



City of Chicago



SO2015-3699

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/6/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 1301 W Schubert Ave - App No. 18374T1
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 M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-G in area bound by

West Schubert Avenue, North Lakewood Avenue, a line 129.90 feet south of and parallel to West Schubert Avenue, a line 24.50 feet west of and parallel to North Lakewood Avenue

to those of a RT4, Residential Two-Flat Townhouse District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1301 W Schubert Avenue

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17-13-0303-C(1) Narrative Zoning Analysis – Substitute Narrative and Plans
1301 West Schubert Avenue, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,182.55 square feet

Proposed Land Use: The Applicant is seeking to permit the construction of a new three-story (with basement) single-family residence, with a detached garage, at the subject site. The new proposed building will be masonry in construction and measure 38 feet-0 inches (approx.) in height.

(A) The Project's Floor Area Ratio: 3,814.67 square feet (1.2 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
1 dwelling units (3,182.55 square feet)

(C) The amount of off-street parking: 2 parking spaces

(D) Setbacks:
a. Front Setback: 9 feet-10 inches
b. Rear Setback: 42 feet-3/4 inches
c. Side Setbacks:
East: 0 feet-0 inches
West: 2 feet-6 inches

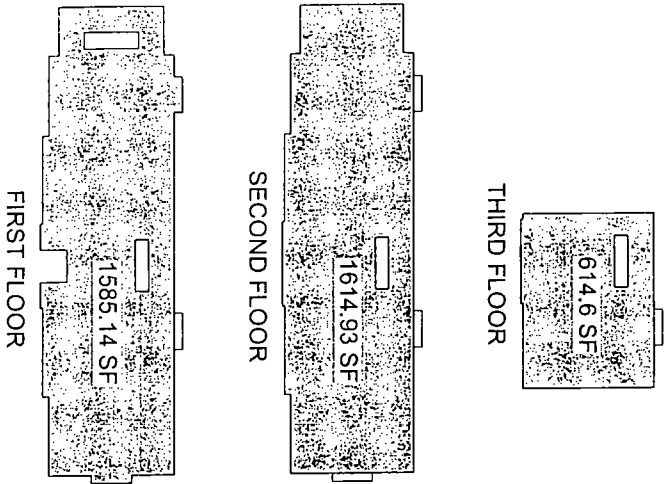
(E) Building Height:
38 feet-0 inches

Garage Height:
14 feet-0 inches

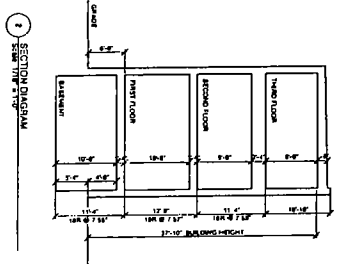
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GENERAL INFORMATION	
COMMO DISTRICT	M14
AREA'S	
Subtotal Lot Area	129'7" x 34'6" = 1181.57 SQ FT
FLOOR AREA RATIO	1.3
MAXIMUM FLOOR AREA	3136' x 13' = 38768 SQ FT
PROPOSED ADDITIONAL FLOOR AREA	128 SQ FT
FIRST FLOOR	1614.93 SQ FT
SECOND FLOOR	1585.14 SQ FT
THIRD FLOOR	614.6 SQ FT
TOTAL PROPOSED FLOOR AREA	3814.67 SQ FT
REMAINING ALLOWABLE AREA	437 SQ FT

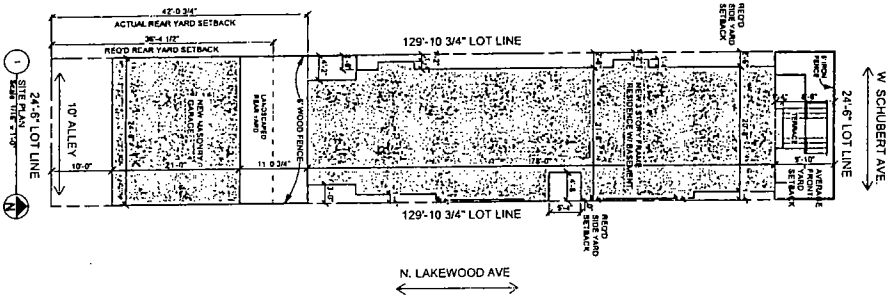
SETBACKS	
FRONT YARD SET BACK	AVENUE = 8'0"
REAR YARD SET BACK	FRONT YARD = 8'0"
WEST SIDE YARD SETBACK	101' 10" (20' LOT SETBACK)
EAST SIDE YARD SETBACK	24' 6" (10' LOT SETBACK)
REAR YARD DEPTH SPACE	REAR YARD = 129' 7" (34' LOT SETBACK)
REAR YARD DEPTH SPACE	REAR YARD = 38'0"



1 F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"



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

RESPONSIBILITY
APPROVAL: I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND THAT I AM THE AUTHOR OF THIS SITE PLAN.

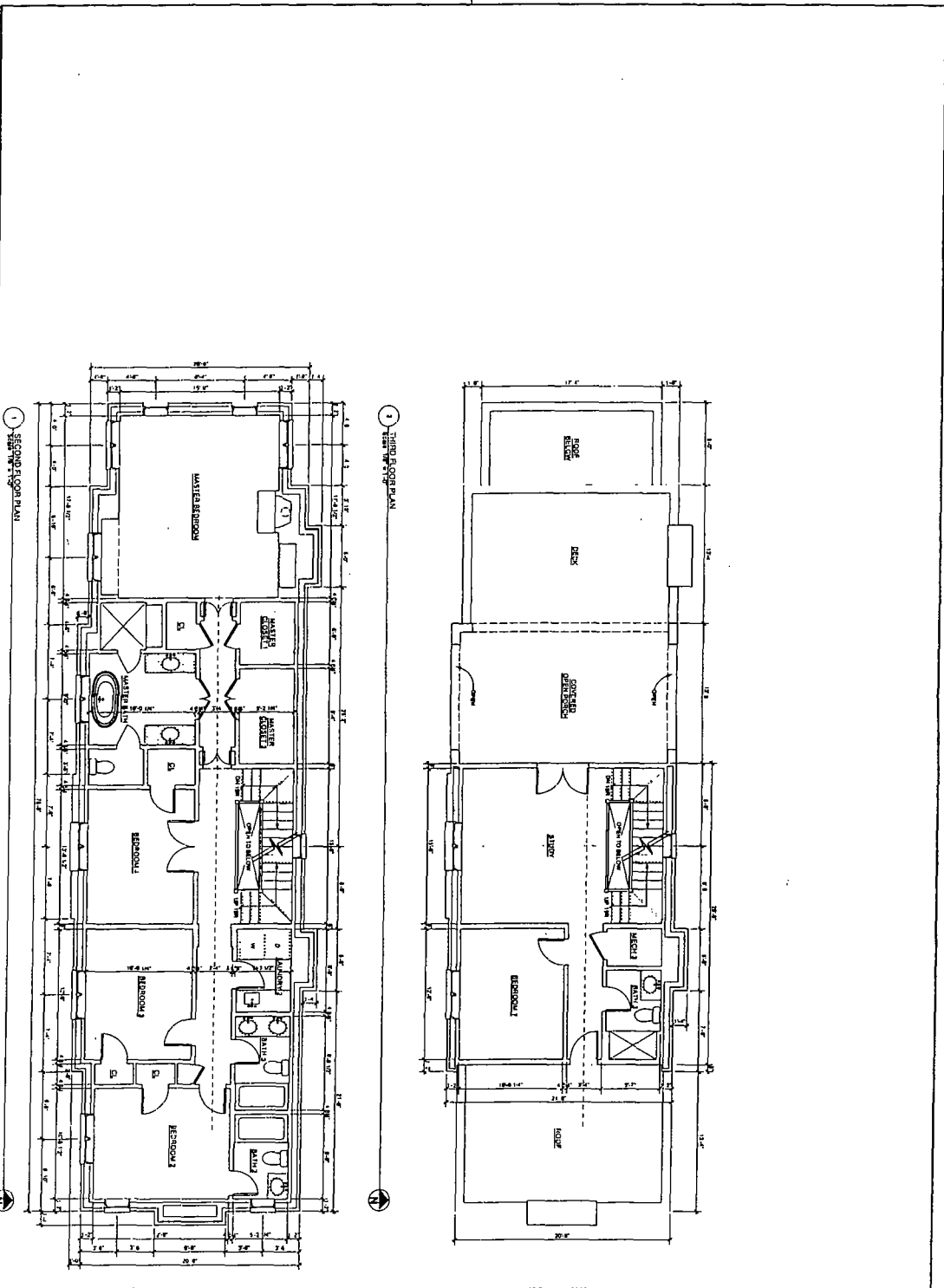
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1301 W. SCHUBERT AVE.
CHICAGO, IL 60614

A1.0

Site Plan

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1 SECOND FLOOR PLAN

2 THIRD FLOOR PLAN

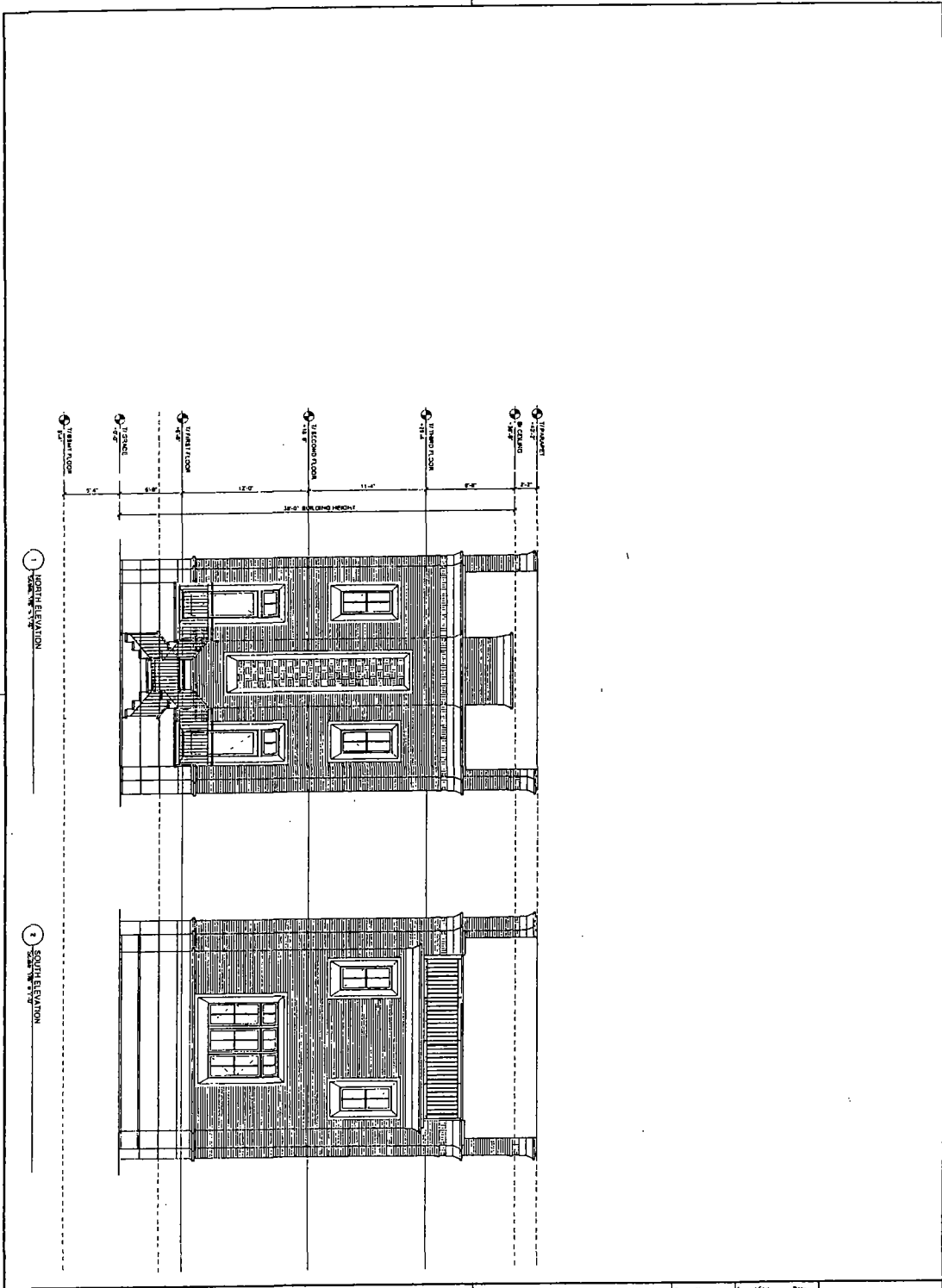
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A2.2

1301 W. SCHUBERT AVE.
CHICAGO, IL 60614

Second Floor Plan

Project No.	Drawn For	Date
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Drawn By: MHI	Checked By: MHI	Project No.
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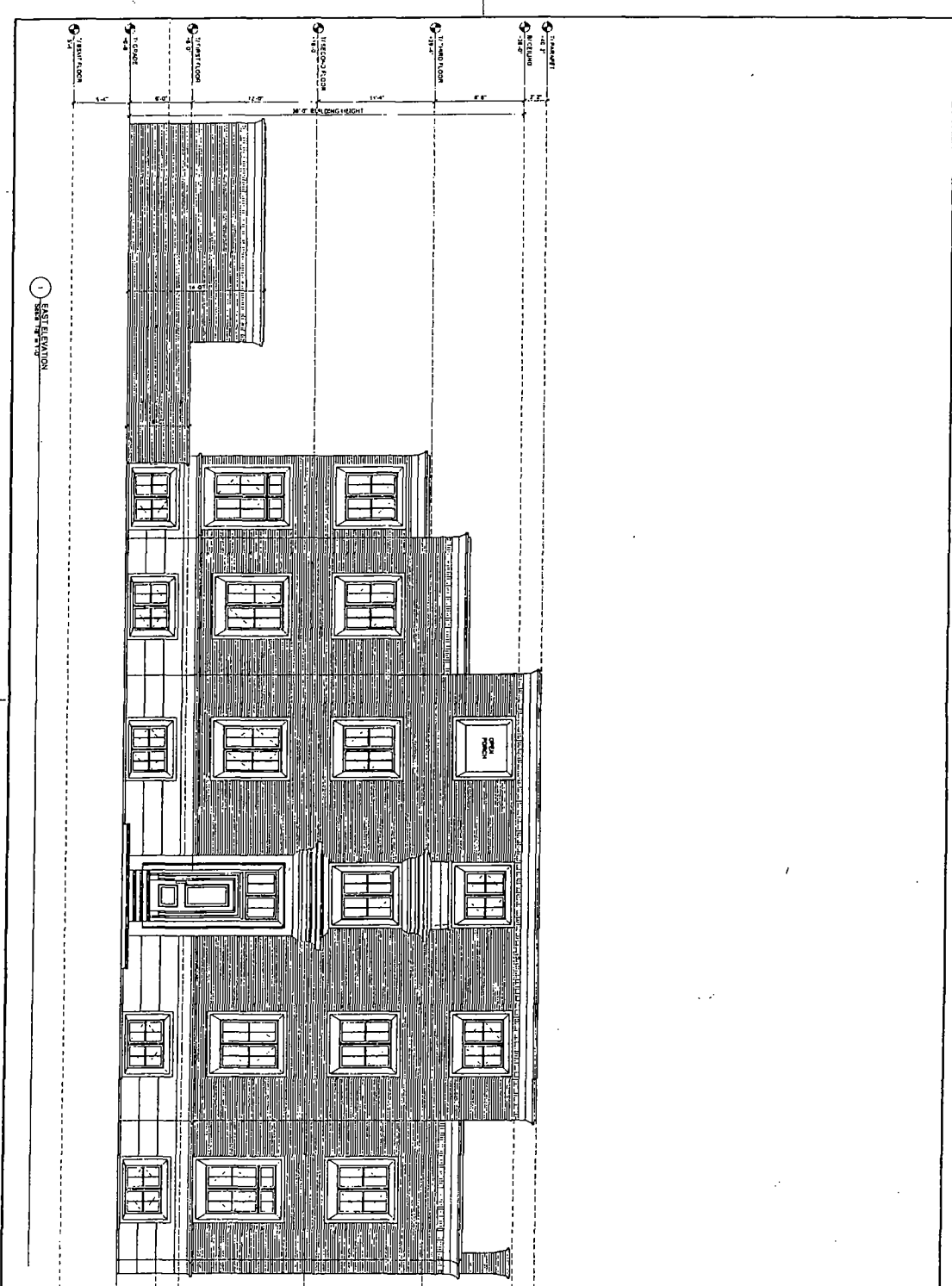


1 NORTH ELEVATION

2 SOUTH ELEVATION

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A4.1	1301 W. SCHUBERT AVE. CHICAGO, IL 60614	Elevations		<table border="1"> <tr> <th>Project No.</th> <th>Revised For</th> <th>Date</th> </tr> <tr> <td>000000</td> <td></td> <td></td> </tr> <tr> <td>Drawn By</td> <td>Checked By</td> <td>Scale</td> </tr> <tr> <td>000000</td> <td>000000</td> <td>AS NOTED</td> </tr> <tr> <td>000000</td> <td>000000</td> <td>000000</td> </tr> <tr> <td>000000</td> <td>000000</td> <td>000000</td> </tr> <tr> <td>000000</td> <td>000000</td> <td>000000</td> </tr> </table>	Project No.	Revised For	Date	000000			Drawn By	Checked By	Scale	000000	000000	AS NOTED	000000	000000	000000	000000	000000	000000	000000	000000	000000
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1 EAST ELEVATION

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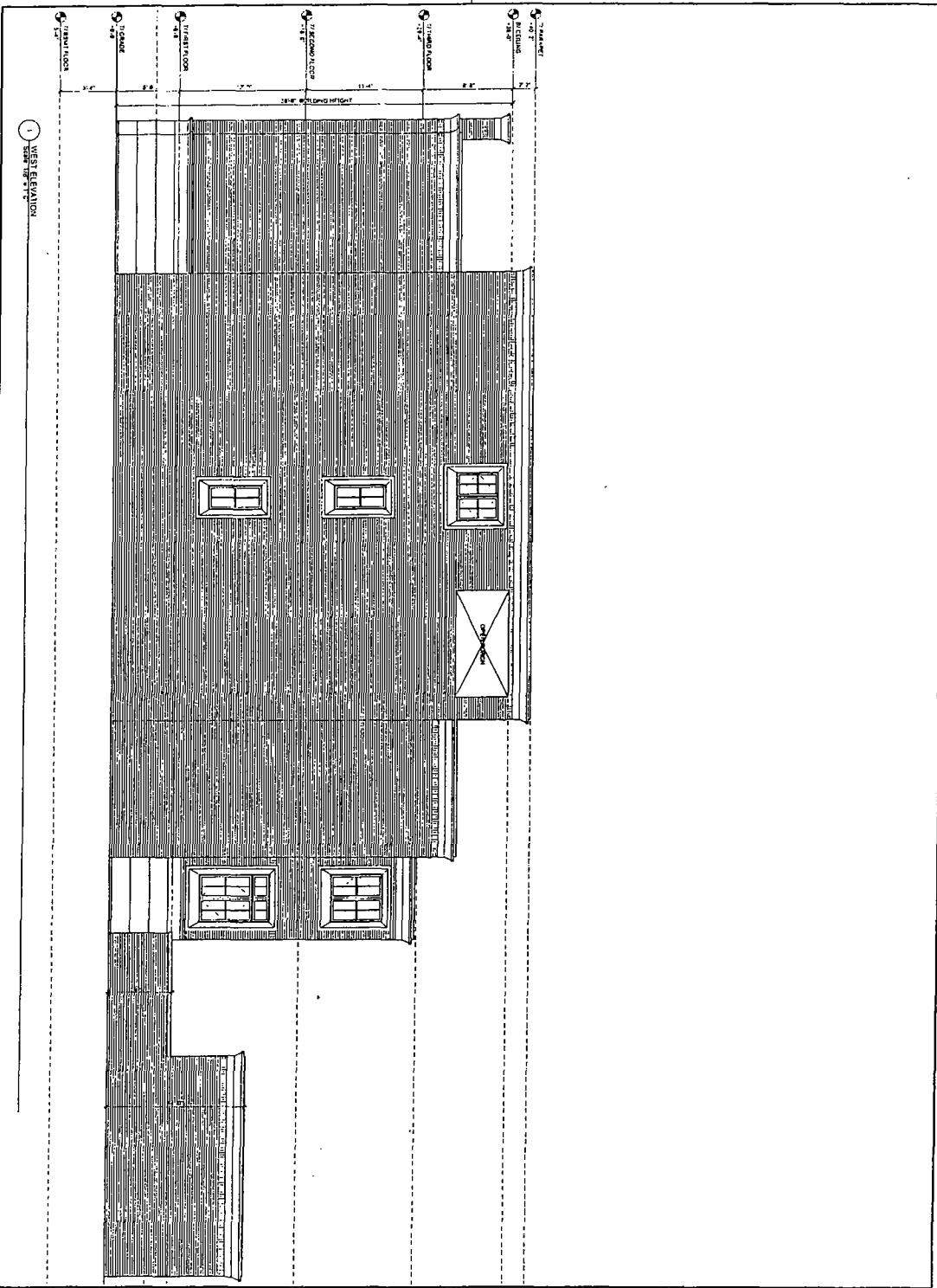
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1301 W. SCHUBERT AVE.
CHICAGO, IL 60614

Elevations

Project No.	Revised For	Date
Drawn By: MR	Quantity	08/09/18
Checked By: MR	Printing	
	Quantity	
	Contributor	
Year	AS NOTED	
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A4.3

1301 W. SCHUBERT AVE.
CHICAGO, IL 60614

Elevations

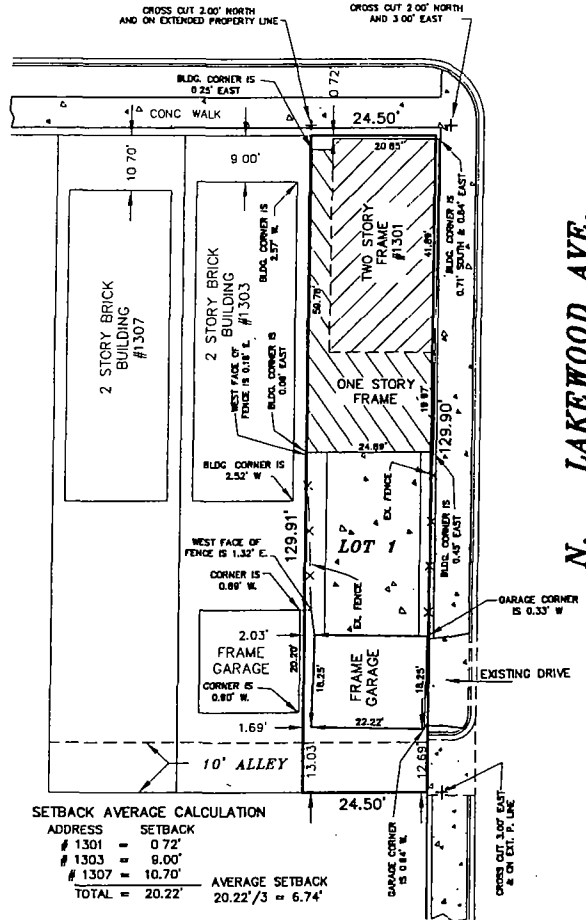
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Checked By: <input type="checkbox"/> MJK	Checker: <input type="checkbox"/> MJK	
	Client: <input type="checkbox"/> MJK	
	Copyright: <input type="checkbox"/> MJK	
Scale: AS NOTED © Copyright 2013		

PLAT OF SURVEY

LOT 1 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 3, IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO KNOWN AS; 1301 W. SCHUBERT AVE, CHICAGO ILLINOIS.

W. SCHUBERT AVE.



NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OF FENCE LINES FOR BUILDING RESTRICTIONS AND/OR EASEMENTS, REFER TO THE DEED, CONTRACT, TITLE POLICY OR LOCAL ZONING REGULATIONS.


BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR THE LEGAL DESCRIPTION LEGAL DESCRIPTION ABOVE HAS BEEN PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS ON THIS DOCUMENT.

DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DIMENSIONS SHOWN ON THIS DOCUMENT SHALL BE REPORTED TO THIS OFFICE IMMEDIATELY. LIABILITY OF LANDTECH CONSULTANTS ASSOCIATED WITH THIS DOCUMENT AND THE WORK IT REPRESENTS IS LIMITED TO THE COST OF PRODUCING IT. LANDTECH CONSULTANTS LTD AN ILLINOIS PROFESSIONAL DESIGN FIRM, SURVEY AND PROFESSIONAL ENGINEERING CORP # 184-001289 HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN MEASURED IN THE FIELD AND THAT THIS DOCUMENT IS A TRUE AND CORRECT REPRESENTATION OF SAID FIELD WORK ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF LANDTECH CONSULTANTS CORPORATE LICENSURE EXPIRES APRIL 30, 2015 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

DATED THIS 6TH DAY OF FEB. 2015 CORP LIC # 184-001289 BY ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, JOHN FORKAN ILLINOIS SURVEYORS LICENSE # 3381. MY LICENSE EXPIRES 11/30/2016.

SCALE 1" = 20'

JOB NUMBER 02-01-1301
 PREPARED FOR MC CONSTRUCTION GROUP
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ENGINEERING · SURVEYING · LAND PLANNING

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