



# City of Chicago



O2022-3849

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-G at 4642 N Magnolia Ave - App No. 22036T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

*Final for Publication*

**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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 11-G in the area bounded by:

A line 140.00 feet south of and parallel to West Leland Avenue; North Magnolia Avenue; a line 190.00 feet south of and parallel to West Leland Avenue; and the public alley next west of and parallel to North Magnolia Avenue

to those of an RT-4 Residential Two-Flat, Townhouse and 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: 4642 N. Magnolia Ave.

**Narrative and Plans  
Type I Rezoning Map Amendment  
4642 N. Magnolia Ave.**

**The Project**

Lakeview Property Rentals LLC, REO Series, a series of an Illinois limited liability company, the owner of the subject site, (the "Applicant"), seeks a Type 1 zoning map amendment from the current RS-3 district to an RT-4 district, for construction of a three-story residential apartment building containing six dwelling units (two on each of the first, second and third floors, with the first-floor units duplexed into the below-grade basement) and six outdoor parking spaces, with roof deck. The building will be 38 feet in height and will contain approximately 9,410 square feet of floor area.

**The Site**

The development site is a vacant parcel, 8,080 square feet in land area (50 feet (frontage) x approximately 161 feet (depth), located at 4642 N. Magnolia Ave. The last improvements on the subject property were demolished pursuant to a demolition permit issued in February, 2014. Immediately to the north of the development site is a residential apartment building containing 39 dwelling units and no parking spaces, located at 4646 N. Magnolia Ave. Immediately to the south of the development site is one of only two single-family dwellings (out of approximately 22 buildings) in the block, located at 4636 N. Magnolia Ave. (the other is located at 4610 N. Magnolia Ave.). The land use in the immediate area of the proposed rezoning is predominantly multi-family residential, with mixed-use or commercial buildings along Wilson Ave. The subject property is located in the SD-23 Sheridan Park North Special Character Overlay District and the proposed development meets the front setback requirement and other design requirements of Zoning Ordinance Sec. 17-7-1300.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 1.17

lot area per dwelling unit : 1,346.67 sf/du

off-street parking: 6 spaces; no loading (none required).

setbacks: front along Magnolia Ave. = 30.0 feet  
rear = 48.4 feet  
side/north= 5.0 feet  
side/south = 5.0 feet

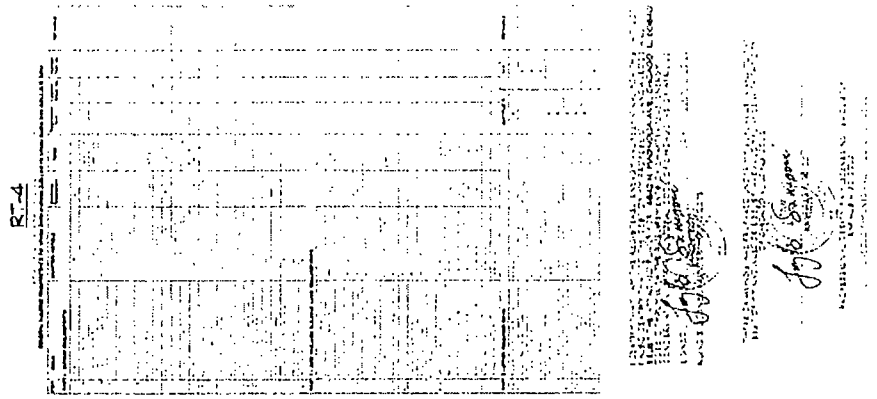
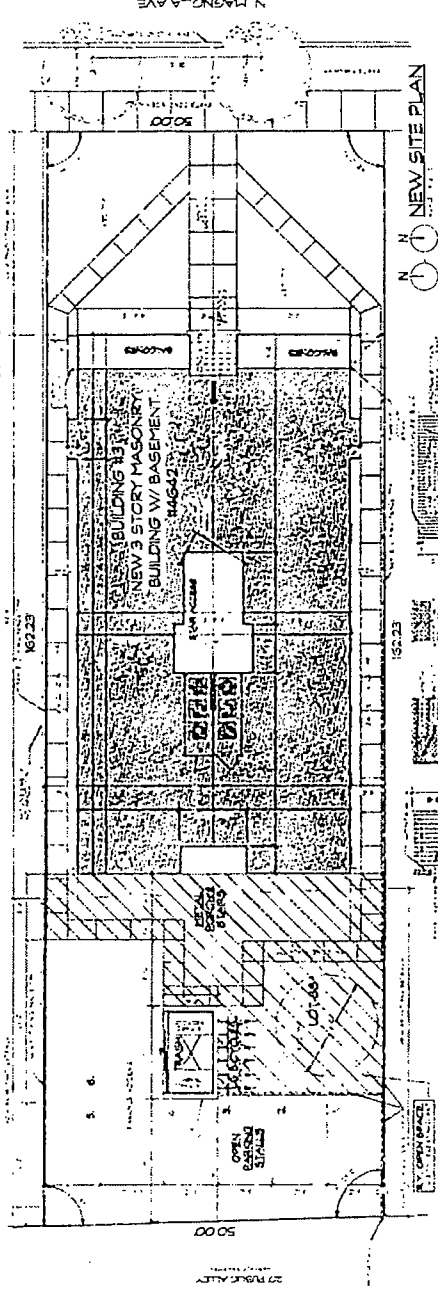
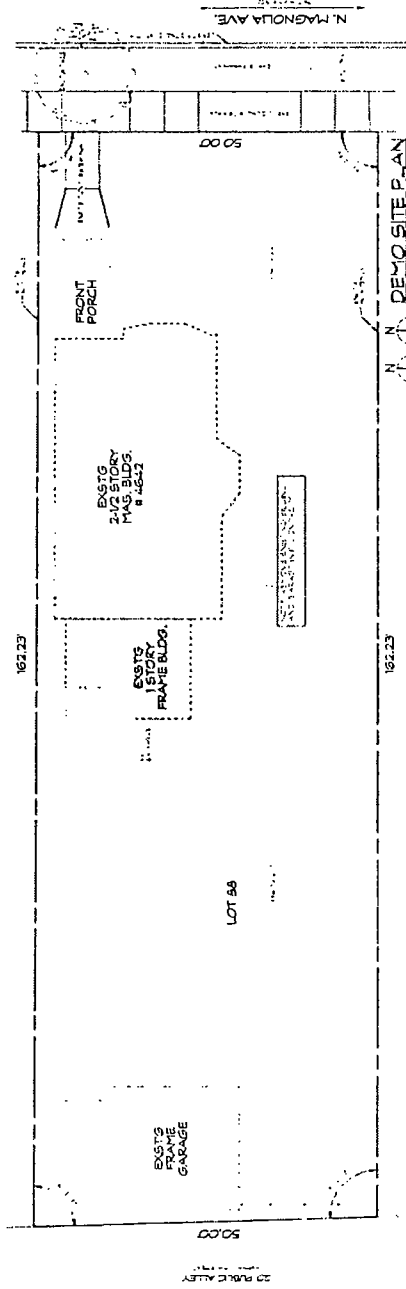
building height: 38.0 feet

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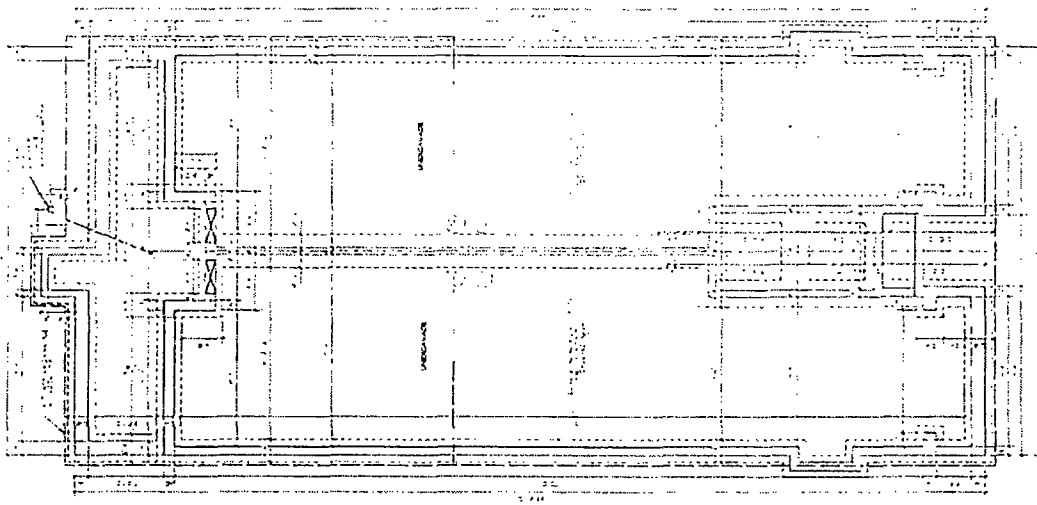
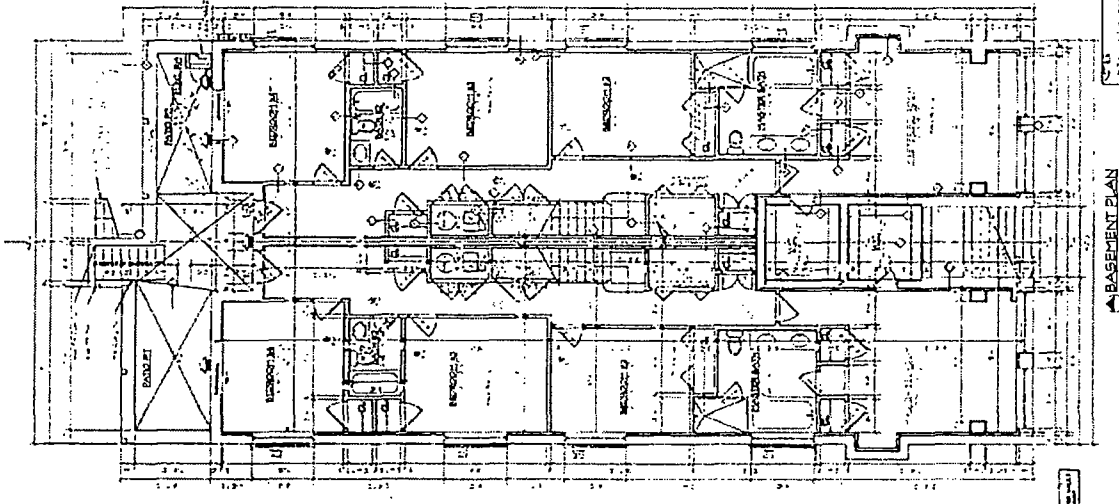
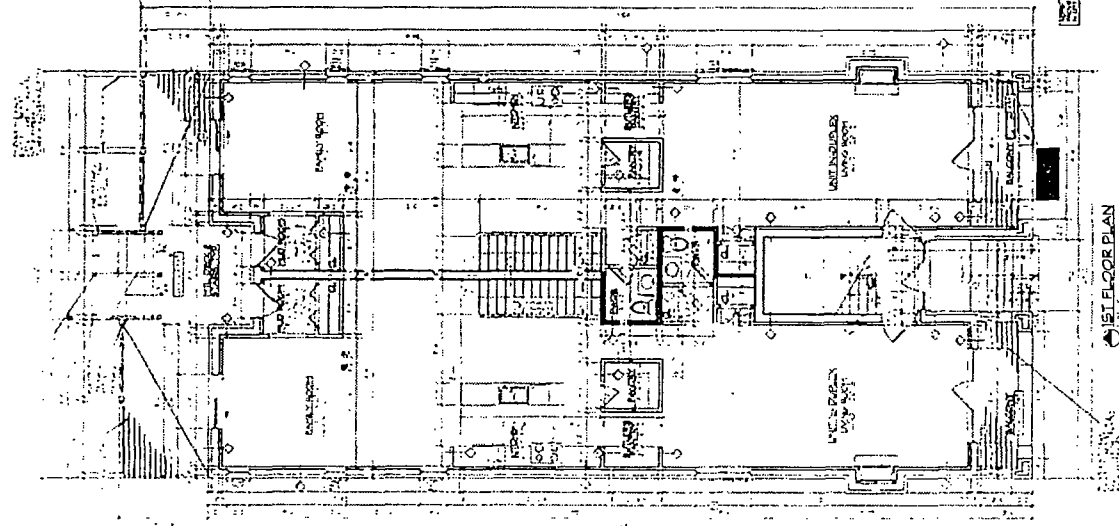
**NEW 3 1/2 STORY MAS 6 D.U. BUILDING  
& (6) OPEN PARKING STALLS & TRASH ENCL.**  
LOCATION: 4642 N. MAGNOLIA AVE.,  
CHICAGO, IL 60640

OWNER: 4642 N. MAGNOLIA AVE  
CHICAGO, IL 60640  
ARCHITECT: LASZLO SIMOVIC ARCHITECTS, L.L.C.  
6512 N. ARTESIAN AVE  
CHICAGO, IL 60645  
E-MAIL: OFFICE@L3371.CARCH.COM

DATE: 10/15/2013  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN



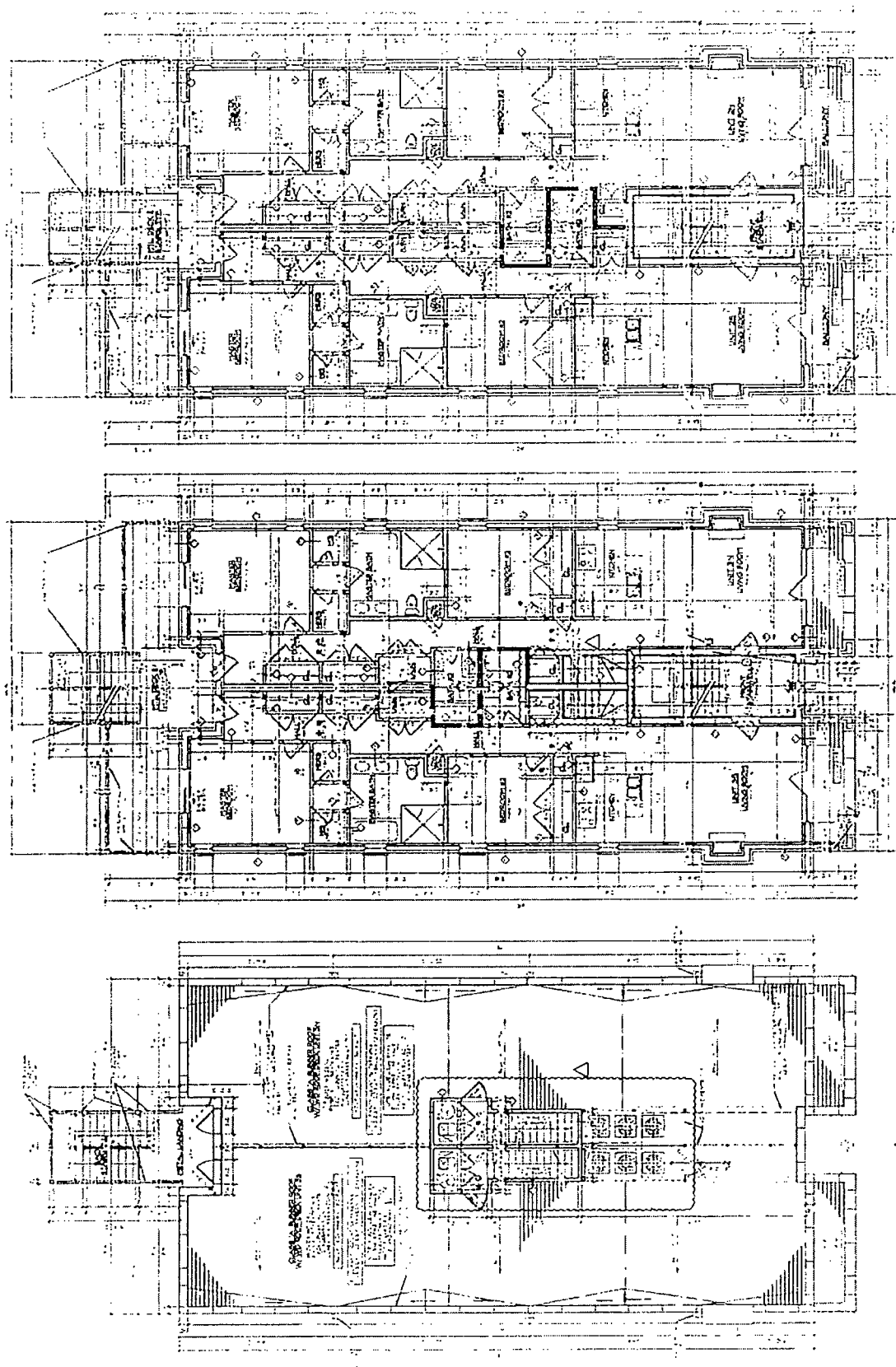
Signature and Date



PARTITION LEGEND

OWNER LEAS PRINCIPAL, LLC	PROJECT NEW 3 1/2 STORY MASS & GU STAIRS 4042 N. PANGLOSS AVE. CHICAGO, IL 60640		LASZLO SIMOVIC ARCHITECTS, L.L.C. 6512 N. ARLESAN AVE. CHICAGO, IL 60640 TEL: 773-336-2255 FAX: 773-336-2255
ARCHITECT LEAS PRINCIPAL, LLC 500 N. LAUREL ST. CHICAGO, IL 60610			

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2ND FLOOR PLAN

3RD FLOOR PLAN

4TH FLOOR PLAN

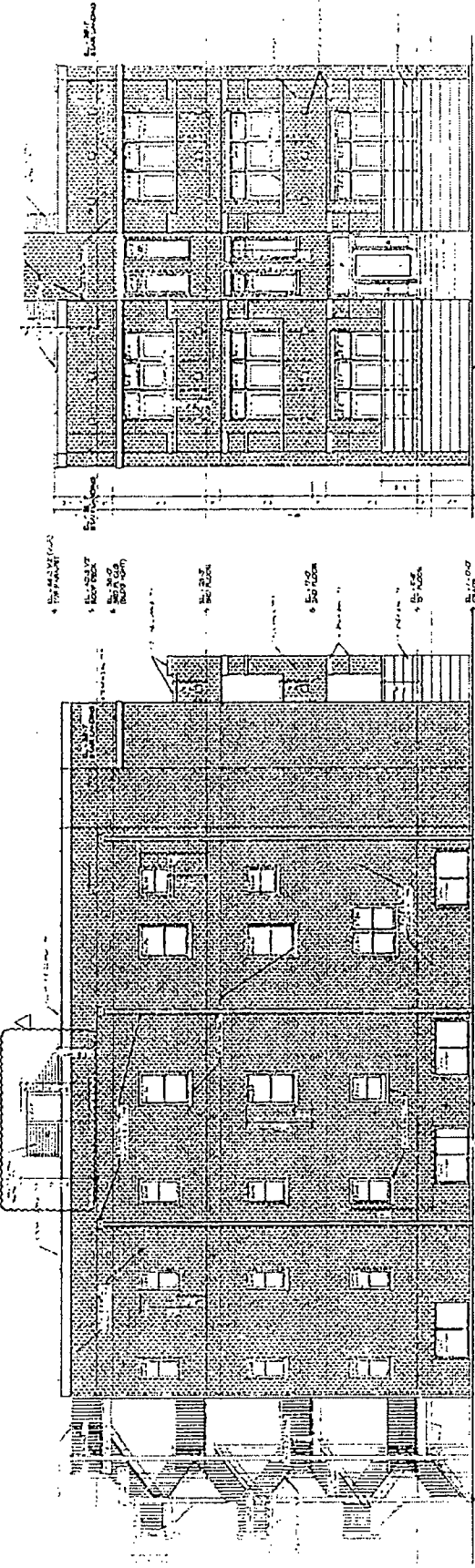
**PARTITION LEGEND**

[Symbol]	1/2" Gypsum Board
[Symbol]	5/8" Gypsum Board
[Symbol]	1" Gypsum Board
[Symbol]	1 1/2" Gypsum Board
[Symbol]	2" Gypsum Board
[Symbol]	2 1/2" Gypsum Board
[Symbol]	3" Gypsum Board
[Symbol]	4" Gypsum Board
[Symbol]	5" Gypsum Board
[Symbol]	6" Gypsum Board
[Symbol]	8" Gypsum Board
[Symbol]	10" Gypsum Board
[Symbol]	12" Gypsum Board
[Symbol]	14" Gypsum Board
[Symbol]	16" Gypsum Board
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[Symbol]	36" Gypsum Board
[Symbol]	42" Gypsum Board
[Symbol]	48" Gypsum Board
[Symbol]	54" Gypsum Board
[Symbol]	60" Gypsum Board
[Symbol]	72" Gypsum Board
[Symbol]	84" Gypsum Board
[Symbol]	96" Gypsum Board
[Symbol]	108" Gypsum Board
[Symbol]	120" Gypsum Board

L&S2.D SIMOV, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60631 TEL: 773.338.2228 FAX: 773.338.2229			NEW 3 1/2 STORY MASS HOUSING BLDG W/ 8 OPEN PARKING 1462 MADISON AVE. CHICAGO, IL 60640	OWNER 1462 MADISON LLC	PROJECT NO. 1462	SHEET NO. A-3
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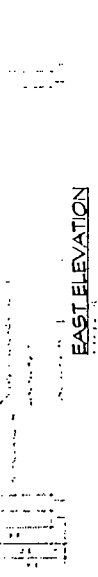
Final for Publication

<b>PROJECT</b> NEW 3 TO 5 STORY MAS 6 DU BLDG W/ 6 CRP1 PARKING 6512 N. ARTESIAN AVE. CHICAGO, IL 60624		
<b>OWNER</b> 4642 MAGNOLIA, U.S.		
<b>ARCHITECT</b> LASZLO SIMONC ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60624 TEL: 773-338-2240 FAX: 773-338-2240		<b>DATE</b> 08/11/2011
<b>NO. SHEET</b> 001 OF 001		<b>SCALE</b> AS SHOWN

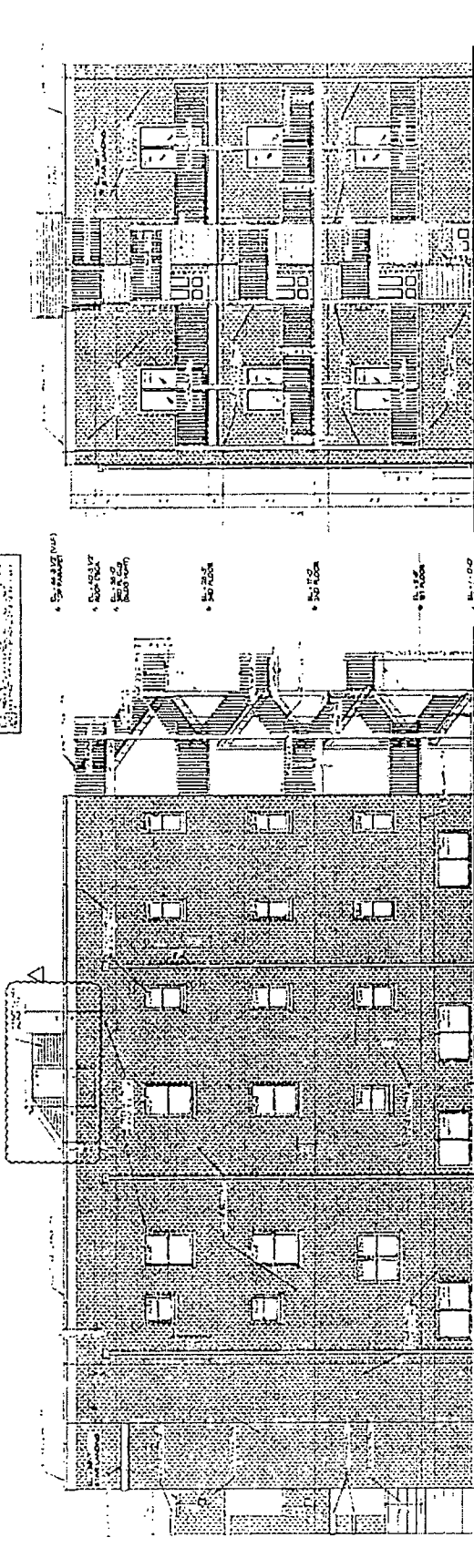


SOUTH ELEVATION

- 1st FLOOR (100)
- 2nd FLOOR (200)
- 3rd FLOOR (300)
- 4th FLOOR (400)
- 5th FLOOR (500)
- 6th FLOOR (600)
- 7th FLOOR (700)
- 8th FLOOR (800)
- 9th FLOOR (900)
- 10th FLOOR (1000)
- 11th FLOOR (1100)
- 12th FLOOR (1200)
- 13th FLOOR (1300)
- 14th FLOOR (1400)
- 15th FLOOR (1500)
- 16th FLOOR (1600)
- 17th FLOOR (1700)
- 18th FLOOR (1800)
- 19th FLOOR (1900)
- 20th FLOOR (2000)
- 21st FLOOR (2100)
- 22nd FLOOR (2200)
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- 24th FLOOR (2400)
- 25th FLOOR (2500)
- 26th FLOOR (2600)
- 27th FLOOR (2700)
- 28th FLOOR (2800)
- 29th FLOOR (2900)
- 30th FLOOR (3000)
- 31st FLOOR (3100)
- 32nd FLOOR (3200)
- 33rd FLOOR (3300)
- 34th FLOOR (3400)
- 35th FLOOR (3500)
- 36th FLOOR (3600)
- 37th FLOOR (3700)
- 38th FLOOR (3800)
- 39th FLOOR (3900)
- 40th FLOOR (4000)
- 41st FLOOR (4100)
- 42nd FLOOR (4200)
- 43rd FLOOR (4300)
- 44th FLOOR (4400)
- 45th FLOOR (4500)
- 46th FLOOR (4600)
- 47th FLOOR (4700)
- 48th FLOOR (4800)
- 49th FLOOR (4900)
- 50th FLOOR (5000)

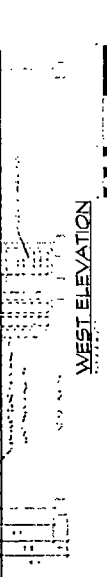


EAST ELEVATION



NORTH ELEVATION

- 1st FLOOR (100)
- 2nd FLOOR (200)
- 3rd FLOOR (300)
- 4th FLOOR (400)
- 5th FLOOR (500)
- 6th FLOOR (600)
- 7th FLOOR (700)
- 8th FLOOR (800)
- 9th FLOOR (900)
- 10th FLOOR (1000)
- 11th FLOOR (1100)
- 12th FLOOR (1200)
- 13th FLOOR (1300)
- 14th FLOOR (1400)
- 15th FLOOR (1500)
- 16th FLOOR (1600)
- 17th FLOOR (1700)
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- 28th FLOOR (2800)
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- 31st FLOOR (3100)
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- 40th FLOOR (4000)
- 41st FLOOR (4100)
- 42nd FLOOR (4200)
- 43rd FLOOR (4300)
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- 49th FLOOR (4900)
- 50th FLOOR (5000)



WEST ELEVATION