



City of Chicago



SO2016-2661

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2746 N Magnolia Ave and 2744 N Magnolia Ave - App No. 18748T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

17-13-0303-C (1) Substitute Narrative Zoning Analysis.
2744-2746 North Magnolia Avenue

Proposed Zoning: RS-3 and RM-5

Lot Area: 3,604.25 sq. ft. (north lot)
3,098.75 sq. ft. (south lot)

Proposed Land Use: The Applicant is proposing to divide the subject zoning lot into two (2) separate and distinct zoning lots. The resulting 3,604.25 sq. ft. north zoning lot would support the existing three-story building located on the property. Applicant is proposing to maintain and renovate the existing building as a single family home. As part of this process, the Applicant will establish a 3,098.75 sq. ft. south zoning lot and develop it with a two-story single family home. The proposed single family home will be 25 feet 11 inches in height. Two (2) onsite parking spaces will be provided at the rear of the newly created lot.

- (a) The Project's floor area ratio: 1.85 (north lot)
0.88 (south lot)
- (b) The project's density (Lot Area Per Dwelling Unit): 1 (north lot)
1 (south lot)
- (c) The amount of off-street parking: 2 (north lot)
2 (south lot)
- (d) Setbacks (north lot):
 - a. Front Setback: 7 feet 6 inches (existing, no change)
 - b. Rear Setback: 36 feet 4 inches (proposed)
 - c. Side Setbacks: 6 inches North Side (existing, no change)
6 inches South Side (proposed)
 - d. Rear Yard Open Space: 387.63 sq. ft.
 - e. Building Height: 47 feet 10 inches (existing, no change)
- Setbacks (south lot):
 - f. Front Setback: 15 feet
 - g. Rear Setback: 36 feet 2 inches
 - h. Side Setbacks: 3 feet North Side
0 feet South Side (Applicant will seek Variation)
 - i. Rear Yard Open Space: 299 sq. ft.
 - j. Building Height: 25 feet 11 inches

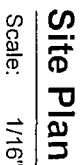
*17-10-0207-A

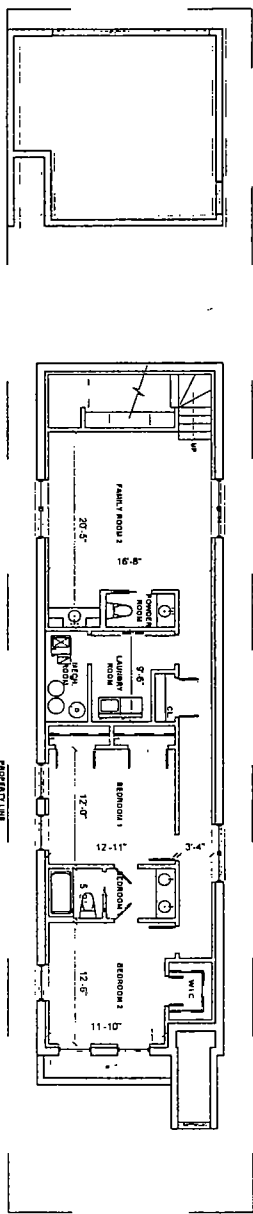
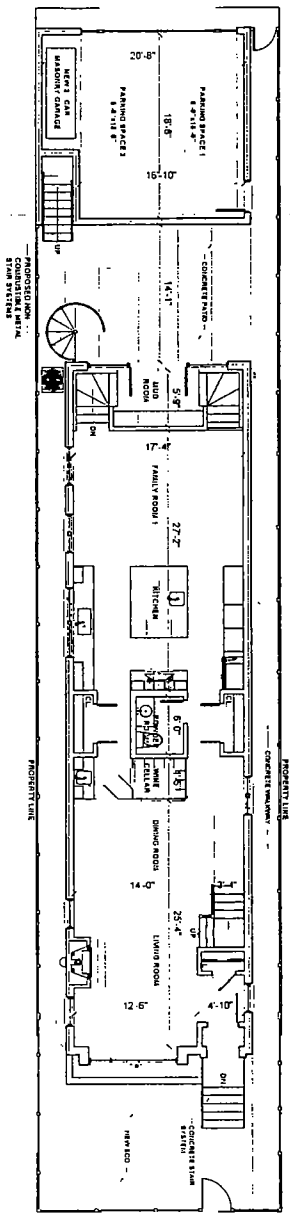
*17-13-0303-C(2) – Plans Attached.

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2744 N MAGNOLIA AVE.

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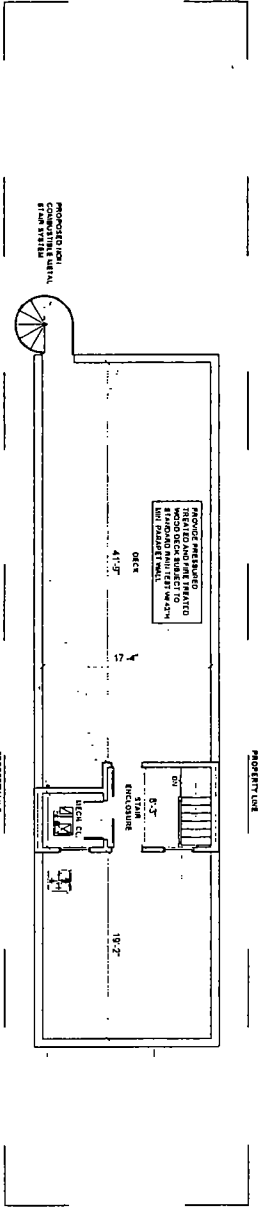
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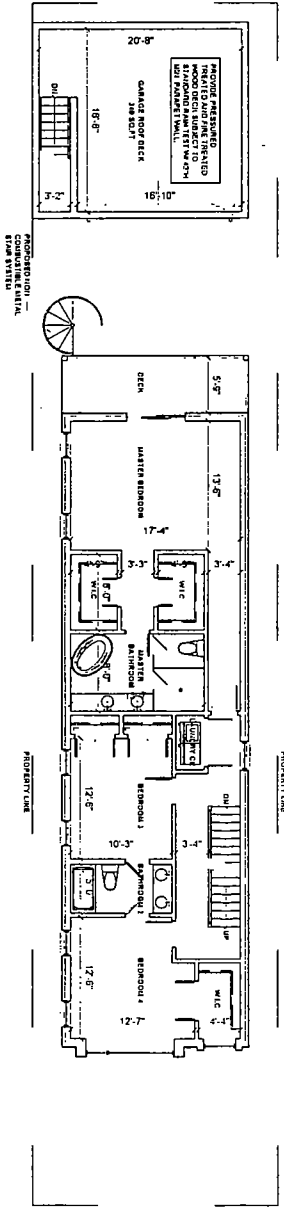


Third Floor Plan

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



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Second Floor Plan

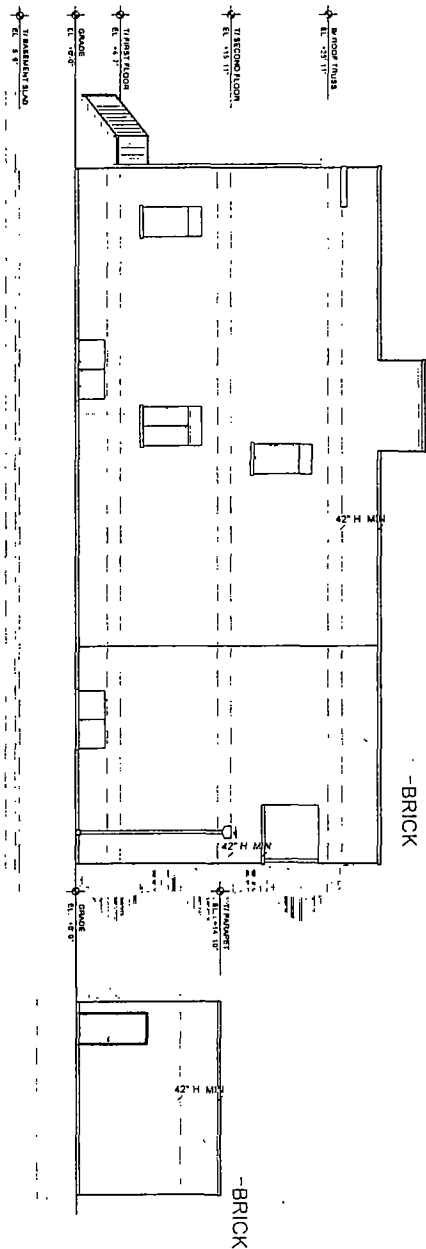
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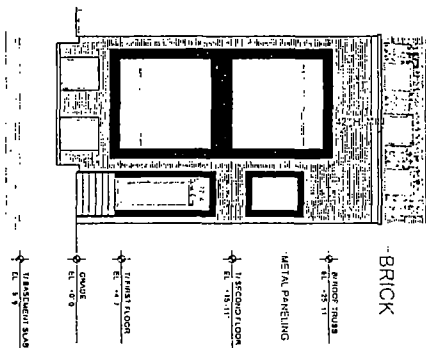
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North Elevation

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



East Elevation

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



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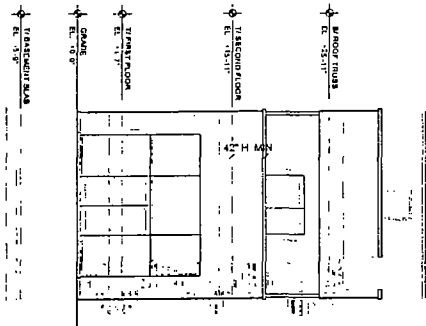
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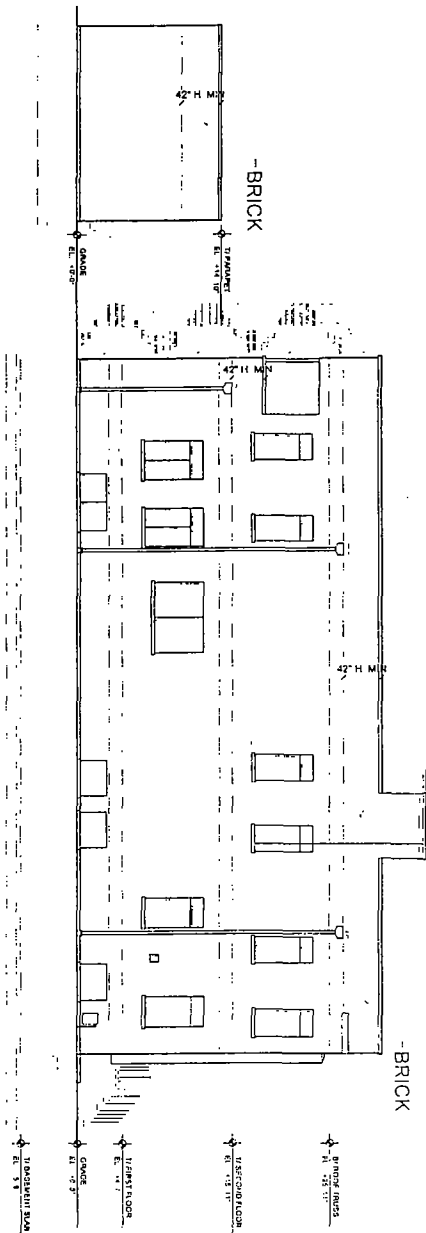
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West Elevation

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



South Elevation

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

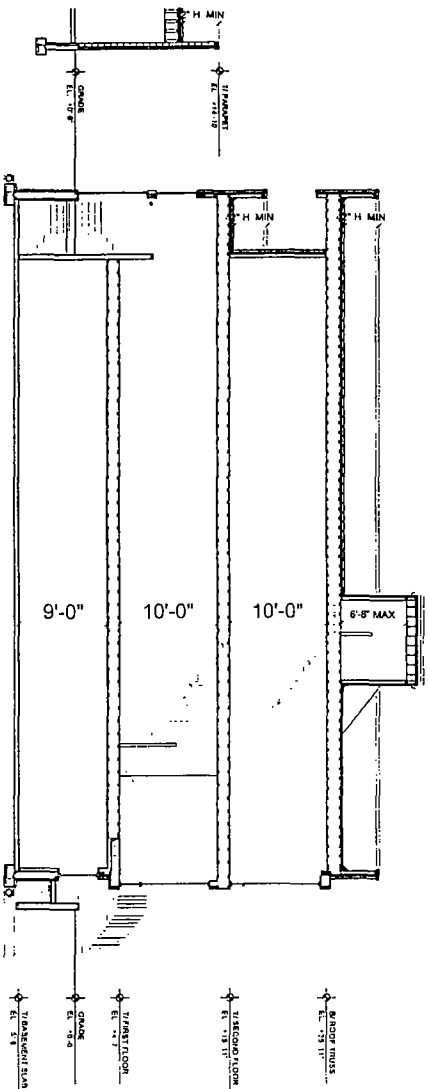


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Building Section

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



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