



City of Chicago



SO2020-4540

Office of the City Clerk

Document Tracking Sheet

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|---------------------------------|---|
| Meeting Date: | 9/9/2020 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 11-M at 4416-4420 N Austin Ave - App No. 20496T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

FINAL FOR PUBLICATION

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 RS2 Residential Single-Unit (Detached House) District symbols as shown on Map No. 11-M in the area bounded by:

A line 215.56 feet north of and parallel to West Montrose Avenue; North Austin Avenue; the public alley next north of and parallel to West Montrose Avenue; and the public alley next west of and parallel to North Austin Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 4416-20 North Austin Avenue, Chicago, IL.

**SUBSTITUTE NARRATIVE AND PLANS
FOR TYPE 1 ZONING AMENDMENT FOR
4416-20 NORTH AUSTIN AVENUE, CHICAGO, IL**

The subject property is currently vacant. The Applicant intends to build a new 3-story residential building with 9 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area per dwelling unit, the maximum floor area ratio and the maximum height requirements of the Zoning Ordinance.

| | |
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| Project Description: | Zoning Change from an RS2 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District |
| Use: | Residential Building with 9 dwelling units |
| Floor Area Ratio: | $13,851.69 / 9,346.84 = 1.48$ |
| Lot Area: | 9,346.84 square feet |
| Building Floor Area: | 13,851.69 Square Feet |
| Density: | $13,851.69 / 9 = 1,039$ Square Feet per Dwelling Unit |
| Off- Street parking: | Parking spaces: 9 |
| Set Backs: | Front: 7 Feet North Side: 7.46 Feet South Side: 0 Feet Rear: 47 Feet 4 Inches |
| Building height: | 37 Feet 8 3/8 Inches |

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4420 N. Austin Ave.

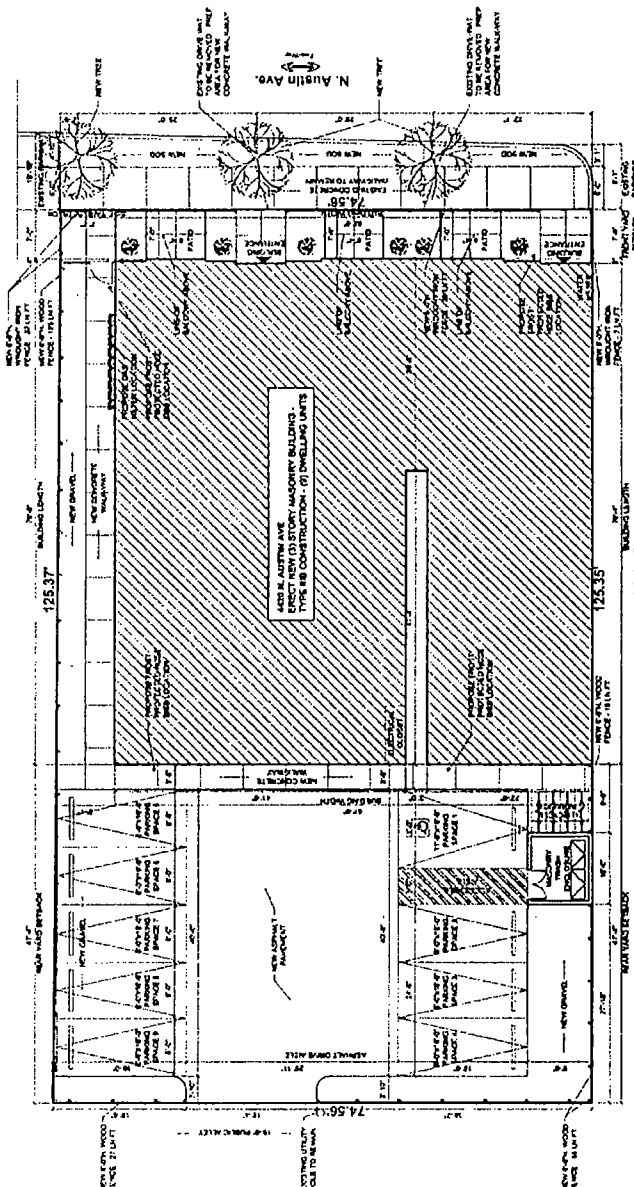
Chicago

Illinois

PROJECT ZONING DATA SHEET

| | |
|---------------------|---|
| Address | 4420 N. Austin Ave. |
| Site Plan | 9-13-64 (S.L.T.) |
| Lot Area | 54,000 S.F. |
| Front Setback | 25.0' min. (25.0' min. from front street line) |
| Side Setback | 5.0' min. (5.0' min. from side street line) |
| Yard Area | 54,000 S.F. (100% open) |
| Proposed Use | Single-Family Dwelling |
| Proposed Structure | 1-1/2 Stories |
| Proposed Height | 20.0' max. (20.0' max. from ground level) |
| Proposed Footprint | 9,000 S.F. (15.0' x 60.0') |
| Proposed Area | 9,000 S.F. (15.0' x 60.0') |
| Proposed Volume | 180,000 S.F. (15.0' x 60.0' x 20.0') |
| Proposed Parking | 10.0' min. (10.0' min. from structure) |
| Proposed Driveway | 10.0' min. (10.0' min. from structure) |
| Proposed Fences | 4.0' min. (4.0' min. from street) |
| Proposed Trees | 1.0' min. (1.0' min. from street) |
| Proposed Utilities | 4.0' min. (4.0' min. from street) |
| Proposed Signage | 10.0' min. (10.0' min. from street) |
| Proposed Lighting | 4.0' min. (4.0' min. from street) |
| Proposed Stormwater | 4.0' min. (4.0' min. from street) |
| Proposed Security | 4.0' min. (4.0' min. from street) |
| Proposed Other | 4.0' min. (4.0' min. from street) |
| Proposed Notes | 1. Lot 2 zoning area area 1. Lot 2. Lot 2 zoning area area 1. Lot 2. Lot 2 zoning area area 1. Lot 2. |

ZONING MAP



Site Plan
Scale: 1/8" = 1'-0"



X I O S ARCHITECTS AND CONSULTANTS LTD

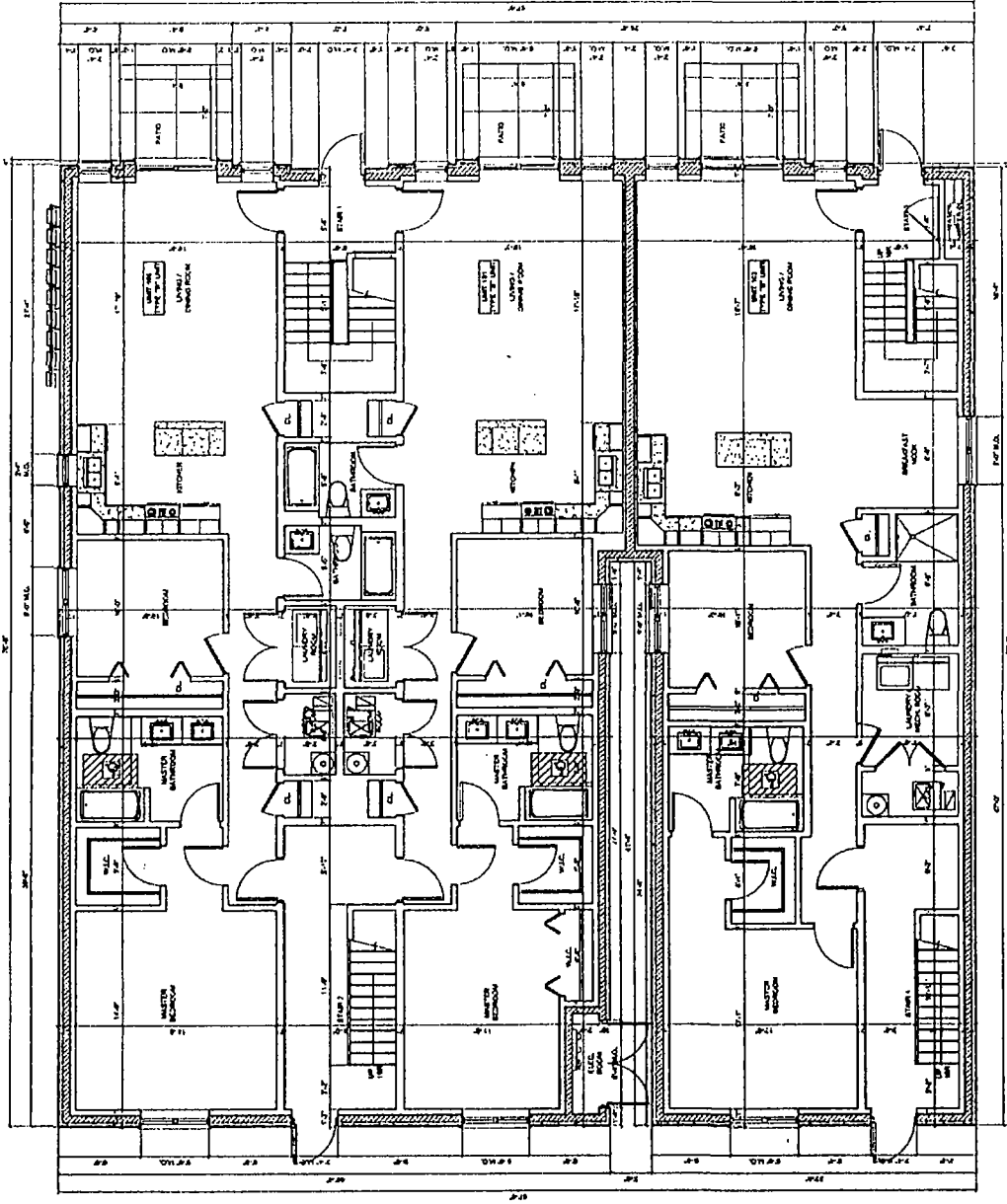
130 N. LAUREL
CHICAGO, ILLINOIS 60642
TEL: 312.333.1133
FAX: 312.333.1134

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4420 N. Austin Ave.

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First Floor Plan
Scale: 1/8" = 1'-0"



X I O S ARCHITECTS AND CONSULTANTS LTD.

1115 N. WABLER
CHICAGO, ILLINOIS 60610
TEL. 312.786.0333
FAX 312.786.0335

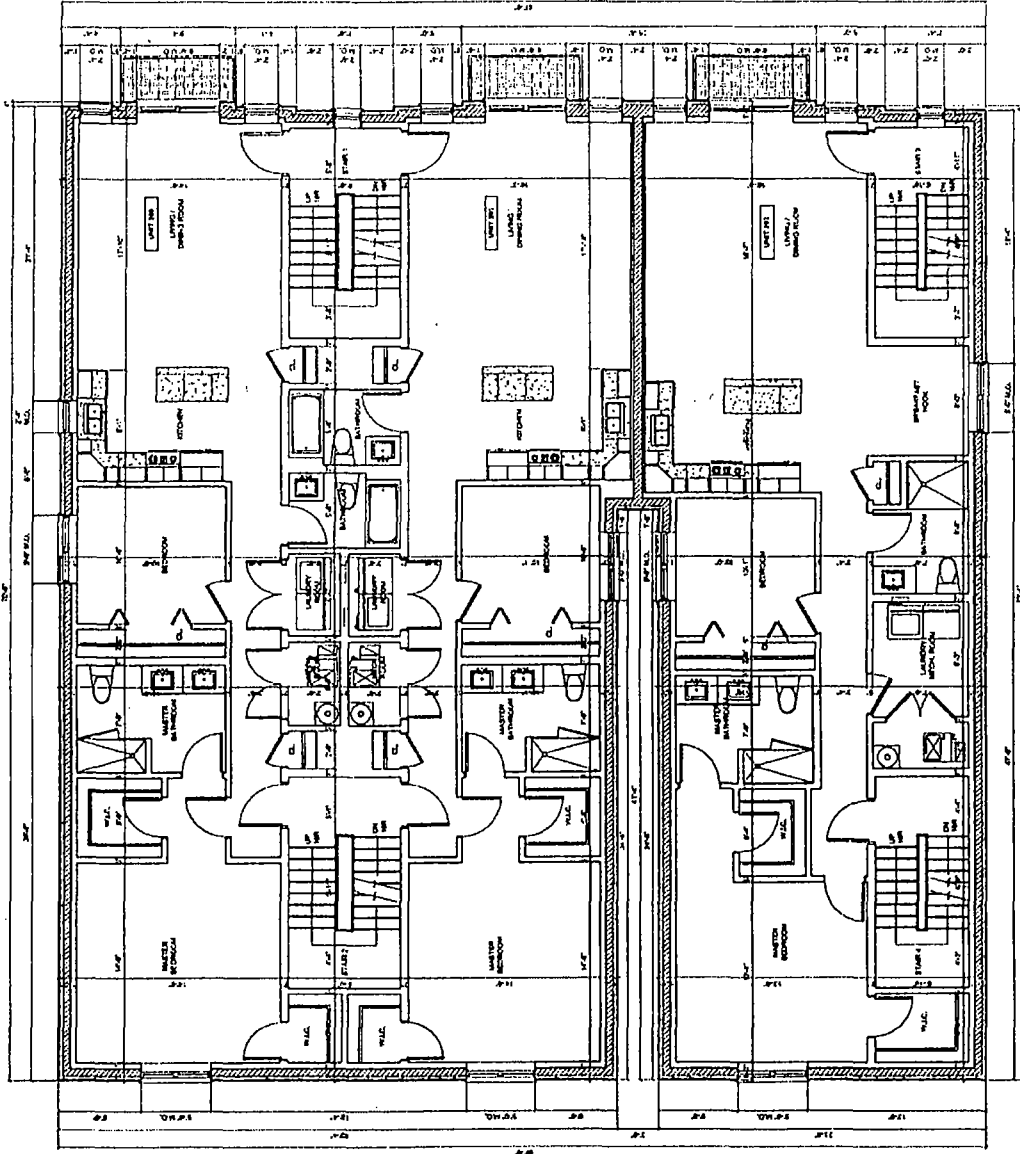
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Second Floor Plan
Scale: 1/4" = 1'-0"



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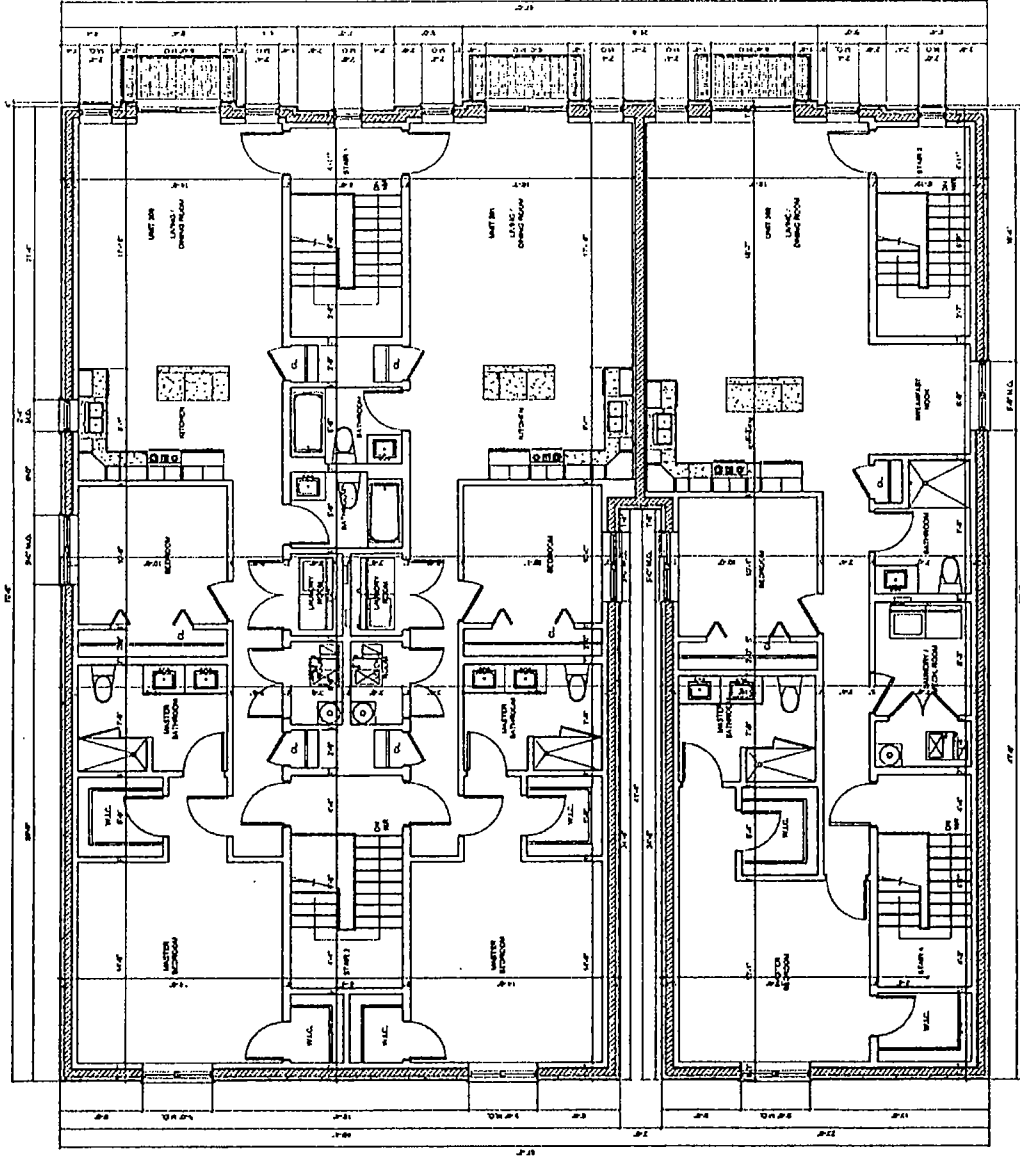
100 S. DEWITT
SUITE 400
CHICAGO, ILLINOIS 60605
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FAX 312.546.1113

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Third Floor Plan
Scale 1/4" = 1'-0"



A I O S ARCHITECTS AND CONSULTANTS LTD.

151 N. WELLS
CHICAGO, ILL.
TELEPHONE 312-333-1233
FAX 312-333-1233

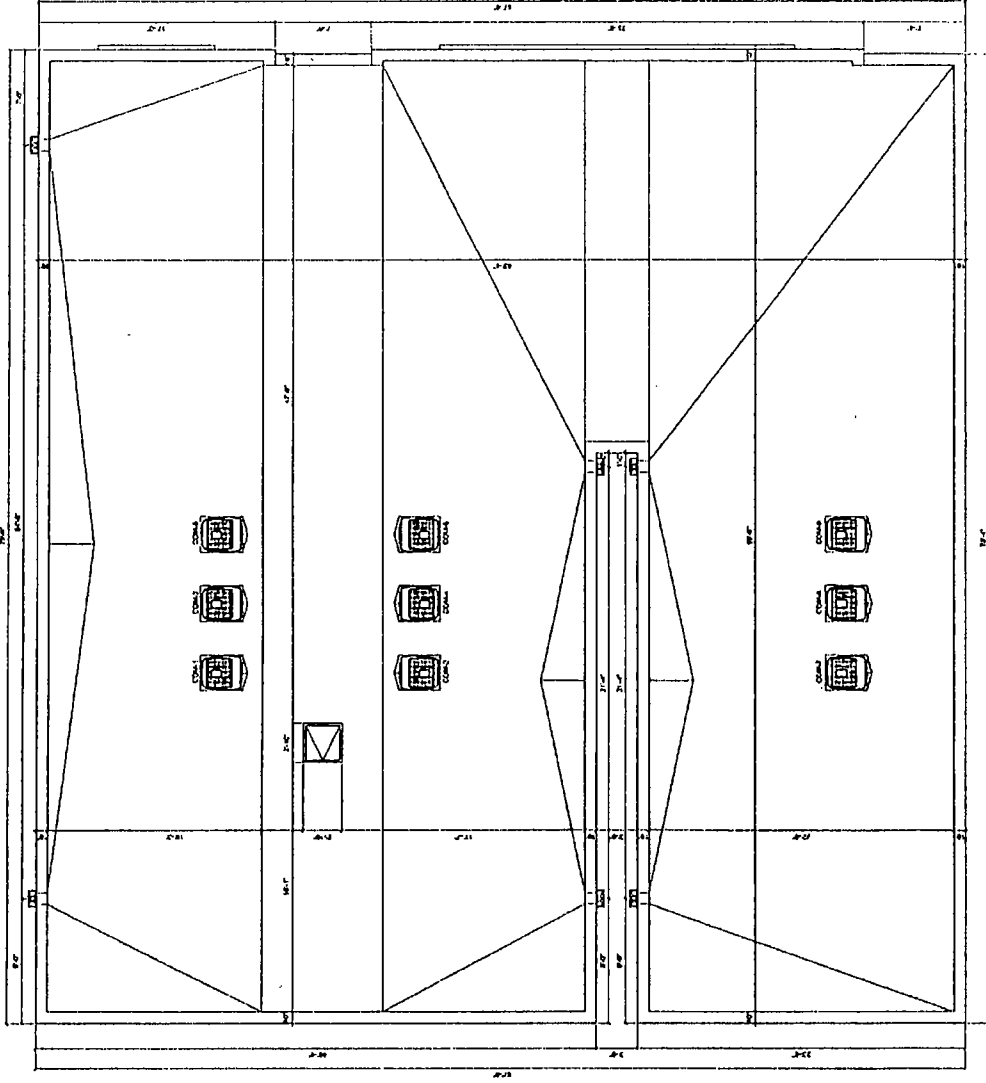
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Roof Plan
Scale: 1/8" = 1'-0"



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100 N. MICHIGAN
SUITE 200
CHICAGO, ILLINOIS 60602

TEL. 512-55-1325
FAX 512-55-1325

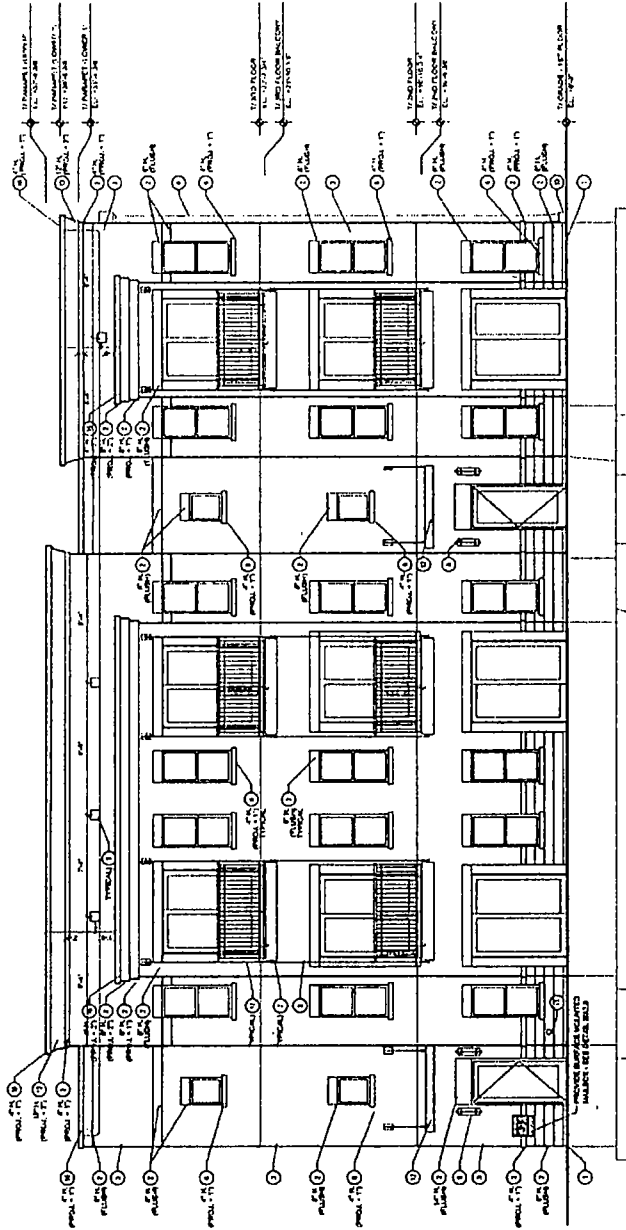
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4420 N. Austin Ave.

Chicago

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| MATERIALS LEGEND | |
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West Elevation
Scale: 1/4" = 1'-0"



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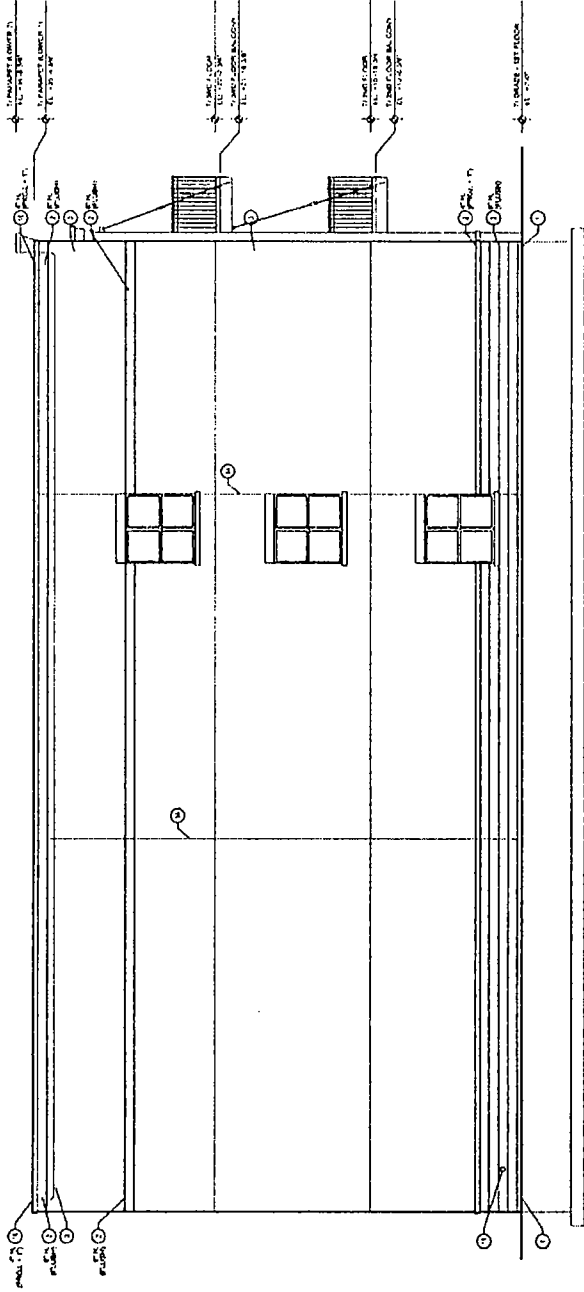
180 N. WELLS
CHICAGO, ILLINOIS 60604
TEL. 312.786.1122
FAX 312.786.1125

4420 N. Austin Ave.

Chicago

Illinois

| MATERIALS LEGEND | |
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South Elevation
Scale: 1/8" = 1'-0"



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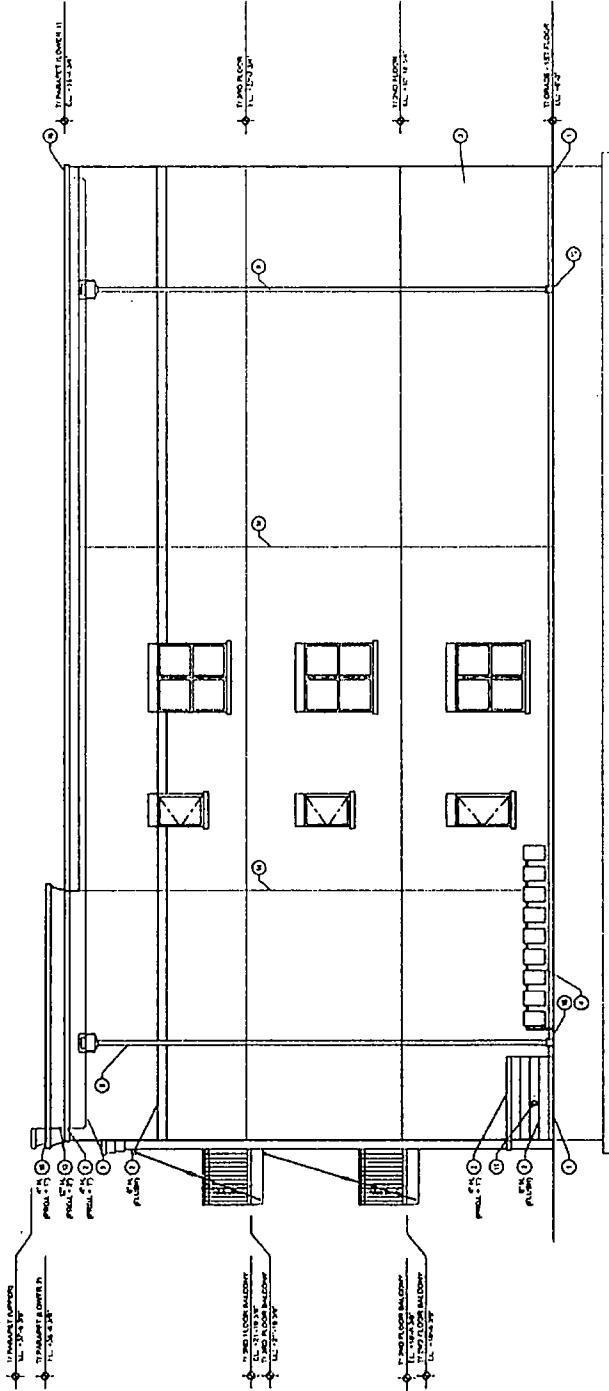
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| MATERIALS LEGEND | |
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North Elevation
Scale: 1/4" = 1'-0"



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1000 WELLS
SUITE 400
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PH. 312.260.1222
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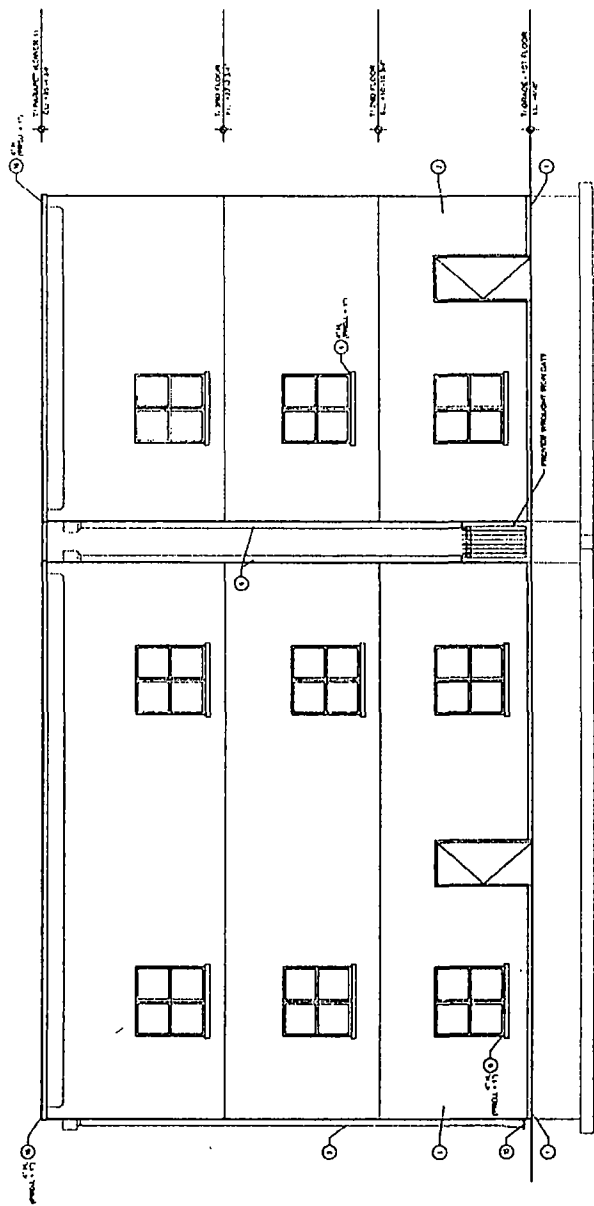
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| MATERIALS LEGEND | |
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| 1 | CONCRETE FOUNDATION |
| 2 | CONCRETE WALLS |
| 3 | EXTERIOR WALL FINISH - BRICK |
| 4 | INTERIOR WALL FINISH - GYP. BOARD |
| 5 | CEILING FINISH - GYP. BOARD |
| 6 | FLOOR FINISH - POLISHED CONCRETE |
| 7 | ROOF FINISH - ASPHALT/FLY ASH |
| 8 | ROOF STRUCTURE - GYP. BOARD |
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West Elevation
Scale 1/8" = 1'-0"



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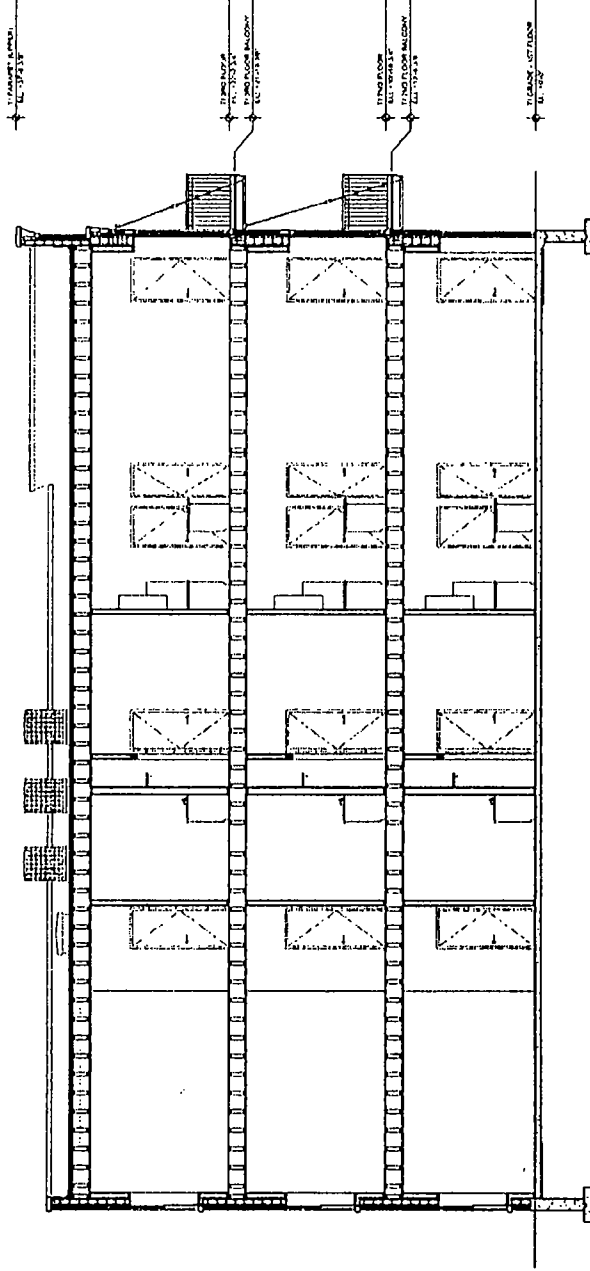
1110 N. WELLS
CHICAGO, ILLINOIS 60610

FINAL FOR PUBLICATION

4420 N. Austin Ave.

Chicago

Illinois



Building Section
Scale: 1/8" = 1'-0"



X I O S ARCHITECTS AND CONSULTANTS L.T.D.

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