



City of Chicago



SO2018-2306

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-H at 2044-2046 W Foster Ave - 19585T1
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 of the RS3 Single Unit (Detached House) District symbols and indications as shown on Map No. 13-H in an area bound by

A line 107 feet East of and parallel to North Hoyne Avenue; the alley next North of and parallel to West Foster Avenue; a line 167 feet East of and parallel to North Hoyne Avenue, West Foster Avenue

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: 2044-46 West Foster Avenue.

FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE and PLANS

2044-46 WEST FOSTER AVENUE

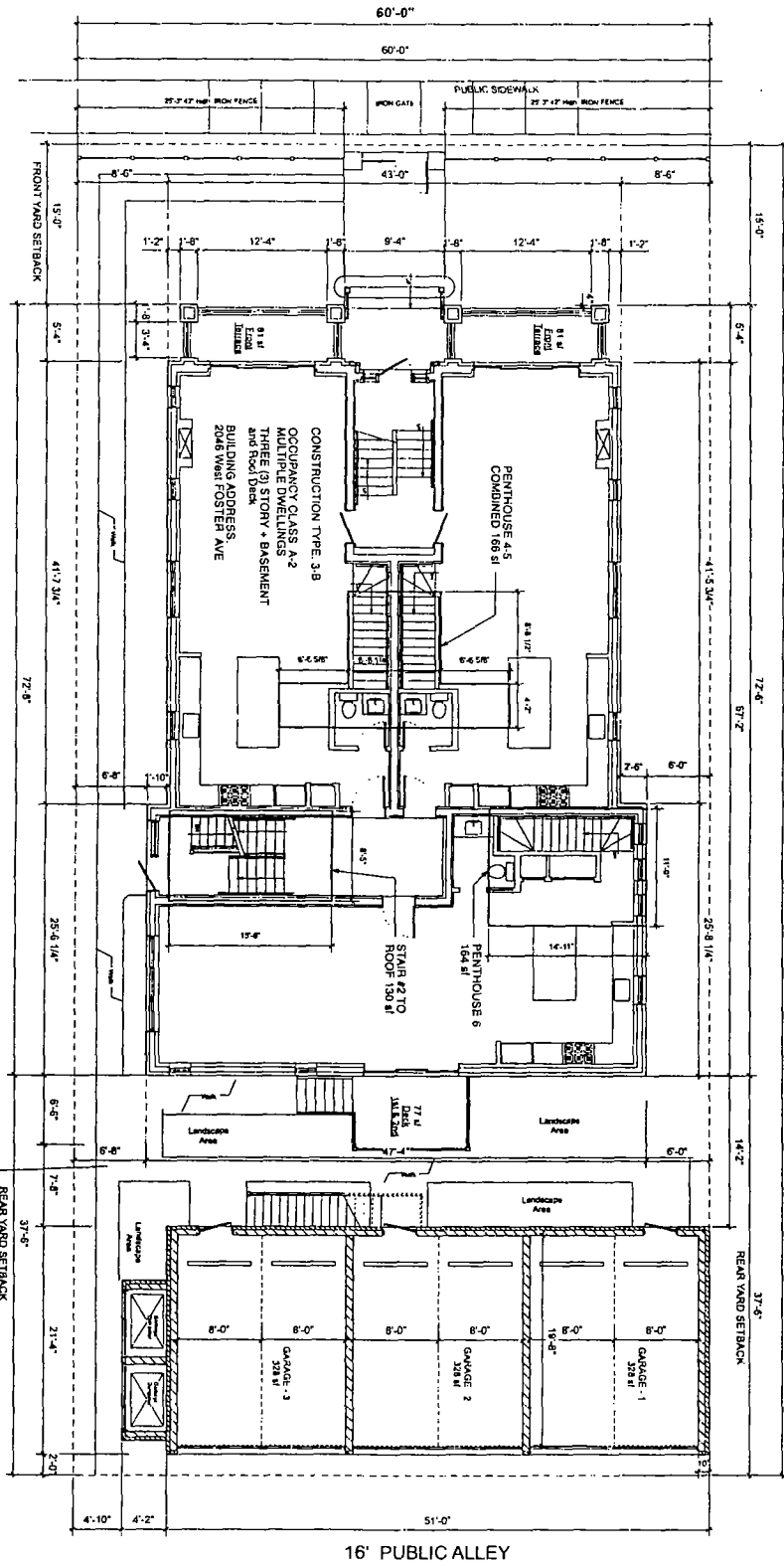
(Zoning from RS3 toRT4)

Applicant seeks to demolish an existing building on lot and construct a new 3 ½ story, 6 dwelling unit building 42 feet 10 inches in height with 6 parking spaces.

FAR	1.2
Lot Area	7,500 Square Feet
Building Area	8,988 Square Feet
Building Height	37 Feet 8 Inches
Front Setback	15 Feet
Rear Setback	37 Feet 5 Inches
West side Setback	6 Feet
East side Setback	6 Feet 8 Inches
Parking	6 spaces

FINAL FOR PUBLICATION

WEST FOSTER AVE



FINAL FOR PUBLICATION

1 Proposed SITE PLAN
SCALE: 3/16" = 1'-0"



SHEET NUMBER
SP.1

Site Plan



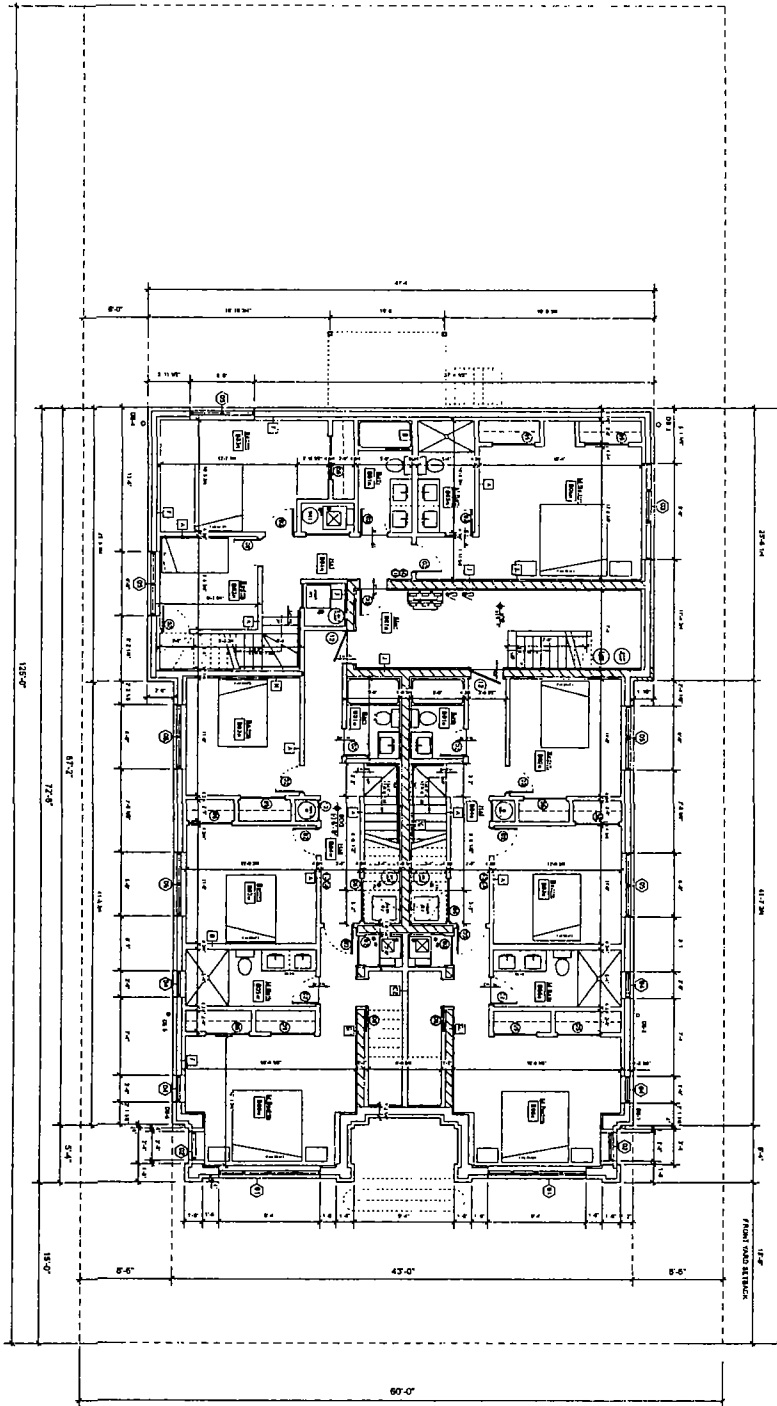
SCALE	3/16" = 1'-0"
DRAWN BY	JG
PROJECT NUMBER	18-06
DATE	3/18/18
DESCRIPTION	ZONING
PLANNED BY	

WE HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS AND THAT I AM THE DESIGNER OF THE ABOVE PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

STONEBERG + GROSS ARCHITECTS
3320 NORTH BAVENSHOOD AVE
CHICAGO, ILLINOIS 60667
PH 773-281-1878 stoneberggross@stbcglobal.net

2046 West Foster Ave
New Building CHICAGO, IL

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1/4" = 1'-0"
 1st BASEMENT PLAN
 SCALE: 3/16" = 1'-0"

Basement Plan
 SHEET NUMBER
A1.0

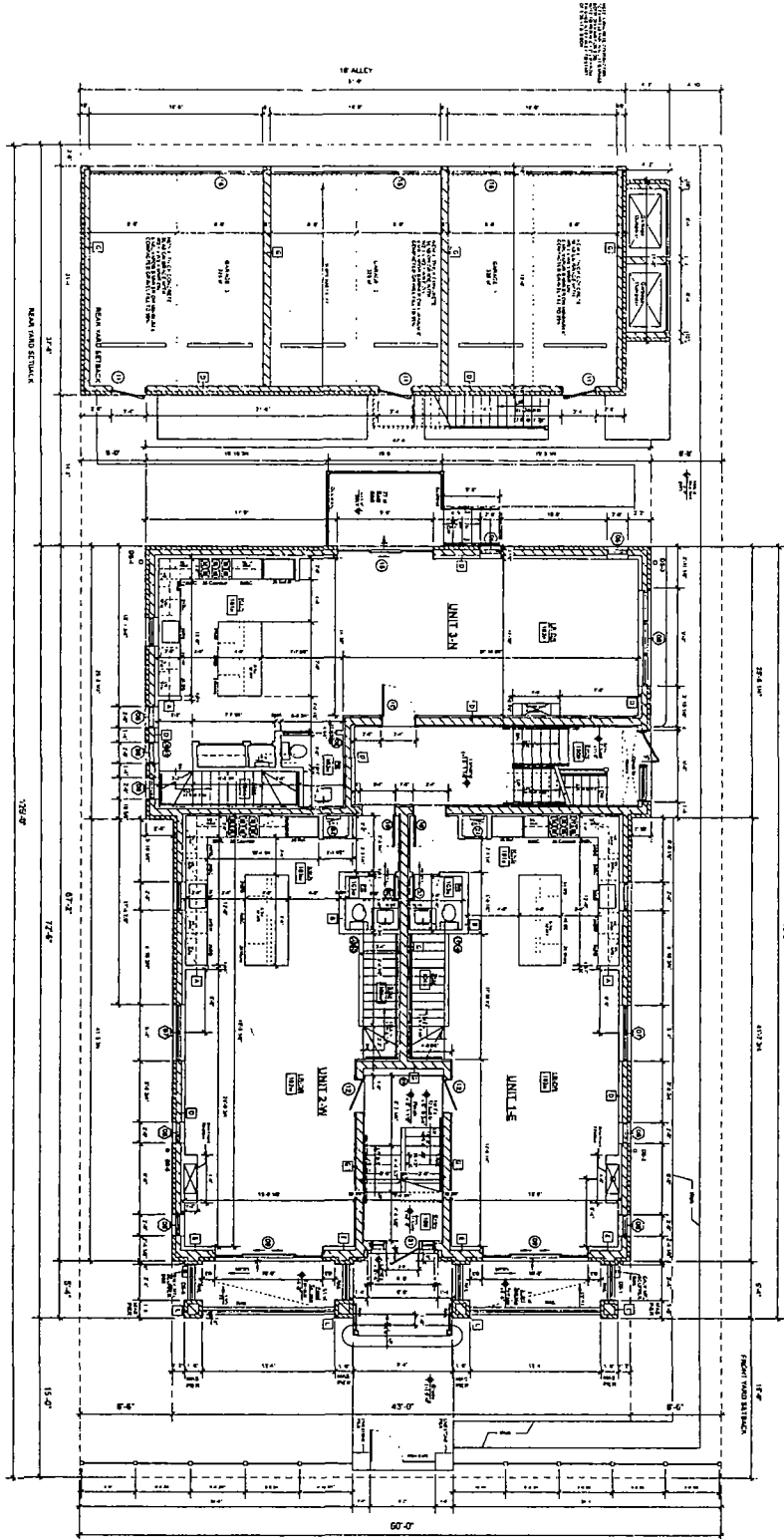


SCALE		RECORD	
3/16" = 1'-0"		NO	DATE
		4	3/17
PROJECT NUMBER		DESCRIPTION	
17-27		1st BASEMENT PLAN	

DESIGNED BY: J.S.
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 DATE: 4/31/17
 PROJECT NUMBER: 17-27
 LICENSE NUMBER: 11622014

STONEBERG + GROSS ARCHITECTS
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2046 West Foster Ave
 New Building, CHICAGO, IL



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1/4" = 1'-0" CROSS SECTION
 1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

A1.1

First Floor Plans
 SHEET NUMBER



SCALE: 1/8" = 1'-0"
 DRAWN BY: JB
 PROJECT NUMBER: 17-27

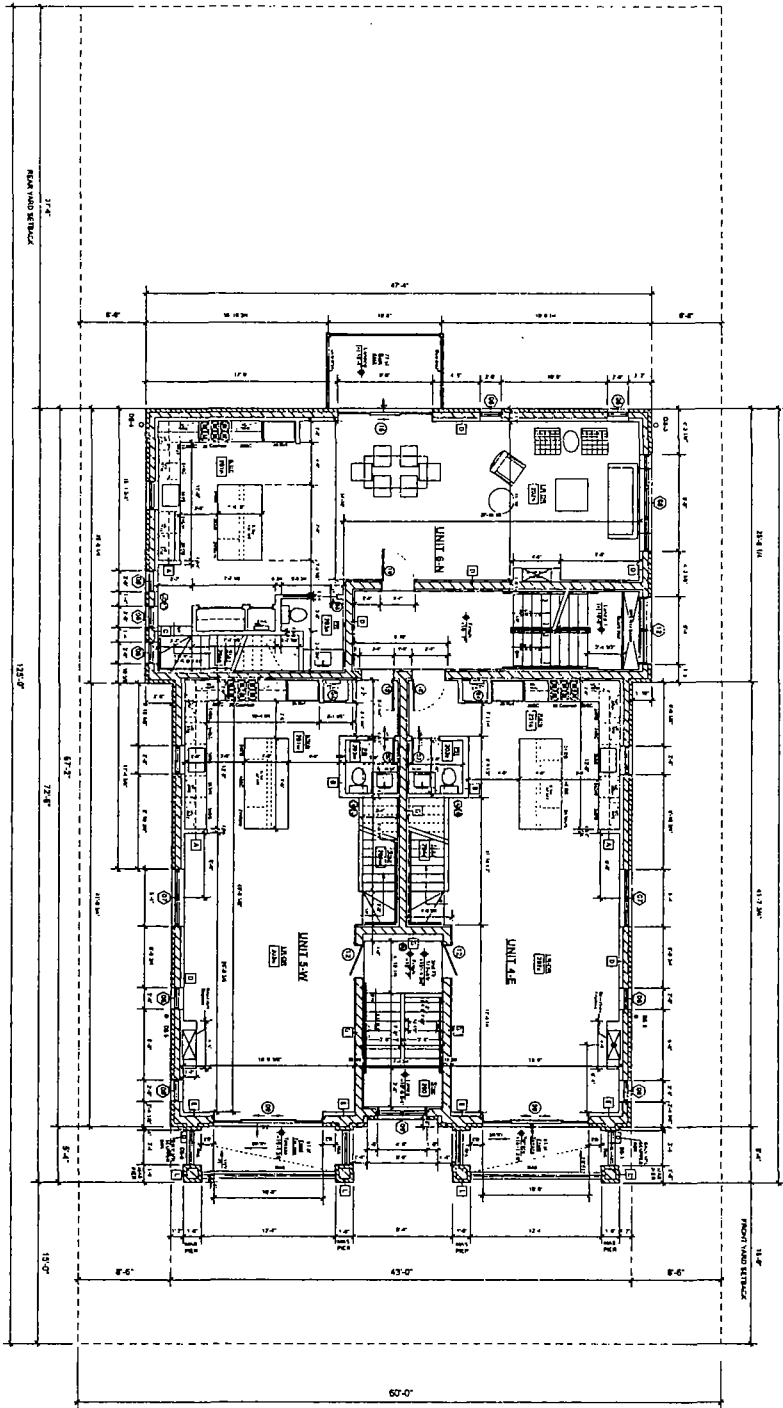
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NO.	DATE
43117	PERMIT PLAN

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 New Building CHICAGO, III

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1 Second Floor Plan
SCALE 3/8" = 1'-0"

SHEET NUMBER
A1.2

Second Floor Plan



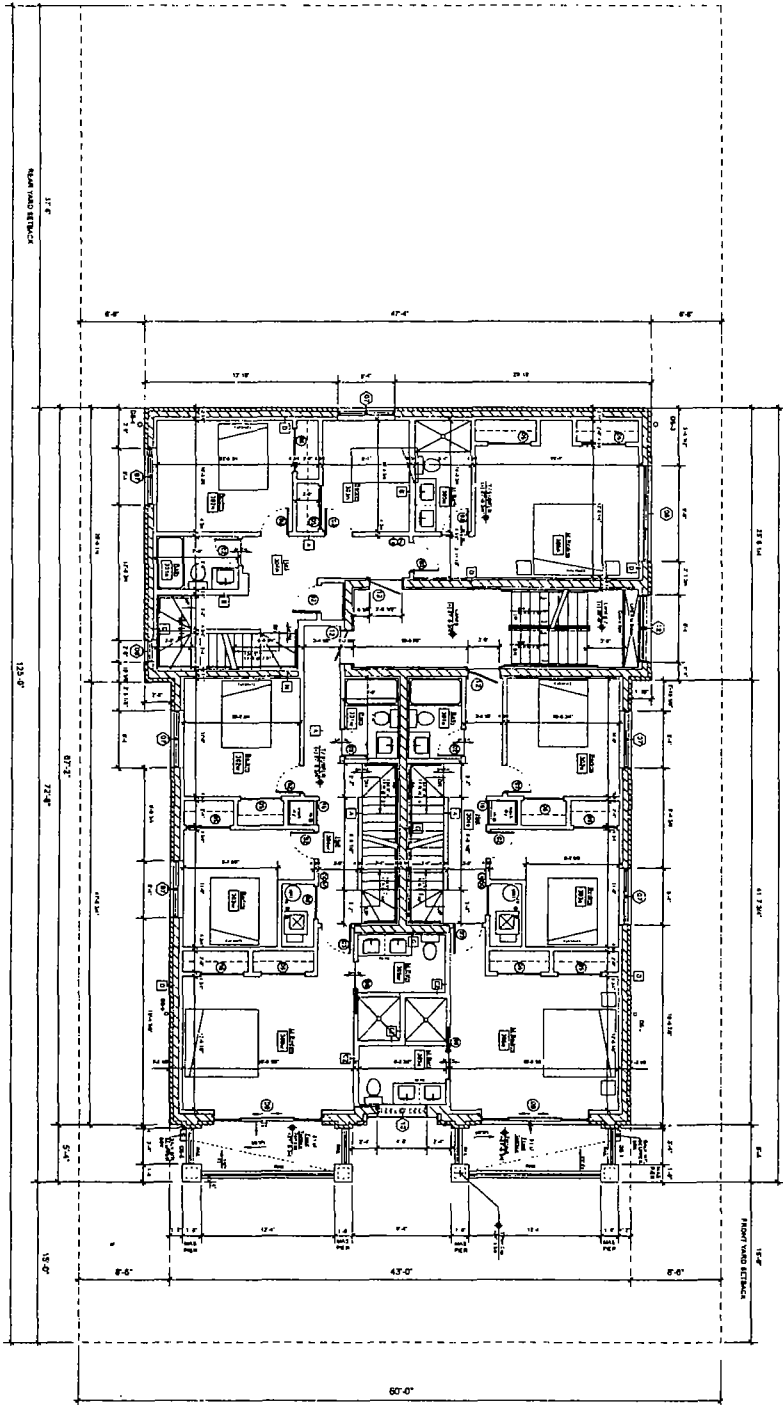
SCALE		RECORD	
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PROJECT NUMBER		DESCRIPTION	
17-27		PERMIT BID	
		PLANNING ONLY	

USE THIS SEAL ONLY AS SHOWN TO THE RIGHT OF ANY OTHER SEAL OR SIGNATURE. THIS SEAL IS VALID FOR THE STATE OF ILLINOIS ONLY. ANY OTHER USE IS UNLAWFUL. ANY CHANGES TO THIS SEAL MUST BE APPROVED BY THE BOARD OF ARCHITECTS. LIC EXPIRES 11/30/2021

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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

A1.3

SHEET NUMBER

Third Floor Plan



NO.	DATE	DESCRIPTION
1	8-31-17	PERMIT SET
2		PERMIT REV.

PROJECT NUMBER: 17-27

SCALE: 1/8" = 1'-0"
 RECORD
 DRAWN BY: JG
 PROJECT NUMBER: 17-27
 LIC. EXP. 08/11/2021

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FINAL ROOFING NOTES

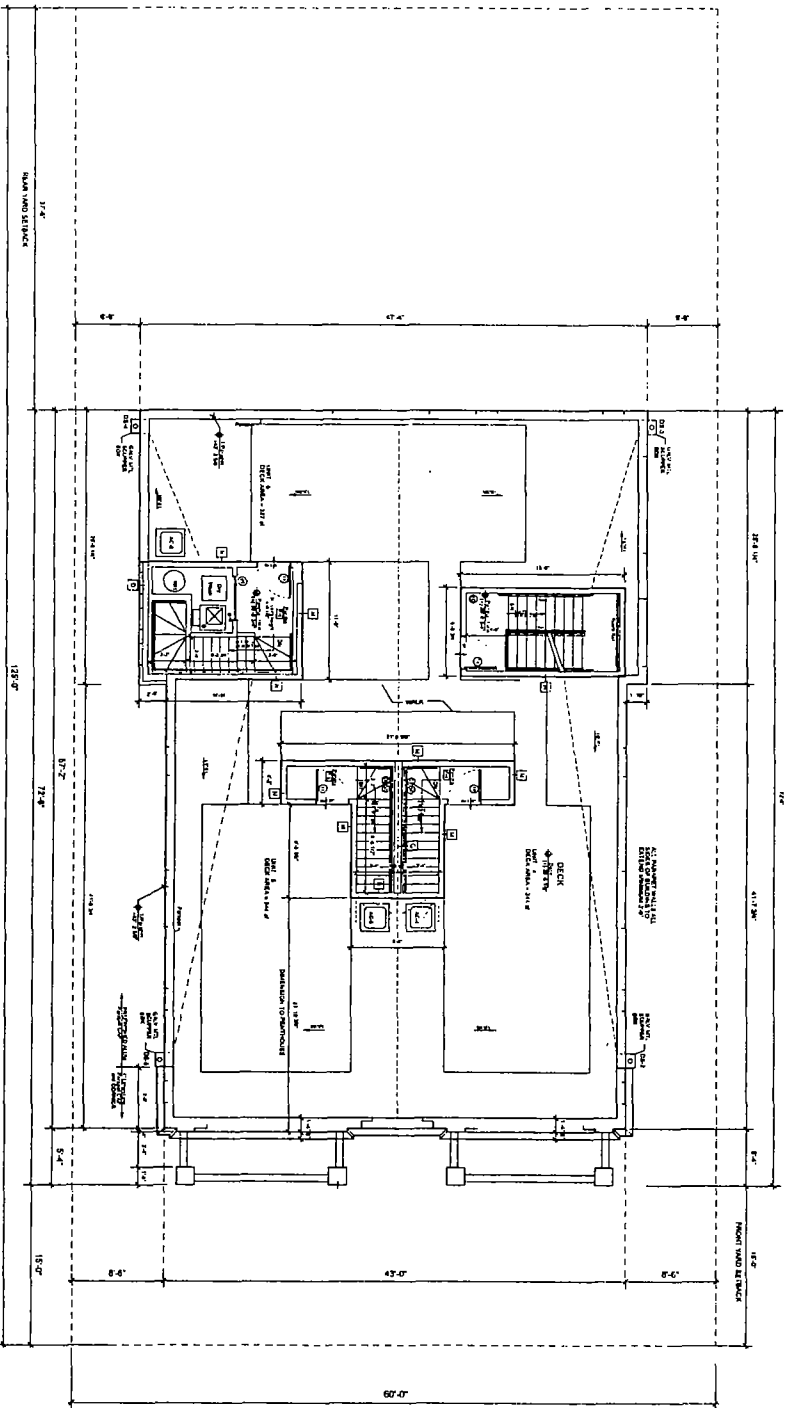
- 1) ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2) ALL ROOFING SHALL BE INSTALLED OVER A SUFFICIENTLY STURDY AND PROPERLY CONSTRUCTED DECK.
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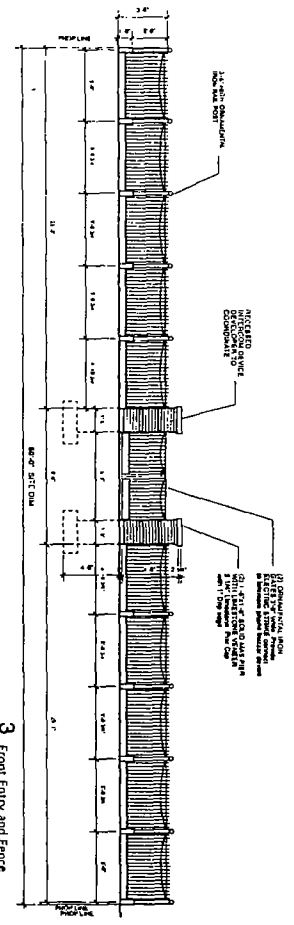
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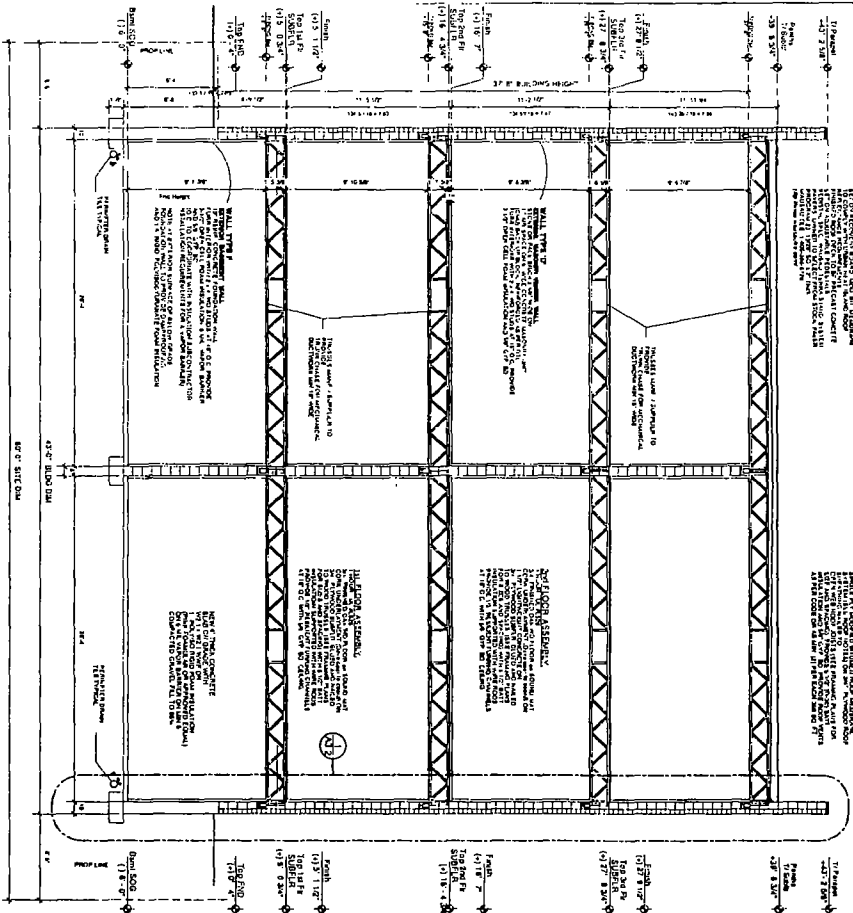
FINAL FOR PUBLICATION

1 Roof Plan
Scale: 1/8" = 1'-0"

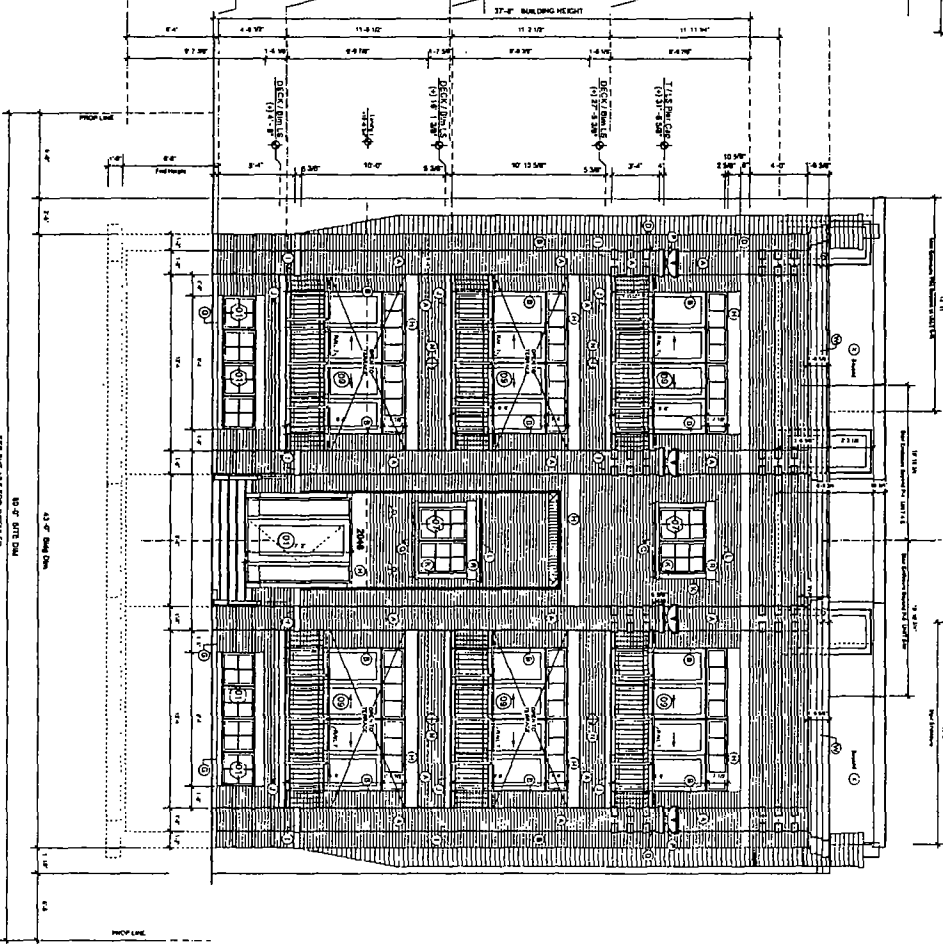
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NO.	DATE	DESCRIPTION														



3 Front Entry and Fence
SCALE: 1/4" = 1'-0"



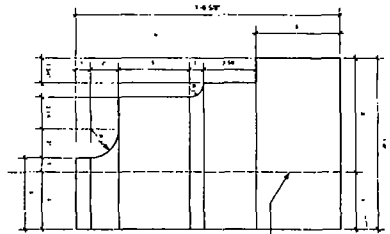
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

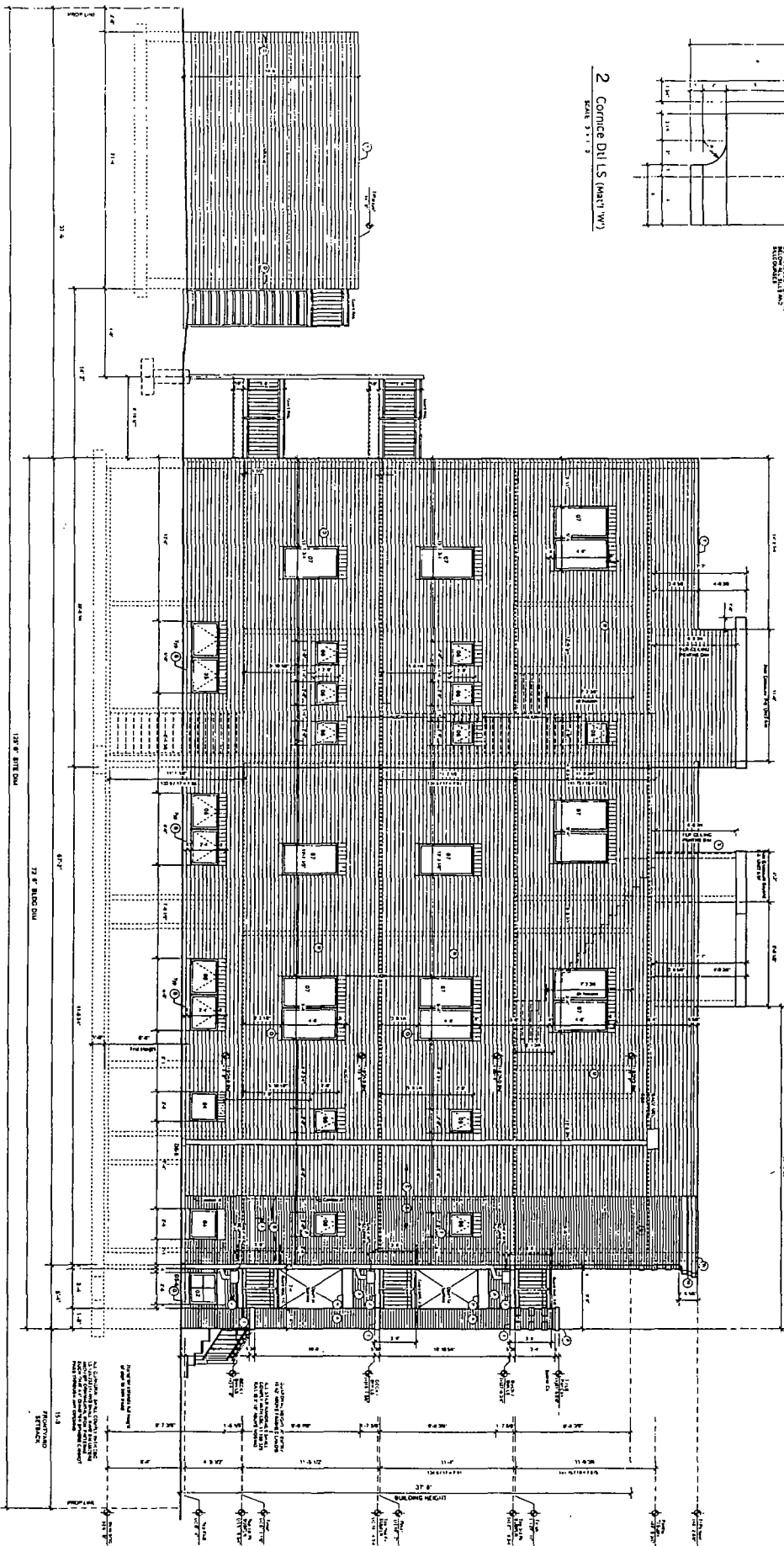
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A2.1 SHEET NUMBER © 2011 STONEBERG	West Elevation Section	SCALE: 1/4" = 1'-0" DRAWN BY: JS PROJECT NUMBER: 17-85	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3-05-18</td> <td>ISSUED</td> <td>JS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	3-05-18	ISSUED	JS	STONEBERG + GROSS ARCHITECTS 3320 NORTH RAVENSWOOD AVE CHICAGO, ILLINOIS 60657 Ph: 773-281-1878 stoneberggross@abcglobal.net	2046 West Foster Ave New Building CHICAGO, III
	NO.	DATE	DESCRIPTION	BY									
1	3-05-18	ISSUED	JS										
SEE NEXT SHEET FOR DIMENSIONS AND FRONT ELEVATION 1 FRONT (WEST) ELEVATION SCALE: 1/4" = 1'-0"		LIC. EXPIRES 11/30/2018											



2 Cornice Dtl LS (WRT) W/1
SCALE 3/16" = 1'-0"

1. IN PLACE EXISTING
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4. EXISTING
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100. REMOVE EXISTING



1 WEST (SDD) ELEVATION
SCALE 1/8" = 1'-0"

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	<p>17-27</p>	<p>SCALE 1/8" = 1'-0"</p>			<p>DRIVEN BY JS</p>	<p>PROJECT NUMBER</p>	<p>17-27</p>
		<p>NO</p>	<p>DATE</p>	<p>DESCRIPTION</p>			
<p>1</p>	<p>12/17</p>	<p>PERMIT</p>	<p>PERMIT</p>	<p>PERMIT</p>	<p>PERMIT</p>	<p>PERMIT</p>	<p>PERMIT</p>

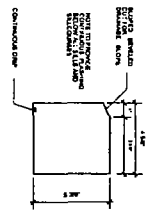
NEW YORK CITY: 111 W. 40th ST., 10th FLOOR, NY, NY 10018
 CHICAGO, ILL.: 3320 N. RAVENSWOOD AVE., 4TH FLOOR, CHICAGO, ILL. 60657
 PH: 773-281-1878 stoneberggross@stbcglobal.net

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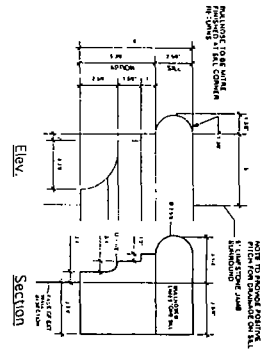
2046 West Foster Ave
 New Building CHICAGO, IL

West
 Elevation

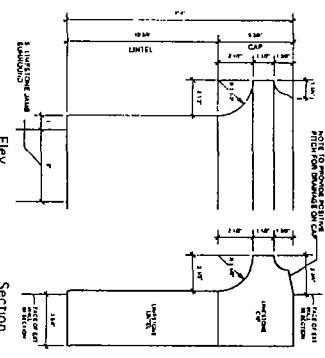
A2.2



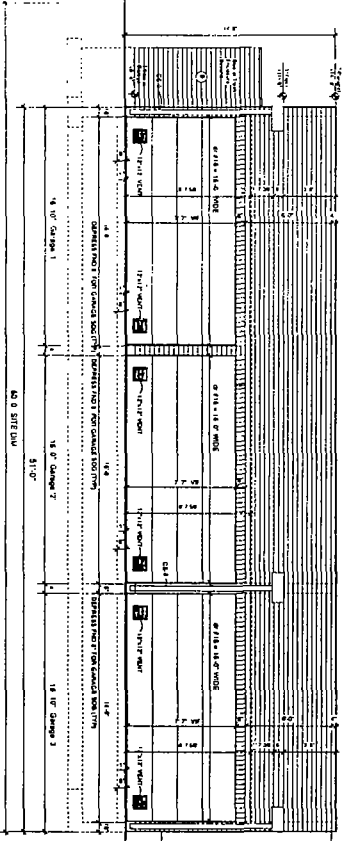
3 SILCS DTL
Material Keyhole 'I'
SCALE: 3/4" = 1'-0"



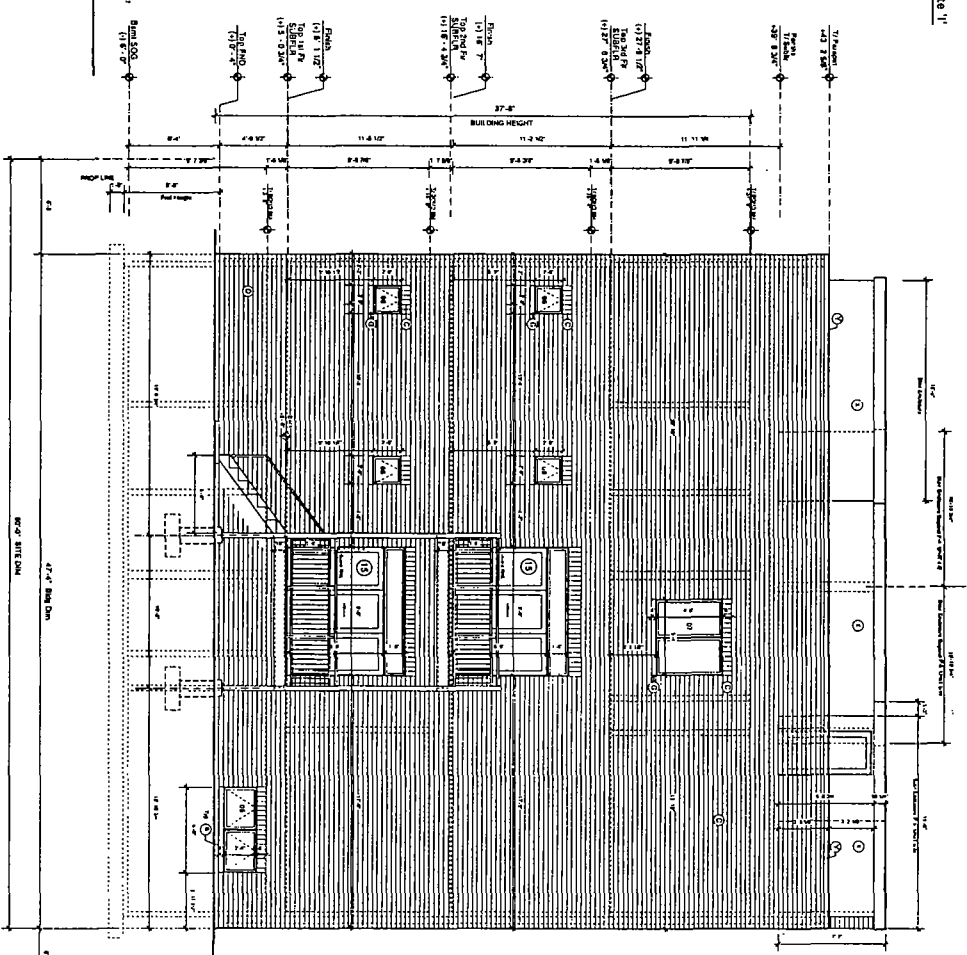
4 Sill DTLs (part 'Q')
SCALE: 3/4" = 1'-0"



5 Lintel DTLs (part 'R')
SCALE: 3/4" = 1'-0"



6 REAR (North Garage) Elevation at Alley
SCALE: 3/4" = 1'-0"



1 REAR (North) Elevation / Bulk Section
SCALE: 3/4" = 1'-0"

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North Elevation
A2.4
SHEET NUMBER

SCALE: 3/4" = 1'-0"

RECORD		
NO	DATE	DESCRIPTION

DRAWN BY: JS
PROJECT NUMBER: 17-27

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