



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2015-3699, Version: 1

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 M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-G in area bound by

West Schubert Avenue, North Lakewood Avenue, a line 129.90 feet south of and parallel to West Schubert Avenue, a line 24.50 feet west of and parallel to North Lakewood Avenue

to those of a RT4, Residential Two-Flat Townhouse District. SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1301 W Schubert Avenue

Application No. 18374

17-13-0303-C.(l) Narrative Zoning Analysis - Substitute Narrative and Plans

1301 West Schubert Avenue, Chicago, Illinois

Proposed Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District Lot Area:

3,182.55 square feet

Proposed Land Use: The Applicant is seeking to permit the construction of a new three-story (with basement) single-family residence, with a detached garage, at the subject site. The new proposed building will be masonry in construction and measure 38 feet-0 inches (approx.) in height.

- A) The Project's Floor Area Ratio: 3,814.67 square feet (1.2 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 - 1 dwelling units (3,182.55 square feet)
- C) The amount of off-street parking: 2 parking spaces
- D) Setbacks:
 - a. Front Setback: 9 feet-10 inches
 - b. Rear Setback: 42 feet-3/4 inches
 - c. Side Setbacks:
 - East: 0 feet-0 inches West: 2 feet-6 inches
- (E) Building Height:
 - 38 feet-0 inches
- Garage Height:
 - 14 feet-0 inches

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ACTUAL/REAR YARD SETBACK
rearo rear yard setback

129'-10 3/4" LOT LINE

129'-10 3/4" LOT LINE

129'-10 3/4" LOT LINE

N. LAKEWOOD AVE
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1301 W. SCHUBERT AVE. CHICAGO, IL 60614

Site Plan

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PLAT OF SURVEY

LOT 1 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 3, IN THE SUBDIVISION OF BLOCK 44' IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO KNOWN AS: 1301 W. SCHUBERT AVE, CHICAGO ILLINOIS.

W. SCHUBERT AVE.

TOTAL = 20.22'

AVERAGE SETBACK 20.2273 - 6.74'

SETBACK AVERAGE CALCULATION ADDRESS SETBACK | 1301 - 0.72' | 1303 » 9.00' | 1307 - 10.70'

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NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OF FENCE LINES FOR BUILDING RESTRICTIONS AND/OR EASEMENTS. REFER TO THE DEED, CONTRACT, TITLE POLICY OR LOCAL ZONING REGULATIONS.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR THE LEGAL DESCRIPTION LEGAL DESCRIPTION ABOVE HAS BEEN PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS ON THIS DOCUMENT.

6TH
FEB.
2015
DATED THIS
DAY OF

DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DIMENSIONS SHOWN ON THIS DOCUMENT SHALL BE REPORTED TO THIS OFFICE IMMEDIATELY. LIABILITY OF LAND TECH CONSULTANTS ASSOCIATED WITH THIS DOCUMENT AND THE WORK IT REPRESENTS IS LIMITED TO THE COST OF PRODUCING IT. LAND TECH CONSULTANTS LTD AN ILLINOIS PROFESSIONAL DESIGN FIRM, SURVEY AND PROFESSIONAL ENGINEERING CORP # 184-00289 HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN MEASURED IN THE FIELD AND THAT THIS DOCUMENT IS A TRUE AND CORRECT REPRESENTATION OF SAID FIELD WORK ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF LAND TECH CONSULTANTS CORPORATE LICENSURE EXPIRES APRIL 30, 2015 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY
CORP UC # 184-001289

BY ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR JOHN FORK AN ILLINOIS SURVEYORS LICENSE # 3381. MY LICENSE EXPIRES 11/30/2016.

JOB NUMBER 02-01-1301
prepared for MC CONSTRUCTION GROUP
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Consultants INC.

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