



City of Chicago



SO2018-6008

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 1824 N Kedzie Ave - App No. 19756T1
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 325 feet south of and parallel to West Cortland Street; North Kedzie Avenue; a line 350 feet south of and parallel to West Cortland Street; and 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: 1824 North Kedzie Ave., Chicago.

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NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1824 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:	5,276 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: 39 Feet 4 Inches * Rear Yard Open space: 288 Square Feet
Building height:	37 Feet 9 Inches

* Will apply for a variation if needed

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HANNA

181 W. WASHINGTON,
CHICAGO, ILLINOIS 60602
TEL. 312-551-1811
FAX 312-551-1811
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 161-001145

THIS PLAN, SPECIFICATION AND CONTRACT
DRAWING IS THE PROPERTY OF HANNA
ARCHITECTS, INC. IT IS TO BE USED ONLY
FOR THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED HEREON. IT IS NOT TO BE
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ARCHITECTS, INC.

DESIGNED FOR REVIEW
REVIEWED FOR PERMITS
DESIGNED FOR PERMITS
REVIEWED FOR PERMITS

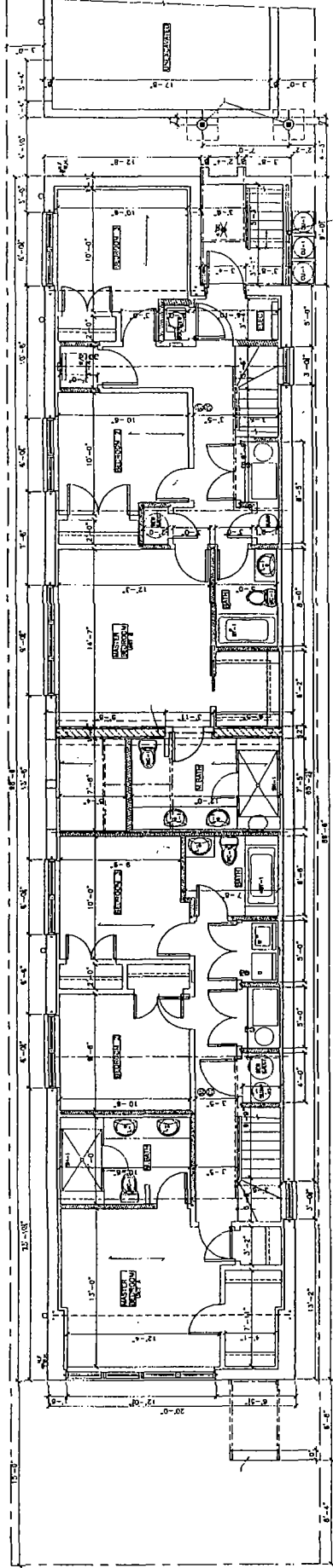


PROJECT NAME & ADDRESS
1824 N. VEDDIE AVE
4 UNIT, 3 STORY
MASONRY BLDG.
W/BSMT
CHICAGO, ILLINOIS

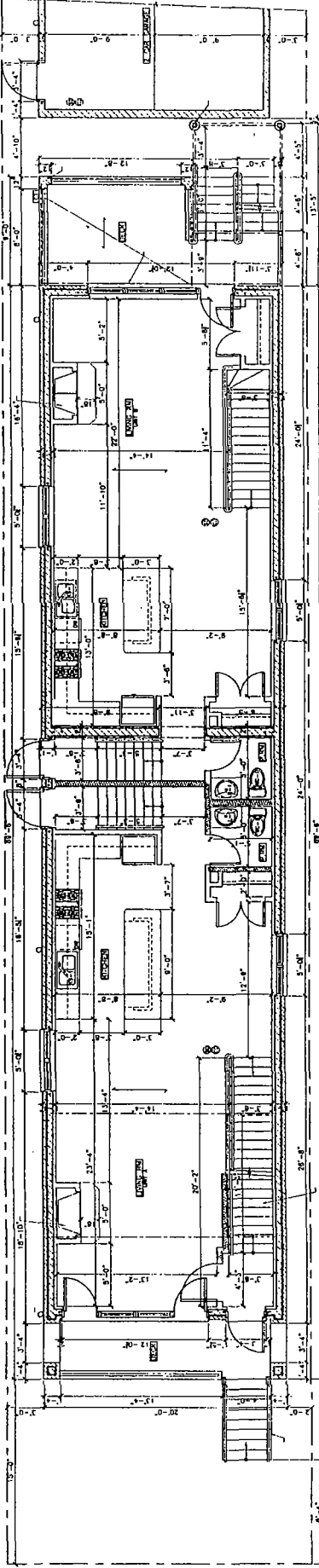
SHEET TITLE
BASEMENT THRU
SECOND FLOOR
PLANS

FILE NAME

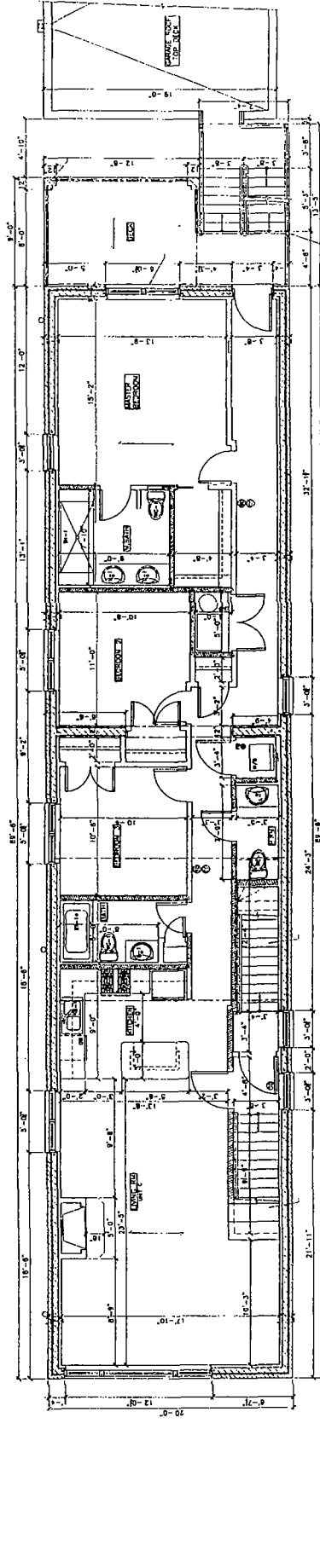
SHEET NUMBER
A-2



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



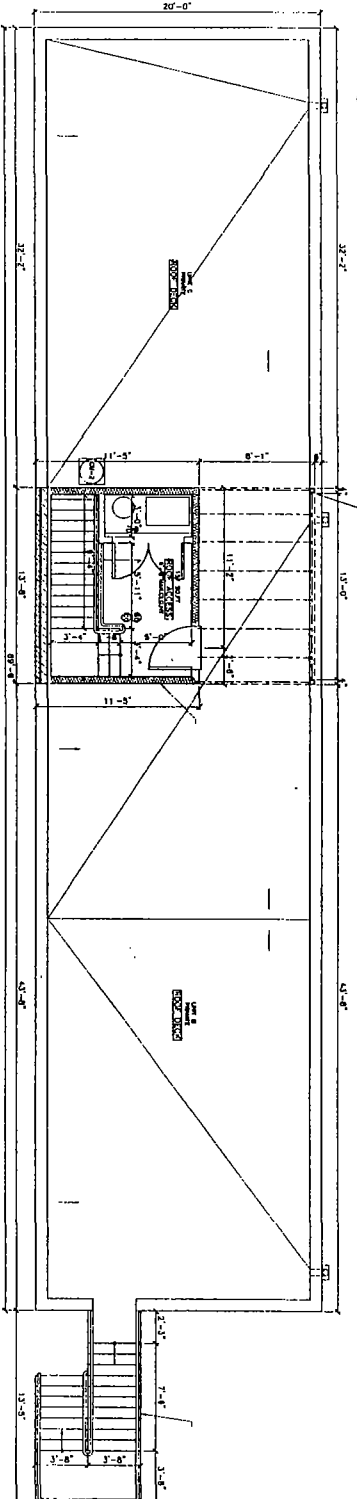
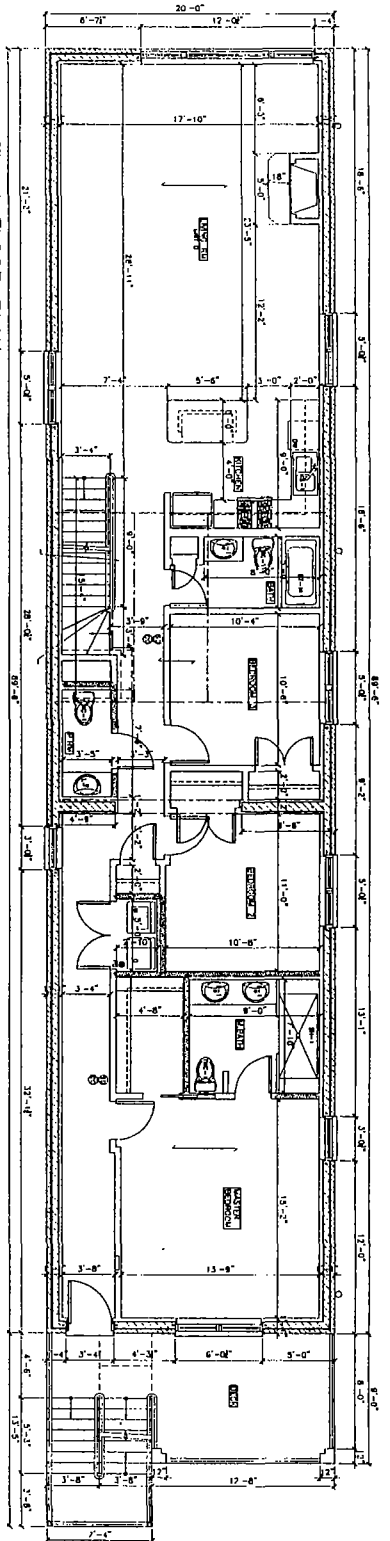
⊕ FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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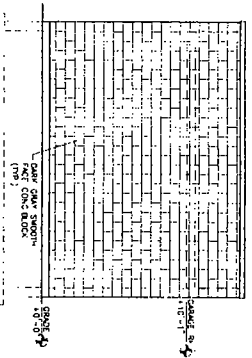


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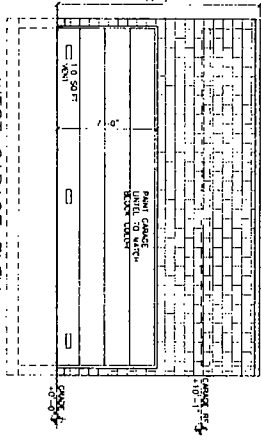
© HANNA ARCHITECTS, INC. 2018

<p>HANNA (312) 750-1800 180 W WASHINGTON CHICAGO, ILLINOIS 60601 FAX (312) 750-1801 PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER 184-081435</p>	<p>NOTES: 1. All dimensions are given in feet and inches. 2. All dimensions are to the center of the wall unless otherwise noted. 3. All dimensions are to the finished surface unless otherwise noted. 4. All dimensions are to the center of the door unless otherwise noted. 5. All dimensions are to the center of the window unless otherwise noted. 6. All dimensions are to the center of the staircase unless otherwise noted. 7. All dimensions are to the center of the roof deck unless otherwise noted. 8. All dimensions are to the center of the roof deck unless otherwise noted.</p>	<p>CONSULTING ARCHITECT HANNA ARCHITECTS, INC. 180 W WASHINGTON CHICAGO, ILLINOIS 60601 (312) 750-1800 FAX (312) 750-1801</p>	<p>PROJECT NAME & ADDRESS 1024 N. KEDZIE AVE 4TH FLOOR CHICAGO, ILLINOIS 60607 CHICAGO, ILLINOIS</p>	<p>SHEET TITLE THIRD & ROOF DECK FLOOR PLANS</p>	<p>SHEET NUMBER A-3</p>
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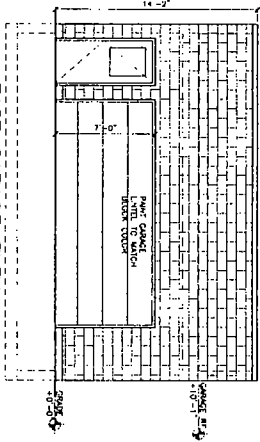
⊖ NORTH GARAGE ELEV.
SCALE 1/4" = 1'-0"



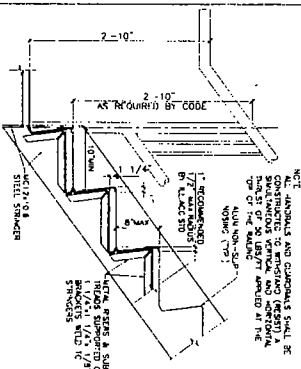
⊖ WEST GARAGE ELEV.
SCALE 1/4" = 1'-0"



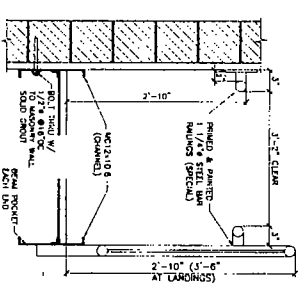
⊖ EAST GARAGE ELEV.
SCALE 1/4" = 1'-0"



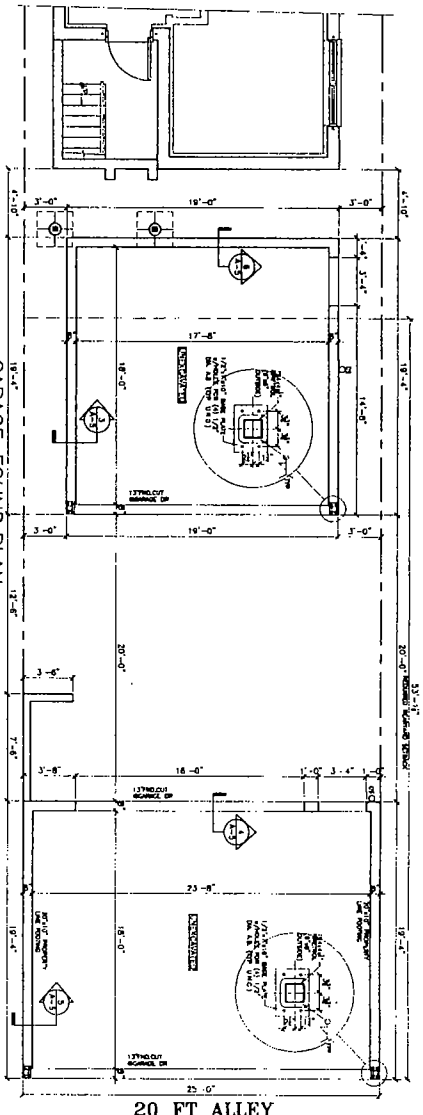
⊖ STAIR DETAIL
SCALE N.T.S.



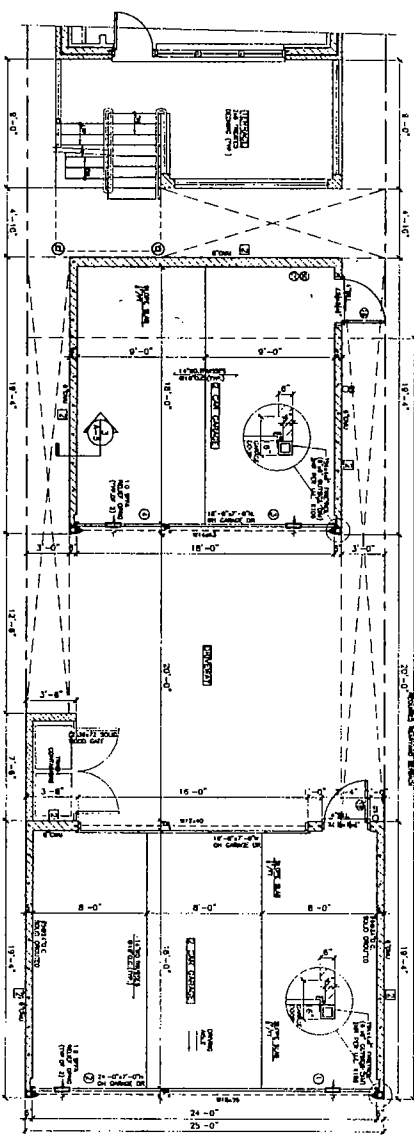
⊖ SECTION THRU TREAD
SCALE N.T.S.



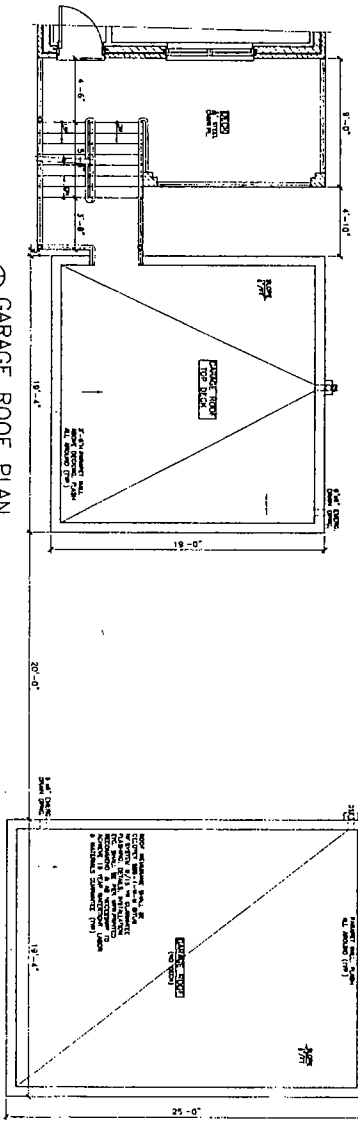
⊕ GARAGE FOUND PLAN
SCALE 1/4" = 1'-0"



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



⊕ GARAGE ROOF PLAN
SCALE 1/4" = 1'-0"



20 FT ALLEY

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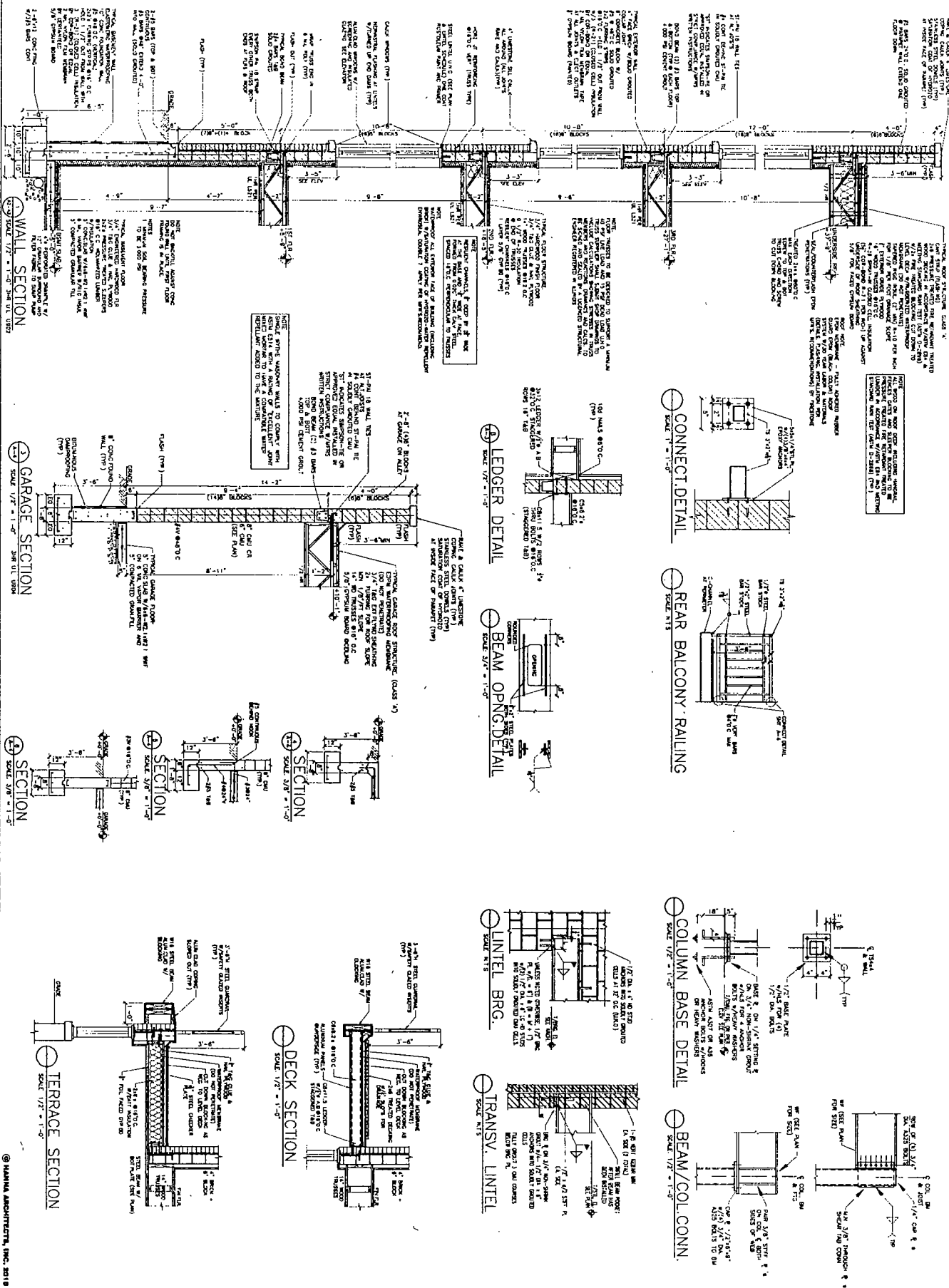
MANNING
1127 N. WASHINGTON
CHICAGO, ILLINOIS 60612
TEL: (312) 756-1800
FAX: (312) 756-1801
PROFESSIONAL DESIGN FIRM
ARCHITECT/ENGINEER
LICENSE NUMBER: 18-101055

PROJECT NAME & ADDRESS
1824 N. KENZIE AVE.
CHICAGO, ILLINOIS 60647
OWNER
MANNING ARCHITECTS, INC.
CHICAGO, ILLINOIS

SHEET TITLE
GARAGE PLANS
& DETAILS

SHEET NUMBER
A-4

CHICAGO
ILLINOIS
001-0111



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PROJECT NAME & ADDRESS
1824 N. KENDZIE AVE
4 UNIT 3 STORY
MASONRY BLDG.
CHICAGO, ILLINOIS

SHEET TITLE
WALL SECTION
& DETAILS

FILE NAME
SHEET NUMBER
A-5



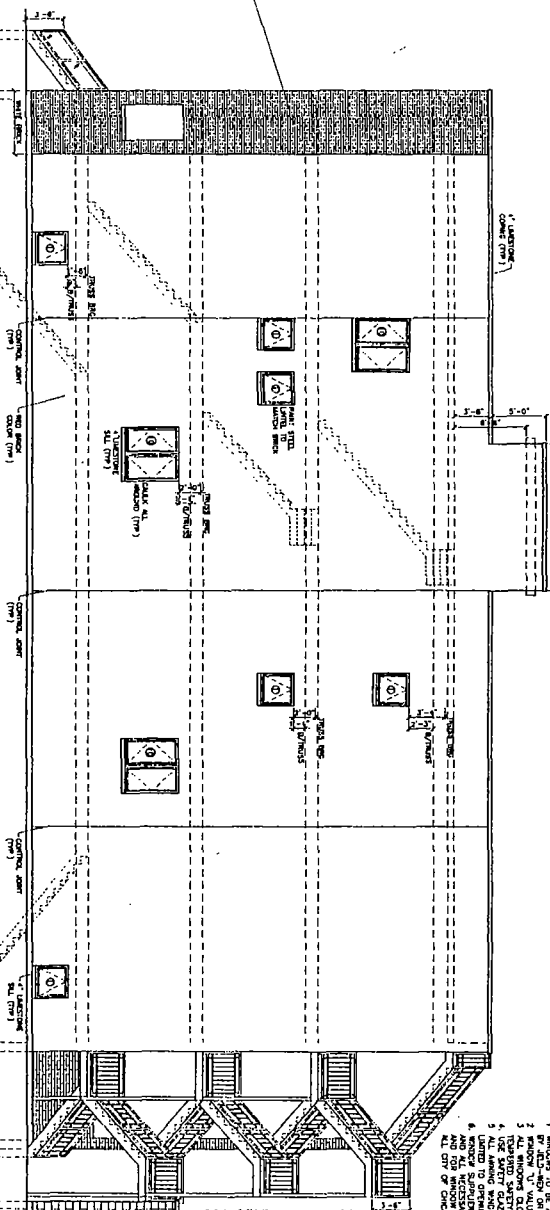
DESIGNER
HANNA ARCHITECTS, INC.
1824 N. KENDZIE AVE
CHICAGO, IL 60647
TEL: 312.350.1800
FAX: 312.350.1801
WWW.HANNA-ARCH.COM

DATE FOR REVIEW
LIMITED FOR FINANCIAL REVIEW - 2019
BRIDGE ROAD

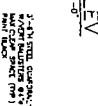
HANNA
(312) 350-1800
1824 N. KENDZIE AVE
CHICAGO, IL 60647
FAX: 312.350.1801
WWW.HANNA-ARCH.COM
PROFESSIONAL DESIGNER/FRM
LICENSE NUMBER: 001-0101

NOTES:

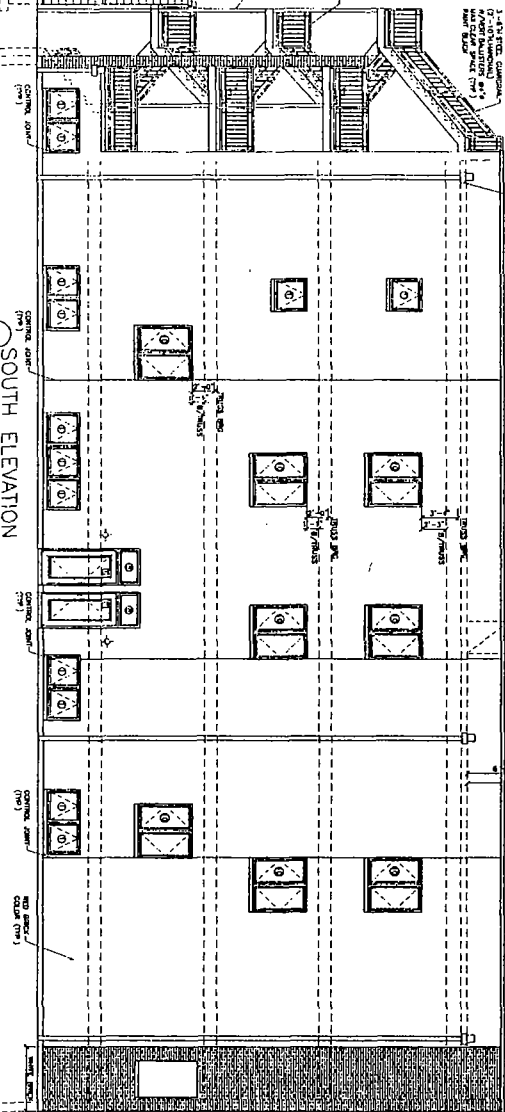
1. WINDOWS TO BE ALUM. CLAD, INSULATED GLASS, WITH SPEEDERS
2. WINDOWS ON EXTERIOR WALLS TO BE BLACK
3. WINDOW ON WALL CLAD 2"
4. ALL WINDOWS EXPOSED 24" x 36" TO PM FLOOR SHALL BE TYPED SAFETY GLAZING (TPG)
5. USE SAFETY GLAZING WHEN REQUIRED BY CODE.
6. ALL FANNING WINDOWS CLOSER THAN 24" TO MULTIFLOOR SHALL BE LIMITED TO OPENING ONLY. 2" MAX. (EXCLUDING WINDOW WALL)
7. WINDOWS SUPPLIED BY SUBCONTRACTOR/VEHICLE TO BESSA, AND FOR WINDOW STATUS AND CONSIDERATION TO COMPLY WITH ALL CITY OF CHICAGO BUILDING REQUIREMENTS.



NOTE:
DO NOT INSTALL ANY ADDITIONAL LIMESTONE AT ELEVATIONS WITHOUT ARCHITECTS CONSENT. LIMESTONE CONTRACTOR IS NOT TO CHANGE OR OMIT ANY ELEVATION DETAILS WITHOUT CONTACTING ARCHITECT

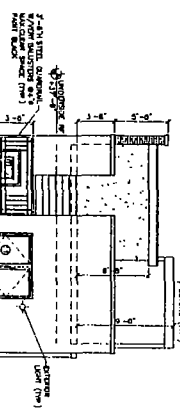


3-6" STEEL COLUMNS;
W/CONCRETE REINFORCED 8"x8"
W/CONCRETE SPACED (TYP)
PAINT BLACK

[illegible]

LINE	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION	AMOUNT
1	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
2	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
3	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
4	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
5	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
6	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
7	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
8	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
9	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
10	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
11	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION
12	INITIAL	REV	DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION

(T) - TEMPERED SAFETY GLAZING REQUIRED BY CODE



WEST-ELEVATION

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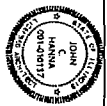
SHEET NUMBER
A-6

MILWAUKEE

BUILDING
ELEVATIONS

SECRET TALL

PROJECT NAME & ADDRESS
1824 N. KEDZIE AVE
4 UNIT 3 STORY
MASONRY BLDG.
W/BSMT
CHICAGO, ILLINOIS



ISSUED FOR REVIEW	_____
ISSUED FOR REVIEW	_____
ISSUED FOR MARKET	SEPTEMBER 6, 2014
RECEIVED FROM	_____

at the Academy's office with her representative with the Academy board president said. A nomination election is being the plan earlier John Litman (318) 722-1800

1

Page 12 of 12

LICENSE NUMBER 1M4 - 001483

CHICAGO, ILL./NOIS 60602
FAX (312) 750-1801

~~71 Atlantic Ave~~
(312) 750-1600

1