



City of Chicago



SO2015-6421

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1444 W Augusta Blvd - App No. 18528T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18528T1
INTRO DMR
Sept 24, 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 the RS3 Residential Single-Unit (Detached House) 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 391.7 feet west of and parallel to North Noble Street; West
Augusta Boulevard; and a line 536.06 feet west of and parallel to
North Noble Street,

to those of a RM6 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1444 West Augusta Boulevard

MAILED
FILE #

17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE & PLANS

1444 West Augusta Boulevard, Chicago, Illinois

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 17,970 sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building at the subject site. There will be no physical expansion of the existing four-story school building. The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of thirty (30) new dwelling units within the building. Surface (outdoor) parking for seventeen (17) vehicles will also be located on-site, at the rear of the building. The existing building is and will remain masonry in construction and measure 62.10 feet in height.

- (a) The Project's Floor Area Ratio:
35,680 square feet (1.99 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit): 599 Square feet
30 Dwelling Units
- (c) The amount of off-street parking:
17 Parking Spaces – On-Site
(The Applicant will be seeking a Special Use in order to locate additional required parking off-site – if such additional parking is determined necessary.)
- (d) Setbacks:
 - a. Front Setback: 6 1/8 feet
 - b. Rear Setback: 26 feet – 3 inches
 - c. Side Setbacks:
West: 11.90 feet
East: 12.67 feet

(The Applicant will be seeking Variations with the Zoning Board of Appeals to bring the existing setbacks into compliance under the Zoning Code, if any such relief is necessary.)
- (e) Building Height: 62.10 feet

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Site Plan
Scale 1/16" = 1'-0"



DATA
Proposed 30 Dwelling Units in
Existing Building, (17) Off-
Street Spaces

- Site Area 17,970 SF
- Building Area 8,920 SF
- Gross Area (x4) 35,680 SF
- FAR Ratio 1.99
- Height 62 10 FT

Requiem
CITY CHURCH W. 979.

PAPAGEORGIS
HAYMES

paper&george partners
llc, 501 4th Avenue North

6/17/50
6/17/50

Site Plan

SCALE 1/16" = 1'-0"

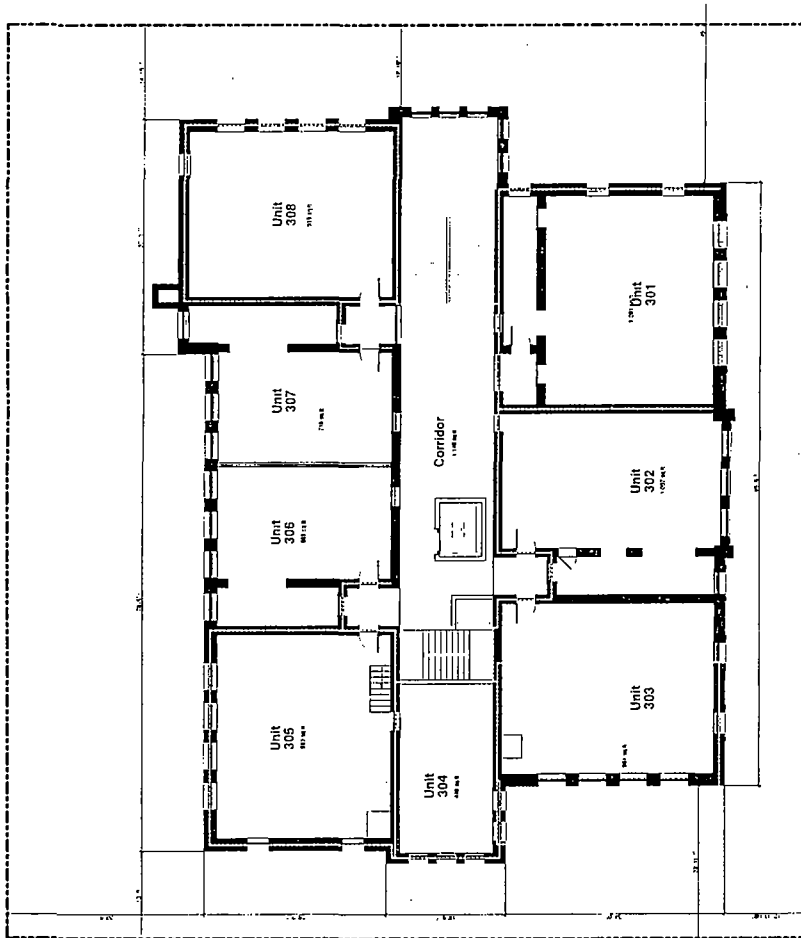
WEST AUGUSTA BOULEVARD
(Two-Way)

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1444 WEST AUGUSTA
1444 W Augusta Blvd
Chicago, IL

Proposed Typical Plan
Scale 1/16" = 1'-0"

N
↑



Proposed Typical Floor Plan
SCALE 1/16" = 1'-0"

1444 W. Augusta, LLC
1444 W. Augusta, LLC

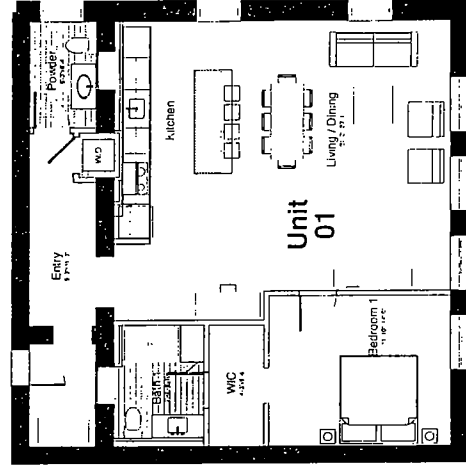
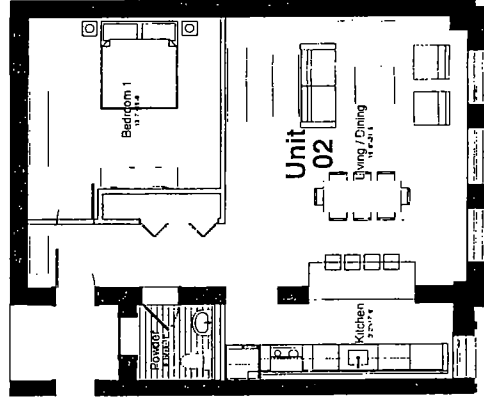
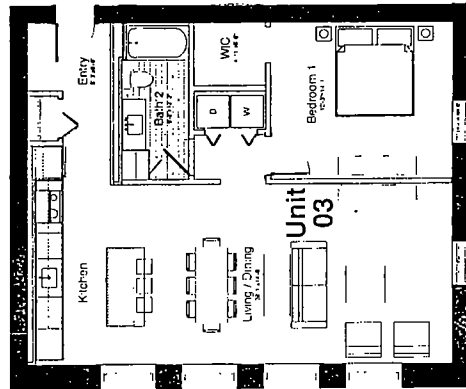
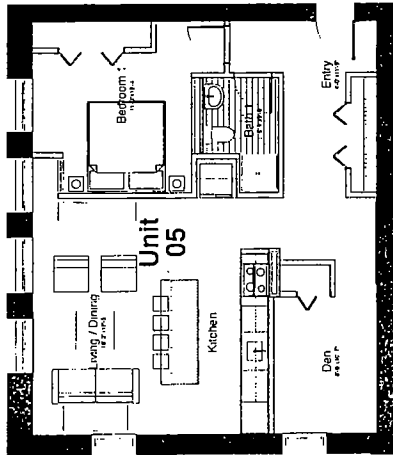


PAPERSPACE PARTNERS
1444 W. Augusta, LLC
1444 W. Augusta, LLC

5/24/16
PWA # 152347

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Typical Unit Plans
Scale 1/8" = 1'-0"



Typical Floor Unit Plans
SCALE 1/8" = 1'-0"

1444 W Augusta, LLC
Developer



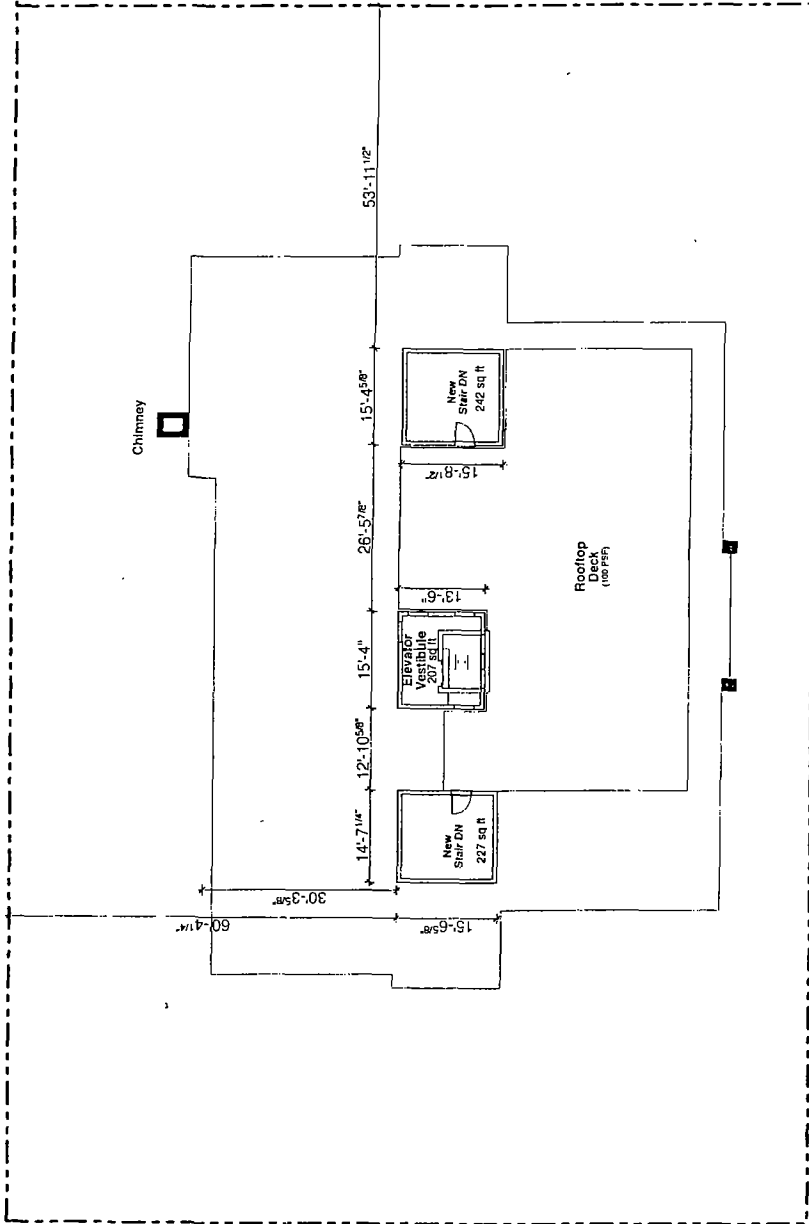
PARADIGM HAYES INTERIORS
Architectural Firm

5/2016
0118-0234

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1444 WEST AUGUSTA
1444 W Augusta Blvd
Chicago, IL

Proposed Rooftop Plan
Scale: 1/16" = 1'-0"



Rooftop Plan
SCALE 1/16" = 1'-0"

1444 W. Augusta, LLC
Architect



PAPAGEORGIOU & HAYES
ARCHITECTS
1444 WEST AUGUSTA BLVD
CHICAGO, IL 60607

05/20/2016
Date: 05/20/2016

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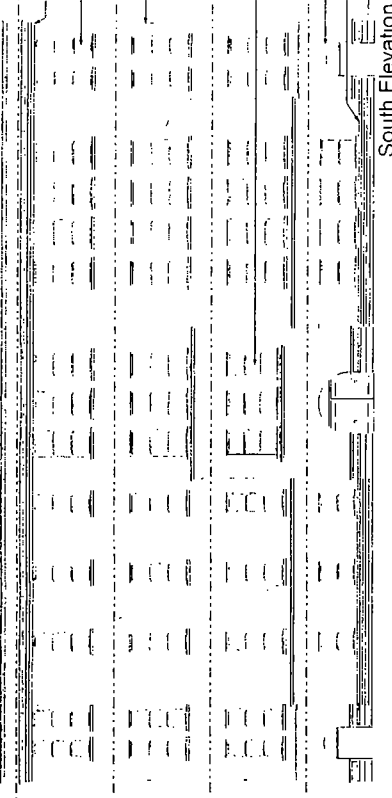
1444 WEST AUGUSTA
East's Gateway to North 1444 W Augusta Blvd
(Beyond) Chicago, IL

New Full Height
Entrance & Enclosure
Extension
180' per NTP

New DEFS Star
Entrance & Enclosure
Extension
9' West, East Sides

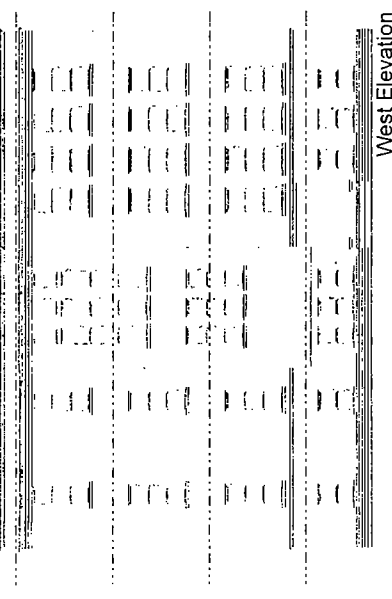
New DEFS Star Extension &
Enclosure Typ. @ West, East Sides

East's Non-Residential Replacement
Main Entrance
Historic Wood Lath Hung Building Elevations
Scale 1/16" = 1'-0"

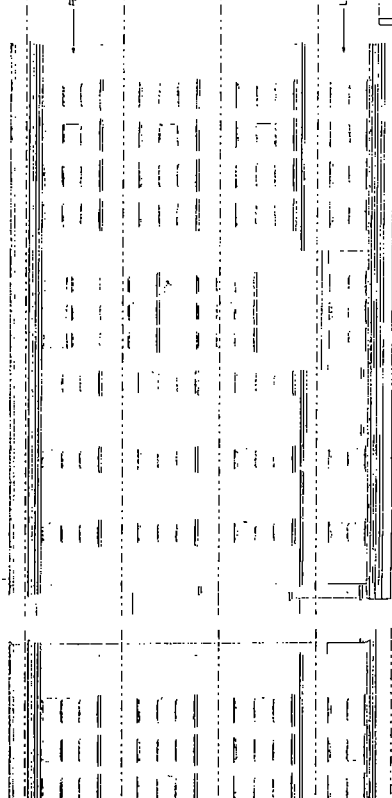


West Elevation
SCALE 1/16" = 1'-0"

South Elevation
SCALE 1/16" = 1'-0"



5' Main Roof
4' Main Floor
3' 3rd Floor
2' 2nd Floor
1' 1st Floor (Ground Floor)



North Elevation
SCALE 1/16" = 1'-0"

East Elevation
SCALE 1/16" = 1'-0"

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1444 W Augusta, LLC
Baltimore

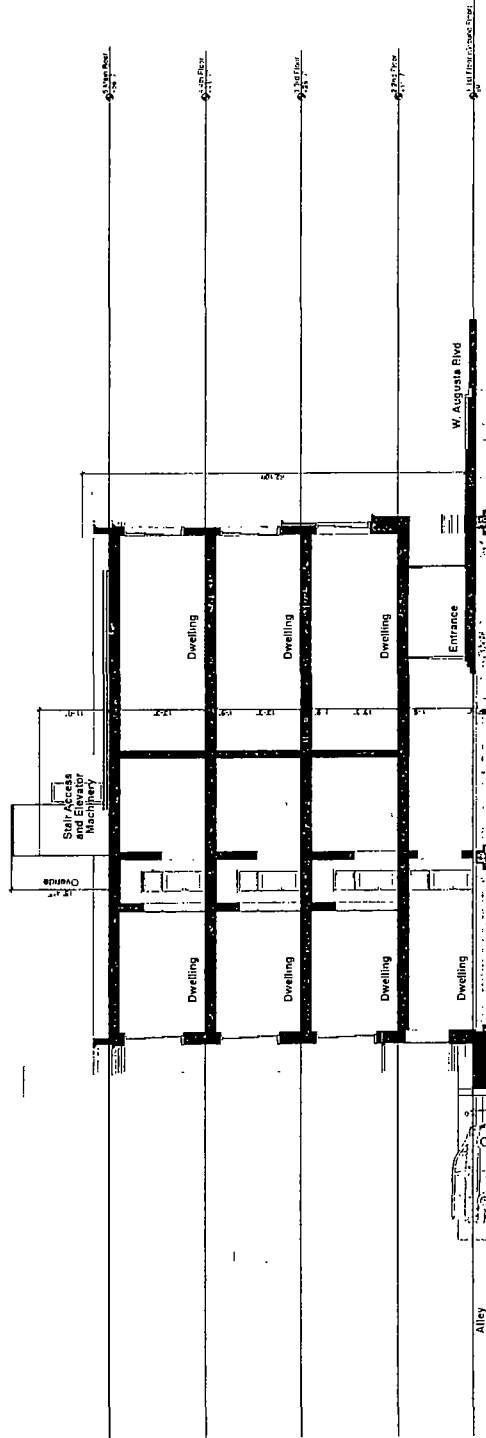


PAPPACONOR HAYMES
1444 W Augusta, LLC
Baltimore, MD 21201-1100

5/24/16
Rev # 152447

1444 WEST AUGUSTA
1444 W Augusta Blvd
Chicago, IL

1/16" Building Sections
Scale 1/8" = 1'-0"



Section Thru Site Looking East

SCALE 1/16" = 1'-0"

1444 W Augusta LLC
10-10-2010



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ARCHITECTS
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SUITE 200
CHICAGO, IL 60605
TEL: 312.522.2400
WWW.PAPPAGEORGEHAYMES.COM

SECTION
DATE 10-10-2010

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