



City of Chicago



O2017-8288

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/15/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-F at 611-621 W 16th St and 1601-1613 S Desplaines St - App No. 19446T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RM-6 Residential Multi-Unit District symbols and indications as shown on Map No. 4-F in the area bounded by:

West 16th Street; a line 123.85 feet east of South DesPlaines Street; a line 134.00 feet south of West 16th Street; and South DesPlaines Street

to those of a B2-5 Neighborhood Mixed-Use District.

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

Address: 611 - 21 West 16th Street/1601 - 13 South DesPlaines Street

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NARRATIVE

611 - 21 West 16th Street/1601 - 13 South DesPlaines Street
TYPE I REGULATIONS

Narrative: The subject property contains 16,594 square feet and is currently improved with a three-story building and a one-story building. The Applicant proposes to rezone the property to a B2-5 district and convert the existing three-story building to residential use and construct a seven-story addition to that building also for residential uses. The development would contain a total of forty-four residential dwelling units, forty-five parking spaces, and no loading berth.

Lot Area: 16,594 square feet

FAR: 4.06

FLOOR AREA: 67,388 square feet

Residential Dwelling Units: 44

MLA: 377.14 square feet

Height: 75.0 feet

Bicycle Parking: 23 spaces

Automobile Parking: 45 spaces

Loading: None*

Setbacks:

Front (DesPlaines Street):	None
North Side (16 th Street):	None
South Side:	3.8 feet
Rear:	36.5 feet

* Applicant will seek a Variation.

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A set of plans are attached.

[illegible]

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PROJECT NAME & ADDRESS
613 W 16TH ST
7 STORY/44 UNIT
APARTMENT BUILDING
CHICAGO, ILLINOIS

REPORT TITLE

SITE PLAN

FILMANS

ORDER NUMBER

J. HANNA
ARCHITECTURE

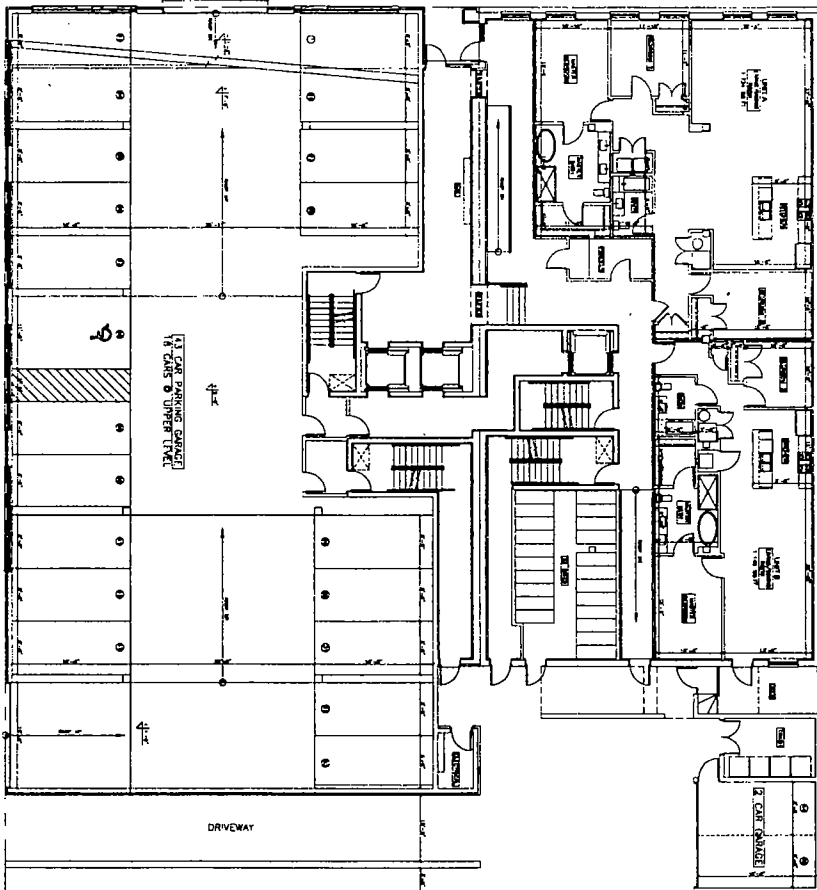
(312) 750-1800

181 W. WASHINGTON
CHICAGO, ILLINOIS 60602

FAX (312) 750-1800

PROFESSIONAL DESIGN FIRM
ARCHITECT CLIMATEKIN
LAWRENCE NOVEMBER 14 • 01/45

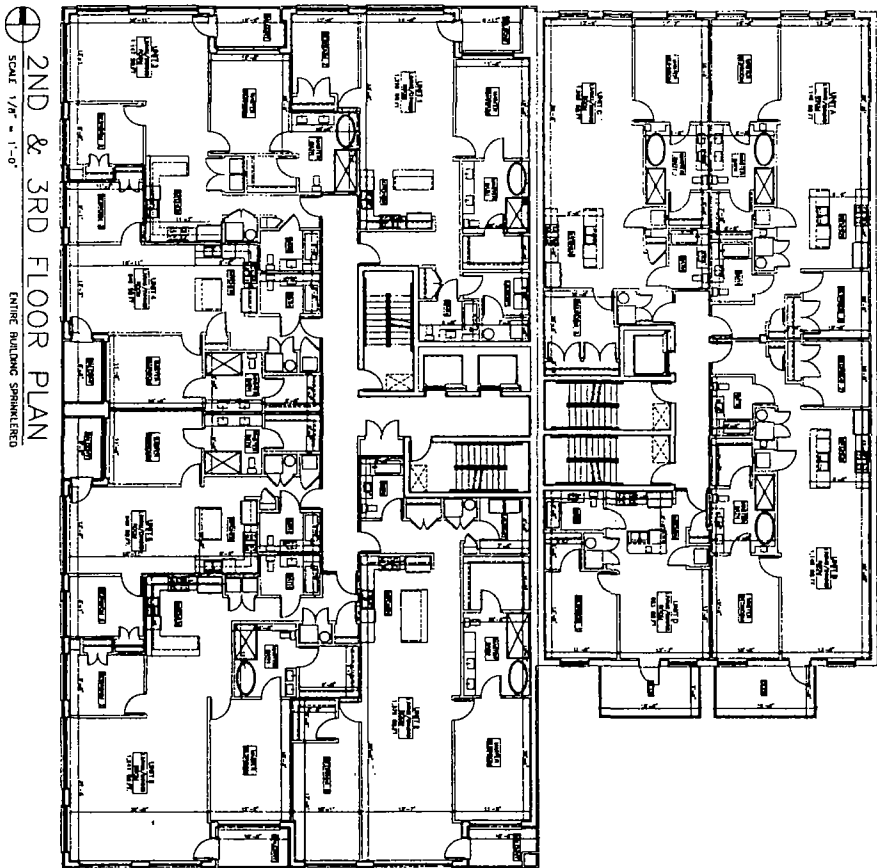

FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0" ENTIRE BUILDING SPINNELLED



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<p>HANNA</p> <p>0113 176 180 101 W. WASHINGTON CHICAGO, ILLINOIS 60601 PH: (312) 736-1801 WWW.HANNAARCHITECTS.COM LICENSE NUMBER: 164-010183</p>	<p>PROJECT NAME & ADDRESS 811 W. 10TH ST. 7 STORY/4 UNIT CHICAGO, ILLINOIS</p>	<p>DATE OF DRAWING 01/13/17</p> <p>DESIGNED BY [Signature]</p> <p>CHECKED BY [Signature]</p> <p>DATE OF CHECK 01/13/17</p>	<p>SHEET TITLE FIRST FLOOR PLAN</p> <p>TITLE [Blank]</p> <p>SHEET NUMBER [Blank]</p>
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2ND & 3RD FLOOR PLAN
ENTIRE BUILDING SPRINKLERED
SCALE 1/8" = 1'-0"

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HANNA

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100 W. WASHINGTON
CHICAGO, ILLINOIS 60601
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PROFESSIONAL CERTIFICATION
LICENSE NUMBER 146 00003



DESIGNED BY: DAVID J. HANNA
CHECKED BY: DAVID J. HANNA
DATE: 01/17/2017
SCALE: 1/8" = 1'-0"

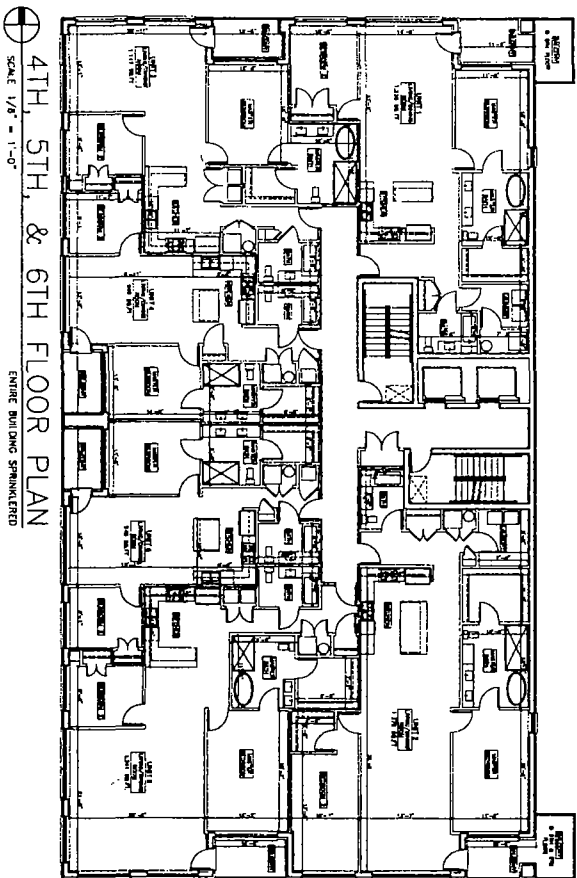
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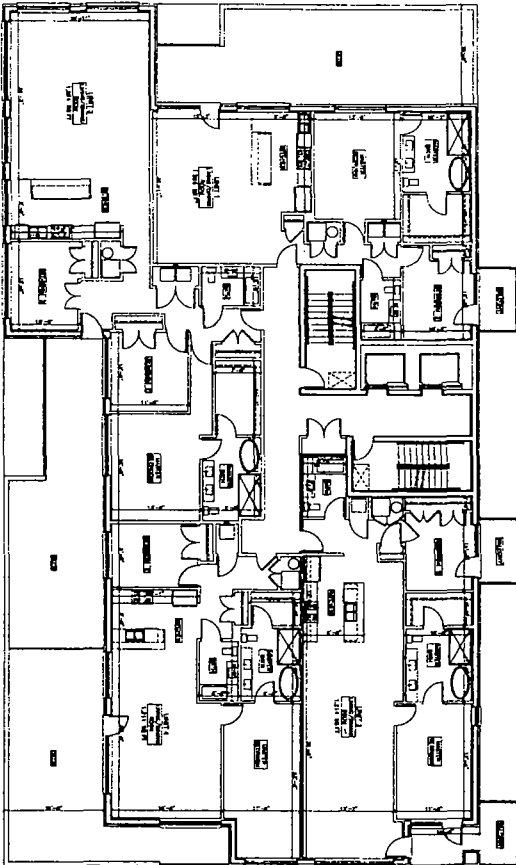
4TH, 5TH, & 6TH FLOOR PLAN
SCALE 1/8" = 1'-0"
ENTIRE BUILDING SPRINKLERED

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<p>HANNA</p> <p>(312) 761-1800</p> <p>130 W. WASHINGTON CHICAGO, ILLINOIS 60604</p> <p>REGISTERED PROFESSIONAL ARCHITECT ARCHITECT LICENSE NUMBER 14-01441</p>	<p>PROJECT NAME & ADDRESS 613 N. LEXINGTON 7 FLOORS/60,000 SQ. FT. APARTMENT BUILDING CHICAGO, ILLINOIS</p> <p>PROJECT NO. 100-1000</p> <p>DESIGNED BY: HANNA ARCHITECTS, INC.</p> <p>DATE: 10/1/77</p> <p>BY: [Signature]</p>	<p>PROJECT NO. 100-1000</p> <p>DESIGNED BY: HANNA ARCHITECTS, INC.</p> <p>DATE: 10/1/77</p> <p>BY: [Signature]</p>	<p>PROJECT NO. 100-1000</p> <p>DESIGNED BY: HANNA ARCHITECTS, INC.</p> <p>DATE: 10/1/77</p> <p>BY: [Signature]</p>
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7TH FLOOR PLAN
SCALE 1/8" = 1'-0"
FIRE RISING
SPRINKLED



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100 W. WASHINGTON
CHICAGO, IL 60601
PROFESSIONAL DESIGN FIRM
ARCHITECT LICENSE NUMBER 014 01445

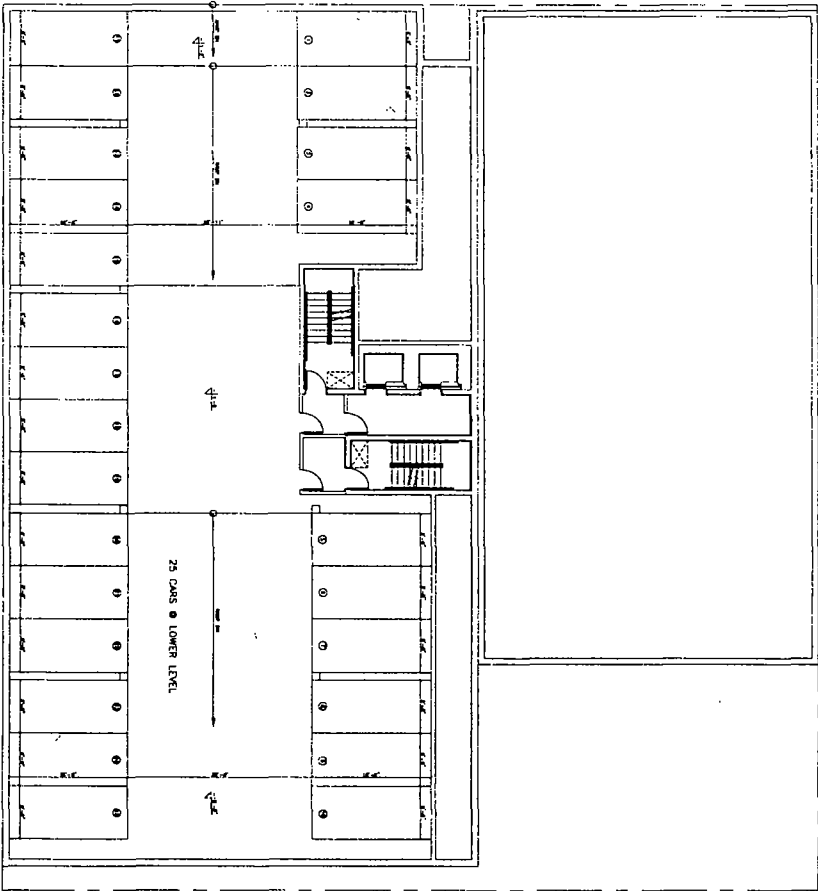
PROJECT NAME & ADDRESS
612 W. ADAMS ST.
2 STORY/44 UNIT
APARTMENT BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
SEVENTH
FLOOR PLAN

PROJECT NUMBER

BASEMENT PLAN

SCALE 1/8" = 1'-0"



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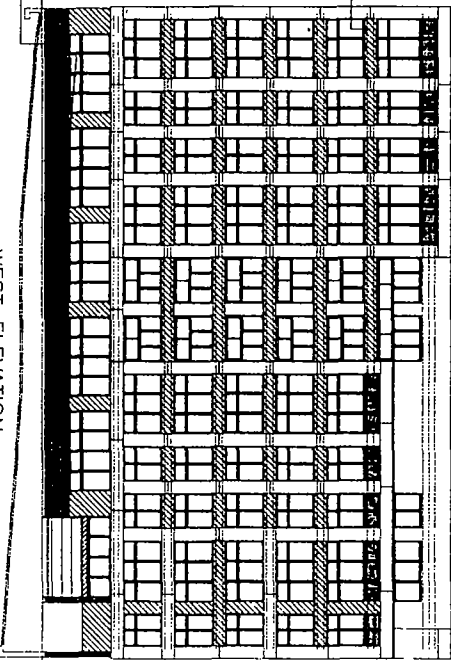
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1112 W. WASHINGTON
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TEL: (312) 751-1801
WWW.HANNAARCHITECTS.COM
LICENSED ARCHITECT, ILL. #010101



PROJECT NAME & ADDRESS
412 W. 18TH ST.
CHICAGO, ILLINOIS 60607

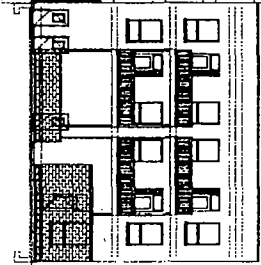
SHEET TITLE
BASEMENT
FLOOR PLAN

DATE
2/1/2017



○ NORTH ELEVATION
SCALE 3/32" = 1'-0"

○ WEST ELEVATION
SCALE 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

○ SOUTH ELEVATION
SCALE 3/32" = 1'-0"

FOR POLICE

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PROJECT NAME & ADDRESS

SHEET TITLE
ELEVATIONS

PLUMMER

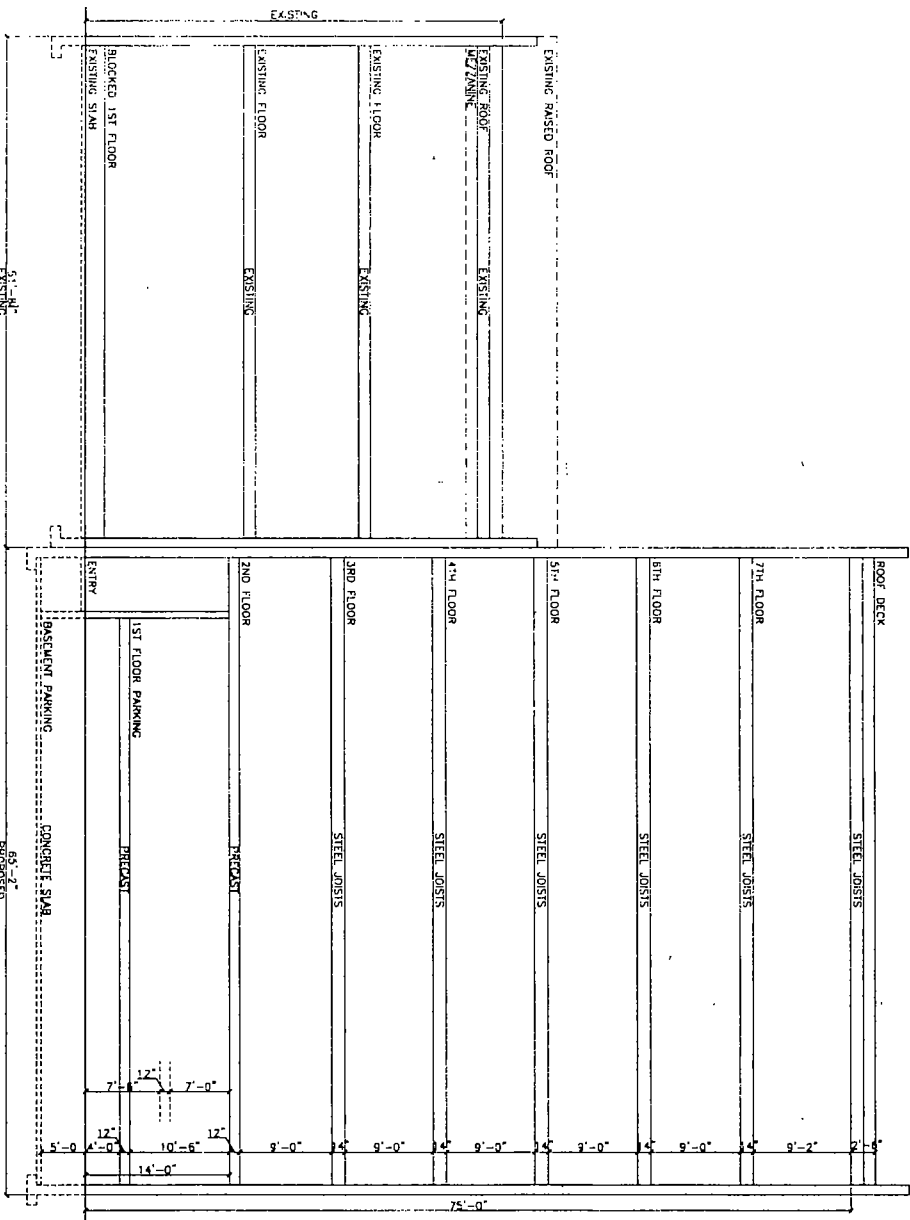
SHEET NUMBER


PHANNA
ADVERTISING INC.

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180 W. WASHINGTON
CHICAGO, ILLINOIS 60604
FAX (312) 750-1801

PHANNA INTERNATIONAL FROM
AN INDEPENDENT CORPORATION
LICENSE NUMBER 164 001442



 BUILDING SECTION
SCALE 3/16" = 1'-0"

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WWW.QHANNA.COM

PROJECT NAME & ADDRESS
013 W. 18TH ST.
7 FLOOR/14 UNIT
CHICAGO, ILLINOIS

SECTION

DATE

BY

FOR

REVISIONS

PROJECT NAME & ADDRESS
013 W. 18TH ST.
7 FLOOR/14 UNIT
CHICAGO, ILLINOIS

SECTION

DATE

BY

FOR

REVISIONS