



City of Chicago



O2019-8485

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/13/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 10-F at 4241 S Halsted St
and 748-758 W 43rd St - App No. 20252T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

**NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING
AT
4241 S. Halsted, Chicago, IL
11th Ward**

The Applicant intends to change the zoning from the existing RS-1 to B2-3 to construct a 2 story masonry single family residence with two car frame detached garage.

ZONING: B2-3

LOT AREA: 2,970 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 2,970 square feet

FLOOR AREA RATIO: .92

BUILDING AREA: 2600 square feet

OFF-STREET PARKING: 2 car garage

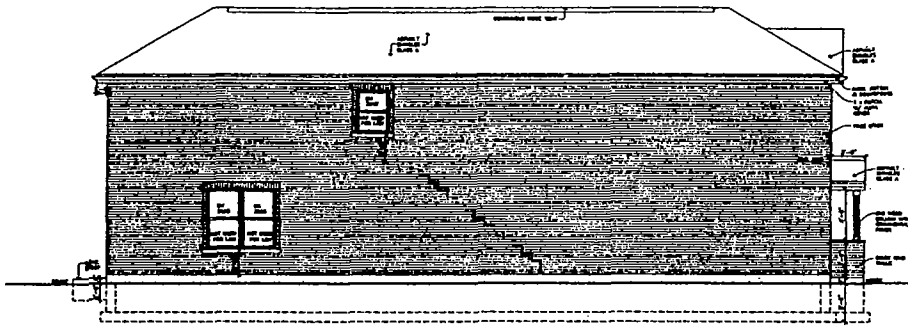
FRONT SETBACK: 10 feet 0 inches

REAR SETBACK: 43.89 feet

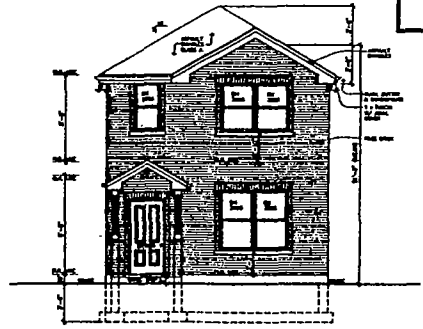
SIDE SETBACK: 9 inches north and 2 feet 11 inches south, 3 feet 8 inches combined

BUILDING HEIGHT 21 feet 9 inches

Architectural drawings attached



LEFT SIDE ELEVATION

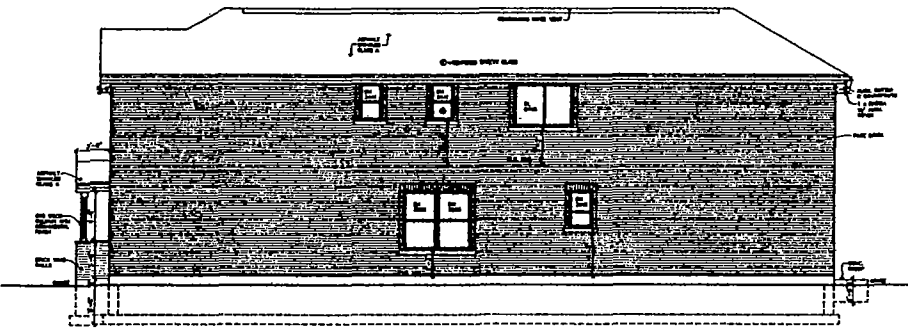


FRONT ELEVATION

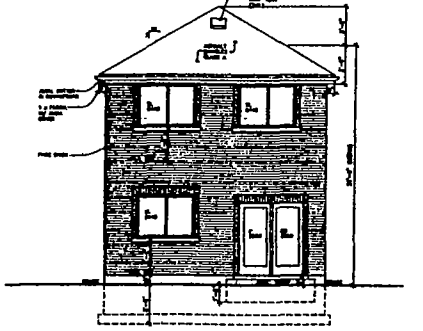
NOTES:
 1. All windows shall be double glazed and insulated glass units (IGU) with a minimum U-value of 0.30. IGU shall be installed in accordance with the manufacturer's instructions.
 2. All doors shall be double glazed and insulated glass units (IGU) with a minimum U-value of 0.30. IGU shall be installed in accordance with the manufacturer's instructions.
 3. All windows and doors shall be installed in accordance with the manufacturer's instructions.
 4. All windows and doors shall be installed in accordance with the manufacturer's instructions.

EXTERIOR SAFETY GLASS CODE:
 1. All exterior windows and doors shall be installed in accordance with the manufacturer's instructions.
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RIGHT SIDE ELEVATION



REAR ELEVATION



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NEW 2 STORY MASONRY (SB CONSTRUCTION)
 SINGLE FAMILY RESIDENCE & GARAGE
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