



# City of Chicago



O2019-7961

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/16/2019

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 15-H at 6203-6209 N Ravenswood Ave and 1774 W Granville Ave - App No. 20220T1

**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, is hereby amended by changing all of the RS-3, Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 15-H in an area bound by

The public alley next north of and parallel to West Granville Avenue; a line 32.0 feet east of and parallel to North Ravenswood Avenue; West Granville Avenue; And North Ravenswood Avenue

to those of a RM-6, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 6203-09 North Ravenswood Avenue  
and, 1774 West Granville Avenue

**NARRATIVE & PLANS**

**6203-09 North Ravenswood Avenue / 1774 West Granville Avenue**

**RS-3 to RM-6**

The applicant wishes to add 4 dwelling units to the unused basement-level of the existing 3-story, 12 dwelling unit building for a total of 16 dwelling units. A new concrete access stair will be added at grade on the exterior of the north side of the building. The remainder of the building will remain with no other changes. There are no planned commercial spaces and no on-site parking.

FAR	3.0
Lot Area	4,960 Square Feet
Lot Area Per Unit	310 Square Feet
Building Area	14,861 Square Feet
Building Height	27 Feet 10½ Inches
Front Setback	0 Feet 0 Inches*
Rear Setback	0 Feet 0 Inches*
North side Setback	6 Feet 6 Inches*
South side Setback	0 Feet 0 Inches*
Parking	0 Parking Spaces**

\*The applicant will seek relief, as necessary, for any non-conforming existing conditions.

\*\*The applicant will seek relief, as necessary, for any additional required on-site parking.

FINAL FOR PUBLICATION

# ADD 4 BASEMENT UNITS IN EXISTING 3 STORY MASONRY BUILDING

LOCATION: 6203 N. RAVENSWOOD  
CHICAGO, IL 60660

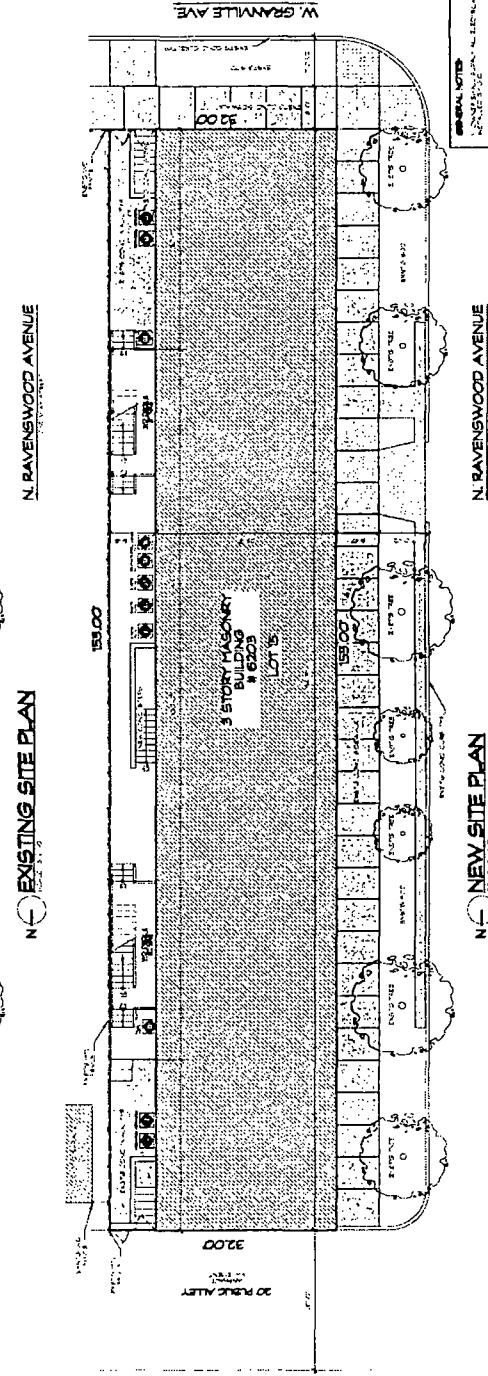
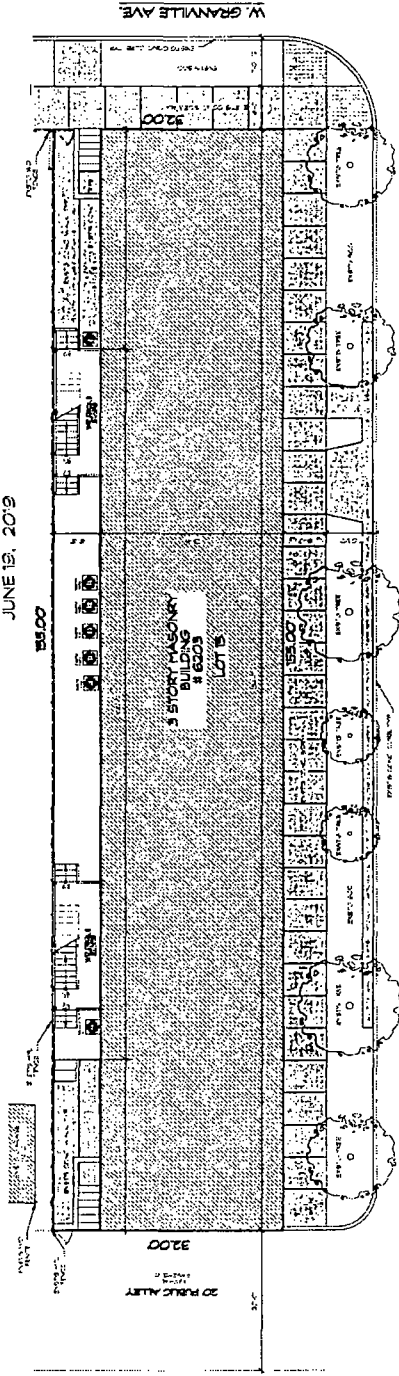
OWNER: ALMIRANTE LLC  
1516 HINMAN AVE. #801  
EVANSTON, IL. 60201

ARCHITECT: LASZLO SIMOVIC ARCHITECTS, L.L.C.  
652 N. ARTESIAN AVE  
CHICAGO, IL 60645  
EMAIL: OFFICE@LASZLOARCH.COM

JUNE 19, 2019

PROJECT TO COMPLY WITH:  
CHICAGO BUILDING CODE  
2018 ELECTRICAL CODE

RS-3



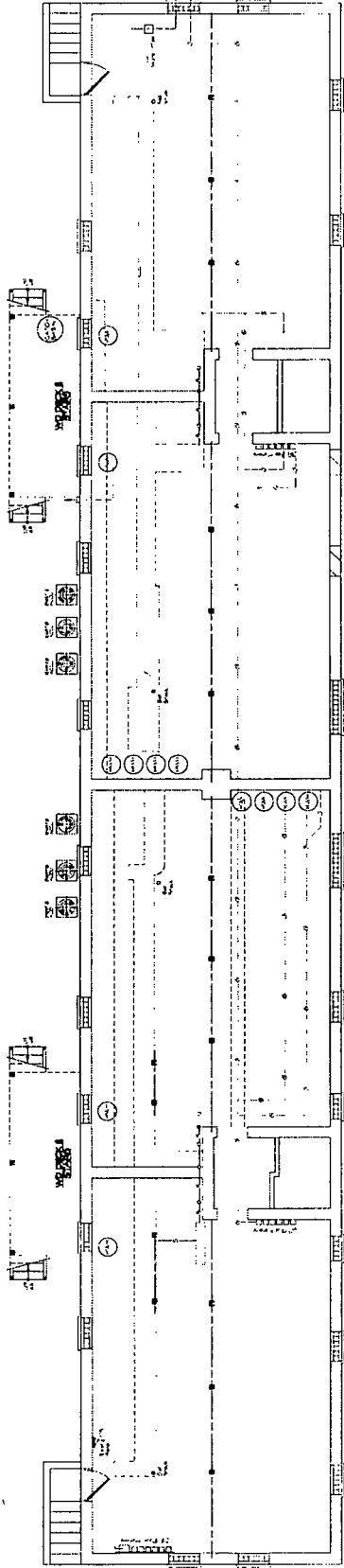
**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

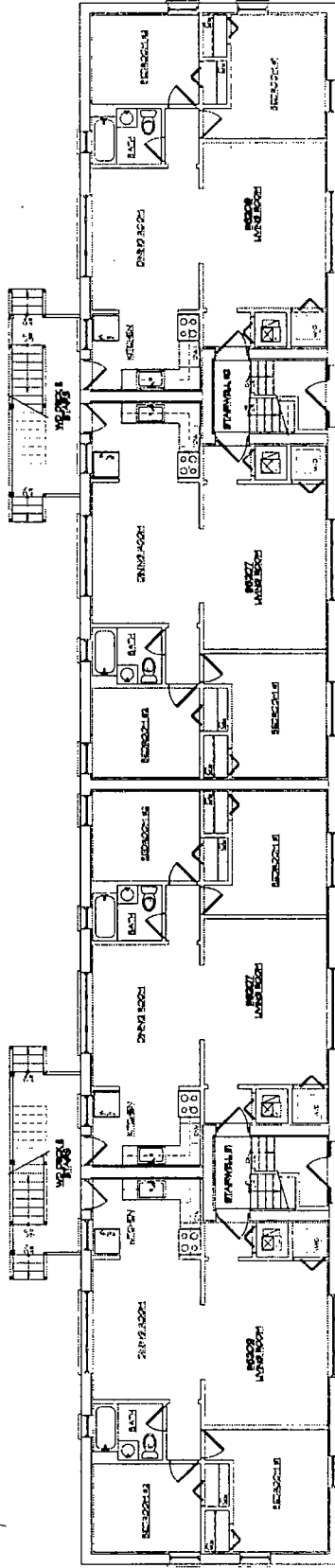
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	STEEL	50	TON	800.00	40000.00
3	BRICK	1000	SQ YD	10.00	10000.00
4	CEMENT	200	TON	100.00	20000.00
5	AGGREGATE	500	CU YD	15.00	7500.00
6	PAINT	100	TON	100.00	10000.00
7	ROOFING	100	SQ YD	10.00	1000.00
8	MECHANICAL	100	HR	100.00	10000.00
9	ELECTRICAL	100	HR	100.00	10000.00
10	PLUMBING	100	HR	100.00	10000.00
11	LANDSCAPE	100	SQ YD	10.00	1000.00
12	DEMOLITION	100	HR	100.00	10000.00
13	FOUNDATION	100	CU YD	120.00	12000.00
14	WALLS	100	SQ YD	10.00	1000.00
15	FLOORING	100	SQ YD	10.00	1000.00
16	CEILING	100	SQ YD	10.00	1000.00
17	MECHANICAL	100	HR	100.00	10000.00
18	ELECTRICAL	100	HR	100.00	10000.00
19	PLUMBING	100	HR	100.00	10000.00
20	LANDSCAPE	100	SQ YD	10.00	1000.00
21	DEMOLITION	100	HR	100.00	10000.00
22	FOUNDATION	100	CU YD	120.00	12000.00
23	WALLS	100	SQ YD	10.00	1000.00
24	FLOORING	100	SQ YD	10.00	1000.00
25	CEILING	100	SQ YD	10.00	1000.00
26	MECHANICAL	100	HR	100.00	10000.00
27	ELECTRICAL	100	HR	100.00	10000.00
28	PLUMBING	100	HR	100.00	10000.00
29	LANDSCAPE	100	SQ YD	10.00	1000.00
30	DEMOLITION	100	HR	100.00	10000.00
31	FOUNDATION	100	CU YD	120.00	12000.00
32	WALLS	100	SQ YD	10.00	1000.00
33	FLOORING	100	SQ YD	10.00	1000.00
34	CEILING	100	SQ YD	10.00	1000.00
35	MECHANICAL	100	HR	100.00	10000.00
36	ELECTRICAL	100	HR	100.00	10000.00
37	PLUMBING	100	HR	100.00	10000.00
38	LANDSCAPE	100	SQ YD	10.00	1000.00
39	DEMOLITION	100	HR	100.00	10000.00
40	FOUNDATION	100	CU YD	120.00	12000.00
41	WALLS	100	SQ YD	10.00	1000.00
42	FLOORING	100	SQ YD	10.00	1000.00
43	CEILING	100	SQ YD	10.00	1000.00
44	MECHANICAL	100	HR	100.00	10000.00
45	ELECTRICAL	100	HR	100.00	10000.00
46	PLUMBING	100	HR	100.00	10000.00
47	LANDSCAPE	100	SQ YD	10.00	1000.00
48	DEMOLITION	100	HR	100.00	10000.00
49	FOUNDATION	100	CU YD	120.00	12000.00
50	WALLS	100	SQ YD	10.00	1000.00
51	FLOORING	100	SQ YD	10.00	1000.00
52	CEILING	100	SQ YD	10.00	1000.00
53	MECHANICAL	100	HR	100.00	10000.00
54	ELECTRICAL	100	HR	100.00	10000.00
55	PLUMBING	100	HR	100.00	10000.00
56	LANDSCAPE	100	SQ YD	10.00	1000.00
57	DEMOLITION	100	HR	100.00	10000.00
58	FOUNDATION	100	CU YD	120.00	12000.00
59	WALLS	100	SQ YD	10.00	1000.00
60	FLOORING	100	SQ YD	10.00	1000.00
61	CEILING	100	SQ YD	10.00	1000.00
62	MECHANICAL	100	HR	100.00	10000.00
63	ELECTRICAL	100	HR	100.00	10000.00
64	PLUMBING	100	HR	100.00	10000.00
65	LANDSCAPE	100	SQ YD	10.00	1000.00
66	DEMOLITION	100	HR	100.00	10000.00
67	FOUNDATION	100	CU YD	120.00	12000.00
68	WALLS	100	SQ YD	10.00	1000.00
69	FLOORING	100	SQ YD	10.00	1000.00
70	CEILING	100	SQ YD	10.00	1000.00
71	MECHANICAL	100	HR	100.00	10000.00
72	ELECTRICAL	100	HR	100.00	10000.00
73	PLUMBING	100	HR	100.00	10000.00
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78	FLOORING	100	SQ YD	10.00	1000.00
79	CEILING	100	SQ YD	10.00	1000.00
80	MECHANICAL	100	HR	100.00	10000.00
81	ELECTRICAL	100	HR	100.00	10000.00
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83	LANDSCAPE	100	SQ YD	10.00	1000.00
84	DEMOLITION	100	HR	100.00	10000.00
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86	WALLS	100	SQ YD	10.00	1000.00
87	FLOORING	100	SQ YD	10.00	1000.00
88	CEILING	100	SQ YD	10.00	1000.00
89	MECHANICAL	100	HR	100.00	10000.00
90	ELECTRICAL	100	HR	100.00	10000.00
91	PLUMBING	100	HR	100.00	10000.00
92	LANDSCAPE	100	SQ YD	10.00	1000.00
93	DEMOLITION	100	HR	100.00	10000.00
94	FOUNDATION	100	CU YD	120.00	12000.00
95	WALLS	100	SQ YD	10.00	1000.00
96	FLOORING	100	SQ YD	10.00	1000.00
97	CEILING	100	SQ YD	10.00	1000.00
98	MECHANICAL	100	HR	100.00	10000.00
99	ELECTRICAL	100	HR	100.00	10000.00
100	PLUMBING	100	HR	100.00	10000.00

DATE: 06/19/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 6203 N. RAVENSWOOD  
 SHEET: RS-3 OF 3

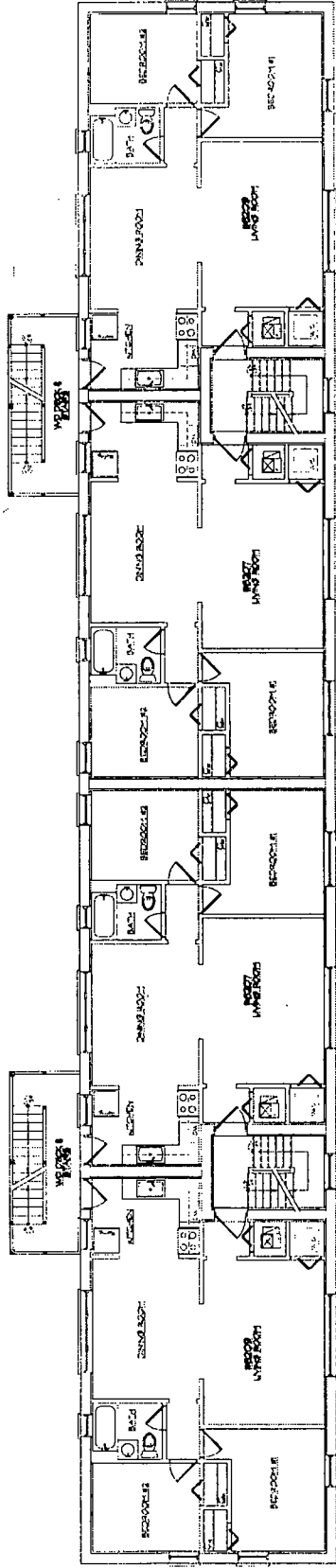
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DEMO BASEMENT PLAN



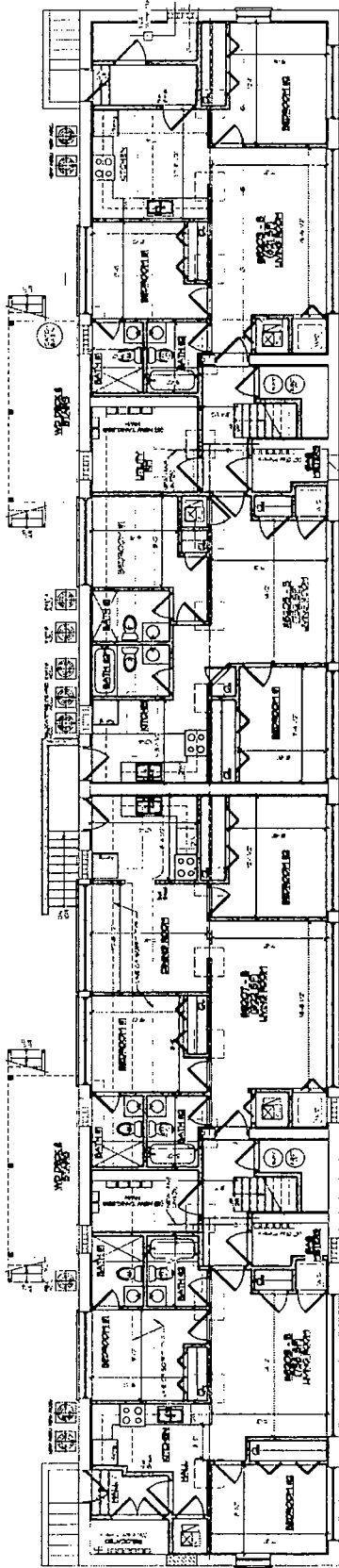
DEMO 1ST FLOOR PLAN



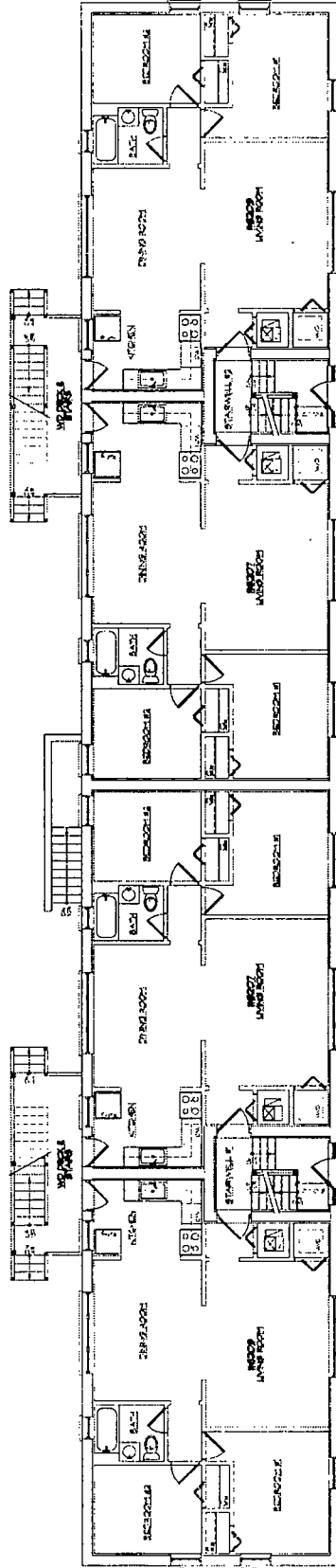
EXISTG. 2ND & 3RD FL. PLAN

OWNER	PROJECT	DATE
SCALE AND NOTES	PROJECT NO.	DATE
DATE OF ISSUE	DESIGNER	SCALE
SCALE AND NOTES	PROJECT NO.	DATE
DATE OF ISSUE	DESIGNER	SCALE

LAZLO SIMOVIC ARCHITECTS, L.L.C.  
 6312 N. ARTHUR AVE.  
 CHICAGO, IL 60630  
 TEL: 773-334-2226 FAX: 773-334-2228



**NEW BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

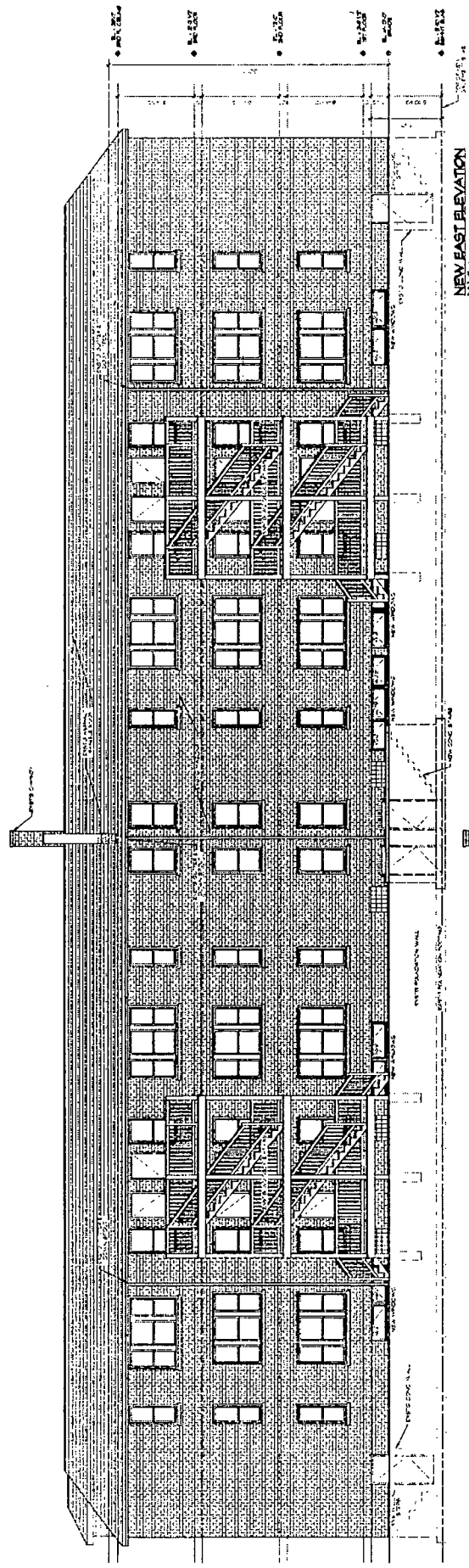


**NEW 1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

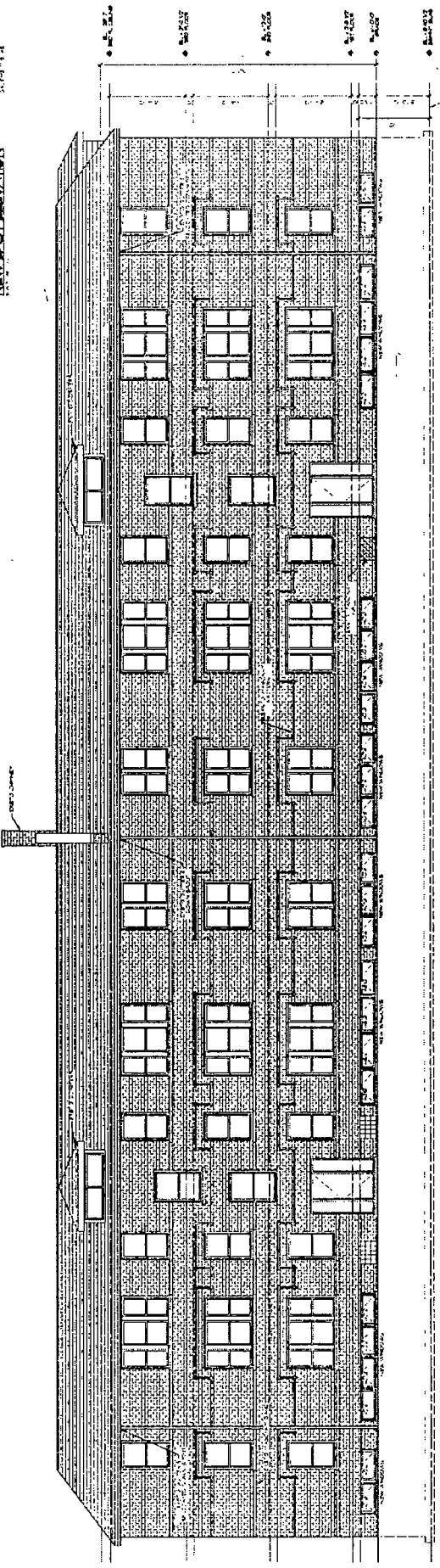
OWNER	PROJECT
PROJECT ALSO SCALE AS NOTED DATE 07/18/08	
<b>A-4</b>	

LAZLO SIMON ARCHITECTS, L.L.C.  
6512 N. ARTEEM AVE.  
PHOENIX, AZ 85028  
TEL 773-330-3226 FAX 773-330-3228  
WWW.LAZLOSIMONARCHITECTS.COM

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NEW EAST ELEVATION



NEW WEST ELEVATION

LAEZLO SIMOVIC ARCHITECTS, L.L.C. 8512 N. ARTESIAN AVE. DALLAS, TEXAS 75247 TEL: 773-330-2226 FAX: 773-330-2228		PROJECT NO.	DATE
ARCHITECT	DATE	PROJECT NO.	DATE
OWNER	DATE	PROJECT NO.	DATE
ARCHITECT	DATE	PROJECT NO.	DATE
OWNER	DATE	PROJECT NO.	DATE

PROJECT NO. 0000000000  
DATE 07/15/2010

OWNER: [REDACTED]  
ARCHITECT: [REDACTED]

A-5

