



City of Chicago



O2022-2440

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 1434 W Flourney St - App No. 21100T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-G in the area bounded by

The public alley next north of and parallel to West Flournoy Street; A line 247.28 east of and parallel to South Laflin Street; West Flournoy Street; and a line 271.28 east of and parallel to South Laflin Street

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1434 West Flournoy Street

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1434 W. Flourney

RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

The purpose of the rezoning is to adaptively reuse a 3.5-story residential building. The Applicant proposes to establish 2 existing, nonconforming dwelling units at the garden level of the existing building containing 6 other dwelling units. No changes are proposed to the existing structure of the building, which will remain the same size. The existing height of the building at 35.83' will remain. The property is a transit served location and is within 1,320 feet of the Ashland CTA Bus Route #9. Zero parking spaces will be added for the two units.*

	PROPOSED
Lot Area	2,669.28 SF
Density - MLA	333.66
Off Street Parking	0*
Rear Setback	23.5 feet (existing)
Side (West) Setback	3.35 feet (existing)
Side (East) Setback	0 feet (existing)
Front Setback	0 feet (existing)
FAR	1.75 (existing)
Building Height	36.5 feet (existing)

* The property is a transit served location and is within 1,320 feet of the Ashland CTA Bus Route #9.

FINAL FOR PUBLICATION

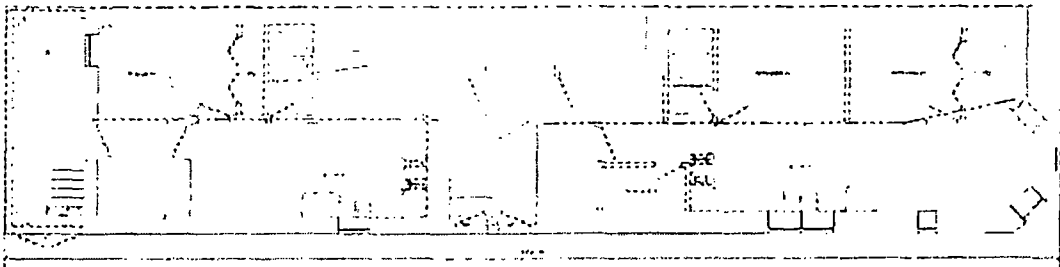
DEMOLITION NOTES

1. All work shall be done in accordance with the City of Chicago Building Department rules and regulations. The contractor shall be responsible for obtaining all necessary permits for this work. The contractor shall be responsible for obtaining all necessary permits for this work. The contractor shall be responsible for obtaining all necessary permits for this work.

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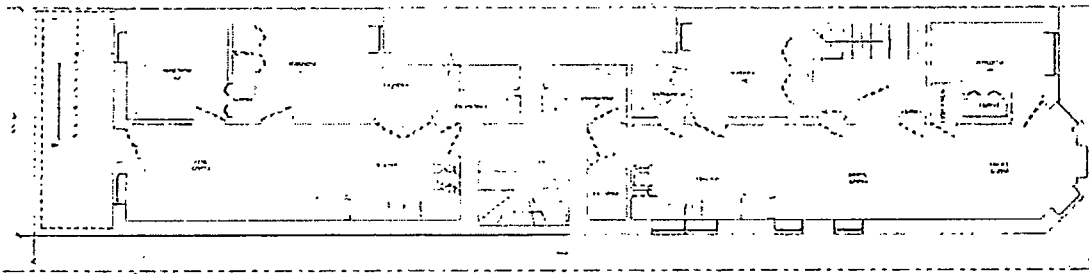


⊕ ① 1ST FLOOR

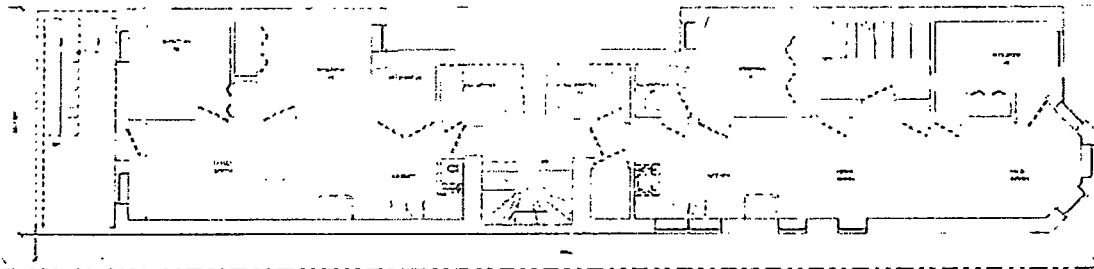


⊕ ② 2ND FLOOR

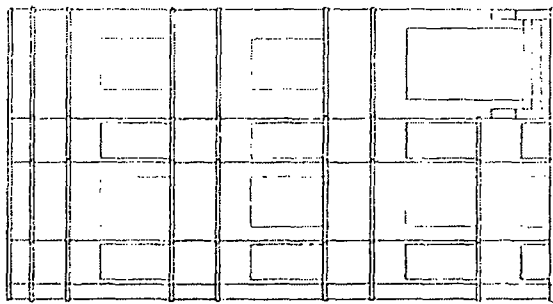
FINAL FOR PUBLICATION



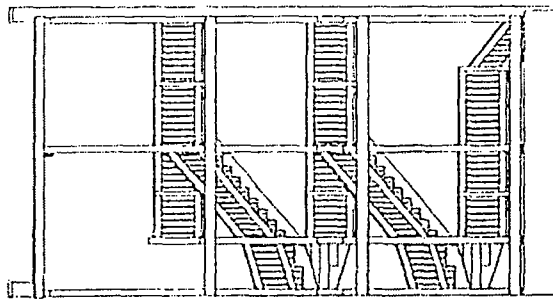
N ⊕ ① FIRST FLOOR



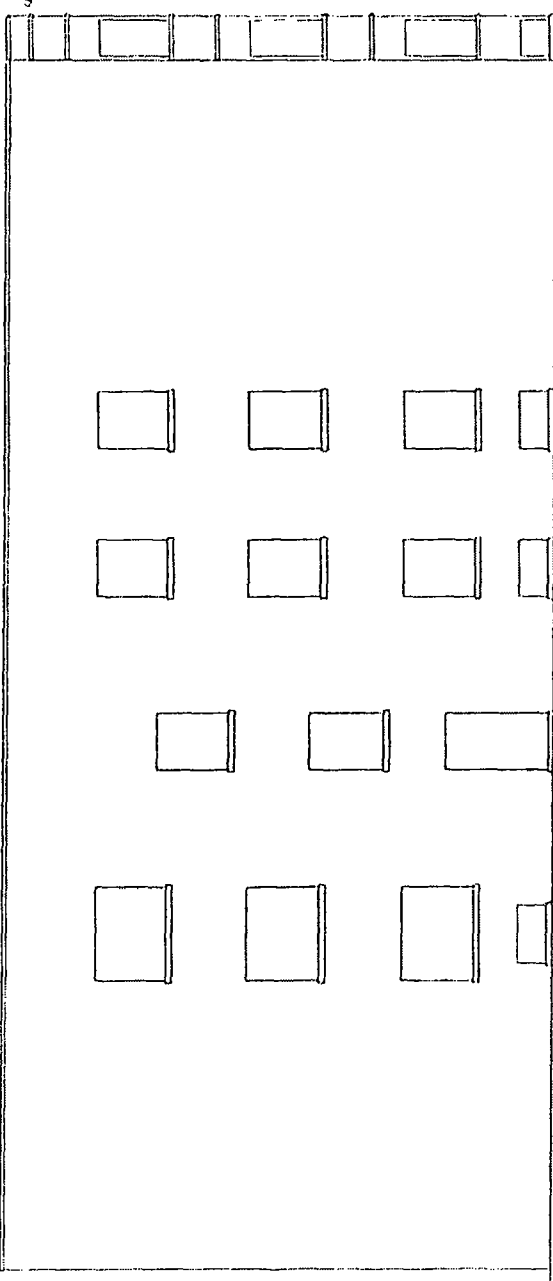
N ⊕ ② SECOND FLOOR



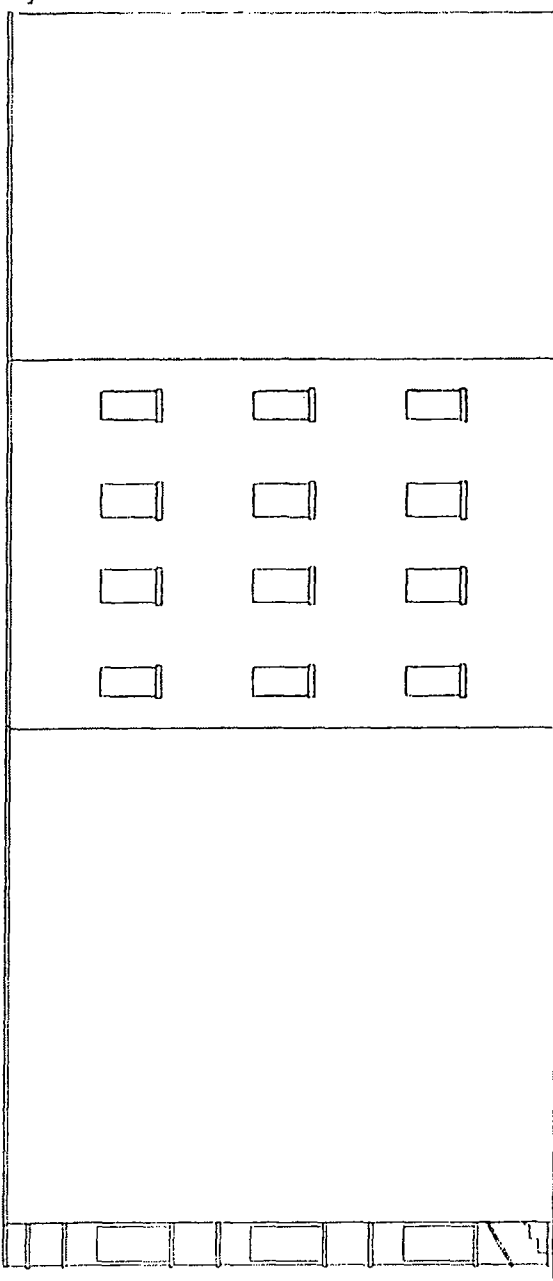
EXISTING CORNER ELEVATION



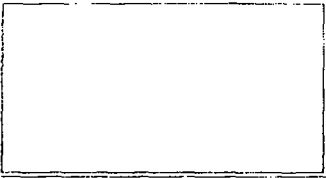
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



DATE: 10/15/11
BY: [illegible]
CHECKED BY: [illegible]

EXISTING
ELEVATIONS
100 N. LAKE STREET
CHICAGO, IL 60602

EXISTING
ELEVATIONS

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