



City of Chicago



SO2013-6095

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/11/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17823T1 at 1007-1015 N Cleveland Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final with Plans

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Amended Plans

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 Planned Development No. 695 symbols and indications as shown on Map No. 3-F in the area bounded by:

a line 163 feet north and parallel to West Oak Street; a line 257.73 east of and parallel to North Cleveland Avenue; a line 61.0 feet north and parallel to West Oak Street; and North Cleveland Avenue

to those of a RT-4, Residential Two-Flat, Townhouse and Multi-Unit.

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

Common Address of Property: 1007-1015 North Cleveland, Chicago, Illinois

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RESIDENTIAL DEVELOPMENT REZONING TYPE I NARRATIVE ZONING AND DEVELOPMENT ANALYSIS

Lot Area: 26,292 square feet

Floor Area Ratio: 1-2

Maximum Number of Residential Units: 13 units

Number of Off Street Parking Spaces: 26 spaces

Note: In the event that fewer than 13 units are constructed, the number of parking spaces may be reduced as well

Building Height: 28 feet

Setbacks: Per Site Plan

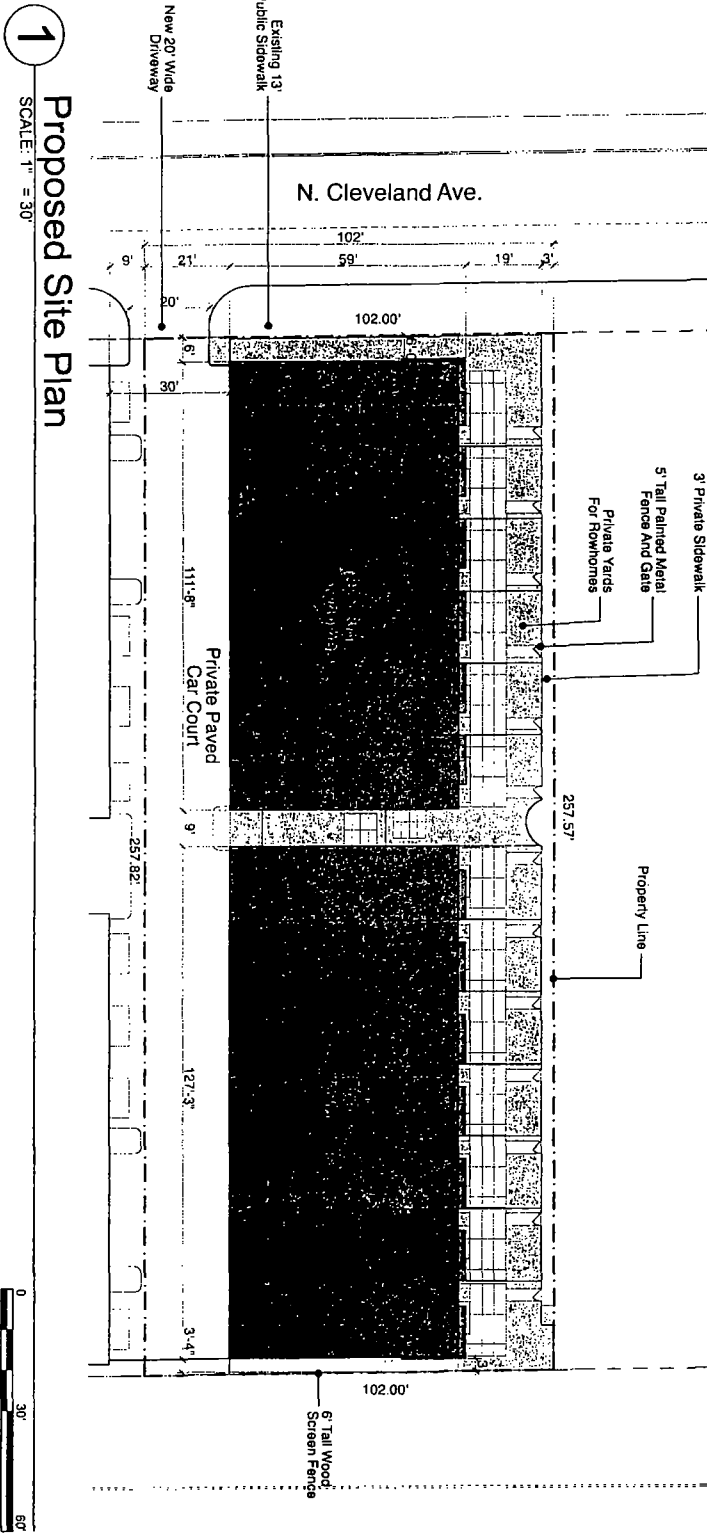
Narrative: The Applicant is proposing to rezone the property from Institutional Planned Development No. 695 to RT-4 to construct 13, 2-story townhouses with attached private garages.

Commonly Known as: 1007-1015 North Cleveland Avenue, Chicago, Illinois

Parcel 2

1009 N. Cleveland Ave.
Chicago, IL

Proposed Site Plan
Scale: 1" = 30'



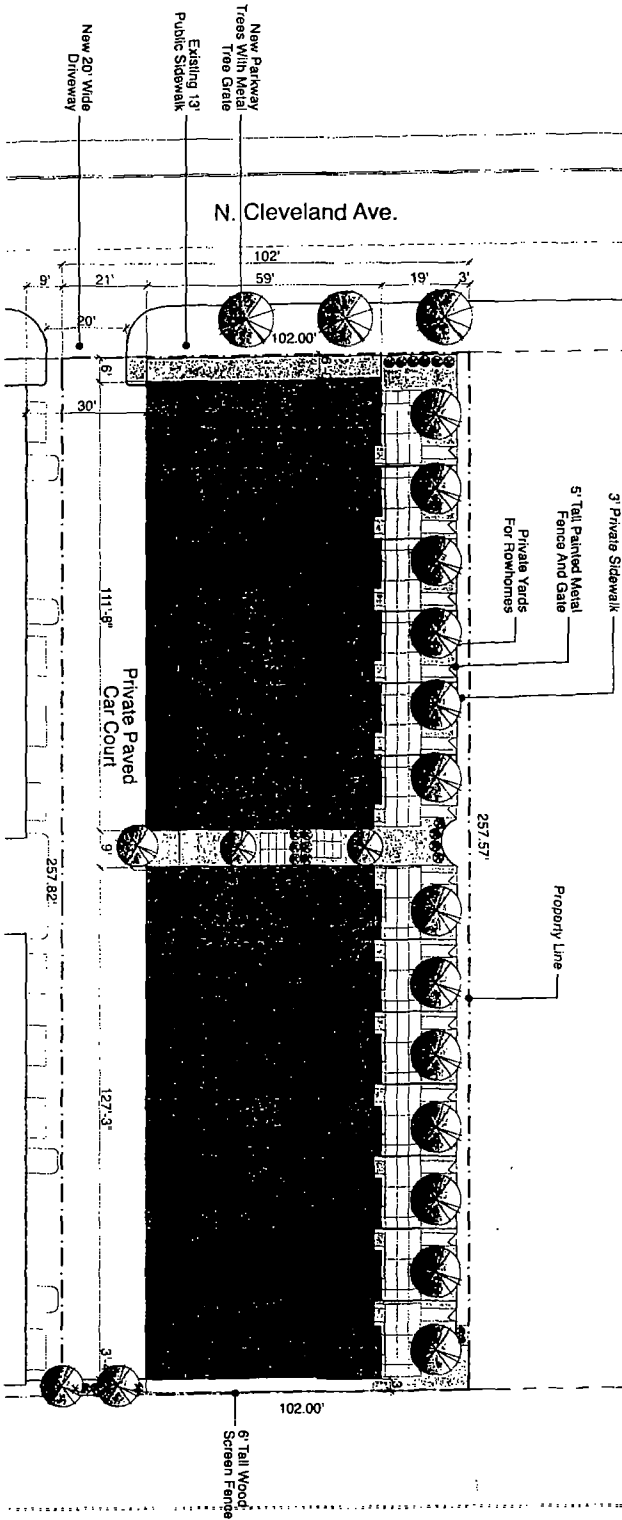
1 Proposed Site Plan
SCALE: 1" = 30'

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12/6/13
PH # 132199

Not for Construction. This drawing is for informational purposes only. It is not to be used for construction or other purposes without the written consent of the architect.

1009 N. Cleveland Ave.
Chicago, IL
Proposed Landscape Plan
Scale: 1" = 30'



1 Proposed Landscape Plan
SCALE: 1" = 30'



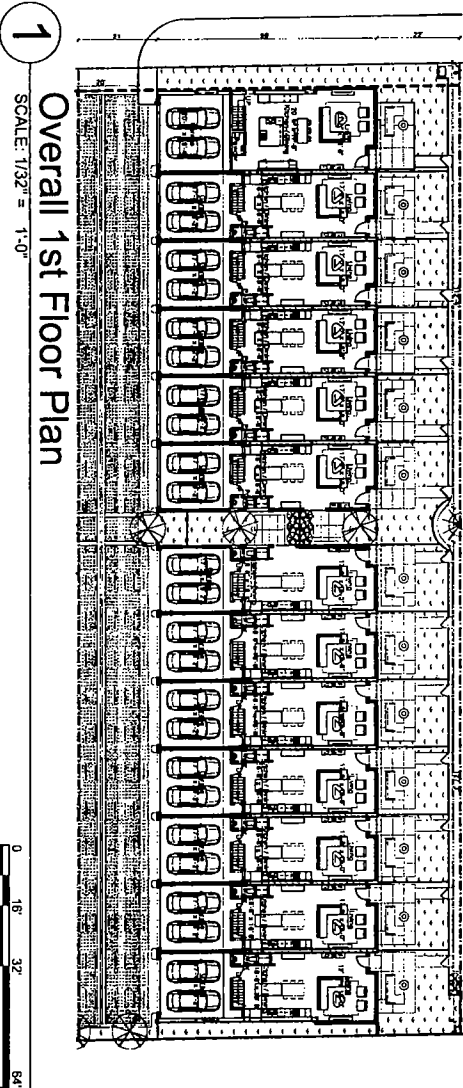
450 00A LLC
507 N. 10th St.
Chicago, IL 60610

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1009 N. Cleveland Ave. Chicago, IL 60610
1009 N. Cleveland Ave. Chicago, IL 60610
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1009 N. Cleveland Ave.

Chicago, IL

Overall 1st Floor Plan

Scale: 1/32" = 1'-0"



450 Oak LLC

Developer

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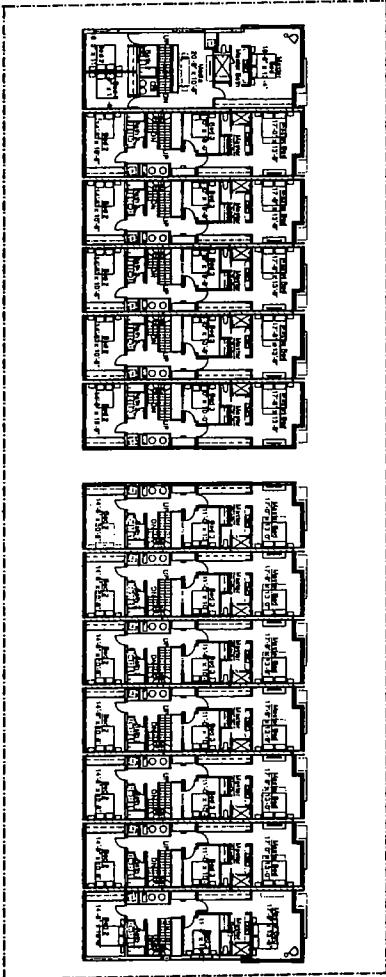
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This is a preliminary drawing. It is not to be used for construction or other purposes without the written consent of the architect.

1

Overall Second Floor Plan

SCALE: 1/32" = 1'-0"



1009 N. Cleveland Ave.

Chicago, IL

Overall Second Floor Plan

Scale 1/32" = 1'-0"



450 Oak LLC
architect

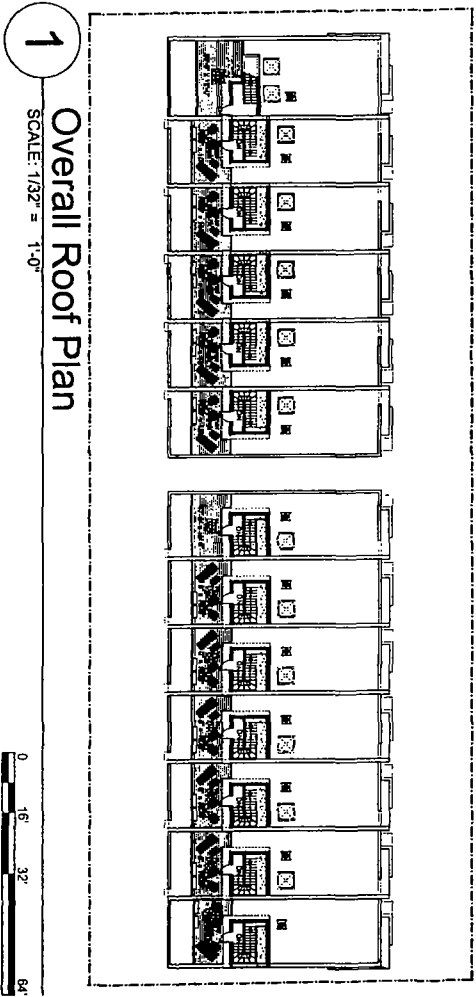


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Notes: 1. This drawing is a preliminary drawing and is not to be used for construction without the approval of the architect.

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1009 N. Cleveland Ave.
Chicago, IL

Overall Roof Plan
Scale: 1/32" = 1'-0"



480 Oak LLC
CHICAGO, IL

PAPAGEORGIOU/HAYMES architects
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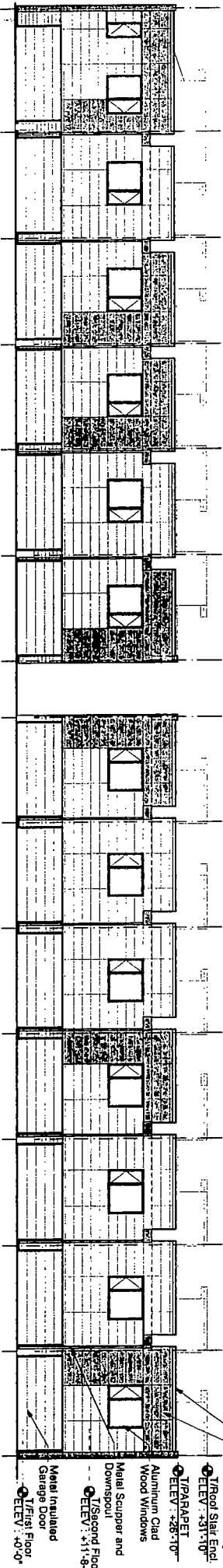
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1009 N. Cleveland Ave.

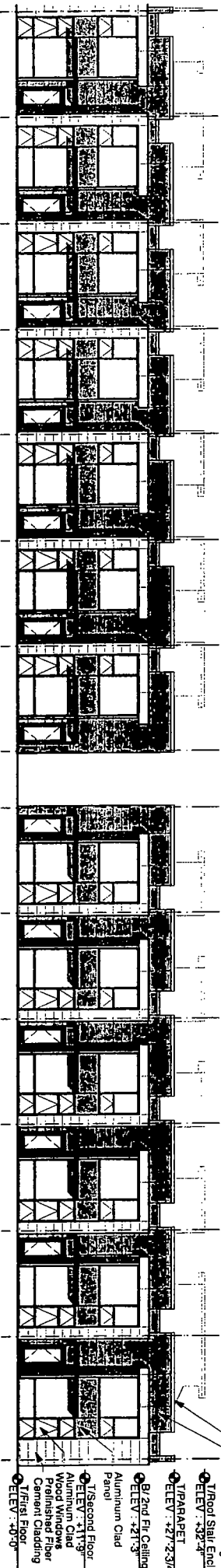
Chicago, IL

Elevations - 2 Story
Scale 1/16" = 1'-0"



2 Rear Elevation - 2 Story Rowhomes

SCALE: 1/16" = 1'-0"



1 Front Elevation - 2 Story Rowhomes

SCALE: 1/16" = 1'-0"



410 OH LLC
CHICAGO, IL

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12/8/13
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1009 N. Cleveland Ave.

Chicago, IL

Elevations - 2 Story

Scale 1/16" = 1'-0"

