



City of Chicago



O2017-3201

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-J at 1812 N Sawyer Ave - App No. 19191T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1919171
INTRO DATE
April 19, 2017

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 RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 5-J in the area bounded by:

A line 450 feet south of the south line of West Cortland Street, North Sawyer Avenue, the alley west of North Sawyer Avenue, and a point 475.03 feet south of West Cortland Street.

To those of **RT-4** Residential Two-Flat, Townhouse and Multi-Unit District

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

Common Address of Property: 1812 North Sawyer Avenue, Chicago, IL

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1812 NORTH SAWYER AVENUE**

The Application is to change zoning for 1812 North Sawyer Avenue from RS-3 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to construct a three-story, four dwelling unit building. The footprint of the building shall be approximately 20 feet by 94 feet in size, and the building shall be 37 feet 9 inches high, as defined by City Code.

LOT AREA: 4,430 SQUARE FEET

FLOOR AREA RATIO: 1.18

BUILDING AREA: 5,220 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,305 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FOUR OFF-STREET PARKING SPACES.

FRONT SETBACK: 15 FEET

REAR SETBACK: 53 FEET 1 ¼ INCHES

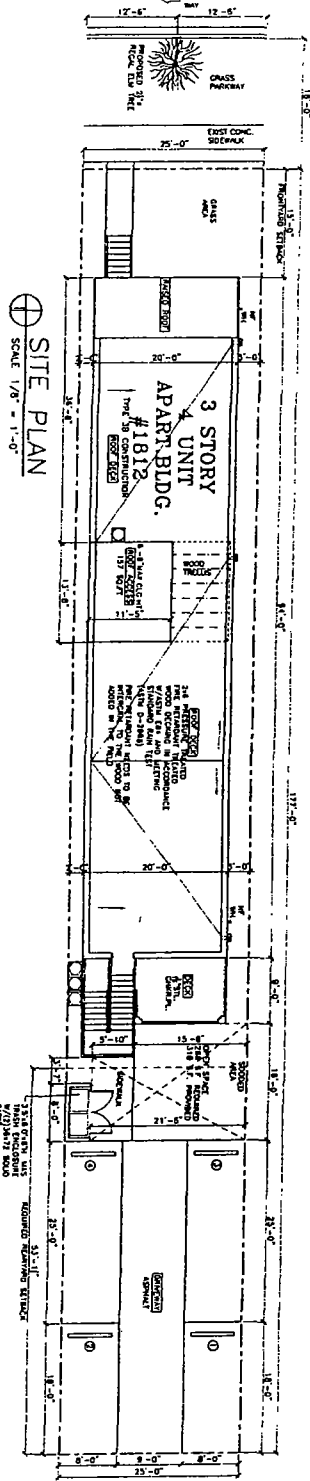
SIDE SETBACK: 2 FEET (North) 3 FEET (South)

REAR YARD OPEN SPACE: 318 SQUARE FEET

BUILDING HEIGHT: 37 FEET 9 INCHES

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N. SAWYER AVE



⊕ SITE PLAN
SCALE 1/8" = 1'-0"

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16 FT ALLEY

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PROJECT NAME & ADDRESS
1812 N. SAWYER AVE
4 UNIT 3 STORY
MASONRY BLDG.
W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN
& NOTES

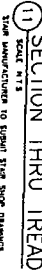
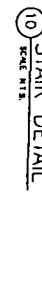
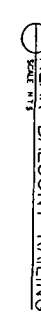
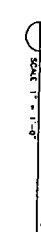
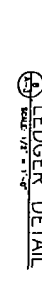
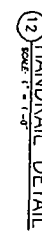
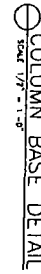
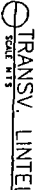
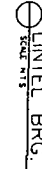
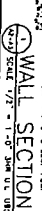
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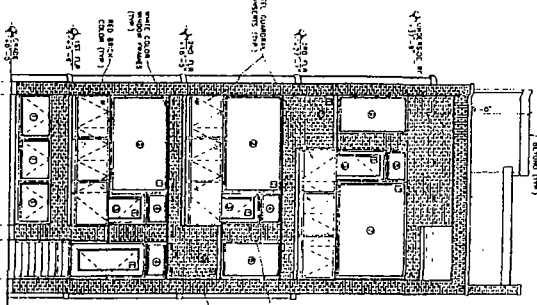
A-1

HANNA
1120 W. WASHINGTON
CHICAGO, ILLINOIS 60607
TEL: (312) 321-1800
FAX: (312) 321-1801
PROFESSIONAL DESIGN FIRM
LICENSED ARCHITECTS
LICENSE NUMBER: 00100485

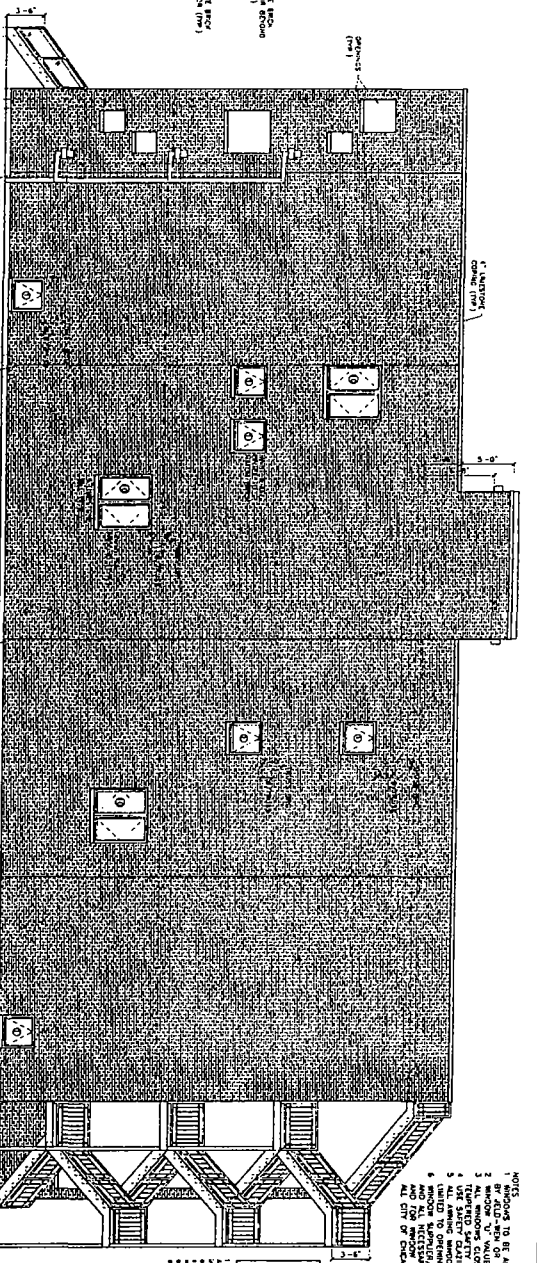
DATE: 07/18/17
DRAWN BY: J. HANNA
CHECKED BY: J. HANNA
APPROVED BY: J. HANNA
157 SQ. FT. 1ST FLOOR
157 SQ. FT. 2ND FLOOR
157 SQ. FT. 3RD FLOOR



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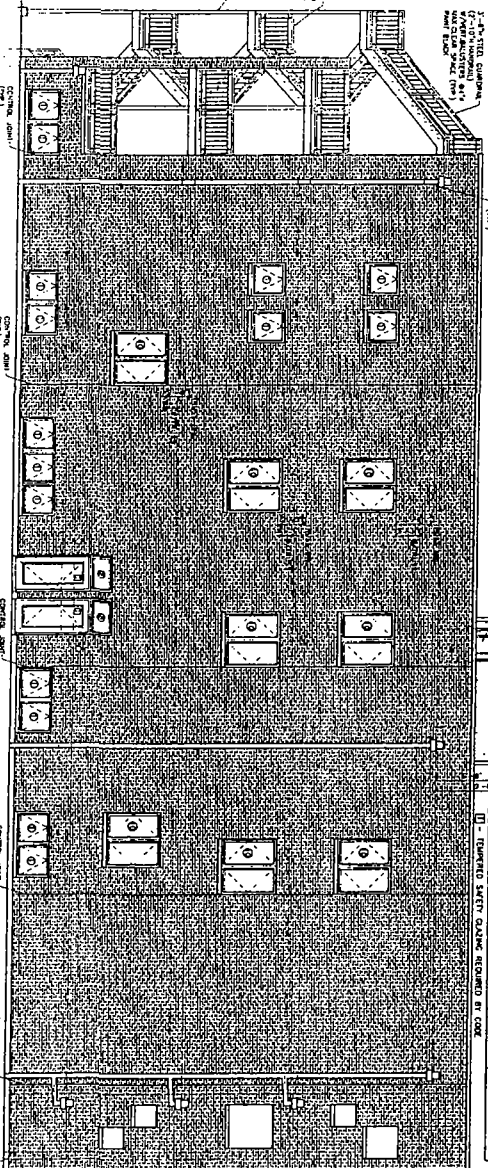
EAST ELEVATION
SCALE 3/16" = 1'-0"



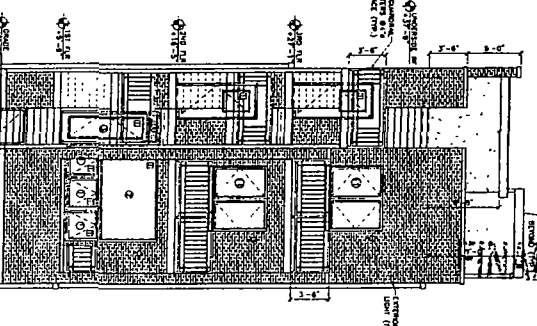
NORTH ELEVATION
SCALE 3/16" = 1'-0"

WINDOW SCHEDULE

NO.	TYPE	SIZE	LOCATION	REMARKS
1	DOUBLE HUNG	36" x 48"	1ST FLOOR	SEE DETAIL
2	DOUBLE HUNG	36" x 48"	2ND FLOOR	SEE DETAIL
3	DOUBLE HUNG	36" x 48"	3RD FLOOR	SEE DETAIL
4	DOUBLE HUNG	36" x 48"	4TH FLOOR	SEE DETAIL
5	DOUBLE HUNG	36" x 48"	5TH FLOOR	SEE DETAIL
6	DOUBLE HUNG	36" x 48"	6TH FLOOR	SEE DETAIL
7	DOUBLE HUNG	36" x 48"	7TH FLOOR	SEE DETAIL
8	DOUBLE HUNG	36" x 48"	8TH FLOOR	SEE DETAIL
9	DOUBLE HUNG	36" x 48"	9TH FLOOR	SEE DETAIL
10	DOUBLE HUNG	36" x 48"	10TH FLOOR	SEE DETAIL
11	DOUBLE HUNG	36" x 48"	11TH FLOOR	SEE DETAIL
12	DOUBLE HUNG	36" x 48"	12TH FLOOR	SEE DETAIL



SOUTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

- NOTES:**
1. WINDOW TO BE HIGH CLAD INSULATED GLASS WITH SCREENS
 2. WINDOW TO BE 1/2" MIN. GLASS, FRAME COLOR TO BE WHITE
 3. ALL WINDOW CLOSERS HAVE 3/4" TO 1" MIN. CLOSURE SHALL BE
 4. USE SAFETY GLASS UNLESS OTHERWISE NOTED BY CODE
 5. UNLESS OTHERWISE NOTED BY CODE, ALL WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE
 6. WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE
 7. WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE
 8. WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE
 9. WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE
 10. WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE
 11. WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE
 12. WINDOW CLOSERS SHALL BE 2" TO 1" MIN. CLOSURE SHALL BE

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PROJECT NAME & ADDRESS
1812 N. SAWYER AVE
4 UNIT 3 STORY
MASSNER BLDG
CHICAGO, ILLINOIS

CLIENT
JOHN MAHON
001-01917

DESIGNER
HANNA ARCHITECTS, INC.
1812 N. SAWYER AVE
CHICAGO, ILLINOIS

PROFESSIONAL DESIGN FIRM
HANNA ARCHITECTS, INC.
1812 N. SAWYER AVE
CHICAGO, ILLINOIS

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