



City of Chicago



O2018-4020

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/23/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 1216 W George St - App No. 19661T1
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 of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-G in an area bound by

A line 186 feet West of and parallel to North Racine Avenue; the alley next North of and parallel to West George Street; a line 161 feet West of and parallel to North Racine Avenue; West George Street

to those of an RT4 Residential two-Flat, Townhouse and Multiple Unit District.

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

Common Address of Property: 1216 West George Street.

FINAL FOR PUBLICATION

NARRATIVE AND PLANS

1216 West George Street

Zoning Change from M1-2 to RT4

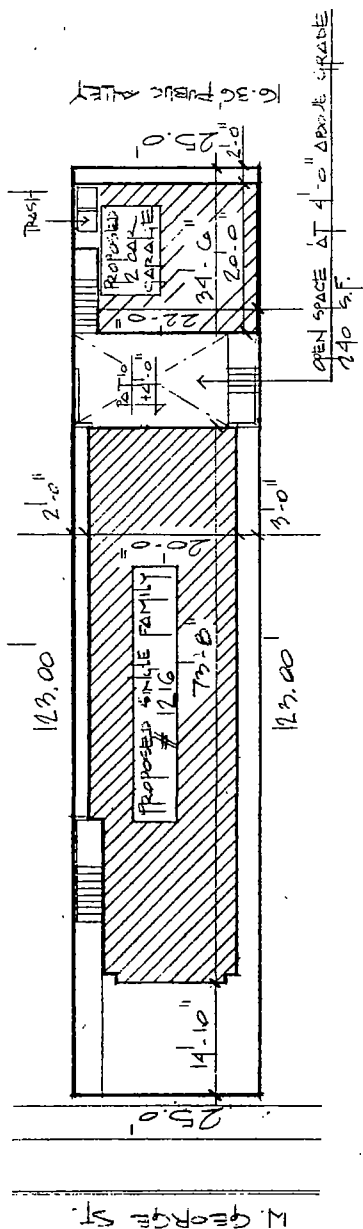
The applicant seeks to construct a new 3 story with basement single-family home 37Feet 10 Inches in height with a 2 car garage.

FAR	1.2
Lot Area	3,075 Square Feet
Building Area	3,636 Square Feet
Building Height	37 Feet 10 Inches
Front Setback	14 Feet 10 Inches
Rear Setback	34 Feet 6 Inches
West side Setback	2 Feet 0 Inches
East side Setback	3 Feet 0 Inches
Parking	2 Spaces

180 W WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312 750-1801

PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

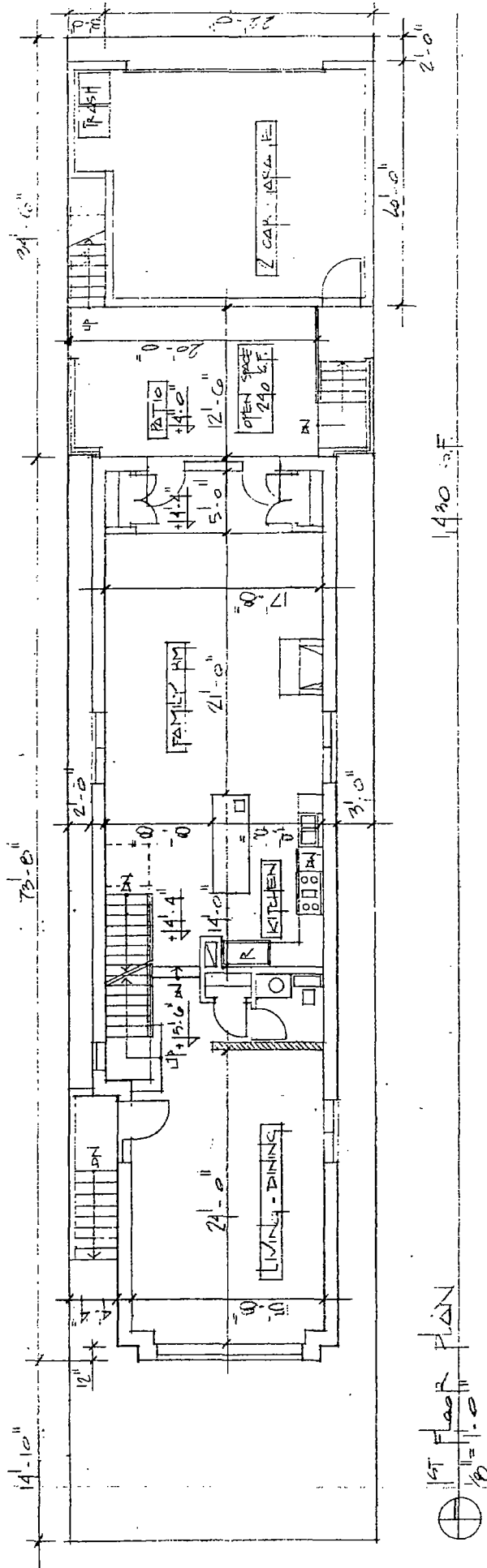
© HANNA ARCHITECTS, INC. 2018
email: hannaarchitects@sbcglobal.net
FAX: 312.750.1801
FINAL FOR PUBLICATION



$\frac{1}{\sqrt{e}}$

ZONING INFORMATION	
LOT AREA 254123' =	3005 SF
F.D.R. RT. 4	1.2
MAX. PERMISSIBLE	3690 SF
BASEMENT 1ST FLOOR 2ND FLOOR 3RD FLOOR TOTAL	
0	3690 SF
1430	
1406	
800	

FINAL FOR PUBLICATION



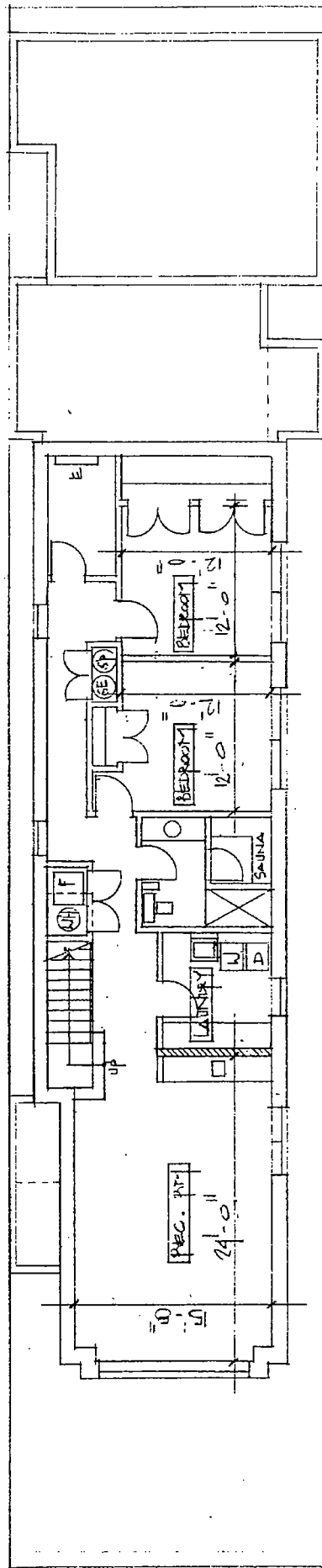


PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801

email: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2018

FINAL FOR PUBLICATION

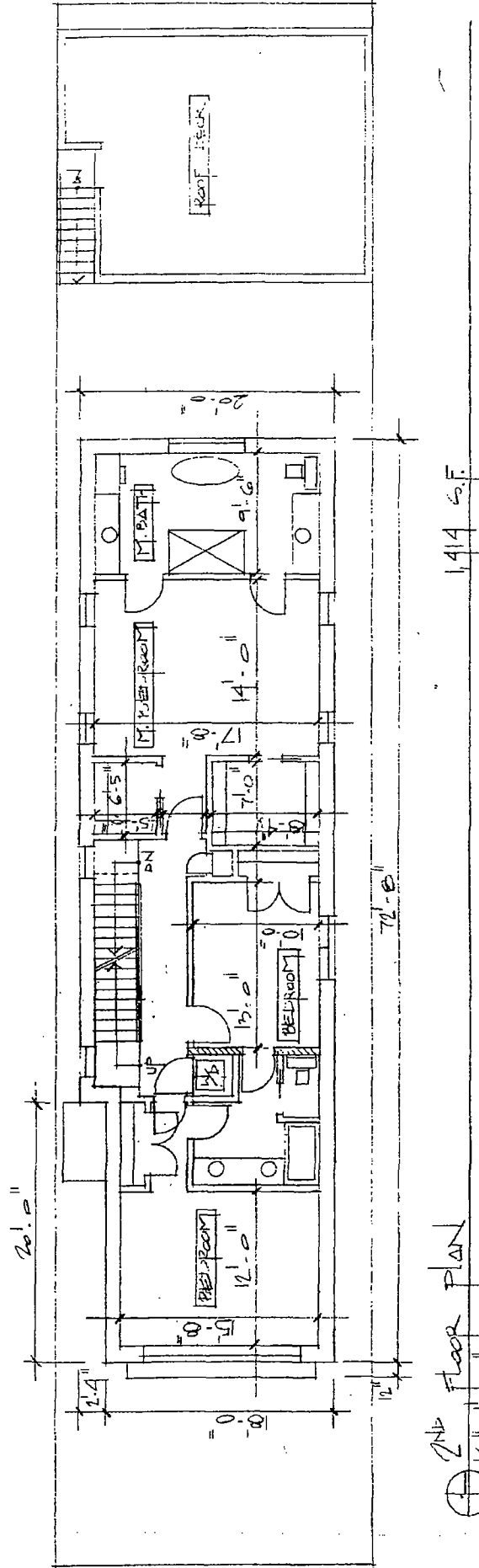


Basement Floor Plan
1/8" = 1'-0"

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2018

FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485



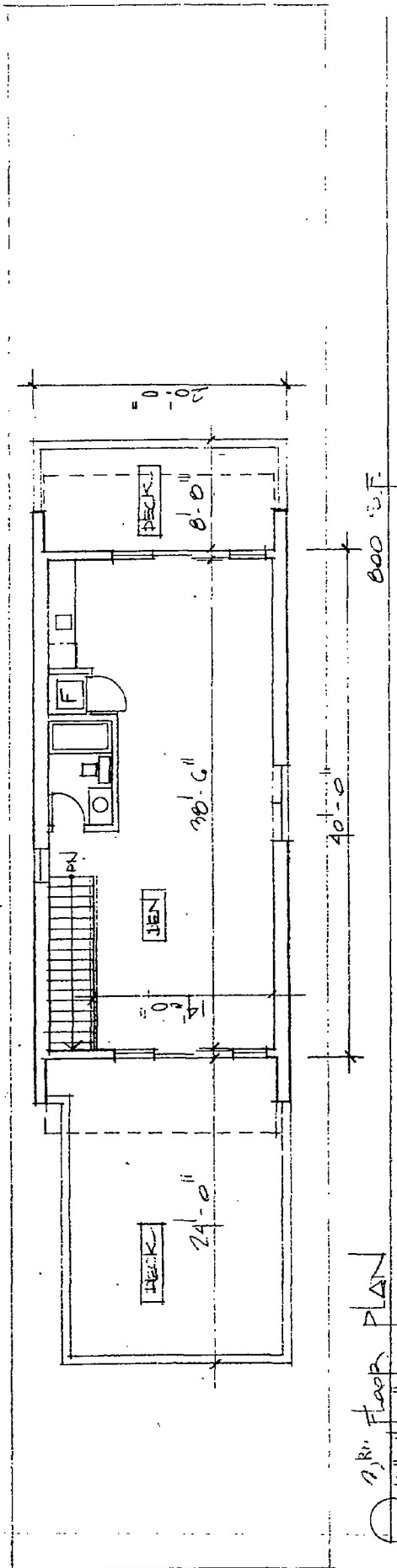
2ND Floor Plan
1/8" = 1'-0"

1,414 S.F.

FINAL FOR PUBLICATION

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@bcglobe.net
© HANNA ARCHITECTS, INC. 2018

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485



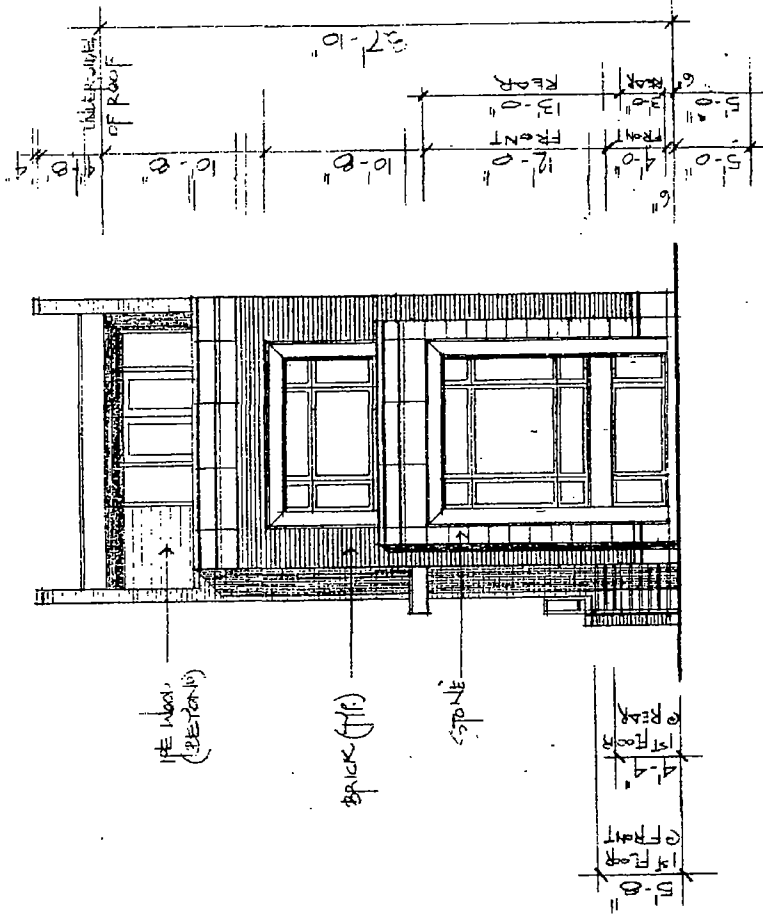
2,300 Floor Plan

GL HANNA.
ARCHITECTS & INC.

PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001483

email: hannaarchitects@stglobal.net
© HANNA ARCHITECTS, INC. 2018

FINAL FOR PUBLICATION

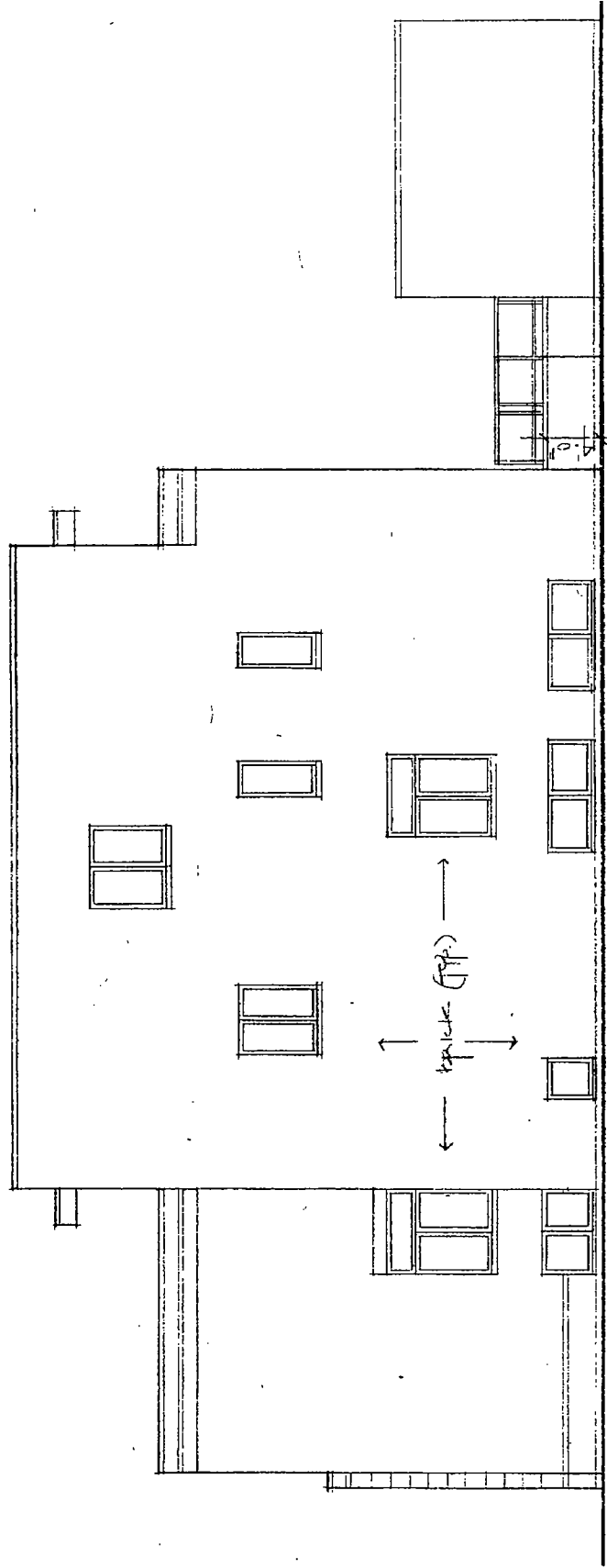
[illegible]



PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@shsglobal.net
© HANNA ARCHITECTS, INC. 2018

FINAL FOR PUBLICATION



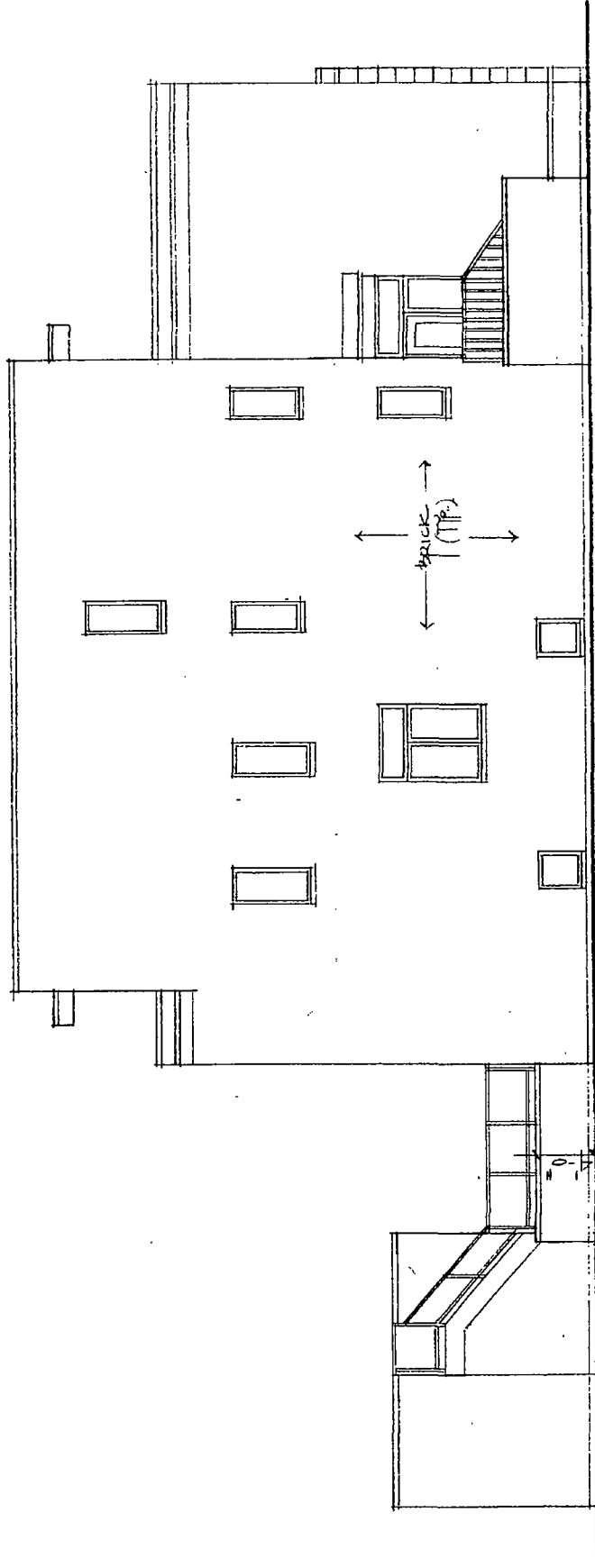
East Elevation
1/8" = 1'-0"



PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

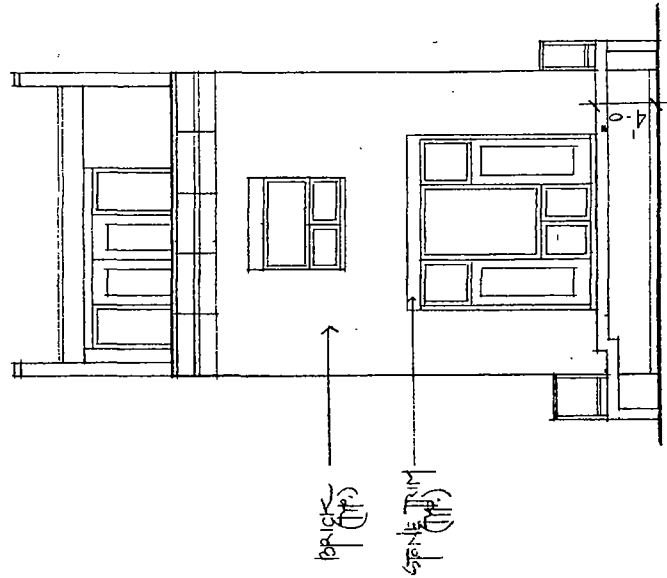
180 W WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hanna.architects@steglobal.net
© HANNA ARCHITECTS, INC. 2018

FINAL FOR PUBLICATION



West Elevation
1/8" = 1'-0"

FINAL FOR PUBLICATION



REAR ELEVATION
1/8" = 1'-0"