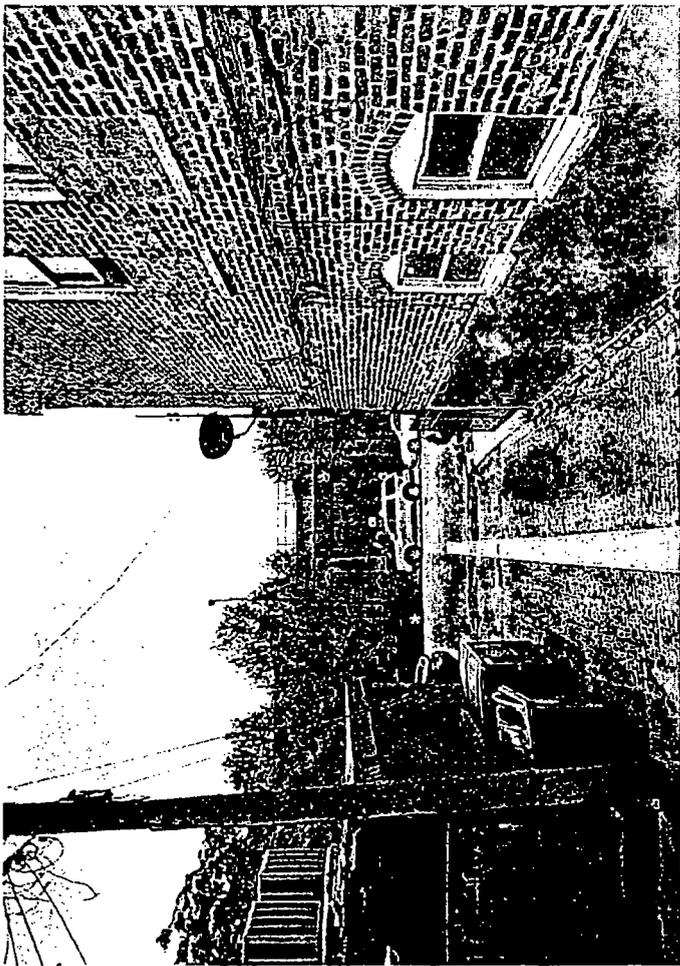
Setbacks:

North Setback: 0'-0", East: 0'-0", South: 5'-3 1/3" West Setback: 0'- 3"

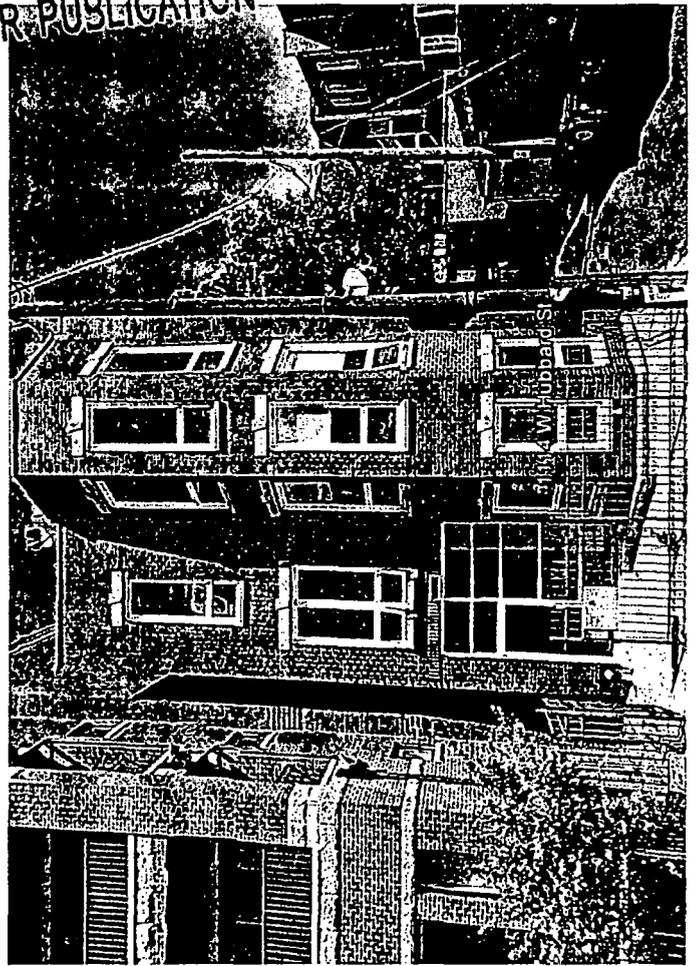
Building Height:

36'-0" (Penthouse height at 44'-0")

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



#18609T1
INTRO DATE
JAN 13, 2016

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 C1-5 Neighborhood Commercial District symbols and indications as shown on Map No. 10-F in the area bounded by

West Root Street; a line 24.80 feet west of and parallel to South Wallace Street; the alley next south of and parallel to West Root Street; and a line 96.80 feet west of and parallel to South Wallace Street,

to those of a B2-1 Neighborhood Mixed-Use 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 properties: 603,605 and 607 West Root Street

NARRATIVE

Narrative for the re-zoning of the property commonly known as **603-605-607 W Root Street**.

Present Zoning District: C1-5

Proposed Zoning District: B2-1

The lots in question are owned by Thomas M. Doyle Builders, Inc. Each lot is approximately 3,000 sqft. The applicant wishes to build three 1-story single family residences.

603 W Root Street has a lot area of 3,000 sqft with open space of 442 sqft. It would be improved with a 1-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of 0.87. The building would be 2,600 sqft. It would be 17'-9" to median in height and it would have a front setback of 12', side setback on the east of 3' and on the west of 1' for a total combined of 4' with a rear setback of 48'.

605 W Root Street has a lot area of 3,000 sqft with open space of 442 sqft. It would be improved with a 1-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of 0.87. The building would be 2,600 sqft. It would be 17'-9" to median in height and it would have a front setback of 12', side setback on the east of 3' and on the west of 1' for a total combined of 4' with a rear setback of 48'.

607 W Root Street has a lot area of 3,000 sqft with open space of 442 sqft. It would be improved with a 1-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of 0.87. The building would be 2,600 sqft. It would be 17'-9" to median in height and it would have a front setback of 12', side setback on the east of 3' and on the west of 1' for a total combined of 4' with a rear setback of 48'.

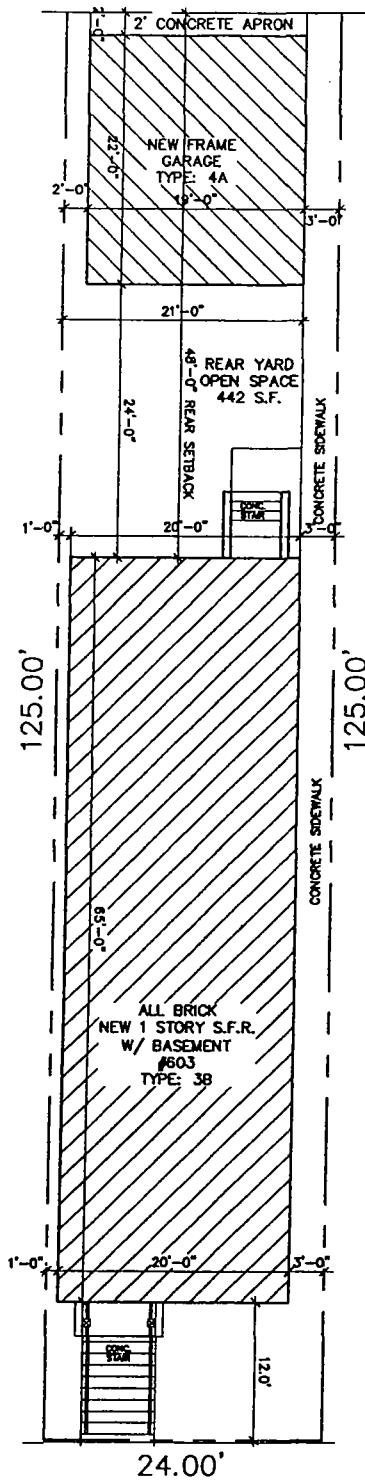
All homes will be brick.

Elevations are attached.

FINAL FOR PUBLICATION

EXISTING 16 FT. PUBLIC ALLEY

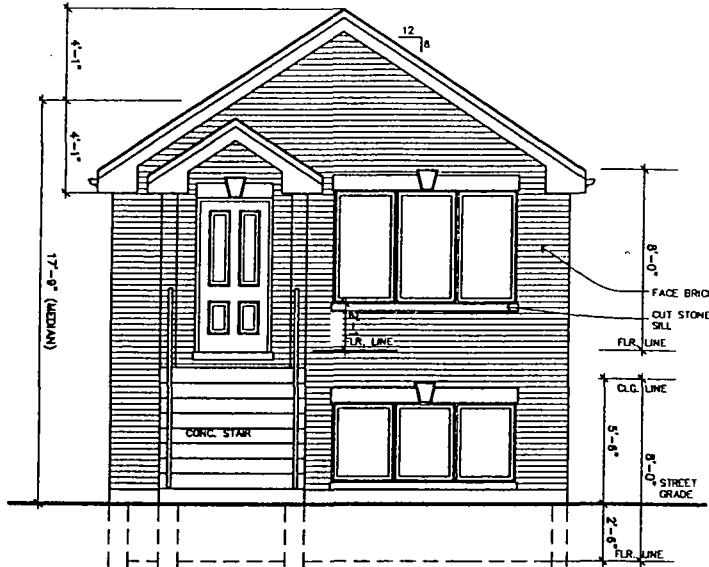
24.00'



W ROOT STREET

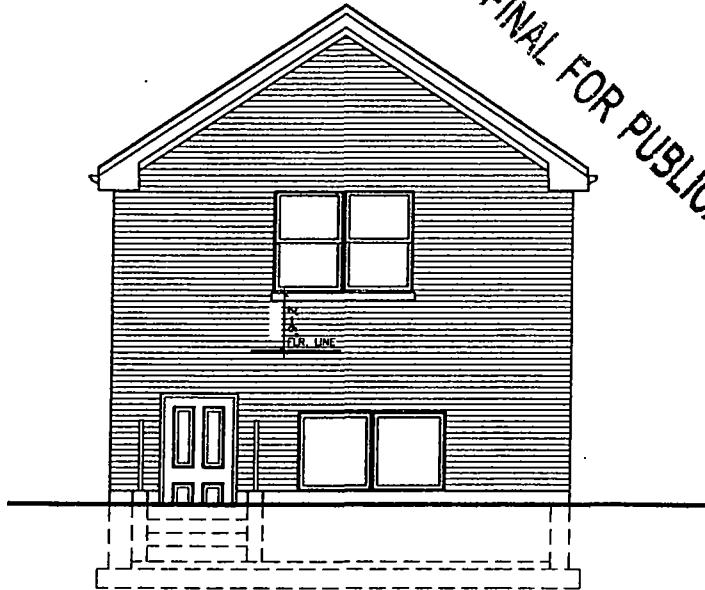
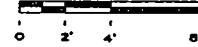
SITE PLAN

SCALE: 3/32"=1'-0"



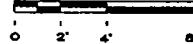
FRONT ELEVATION

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



REAR ELEVATION

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



FINAL FOR PUBLICATION

ZONING INFO

609 W ROOT ST

LOT SIZE: 24X125, 3000 SF

REQUIRED	EXISTING	PROPOSED
• ZONING	C1-B	B2-1
• LOT AREA	3000 SF	3000 SF
• MIN LOT AREA/UNT	3000 SF	3000 SF
• USE (RESIDENTIAL)	VACANT LOT	1 BRNGL FAMILY
• PARKING	VACANT LOT	2 CAR GARAGE
• BUILDING AREA	1.2 MAX F.A.R.	2500 SF/0.87 F.A.R.
• BUILDING HEIGHT	VACANT LOT	17'-9" TO MEDIAN
• SIDE SETBACK	NONE REQUIRED	1' (E) + 3' (W) = 4' TOTAL
• FRONT SETBACK	NONE REQUIRED	12'
• REAR SETBACK (20% REDUC)	30'	48'
• REAR YD. OPEN SPACE	NONE REQUIRED	442 S.F.

A-1

603
CHICAGO

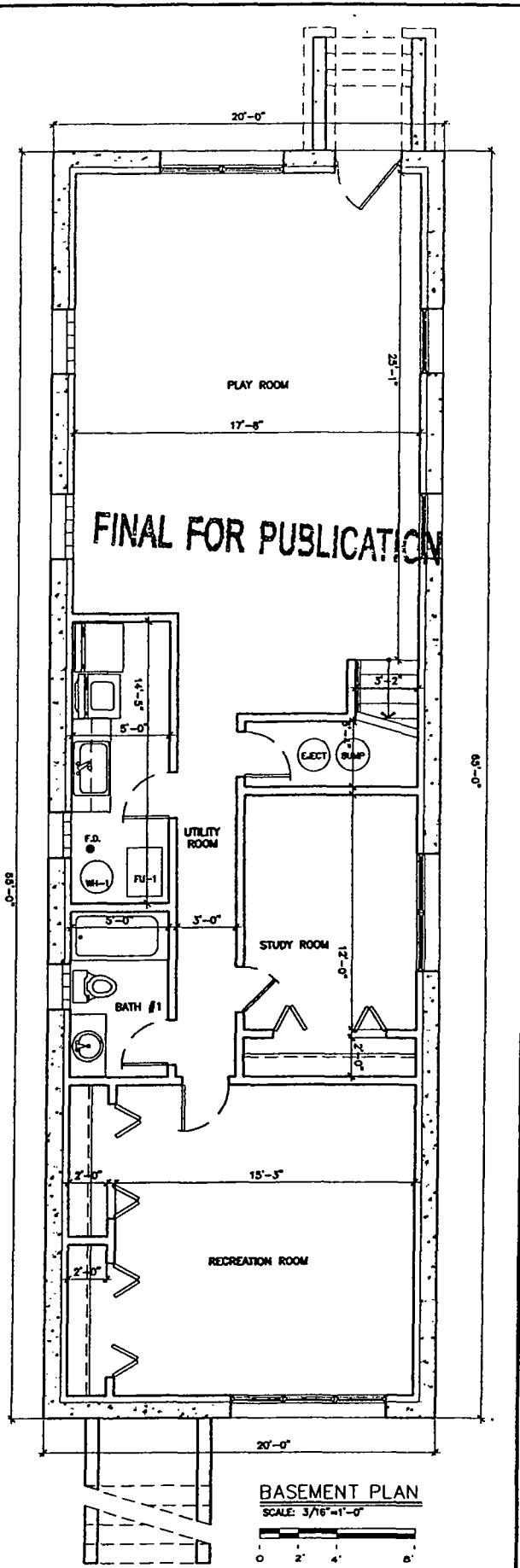
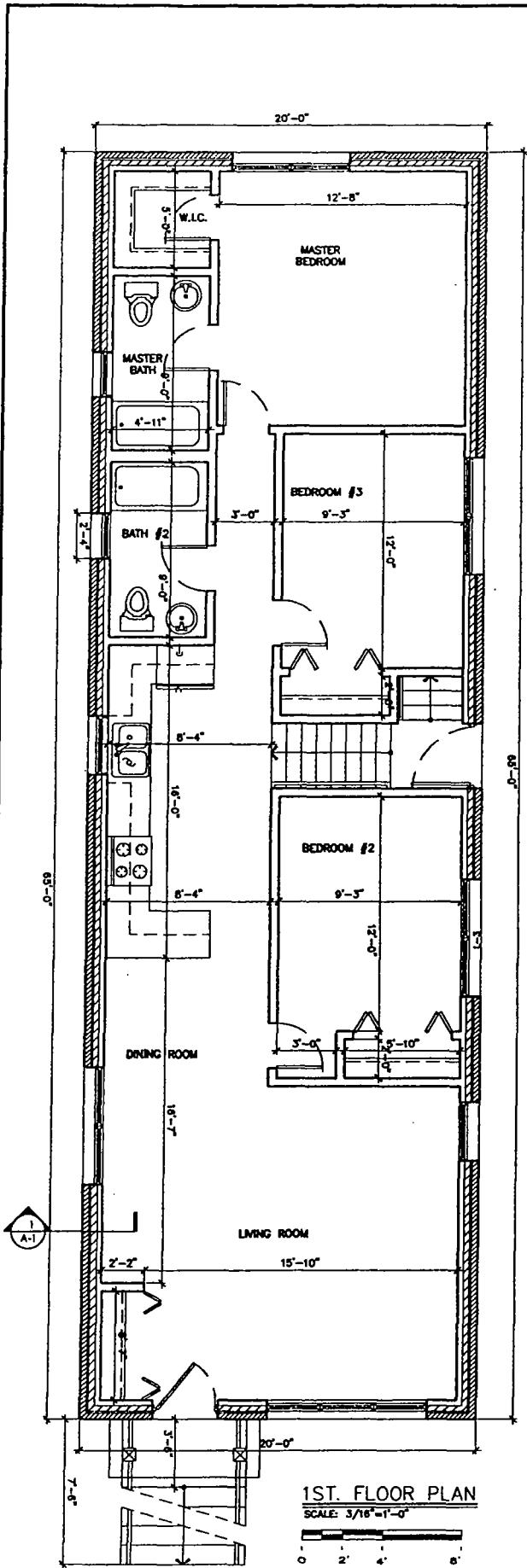
W

ROOT

STREET
ILLINOIS

ABD & ASSOCIATES, LTD
ARCHITECTS & BUILDERS

8747 N BRUSH BLDG STE 600 CHICAGO IL
773 884 8754



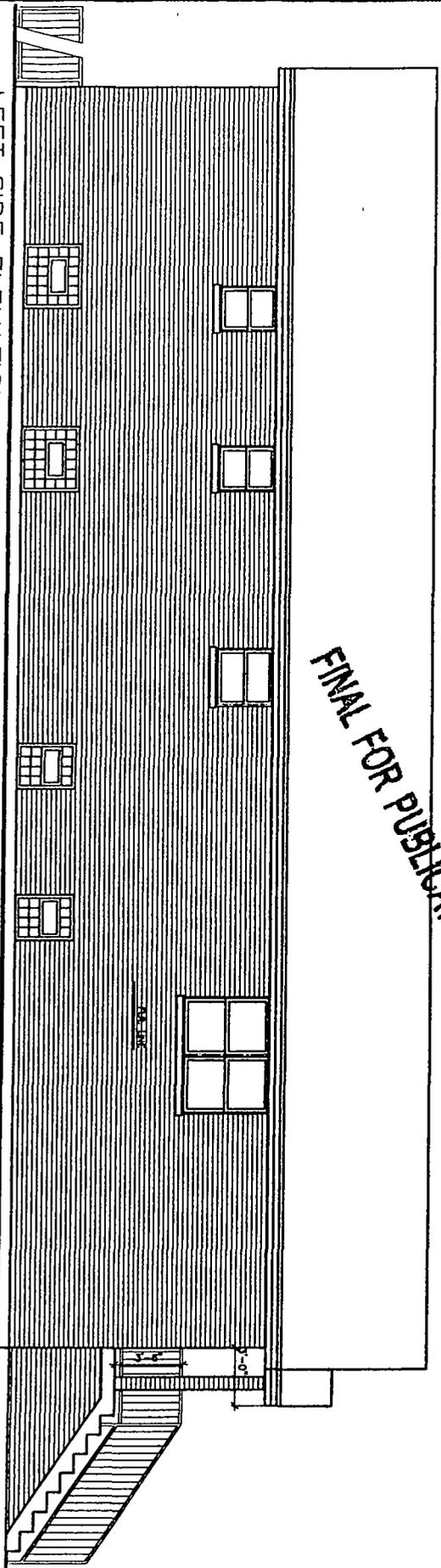
A-2

603 W ROOT STREET
CHICAGO ILLINOIS

ABD & ASSOCIATES, LTD.
 ARCHITECTS & ENGINEERS
 8747 N. WEST AVE. CHICAGO, ILL. 60648

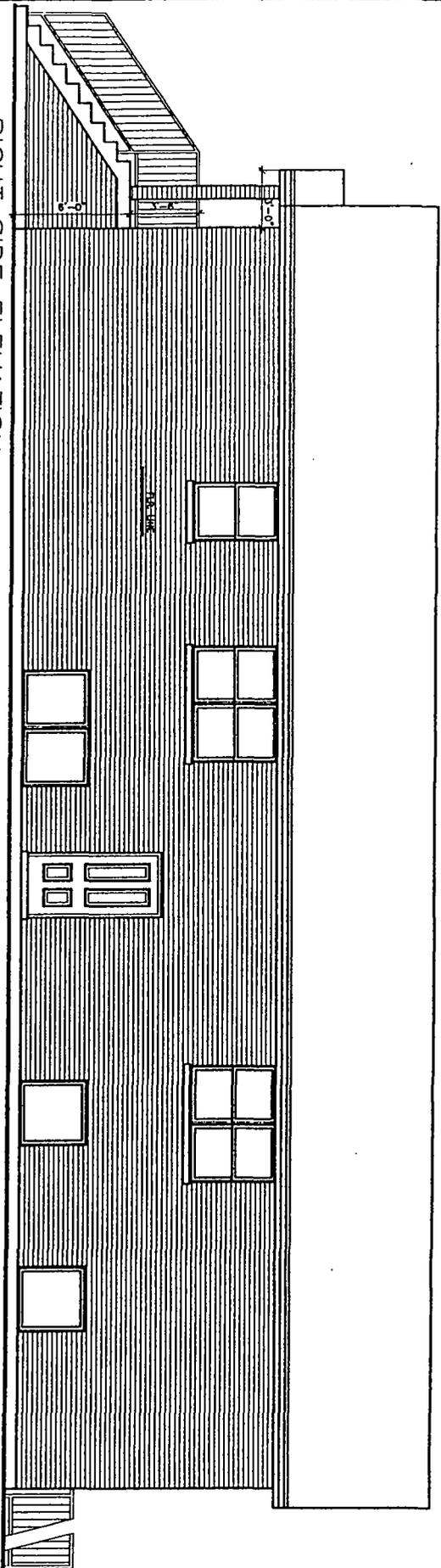
SCALE: 3/16"=1'-0"
0 2 4 6 8'

LEFT SIDE ELEVATION



SCALE: 3/16"=1'-0"
0 2 4 6 8'

RIGHT SIDE ELEVATION

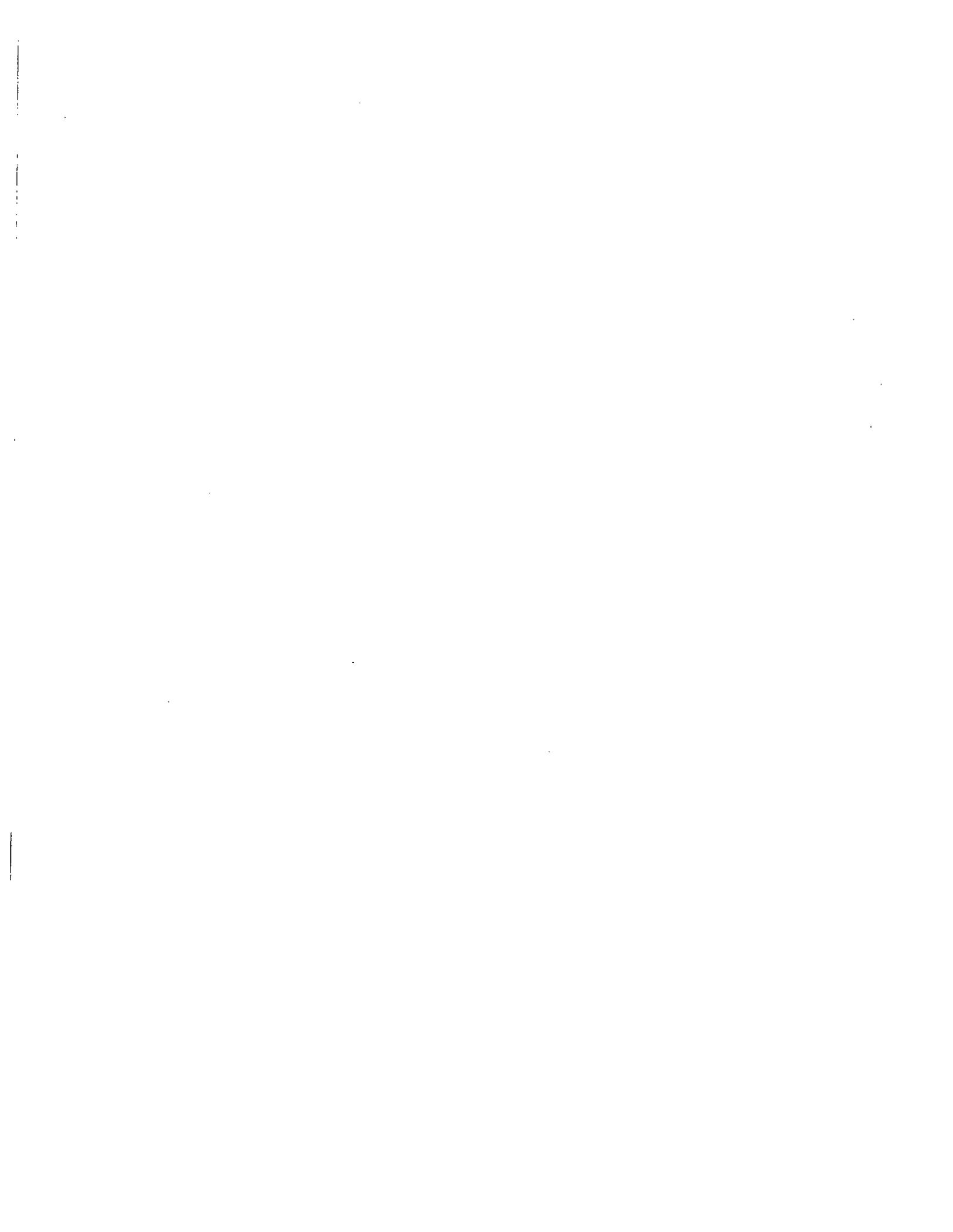


FINAL FOR PUBLICATION

A-3

603 W ROOT STREET
CHICAGO ILLINOIS

 ABD & ASSOCIATES, LTD.
ARCHITECTS & BUILDING ENGINEERS
8747 N. ROCK MOUNTAIN DRIVE CHICAGO, ILL.
773 504 0954



**ROOF CONSTRUCTION UL#P522
SIMILAR TO UL#P522 (NO ROOF TRUSS)**

240# ASPHALT SHINGLES CLASS "A"
ON 15# ROOF FELTS ON 1/2"
EXTERIOR GRADE PLYWOOD SHEATHING.
SEE PLAN FOR BAFFLER SIZES AND DIRECTION.
VENT PER CODE.
AIR VENTILATION
AS PER CODE.

SELF-ADHESIVE ICE/WATER
SHIELD FROM EDGE OF ROOF
TO A POINT 24" INSIDE
EXTERIOR WALL LINE.

PRE-FINISH
ALUM. CUTTER
1 x 6 FASCIA
W/ ALUM. COVER
ALUM. SOFFIT
W/ SCREENED VENT

NOTE: WRAP END OF TRUSS
WITH BUILDING PAPER.

NOTE: PROVIDE HORIZONTAL
LAGGER IN MASONRY WALL
EVERY 3RD COURSE
(24" O.C. VERTICAL) TYP.

4 HR. MASONRY WALL
CONSTRUCTION UL#B202
4" FACE BRICK W/
GALV. METAL TIES
4" CONC. BLOCK (CLASS C-3)
2 x 4 W.D. STUDS @ 16" O.C.
R-15 KRAFT FACED BATT INSUL.
(1) 5/8" INT. GYP. BD. TYPE "X"

16# ASB SIMPSON
STRONG TIE
SOLID GROUTED
BOND BEAM
W/ 2/5" CONT.

CONT. INTL. FLASHING W/
WEEP HOLES @ 48" O.C.

CONTINUOUS 2 #
TOP & BOTTOM

FIBERGLASS
WATERPROOFING

BATT. INSULATION - R-30 CEILING
BATT. INSULATION - R-30 CATH. CLG.

CEILING CONSTRUCTION
5/8" GYP. BD. TYPE "X"
SEE PLAN FOR CLG. JST'S
SIZES AND DIRECTION.

1ST. FLR.

1 HR. RATED
FLR. CONSTRUCTION UL#L501
FINISH FLOOR PER PLAN 3/4"
PLYWD. SUBFLOOR - TAG ON
FLOOR JOISTS (PER PLAN) W/
BRIDGING 5/8" GYP. BOARD
TYPE "X" CEILING.

R18 DRAFTING
INSULATION

5/8" GYP. BD. TYPE "X"

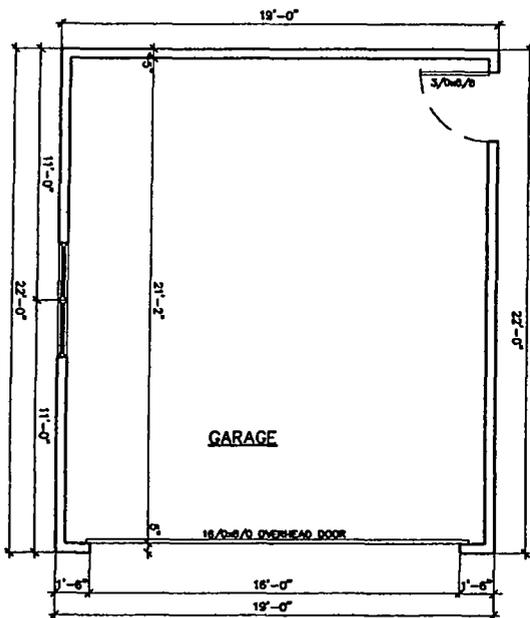
2x4 W.D. FURRING @ 16" O.C.
KRAFT FACED R-15
BATT INSULATION
5/8" GYP. BD.

BASEMENT
4" CONC. SLAB W/
4#4 #10 W.L.F.
& W/CLASH
ON 4" COMPACTED
GRAVEL
FLA. FINISH BY OTHER

4" DRAIN TILE WITH
2" (MIN.) COMPACTED STONE BASE
& 6" (MIN.) FABRIQUE COVER
(LOOP DRAIN TILE SYSTEM
TO SUMP/PUMP)

BLDG. WALL SECTION

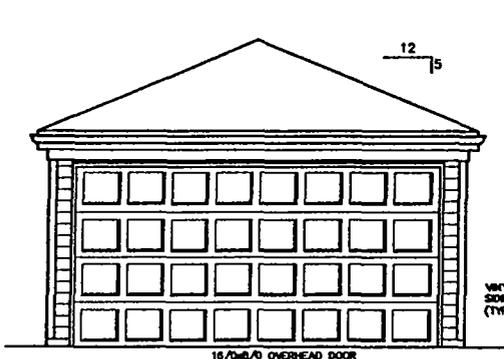
SCALE: 3/8"=1'-0"



GARAGE PLAN

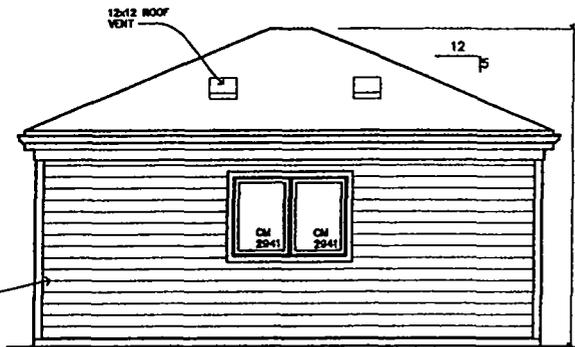
SCALE: 3/16"=1'-0"

FINAL FOR PUBLICATION



REAR ELEVATION

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

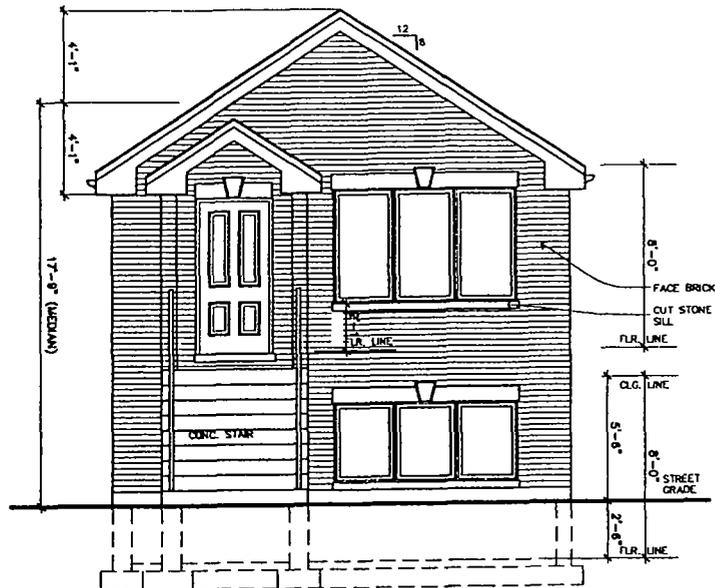
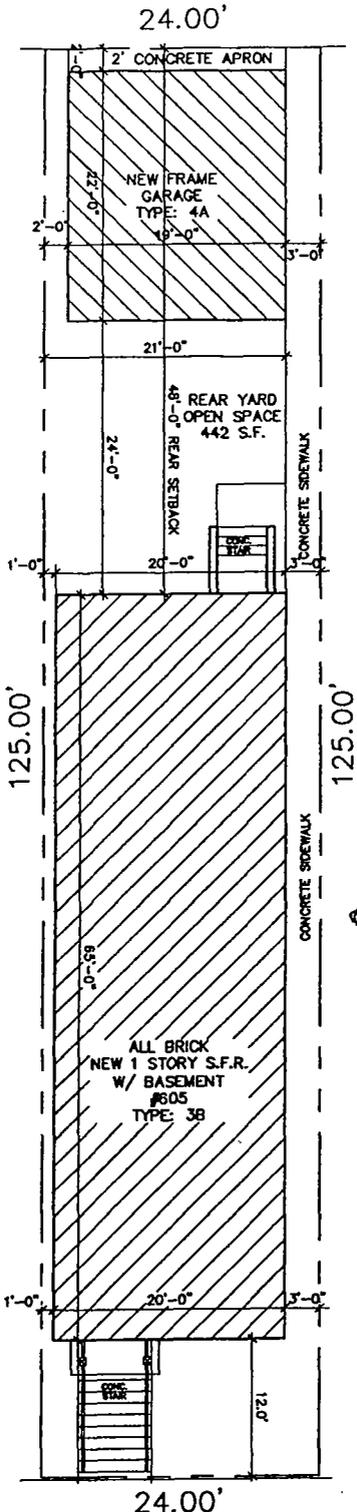


SIDE ELEVATION

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



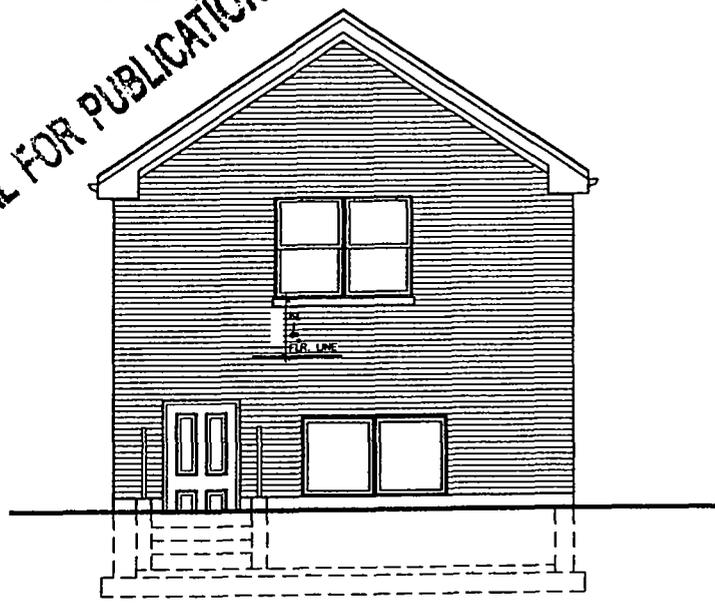
EXISTING 16 FT. PUBLIC ALLEY



FRONT ELEVATION

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

FINAL FOR PUBLICATION



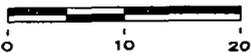
REAR ELEVATION

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

W ROOT STREET

SITE PLAN

SCALE: 3/32"=1'-0"



ZONING INFO		
605 W ROOT ST LOT SIZE: 24X125, 3000 SF		
REQUIRED	EXISTING	PROPOSED
• ZONING	OT-5	B2-1
• LOT AREA	3000 SF	3000 SF
• MIN LOT AREA/UNIT	3000 SF	3000 SF
• USE (RESIDENTIAL)	VACANT LOT	1 SINGLE FAMILY
• PARKING	VACANT LOT	2 CAR GARAGE
• BUILDING AREA	1.2 MAX F.A.R.	2900 SF(0.87 F.A.R.)
• BUILDING HEIGHT	VACANT LOT	17'-0" TO MEDIAN
• SIDE SETBACK	NONE REQUIRED	1' (E) + 3' (W) = 4' TOTAL
• FRONT SETBACK	NONE REQUIRED	12'
• REAR SETBACK (25% REQ'D)	30'	48'
• REAR YD. OPEN SPACE	NONE REQUIRED	442 S.F.

A-1

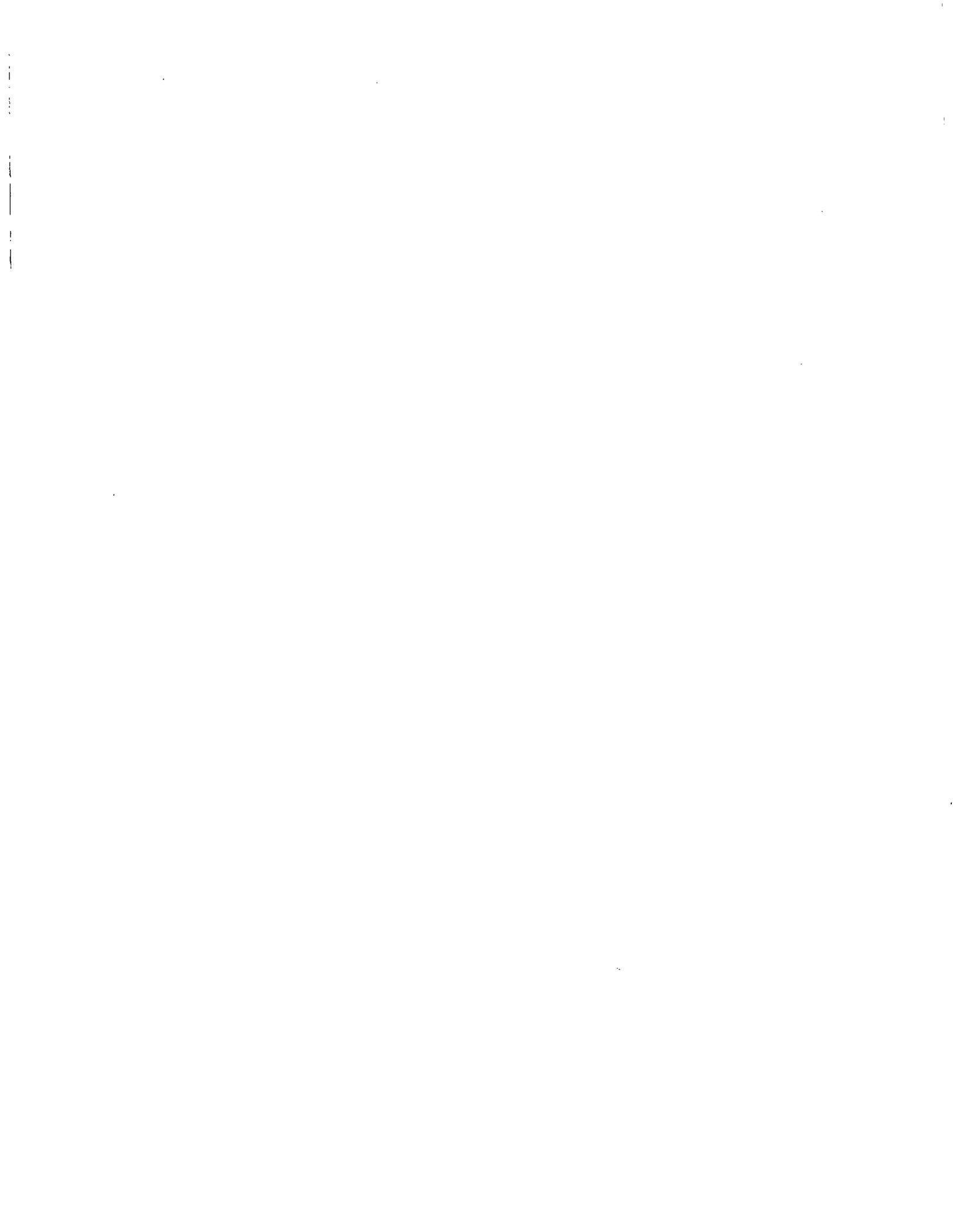
605 CHICAGO

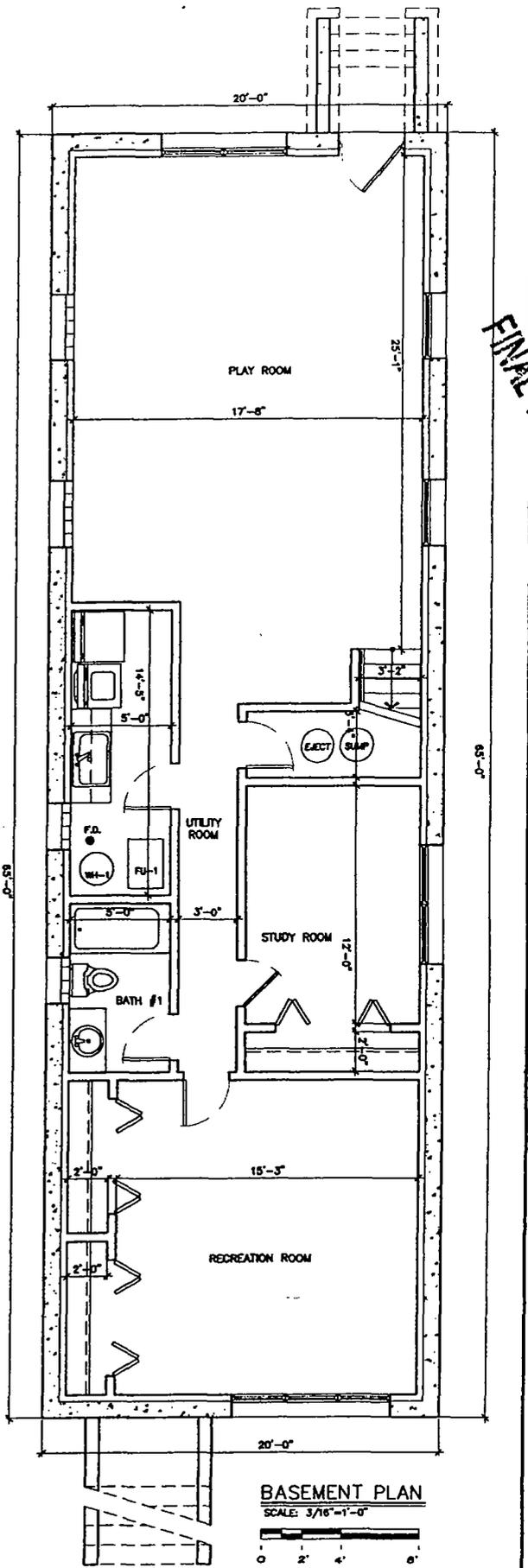
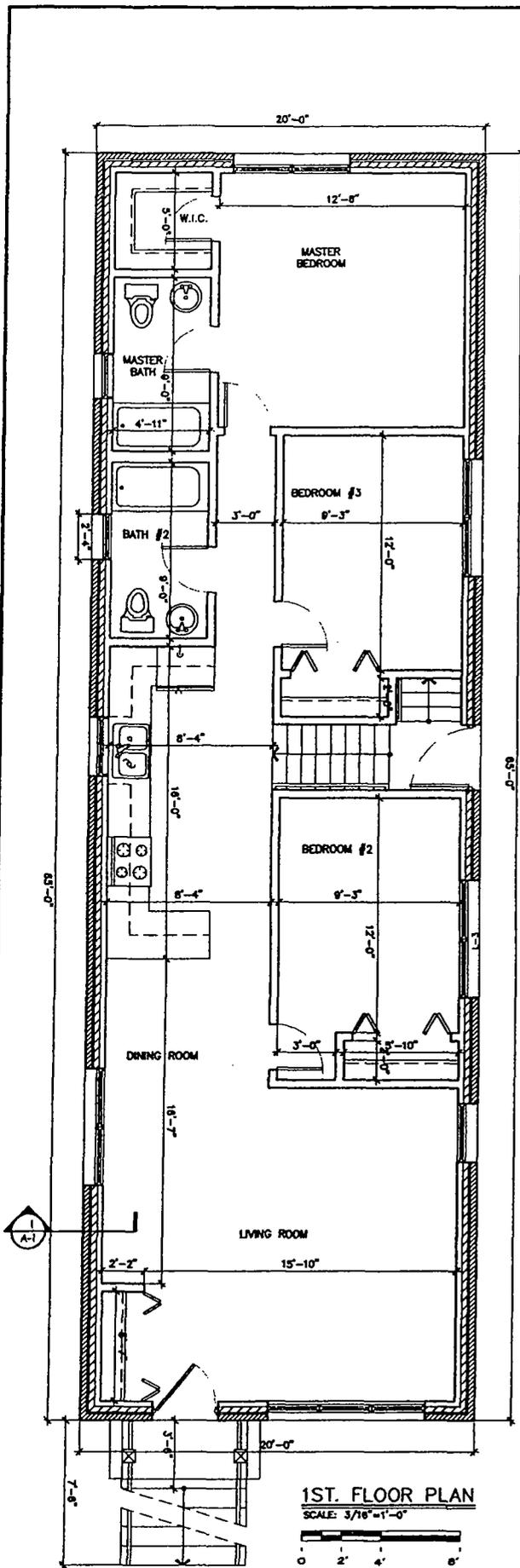
W

ROOT

STREET ILLINOIS

ABD & ASSOCIATES, LTD.
 ARCHITECTS & BUILDERS
 8707 N BRICK LANE #75 CHICAGO IL
 773 864 9764





FINAL FOR PUBLICATION

A-2

605
CHICAGO

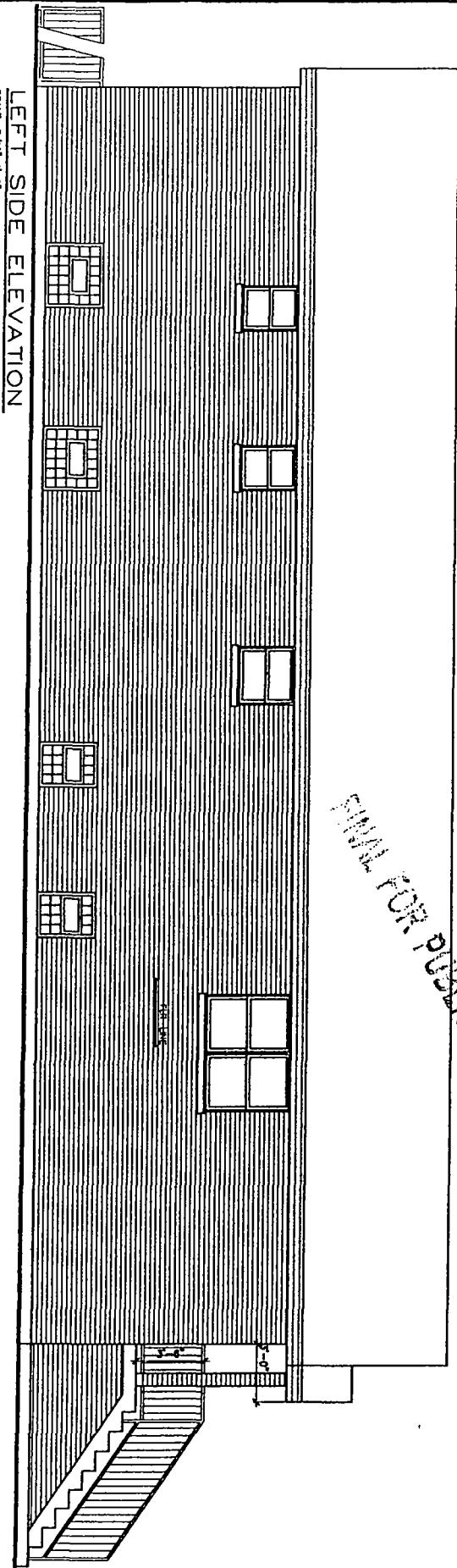
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ROOT

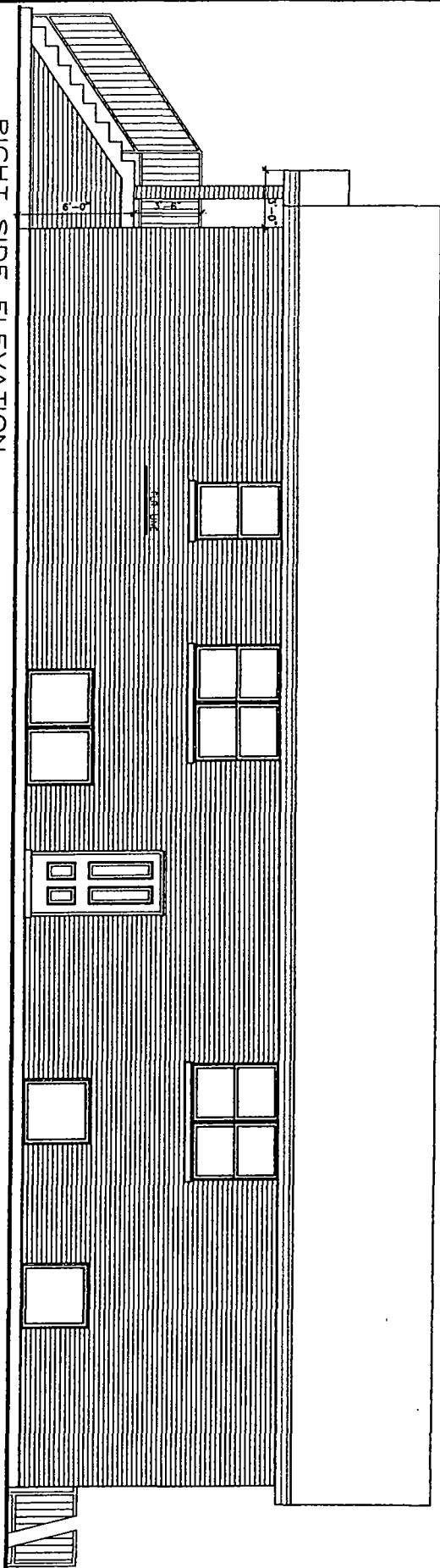
STREET
ILLINOIS

ABD & ASSOCIATES, LTD.
ARCHITECTS & ENGINEERS

6707 N. BRUSH AVE. CHICAGO, ILL.
312 864 9754



SCALE 3/16"=1'-0"



FINAL FOR PUBLICATION

A-3

605
CHICAGO

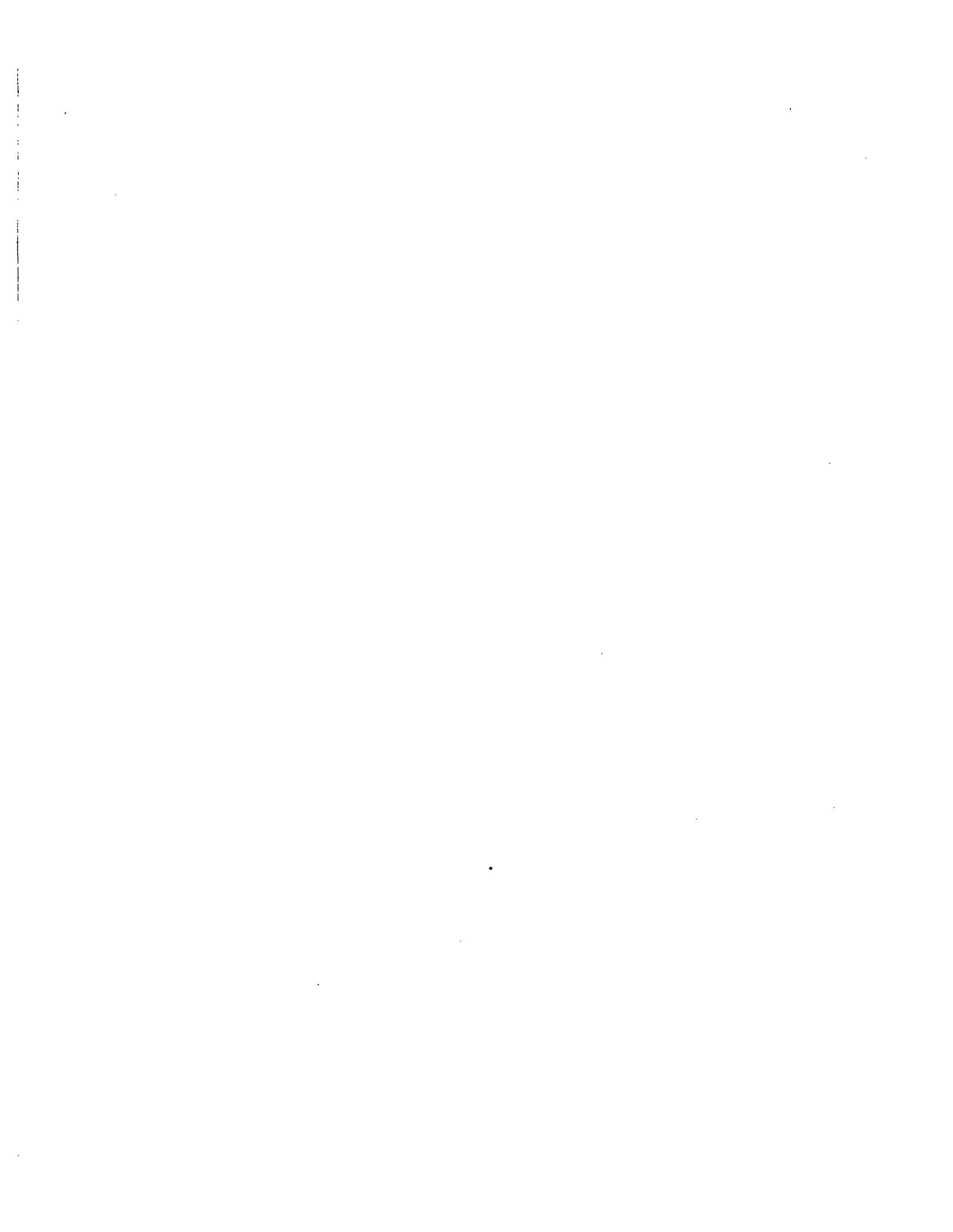
W

ROOT

STREET

ILLINOIS

ABO & ASSOCIATES, LTD
 ARCHITECTS & ENGINEERS
 6747 N. WEST AVE. CHICAGO, ILL.
 312 834 9764



**ROOF CONSTRUCTION UL#P522
SIMILAR TO UL#P522 (NO ROOF TRUSS)**

2404 ASPHALT SHINGLES CLASS "A"
ON 15/8 ROOF FELTS ON 1/2"
EXTERIOR GRADE PLYWOOD SHEATHING.
SEE PLAN FOR RAFTER SIZES AND DIRECTION.
VENT PER CODE.

AR VENTILATION
AS PER CODE

SELF-ADHESIVE ICE/WATER
SHIELD FROM EDGE OF ROOF
TO A POINT 24" INSIDE
EXTERIOR WALL LINE.

PRE-FINISH
ALUM CUTTIE
1 x 8 FASCIA
W/ ALUM COVER

ALUM SOFFIT
W/ SCREENED VENT

NOTE: WRAP END OF TRUSS
WITH BUILDING PAPER.

NOTE: PROVIDE HORIZONTAL
LADDER IN MASONRY WALL
EVERY 3RD COURSE
(24" O.C. VERTICAL) TYP.

4 HR MASONRY WALL
CONSTRUCTION UL#R902

4" FACE BRICK W/
GALV METAL TIES
4" CONC. BLOCK (CLASS C-3)
2 x 4 WD. STUDS @ 16" O.C.
R-15 RAFT FACED BATT INSUL.
(1) 5/8" INT.GYP. BD. TYPE "X"

HPA33 SIMPSON
STRONG TIE

SOLID GROUTED
BOND BEAM
W/ 2/5 CONT.

CONT. MTL. FLASHING W/
KEEP HOLES @ 48" O.C.

CONTINUOUS 2" R.
TOP & BOTTOM

FIBERGLASS
WATERPROOFING

4" CONC. SLAB W/
5/8 #10 W.W.F.
& MSQUEEN
ON 4" COMPACTED
GRAVEL
FLR. FINISH BY OWNER

4" x 4" DRAIN TILE WITH
2" (MIN.) COMPACTED STONE BASE
& 4" (MIN.) FABRIQUE COVER
LOOP DRAIN TILE SYSTEM
TO SUMP PUMP

1 HR. RATED
FL. CONSTRUCTION UL#L501

FINISH FLOOR PER PLAN 3/4"
PLYWD. SUBFLOOR - T&G ON
FLOOR JOISTS (PER PLAN) W/
BRIDGING 5/8" GYP. BOARD
TYPE "X" CEILING.

R19 DRAFTSTOP
INSULATION

2x4 NO. FURRING @ 16" O.C.
RAFT FACED R-15
BATT INSULATION
5/8" GYP. BD.

6" GYP. BD. TYPE "X"

CEILING CONSTRUCTION
5/8" GYP. BD. TYPE "X"
SEE PLAN FOR O.C. JSTS
SIZES AND DIRECTION.

BATT. INSULATION - R-38 CEILING
BATT. INSULATION - R-30 CATH. CLD.

12 5

12 5

15' MAX.

12 5

12 5

12 5

12 5

12 5

12 5

12 5

12 5

12 5

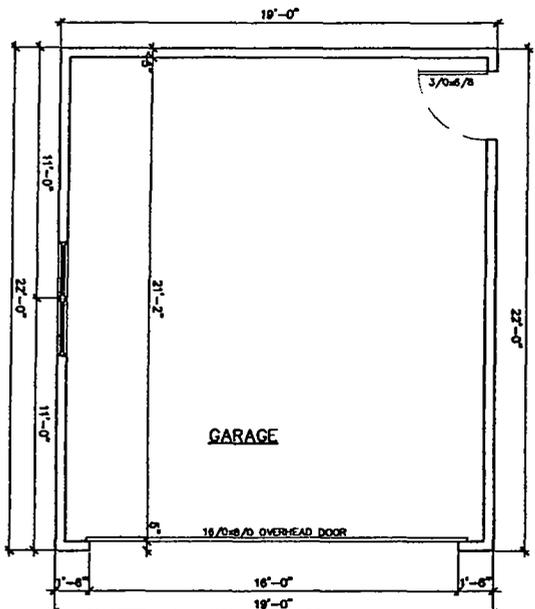
12 5

12 5

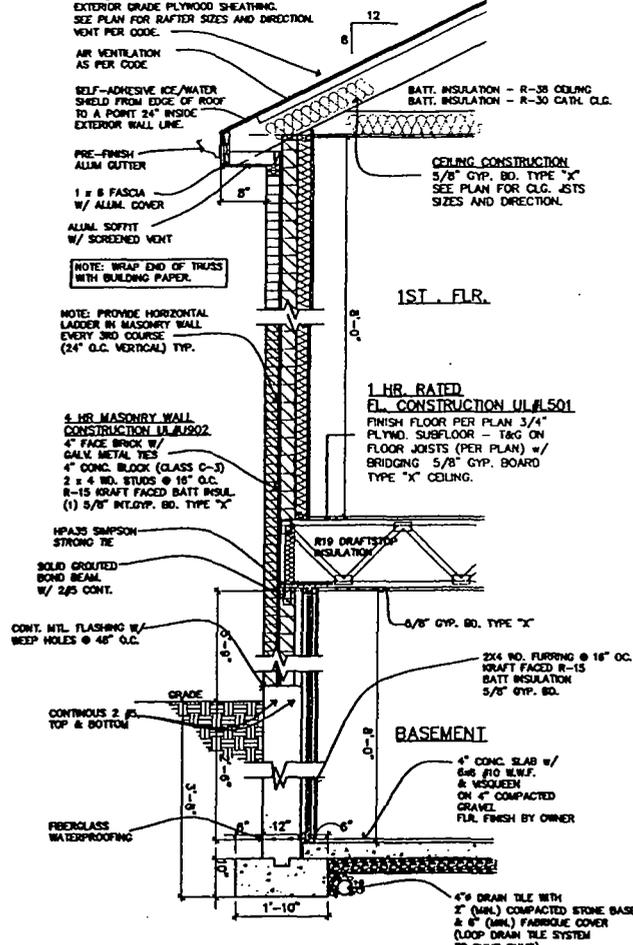
12 5

12 5

12 5

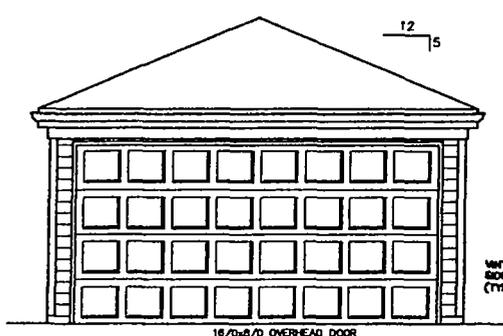


GARAGE PLAN
SCALE: 3/16"=1'-0"

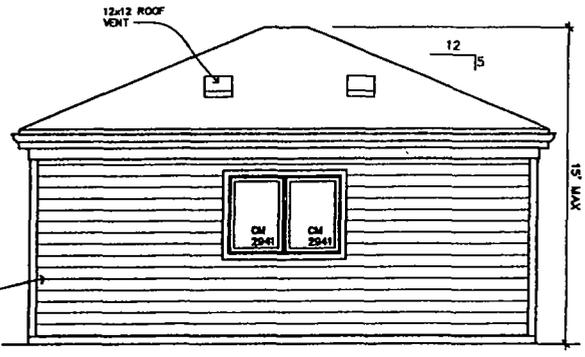


BLDG. WALL SECTION
SCALE: 3/8"=1'-0"

FINAL FOR PUBLICATION



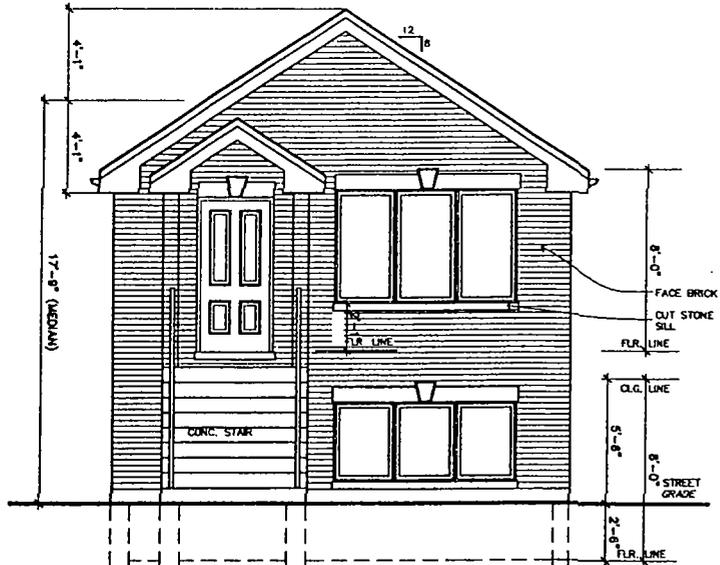
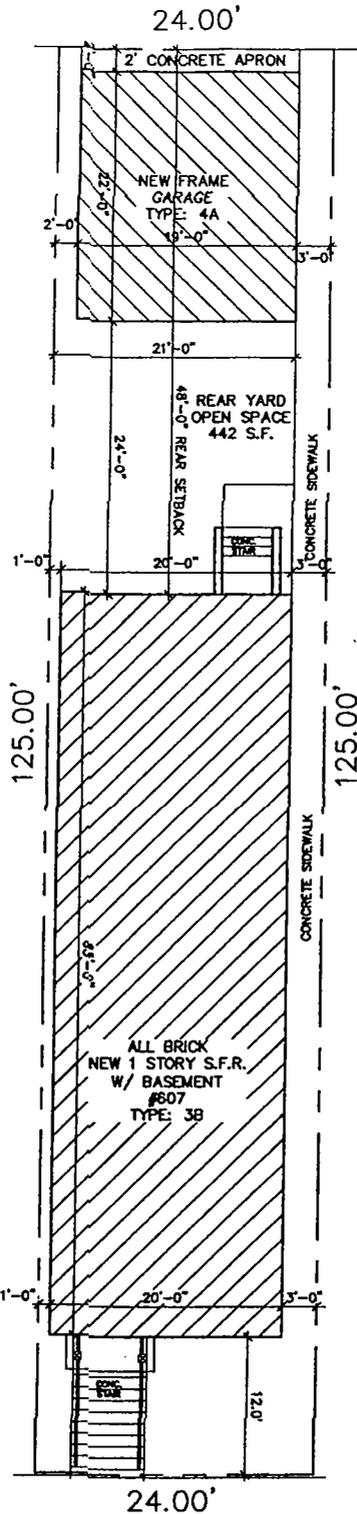
REAR ELEVATION
SCALE: 3/16"=1'-0"



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

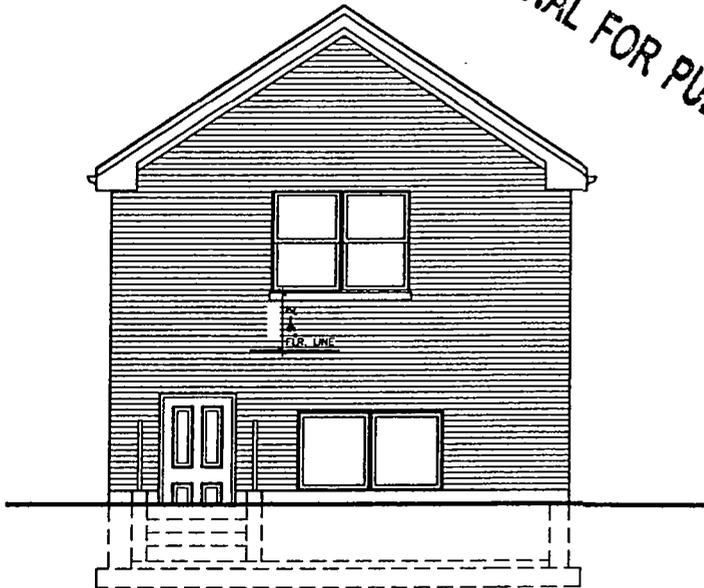


EXISTING 16 FT. PUBLIC ALLEY



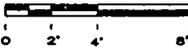
FRONT ELEVATION

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



REAR ELEVATION

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



FINAL FOR PUBLICATION

W ROOT STREET

SITE PLAN

SCALE: 3/32"=1'-0"



ZONING INFO		
607 W ROOT ST LOT SIZE: 24X125, 3000 SF		
REQUIRED	EXISTING	PROPOSED
• ZONING	C1-S	B2-1
• LOT AREA	3000 SF	3000 SF
• MIN LOT AREA/UNIT	3000 SF	3000 SF
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• PARKING	VACANT LOT	2 CAR GARAGE
• BUILDING AREA	1.2 MAX F.A.R.	2600 SF(0.87 F.A.R.)
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• REAR YD. OPEN SPACE	NONE REQUIRED	442 S.F.

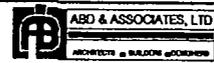
A-1

607 CHICAGO

W

ROOT

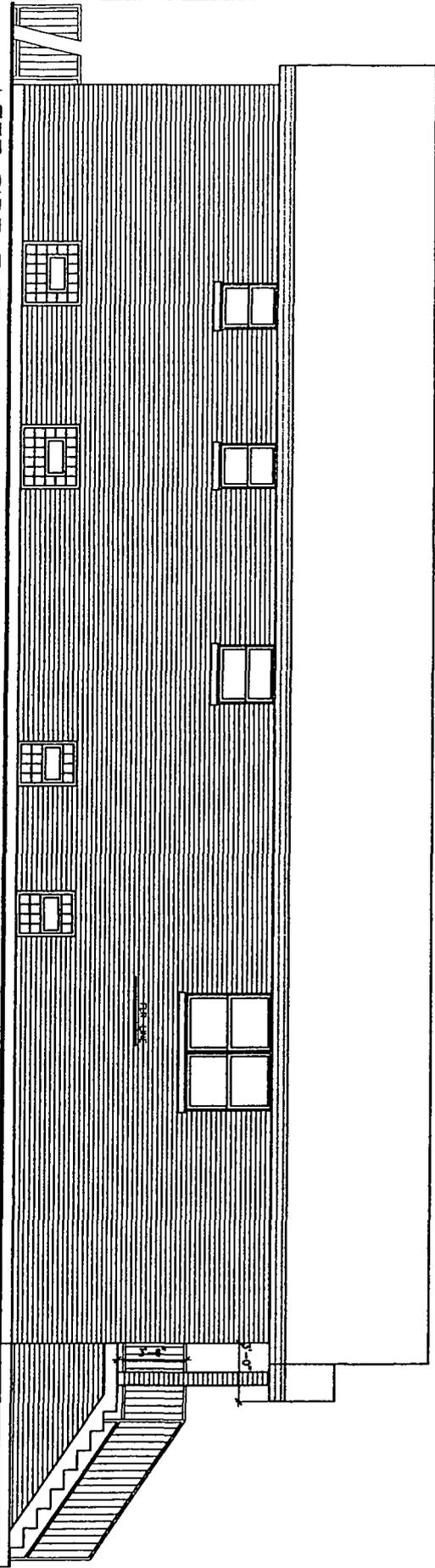
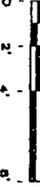
STREET ILLINOIS



8747 W BIRCH BARK AVE CHICAGO IL 60641

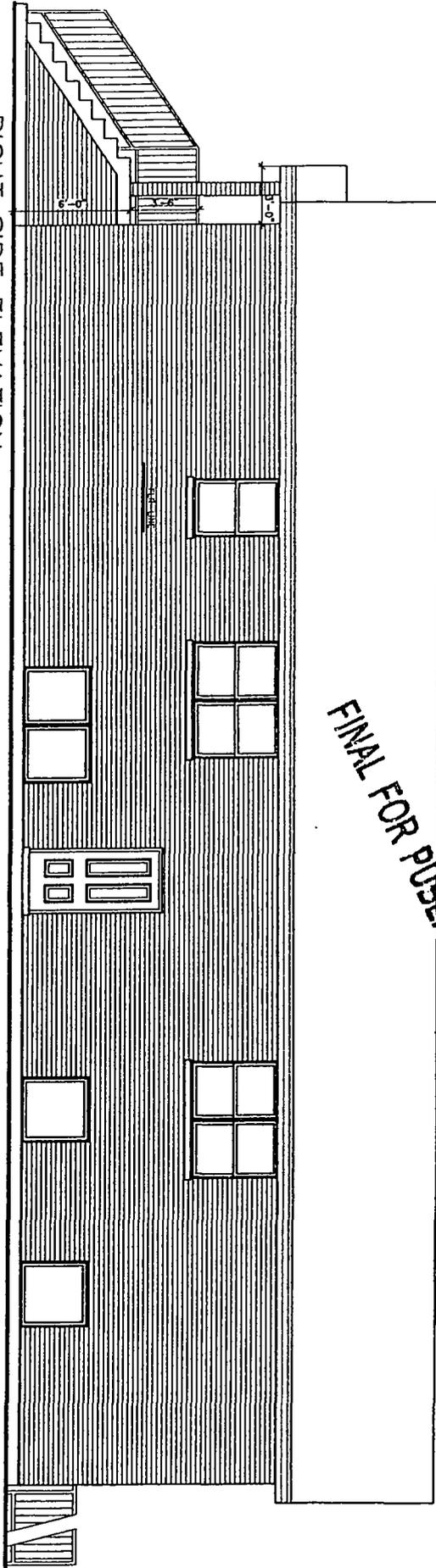
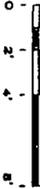
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FINAL FOR PUBLICATION

A-3

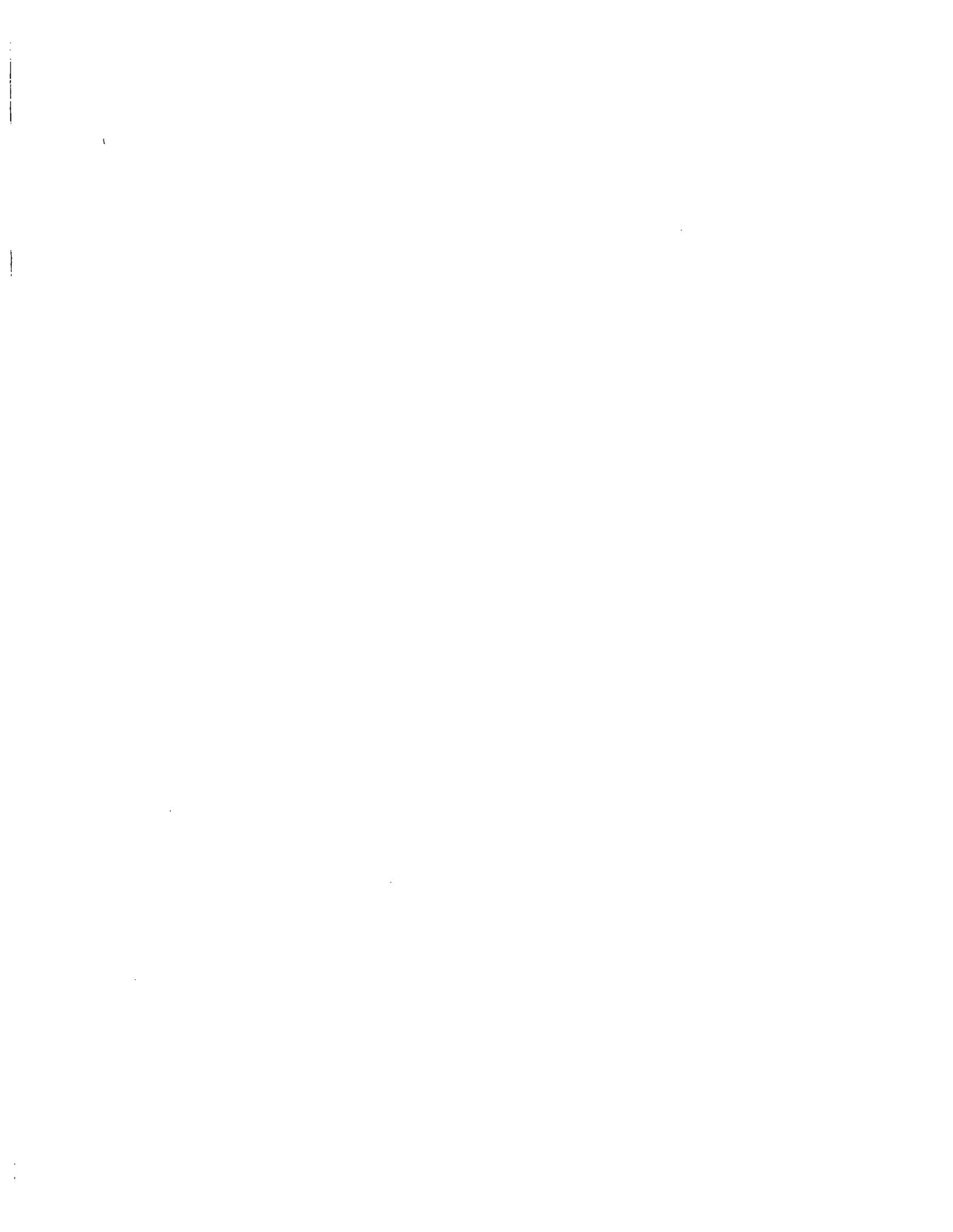
607
CHICAGO

W

ROOT

STREET
ILLINOIS

ABD & ASSOCIATES, LTD.
 ARCHITECTS & BUILDING ECONOMISTS
 6747 W. NORTH AVE. CHICAGO, ILL.
 773 584 9784



ROOF CONSTRUCTION UL #522
SIMILAR TO UL #522 (NO ROOF TRUSS)

240# ASPHALT SHINGLES CLASS "A"
 ON 15# ROOF FELTS ON 1/2"
 EXTERIOR GRADE PLYWOOD SHEATHING.
 SEE PLAN FOR RAFTER SIZES AND DIRECTION.
 VENT PER CODE.

AIR VENTILATION
 AS PER CODE

SELF-ADHESIVE ICE/WATER
 SHIELD FROM EDGE OF ROOF
 TO A POINT 24" INSIDE
 EXTERIOR WALL LINE.

PRE-FINISH
 ALUM. GUTTER
 1" x 8" FASCIA
 W/ ALUM. COVER
 ALUM. SOFFIT
 W/ SCREENED VENT

NOTE: WRAP END OF TRUSS
 WITH BUILDING PAPER.

NOTE: PROVIDE HORIZONTAL
 LADDER IN MASONRY WALL
 EVERY 3RD COURSE
 (24" O.C. VERTICAL) TYP.

1 HR. RATED
 PL. CONSTRUCTION UL # 501

FINISH FLOOR PER PLAN 3/4"
 PLYWD SUBFLOOR - T&G ON
 FLOOR JOISTS (PER PLAN) w/
 BRIDGING 5/8" GYP. BOARD
 TYPE "X" CEILING.

4 HR MASONRY WALL
 CONSTRUCTION UL #502
 4" FACE BRICK w/
 GALV. METAL TIES
 4" CONC. BLOCK (CLASS C-3)
 2" x 4" MD. STUDS @ 16" O.C.
 R-15 DRAFT FACED BATT INSUL.
 (1) 5/8" INT. GYP. BO. TYPE "X"

HP435 SIMPSON
 STRONG TIE
 SOLID DRAUGHTED
 SOND BEAM
 W/ 2/5 CONT.

CONT. MTL. FLASHING W/
 WEEP HOLES @ 48" O.C.

CONTINUOUS 2" (P)
 TOP & BOTTOM
 FIBERGLASS
 WATERPROOFING

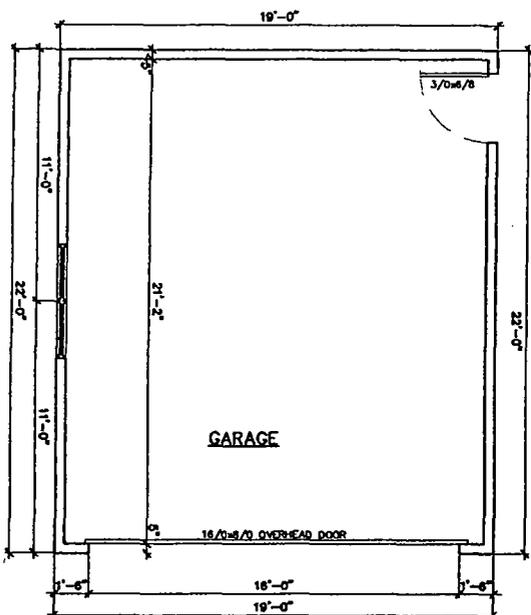
2X4 MD. FURRING @ 16" OC.
 DRAFT FACED R-15
 BATT INSULATION
 5/8" GYP. BO.

4" CONC. SLAB w/
 6# 8" R/O W.R.F.
 & REINFORC.
 ON 4" COMPACTED
 GRAVEL
 FLR. FINISH BY OWNER

4" DRAIN TILE WITH
 2" (MIN.) COMPACTED STONE BASE
 & 6" (MIN.) FIBERGLASS COVER
 (LOOP DRAIN TILE SYSTEM
 TO SUMP PUMP)

BLDG. WALL SECTION

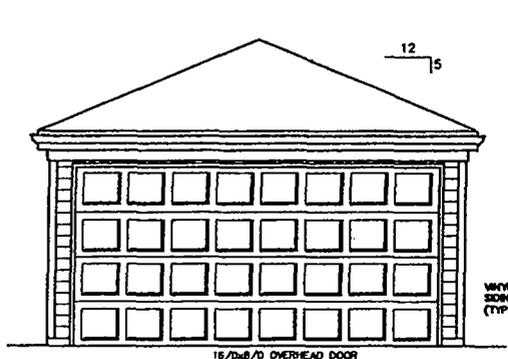
SCALE: 3/8"=1'-0"



GARAGE PLAN

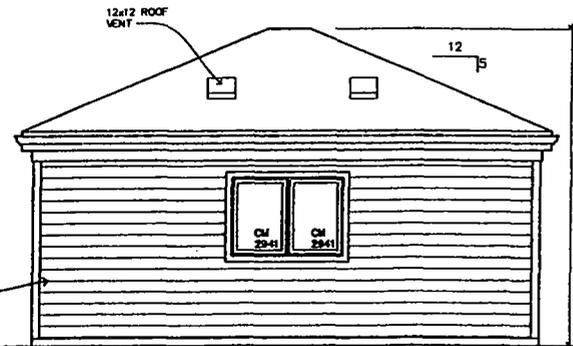
SCALE: 3/16"=1'-0"

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REAR ELEVATION

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



SIDE ELEVATION

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



A-4

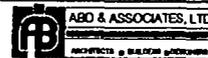
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