



City of Chicago



SO2018-2301

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1445 N Rockwell St - App No. 19580
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.3-I in the area bounded by

a line 123 feet south of and parallel to West Le Moyne Street;
the alley next east of and parallel to North Rockwell Street;
a line 148 feet south of and parallel to West Le Moyne Street;
and North Rockwell Street,

to those of a RM4.5 Residential Multi-Unit 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: 1445 North Rockwell Street

NOT FOR PUBLICATION

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1
1445 North Rockwell Street, Chicago, Illinois

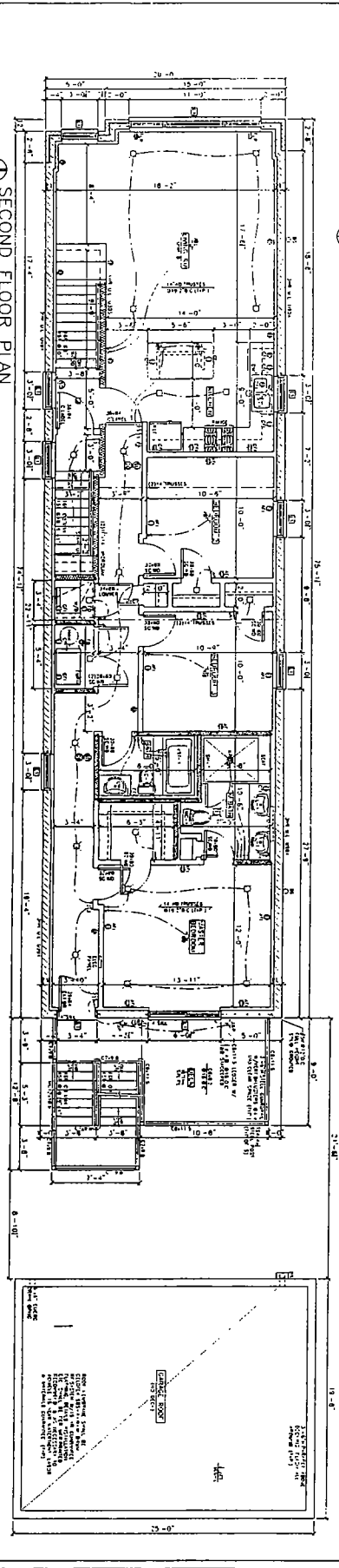
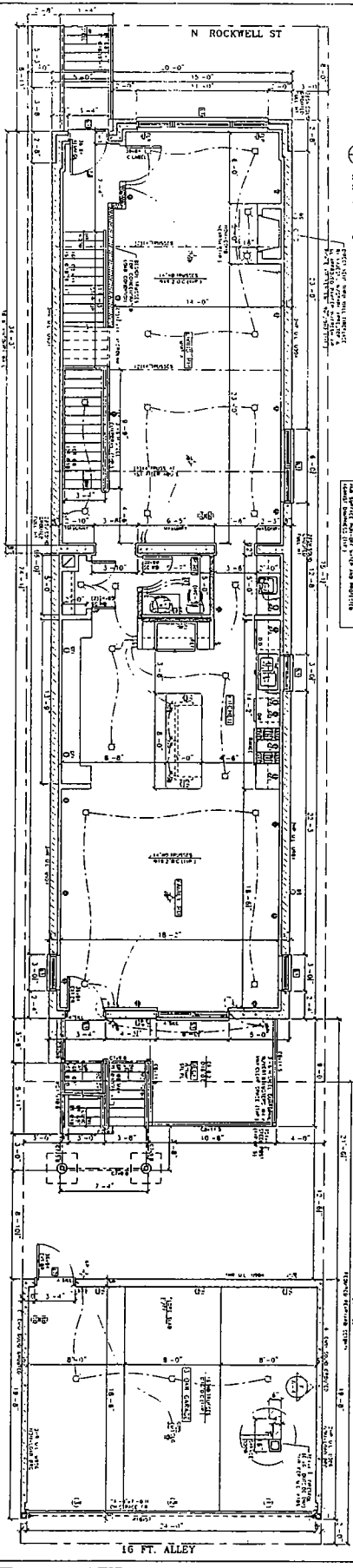
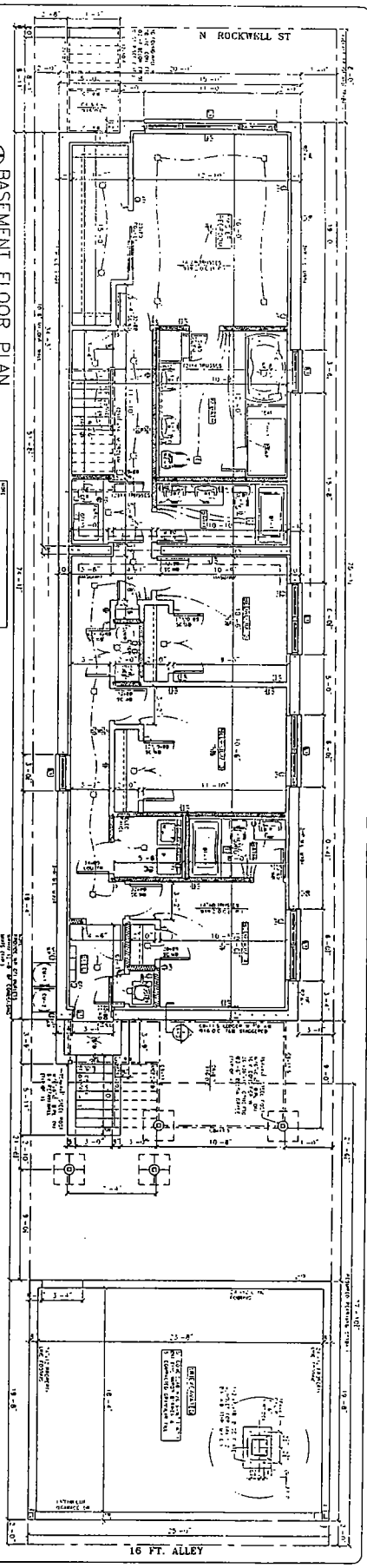
Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,158 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story (with basement) building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 37 feet 9 inches in height. Onsite parking for a total of three (3) cars will be provided in an attached garage accessed through an alley at the back of the subject zoning lot.

- (A) The Project's Floor Area Ratio: 4,494 square feet (1.42 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
3 dwelling units (1,498 square feet)
- (C) The amount of off-street parking: 3 parking spaces
- (D) Setbacks:
 - a. Front Setback: 8 feet-0 inches
 - b. Rear Setback: 41 feet-3 inches
 - c. Side Setbacks:
North: 3 feet-0 inches
South: 2 feet-0 inches
- (E) Building Height:
37 feet-9 inches

FINAL FOR PUBLICATION



HANNA ARCHITECTS, INC.
 1412 N. LAUREL
 CHICAGO, ILLINOIS 60610
 PROFESSIONAL DESIGNER (P) 041
 LICENSE NUMBER: 041-000000

PROJECT NAME & ADDRESS
 1445 N. ROCKWELL
 3 UNIT 3 STORY
 MASONRY BLDG
 W/BSMT
 CHICAGO, ILLINOIS

SHEET TITLE
 BASEMENT THRU
 SECOND FLOOR
 PLANS

DATE
 08/08/11

DESIGNED BY
 J. HANNA

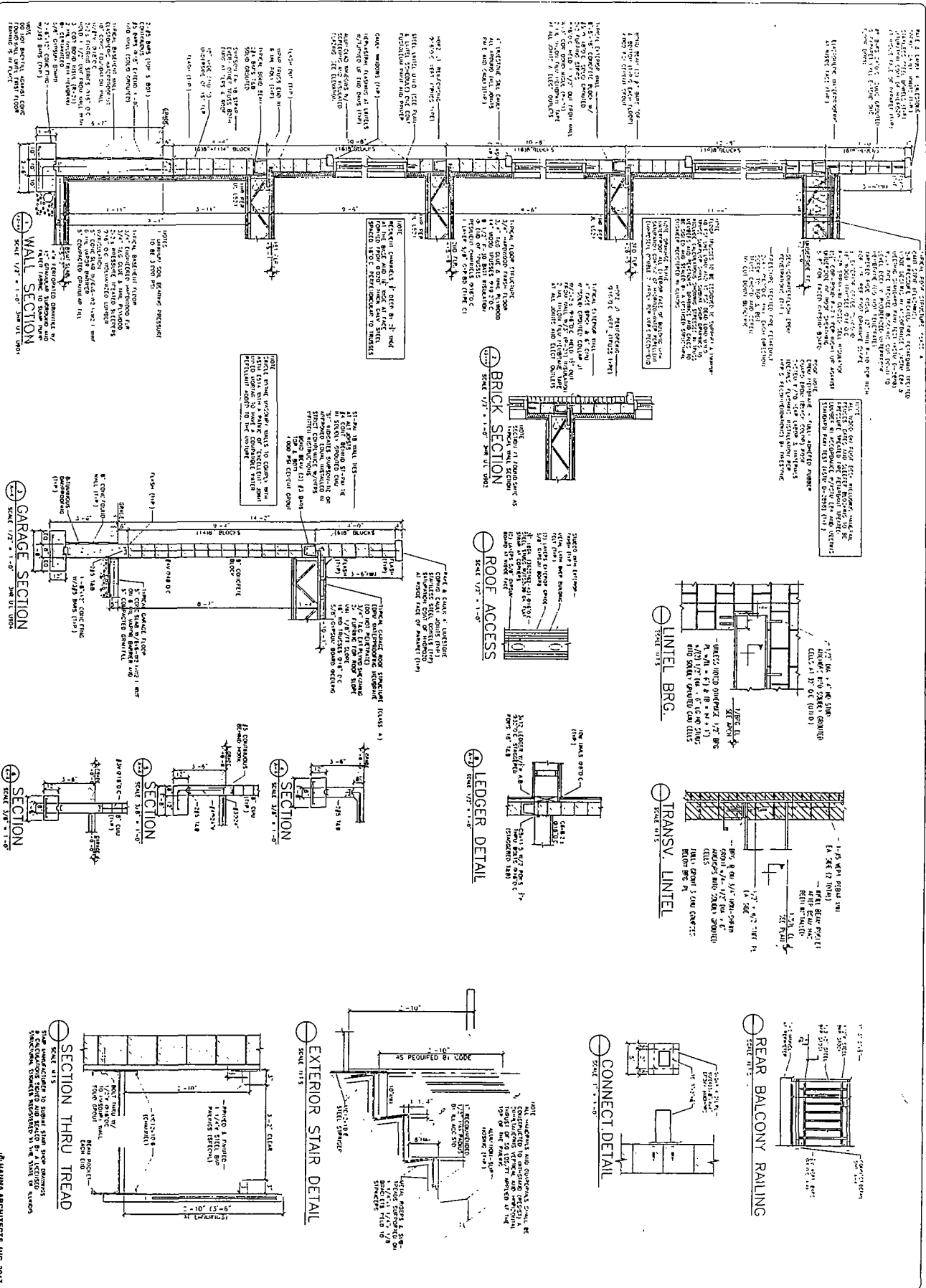
CHECKED BY
 J. HANNA

IN CHARGE
 J. HANNA



PROJECT NUMBER
 A-2

FILE NAME
 1445 N. ROCKWELL



PROJECT NAME & ADDRESS
1445 N. ROCKWELL
3 UNIT 3 STORY
MASONRY BLDG
CHICAGO, ILLINOIS

DESIGNED BY
HANNAN ARCHITECTS, INC.

DATE
01/10/11

BY
J. HANNAN

PROFESSORIAL DESIGN FIRM
HANNAN ARCHITECTS, INC.
1445 N. ROCKWELL
CHICAGO, ILLINOIS 60642

PROJECT NAME & ADDRESS
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CHICAGO, ILLINOIS

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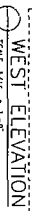
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SOUTH ELEVATION
SCALE 3/16" = 1'-0"

