



# City of Chicago



O2018-649

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/17/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 67-B at 1246 W George St - App No. 19493T1
<b>Committee(s) Assignment:</b>	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 of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 67B in an area bound by

A line 99.60 feet East of and parallel to North Lakewood Avenue, the public alley next North of and parallel to West George Street, a line 124.60 feet East of and parallel to North Lakewood Avenue, West George Street.

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

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

Common Address of Property: 1246 West George Street

**FINAL FOR PUBLICATION**

**NARRATIVE**

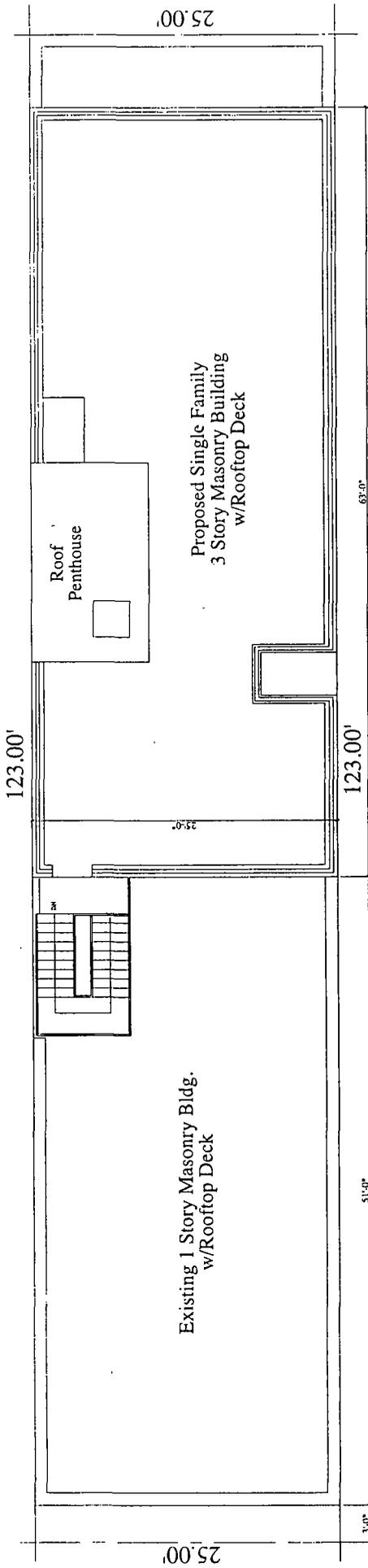
**1246 West George Street**

**Zoning Change from M1-2 to RT4**

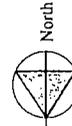
Applicant seeks to convert from commercial to a single family home and renovate and construct a new 3rd floor addition to an existing 2 story building for a total building height of 38feet in height with garage.

FAR	1.7
Lot Area	3,075 Square Feet
Building Area	5215 Square Feet
Building Height	38 Feet
Front Setback	0
Rear Setback	3 Feet at 1 <sup>st</sup> Floor, 54 Feet at 2 <sup>nd</sup> Floor
West side Setback	0
East side Setback	0
Parking	2 Spaces

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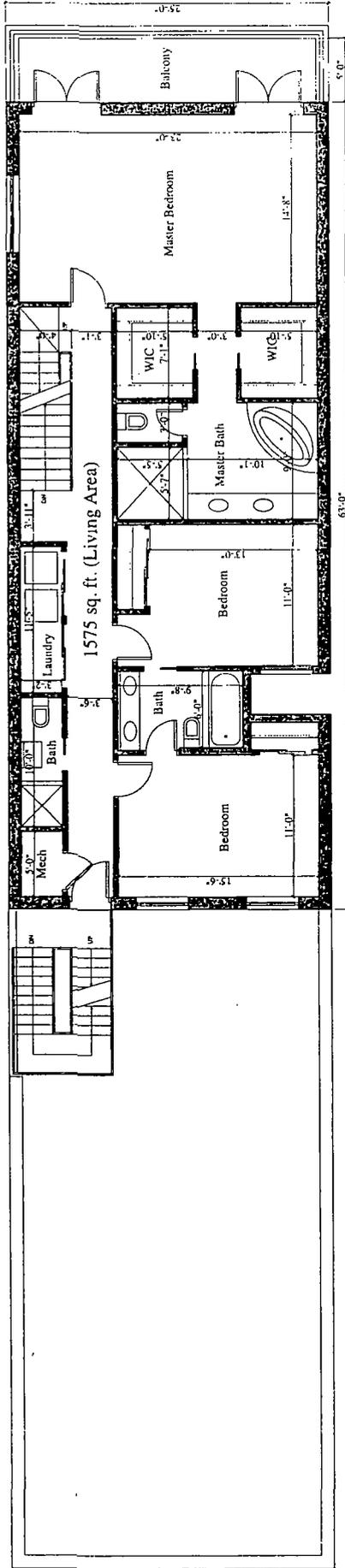


Site Plan  
1/8" = 1'-0"

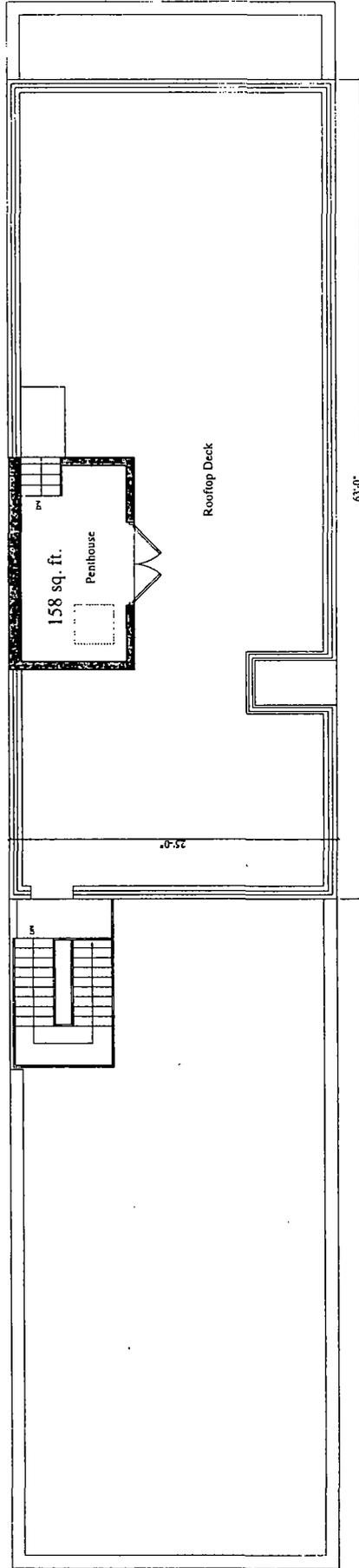


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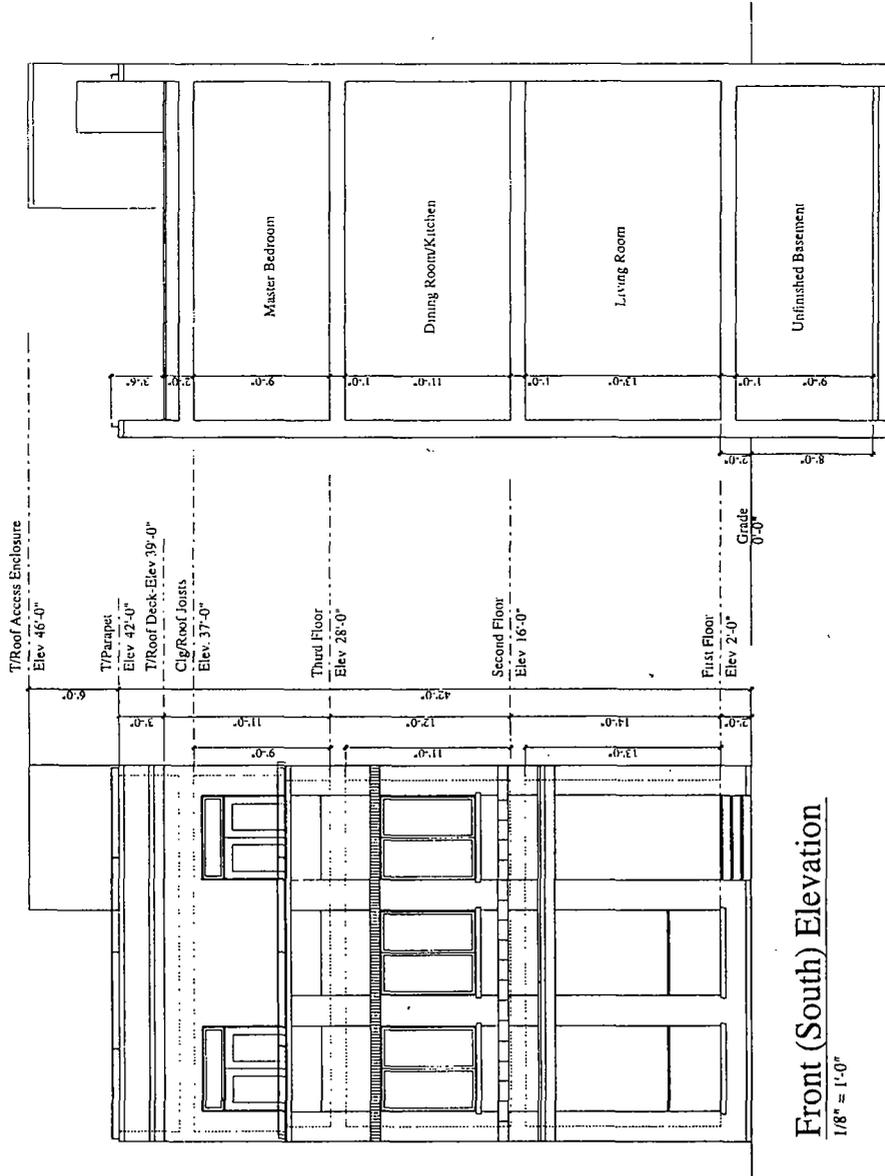


Proposed Third Floor Plan  
1/8" = 1'-0"



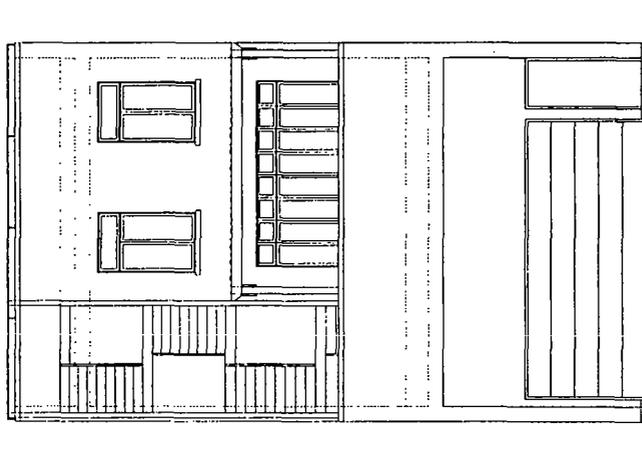
Proposed Roof Plan  
1/8" = 1'-0"

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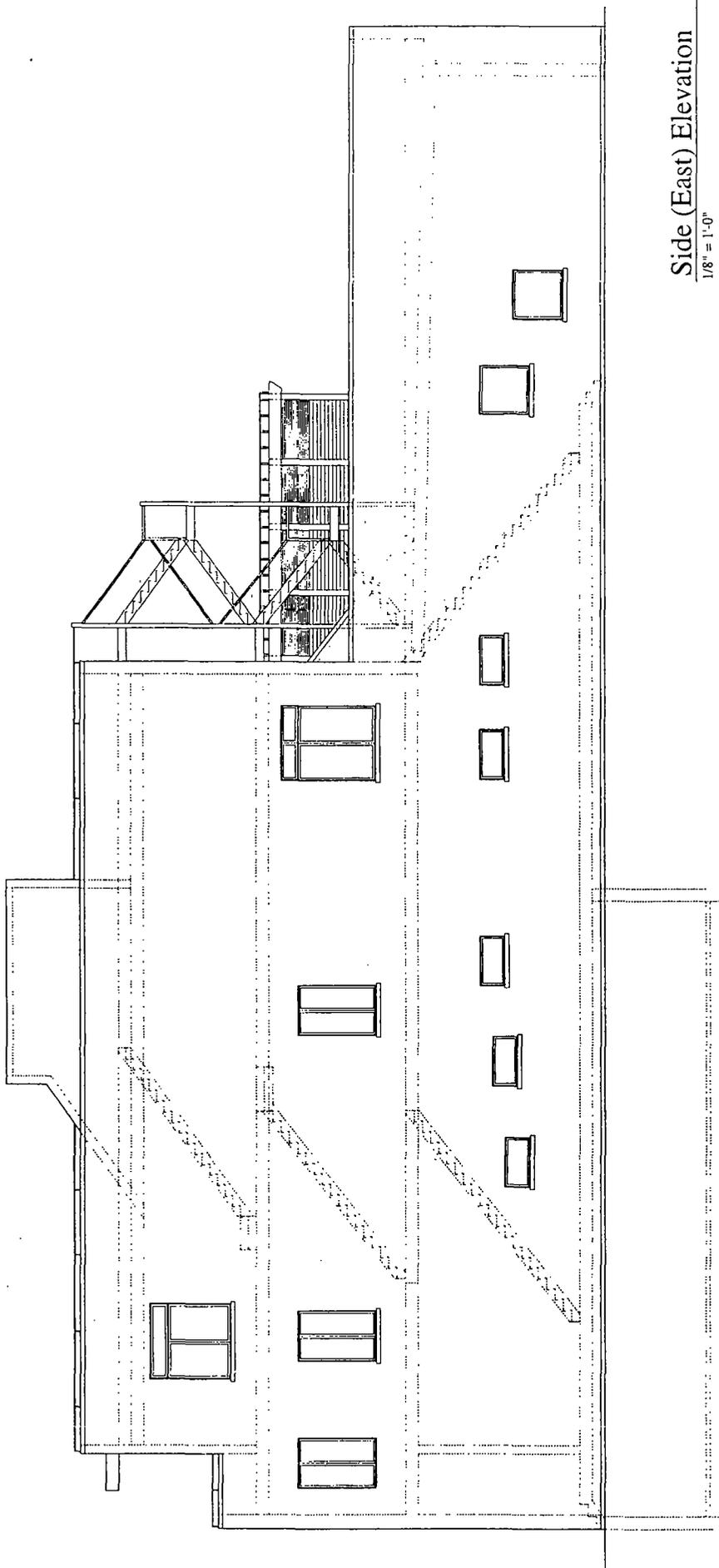
**Front (South) Elevation**  
 1/8" = 1'-0"

**Building Section**  
 1/8" = 1'-0"



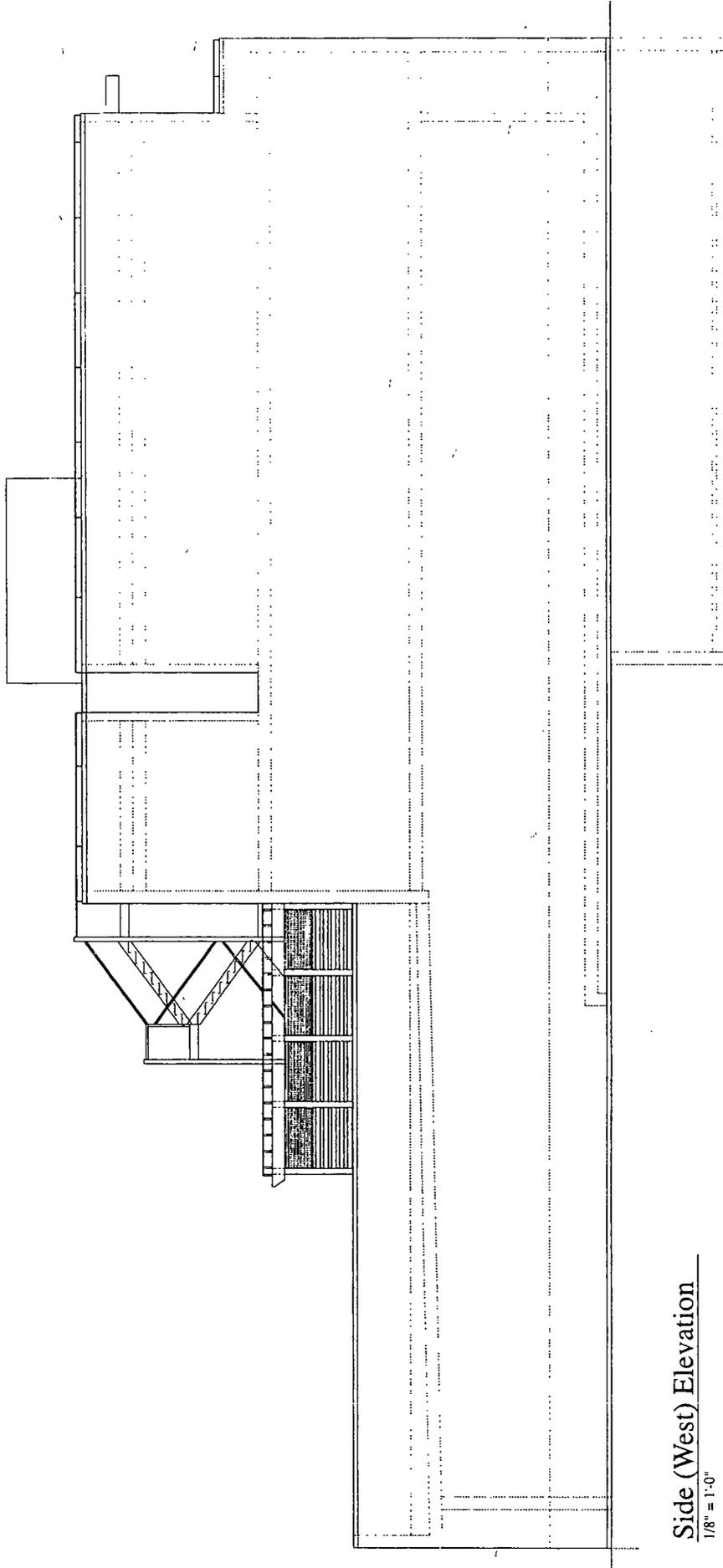
**Rear (North) Elevation**  
 1/8" = 1'-0"

**FINAL FOR PUBLICATION**



Side (East) Elevation  
1/8" = 1'-0"

FINAL FOR PUBLICATION



Side (West) Elevation  
1/8" = 1'-0"

FINAL FOR PUBLICATION