



City of Chicago



SO2017-3204

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-I at 1834 N Rockwell Ave - App No. 19194T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19194T1
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 House) District symbols and indications as shown on Map No. 5-I in an area bound by

The public alley next West of and parallel to North Rockwell Street, a line 232.55 feet South of and parallel to West Cortland Street, North Rockwell Street, a line 264.75 feet West of and parallel to North Rockwell Street

to those of a RM4.5 Residential Multi-Unit District.

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

Common Address of Property: 1834 North Rockwell Street, Chicago, IL 60608.

SUBSTITUTE NARRATIVE and PLANS

1834 North Rockwell

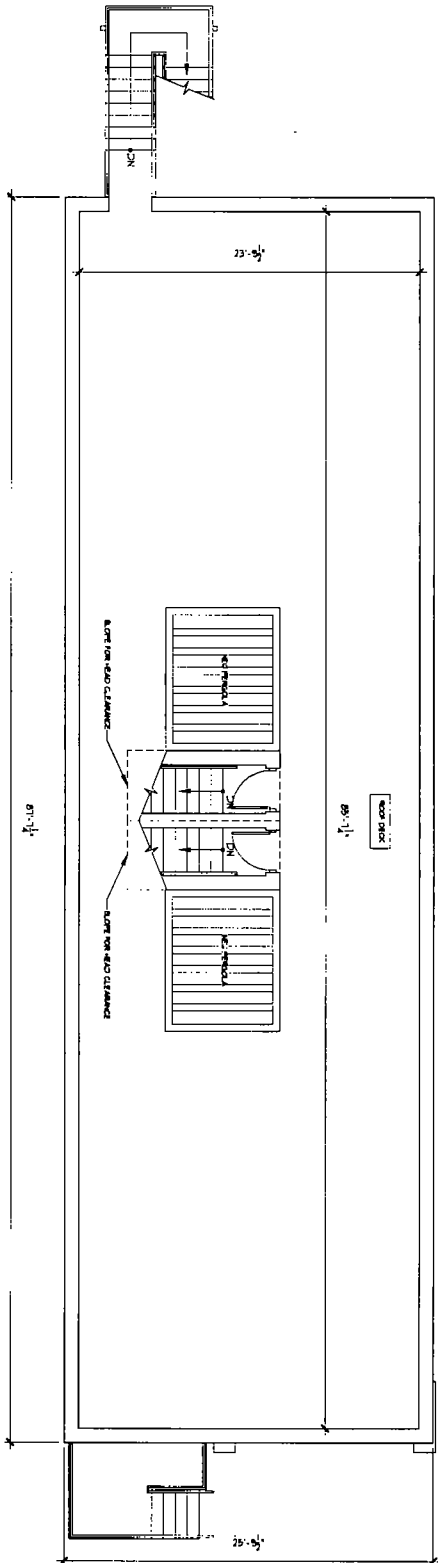
RS-3 to RM4.5

In order to allow for the construction of a 4 dwelling unit, 3 story new construction building 36 feet in height with pergola on roof and 4 parking spaces

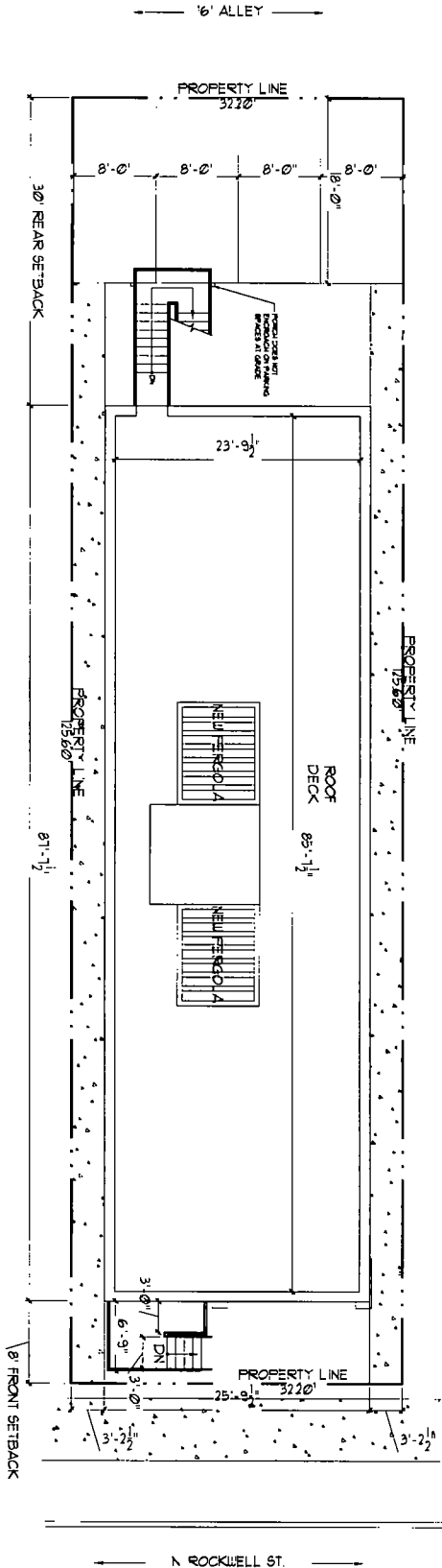
FAR	1.63
Lot Area	4,044 square feet
Building Area	6,610 square feet
Building Height	36 feet
Front Setback	8 feet
Rear Setback	30 feet *
North side Setback	3 feet 2.5 inches
South side Setback	3 feet 2.5 inches
Parking	4

* Applicant may seek a variance or an administrative adjustment

FINAL FOR PUBLICATION

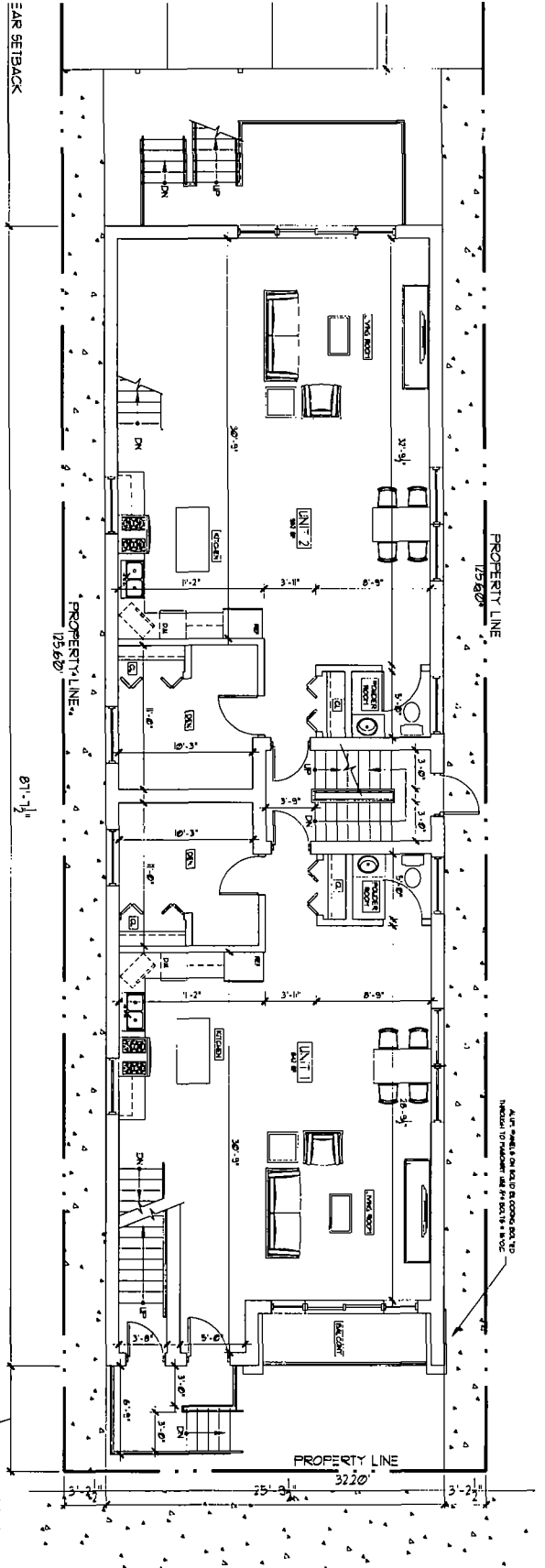


2
A1
SCALE: 1/4"=1'-0"
ROOF PLAN



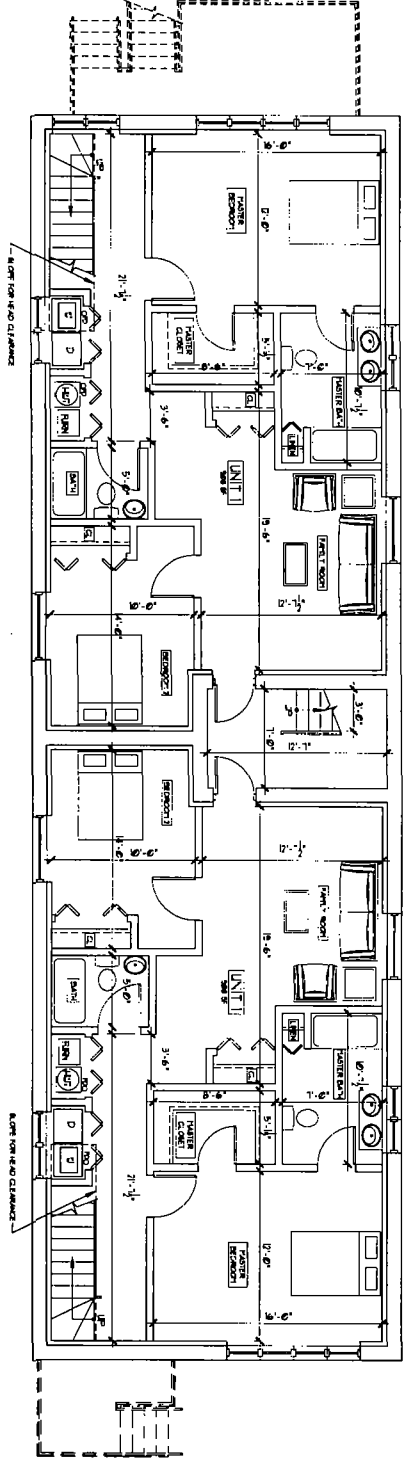
1
A1
SCALE: 3/4"=1'-0"
SITE PLAN

FINAL FOR PUBLICATION



2 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

FOR PUBLICATION

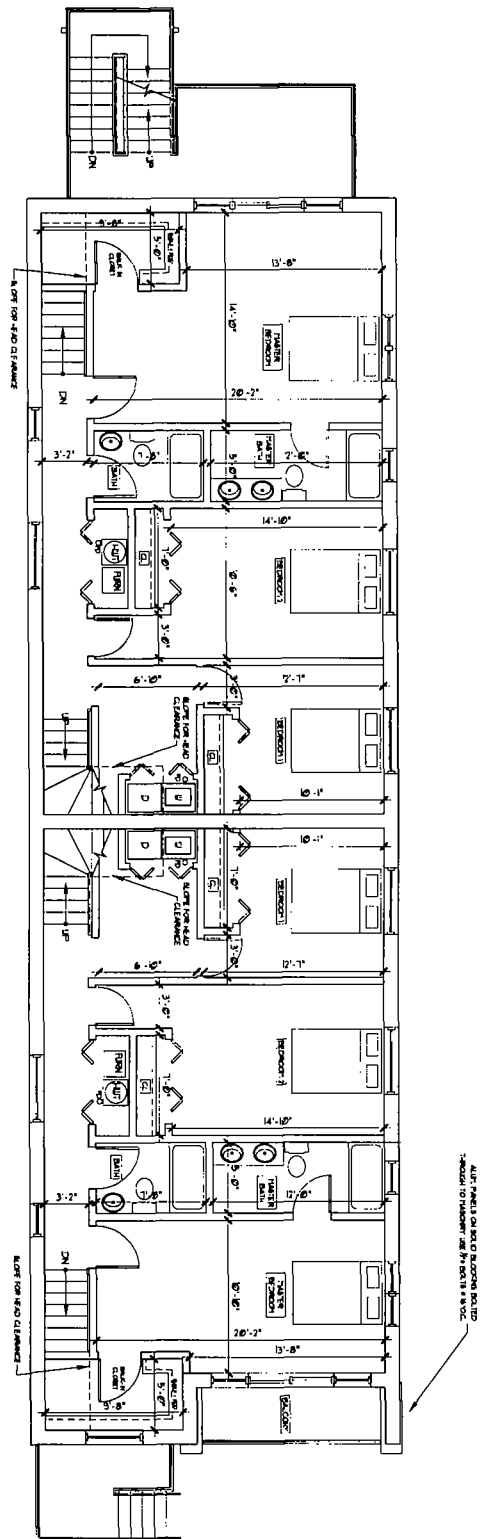
IPSA
Architecture & Design

ARCHITECTS & CONSTRUCTION SERVICES
1188 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60642
PHONE: (312) 243-2500
FAX: (312) 243-2870

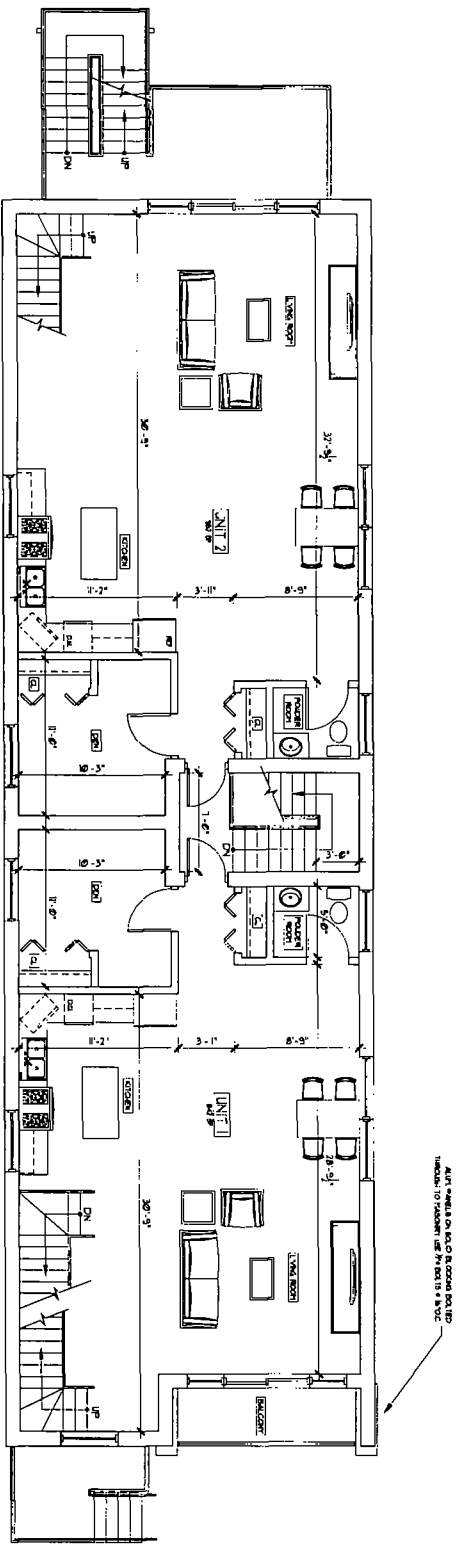
**NEW 4 UNIT
DUPLEX**
1834 N ROCKWELL ST
CHICAGO, IL 60647



2
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



1
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



PUBLICATION

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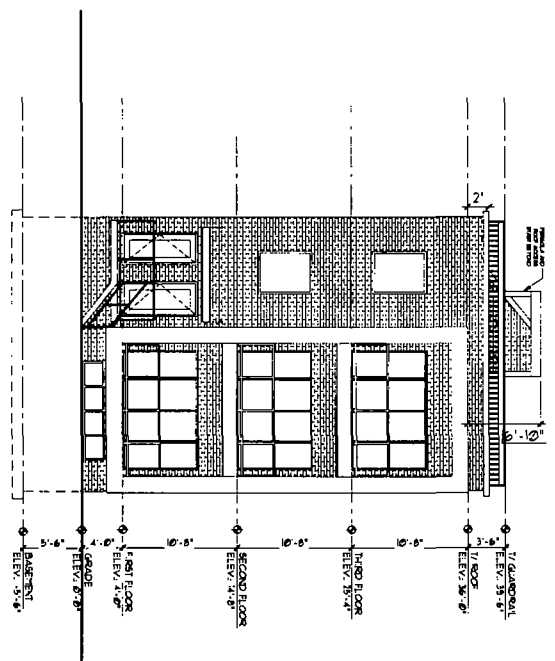
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A3

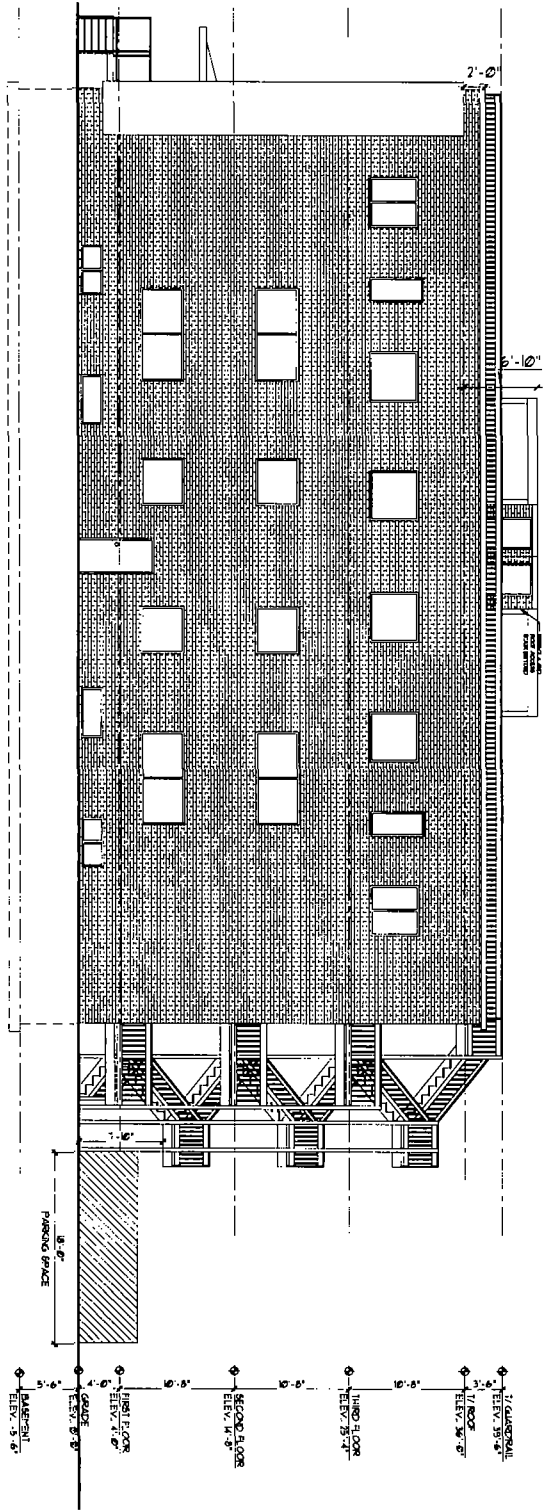
2
A4
SCALE 3/8"=1'-0"

EAST ELEVATION



1
A4
SCALE 3/8"=1'-0"

NORTH ELEVATION



NOT FOR PUBLICATION

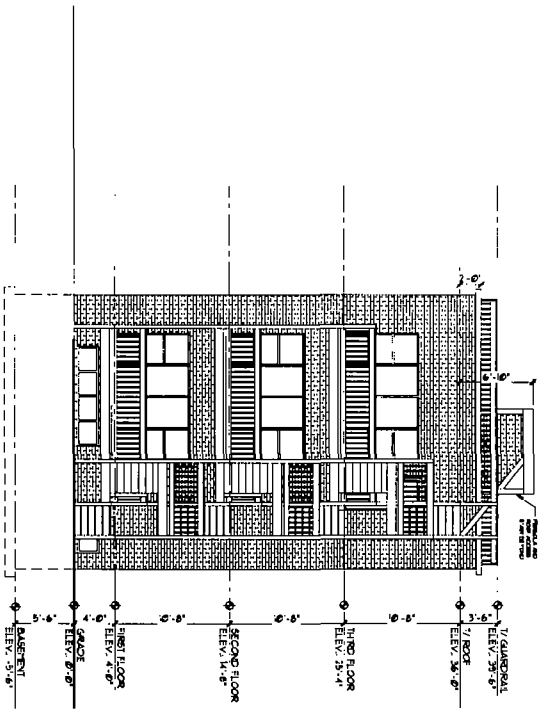
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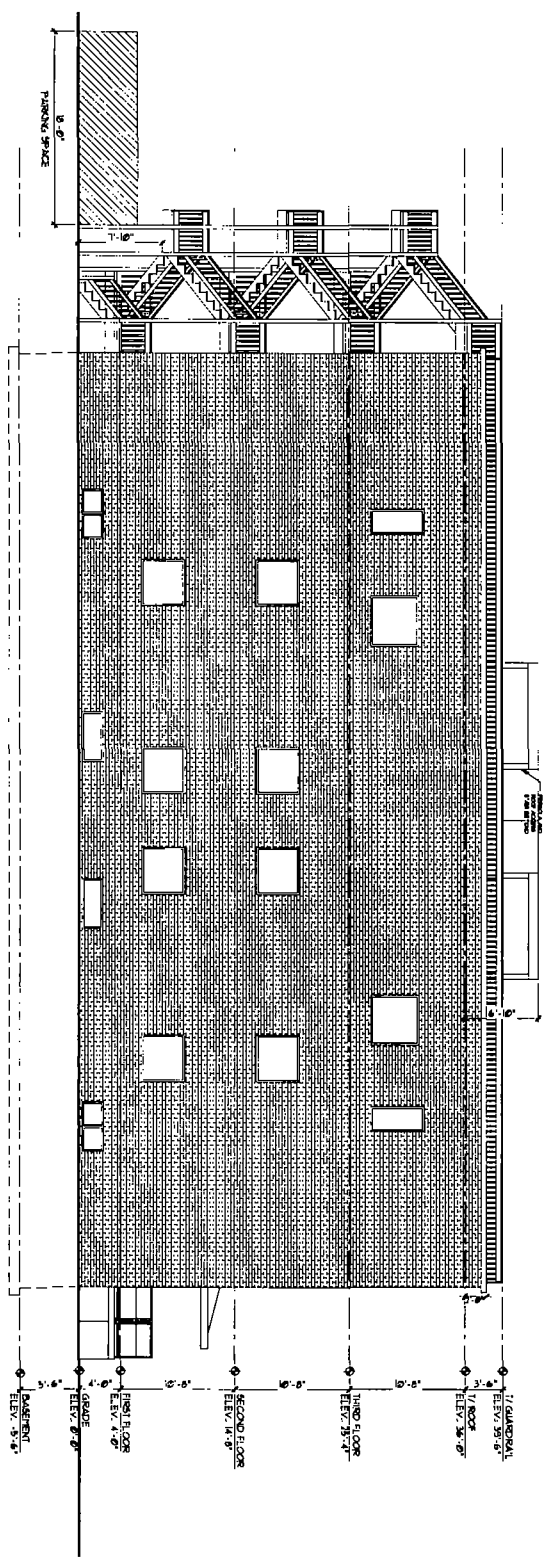
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2
A5
WEST ELEVATION
SCALE 3/8" = 1'-0"



1
A5
SOUTH ELEVATION
SCALE 3/8" = 1'-0"

FOR PUBLICATION

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