



City of Chicago



SO2013-6096

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/11/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17824T1 at 1017-1031 N Cleveland Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

17824 - T1

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 Planned Development No. 695 symbols and indications as shown on Map No. 3-F in the area bounded by:

a line 350.50 feet north and parallel to West Oak Street; a line 257.57 feet east of and parallel to North Cleveland Avenue; a line 163 feet north of and parallel to West Oak Street; and North Cleveland Avenue

to those of a RT-4, Residential Two-Flat Townhouse and Multi-Unit District.

Section 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1017-1031 North Cleveland, Chicago, Illinois

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CITY OF CHICAGO

AMENDED w/ PLANS
FOR PUBLICATION
w/ PLANS

ORDINANCE

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Common Address of Property: 1017-1031 North Cleveland, Chicago, Illinois

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RESIDENTIAL DEVELOPMENT REZONING TYPE 1 NARRATIVE ZONING AND DEVELOPMENT ANALYSIS

Lot Area: 48,455 square feet

Floor Area Ratio: 1.2

Maximum Number of Residential Units: 26 units

Number of Off Street Parking Spaces: 52 spaces

Note: In the event that fewer than 26 units are constructed, the number of parking spaces may be reduced as well

Building Height: 35 feet

Setbacks: Per Site Plan

Narrative: The Applicant is proposing to rezone the property from Institutional Planned Development No. 695 to RT-4 to construct 13, 2-story and 13, 3-story townhouses with attached private garages.

Commonly Known as: 1017-1031 North Cleveland, Chicago, Illinois

Parcel 1

1009 N. Cleveland Ave.
Chicago, IL

Site Plan
Scale 1" = 30'



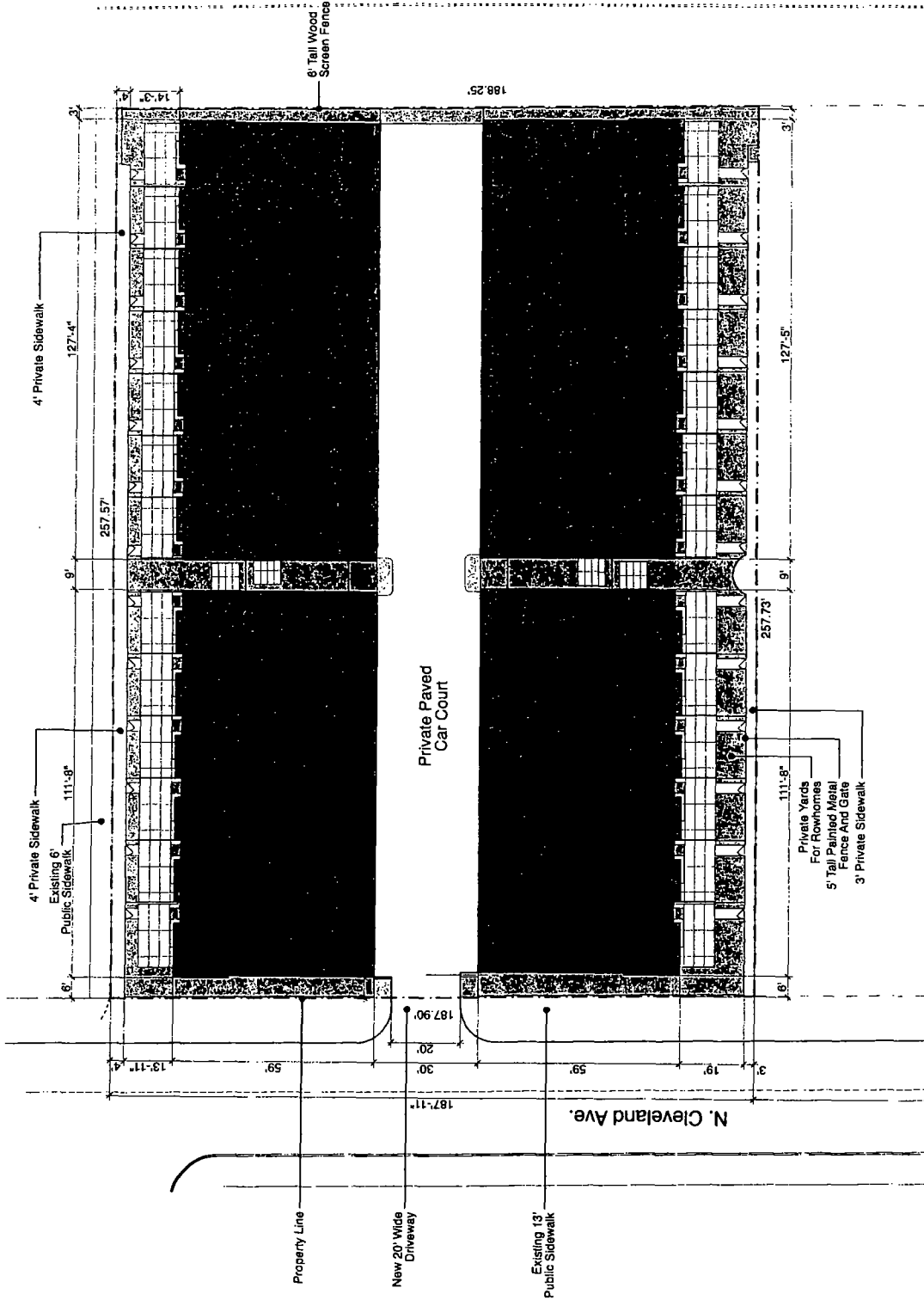
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480 Oak LLC
DRAWN BY

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12/8/13
P/H # 132189



Proposed Site Plan
SCALE: 1" = 30'

1



1009 N. Cleveland Ave.
Chicago, IL
Landscape Plan
Scale: 1" = 30'



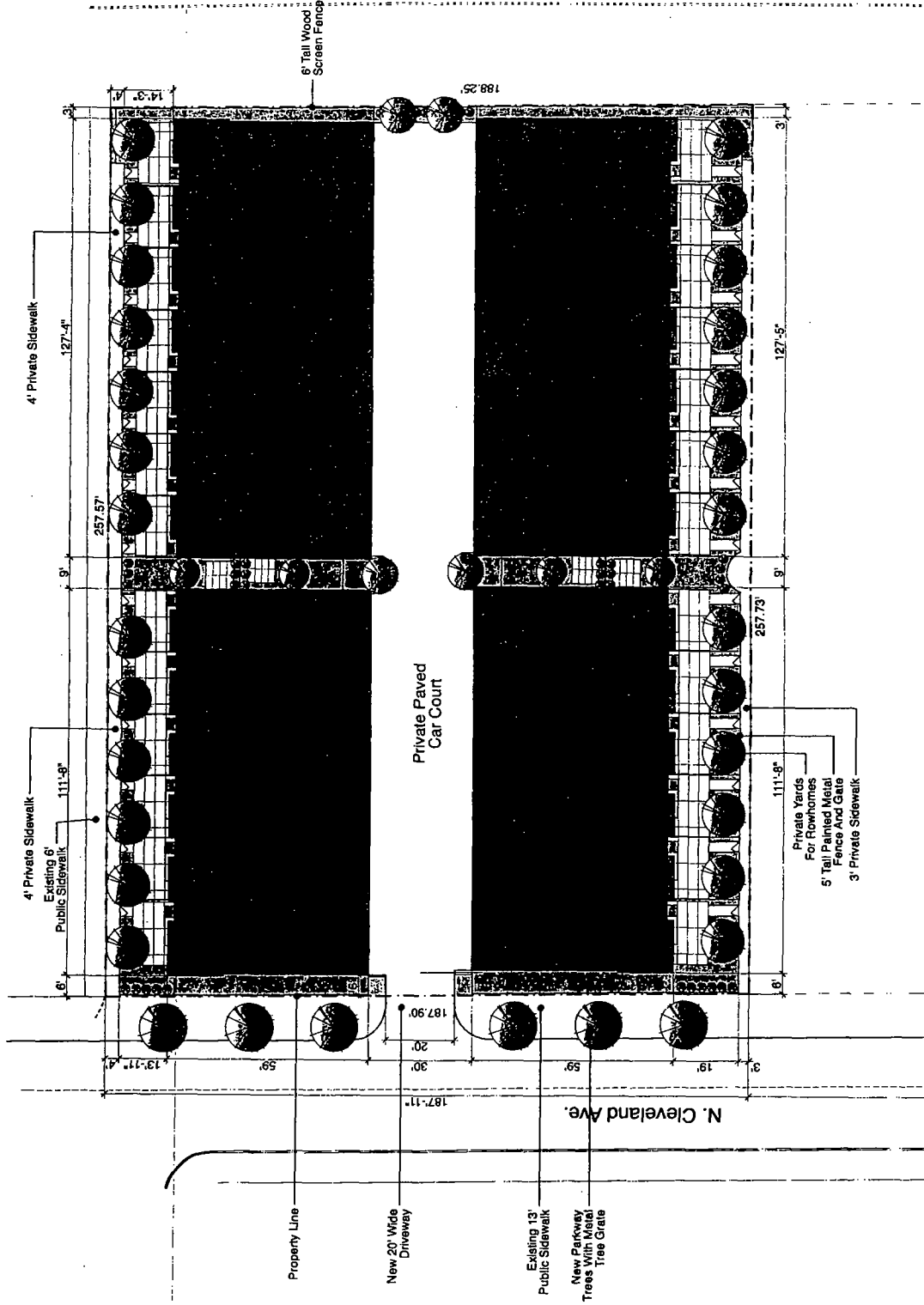
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480 OHL LLC
developer



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12/6/13
PH # 132 189



1 Proposed Landscape Plan

SCALE: 1" = 30'



1009 N. Cleveland Ave.
Chicago, IL

Overall First Floor Plan
Scale: 1/32" = 1'-0", 1/32"



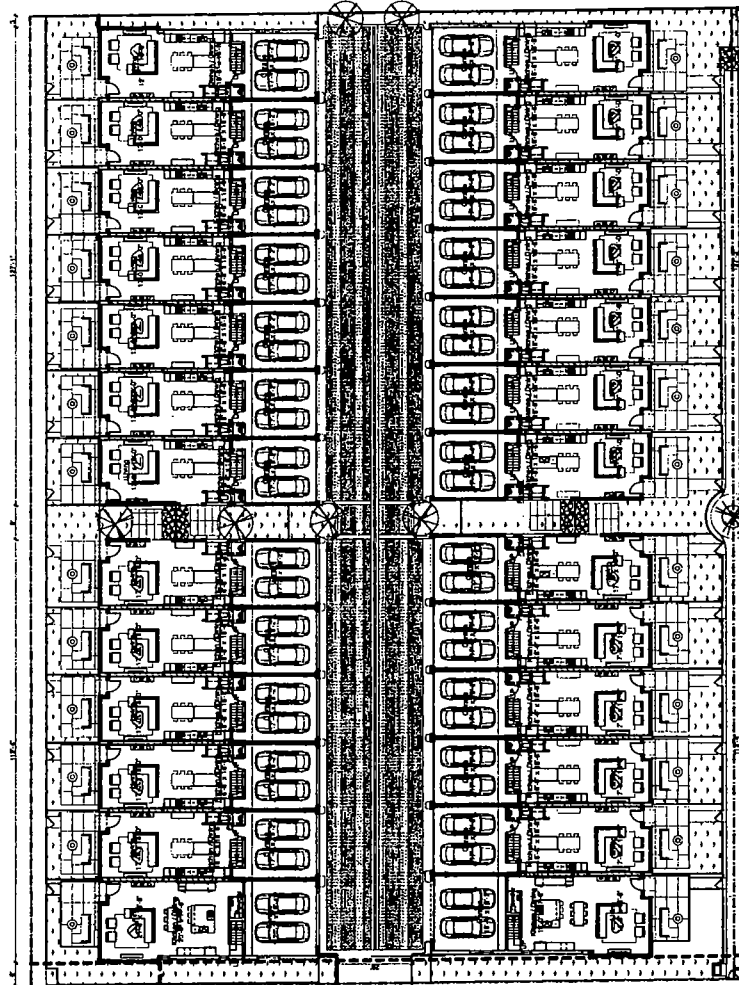
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12/16/13
PI # 132189



Overall 1st Floor Plan

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

1

1009 N. Cleveland Ave.
Chicago, IL

Overall Second Level Plan
Scale: 1/32" = 1'-0"



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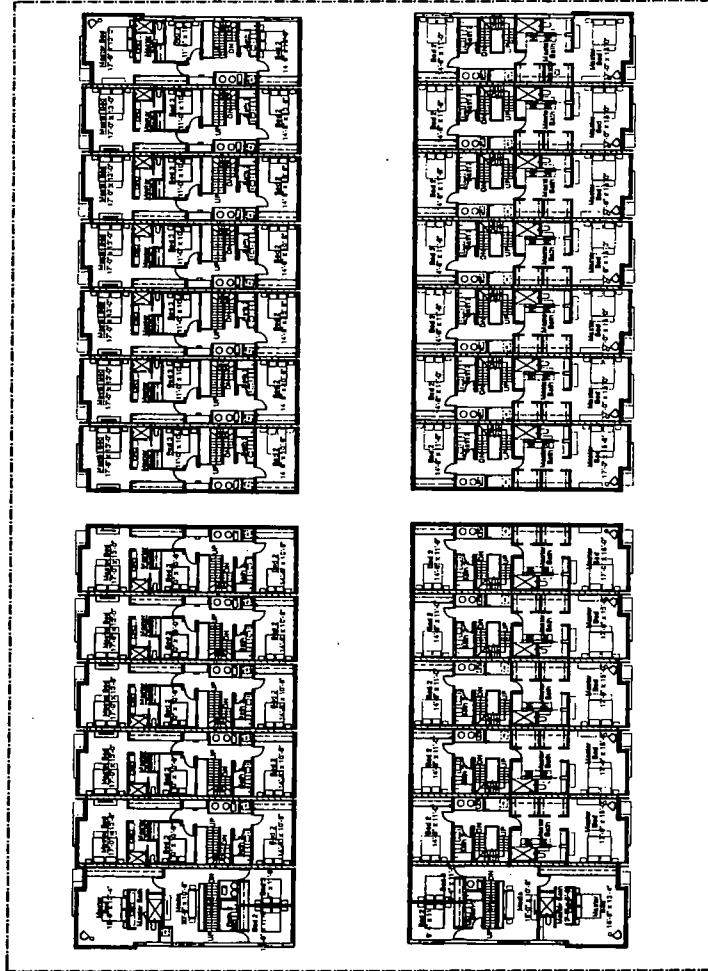
450 Oak, LLC
dshappeler

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12/26/13
PIN # 132199

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1 Overall Second Level Floor Plan

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



1009 N. Cleveland Ave.
Chicago, IL

Overall Third Level Plan
Scale: 1/32" = 1'-0"



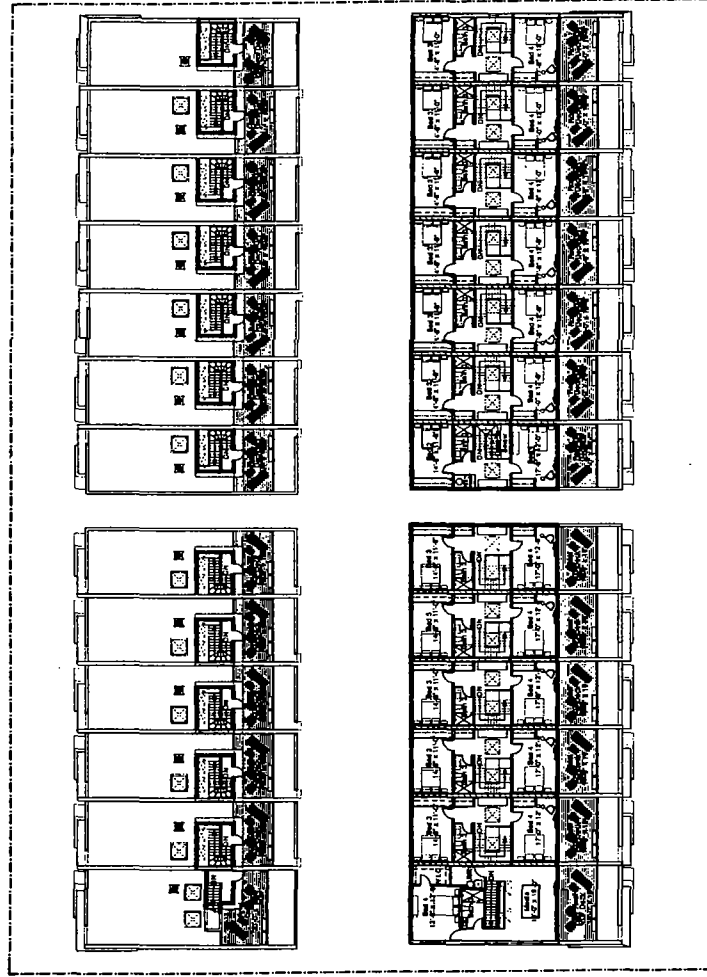
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12/6/13
PH # 132199



Overall Third Level Floor Plan

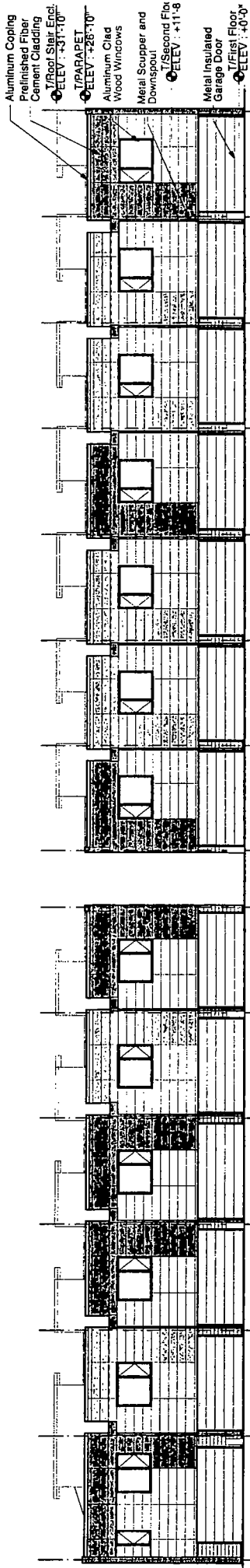
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SCALE: 1/32" = 1'-0"

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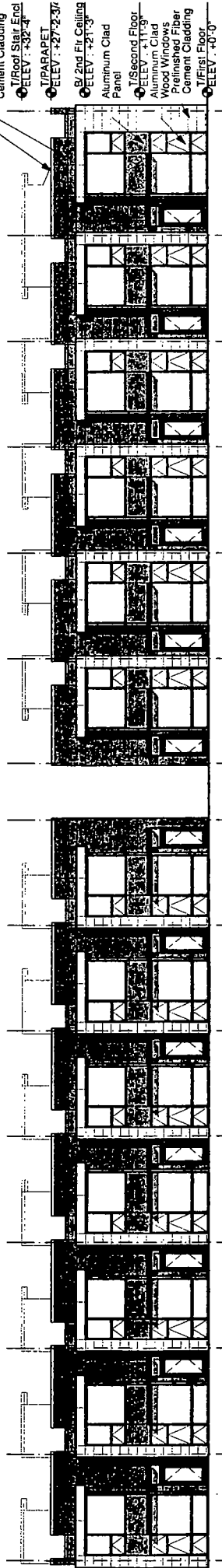
1009 N. Cleveland Ave.
Chicago, IL

Elevations - 2 Story
Scale: 1/16" = 1'-0"



2 Rear Elevation - 2 Story Rowhomes

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



1 Front Elevation - 2 Story Rowhomes

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

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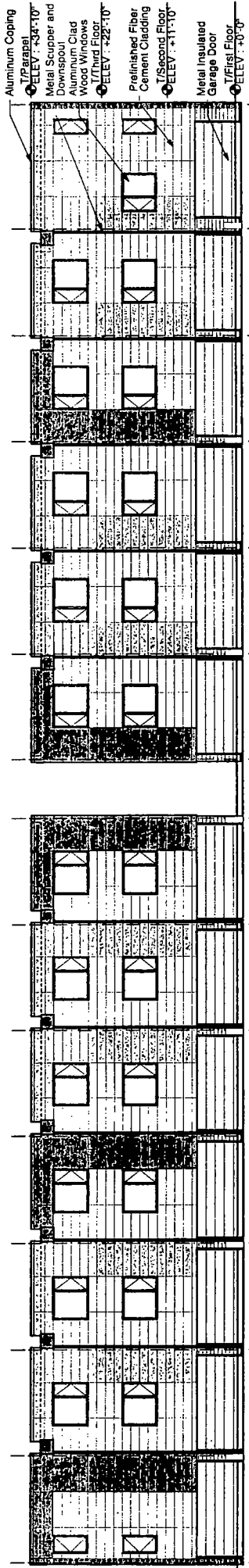
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1009 N. Cleveland Ave., Chicago, IL 60610

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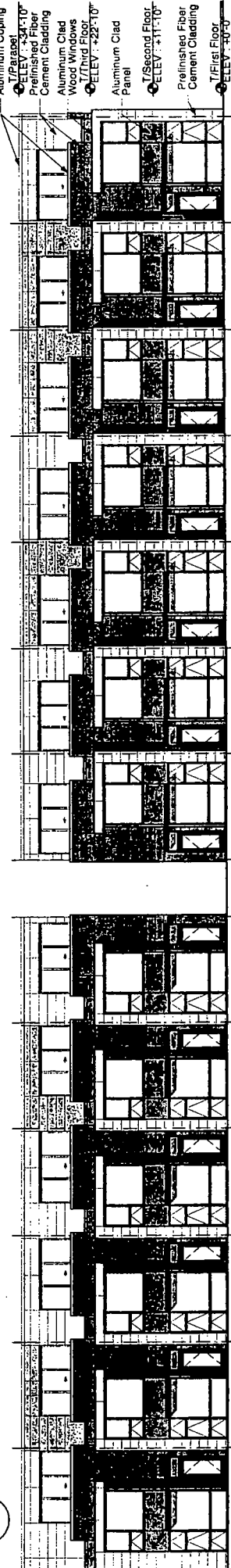
1009 N. Cleveland Ave.
Chicago, IL

Elevations - 3 Story
Scale 1/16" = 1'-0"



2 Rear Elevation - 3 Story Rowhomes

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



1 Front Elevation - 3 Story Rowhomes

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

450 Oak, LLC
Developer



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12/8/13
PIH # 132199

This set of drawings is to be used only for the project and site shown on the title block.

1009 N. Cleveland Ave.
Chicago, IL

Elevations
Scale: 1/16" = 1'-0"



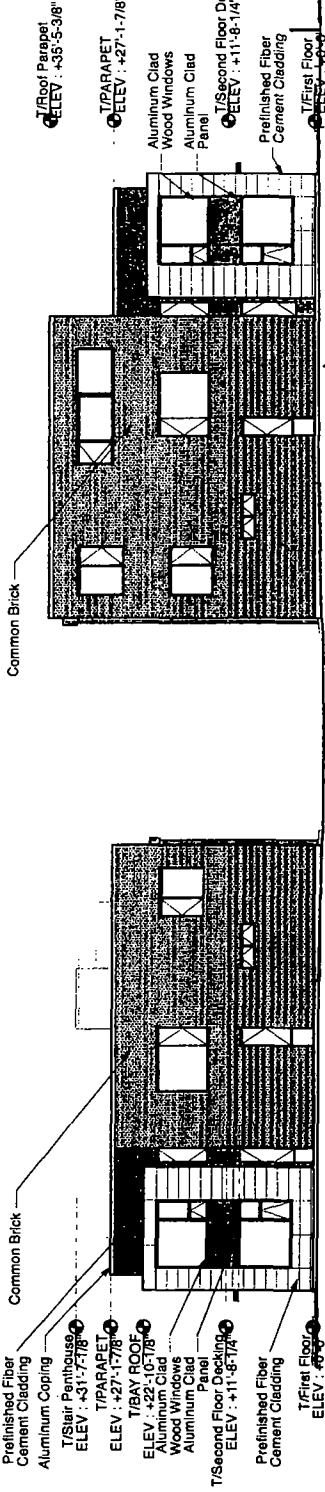
PLAN FOR PUBLICATION

450 Oak LLC
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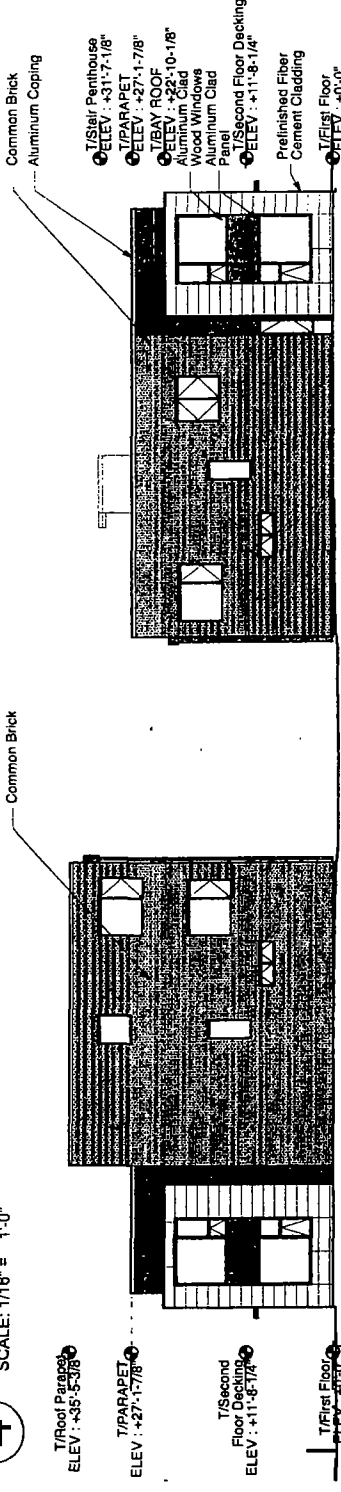


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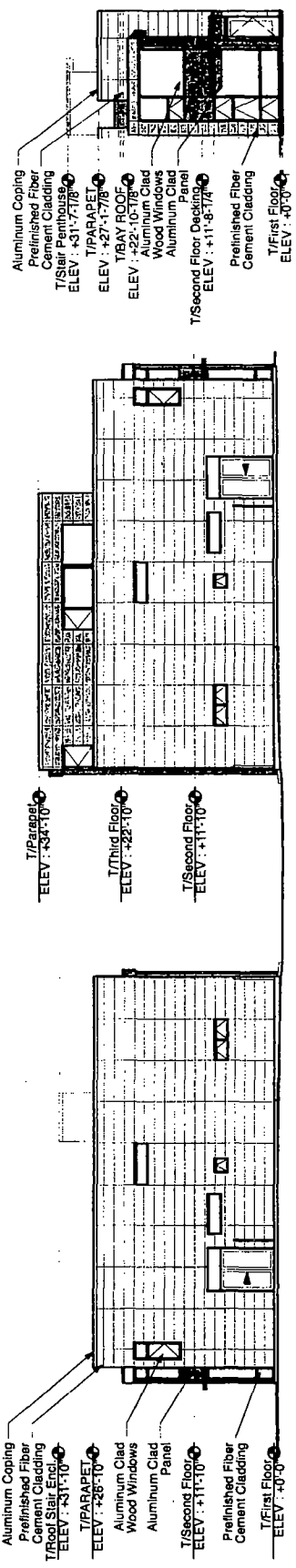
12/16/13
PH # 532483



4 West Elevation (Cleveland Avenue)
SCALE: 1/16" = 1'-0"



3 East Elevation (Vacated Hudson St.)
SCALE: 1/16" = 1'-0"



2 Interior End Elevation
SCALE: 1/16" = 1'-0"

1 Typ Front Elevation
SCALE: 1/16" = 1'-0"

- T/Roof Parapet
ELEV: +35'-5-3/8"
- T/PARAPET
ELEV: +27'-1-7/8"
- Aluminum Clad Wood Windows Aluminum Clad Aluminum Panel
- T/Second Floor Di
ELEV: +11'-8-1/4"
- Prefinished Fiber Cement Cladding
- T/First Floor
ELEV: +0'-0"

- Common Brick
- Aluminum Coping
- T/Stair Penthouse
ELEV: +31'-7-1/8"
- T/PARAPET
ELEV: +27'-1-7/8"
- T/BAY ROOF
ELEV: +22'-10-7/8"
- Aluminum Clad Wood Windows Aluminum Clad Aluminum Panel
- T/Second Floor Decking
ELEV: +11'-8-1/4"
- Prefinished Fiber Cement Cladding
- T/First Floor
ELEV: +0'-0"

- Aluminum Coping
- Prefinished Fiber Cement Cladding
- T/Stair Penthouse
ELEV: +31'-7-1/8"
- T/PARAPET
ELEV: +27'-1-7/8"
- T/BAY ROOF
ELEV: +22'-10-7/8"
- Aluminum Clad Wood Windows Aluminum Clad Aluminum Panel
- T/Second Floor Decking
ELEV: +11'-8-1/4"
- Prefinished Fiber Cement Cladding
- T/First Floor
ELEV: +0'-0"

- Prefinished Fiber Cement Cladding
- Aluminum Coping
- T/Stair Penthouse
ELEV: +31'-7-1/8"
- T/PARAPET
ELEV: +27'-1-7/8"
- T/BAY ROOF
ELEV: +22'-10-7/8"
- Aluminum Clad Wood Windows Aluminum Clad Aluminum Panel
- T/Second Floor Decking
ELEV: +11'-8-1/4"
- Prefinished Fiber Cement Cladding
- T/First Floor
ELEV: +0'-0"

- Common Brick
- T/Roof Parapet
ELEV: +35'-5-3/8"
- T/PARAPET
ELEV: +27'-1-7/8"
- T/Second Floor Decking
ELEV: +11'-8-1/4"
- T/First Floor
ELEV: +0'-0"

- T/Parapet
ELEV: +34'-10"
- T/Third Floor
ELEV: +22'-10"
- T/Second Floor
ELEV: +11'-10"

- Aluminum Coping
- Prefinished Fiber Cement Cladding
- T/Roof Stair Encl.
ELEV: +31'-10"
- T/PARAPET
ELEV: +28'-10"
- Aluminum Clad Wood Windows Aluminum Clad Aluminum Panel
- T/Second Floor
ELEV: +11'-10"
- Prefinished Fiber Cement Cladding
- T/First Floor
ELEV: +0'-0"

Common Brick

Common Brick

T/Parapet

T/Third Floor

T/Second Floor

Common Brick

T/Roof Parapet

T/PARAPET

T/Second Floor Decking

T/First Floor

T/Parapet

T/Third Floor

T/Second Floor

Aluminum Coping

Prefinished Fiber Cement Cladding

T/Roof Stair Encl.

T/PARAPET

Aluminum Clad Wood Windows

Aluminum Clad Aluminum Panel

T/Second Floor

Prefinished Fiber Cement Cladding

T/First Floor

