



City of Chicago



SO2016-6352

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1665 N Richmond St - App No. 18957T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18957T1
INTRO. DATE
9-14-76

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-I in the area bounded by:

A line 25 feet South of and parallel to West Wabansia Avenue; the public alley next East of and parallel to North Richmond Street; a line 50 feet South of and parallel to West Wabansia Avenue; North Richmond Street.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1665 North Richmond Street, Chicago

**NARRATIVE FOR TYPE 1 REZONING FOR
1665 NORTH RICHMOND STREET, CHICAGO, IL**

The subject property is currently improved with a two-story residential building with 2 dwelling units. The Applicant proposes to build a rear two-story addition and to establish an additional dwelling unit within the existing building (basement), for a total of three dwelling units within the building. The Applicant needs a zoning change to comply with the minimum lot area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.15
Lot Area:	3,000 SF
Building Floor Area:	3,461 SF
Density:	1,000 SF per DU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9.27 feet Side: 3.65 feet (south) and .59 feet (north) Rear: 59.78 feet Rear Yard Open space: 837 square feet
Building height:	29 feet and 6 inches

FINAL FOR PUBLICATION

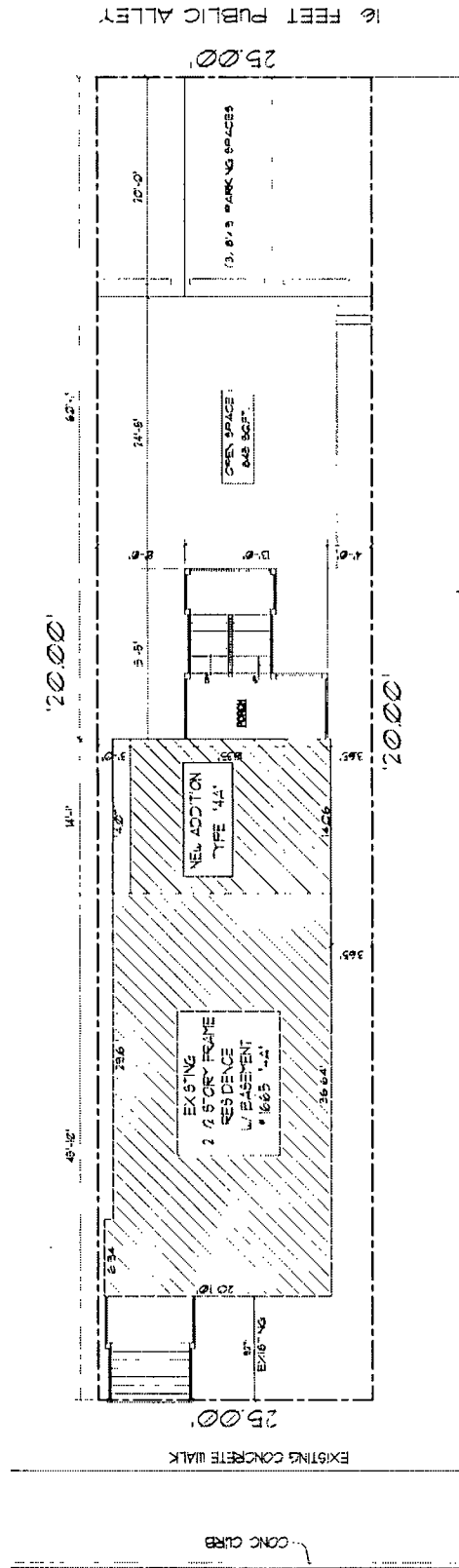
1665 N. RICHMOND ST.

CHICAGO, ILL. 60647

SCOPE OF WORK

CONVERT 2 UNIT BUILDING INTO 3 UNIT RESIDENTIAL BUILDING
 ERECT REAR FRAME ADDITION, REPLACE FRONT OPEN WOOD PORCH
 SAME SIZE AND SAME LOCATION AND NEW REAR WOOD PORCH

N. RICHMOND STREET

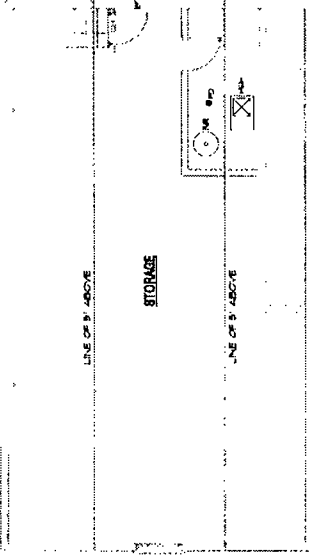


SITE PLAN

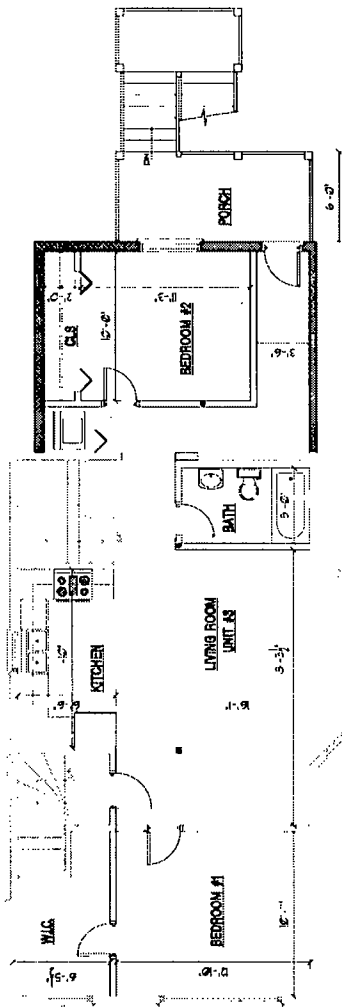
FINAL FOR PUBLICATION

5/22' - 1'-0"

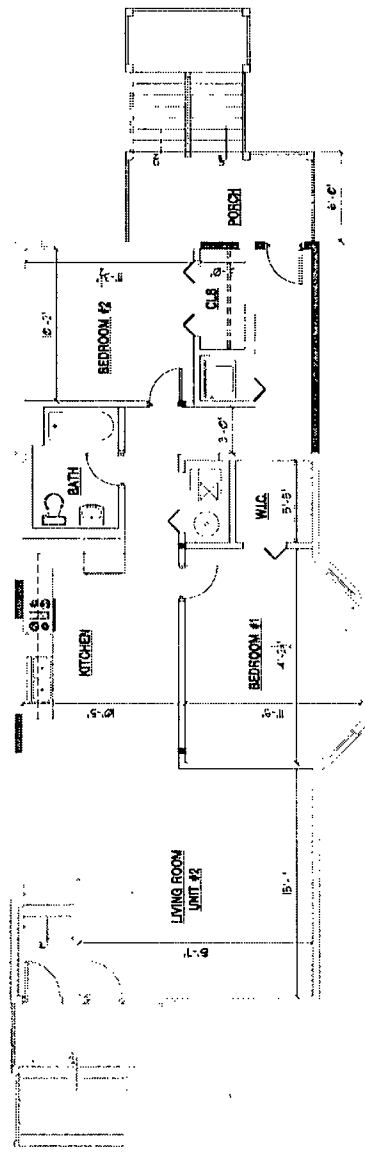
BUILDING ADDITION CASTLE & COMPANY INC. 807 LAWRENCE AVE. WILMINGTON, IL 62691 P 312 217 2722 F 312 261 0445 castleandcompany.com		SITE PLAN DATE: 5/22/11 DRAWN BY: [blank]	SHEET NO. 04 OF 04	CS 2
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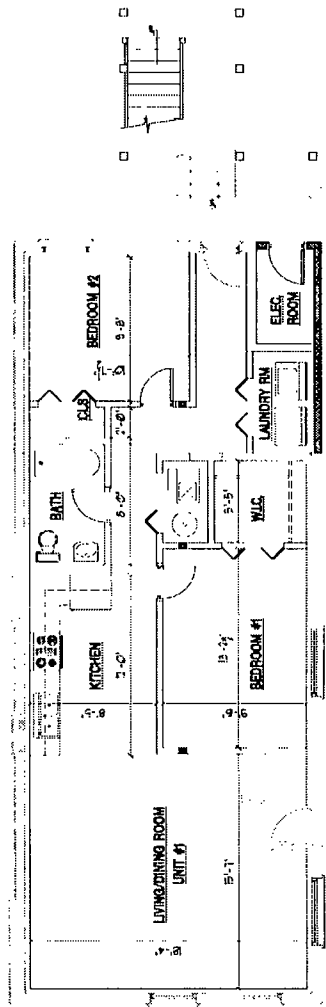
ATTIC PROPOSED PLAN / 316 sq.ft.



SECOND FLOOR PROPOSED PLAN / 1,045 sq.ft.



FIRST FLOOR PROPOSED PLAN / 1,068 sq.ft.



BASEMENT PROPOSED PLAN / 1,032 sq.ft.

FINAL FOR PUBLICATION

BUILDING ADDITION 1515 N. MOBILE ST. HOUSTON, TEXAS 77004 DATE: 04/12/2010 SHEET NO.: 01	PROJECT NO.: HC	SCALE: 1/8" = 1'-0"
	PROJECTED FLOOR PLANS	DATE: 04/12/2010

Castille & Company Inc.
 407 S. Loop West
 Houston, Texas 77027
 P: 713.231.2070
 F: 713.231.2070
 E: castille@castilleandcompany.com

1. BASED UPON THE 1515 N. MOBILE ST. PROJECT AS SHOWN ON THE 04/12/2010 PERMITS. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

FINAL FOR PUBLICATION

A-2

DATE PLOTTED

SCALE

PROJECT NO.

DATE

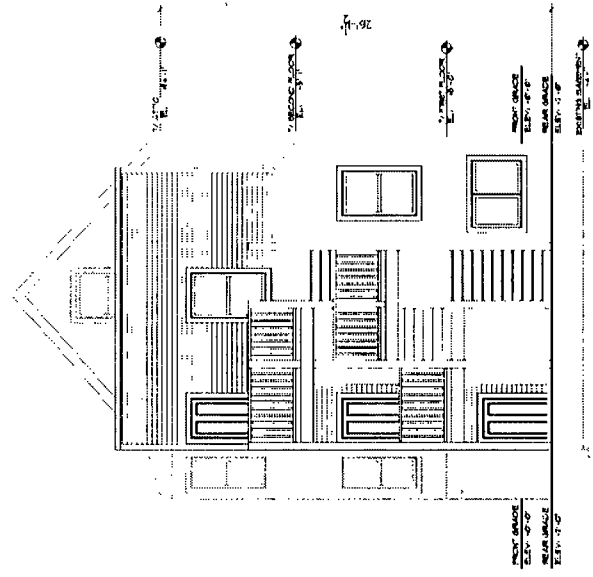
FOR FRONT & REAR ELEVATIONS

BUILDING ADDITION
1100 S. BROADWAY ST.
MURKIN

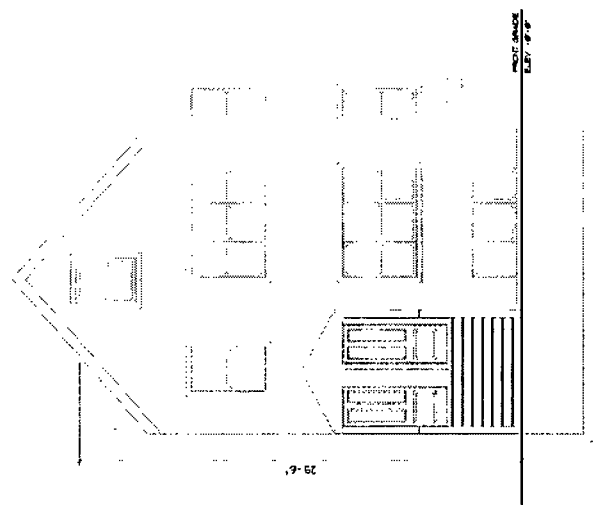
1. BUILDING AND STRUCTURAL ENGINEERING
2. ARCHITECTURE
3. INTERIORS
4. MECHANICAL, ELECTRICAL & PLUMBING
5. LANDSCAPE ARCHITECTURE
6. CIVIL ENGINEERING
7. ENVIRONMENTAL ENGINEERING
8. HISTORIC PRESERVATION
9. OTHER SPECIALTY SERVICES

Casillo & Company Inc
401 Broadway Ave.
Wichita, Kansas 67202
P 313 211 4444 F 313 281 5000
rcasillo@casillo.com

REAR ELEVATION

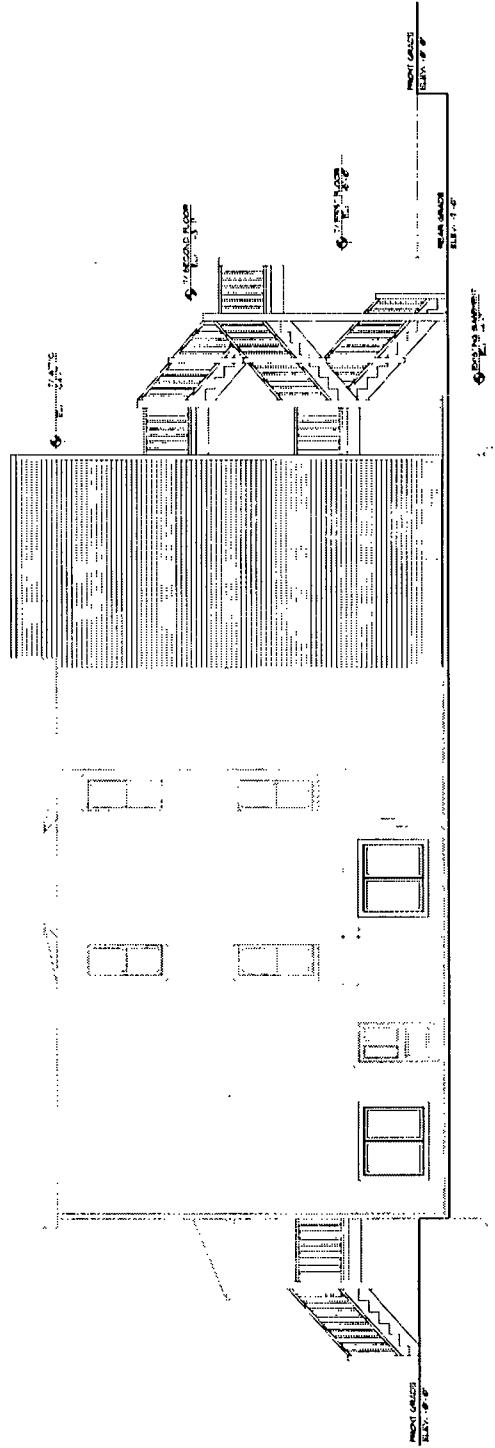


FRONT ELEVATION



FINAL FOR PUBLICATION

SOUTH ELEVATION



PROJECT NO. 1000000000 DATE: 12.1.2014	SCALE 1/8" = 1'-0"	SOUTH ELEVATION	BUILDING ADDITION 1500 N. 1000 W. ST. ALBUQUERQUE, N.M. 87102 OWNER: J. J. JONES ARCHITECT: J. J. JONES DATE: 12.1.2014
CASTILLO & COMPANY, INC. 1000 UNIVERSITY AVENUE ALBUQUERQUE, NEW MEXICO 87102 P: 505.261.2222 F: 505.261.2000 castilloandcompany.com			

