



City of Chicago



SO2015-2582

Office of the City Clerk Document Tracking Sheet

Meeting Date:	4/15/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-F at 647 W Melrose St - App No. 18331T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18331 T1

INTRO DATE.

04-15-2015

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 RM4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 9-F in area bound by

West Melrose Street, a line 450 feet west of and parallel to north Broadway Avenue, the public alley next south of and parallel to west Melrose Street, a line 500 feet west of and parallel to north Broadway Avenue

to those of a RM6 Residential Multi-Unit District.

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

Common Address of Property: 647 W Melrose Street

SUBSTITUTE NARRATIVE and PLANS
647 W Melrose Street
RM4.5 to RM6

To construct a 4 story with basement 5 residential dwelling unit building with roof deck and two, 3-car detached garages for a total of 6 parking spaces. The building height will be 51' – 7" and no commercial space.

	RM6
FAR	1.85
FAR Area	14,558 sq.ft.
Lot Area	7,873 s.f.
Lot Area per unit	1,570 sq. ft.
No. of Units	5
Bldg Height	51' - 7"
Front Setback	7' - 9"
Rear Setback	47' - 6"
West Side Setback	6' - 0"
East Side Setback	4' - 0"
Parking	6 parking spaces
Rear Open Space	518 s.f.

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SITE / ROOF PLAN



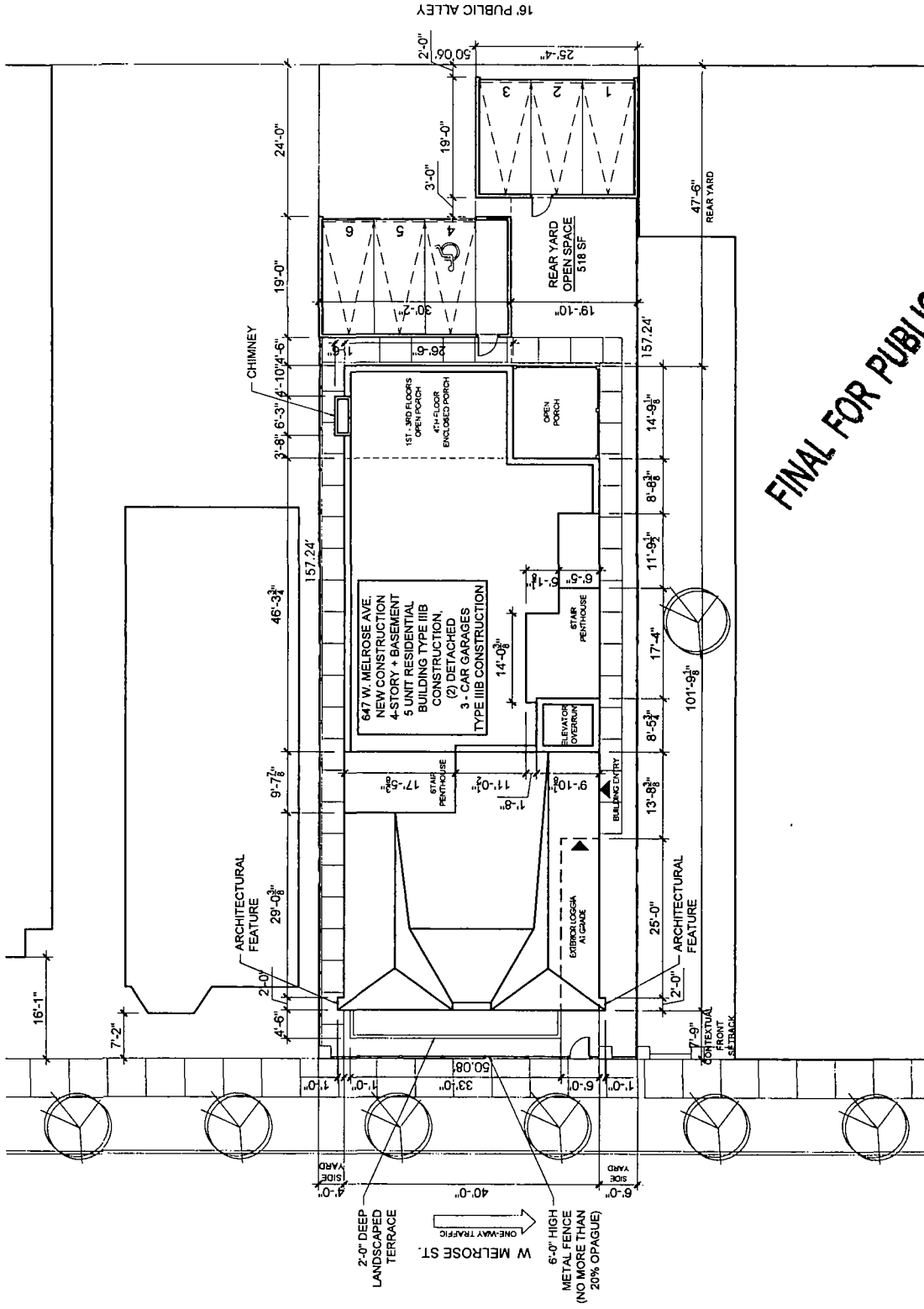
0 4' 8' 18' 32'

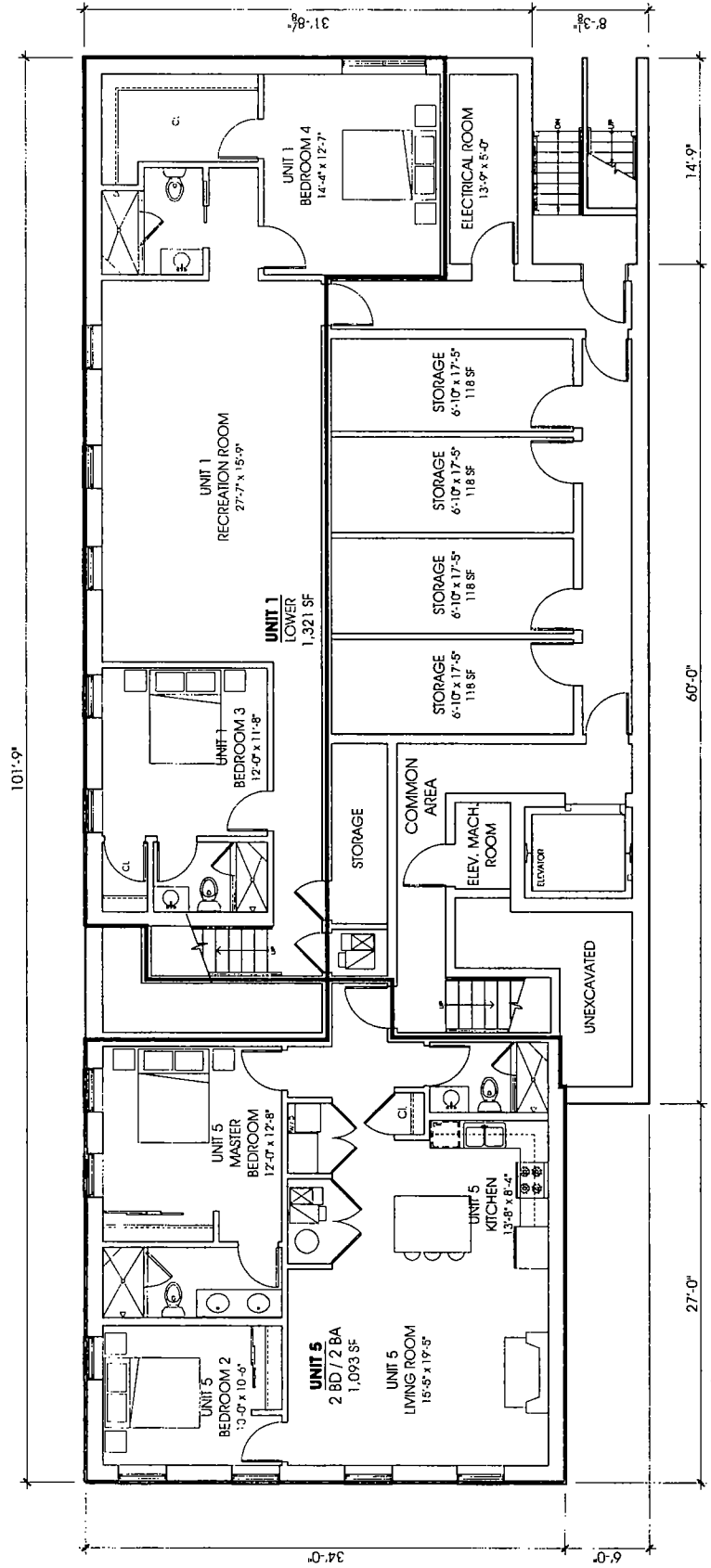
647 W. MELROSE ST.
CHICAGO, ILLINOIS

JENNIFER & ERIC ROCKHOLD

OWNERS

JUNE 18. 2015





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PROPOSED
LOWER LEVEL
FLOOR PLAN

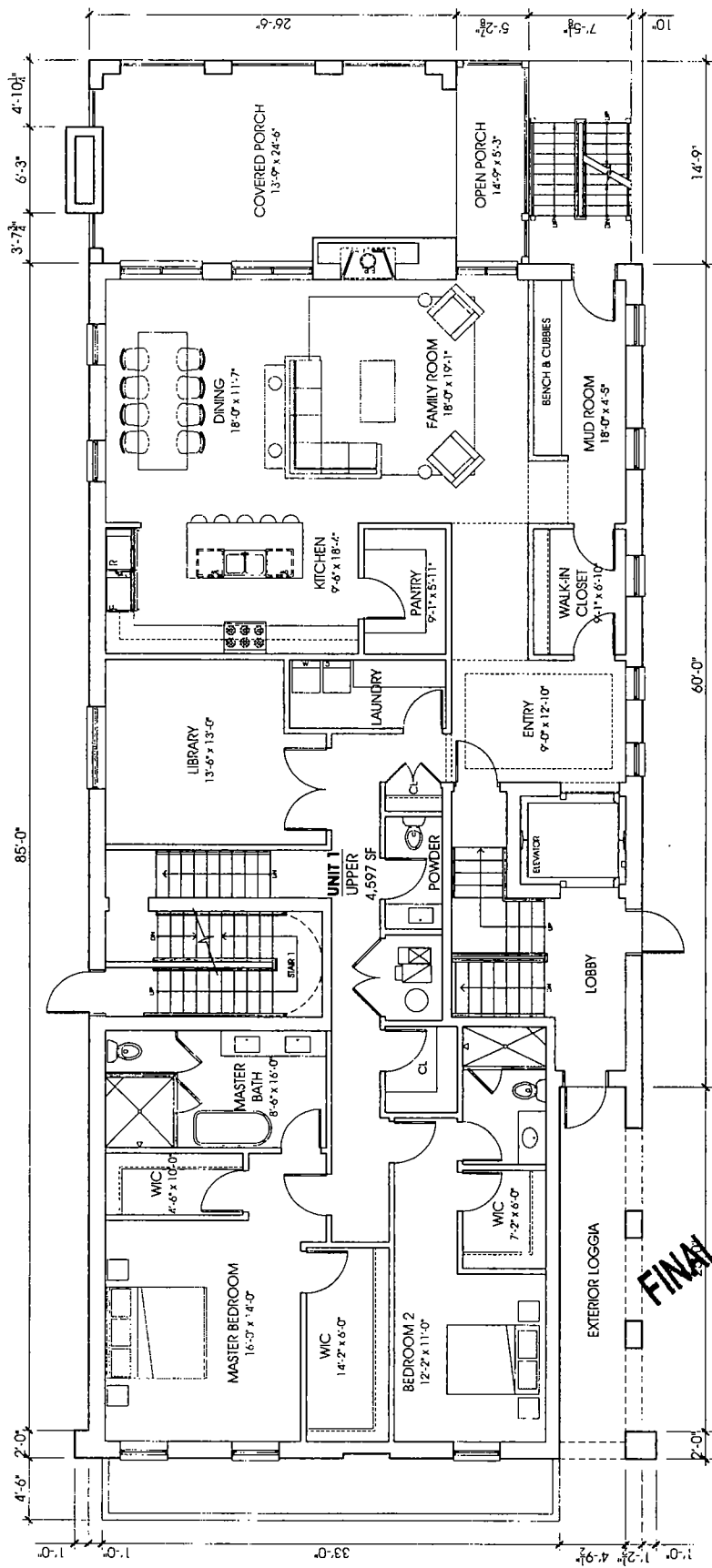


647 W. MELROSE ST.
CHICAGO, ILLINOIS

0 SQ. FT. - F.A.R.
2,501 SQ. FT. - SALEABLE

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SULLIVAN
GOULETTE
AND WILSON
ARCHITECTS
CONSULTING ENGINEERS

3,318 SQ. FT. - F.A.R.
3,169 SQ. FT. - SALEABLE

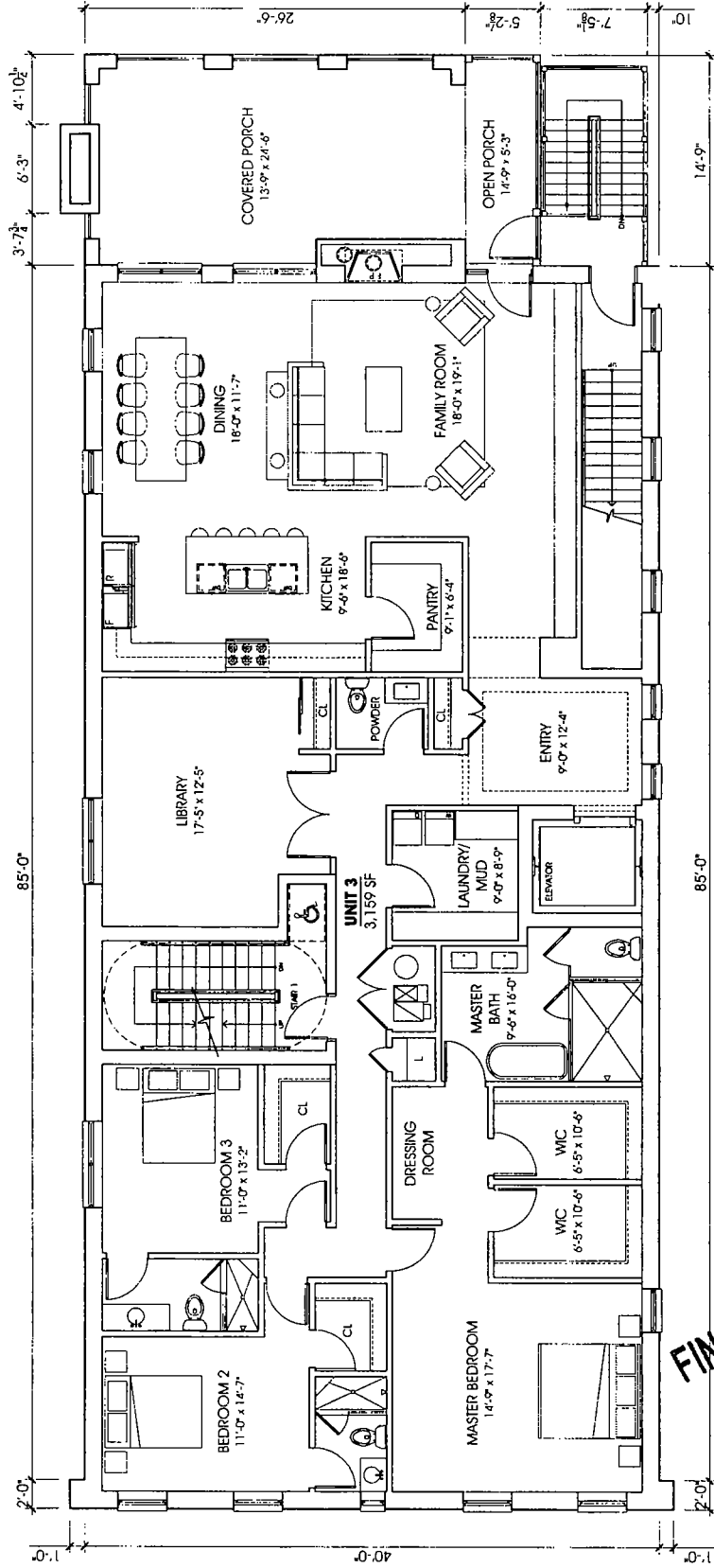
PROPOSED
FIRST FLOOR PLAN



647 W. MELROSE ST.
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3,480 SQ. FT. - F.A.R.
3,159 SQ. FT. - SALEABLE

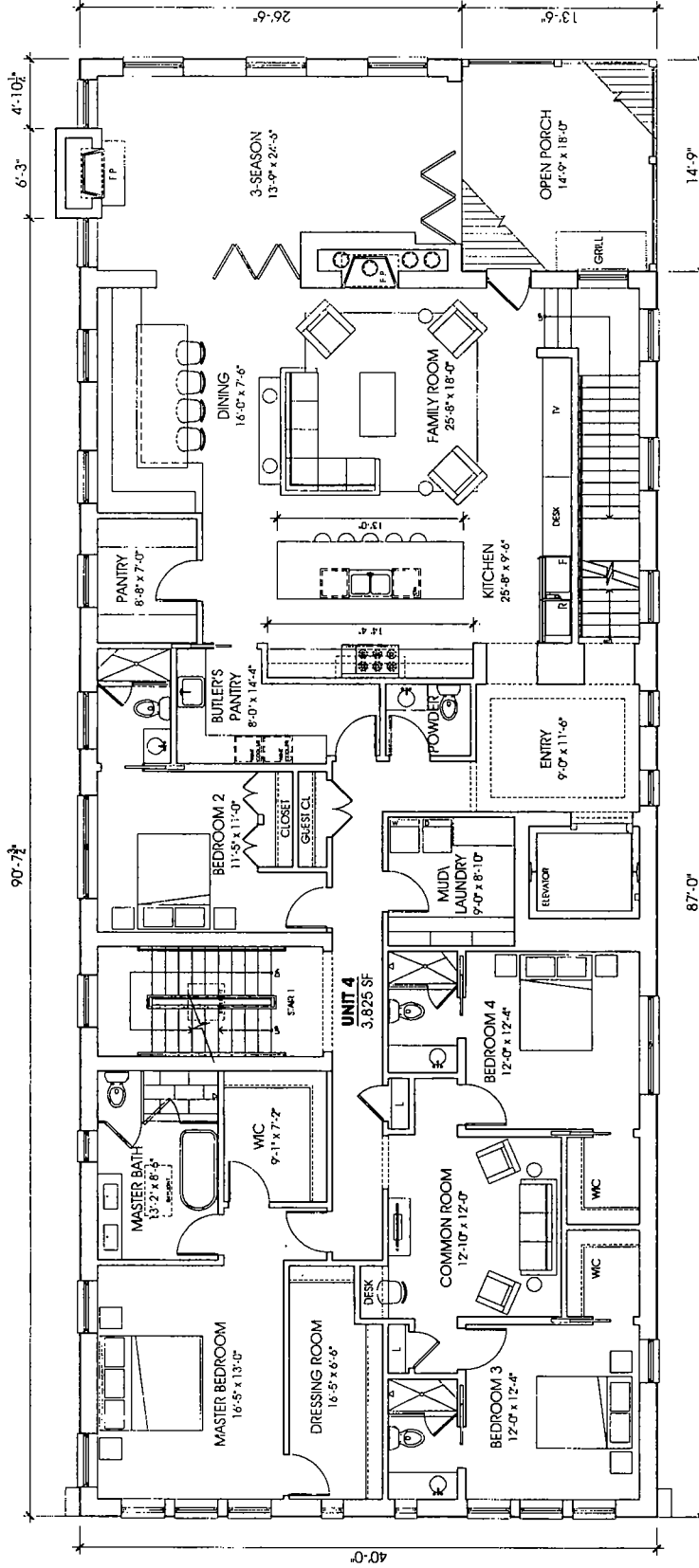
PROPOSED
THIRD FLOOR PLAN



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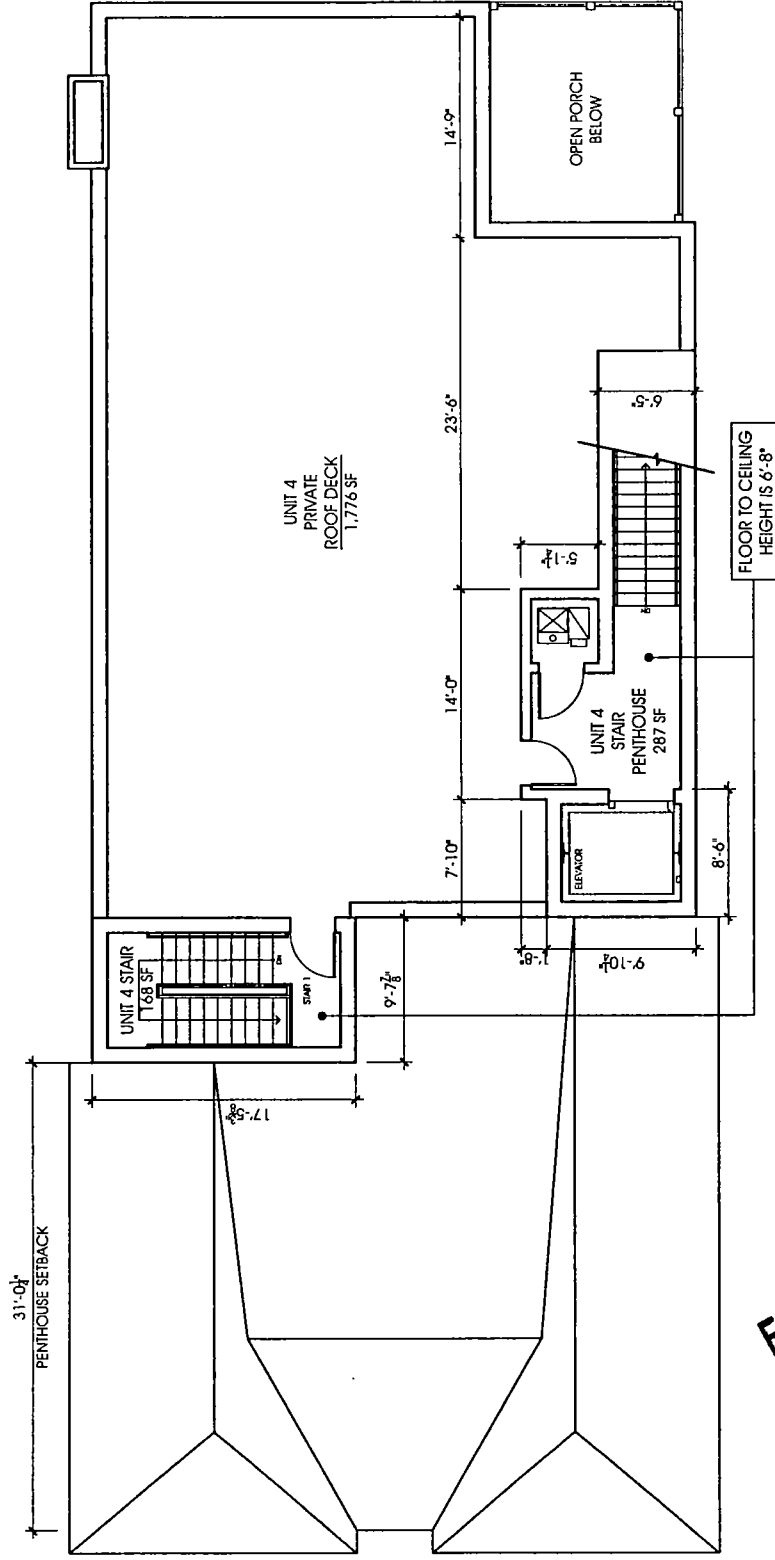


3,825 SQ. FT. - F.A.R.
 3,825 SQ. FT. - SALEABLE

PROPOSED
 FOURTH FLOOR PLAN
 647 W. MELROSE ST.
 CHICAGO, ILLINOIS



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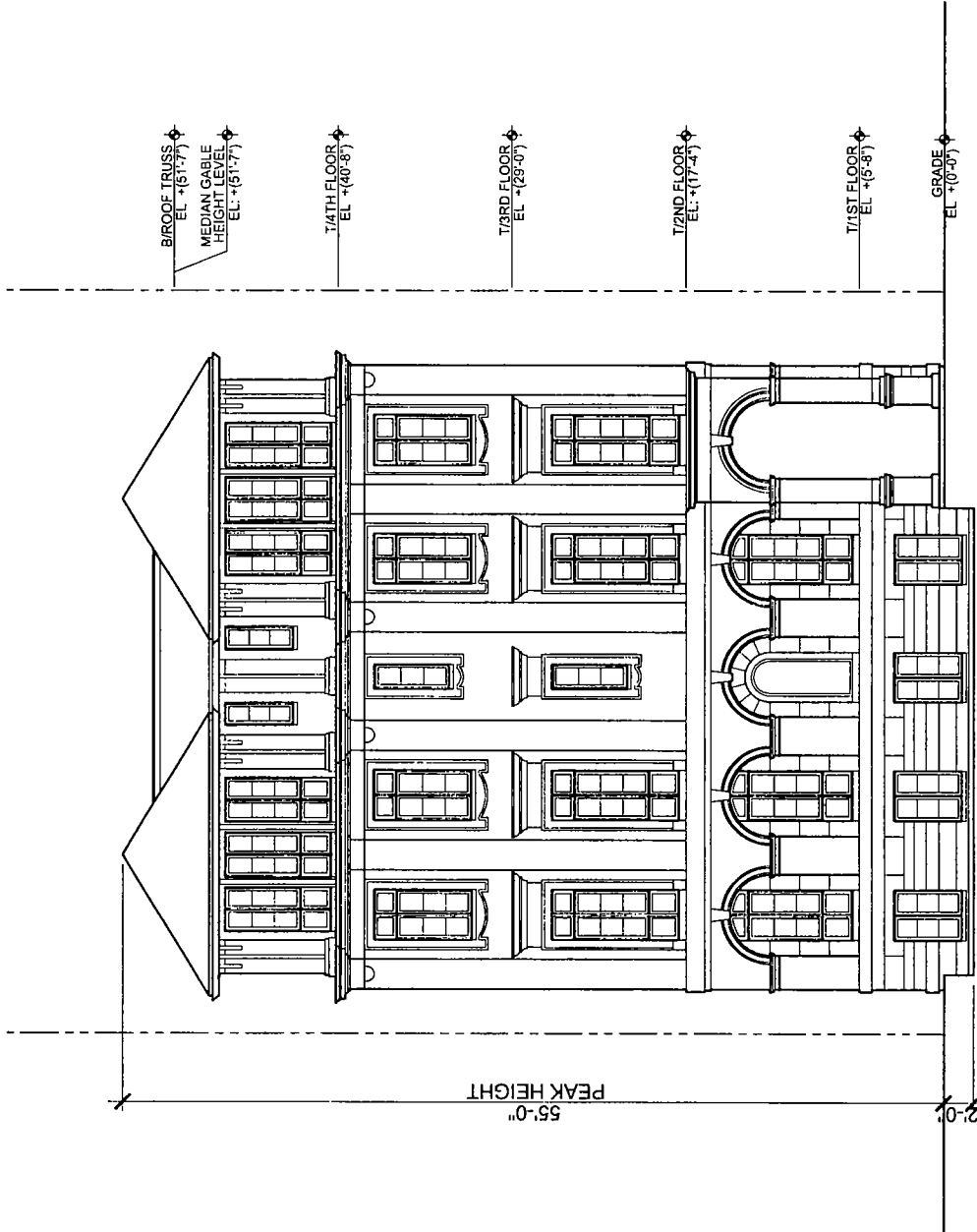
455 SQ. FT. - F.A.R.
455 SQ. FT. - SALEABLE

PROPOSED
PENTHOUSE PLAN

647 W. MELROSE ST.
CHICAGO, ILLINOIS

0' 4' 8' 16'



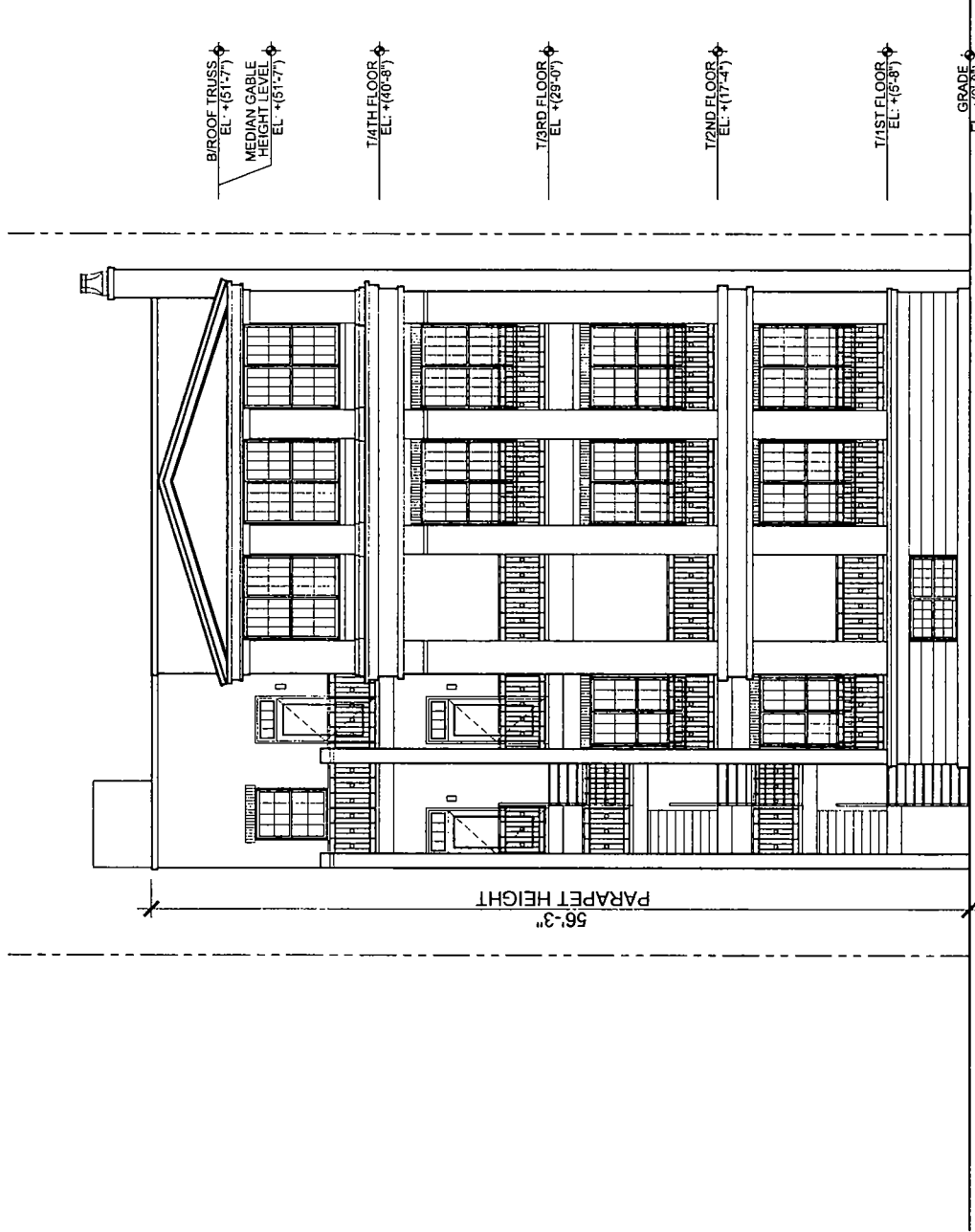


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PROPOSED
NORTH ELEVATION

0' 4' 8'

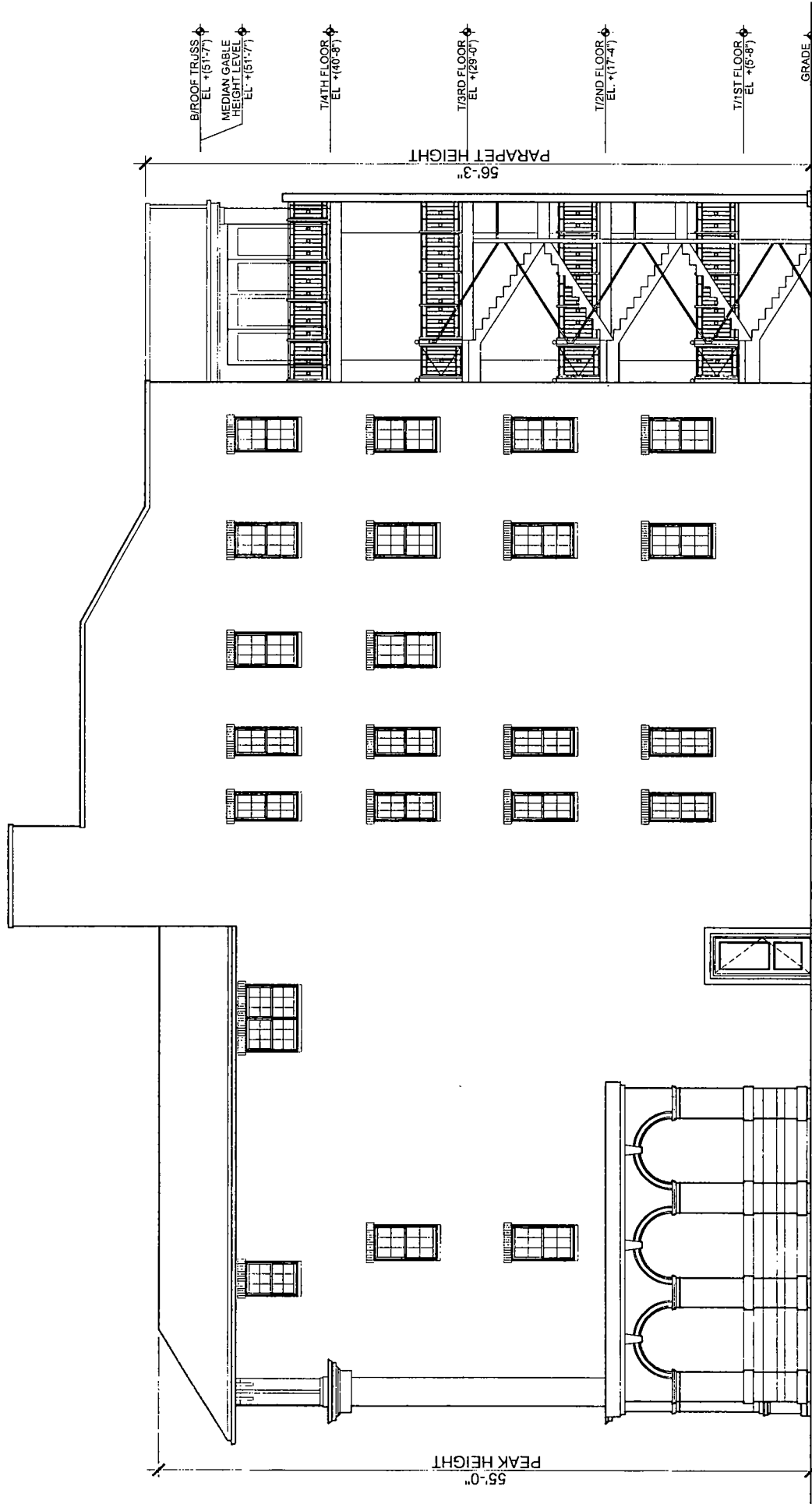
647 W. MELROSE ST.
CHICAGO, ILLINOIS



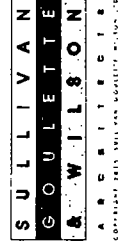
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PROPOSED
SOUTH ELEVATION
0' 4' 8' 16'
647 W. MELROSE ST.
CHICAGO, ILLINOIS

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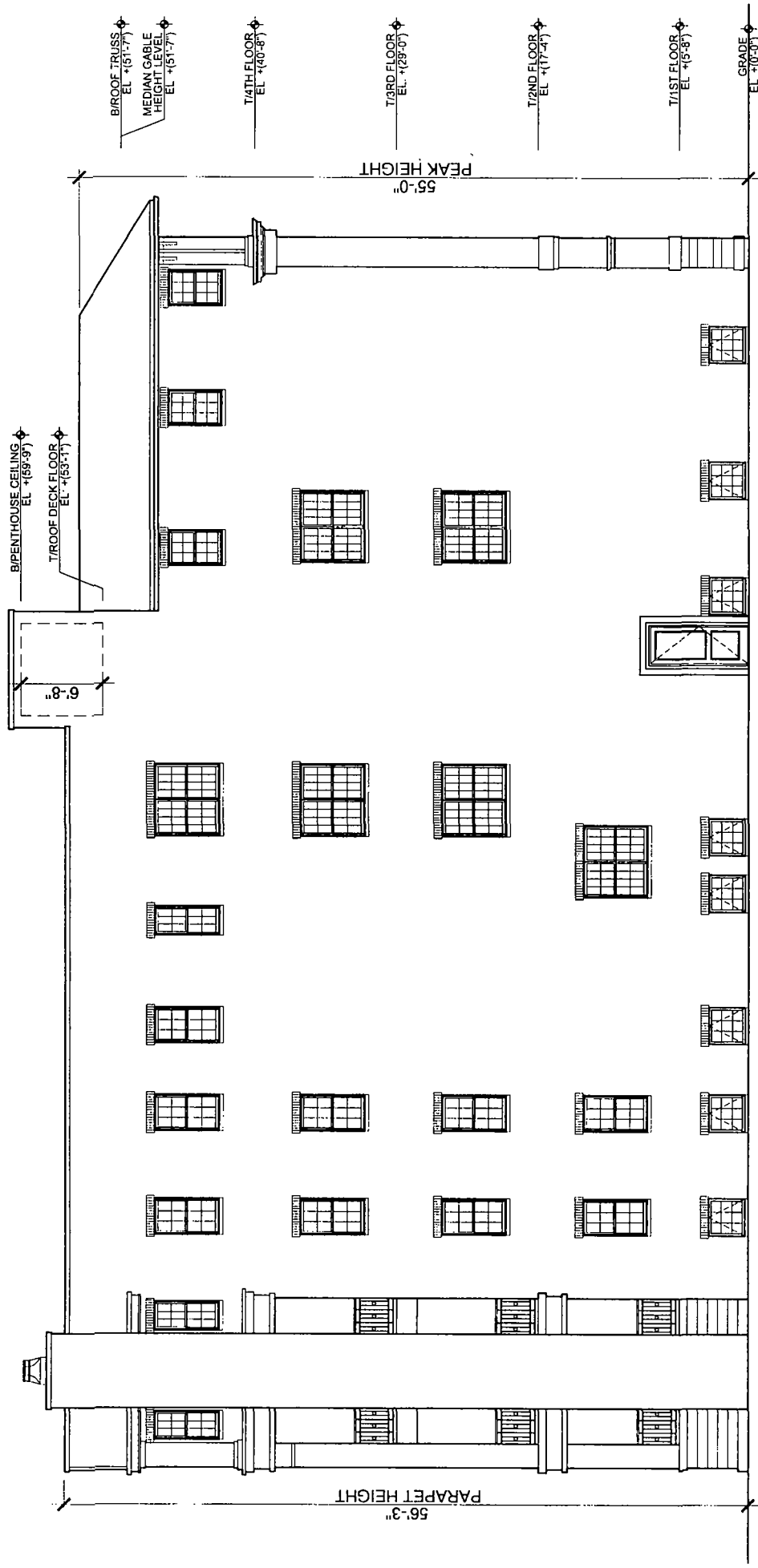
PROPOSED
WEST ELEVATION

0' 2' 4' 6' 8' 16'

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CHICAGO, ILLINOIS

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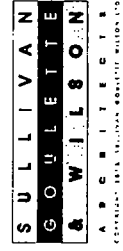


PROPOSED
EAST ELEVATION



647 W. MELROSE ST.
CHICAGO, ILLINOIS

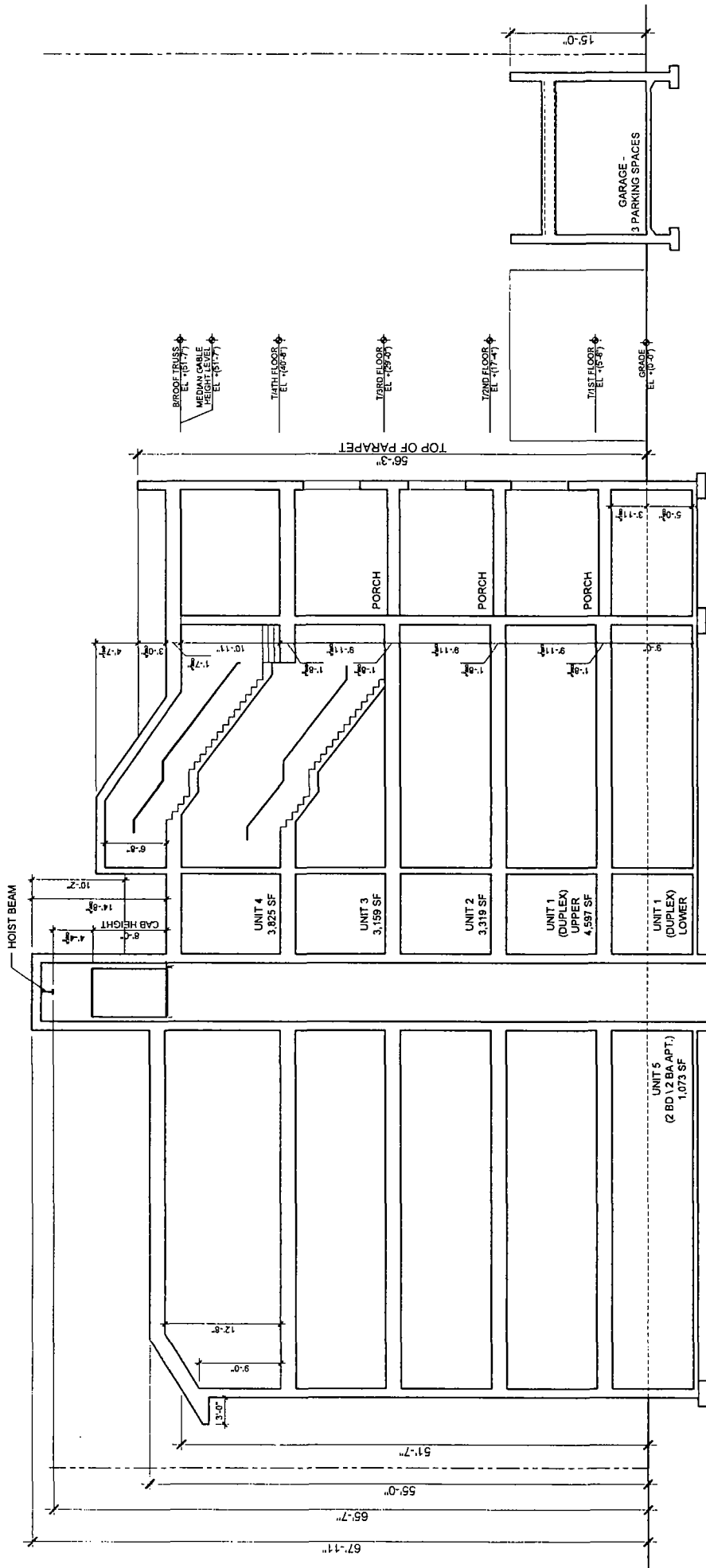
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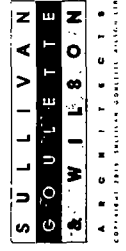
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PROPOSED
NORTH - SOUTH
BUILDING SECTION
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