



# City of Chicago



SO2018-6003

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/25/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-J at 1822 N Kedzie Ave - App No. 19751T1
<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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-J in the area bounded by:**

**A line 228.65 feet north of and parallel to West Bloomingdale Avenue; North Kedzie Avenue; a line 203.65 feet north of and parallel to West Bloomingdale Avenue ; the public alley next west of and parallel to North Kedzie 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: 1822 North Kedzie Ave., Chicago.**

**FINAL FOR PUBLICATION**

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING  
FOR 1822 NORTH KEDZIE AVE., CHICAGO, IL**


The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with 4 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.2
Lot Area:	4,425 Square Feet
Building Floor Area:	5,220 Square Feet
Density:	1,106 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 4
Set Backs:	Front: 15 Feet Side: North: 2 Feet / South: 3 Feet Rear: 53 Feet 1 ¼ Inches Rear Yard Open space: 318 Square Feet
Building height:	37 Feet 9 Inches

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Diagram showing a proposed 2 1/2" diameter Red Oak tree in a grassy area. The tree is centered between two 12'-6" wide sections, with a grassy area labeled "GRASS PARKWAY" to the right.

FRONTYARD SETBACK CALCULATION  
12% OF LOT DEPTH OR 15'-0"  
WHICHEVER IS LESS

 SITE PLAN  
SCALE 1/8" = 1'-0"

-3.5'x8.0'x6'H. MASS  
TRASH ENCLOSURE  
W/(2)36x72 SOLID  
GATES

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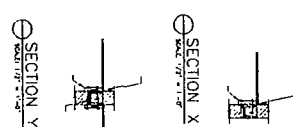
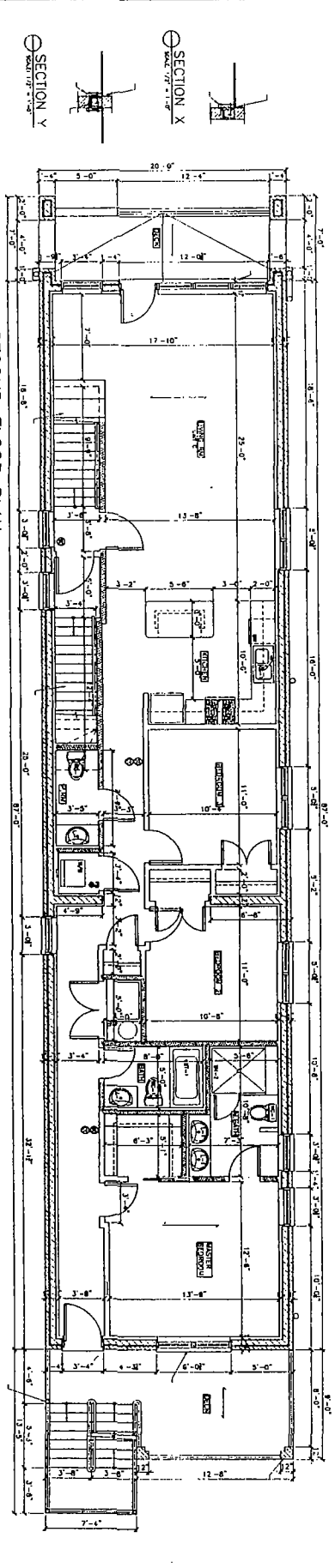
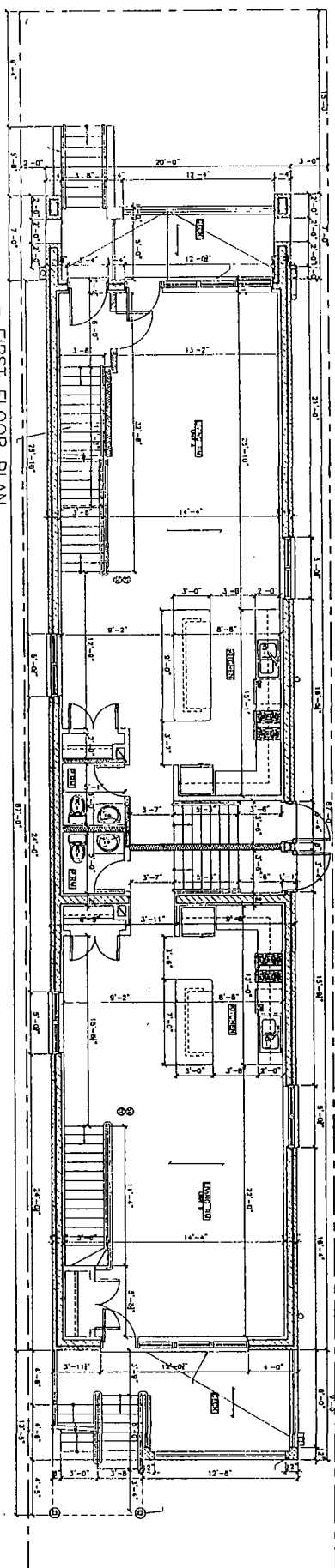
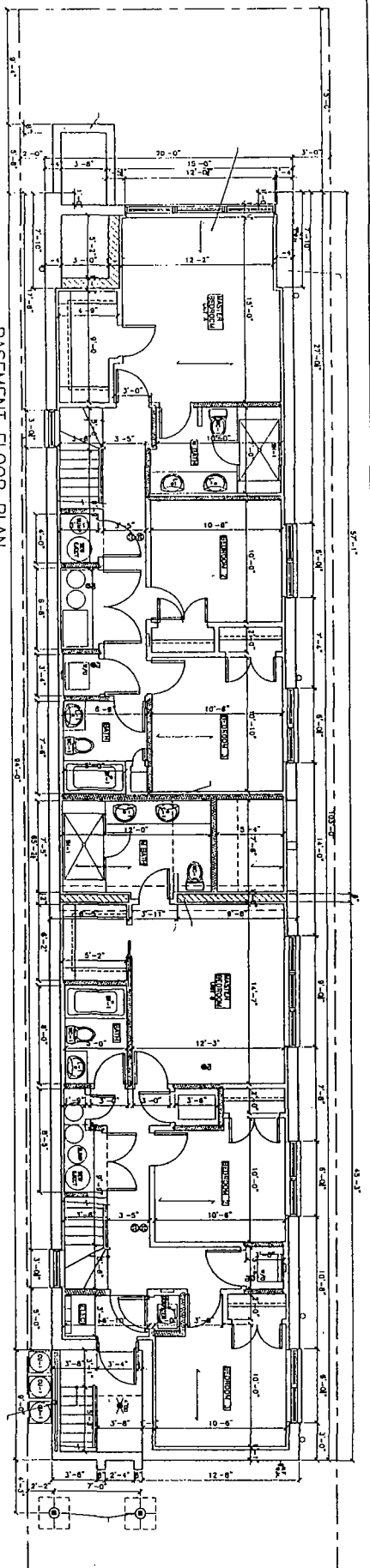
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 154 - 001451

PROJECT NAME & ADDRESS  
1832 N. KEDZIE AVE  
4 UNIT 3 STORY  
MASONRY BLDG.  
W/BSMT.  
CHICAGO, ILLINOIS

SITE PLAN  
& NOTES

**SILENT NUMBER**

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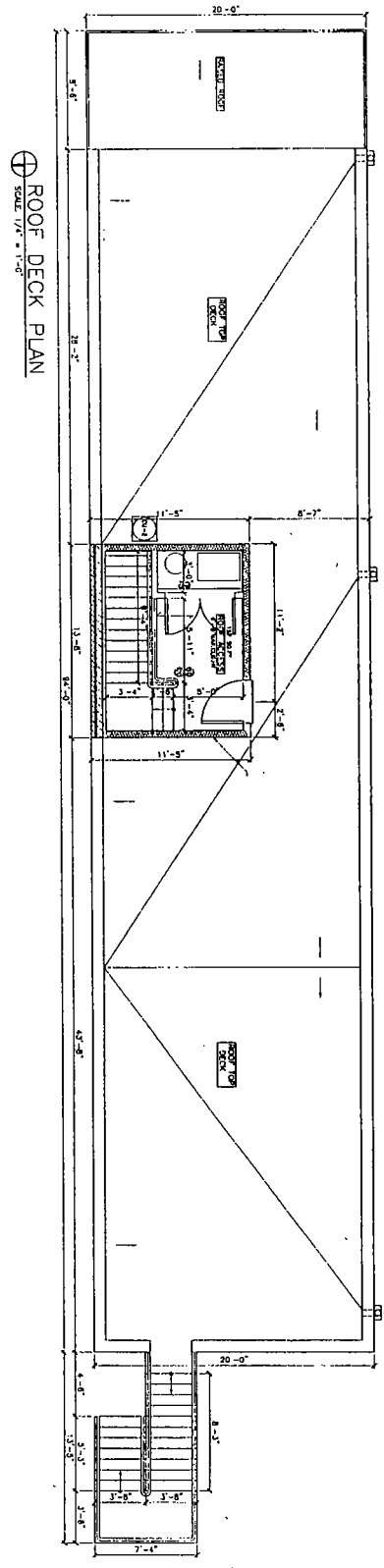
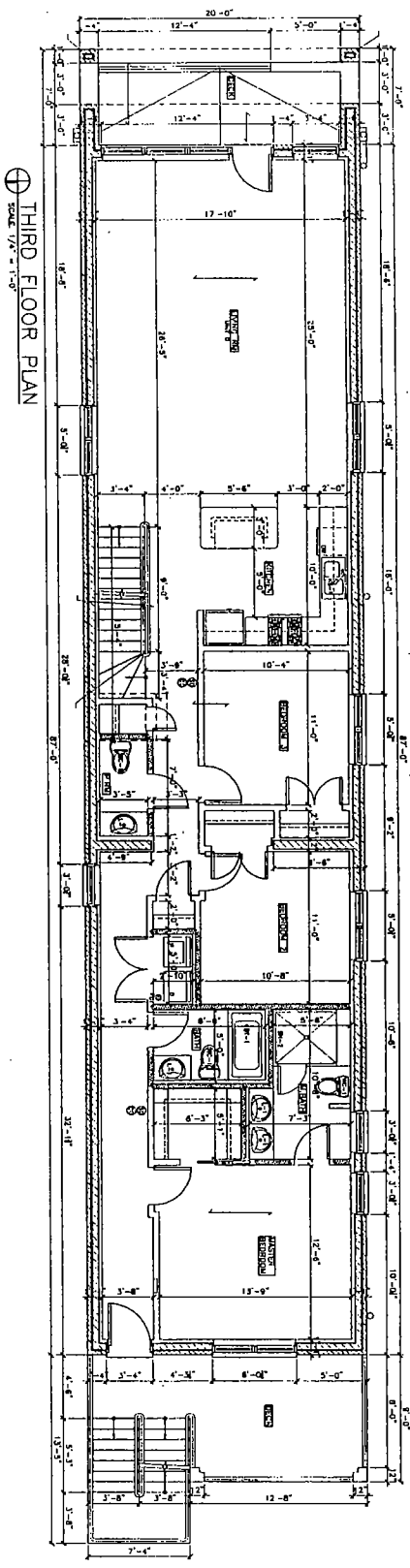
**PROJECT NAME & ADDRESS**  
1822 N. KEDZIE AVE  
4 UNIT 3 STORY  
MASONRY BLDG.  
W. BSWT.  
CHICAGO, ILLINOIS



**DESIGNED BY**  
HANNA ARCHITECTS, INC.  
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PH: (312) 750-1801

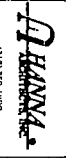
**SHEET TITLE**  
BASEMENT THRU  
SECOND FLOOR  
PLANS

**SHEET NUMBER**  
A-2



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LICENSE NUMBER 181-011455

DATE: 10/10/18  
DRAWN BY: J. HANNA  
CHECKED BY: J. HANNA  
DATE: 10/10/18

PROJECT NAME & ADDRESS  
1822 N. KEDZIE AVE.  
4 UNIT 3 STORY  
MASONRY BLDG.  
W/BSMT.  
CHICAGO, ILLINOIS

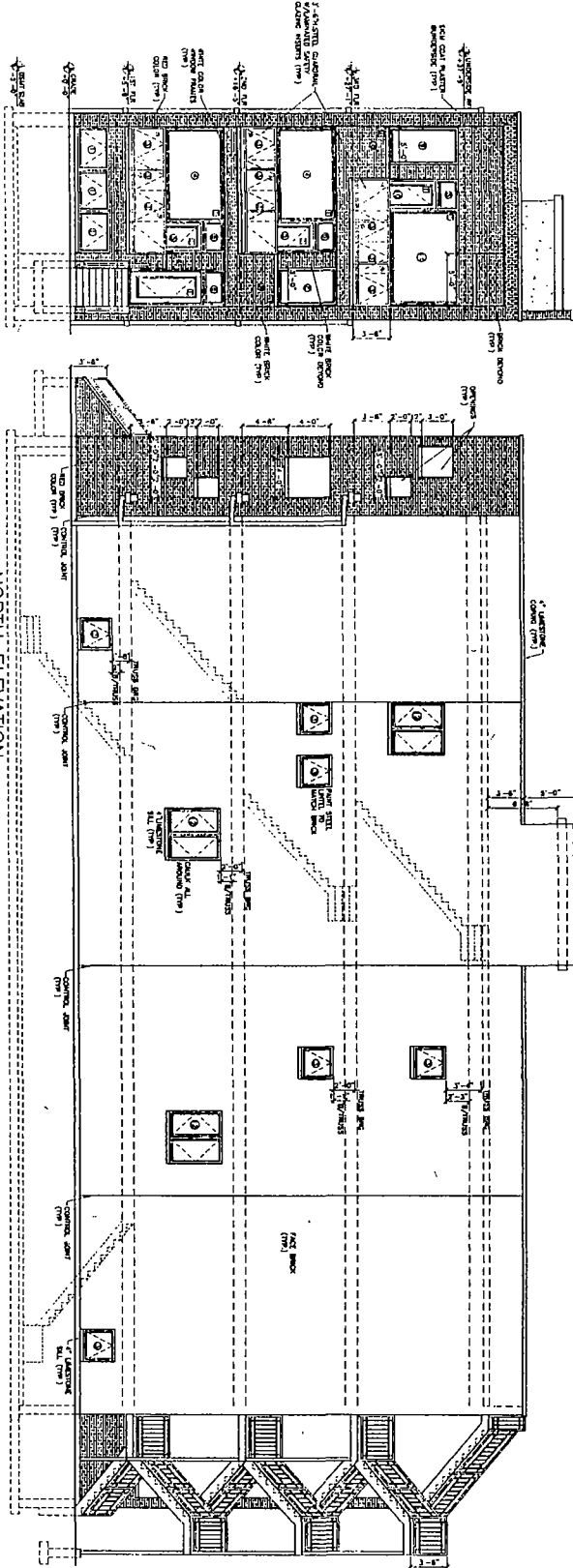


PROJECT NAME & ADDRESS  
1822 N. KEDZIE AVE.  
4 UNIT 3 STORY  
MASONRY BLDG.  
W/BSMT.  
CHICAGO, ILLINOIS

SHEET TITLE  
THIRD FLOOR  
& ROOF  
DECK PLANS

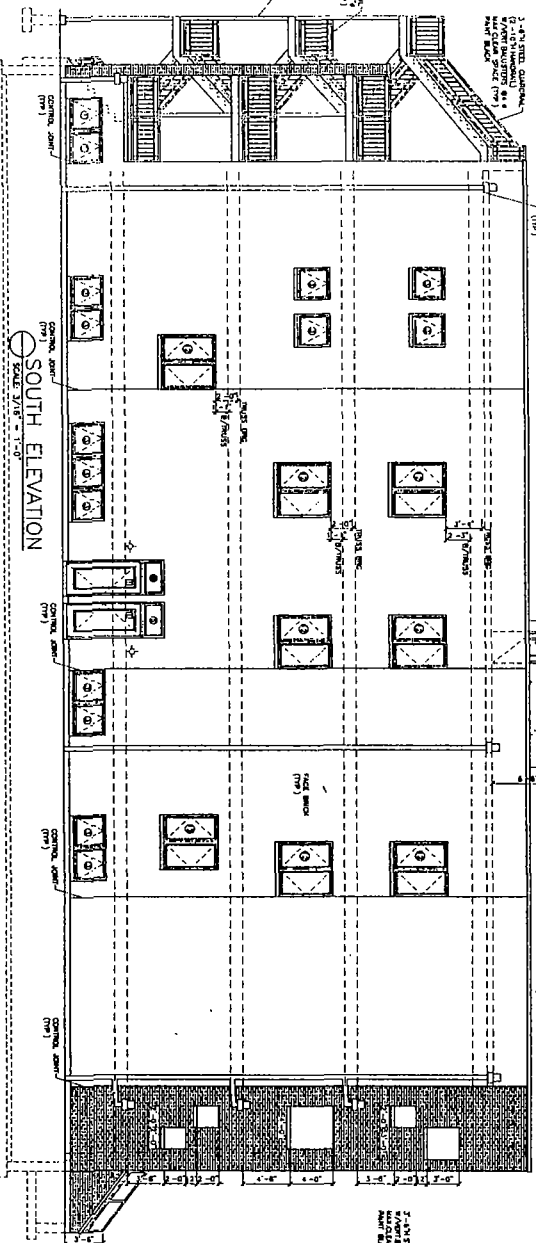
PLANS

SHEET NUMBER  
A-3



**EAST ELEVATION**  
SCALE 3/16" = 1'-0"

**NORTH ELEVATION**  
SCALE 3/16" = 1'-0"



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

**WEST ELEVATION**  
SCALE 3/16" = 1'-0"

**PROJECT NAME & ADDRESS**  
1822 N. KEDZIE AVE  
4 UNIT 3 STORY  
MASONRY BLDG.  
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**CLIENT**  
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**DATE**  
JANUARY 2016

**PROFESSIONAL DESIGN FIRM**  
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**PROJECT NUMBER**  
A-5

**DATE**  
JANUARY 2016