



# City of Chicago



SO2016-8406

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/16/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 1637 N Artesian Ave - App No. 19032T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19032T1  
SUBSTITUTED TO A TYPE 1 INTRO. DATE:  
NOV. 16, 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-I in the area bounded by:**

**A line 192 feet South of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Artesian Avenue; a line 216 feet South of and parallel to West Wabansia Avenue; North Artesian Avenue.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District.**

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

**Common address of property: 1637 North Artesian Avenue, Chicago IL.**

**Application Number: 19032 T1**

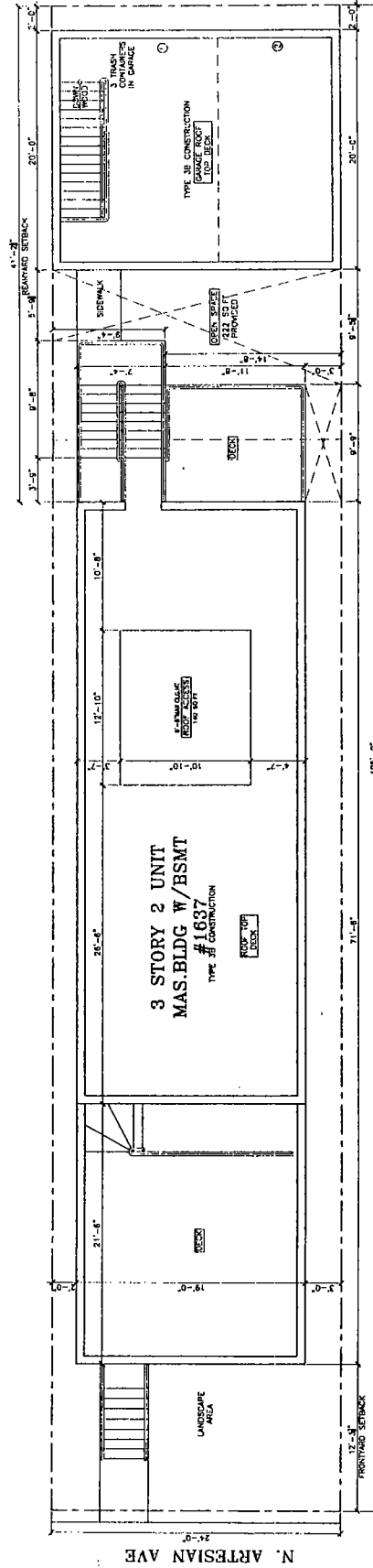
**NARRATIVE FOR TYPE 1 REZONING FOR  
1637 NORTH ARTESIAN AVENUE, CHICAGO, IL**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 2 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 2 dwelling units
Floor Area Ratio:	1.2
Lot Area:	3,000 square feet
Building Floor Area:	3,592 square feet
Density:	1,500 square feet per dwelling unit
Off- Street parking:	Parking spaces: 2
Set Backs:	Front: 12 feet 3-3/8 inches Side: 2 feet (north) 3 feet (south) Rear: 41 feet 2-5/8 inches Rear Yard Open space: 222 square feet
Building height:	32 feet 7 inches

**FINAL FOR PUBLICATION**

FINAL FOR PUBLICATION



⊕ SITE PLAN  
SCALE: 3/16" = 1'-0"

**HANNA ARCHITECTS, INC.**  
111 W. WASHINGTON  
CHICAGO, ILLINOIS 60604  
TEL: (312) 791-1800  
FAX: (312) 751-1802  
PROFESSIONAL DESIGNER: RICHARD HANNA  
LICENSE NUMBER: 001-01485

REMARKS: This project was prepared by the firm of Hanna Architects, Inc. under the supervision of Richard Hanna, a Licensed Professional Engineer in the State of Illinois. The design was prepared in accordance with the applicable codes and standards of the State of Illinois. The design is based on the information provided by the client and is not to be used for any other purpose without the written consent of Hanna Architects, Inc.

DESIGNER: RICHARD HANNA  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 001-01485  
ISSUED FOR PERMIT: JUNE 15, 2017  
REVISED FOR BID



PROJECT NAME & ADDRESS  
1637 N. ARTESIAN  
2 UNIT APART.  
BUILDING  
CHICAGO, ILLINOIS

SHEET TITLE  
SITE PLAN  
& NOTES

FILE NAME

SHEET NUMBER  
A-1

**HANNA**  
 (312) 758-1800  
 180 N. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 758-1801  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER 14-01145

DESIGNED FOR: [REDACTED]  
 DRAWN FOR: [REDACTED]  
 CHECKED BY: [REDACTED]  
 DATE: [REDACTED]

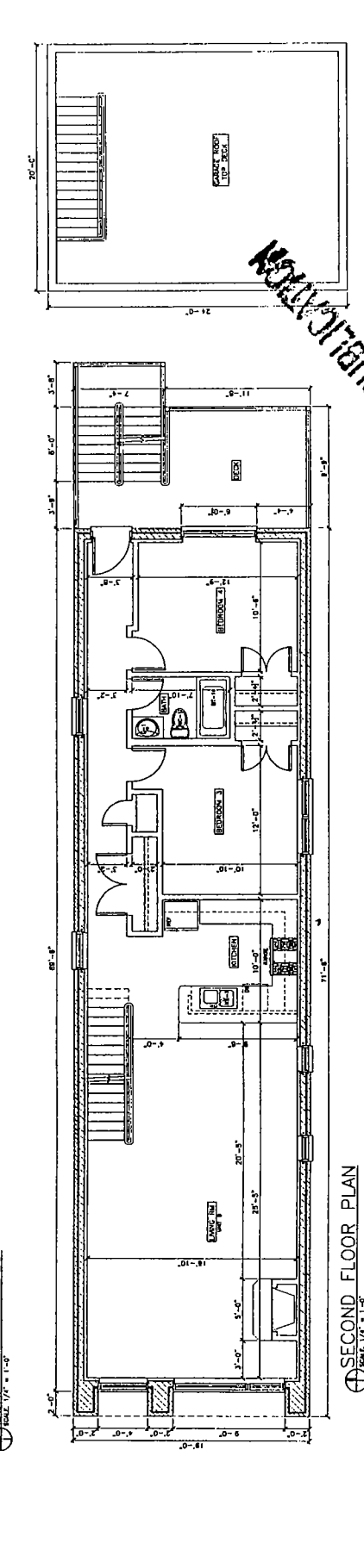
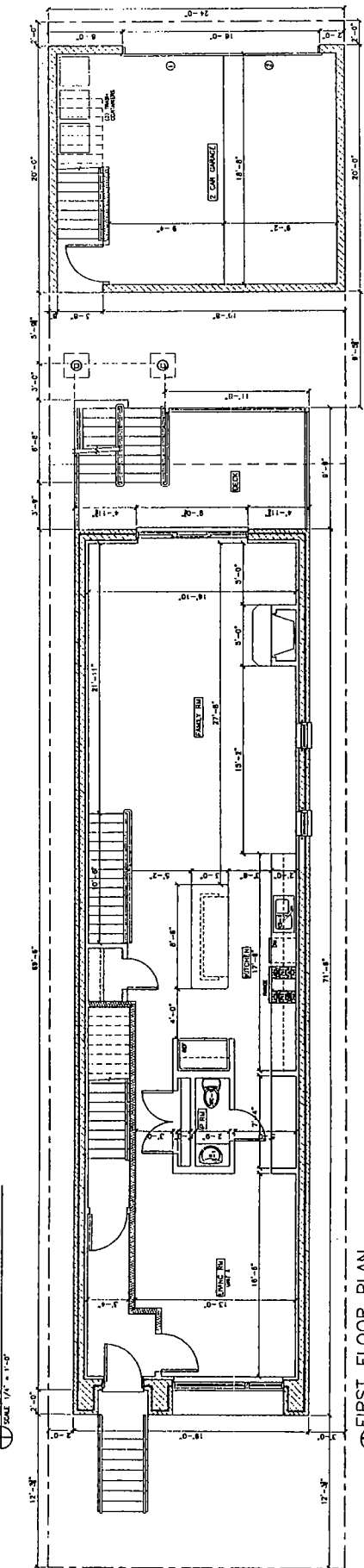
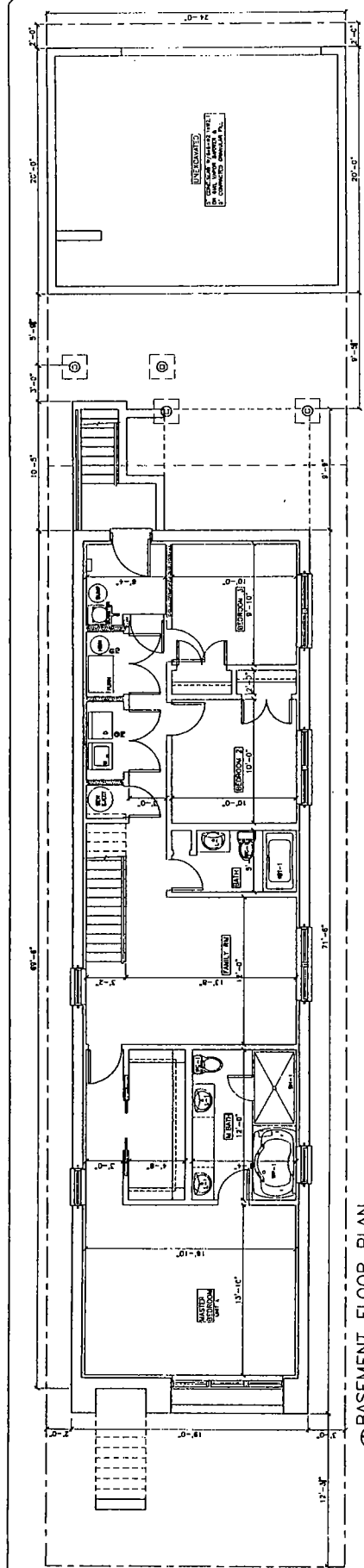
PROJECT NAME & ADDRESS  
 1837 N. ARTESIAN  
 2 UNIT APART.  
 BUILDING  
 CHICAGO, ILLINOIS



SHEET TITLE  
 BASEMENT THRU  
 SECOND FLOOR  
 PLAN

FILE NAME

SHEET NUMBER  
 A-2



**NOT FOR PUBLICATION**



DESIGNED FOR REVIEW:  
DATE: 11/11/11  
PROJECT NO: 11-001  
ISSUED FOR BIDS



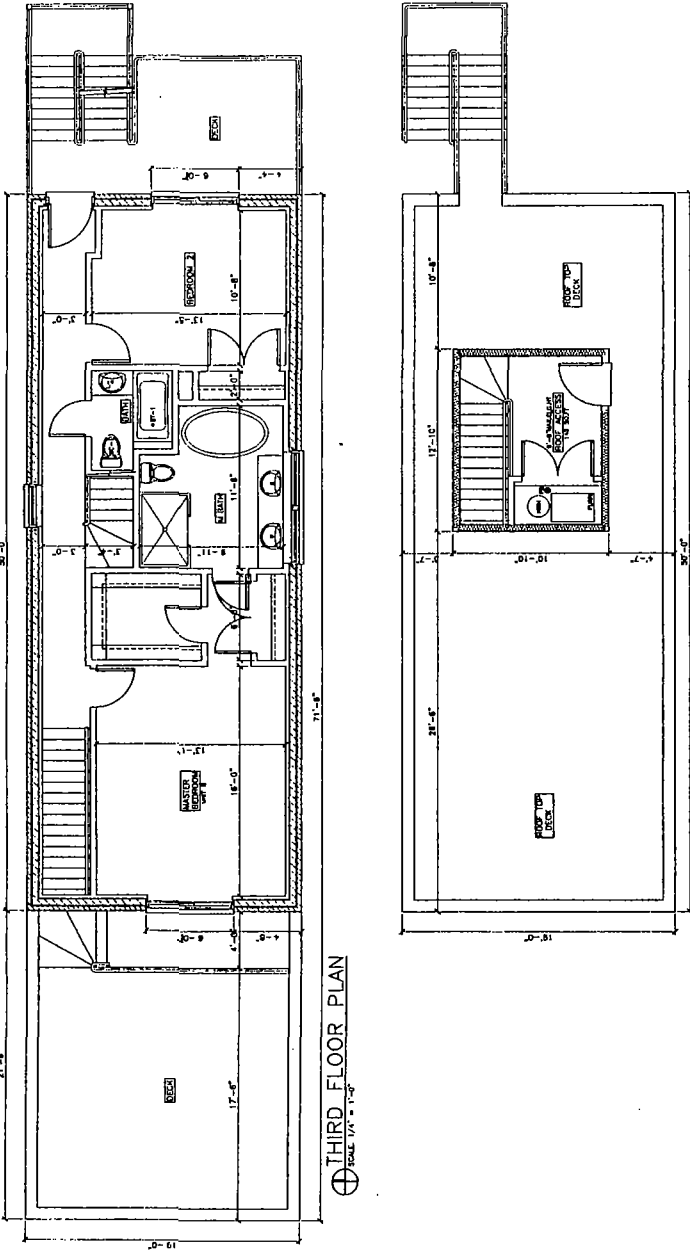
PROJECT NAME & ADDRESS  
1837 N. ARTESIAN  
2 UNIT APART.  
BUILDING  
CHICAGO, ILLINOIS

SUBJECT TITLE  
THIRD AND  
ROOF DECK  
FLOOR PLAN

FILENAME

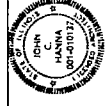
SHEET NUMBER  
A-3

FINAL FOR PUBLICATION



THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ROOF DECK PLAN  
SCALE: 1/4" = 1'-0"



FINAL FOR PUBLICATION

