Office of the City Clerk

City Hall
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Room 107
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Legislation Text

File #: O2019-7944, **Version:** 1

FINAL FOR PUBLICATION

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 RS-3 Residential Single Unit (deleted House) District symbols and indications as shown on Map No. 11-1 in the area bounded by:

The alley next south of and parallel to West Lawrence Avenue; The alley next east of and

parallel to North Artesian Avenue; A line 171.00 feet south of and parallel to West

Lawrence Avenue; and North Artesian Avenue;

to those of a RM-4.5 Residential 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: 4745 North Artesian Avenue, Chicago, Illinois.

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NARRATIVE & PLANS 4745 North Artesian Avenue - Type 1

Zoning Application from RS-3 to RM-4.5

The applicant wishes to meet code compliance for the existing structure and make an addition to the top floor unit by adding floor area and an outdoor deck above the living space for the unit on what is now the roof. The existing footprint for the building will not change and the height of the building will be 33 feet 10 inches. The

building will continue to have three dwelling units and the number of off-street parking spaces will remain at four. There will be no other changes to the building.

FAR	1.49 (proposed) 1.7 (allowed)
Lot Area	3,771.6 Square Feet
Lot Area Per Unit	1,257.2 Square Feet
Building Area	5,629 Square Feet
Building Height	33 Feet 10 inches
Front Setback	11 feet 11 inches*
Rear Setback	50 feet 8 inches
North side Setback	0 feet 0 inches*
South side Setback	2 feet 4 inches*
Parking	Four Parking Spaces

Applicant will seek relief as needed.

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PUBLIC   (BLACKTOP) ALLE^:

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30.00

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33-10"

1647 sf. 1647 sf. 700 sf. 3994 sf.

Zoning & Building data:

'Lot area: 3771 sf.

• Building height

• First floor, (exist)
• Second floor (exist)
• Third floor
• Total.
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REC   & VIEAS"

Type of construction - 3B

SUnO 3JJM3NOO

ARTESIAN AVE.

Architectural Site Plan

PARTIAL 3RD. FLOOR ADDITION ADDITION & ROOFTOP DECK

4745 N. ARTESIAN AVENUE CHICAGO *** ILLINOIS
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living

Third floor for reference only no change

1 E

Second Floor Plan - existing
SCALE. 3/16" = r-0"

PARTIAL 3RD. R.OGR ADDITION ADDITION ■S. RQQ"T'U^{i::1} DECK

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36' ht guordra.1 I pickets   less than 4"

new skylights laminated glass

(oof deck

300 sf 5/^x6 w/ 3/8 spac-ng Class "A" fire rcraracnt treaiea exleror wood to comply w/ASTM D-2898 subject to Stancord Ram Test

new parapet wdl 42' he'ght Irom top of aeck deck

existing roof joists to be removed

36" ht guardrail pickets   less than 4"

roof   ' -

s.ng!e pry membrane roofing
turn up ro wa3£
3/4" exl grade plywoodo
on 2x" Moor joists «' 16" o c*"
pitch os reqc 1/4 ' = V-0"

Third floor plan - proposed

PARTIAL 3RD. FLOOR ADDITION ADDITION &. ROOFTOP DECK

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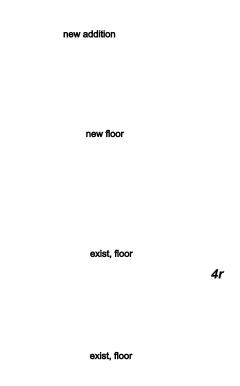
new siding match existing
6x6 threated wood post

42" high ranng w/ pickets -9 4"o c

new deck see plan

exst.ng . parapet
new masonry pcrapet - 47' height from top of deck aeck
 Vlf

-■-f

Partial Front Elevation - proposed 3rd floor
.:'.ALE-3/It

new addition

new floor

exist, floor

4r

exist, floor

Building section

PARTIAL 3RD. FLOOR ADDITION ADDITION ■Sc ROOFTOP DECK

1745 N. A3TESIAN AVENUE CHICAGO •- • ILLINOIS

Partial 3rd floor addition - proposed

Front elevation - existing

CM!

PARTIAL 3RD. FLOOR ADDITION ADDITION &. ROOFTOP DECK

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