



City of Chicago



SO2018-6003

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-J at 1822 N Kedzie Ave - App No. 19751T1
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 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

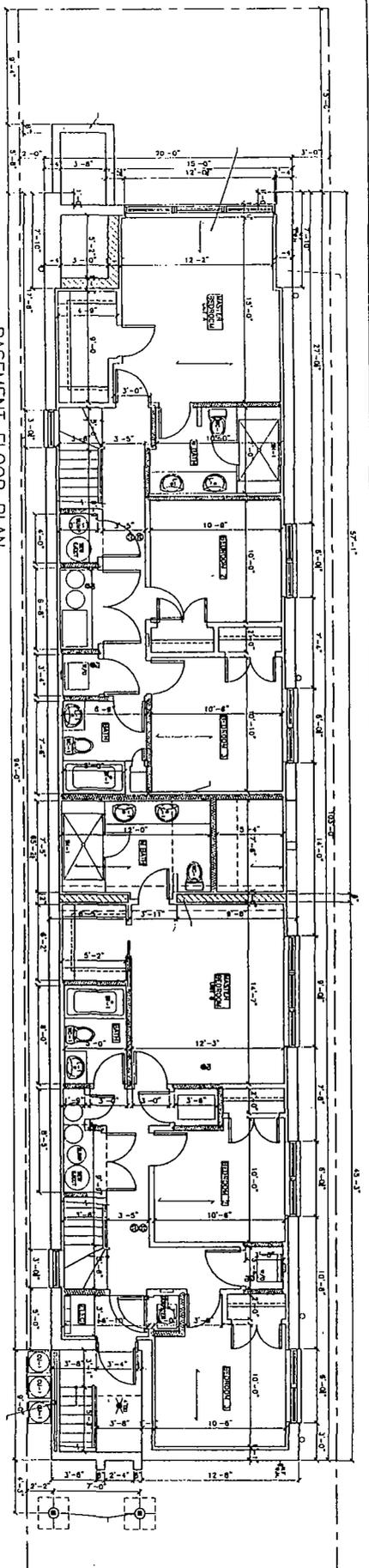
**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING
FOR 1822 NORTH KEDZIE AVE., CHICAGO, IL**

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.

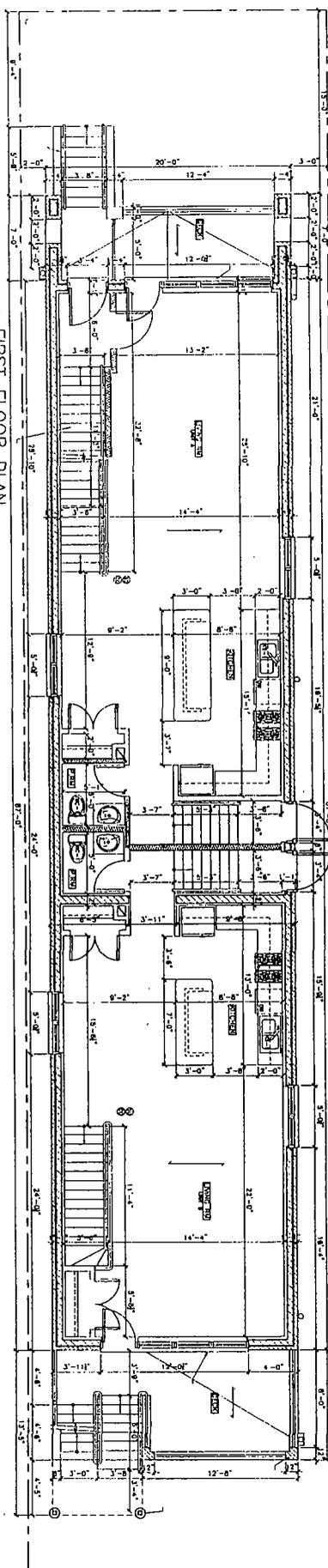
Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential building with 4 dwelling units
Floor Area Ratio:	1.2
Lot Area:	4,425 Square Feet
Building Floor Area:	5,220 Square Feet
Density:	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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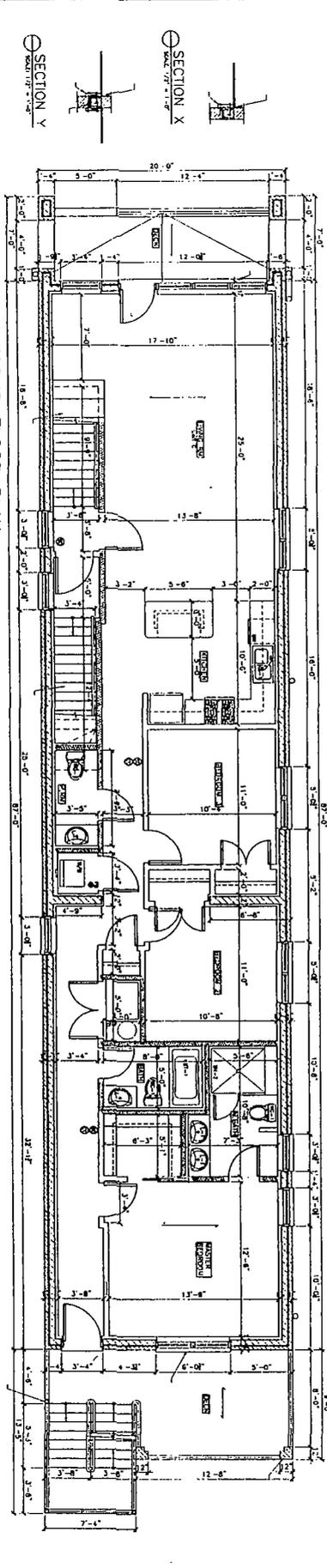
⊕ BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



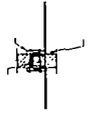
⊕ FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



⊕ SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



SECTION Y
SCALE 1/4" = 1'-0"



SECTION X
SCALE 1/4" = 1'-0"



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

SHEET TITLE
BASEMENT THRU
SECOND FLOOR
PLANS

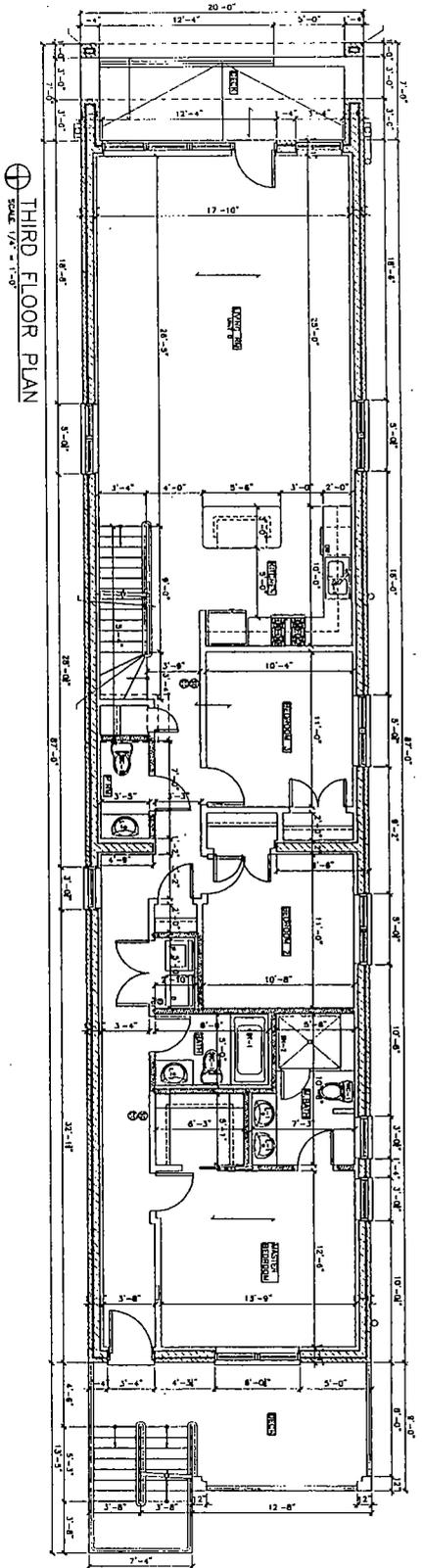
SHEET NUMBER
A-2



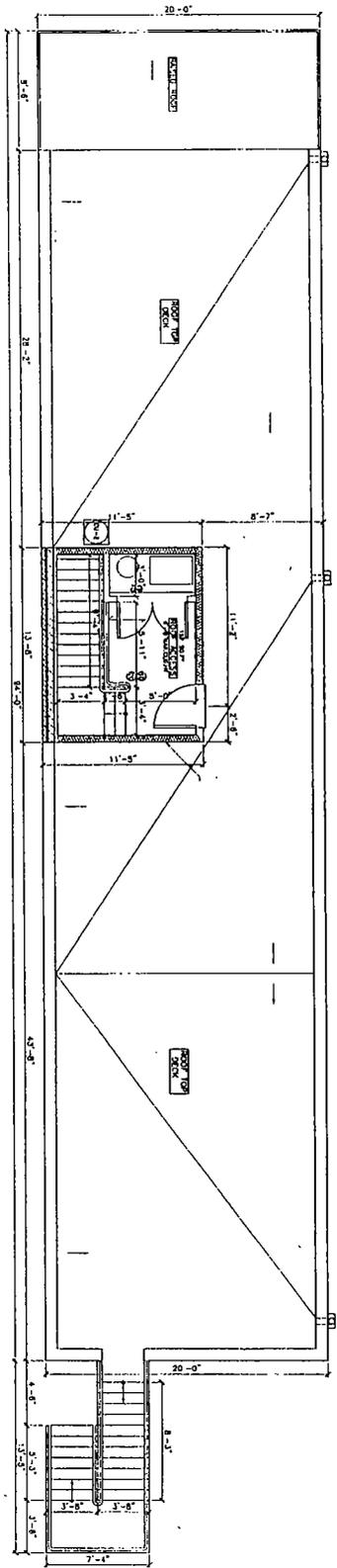
REGISTERED ARCHITECT
DESIGN PROFESSIONAL CORPORATION
1822 N. KEDZIE AVE
CHICAGO, ILLINOIS 60647
TEL: (773) 327-1801
FAX: (773) 327-1801
WWW.HANNAARCHITECTS.COM

PROFESSIONAL DESIGN FIRM
REGISTERED ARCHITECT CORPORATION
LICENSE NUMBER 184.001415

HANNA
1822 N. WASHINGTON
CHICAGO, ILLINOIS 60607
TEL: (773) 327-1801
FAX: (773) 327-1801
WWW.HANNAARCHITECTS.COM



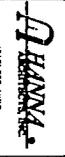
⊕ THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



⊕ ROOF DECK PLAN
SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION

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1815 W. WASHINGTON
CHICAGO, ILLINOIS 60607
PH (312) 750-1801
FAX (312) 750-1801
PROFESSIONAL DESIGN FIRM
ARCHITECT COMPANION
LICENSE NUMBER 181-011433

DATE: 10/15/15
DRAWN BY: J. HANNA
CHECKED BY: J. HANNA
PROJECT NO. 15-0017

DESCRIPTION OF TITLE:
SUBJECT NAME AND ADDRESS:
REVISION NO. 01



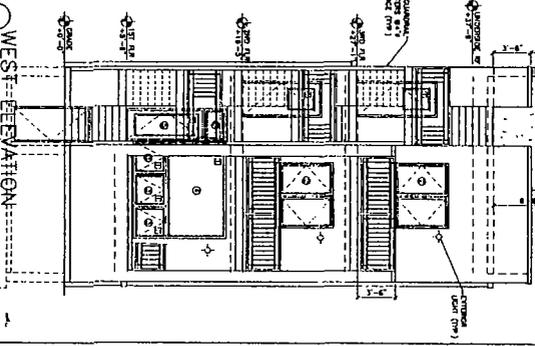
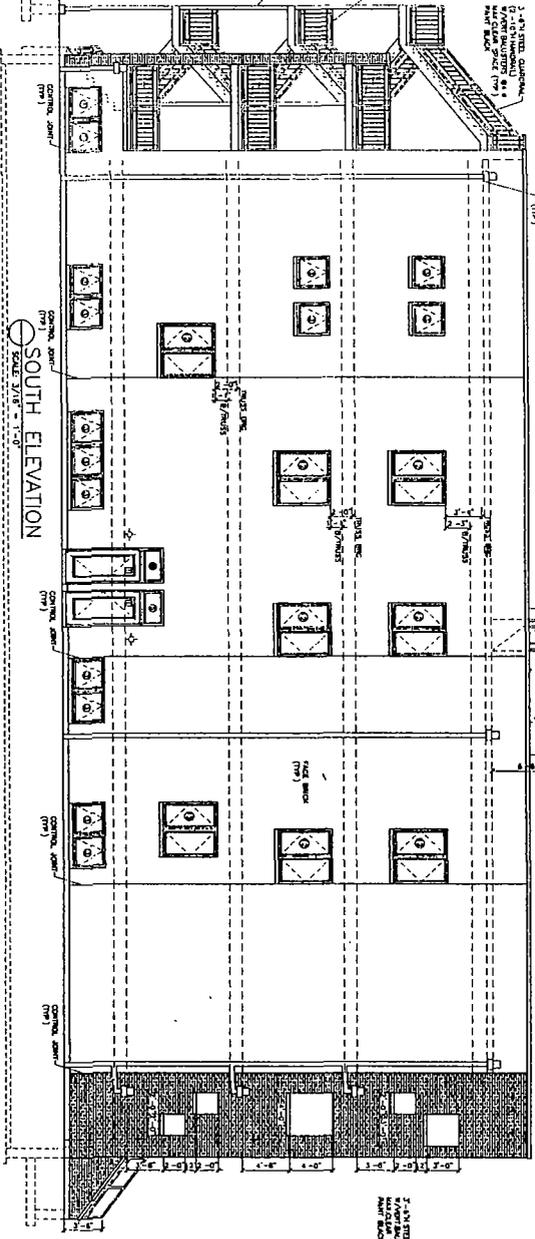
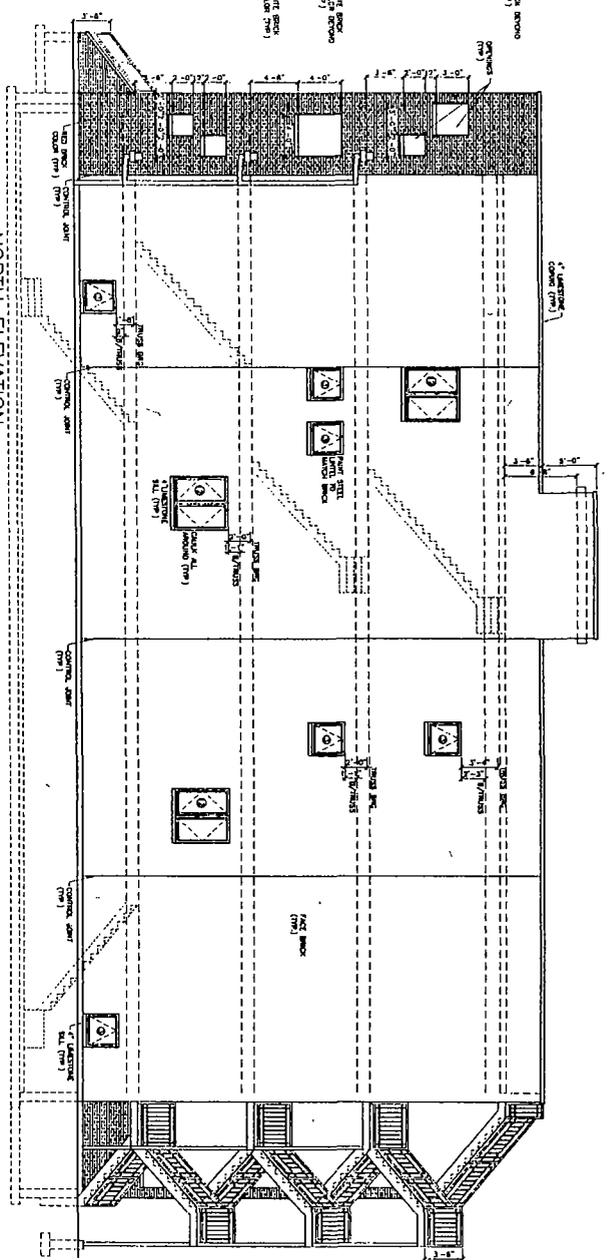
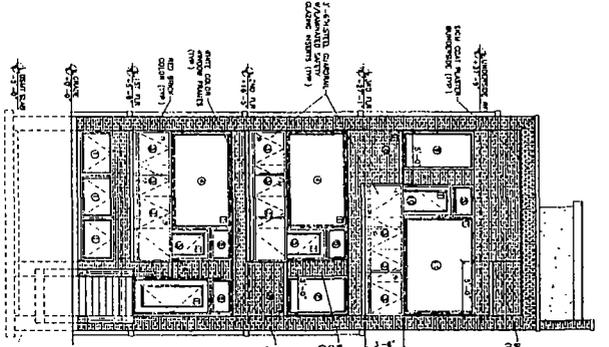
PROJECT NAME & ADDRESS:
1822 N. KEDZIE AVE
4 UNIT 3 STORY
MASONRY BLDG.
W/BSMT.
CHICAGO, ILLINOIS

SHEET TITLE:
THIRD FLOOR
& ROOF
DECK PLANS

PLANS/SECTION

SHEET NUMBER:
A-3

FINAL FOR PUBLICATION



NOTES:
1. ALL WALLS, CORNICES, AND ENTICEMENTS TO BE CONCRETE WITH EXTERIOR FINISH.
2. ALL WINDOWS TO BE ALUMINUM WITH GLASS.
3. ALL DOORS TO BE ALUMINUM WITH GLASS.
4. ALL ROOFING TO BE ASBESTOS CEMENT WITH BURR AND GRAVEL.
5. ALL ROOFING TO BE 2" MIN. THICK.

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

CLIENT NAME & ADDRESS
JOHN J. HANNA
1822 N. KEDZIE AVE
CHICAGO, ILLINOIS 60647

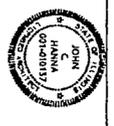
DESIGNED BY
JOHN J. HANNA
ARCHITECT

DATE OF DESIGN
SEPTEMBER 1, 1918

DATE OF CONTRACT
SEPTEMBER 1, 1918

SCALE
1/8" = 1'-0"

PROJECT NUMBER
A-5



PROFESSIONAL DESIGN FIRM
1822 N. WASHINGTON
CHICAGO, ILLINOIS 60647
PHONE (312) 758-1801
FAX (312) 758-1801
LICENSE NUMBER 144-00145

ARCHITECT
JOHN J. HANNA
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CHICAGO, ILLINOIS 60647
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FAX (312) 758-1801
LICENSE NUMBER 144-00145