



City of Chicago



SO2018-158

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/17/2018

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 16-E at 6900-6902 S
Vernon Ave/421-425 E 69th St - App No. 19499T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#19499-T1

SUBSTITUTE 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 B3-1 Community Shopping District symbols and indications as shown on Map No. 16-E in the area bounded by

East 69th Street; south Vernon Avenue; a line 96.0 feet south of and parallel to east 69th Street; and the alley west of an parallel to south Vernon Avenue.

to those of a B2-3 Neighborhood Mixed-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.

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Common Address of Property: 6900-02 South Vernon/421-25 E 69th Street Chicago, IL 60637

ZONING NARRATIVE-6900-02 SOUTH VERNON AVENUE/421-25 EAST 69TH STREET

Use: The existing three-story building will remain. The building contains approximately 10,000 square feet. The zoning change will allow the conversion of the two (2) existing commercial/retail spaces at the ground floor into two (2) dwelling units for a total of twelve (12) dwelling units. Currently, there is no existing parking on-site. At least two (2) parking spaces will be located on-site to serve the two (2) additional dwelling units.

Project's Floor Area: 10,000 square feet (existing)

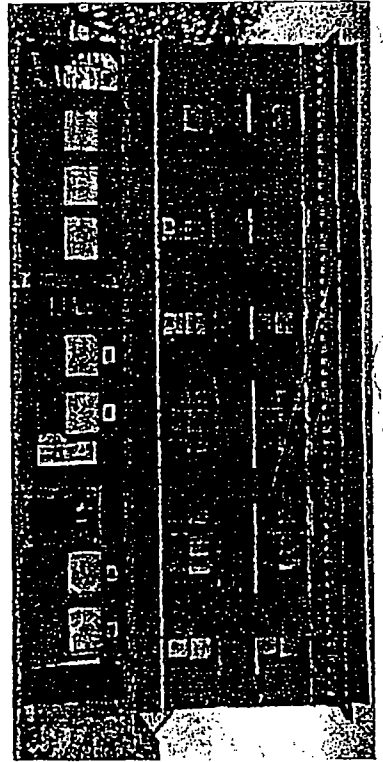
Project's Density: Twelve (12) dwelling units, which is around 992 square feet per unit.

Parking: Currently, there is no existing parking on-site. At least two (2) parking spaces will be located on-site to serve the two (2) additional dwelling units.

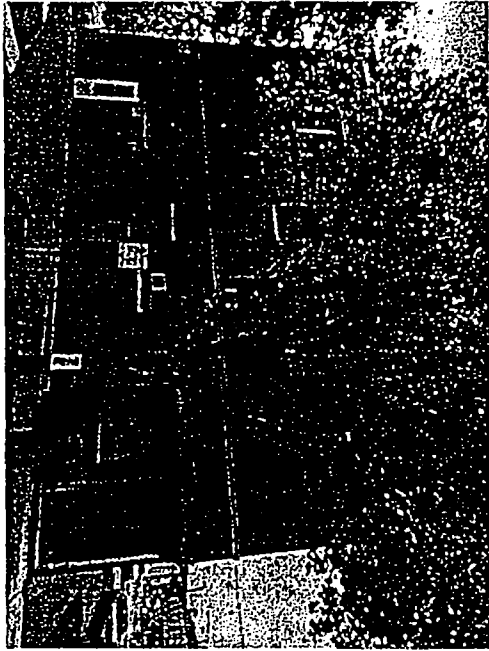
Setbacks: Front-0' (existing)
Rear-48.22' (existing)
Side Setbacks-
-North Side Setback-0' (existing)
-South Side Setback-39.93' (existing)

Building Height: 30' (existing)

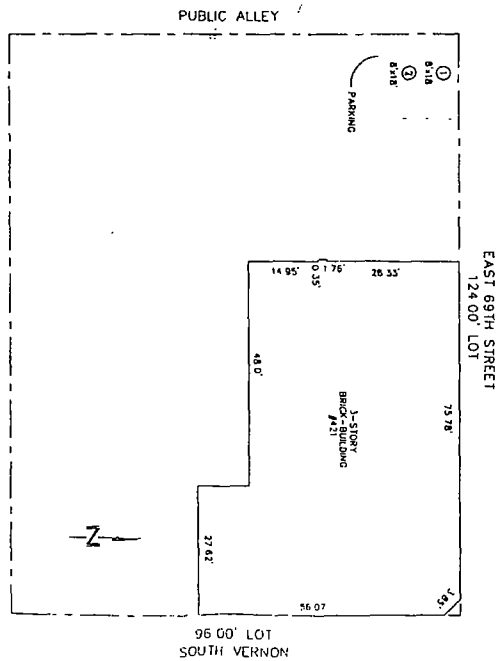
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NORTH ELEVATION



EAST ELEVATION



SCOPE OF WORK
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 PER PLANS



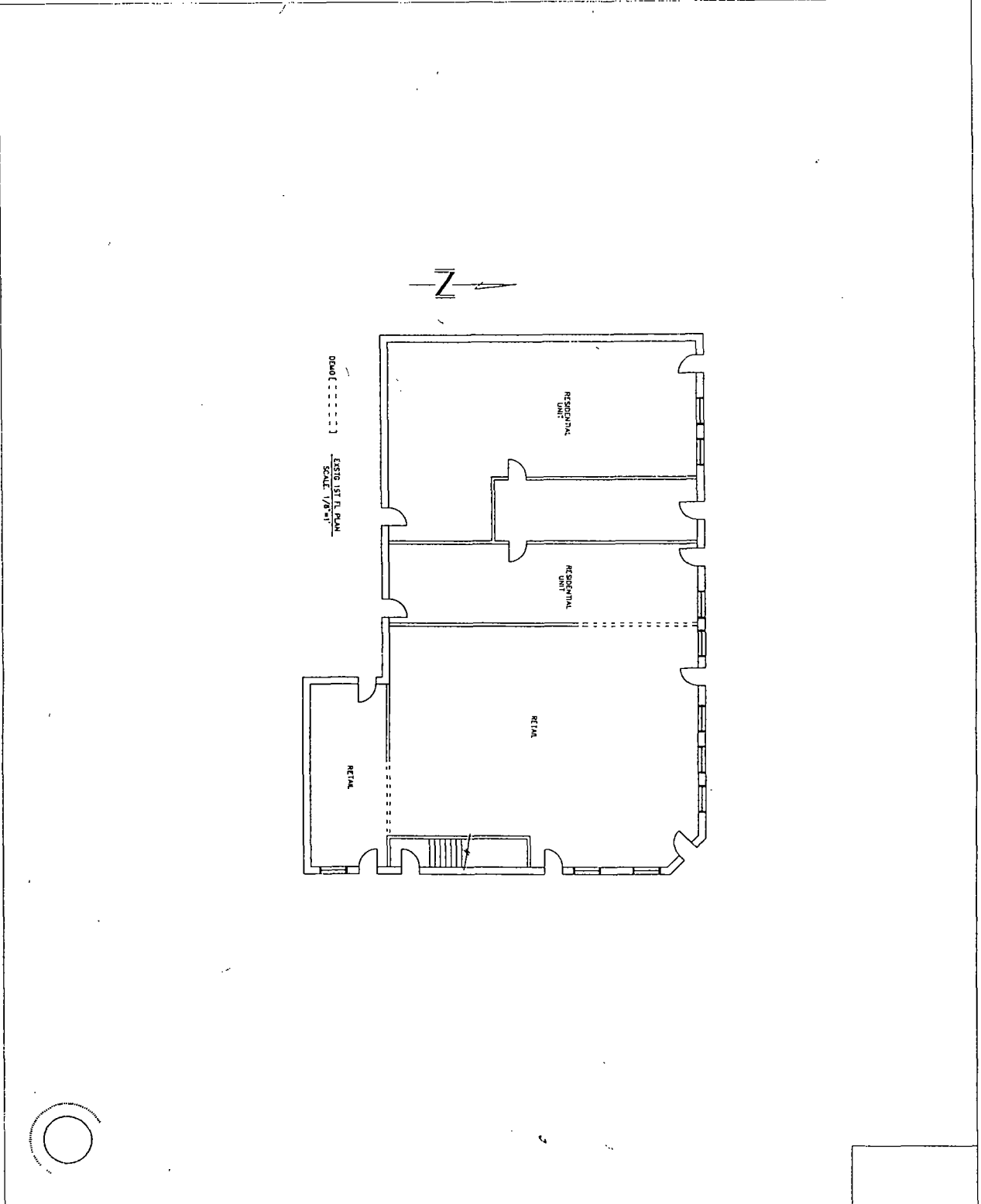
I CERTIFY THAT I AM A REGISTERED ARCHITECT AND PROFESSIONAL. I ALSO CERTIFY THAT I HAVE REVIEWED THESE PLANS FOR ALL PROFESSIONAL AND BELIEVE THEM TO BE CORRECT AND COMPLETE. I HAVE THE NECESSARY KNOWLEDGE AND EXPERIENCE TO DESIGN AND CONSTRUCT THE WORK SHOWN ON THESE PLANS. I AM NOT PROVIDING ANY OTHER SERVICES OR PRODUCTS. I AM NOT PROVIDING ANY OTHER SERVICES OR PRODUCTS. I AM NOT PROVIDING ANY OTHER SERVICES OR PRODUCTS.

I HEREBY CERTIFY THAT I AM A REGISTERED ARCHITECT AND PROFESSIONAL. I ALSO CERTIFY THAT I HAVE REVIEWED THESE PLANS FOR ALL PROFESSIONAL AND BELIEVE THEM TO BE CORRECT AND COMPLETE. I HAVE THE NECESSARY KNOWLEDGE AND EXPERIENCE TO DESIGN AND CONSTRUCT THE WORK SHOWN ON THESE PLANS. I AM NOT PROVIDING ANY OTHER SERVICES OR PRODUCTS. I AM NOT PROVIDING ANY OTHER SERVICES OR PRODUCTS. I AM NOT PROVIDING ANY OTHER SERVICES OR PRODUCTS.

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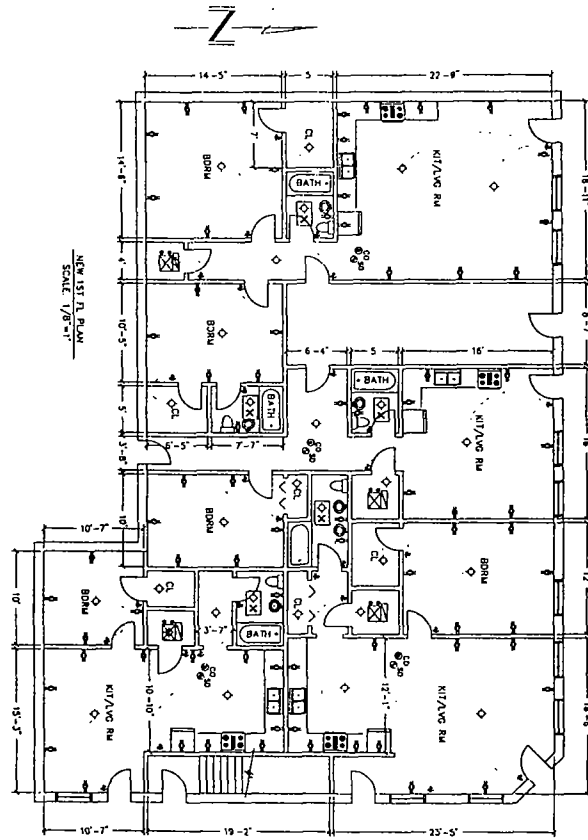
Sheet No. A1	Sheet Description PLANS & DETAILS	Drawn Date	Checked Date	Revisions	421 E 69TH ST CHICAGO IL	R Donald Johnson Architects 201 N. Franklin Ave P.O. Box 60088
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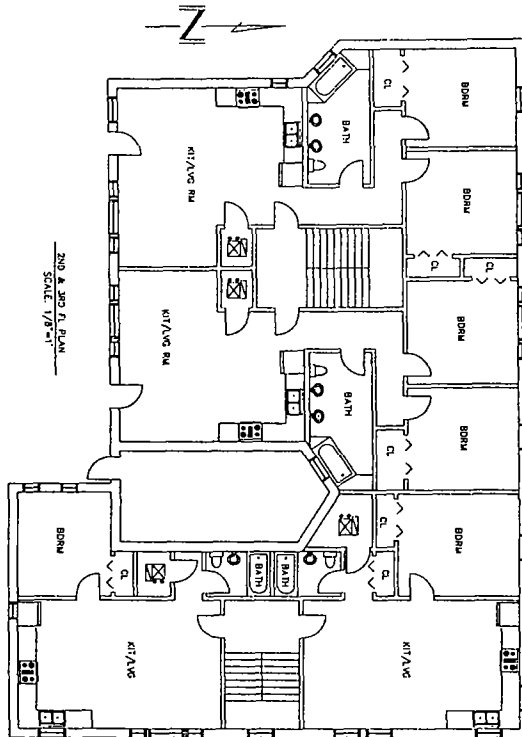
Sheet No. A2	Sheet Description SECTIONS PLANS & DETAILS	Drawn Checked Job No. Date	Revisions	421 E 69TH ST CHICAGO IL	R Donald Johnson Architects 201 N. Dearborn Ave. P.O. Box 10000 Chicago, IL 60628
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Sheet No. A4	Sheet Description SECTIONS PLANS & DETAILS	Drawn Checked Job No. Date	Perimeters	421 E 69TH ST CHICAGO IL	R Donald Johnson Architects 701 N. Prospect Ave Park Ridge, Illinois 60068
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Sheet No. A3	Sheet Description SECTIONS PLANS & DETAILS	Drawn Checked Job No. Date	Designer 	421 E 69TH ST CHICAGO IL	R. Donald Johnson Architects 701 N. Fremont Ave Post Ridge Illinois 60458