



City of Chicago



SO2017-6201

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 2105-2115 W Caton St - App No. 19370T1
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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

West Caton Street; a line 61.40 feet west of the intersection of West Caton Street and North Milwaukee Avenue as measured at the south right-of-way line of West Caton Street and perpendicular thereto; the alley next south of and parallel to West Caton Street; and easterly right-of-way line of the Chicago Transit Authority elevated (Blue Line) (formerly known as the Metropolitan West Side Elevated Railroad Company) structure,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 2105-2115 West Caton Street

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17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Narrative and Plans*

2105 - 2115 West Caton Street, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 4,849.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change, in order to permit the construction of a new four-story residential building, at the subject property. The existing two-story building will be razed. The new proposed building will contain a total of eight (8) dwelling units and onsite (interior) parking for nine (9) vehicles. The new building will be masonry and glass in construction and measure 43 feet-0 inches (approx.) in height.

(A) The Project's Floor Area Ratio: 12,977 square feet (2.7 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
8 dwelling units (606.2 square feet)

(C) The amount of off-street parking: 9 parking spaces

(D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 0 feet-0 inches

**The Applicant intends to seek a Variation for a reduction to the required rear setback.*

c. Side Setbacks:
West: 0 feet-0 inches
East: 3 feet-0 inches

(E) Building Height:
43 feet-0 inches

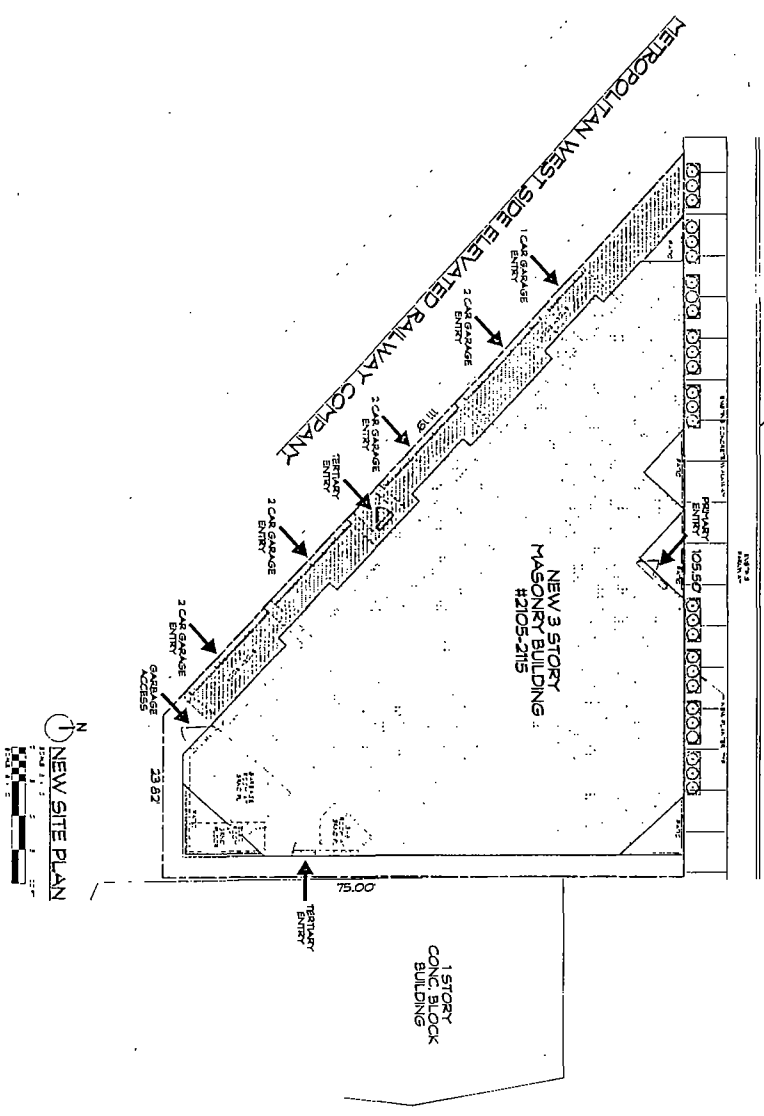
FINAL FOR PUBLICATION

NEW 4 STORY MASONRY BUILDING FOR 8 DUs & 9 PARKING ON-SITE PARKING PROPOSED PROJECT @ 2105 - 2115 W. CATON STREET CHICAGO, IL. 60647

OWNER: SHAPIRO & CO.

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6312 N. ARTESIAN AVE
CHICAGO, IL 60645
NOV 29, 2017

W. CATON STREET
CHICAGO, ILL.



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1. CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF ILLINOIS. I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND THE CHICAGO ZONING ORDINANCES. I HAVE ALSO OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO. I HAVE ALSO OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO. I HAVE ALSO OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

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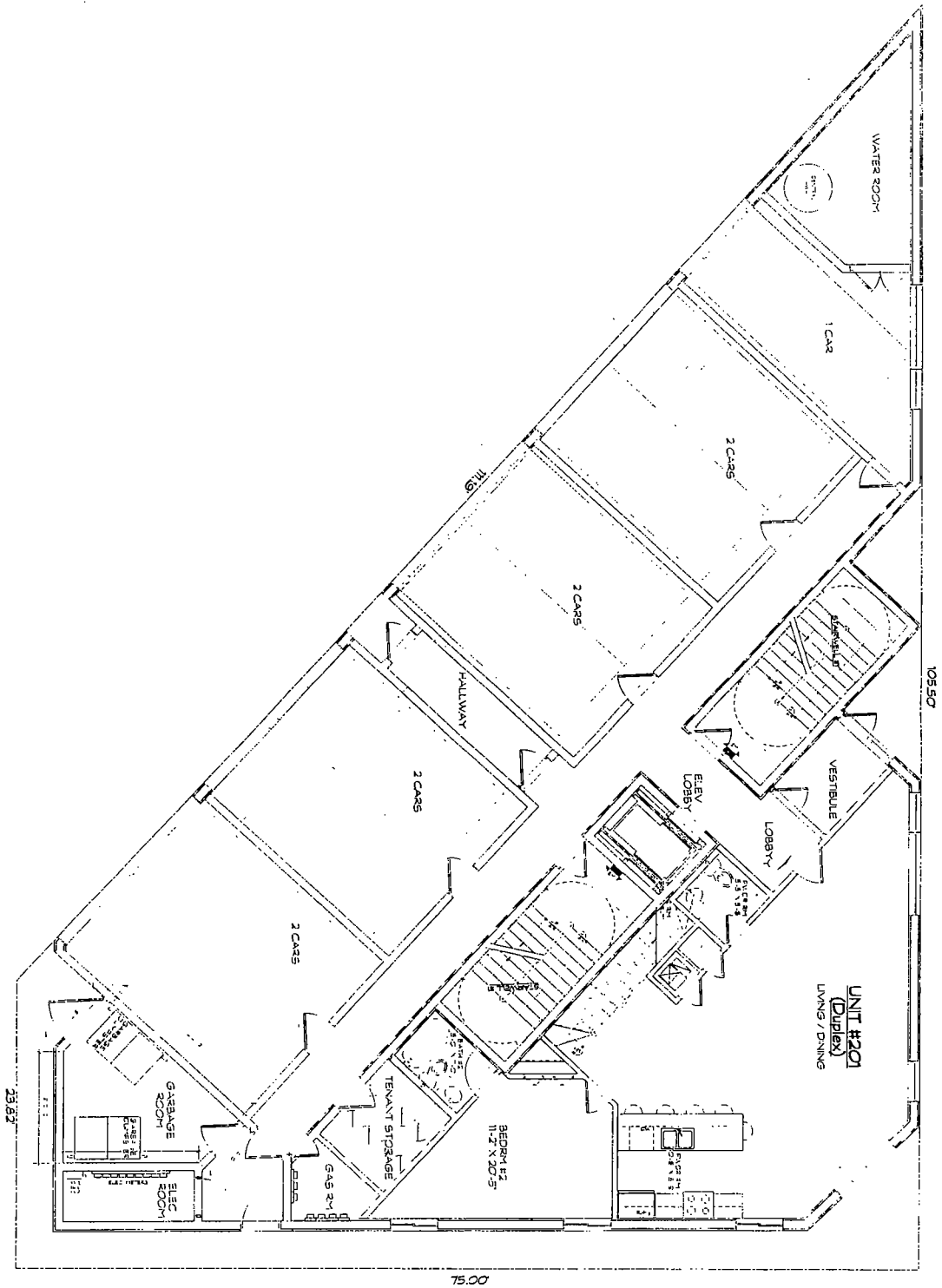
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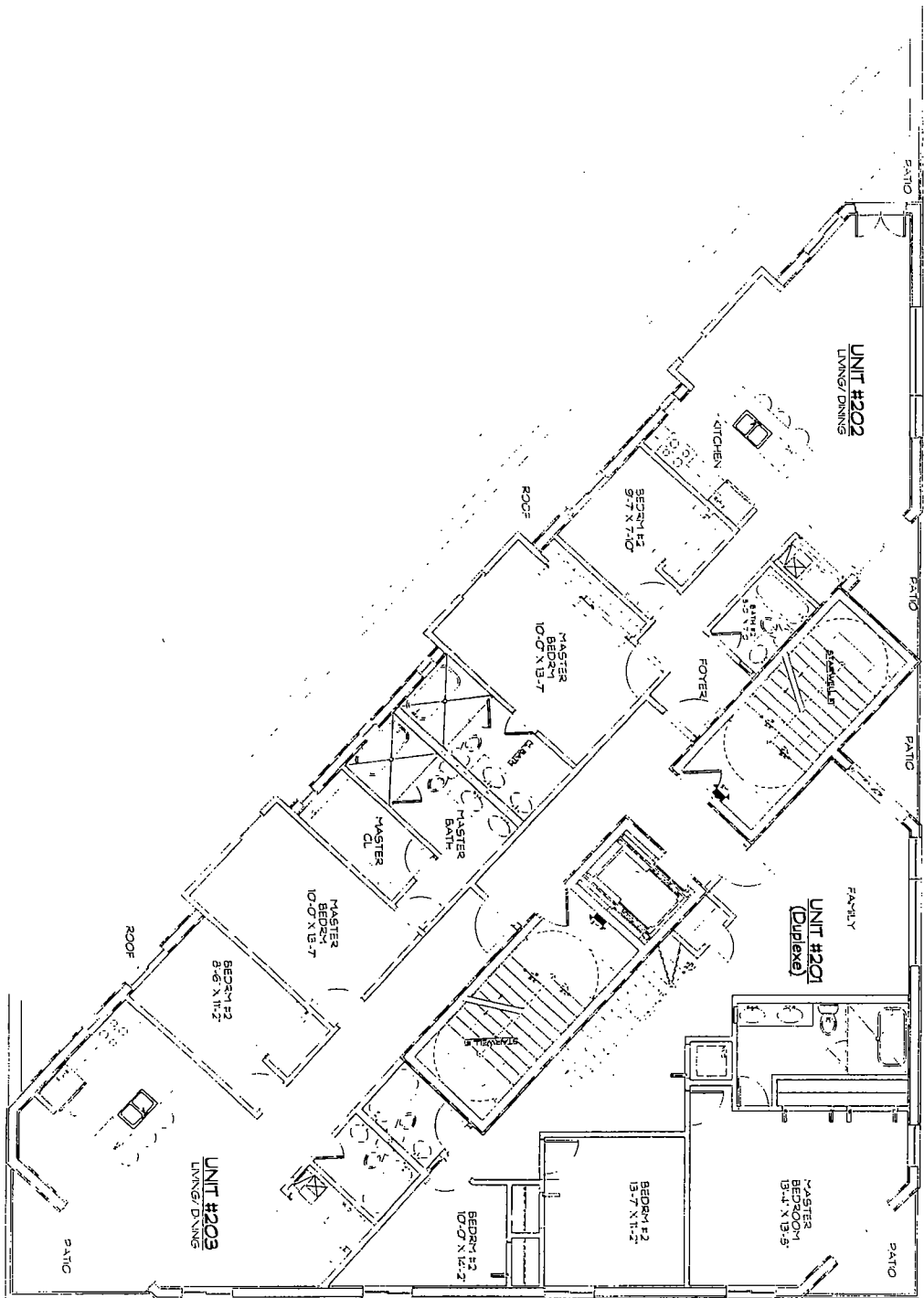
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1ST FLOOR PLAN



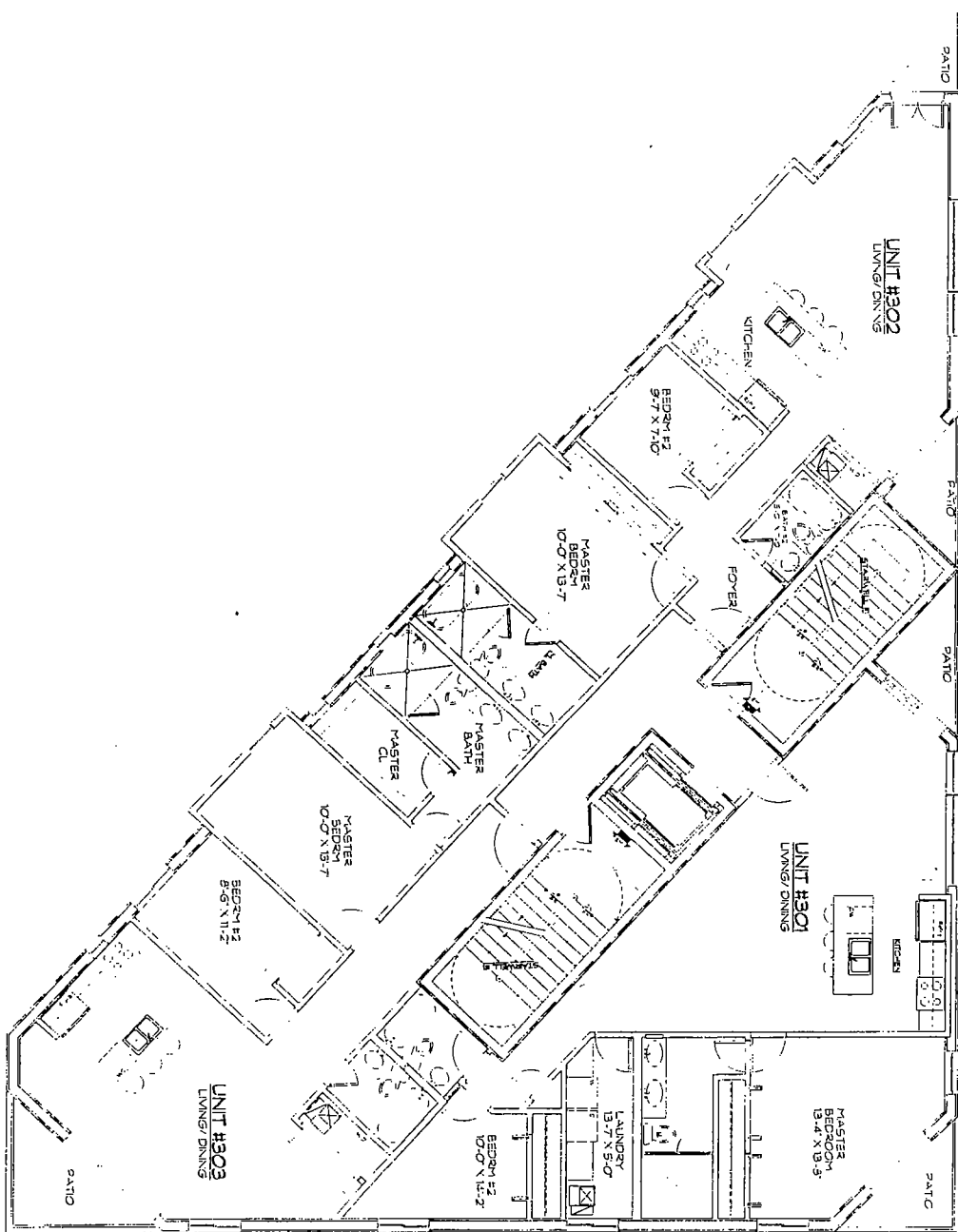
A-2	PROJECT #242 SCALE: AS NOTED DATE: 04/07	OWNER MR SHAFRO ARSENS CHICAGO, IL	PROJECT NEW 4 STORY MASONRY BUILDING W/ GARAGE 208-5 W CATON ST CHICAGO, IL 60647	DESIGNED BY		LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE CHICAGO, IL 60645 5328 E-MAIL: LASZLO@LASZLOARCH.COM FAX: 773-338-2225 TEL: 773-338-2225
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				DATE		04/07
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2ND FLOOR PLAN

<p>A-3</p>	<p>PROJECT 4247 SCALE AS NOTED DATE 8/2/01</p>	<p>OWNER MR. SHAPIRO ARSENS CHICAGO, IL</p>	<p>PROJECT NEW 4 STORY MASONRY BUILDING W/ GARAGE 2105-15 W. CATCH ST CHICAGO, IL 60647</p>	<p>DESIGN BY LASZLO SIMOVIC, ARCHITECTS, L.L.C.</p>	<p>6512 N. ARTESIAN AVE CHICAGO, IL 60645-3558 EMAIL LASZLO@LASZLOARCH.COM FAX 773-338-2225 TEL 773-338-2225</p>
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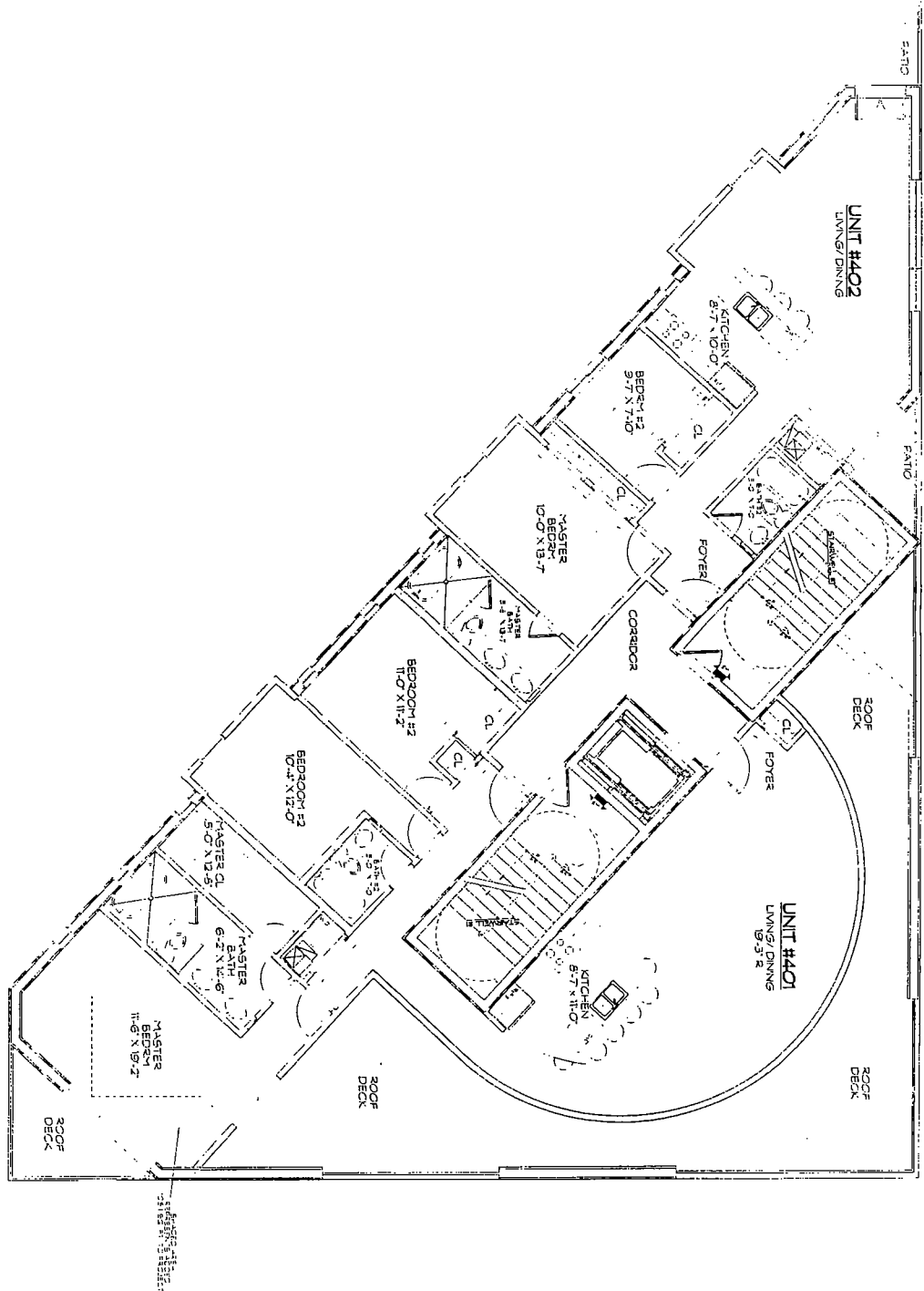
FINAL FOR PUBLICATION

3RD FLOOR PLAN

A-4	PROJECT 4342 SCALE AS NOTED DATE 05/01	OWNER MR SHAPIRO ARSENS CHICAGO, IL	PROJECT NEW 4 STORY MASONRY BUILDING W/ GARAGE 2105-15 W CATON ST CHICAGO, IL 60647	PROJECTS PREPARED		LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60645-3929 EMAIL: LASZLO@LASZLOGARCH.COM FAX: 773-333-2225 TEL: 773-333-2225
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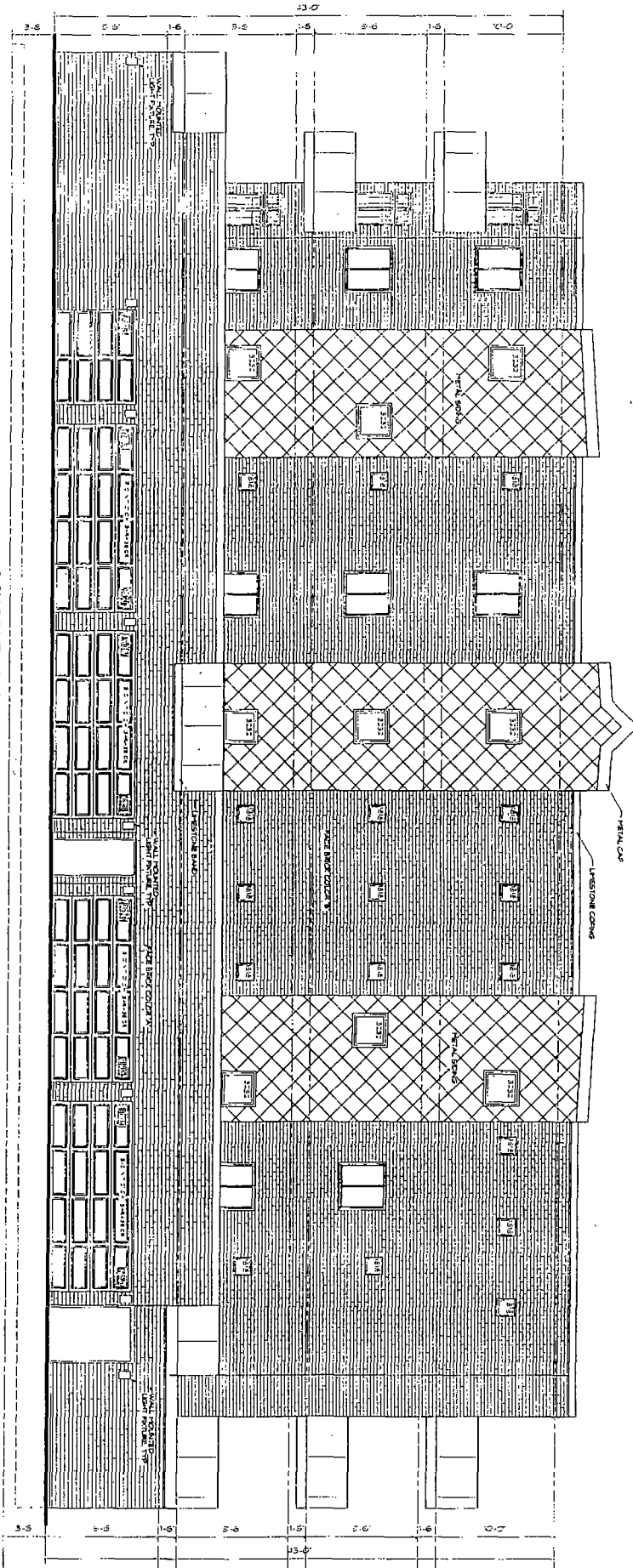
PENTHOUSE FLOOR PLAN



<p>A-5</p>	<p>OWNER MR. SHAPIRO ARSENS CHICAGO, IL</p>	<p>PROJECT NEW 4 STORY MASONRY BUILDING W/ GARAGE 200 S. W. CANTON ST. CHICAGO, IL 60647</p>	<p>DATE: 10/10/00 BY: [Signature] CHECKED: [Signature] DATE: 10/10/00</p>	<p>LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60645-3329 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-338-2223 TEL: 773-338-2225</p>
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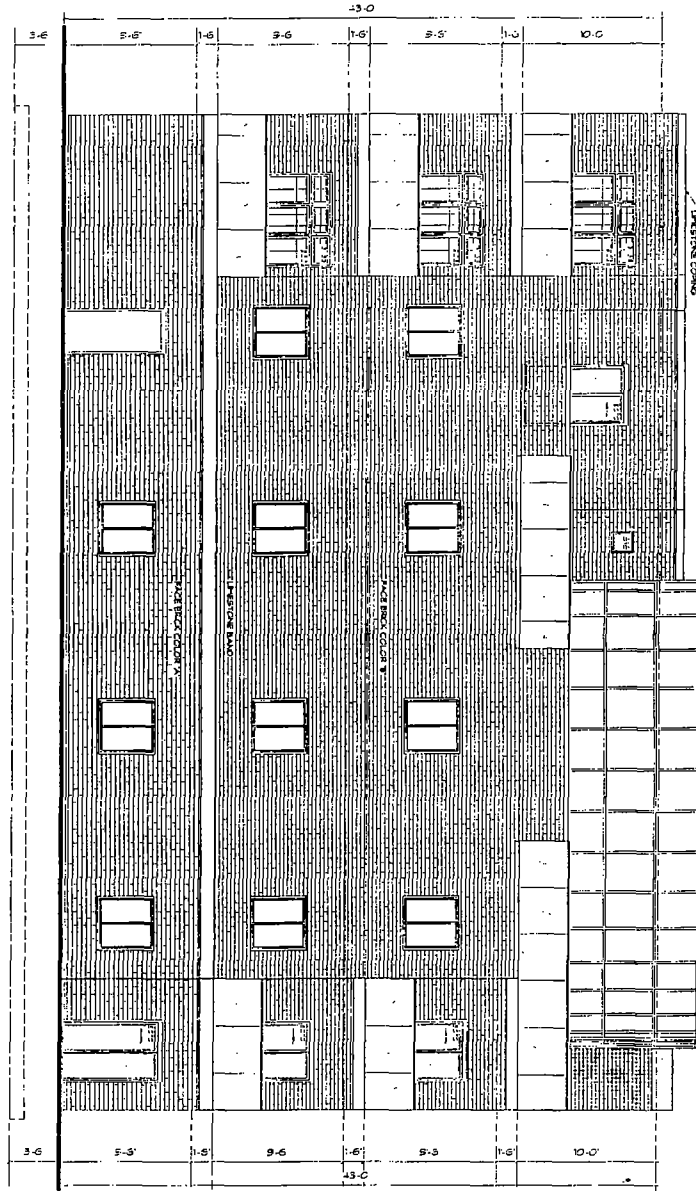
SOUTHWEST ELEVATION - FACING EL
SCALE 1/8" = 1'-0"



A-6	OWNER MR. SHAPIRO ARSENS CHICAGO, IL	PROJECT NEW 4 STORY MASONRY BUILDING W/ GARAGE 205-15 W. CATCH ST. CHICAGO, IL 60647	DESIGN REVIEW DATE 10/15/07	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-8328 EMAIL: LASZLO@LASZLOARCH.COM FAX 773-338-2226 TEL 773-338-2225
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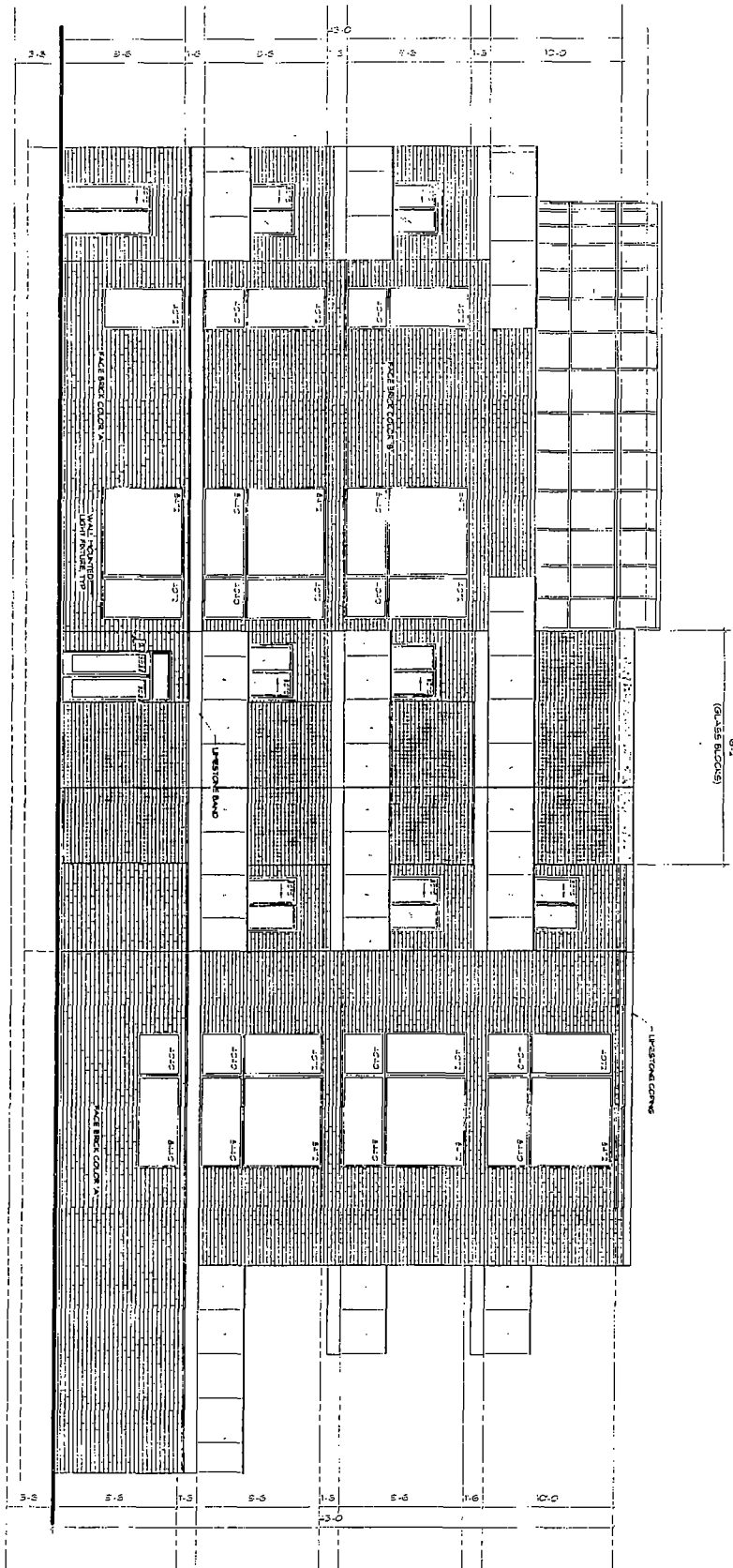
EAST ELEVATION - FACING MILWAUKEE



A-7	PROJECT NEW 4 STORY MASONRY BUILDING W/ GARAGE 2105-15 W. CATON ST CHICAGO, IL 60647	OWNER MR SHAFIRO ARSENI CHICAGO, IL	DESIGNED BY LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60645-8328 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-325-2225 TEL: 773-325-2225	DATE 2-1-07	NO. OF SHEETS 1 OF 1
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FINAL FOR PUBLICATION

NORTH ELEVATION



<p>A-8</p>	<p>PROJECT NAME SCALE AS NOTED DATE 8.27.11</p>	<p>OWNER MR SHAPIRO ARGENIS CHICAGO, IL</p>	<p>PROJECT NEW 4 STORY MASONRY BUILDING W/ GARAGE 202-13 W CAYTON ST. CHICAGO, IL 60647</p>	<p>DESIGNER REVIEW DATE 8.27.11</p>	<p>LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE CHICAGO, IL 60645-5528 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-338-2226 TEL: 773-338-2225</p>
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