



City of Chicago



SO2018-6000

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 1412 N Washtenaw Ave - App No. 19748T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 and indications as shown on Map No. 3-I in the area bounded by

A Line 146.21 Feet North of and Parallel to West Hirsch St; North Washtenaw Avenue ; A line 70 Feet North of and Parallel to West Hirsch Street; and the Alley next west of and parallel to North Washtenaw.

to those of a *RM4.5 Residential Multi-Unit District*.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1406-1412 N. Washtenaw St, Chicago, IL 60622

FINAL FOR PUBLICATION

Substitute Narrative and Plans Type 1 # 19748-T1

Basic Project Details:

Applicant:	Dubbs Enterprises, LLC / Jason Williams
Property Address:	1406-1412 N Washtenaw St. 1st Ward

Applicant:

Dubbs Enterprises, LLC / Jason Williams a privately held Illinois limited liability company (the "Applicant"), seeking a zoning amendment from RS3 to RM4.5 .

A proposed subdivision to allow the separation of the one existing zoning lot into two zoning lots. In order to establish three dwelling units in the front building with interior alterations only. Also, the rear existing coach house (SFR) will remain with no changes at 1412 N Washtenaw. The south portion of the zoning lot, at 1406 N Washtenaw, will contain an existing 3 story brick building to be converted to residential use with no exterior changes.

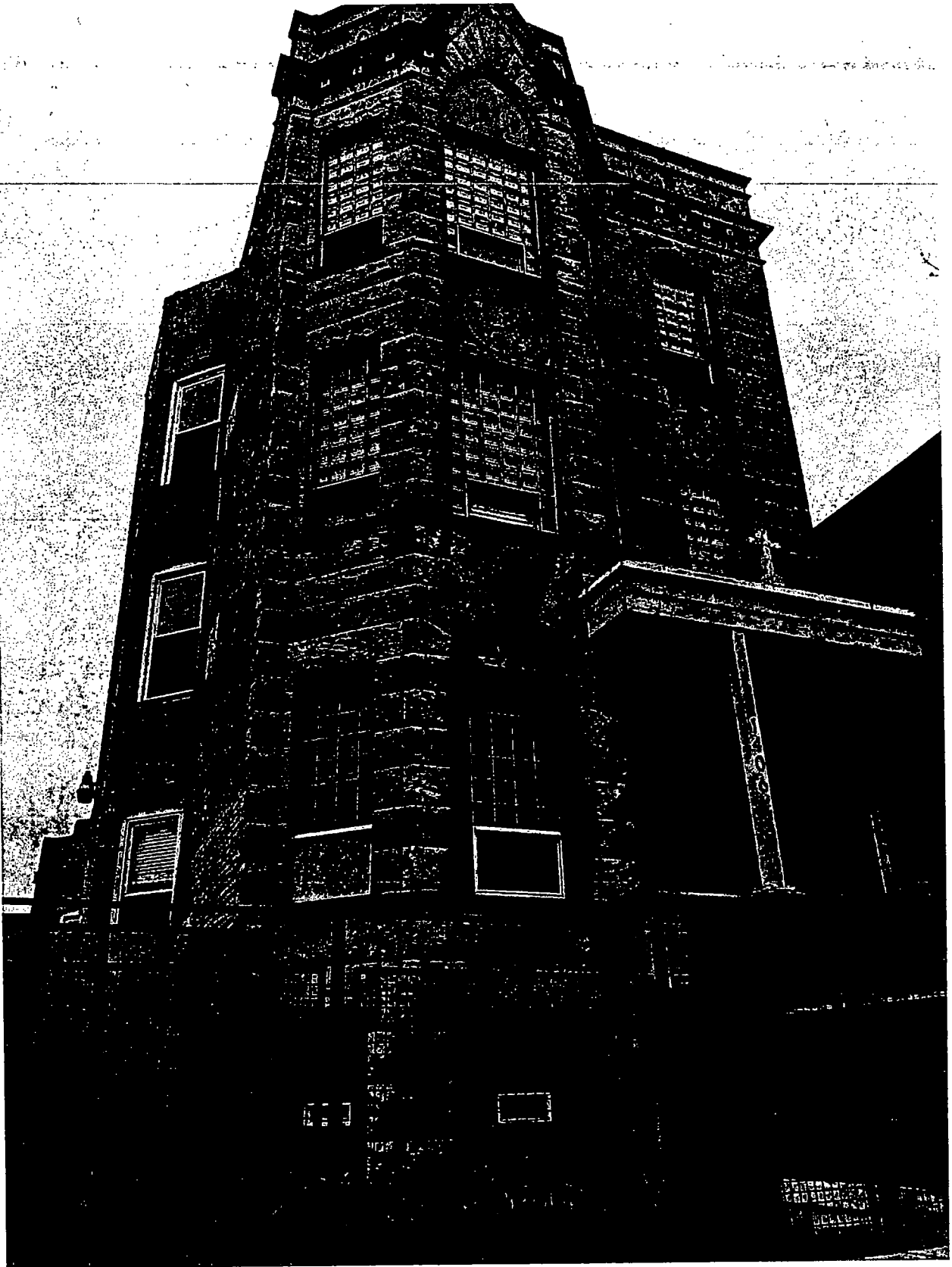
Current at: 1406 N Washtenaw St	Proposed at: 1412 N Washtenaw St
A. Existing lot area of 1.70	A. Project floor area ratio is: 1.26 (5612 / 4456)
B. Projects Density is 700 sq per unit.	B. Projects Density is 700 sq per unit.
C. This existing Residential building project has 3 parking spaces.	C. This project has 4 parking spaces.
D. Side Setbacks are: North: 0 Feet South: 0 Feet * Front: 8 Feet Rear: 3.46 Feet	D. Side Setbacks are: North: 8.98 Feet South: 0 Feet * Front: 0 Feet Rear: 0 Feet
E. The Building height is 42 feet and five inches.	E. Building height: front building: 28 feet and five inches. rear building: 30 feet and zero inches.

* Variation to seek relief for side setbacks.

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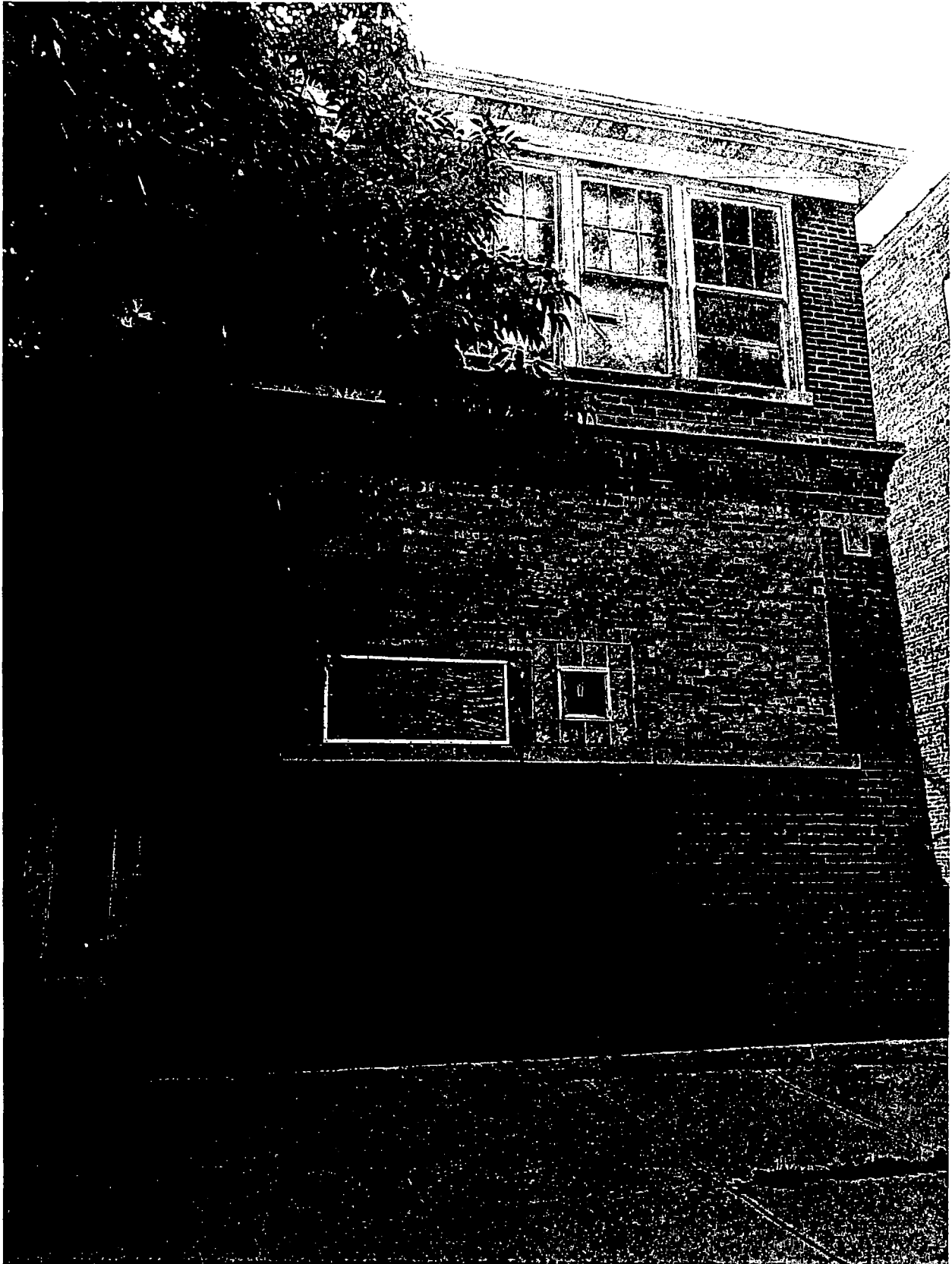
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1406 N Washtenaw St. Building Height is 42 feet 5 inches

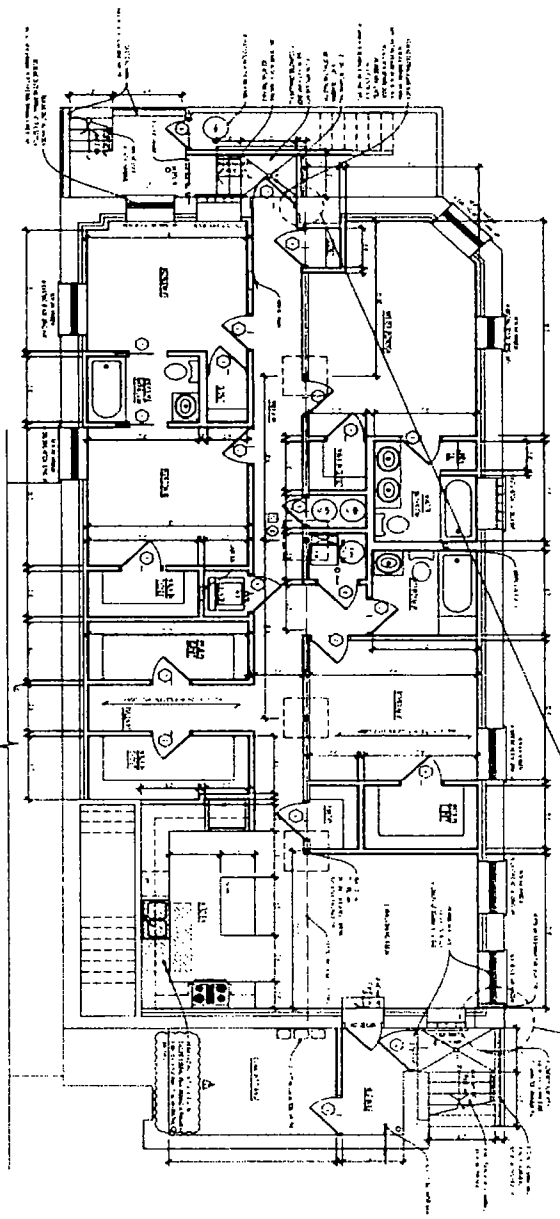
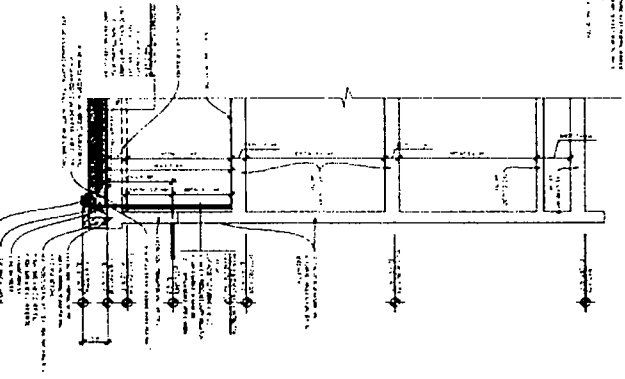
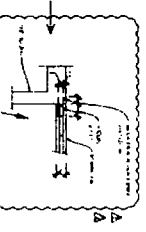
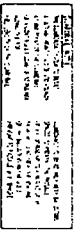
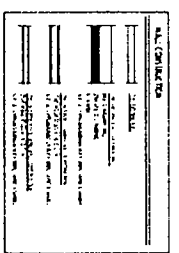
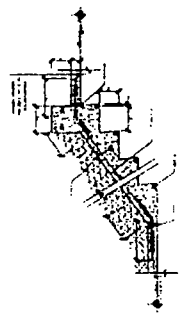
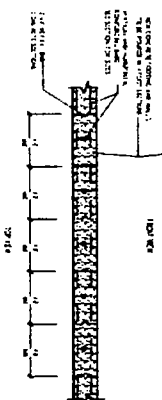
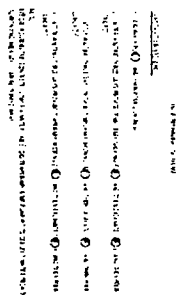


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1412 N Washtenaw St. Front Building Height is 28 feet 5 inches



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PROPOSED BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

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**INTERIOR ALTERATIONS OF THE EXISTING
THREE UNIT BUILDING**
AT: 1412 N. WASHTENAW AVENUE CHICAGO, IL.

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