



# City of Chicago



O2017-3842

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-1 at 2417 N Artesian Ave - App No. 19243T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19243T1  
INTRO DATE  
05-24-17

## 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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-1 in the area bounded by

a line 25 feet north of and parallel to the alley next north of and parallel to West Fullerton Avenue; the alley next east of and parallel to North Artesian Avenue; the alley next north of and parallel to West Fullerton Avenue; and North Artesian Avenue,

to those of a RT3.5 Residential Two-Flat, Townhouse and Multi-Unit 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 property: 2417 North Artesian Avenue

**17-13-0303-C (1) Narrative Zoning Analysis – 2417 N. Artesian, Chicago, IL**

Proposed Zoning: RT-3.5

Lot Area: 3,150 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story building that will contain two (2) residential units. The proposed building will be 35 ft. in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

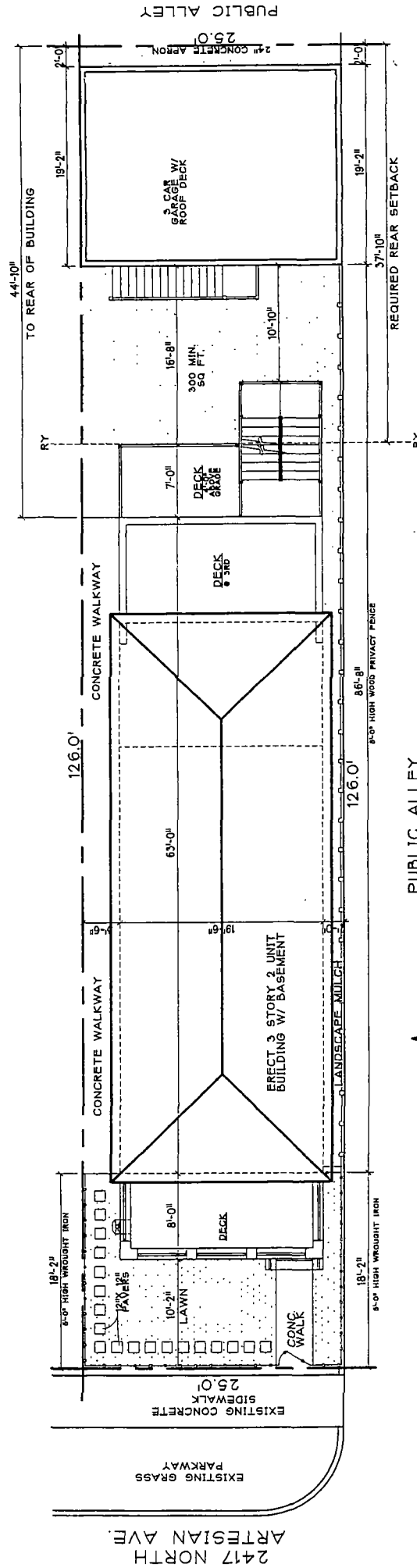
- (a) The Project's floor area ratio: 1.05
- (b) The project's density (Lot Area Per Dwelling Unit): 1,575 square feet
- (c) The amount of off-street parking: 3
- (d) Setbacks:
  - Front Setback: 10 feet 2 inches
  - North Side Setback: 3 feet 6 inches
  - South Side Setback: 2 feet
  - Rear Setback: 37 feet 10 inches
- (e) Building Height: 35 feet

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

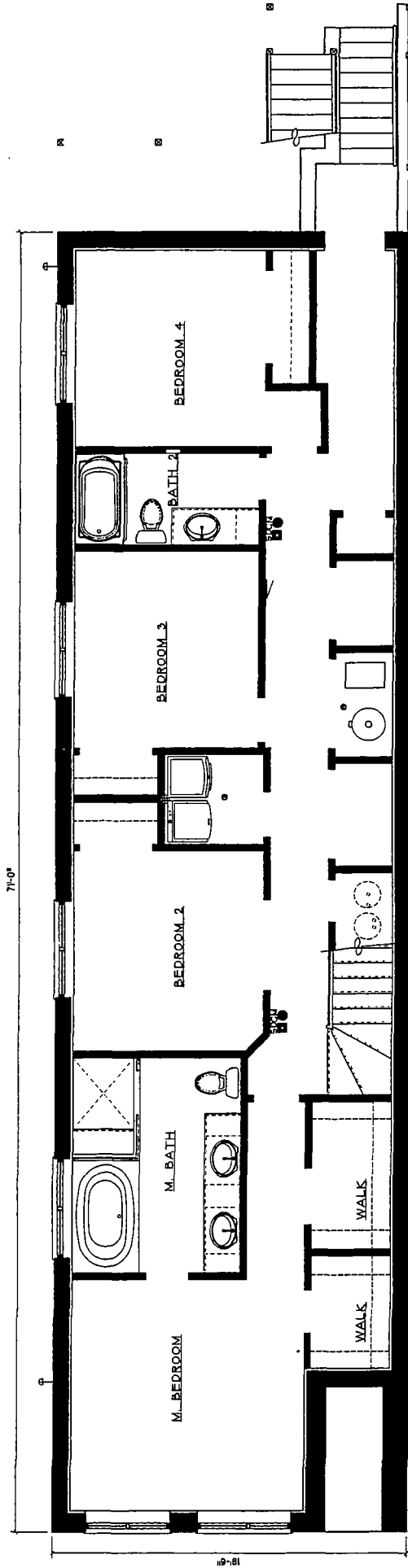
**FINAL FOR PUBLICATION**

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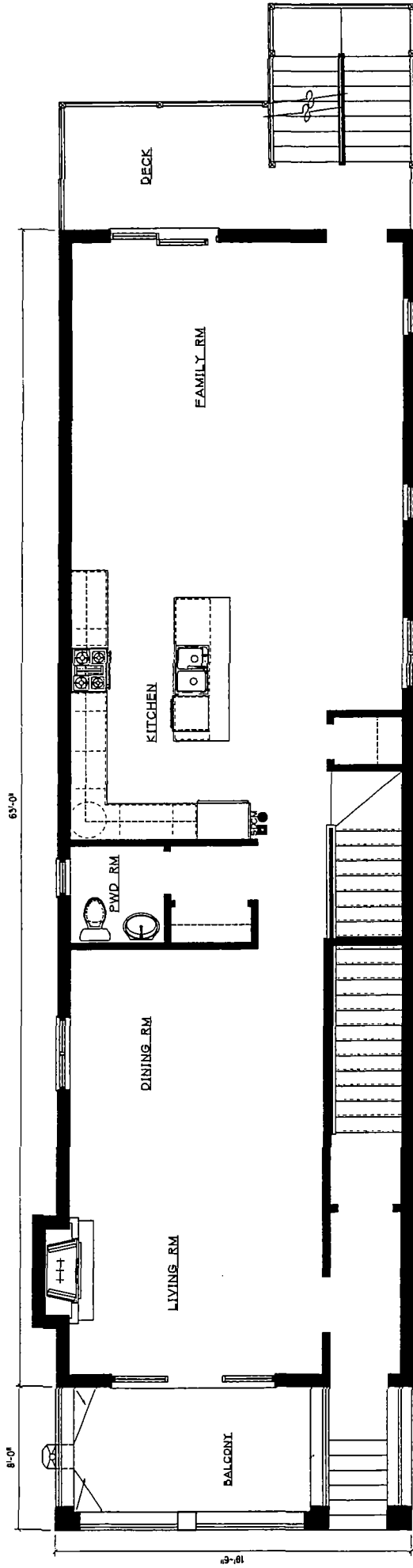
1 SITE PLAN  
SCALE 1/8" = 1'-0"

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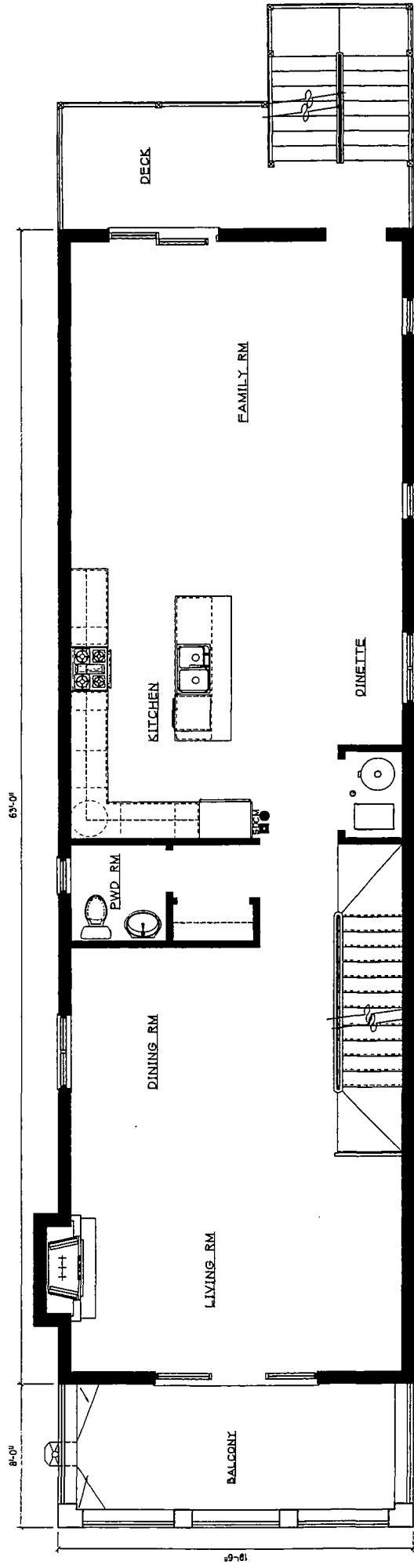
1 BASEMENT FLOOR PLAN

FINAL FOR PUBLICATION



2 FIRST FLOOR PLAN

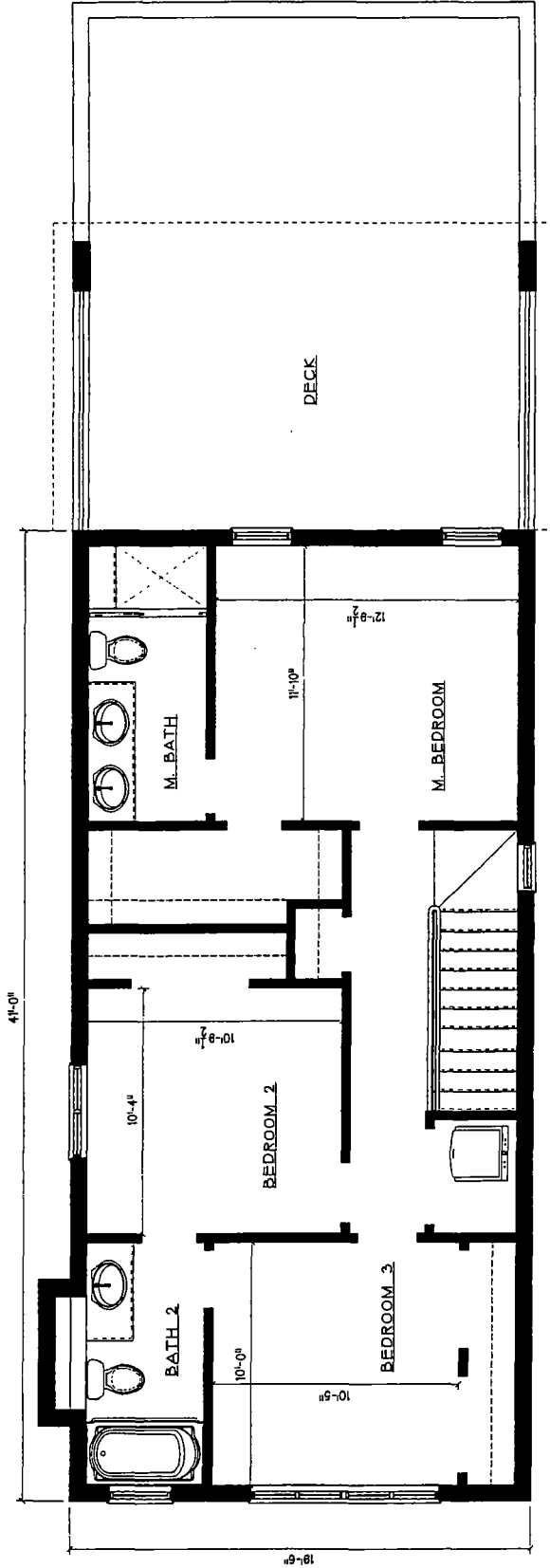
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3 SECOND FLOOR PLAN



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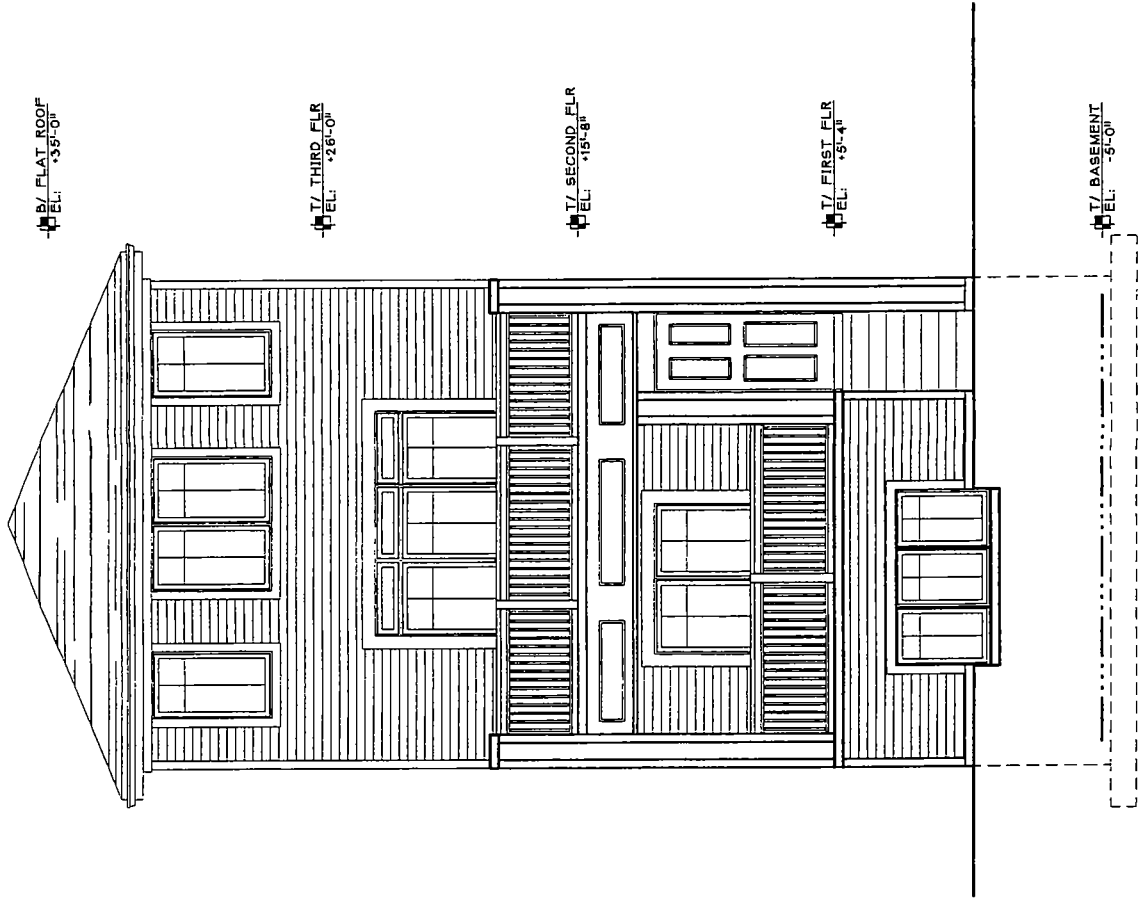


4 THIRD FLOOR PLAN





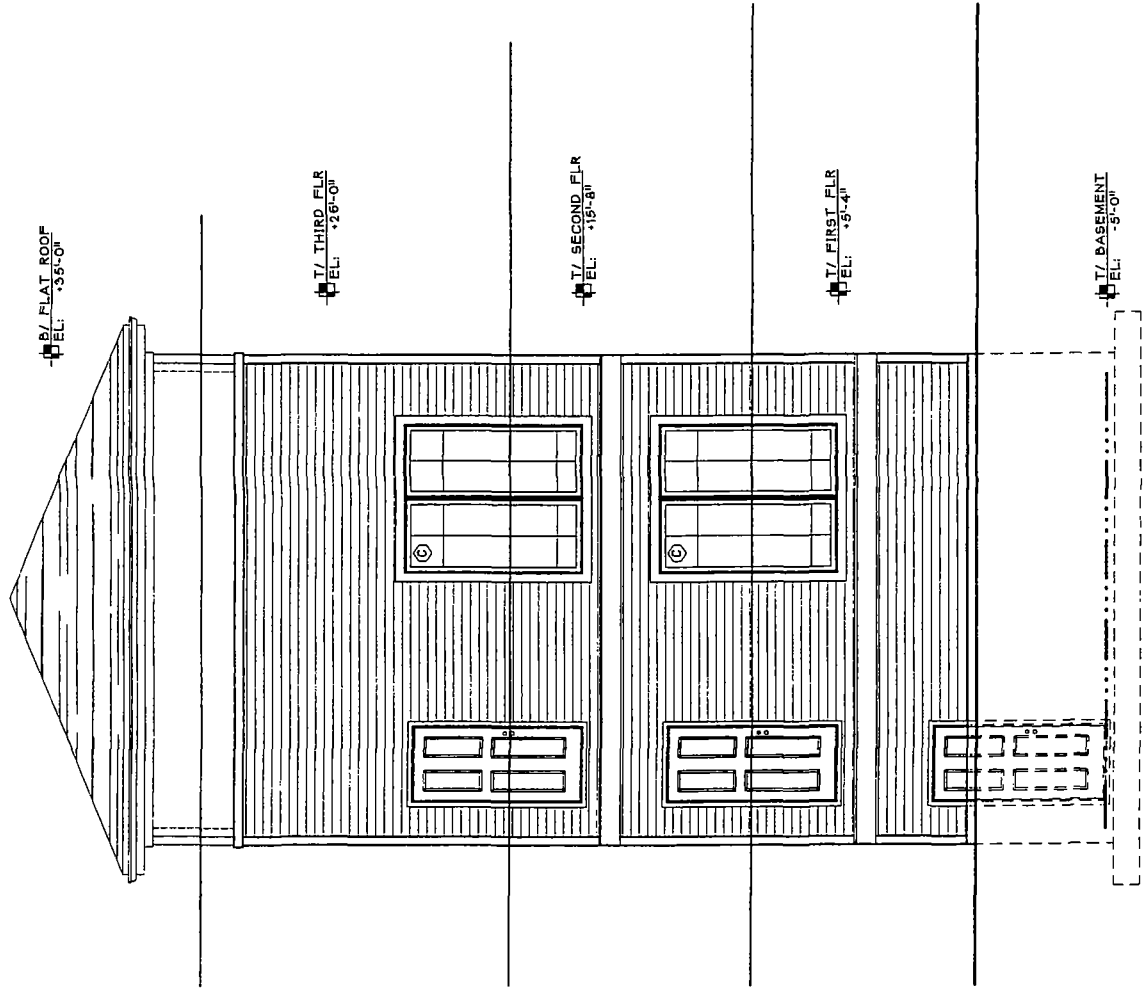
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FRONT ELEVATION

SCALE

# FINAL FOR PUBLICATION



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LEFT SIDE ELEVATION

SCALE

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