



# City of Chicago



O2018-4249

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1622-1626 W Blackhawk St - 19675T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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## 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 RT4 Residential Two-Flat, Townhouse and

Multi-Unit District symbols and indications as shown on Map No.3-H in the area

bounded by

the alley next north of and parallel to West Blackhawk Street; a  
line 202.50 feet west of and parallel to North Ashland Avenue;  
West Blackhawk Street; and a line 250.5 feet west of and parallel  
to North Ashland Avenue,

to those of a RM4.5 Residential Multi-Unit 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: 1622-1626 West Blackhawk Street

17-13-0303-C (1) Narrative Zoning Analysis – 1622-26 West Blackhawk Street, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,600.0 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new three-story residential building, with four (4) dwelling-units. Four (4) onsite, garage parking spaces will be located at the rear of the subject property. The new building will be masonry in construction, and measure 38 feet-7 inches in height.

- (A) The Project's Floor Area Ratio: 5,448 square feet (1.51 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):  
4 dwelling units (1362.0square feet)
- (C) The amount of off-street parking: 4 parking spaces
- (D) Setbacks:
  - a. Front Setback: 5 feet-0 inches (Variation required)
  - b. Rear Setback: 2 feet-0 inches (Variation required)
  - c. Side Setbacks:
    - East: 3 feet-0 inches (Variation required)
    - West: 3 feet-0 inches (Variation required)
- (E) Building Height:  
38 feet-7 inches

# 1622 W Blackhawk Street

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## ZONING DATA

<b>Address:</b>	1622 W Blackhawk Street
<b>Lot Dimensions:</b>	48.0' x 75.0' (see plan)
<b>Lot Area:</b>	3,600 Sq.Ft.
<b>Existing Zoning District:</b>	RT4
<b>Proposed Zoning District:</b>	RT4.5
<b>Minimum Lot Area per Dwelling Unit:</b>	700 Sq.Ft. per Dwelling Unit
<b>Maximum Number of Dwelling Units:</b>	$3,600 / 700 = 5$ Dwelling Units ALLOWED
<b>Proposed Number of Dwelling Units:</b>	4 Dwelling Units Proposed
<b>Floor Area Ratio (FAR):</b>	1.7 (Max Ratio)
<b>Maximum Allowable Floor Area:</b>	$3,600 \text{ Sq.Ft.} \times 1.7 \text{ (Max Ratio)} = 6,120 \text{ Sq.Ft.}$
<b>Maximum Building Height:</b>	47'-0"
<b>Proposed Building Height:</b>	38'-7"
<b>Proposed Floor Area:</b>	
<b>First Floor:</b>	1,816 Sq.Ft.
<b>Second Floor:</b>	1,816 Sq.Ft.
<b>Third Floor:</b>	1,816 Sq.Ft.
<b>Total:</b>	5,448 Sq.Ft. < 6,120 Sq. Ft.
<b>Actual FAR:</b>	$5,448 \text{ Sq.ft} / 3,600 \text{ Sq.Ft.} = 1.51$ Actual Far
<b>Required Yards:</b>	
<b>Front Yard Setback:</b>	Average
<b>Side Yard Setback:</b>	9'-7 3/16" Combined
<b>Rear Yard Setback:</b>	21'-0"
<b>Proposed Yards:</b>	
<b>Front Yard Setback:</b>	5'-0" (Seeking Exception)
<b>Side Yard Setback:</b>	3'-0" (Seeking Exception)
<b>Side Yard Setback:</b>	3'-0" (Seeking Exception)
<b>Rear Yard Setback:</b>	26'-8"
<b>Residential Parking</b>	4 Parking Spaces
<b>Open Space:</b>	
<b>Required:</b>	50 per unit or 6.5% lot area (Whatever is greater) $50 \times 4 = 200 \text{ sq.ft.}$ $3,600 \text{ sq.ft.} \times 6.5\% = 234 \text{ sq.ft.}$
<b>Provided:</b>	200 sq.ft. Required <b>Seeking Exception</b>



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188 N. WELLS  
SUITE 309  
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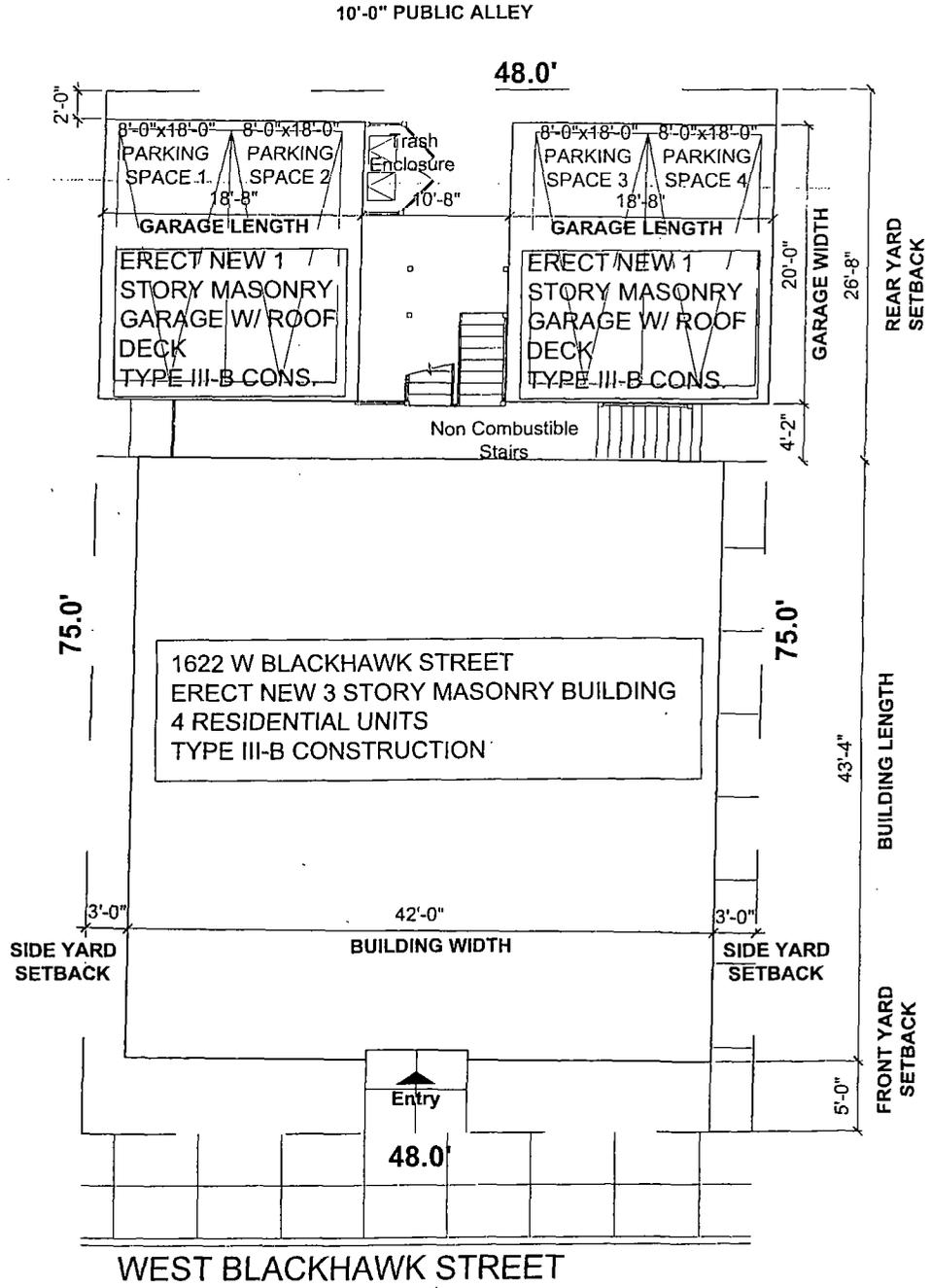
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# 1622 W Blackhawk Street

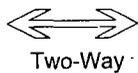
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WEST BLACKHAWK STREET



Site Plan

Scale: nts

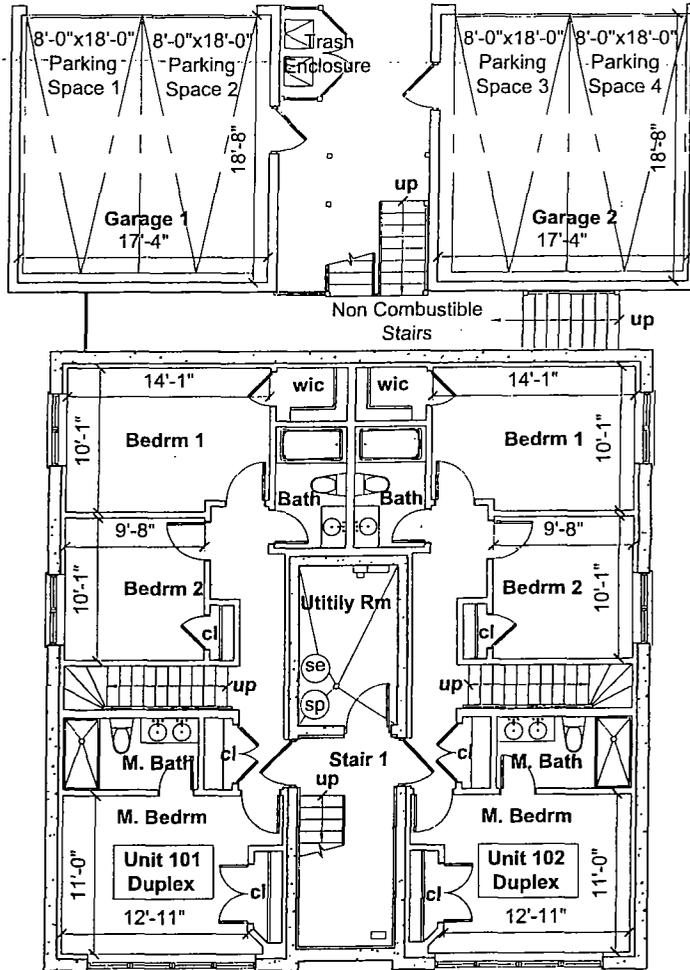


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## Basement Plan

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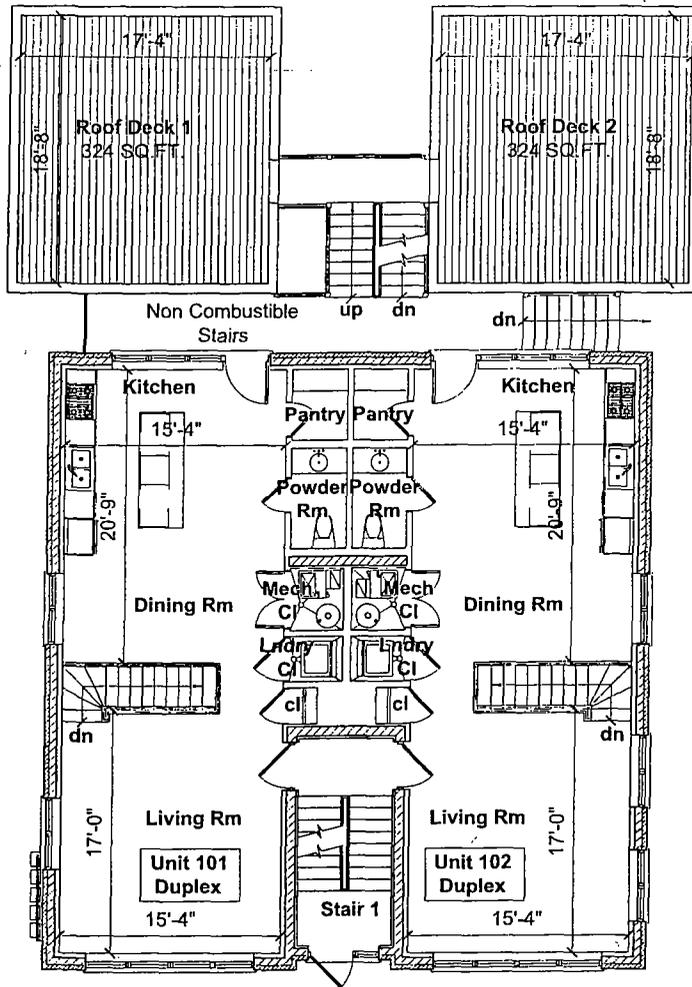
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### First Floor Plan

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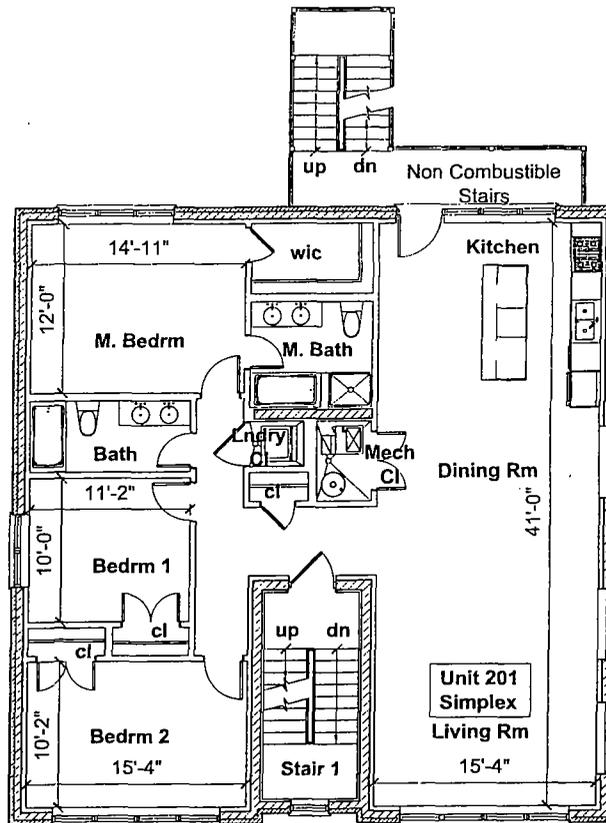
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Second Floor Plan

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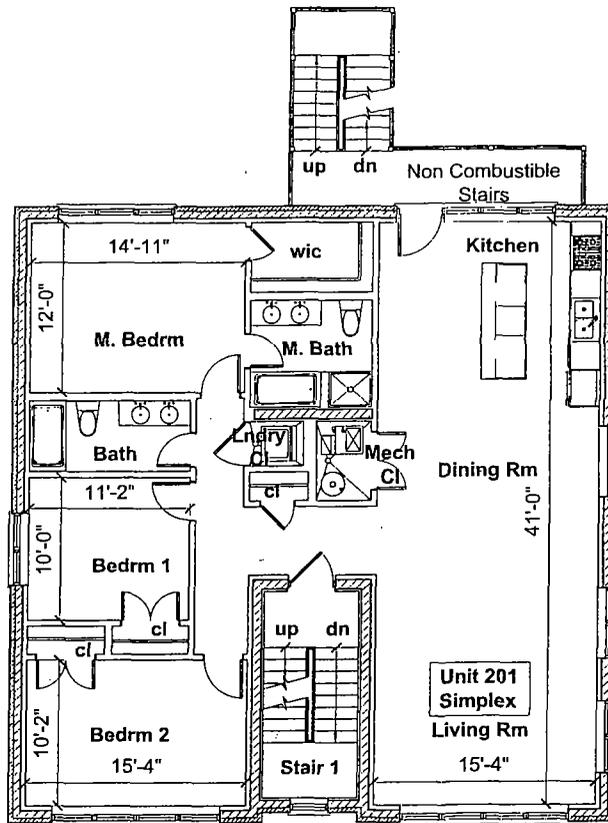
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# 1622 W Blackhawk Street

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Third Floor Plan

Scale: nts



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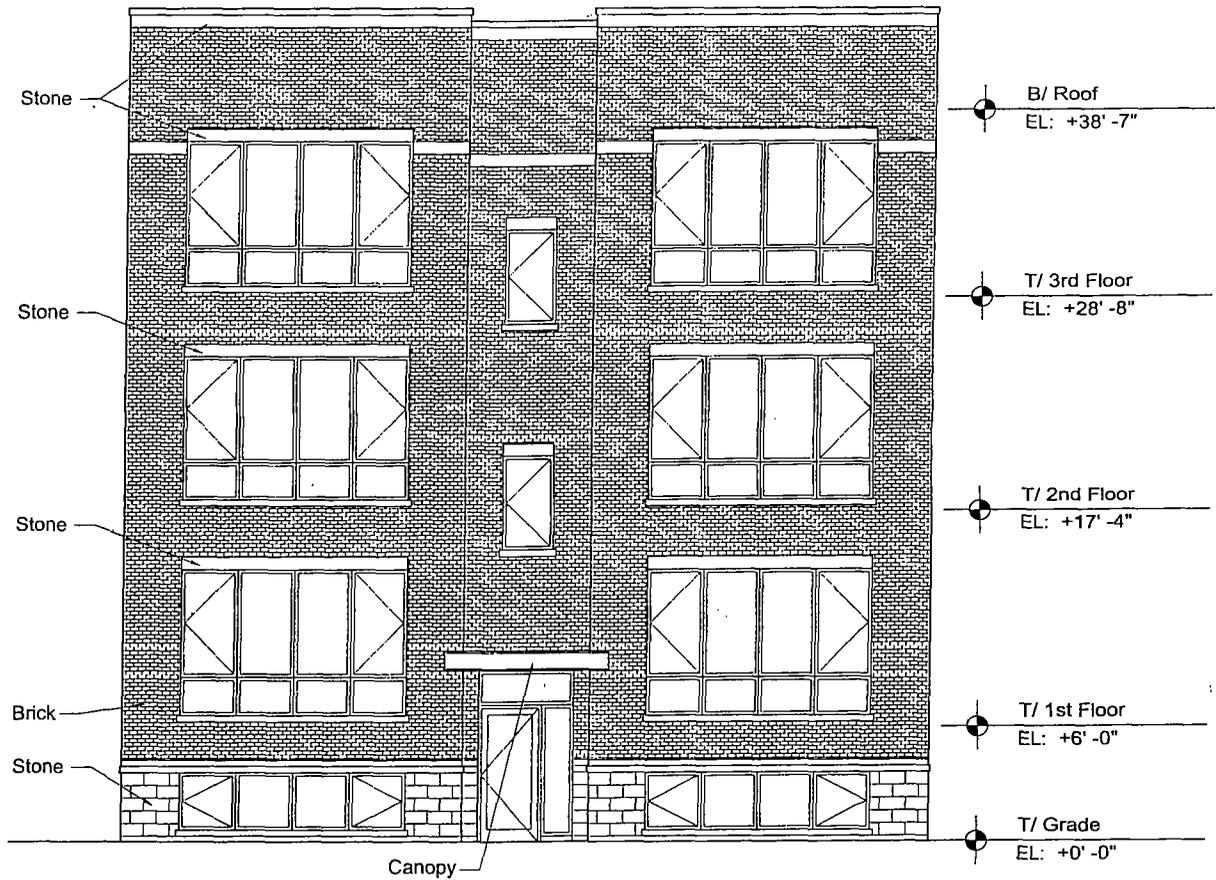
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South Elevation

Scale: nts



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