



# City of Chicago



O2018-919

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-G at 1503-1505 W George St - App No. 19545T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

NO CHANGE

**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 RT 3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 7-G in the area bounded by

West George Street; a line 25.00 feet west of and parallel to North  
Greenview Avenue; the alley next south of and parallel to West  
George Street; and a line 50.00 feet west of and parallel to North  
Greenview Avenue

to those of a RM 4.5 Residential Multi-Unit District.

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

Address: 1503 to 1505 West George Street, Chicago, Illinois

**FINAL FOR PUBLICATION**

NO CHANGE

**17-13-0303-C(1) NARRATIVE ZONING ANALYSIS**

SUBJECT PROPERTY: 1503 TO 1505 WEST GEORGE STREET, CHICAGO, ILLINOIS

ZONING: RM 4.5 RESIDENTIAL MULTI-UNIT DISTRICT, TYPE 1.

LOT AREA: 3,106.00 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A THREE-STORY BRICK BUILDING WITH A BASEMENT. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO SUBDIVIDE A ZONING LOT FROM 50 FEET BY 124.30 FEET TO CREATE TWO ZONING LOTS, EACH MEASURING 25 FEET BY 124.30 FEET, AND WITH THE SUBJECT IMPROVED LOT IN COMPLIANCE WITH THE CHICAGO ZONING ORDINANCE. APPLICANT WILL SEEK A VARIATION OF THE CHICAGO ZONING ORDINANCE TO FURTHER BRING THE PROPERTY IN COMPLIANCE REGARDING EXISTING SETBACKS.

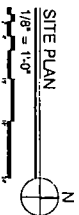
- (A) FLOOR AREA RATIO: 1.22; TOTAL FLOOR AREA IS 3,780.00 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): APPROXIMATELY 1,035.33 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: THREE OFF STREET PARKING SPACES AND NO BIKE PARKING SPACES.
- (D) SETBACKS:
  - A. FRONT SETBACK: 8.45 FEET (EXISTING)\*
  - B. REAR SETBACK: 50.98 FEET (EXISTING)
  - C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST)\* AND 0 FEET 0 INCHES (WEST)\* (EXISTING)
- (E) BUILDING HEIGHT: 39.13 FEET (EXISTING)

PURSUANT TO AN ATTACHED SET OF PLANS

\* VARIATIONS REQUIRED PURSUANT TO CHICAGO ZONING ORDINANCE, § 17-13-1101

**FINAL FOR PUBLICATION**

W. GEORGE ST.

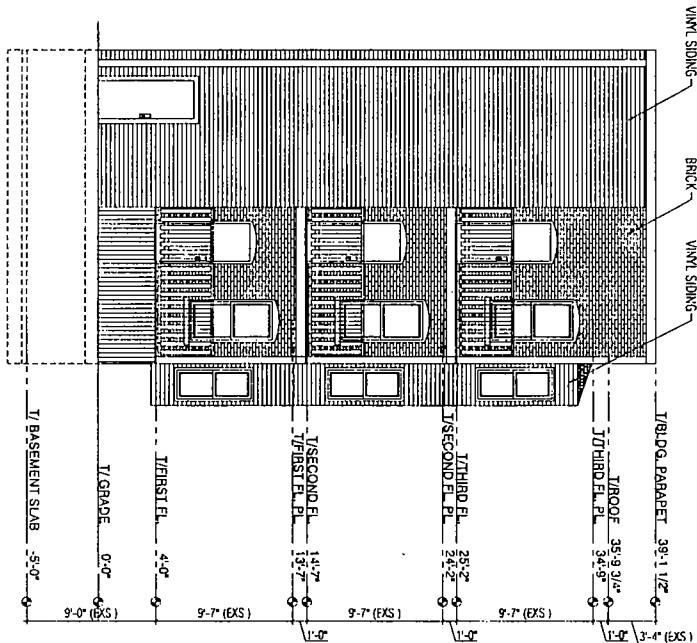
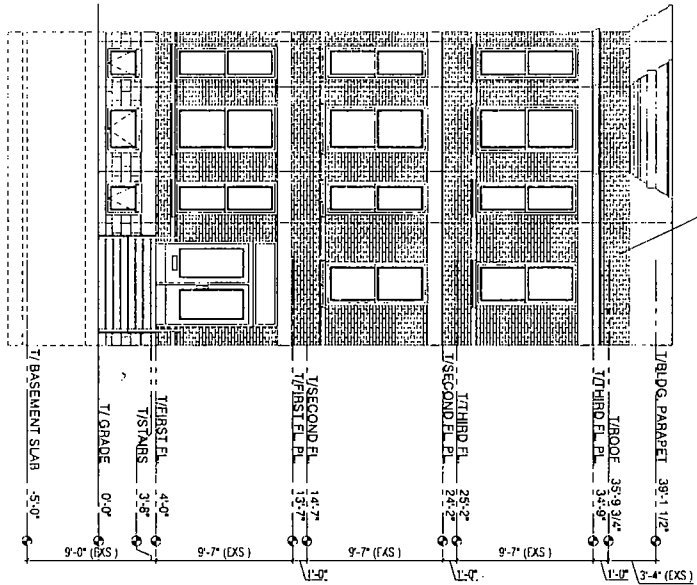


# FINAL FOR PUBLICATION

TITLE PAGE	SITE PLAN
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1223 N MILWAUKEE SUITE 200 CHICAGO, IL 60642 TEL: 773-666-5655 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM

NO CHANGE



FINAL FOR PUBLICATION

EXISTING (3) D.U. BUILDING  
AT 1503 W. GEORGE ST.  
CHICAGO, IL 60657

BUGAJ ARCHITECTS

1223 N MILWAUKEE SUITE 200 CHICAGO, IL 60642 TEL: 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM

A1

EXISTING  
NORTH &  
SOUTH  
BUILDING  
ELEVATIONS

NO.	DATE	DESCRIPTION
1	10/1/11	100% DESIGN
2	10/1/11	100% DESIGN
3	10/1/11	100% DESIGN
4	10/1/11	100% DESIGN
5	10/1/11	100% DESIGN
6	10/1/11	100% DESIGN
7	10/1/11	100% DESIGN
8	10/1/11	100% DESIGN
9	10/1/11	100% DESIGN
10	10/1/11	100% DESIGN

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6	10/1/11	100% DESIGN
7	10/1/11	100% DESIGN
8	10/1/11	100% DESIGN
9	10/1/11	100% DESIGN
10	10/1/11	100% DESIGN

DOCS APPROVAL STAMPS

Architectural elevation drawing of the rear facade of a three-story brick building. The drawing shows a symmetrical arrangement of windows and doors. The ground floor features a central entrance with a transom and two side windows. The second and third floors have pairs of windows. The roof is gabled. Dimensions for window heights and floor levels are provided on the right side. Labels include 'BRICK', 'VINYL SIDING', 'T/ROOF', 'T/THIRD FL.', 'T/SECOND FL.', 'T/FIRST FL.', 'T/BASEMENT SLAB', and 'T/ROOF PARAPET'. A small 'S' in a circle is located near the ground level on the right.

**EXIST. EAST ELEVATION**

$$\frac{1}{4} = 1 \cdot 0$$

EXISTING EAST  
BUILDING  
ELEVATION

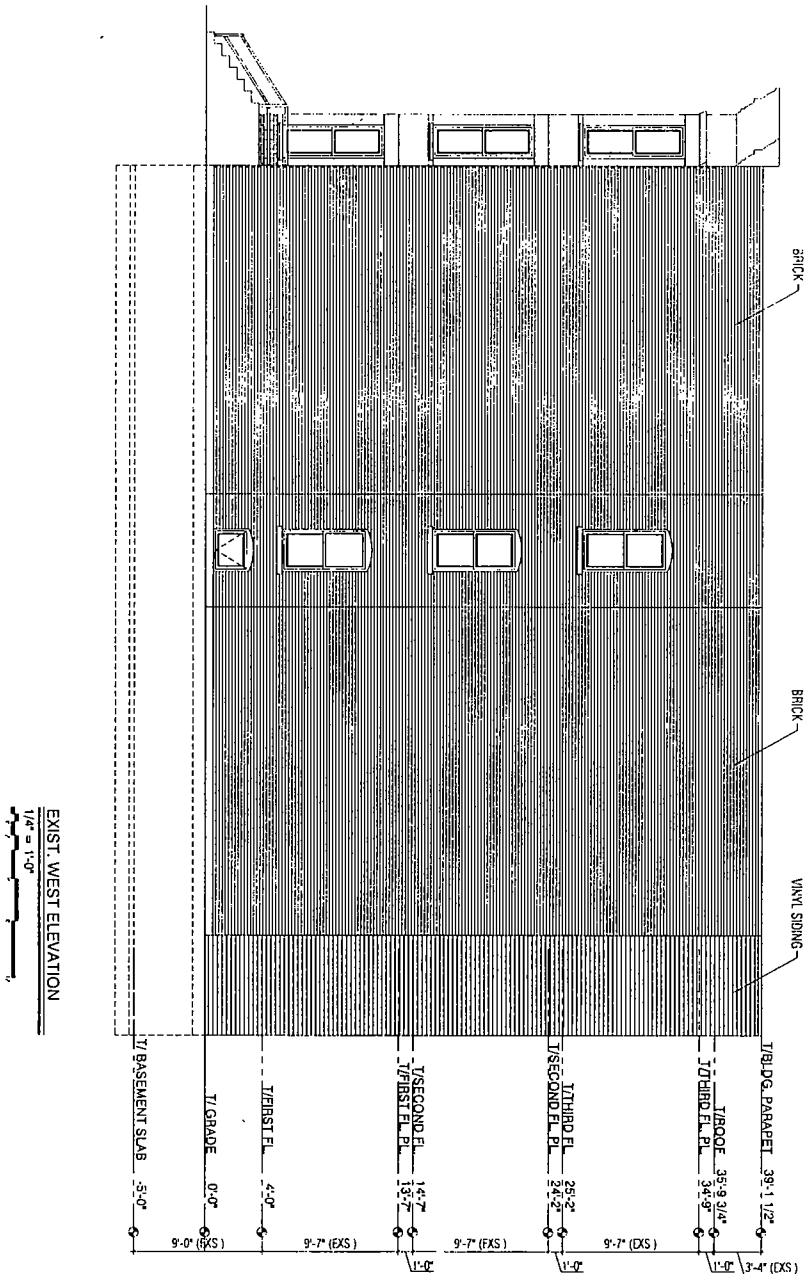
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**DOB APPROVAL STATUS**

1223 N MILWAUKEE SUITE 200 CHICAGO IL 60642 TEL 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM

BUGAJ ARCHITECTS

NO CHANGE



FINAL FOR PUBLICATION

DOB APPROVAL STAMPS

1. The following information is to be provided to the Department of Building (DOB) for their review and approval. The information shall be provided in a separate sheet of paper, and shall be signed by the architect or engineer of record. The information shall be provided to the DOB at the time of the final submission of the drawings for approval. The information shall be provided to the DOB at the time of the final submission of the drawings for approval. The information shall be provided to the DOB at the time of the final submission of the drawings for approval.

EXISTING (3) D.U. BUILDING  
AT 1503 W. GEORGE ST.  
CHICAGO, IL 60657

NO.	DATE	DESCRIPTION
1	10/10/11	ISSUED FOR PERMIT
2	10/10/11	ISSUED FOR PERMIT
3	10/10/11	ISSUED FOR PERMIT
4	10/10/11	ISSUED FOR PERMIT
5	10/10/11	ISSUED FOR PERMIT
6	10/10/11	ISSUED FOR PERMIT
7	10/10/11	ISSUED FOR PERMIT
8	10/10/11	ISSUED FOR PERMIT
9	10/10/11	ISSUED FOR PERMIT
10	10/10/11	ISSUED FOR PERMIT

EXISTING  
WEST  
BUILDING  
ELEVATION

A3

BUGAJ ARCHITECTS

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