



City of Chicago



O2017-1923

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 1630-1634 W Cermak Rd - App No. 19138T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19138 TI
INTRO. DATE:
MARCH 29, 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-H in the area bounded by

A line 275 feet east of and parallel to South Paulina Street; the public alley next north of and parallel to West Cermak Road; a line 300 feet east of and parallel to South Paulina Street; West Cermak Road,

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-H in the area bounded by

A line 250 feet east of and parallel to South Paulina Street; the public alley next north of and parallel to West Cermak Road; a line 275 feet east of and parallel to South Paulina Street; West Cermak Road,

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

NARRATIVE

1630 West Cermak Road RT4 to RM4.5

To make the existing 4 story 4 dwelling unit building 35 feet 10 inches in height with 4 parking spaces to allow the division of the lot and make 2 lots 25 feet x 125 feet, the existing building to remain, no changes

FAR	1.54
Lot Area	3,125 square feet
Building Area	4,792 square feet
Building Height	39 feet
Front Setback	Zero (patio pit)
Rear Setback	46.92 feet
West side Setback	2.25 feet
East side Setback	.27 feet
Parking	3 exterior spaces*

*Will seek variation

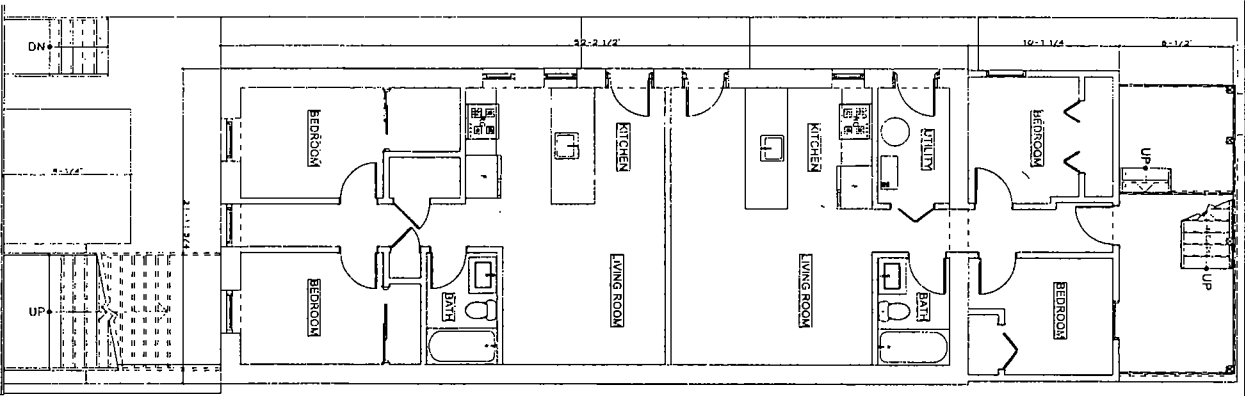
1632-34 West Cermak Road RT4 to RM4.5

To construct a new 3 story, 3 dwelling unit building 38 feet in height

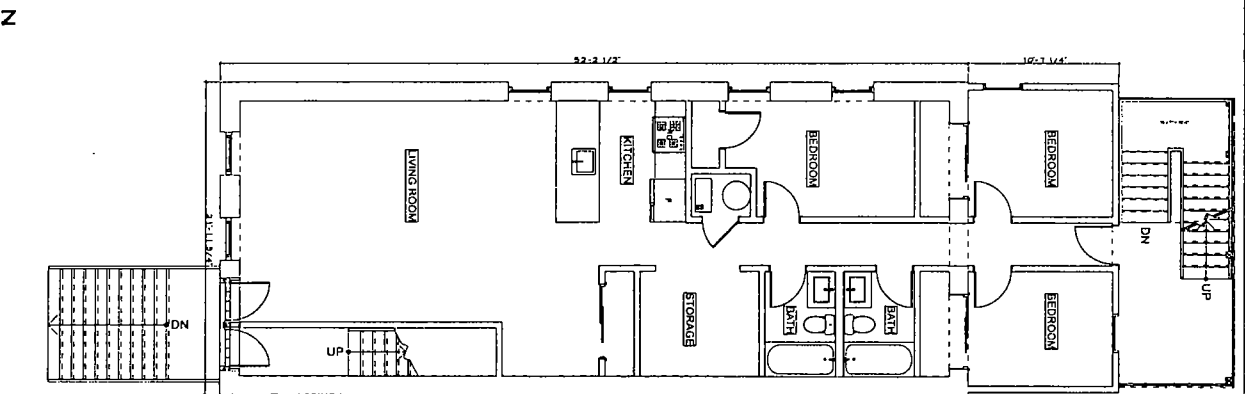
FAR	1.2
Lot Area	3,125 square feet
Building Area	3,750 square feet
Building Height	38 feet
Front Setback	15 feet
Rear Setback	37.50 feet
Side Setbacks	2 feet minimum and total combination 5 feet
Parking	3 exterior spaces

FINAL FOR PUBLICATION

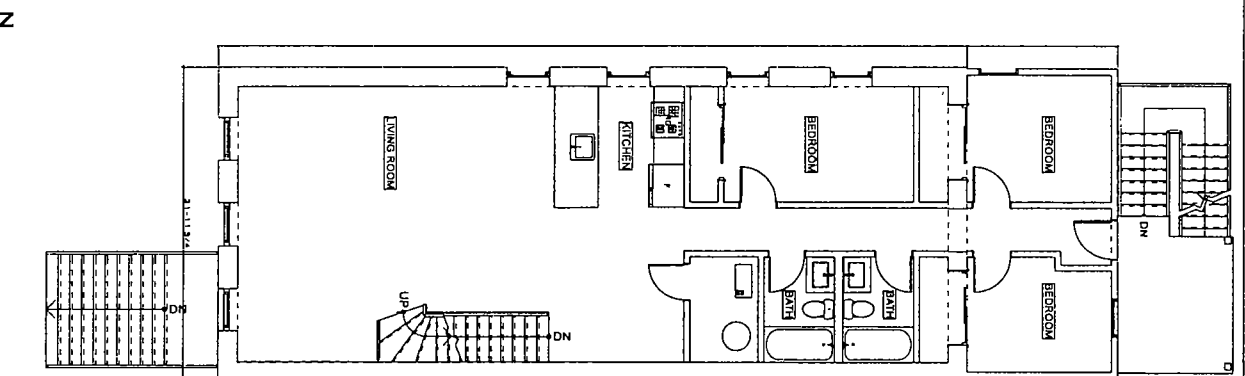
1 GARDEN LEVEL PLAN



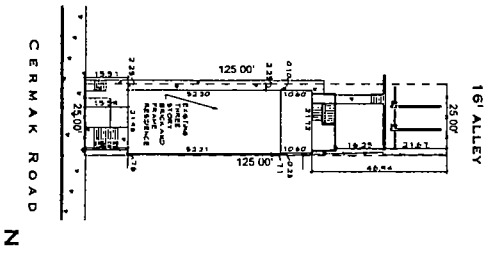
2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN



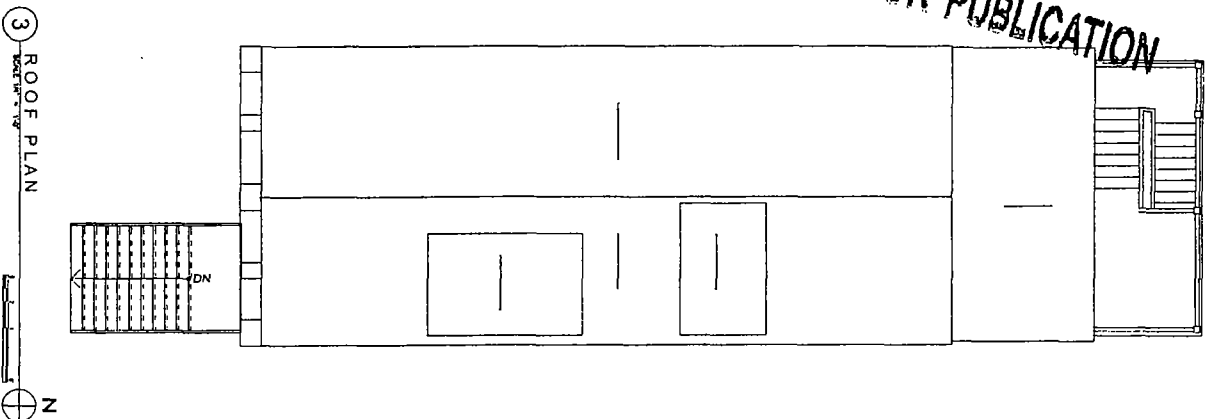
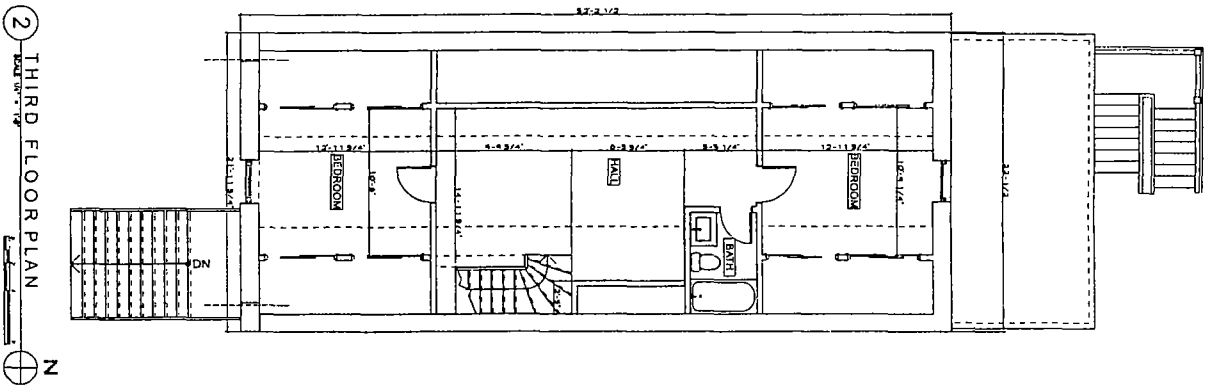
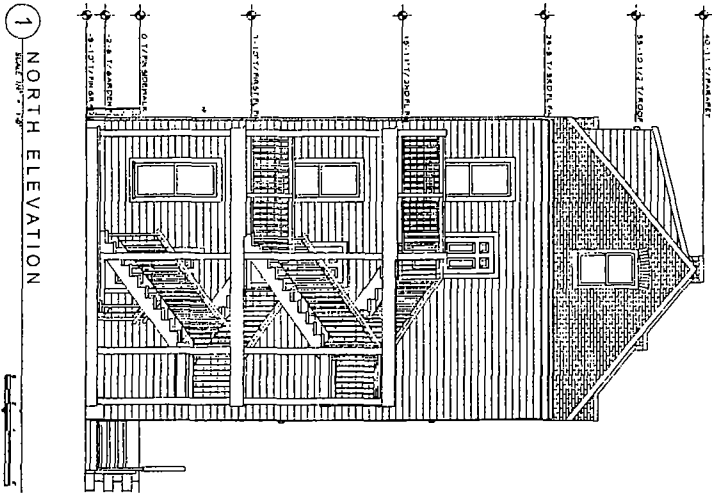
4 SITE PLAN



EXISTING 4 UNIT BUILDING
1630 W. CERMAK RD.
CHICAGO, IL

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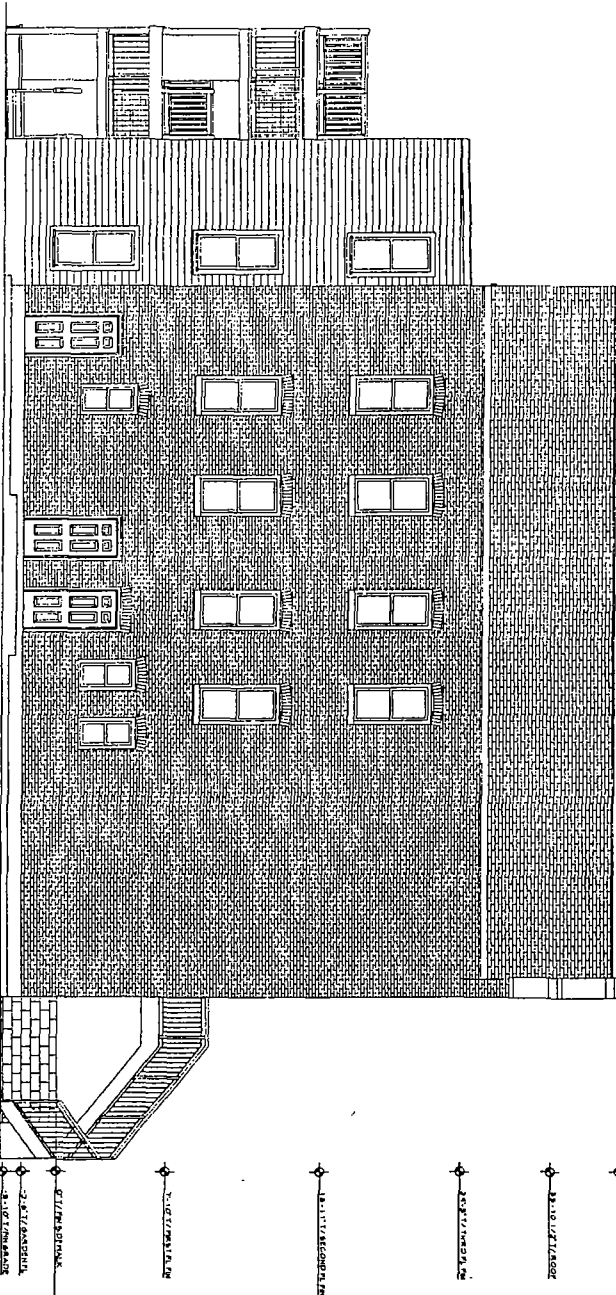
<p>10/20/18 1630 W. CERMAK RD. CHICAGO, IL 60607 TEL: 773.332.8240 WWW.FACILITIESDESIGN.COM</p> <p>FACILITIES DESIGN GROUP A COMMITMENT TO EXCELLENCE</p> <p>3064 WEST LOGAN BLVD CHICAGO, ILLINOIS 60647 TEL: 773.332.8240 WWW.FACILITIESDESIGN.COM</p> <p>FO</p> <p>4 Unit Existing Building 1630 W. CermaK Rd Chicago, 60608</p> <p>Site Plan Zoning Information Garden Floor Plan First Floor Plan Second Floor Plan</p> <p>1/12</p> <p>A-1</p>	<p>10/20/18 1630 W. CERMAK RD. CHICAGO, IL 60607 TEL: 773.332.8240 WWW.FACILITIESDESIGN.COM</p> <p>FACILITIES DESIGN GROUP A COMMITMENT TO EXCELLENCE</p> <p>3064 WEST LOGAN BLVD CHICAGO, ILLINOIS 60647 TEL: 773.332.8240 WWW.FACILITIESDESIGN.COM</p> <p>FO</p> <p>4 Unit Existing Building 1630 W. CermaK Rd Chicago, 60608</p> <p>Site Plan Zoning Information Garden Floor Plan First Floor Plan Second Floor Plan</p> <p>1/12</p> <p>A-1</p>
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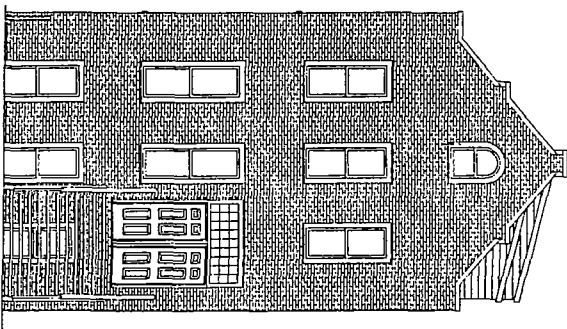
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[illegible]

1 WEST ELEVATION



2 SOUTH ELEVATION



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NO.	DATE	DESCRIPTION	BY	CHKD
1	10/1/14	ISSUED FOR PERMIT	JD	JD
2	10/1/14	ISSUED FOR PERMIT	JD	JD
3	10/1/14	ISSUED FOR PERMIT	JD	JD
4	10/1/14	ISSUED FOR PERMIT	JD	JD
5	10/1/14	ISSUED FOR PERMIT	JD	JD
6	10/1/14	ISSUED FOR PERMIT	JD	JD
7	10/1/14	ISSUED FOR PERMIT	JD	JD
8	10/1/14	ISSUED FOR PERMIT	JD	JD
9	10/1/14	ISSUED FOR PERMIT	JD	JD
10	10/1/14	ISSUED FOR PERMIT	JD	JD

South Elevation,
West Elevation

4 Unit Looking Building
1430 W. Carme Rd
CHICAGO, 60608

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CHICAGO, 60608
TEL: 773.333.8310
WWW.FACILITIESDESIGN.COM



FACILITIES
DESIGN GROUP
ARCHITECTS

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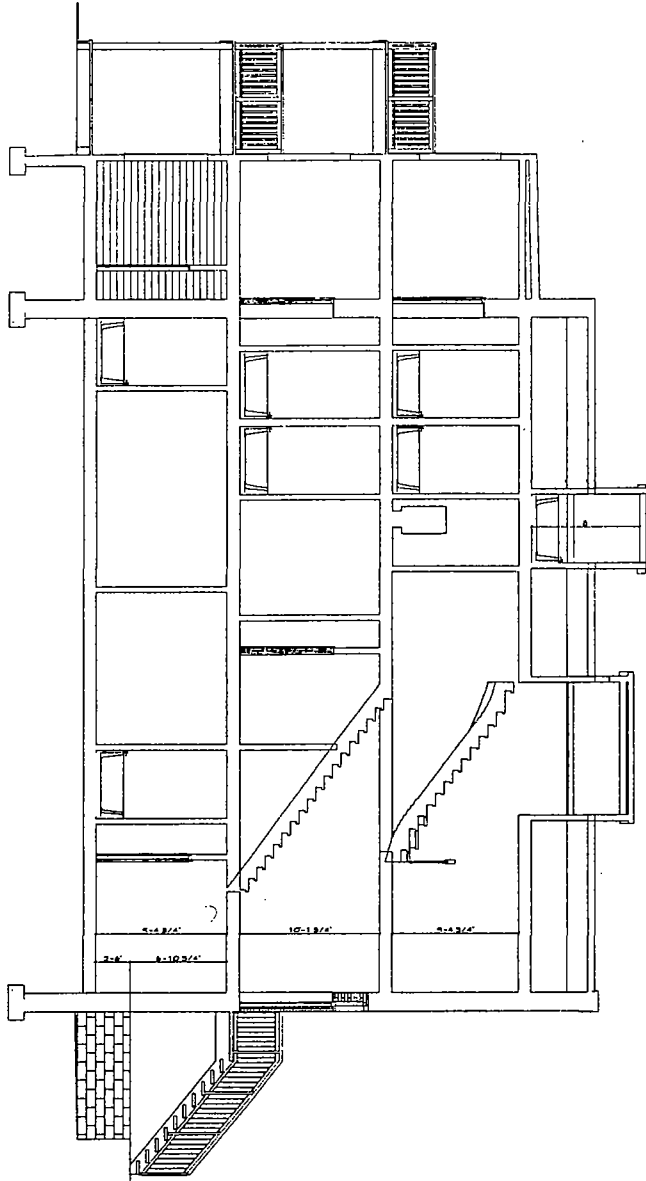
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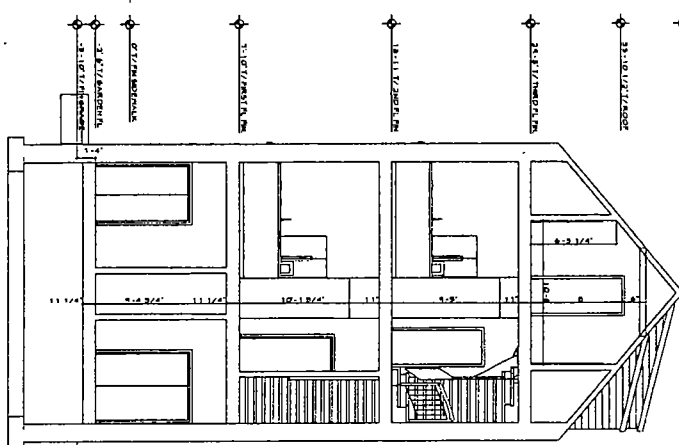
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1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION

<p>1712</p> <p>A-4</p>		<p>Building Sections</p> <p>4 Unit Existing Building</p> <p>1430 W. Cermak Rd</p> <p>Chicago, IL 60608</p>	<p>FD</p> <p>FACILITIES DESIGN GROUP ARCHITECTS</p> <p>3008 WEST LOGAN AVENUE CHICAGO, ILLINOIS 60641 TEL: 773.333.8340 WWW.FACILITIESGROUP.COM</p>	<p>REGISTERED PROFESSIONAL ARCHITECT ILLINOIS NO. 0212-012 EXPIRATION DATE 12/31/2015</p> <p>DESIGNED BY: [Signature]</p>	<p>SEAL OF THE ARCHITECT</p> <p>ILLINOIS</p> <p>NO. 0212-012</p> <p>EXPIRATION DATE 12/31/2015</p>
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