



City of Chicago



SO2022-2733

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1226 W Augusta Blvd - App No. 21119T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR
PUBLICATION**

#21119-T1
INTRO DATE
SEPT 21, 2022

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 M3-3 Heavy Industry District symbols and indications as shown on Map No. 3-G in the area bounded by

The alley next north of and parallel to West Augusta Boulevard; a line 250 feet west of and parallel to North Elston Avenue; West Augusta Boulevard; and a line 275 feet next west of and parallel to North Elston Avenue.

To those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Address: 1226 West Augusta Boulevard

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Project Narrative and Plans

1226 W. Augusta Blvd.
Department of Planning and Development
Type 1 Rezoning Supplemental Submittal

Project Description:

The applicant seeks to rezone the above mentioned property from zoning district M3-3 to B2-3. The applicant intends to use the subject property for the construction of a new 4,298 square foot, 3 story, 3 unit residential building.

Originally the area was zoned for manufacturing. However, over time, a majority of the adjacent properties have been rezoned to reflect a change in the market demand in order to accommodate 3 and 4 story residential buildings in the neighborhood. We would like to continue with the direction that the area is heading in and request a zoning change to allow for the construction of a new 3 story, 3 unit residential building..

a.) Proposed Use:

Residential

b.) Project Density (Minimum Lot Area Per Dwelling Unit):

833.34 square feet

c.) Floor Area Ratio:

1.72

Lot Area = 2,500 square feet

Building Area = 4,298 square feet

d.) Off Street Parking:

2 on-site paved parking spaces

e.) Setbacks:

Front: 2'-6" (South), Side: 3'-0" (East), Side: 6" (West), Rear: 30' (North)

f.) Building Height:

35'-5 1/2" to bottom ceiling joists - not including rooftop stair enclosure

*Applicant will comply with section 17-3-0307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

*Applicant will comply with section 17-13-0400 Zoning Map Amendments within the Industrial Corridors.

FOR APPROVAL STAMP

IPSA

Architecture & Design

ARCHITECTS & CONSTRUCTION SERVICES
1166 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60642

PHONE: (312) 243-2500
FAX: (312) 243-8870



#	DATE	DESCRIPTION	ISSUE FOR

NEW 3 UNIT,
3 STORY
RESIDENCE
WITH BASEMENT

1226 W AUGUSTA BLVD
CHICAGO, IL 60642

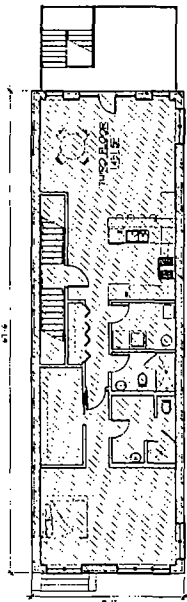
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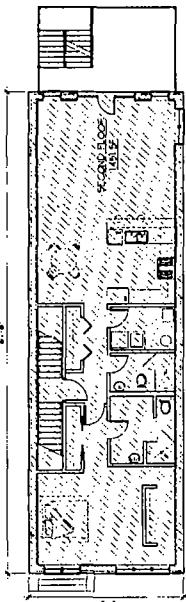
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PROJECT #: 20170606

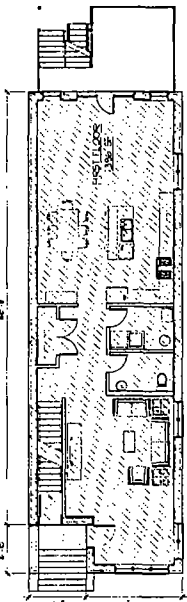
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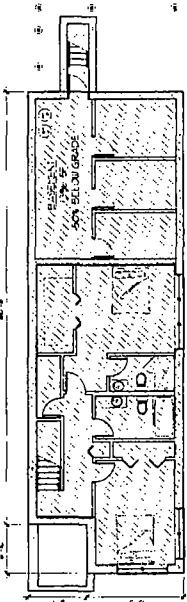
F.A.R. THIRD FLOOR PLAN



F.A.R. SECOND FLOOR PLAN



F.A.R. FIRST FLOOR PLAN

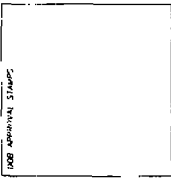


F.A.R. BASEMENT FLOOR PLAN



C/O SECTION: 11.3-0403-1
 DATE: 10/20/21
 DRAWN BY: SALVATORE SANTOPINA
 CHECKED BY: SM
 PROJECT #: 20170606
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REV.	DATE	DESCRIPTION
1	09/11/2021	ISSUE FOR PER.

NEW 3 UNIT,
3 STORY
RESIDENCE
WITH BASEMENT

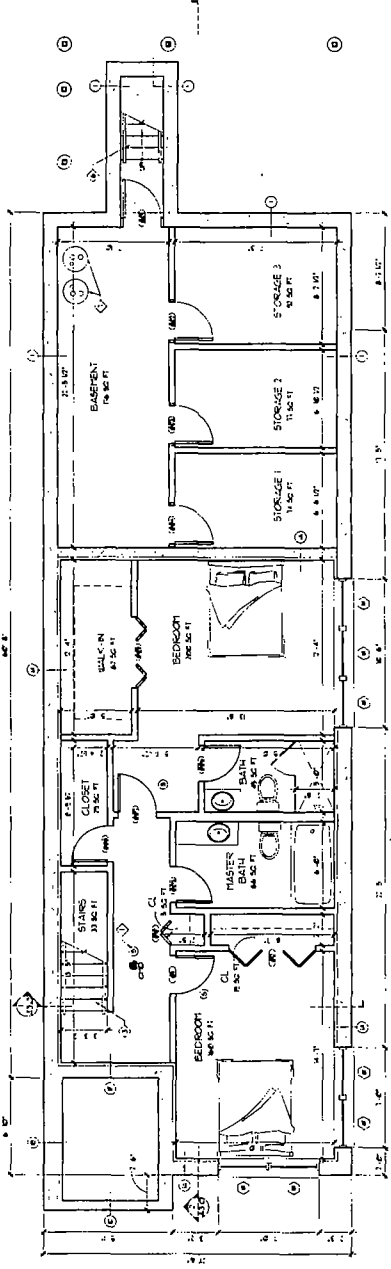
1226 W AUGUSTA BLVD
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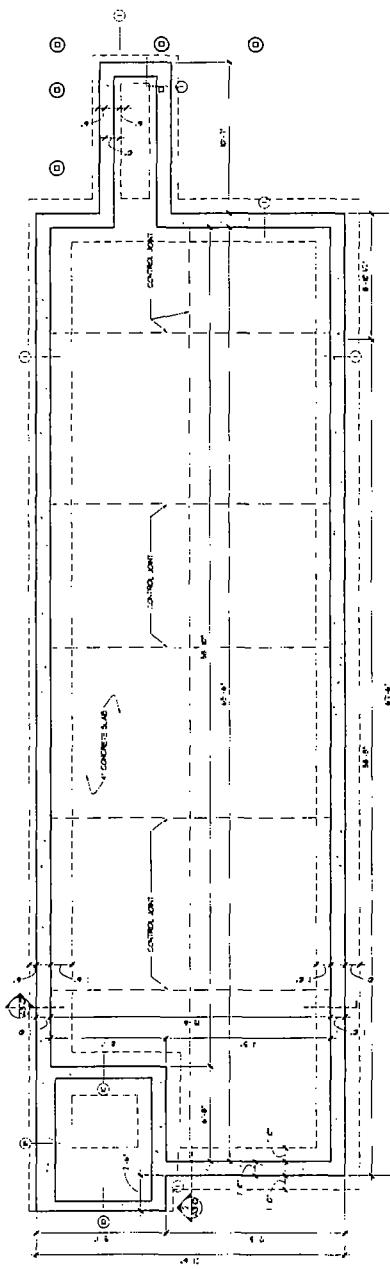
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BASEMENT FLOOR PLAN



FOUNDATION PLAN



SYMBOL	DESCRIPTION
(1)	12" MINIMUM 1/2" THICK CONCRETE FOUNDATION WALL
(2)	12" MINIMUM 1/2" THICK CONCRETE FOUNDATION WALL WITH REINFORCING BARS AND 4" MINIMUM CLEARANCE FROM EXISTING WALLS
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ARCHITECTURAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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100% APPROVAL 3/14/15



Architecture & Design
 ARCHITECTS & CONSTRUCTION SERVICES
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 PHONE # (312) 243-2500
 FAX # (312) 243-5970



REVISIONS

#	DATE	DESCRIPTION	ISSUE FOR NO.

**NEW 3 UNIT,
 3 STORY
 RESIDENCE
 WITH BASEMENT**

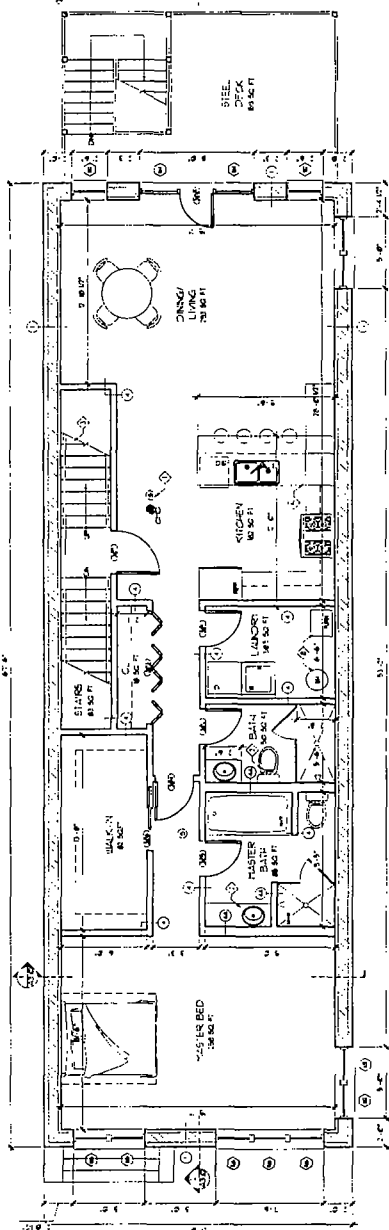
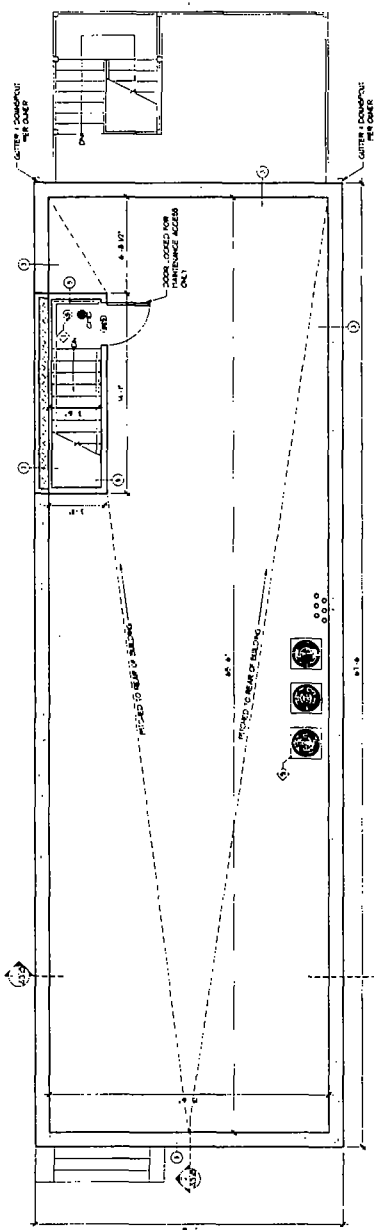
1226 W AUGUSTA BLVD
 CHICAGO, IL 60642

DATE 10/20/2011

DRAWN BY
 CHECKED BY SM

PROJECT # 20170606

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WALL TYPE LEGEND

- 1. 12" CONCRETE EXTERIOR WALL
- 2. 8" CMU WITH 1/2" GYPSUM BOARD
- 3. 8" CMU WITH 1/2" GYPSUM BOARD AND 1/2" SHEET PILING
- 4. 8" CMU WITH 1/2" GYPSUM BOARD AND 1/2" SHEET PILING AND 1/2" SHEET PILING
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- 9. 8" CMU WITH 1/2" GYPSUM BOARD AND 1/2" SHEET PILING AND 1/2" SHEET PILING AND 1/2" SHEET PILING
- 10. 8" CMU WITH 1/2" GYPSUM BOARD AND 1/2" SHEET PILING AND 1/2" SHEET PILING AND 1/2" SHEET PILING

ARCHITECTURAL NOTES

- 1. ALL WOOD DECKING TO BE INTERCONNECTED & ANCHORED TO THE EXISTING CONCRETE SLAB
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- 10. ALL WOOD DECKING TO BE INTERCONNECTED & ANCHORED TO THE EXISTING CONCRETE SLAB

**FINAL FOR
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FOR APPROVAL STAMPS

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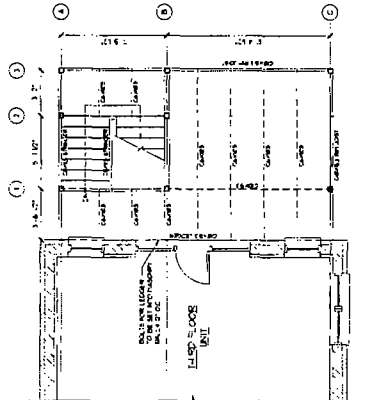
NEW 3 UNIT,
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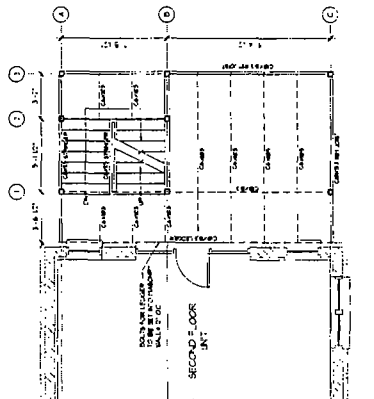
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PROJECT #	20170606

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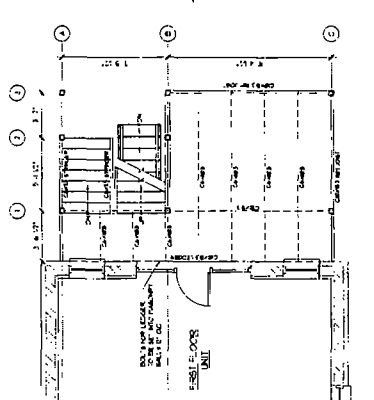
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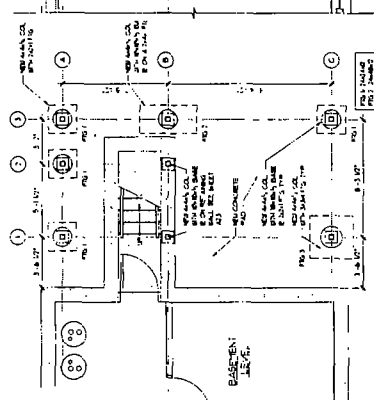
3 THIRD FLOOR PLAN
 A2.2 1/4"=1'-0"



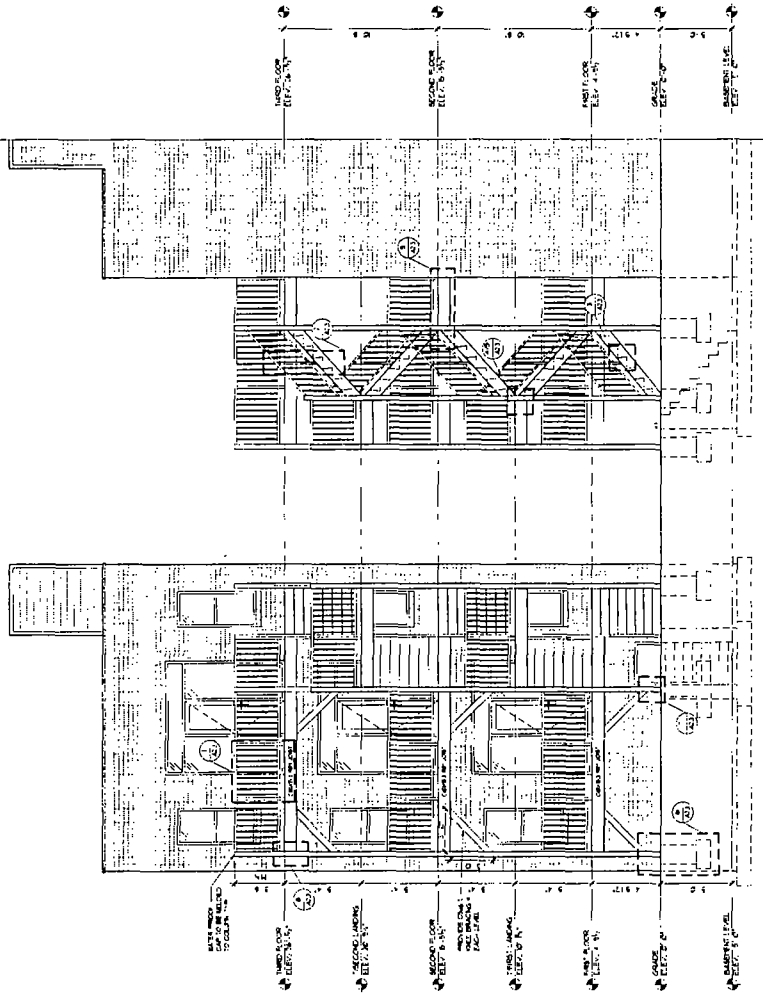
2 SECOND FLOOR PLAN
 A2.2 1/4"=1'-0"



1 FIRST FLOOR PLAN
 A2.2 1/4"=1'-0"



0 BASEMENT FLOOR PLAN
 A2.2 1/4"=1'-0"



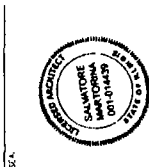
5 WEST ELEVATION
 A2.2 1/4"=1'-0"

4 NORTH ELEVATION
 A2.2 1/4"=1'-0"

DATE APPROVAL: 7/14/20

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REV. NO.	DATE	DESCRIPTION
1	07/14/20	ISSUE FOR RFP

NEW 3 UNIT,
3 STORY
RESIDENCE
WITH BASEMENT

1226 W AUGUSTA BLVD
CHICAGO, IL 60642

DATE: 10/20/2021

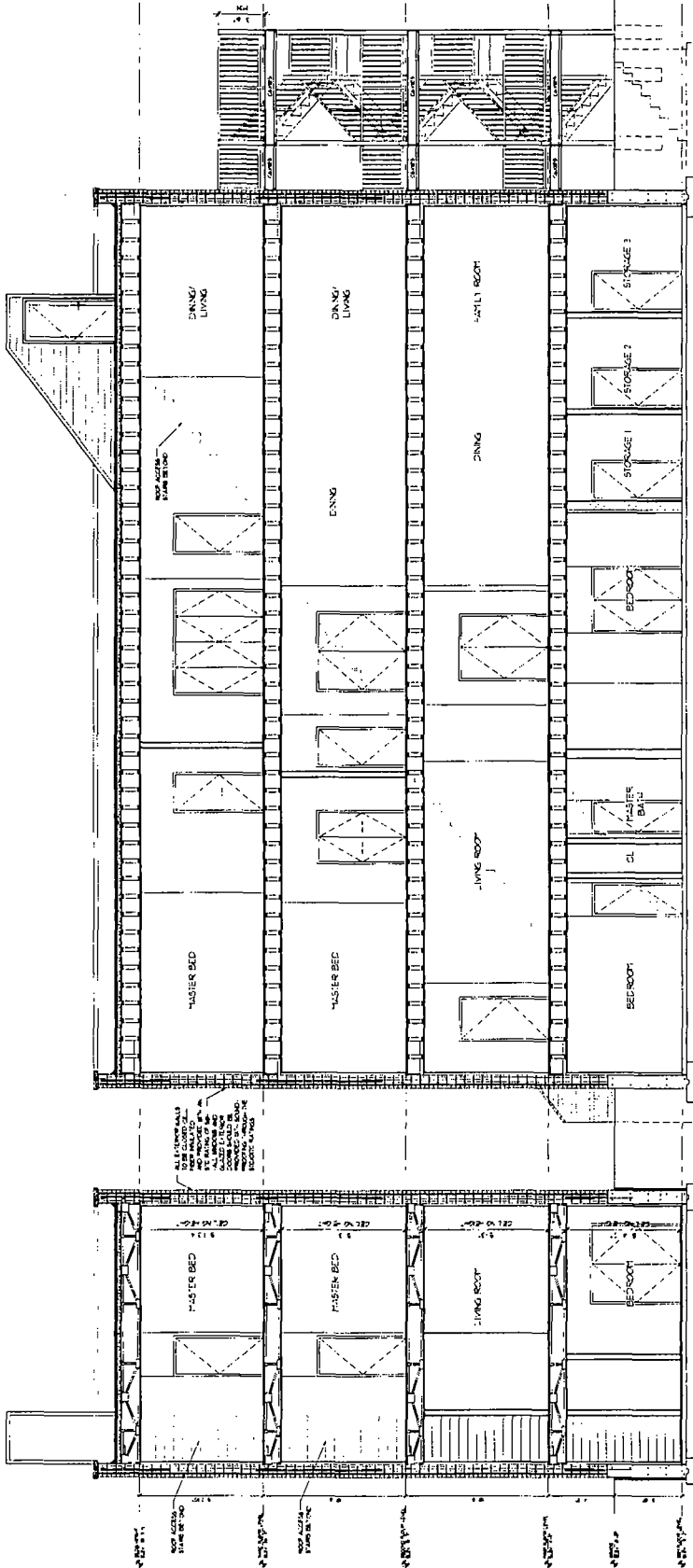
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CHECKED BY: SM

PROJECT #: 20170606

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BUILDING SECTION
2
A3.0 7/4"-1" 0"

BUILDING SECTION
1
A3.0 1/4"-1" 0"

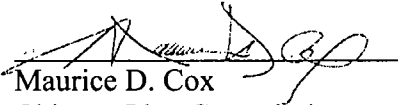
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: December 12, 2022

Re: Map Amendment to the North Branch Industrial Corridor

On December 12, 2022, the Chicago Plan Commission recommended approval of the proposed map amendment to the North Branch Industrial Corridor submitted by ChiSai Properties LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Zoning Administrator's recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)