



# City of Chicago



SO2021-4120

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-I at 4132-4134 N Francisco Ave - App No. 20838T1
<b>Committee(s) Assignment:</b>	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 the RS-3 Residential Single Unit (Detached House) District symbols and indications as shown on Map No. 11-I in the area bounded by

The public alley next west of and parallel to North Francisco Avenue; a line 247 feet south of and parallel to West Berteau Avenue; North Francisco Avenue; a line 297 feet south of and parallel to West Berteau Avenue

to those of a RT-4 Two Flat, Townhouse, and 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: 4132-4134 N Francisco Avenue

**SUBSTITUTE PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

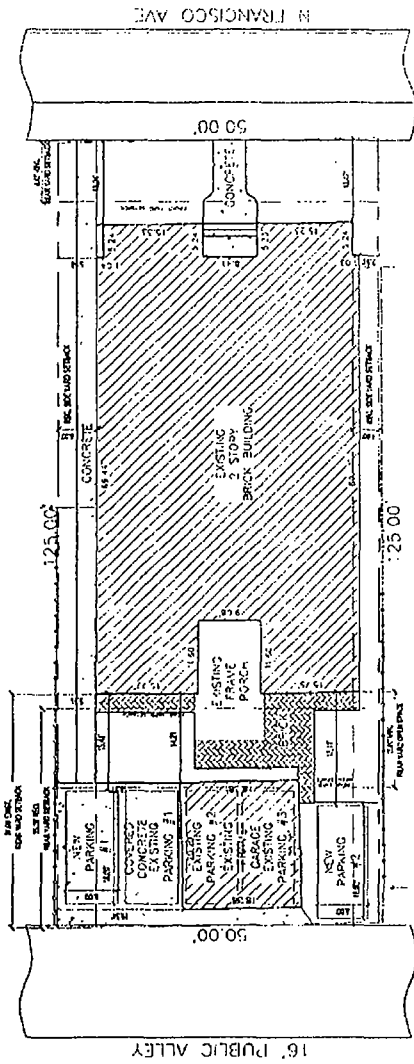
**4132-4134 N Francisco**

RS-3 Residential Single Unit (Detached House) District to a RT-4 Two Flat, Townhouse, and Multi-Unit District.

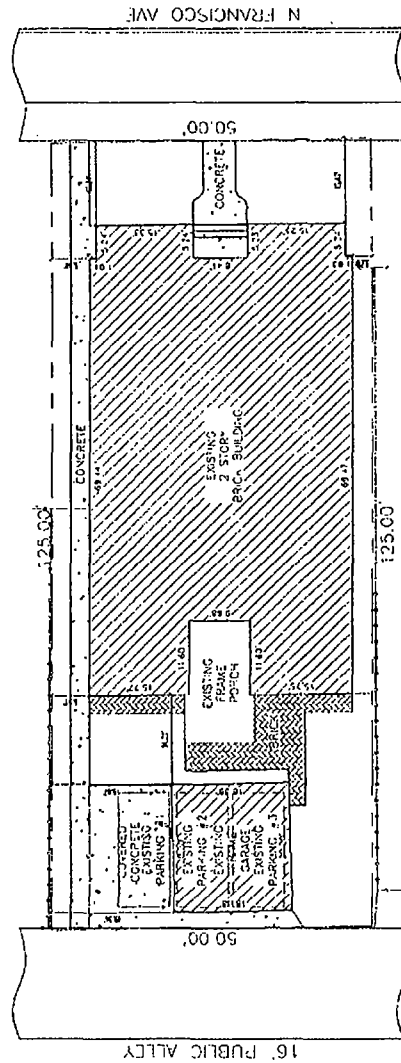
The purpose of the rezoning is to be able to obtain a building permit to establish in the City's records two long-existing nonconforming garden-level dwelling units. The existing building currently contains six dwelling units of which the City only records of building permits establishing four dwelling units. After rezoning the property will contain 6 dwelling units with 5 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same.

	PROPOSED
Lot Area	6,250 SF
Density – MLA	1041.67
Off Street Parking	5
Rear Setback	37 feet (existing)
Side (North) Setback	5.91 feet (existing)
Side (South) Setback	2.91 feet (existing)
Front Setback	13.24 feet (existing)
FAR	0.93 (existing)
Building Height	25.10' (existing)

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2 PROPOSED SITE PLAN  
SCALE: 1/16"=1'-0"



1 EXISTING SITE PLAN  
SCALE: 1/16"=1'-0"

**606**  
DESIGN • CONSTRUCTION

T. 312-464-0011  
F. 312-244-0033  
www.606.com

4 N. Warren Avenue  
Chicago, IL 60618

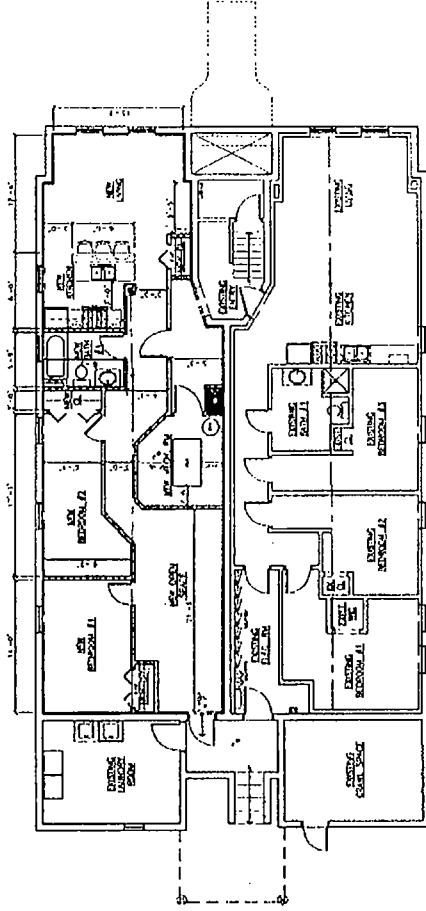
4132 N FRANCISCO AVE  
CHICAGO, IL

CLIENT INFORMATION

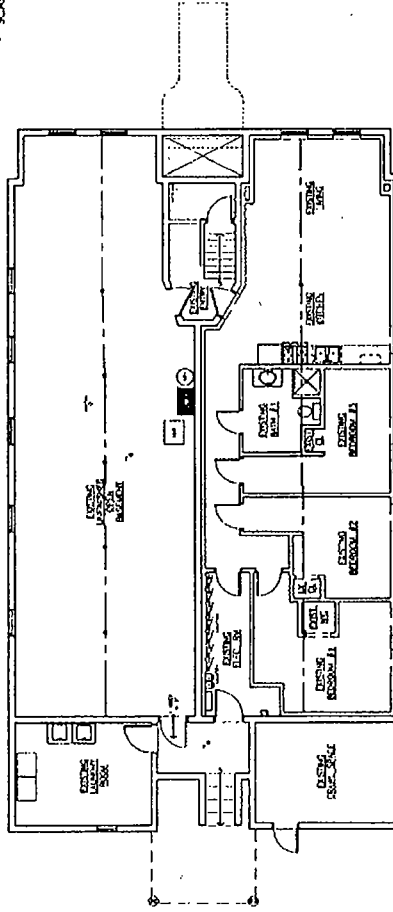
NO	BY	DATE	REVISION
01	14	02/17/2011	ISSUE 01
02	14	02/17/2011	ISSUE 02
03	14	02/17/2011	ISSUE 03
04	14	02/17/2011	ISSUE 04

DATE: 10-04-2021  
JOB NO: 2021-166  
SPACE NUMBER: 606

# Final for Publication



**4** PROPOSED BASEMENT  
SCALE: 3/32"=1'-0"



**3** EXISTING BASEMENT  
SCALE: 3/32"=1'-0"

DATE	10-24-2011
OS NO	201-146
SPACE NUMBER(S)	606

NO.	DATE	DESCRIPTION
1	04/23/2011	ISSUE P. 004
2	05/12/2011	ISSUE P. 005
3	07/16/2011	ISSUE P. 006
4	10/24/2011	ISSUE P. 007

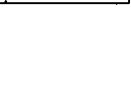
NO.	DATE	DESCRIPTION
1	04/23/2011	ISSUE P. 004
2	05/12/2011	ISSUE P. 005
3	07/16/2011	ISSUE P. 006
4	10/24/2011	ISSUE P. 007

4132 N FRANCISCO AVE  
CHICAGO, IL

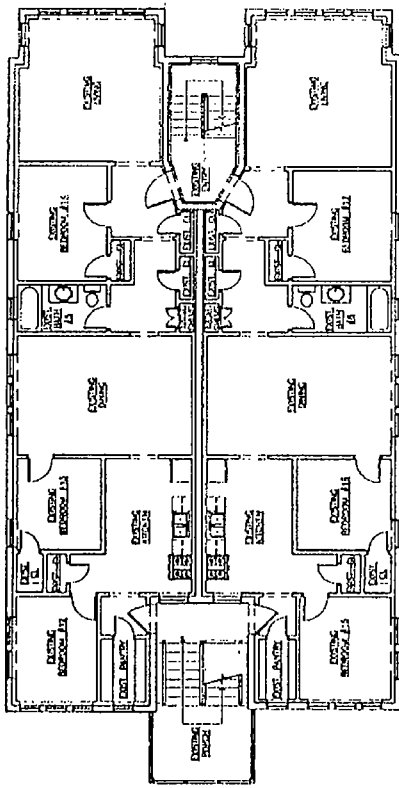
CLIENT INFORMATION

T: 312-241-0061  
F: 312-241-1002  
www.606.com

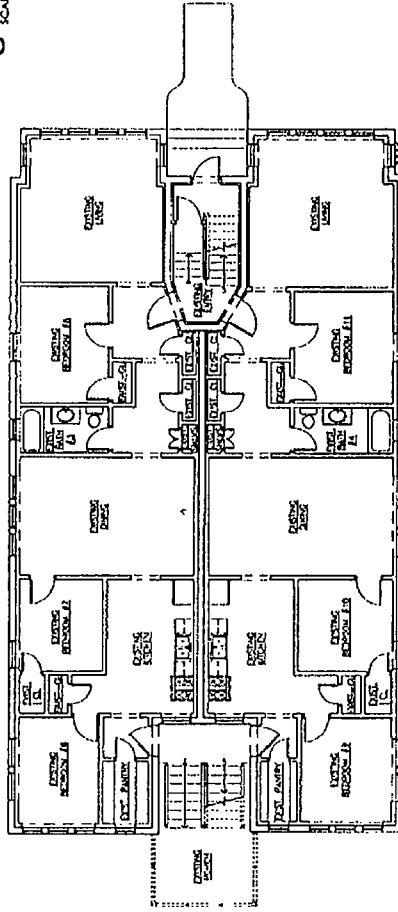
6 N. Western Avenue  
Chicago, IL 60612



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**6** EXISTING SECOND FLOOR  
SCALE: 1/8"=1'-0"  
FOR REFERENCE ONLY - NO WORK, NO CHANGE



**5** EXISTING FIRST FLOOR  
SCALE: 1/8"=1'-0"  
FOR REFERENCE ONLY - NO WORK, NO CHANGE

DATE:	10-24-2021
JOB NO.:	2021-166
SPACE NUMBER(S):	606

4132 N FRANCISCO AVE  
CHICAGO, IL

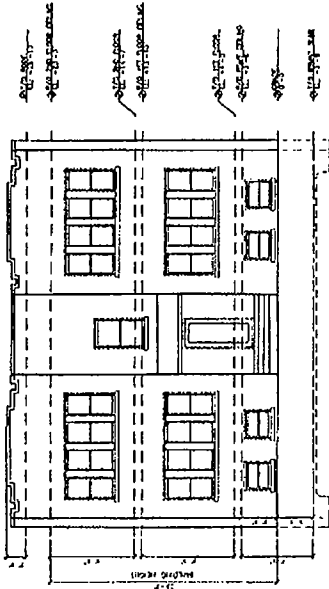
T: 312-945-8461  
F: 312-244-3402  
www.606cd.com

CLIENT INFORMATION

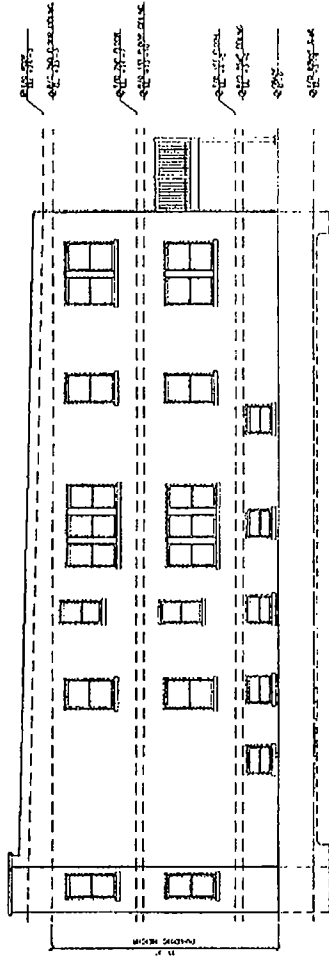
6 N. Western Avenue  
Chicago, IL 60612

**606**  
DESIGN + CONSTRUCTION

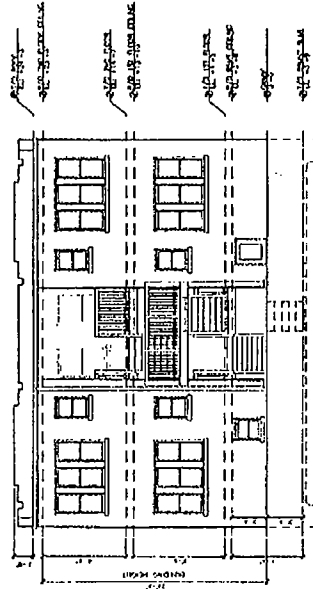
# Final for Publication



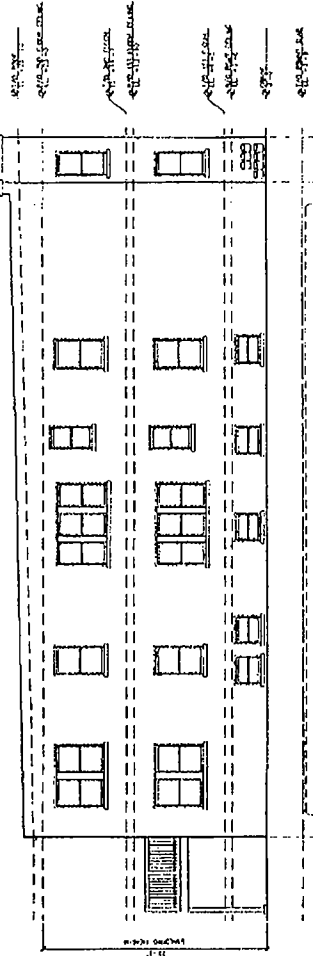
7 EAST ELEVATION  
SCALE 3/32"=1'-0"



8 NORTH ELEVATION  
SCALE 3/32"=1'-0"



9 WEST ELEVATION  
SCALE 3/32"=1'-0"



10 SOUTH ELEVATION  
SCALE 3/32"=1'-0"

**606**  
DESIGN - CONSTRUCTION

4132 N FRANCISCO AVE  
CHICAGO, IL

T: 312.248.6061  
F: 312.248.3662  
www.606.com  
6 N Western Avenue  
Chicago, IL 60612

CLIENT INFORMATION

NO.	REV.	DATE	DESCRIPTION
1	01	05/17/2011	FOR P&H
2	02	07/27/2011	FOR P&H
3	03	08/17/2011	FOR P&H
4	04	10/20/2011	FOR P&H

DATE: 10-04-2011  
JOB NO: 2011-104  
SPACE NUMBER: 606