



# City of Chicago



SO2014-4956

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 6/25/2014

**Sponsor(s):** City Clerk (transmitted by)

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 1337-1339 W  
Ancona St - App No. 18085T1

**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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1 - G in the area bounded by:**

**West Ancona Street; a line 336.07 feet East of and parallel to North Noble Street; a line 60 feet South of and parallel to West Ancona Street; a line 288 feet East of and parallel to North Noble Street.**

**To those of a RM4.5, Residential Multi Unit District**

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

**Common address of property: 1337-39 West Ancona Street, Chicago IL**

FILED  
APR 11 2017  
CITY CLERK  
CHICAGO, ILL.

TYPE 1 NARRATIVE

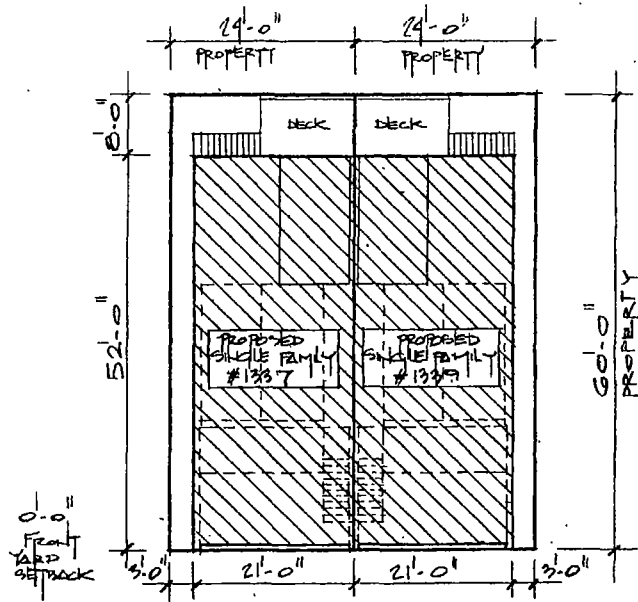
REZONING FOR 1337-39 WEST ANCONA STREET, CHICAGO

The subject property is currently vacant. The Applicant needs a zoning change from RS3 to RM4.5 to comply with the maximum floor area ratio and the minimum lot area requirements to divide the lot into 2 zoning lots and to build a single family home on each lot (total of 2 single family homes).

PROJECT DESCRIPTION:	Zoning Change from RS3 to RM4.5
Proposed land use:	To build 2 new single family homes
Floor Area Ratio:	Lot area is 2,880.72 sf (1,440.36 sf per lot)  Building floor area (each house): 1,932 sf.  Proposed FAR = 1.35
Density:	1,440.36 sf per dwelling unit
Off- Street parking:	2 parking spaces per each single family home
Set Backs (as per the attached site plan)	Front: 0' *  Side Yards: 1337 W. Ancona: east – 3' / west- 0' * 1339 W. Ancona: east – 0' / west- 3' *  Rear: 8' *  Rear Yard Open Space: 60 sf per DU *
Building height:	27'-2"

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\* Will seek a variation



W. ANCONA ST.

⊕ SITE PLAN  
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA 24' x 60'	= 1,440 SF.
F.O.P.	1.7
MAX. DENSITY	2,448 SF.
1ST FLOOR	860 SF.
2ND FLOOR	1,072 SF.
TOTAL	1,932 SF.

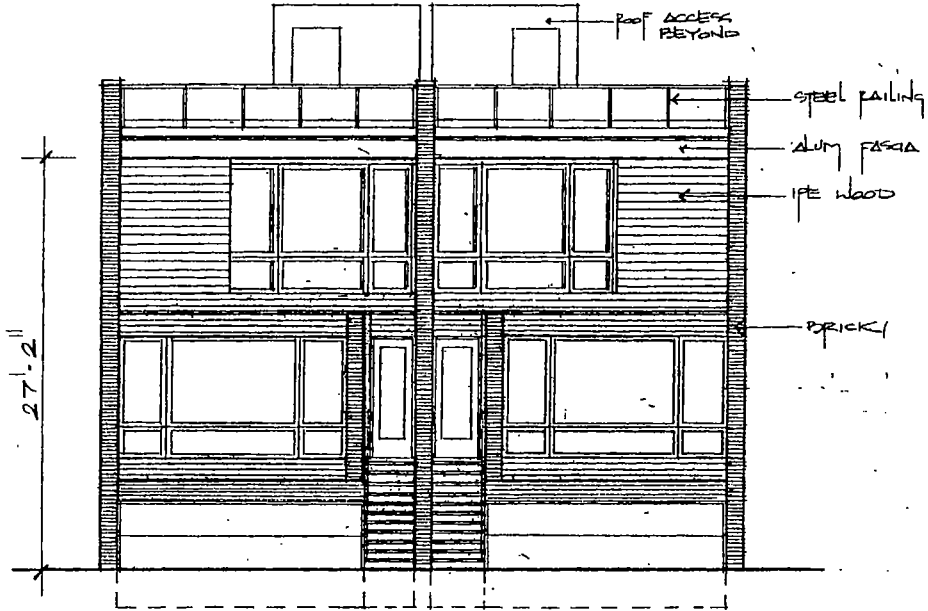
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PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485

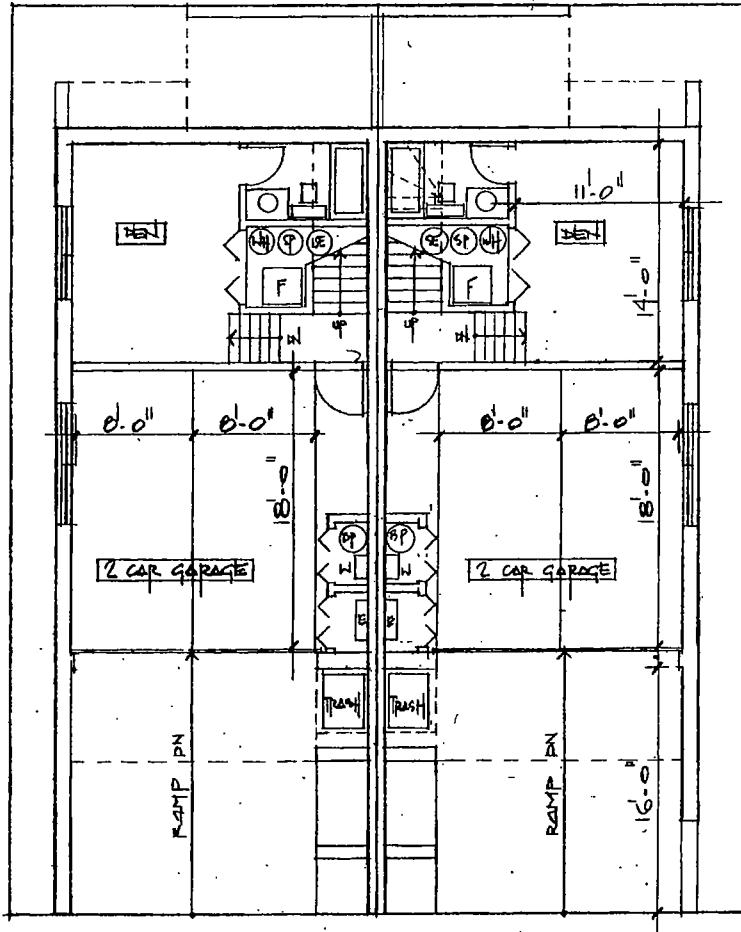
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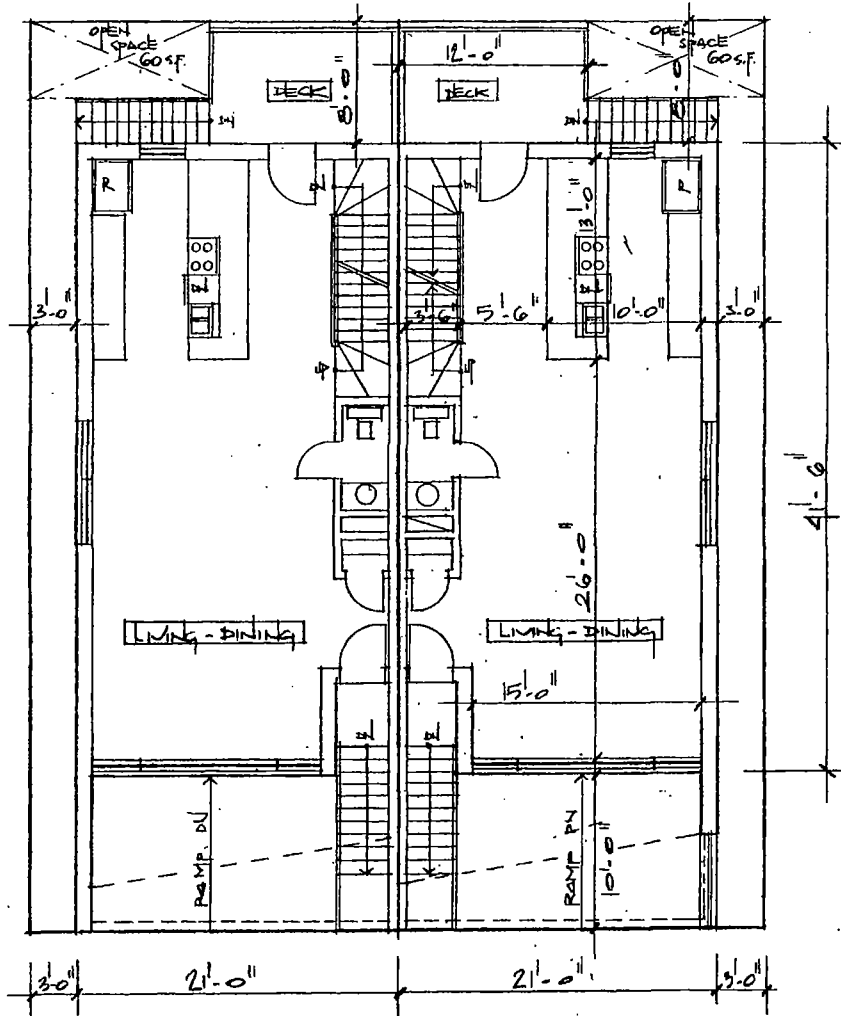
⊙ FRONT ELEVATION  
1/8" = 1'-0"

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⊕ BASEMENT FLOOR PLAN  
1/8" = 1'-0"

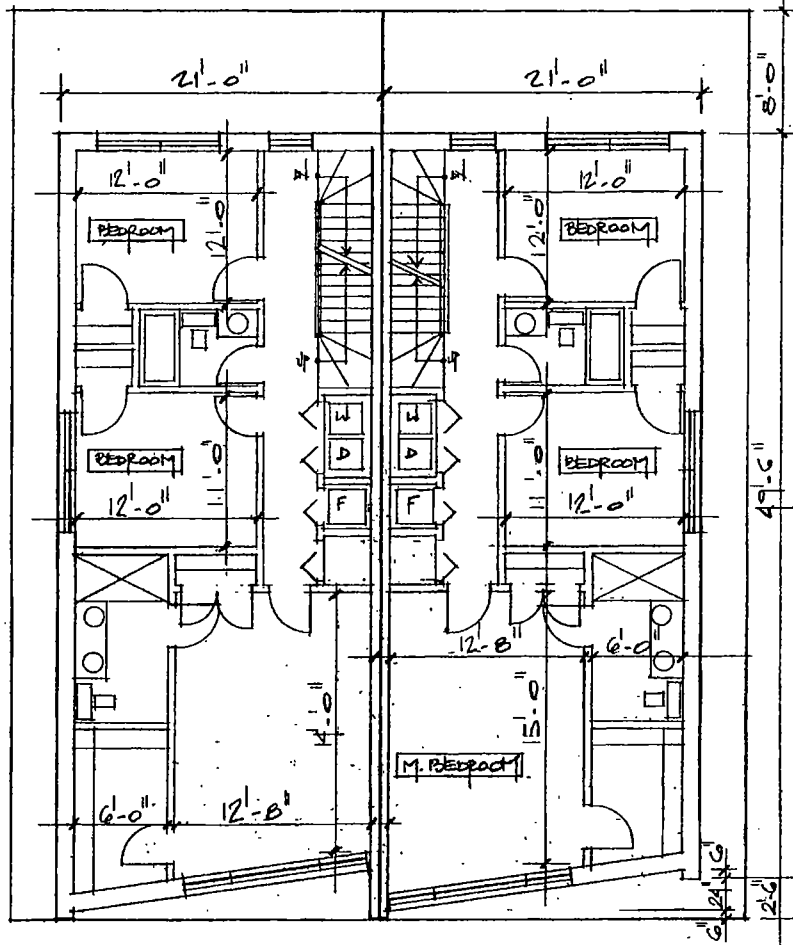
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⊕ 1<sup>st</sup> Floor Plan  
1/8" = 1'-0"

860 S.F. Each

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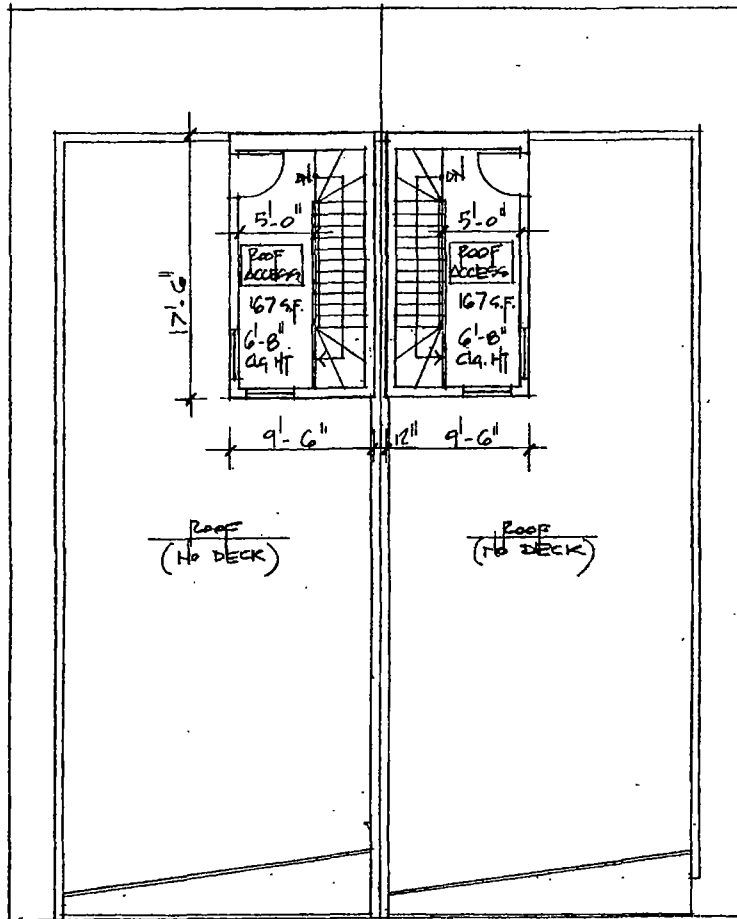


⊕ 2<sup>nd</sup> Floor Plan  
1/8" = 1'-0"

1072 SF. EACH

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⊕ ROOF PLAN  
1/8" = 1'-0"

NOT FOR PUBLICATION