



City of Chicago



SO2019-6863

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 4502-4504 N Beacon St - App No. 20183T1
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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 11-G in the area bounded by

Beginning at a point 55 feet north of West Sunnyside Avenue and the west right-of-way of North Beacon Street; North Beacon Street; West Sunnyside Avenue; the alley next west of North Beacon Street; and a line from a point 52.83 feet north of West Sunnyside Avenue and the east right-of-way of the alley next west of North Beacon Street, running east to the point of beginning,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 4502-04 North Beacon Street

17-13-0303-C (1) Narrative Zoning Analysis

4502-04 North Beacon Street, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 8,110.703 square feet

Proposed Land Use: The Applicant is seeking to permit the construction of a new four-story, nine (9) unit residential building, with attached ten (10) car garage. The building will measure 46 feet-2 inches in height.

(A) The Project's Floor Area Ratio: 15,162.6 square feet (1.869 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
9 dwelling units (901.189 square feet of lot area per dwelling unit)

(C) The amount of off-street parking: 10 parking spaces

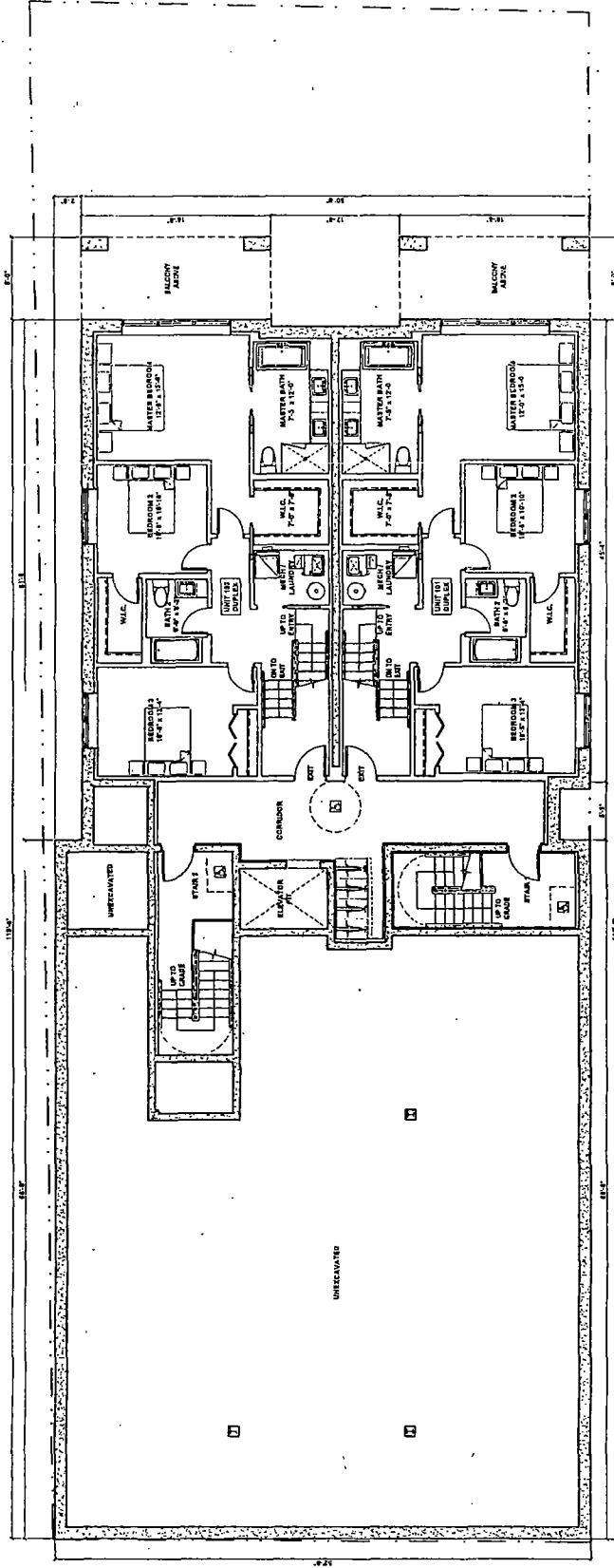
(D) Setbacks:

- a. Front Setback: 30 feet-4 inches
- b. Rear Setback: 10 feet-0 inches*
- c. Side Setbacks:
 - North: 0 feet-2 inches**
 - South: 0 feet-0 inches

(E) Building Height:
46 feet-2 inch

*The Applicant will seek a Variation for rear setback relief.

**The Applicant will seek a Variation for side setback relief.



1 BASEMENT FLOOR PLAN
A1.0



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1	01-12-2010	PRELIMINARY PLAN																
2	03-12-2010	REVISIONS																
3	07-08-2010	REVISIONS																
ARCHITECT: X I O S ARCHITECTS AND CONSULTANTS				BASEMENT FLOOR PLAN														
DATE: 07-08-2010				SCALE: AS SHOWN														

A1.0

Architectural floor plan of the first floor of a building. The plan shows a symmetrical layout with two main units, Unit 101 and Unit 102, each containing a living room, dining room, kitchen, and bathroom. The plan also includes a central staircase, a parking area with six spaces, and a rear garden area with trees and a path. Dimensions are provided for various rooms and spaces.

Rooms and Dimensions:

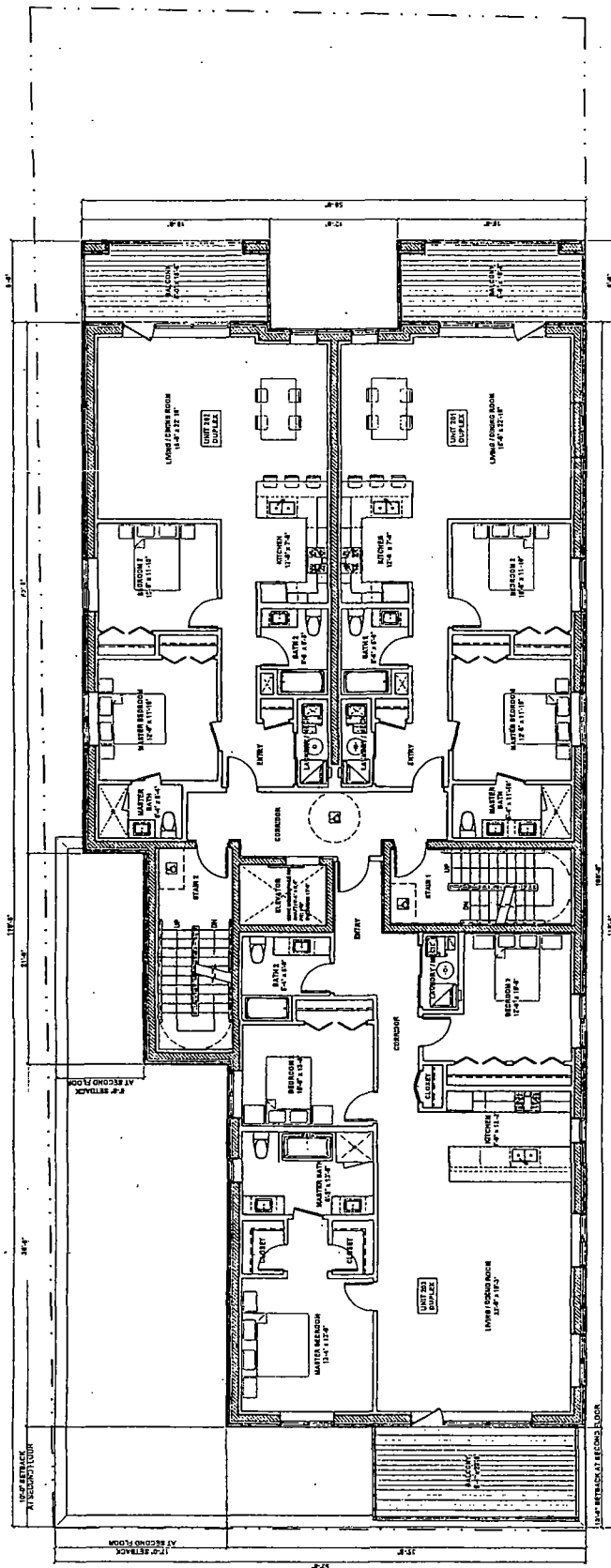
- Unit 101:
 - LIVING ROOM: 23'-0" x 14'-0"
 - DINING ROOM: 11'-0" x 12'-0"
 - KITCHEN: 8'-0" x 10'-0"
 - BATHROOM: 5'-0" x 7'-0"
 - ENTRY: 4'-0" x 6'-0"
- Unit 102:
 - LIVING ROOM: 23'-0" x 14'-0"
 - DINING ROOM: 11'-0" x 12'-0"
 - KITCHEN: 8'-0" x 10'-0"
 - BATHROOM: 5'-0" x 7'-0"
 - ENTRY: 4'-0" x 6'-0"
- Common Areas:
 - STAIRS: 10'-0" x 10'-0"
 - ELECTRICAL ROOM: 6'-0" x 8'-0"
 - REAR GARDEN: 20'-0" x 10'-0"
- Parking Spaces: 6 spaces, each 10'-0" x 6'-0"

Other Features:

- Central staircase and elevator.
- Rear garden with trees and a path.
- Parking area with six spaces.
- Dimensions for various rooms and spaces.

1 FIRST FLOOR PLAN

[illegible]

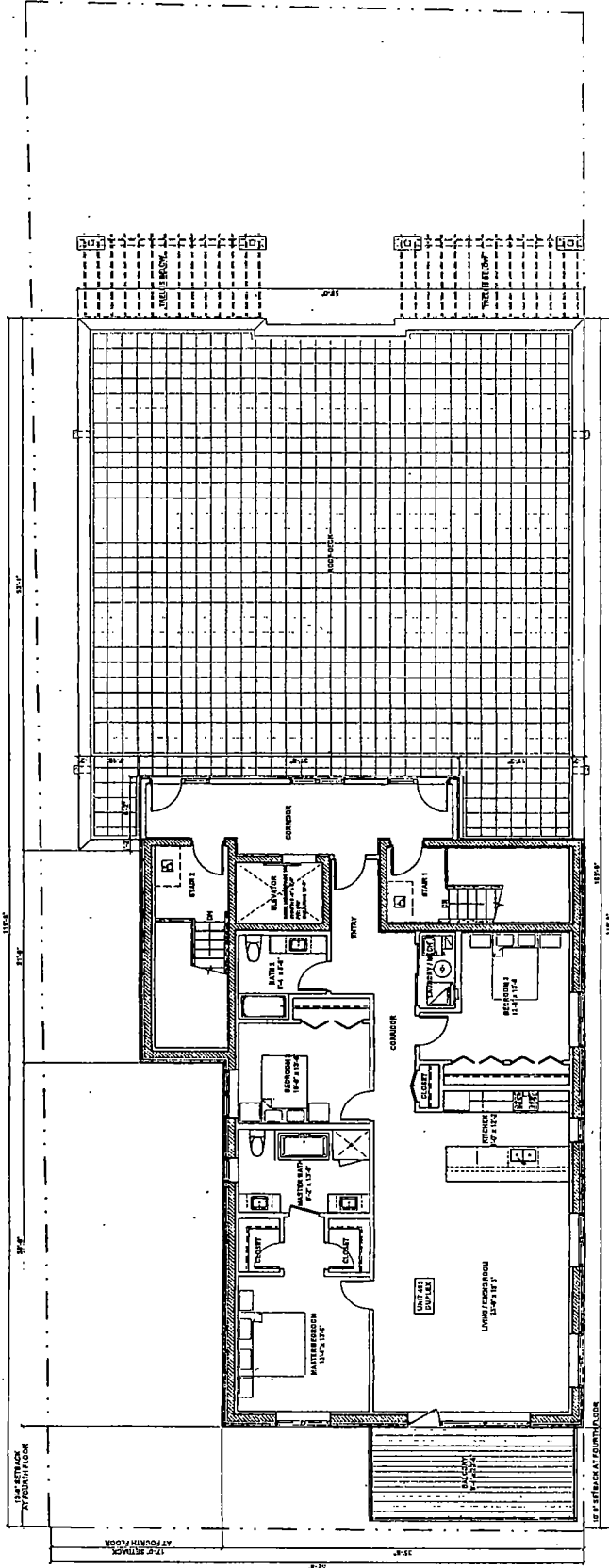


1 SECOND FLOOR PLAN
A1.2

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SECOND FLOOR PLAN		A1.2				

1 THIRD FLOOR PLAN

[illegible]



1 FOURTH FLOOR PLAN
A1.4

PROJECT NO. 1
PROJECT NAME
FOURTH FLOOR PLAN

DATE
11-18-2020

BY
A1.4

OF ILLINOIS
KOSKAS
801-315544
EXPIRES 11-18-2020

X I O S
ARCHITECTS AND CONSULTANTS

4502-04 N. Beacon Street
Chicago
Illinois

NO. DATE DESCRIPTION

1	11-18-2020	FOURTH FLOOR PLAN
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99	11-18-2020	REVISIONS
100	11-18-2020	REVISIONS

OWNER RELEASE
I hereby authorize the use of this drawing for the purpose of construction of the project described herein. I understand that this drawing is not to be used for any other purpose without the written consent of the architect. I agree to hold the architect harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, that may be asserted against the architect by any third party as a result of the use of this drawing for the purpose of construction of the project described herein.

DATE
11-18-2020

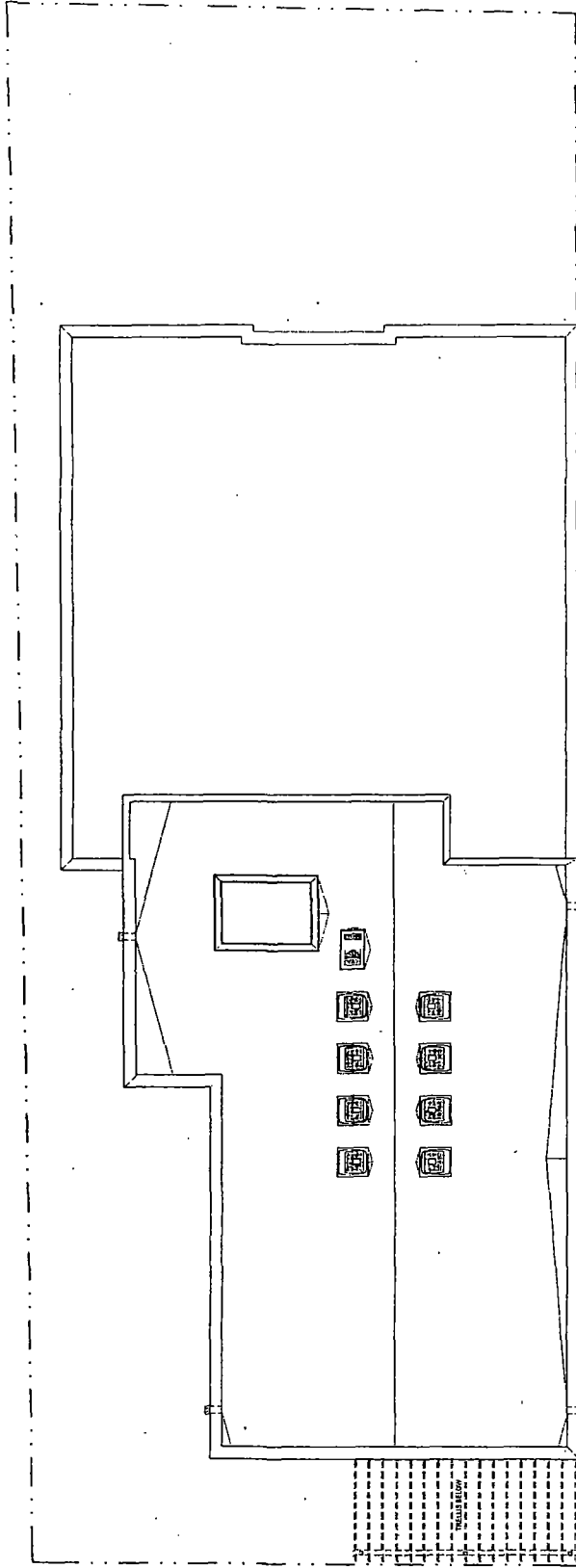
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[Title]

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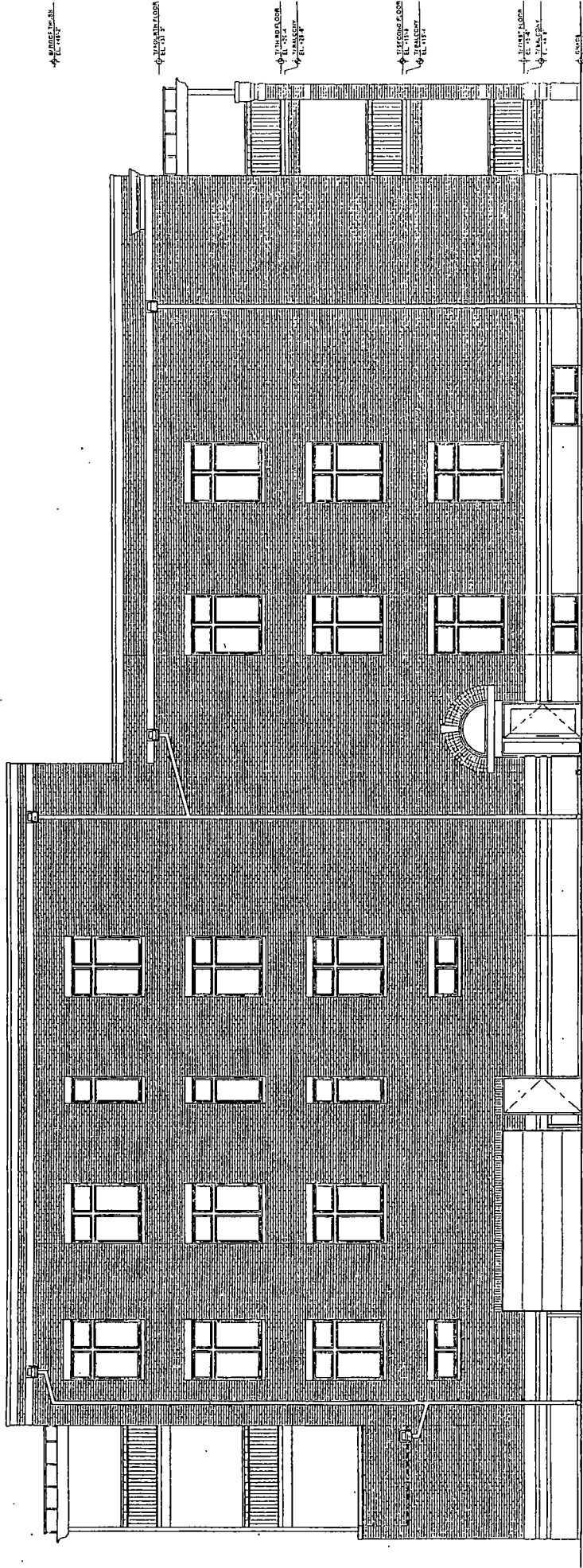
1 ROOF PLAN

[illegible]

This architectural drawing depicts a symmetrical building facade. The central portion is dominated by a large, double-leafed door with a transom window above it. This central entrance is flanked by two large, multi-paned windows, each equipped with external shutters. The facade is characterized by a series of vertical lines, possibly representing pilasters or window frames, which create a rhythmic pattern. The drawing uses black lines on a white background, with cross-hatching employed to indicate shadows and depth, particularly around the door and windows. The overall style is that of a technical architectural sketch.

2 WEST ELEVATION
320

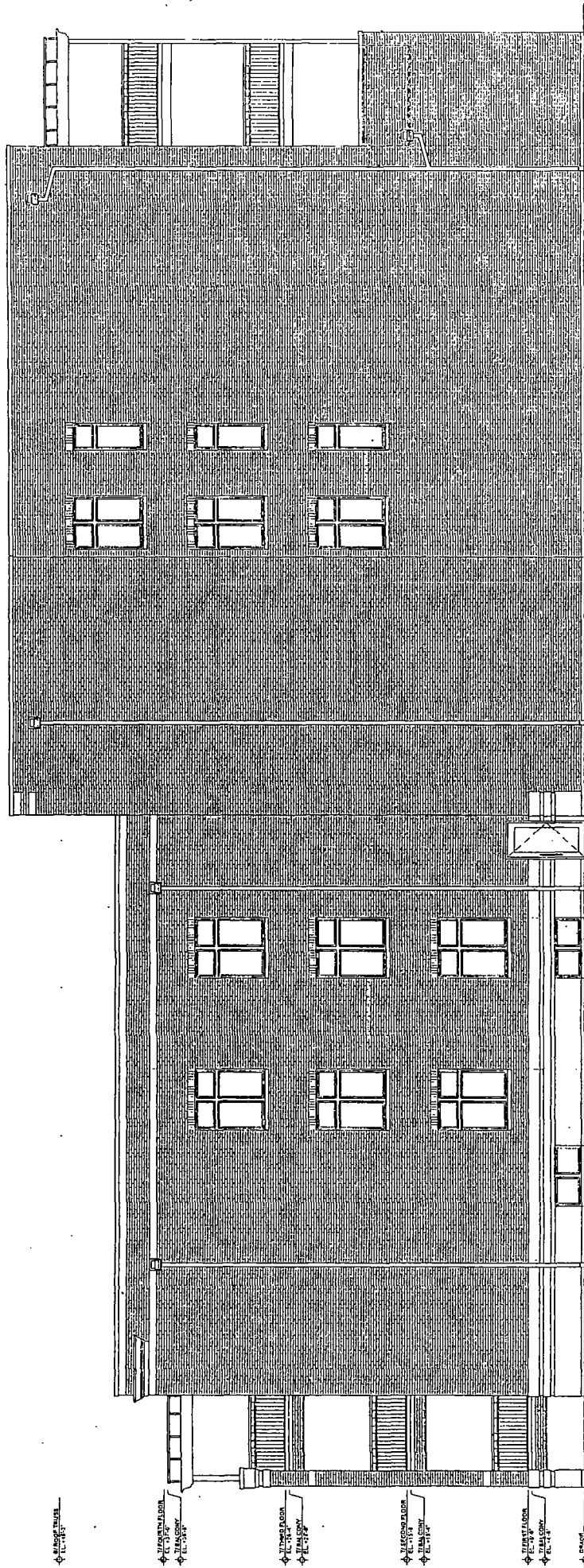
[illegible]



1 SOUTH ELEVATION
A2.1

COMP PROJECT 4502-04 N. Beacon Street Chicago, IL 60640 Architect: X I O S Architects and Consultants Date: 11-13-2023		OWNER RELEASE I, the undersigned, hereby authorize the use of the above information for the purpose of preparing architectural drawings for the project described above. I understand that the information is to be used for the project described above and I agree to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of the information for any other purpose.		NO. DATE DESCRIPTION 1 11-13-2023 PRELIMINARY PLANS 2 11-13-2023 REVISIONS 3 11-13-2023 REVISIONS	
PROJECT 4502-04 N. Beacon Street Chicago, IL 60640		PROJECT NO. BGM 795 SIV		PROJECT NAME SOUTH ELEVATION	
ARCHITECT X I O S ARCHITECTS AND CONSULTANTS		SEAL ILLINOIS STATE OF ILLINOIS OFFICE OF THE ARCHITECT BILLY G. JOHNSON ARCHITECT NO. 000-010043 EXPIRES 11-13-2023		SHEET A2.1	

Final for Publication



1 NORTH ELEVATION

[illegible]