

### Legislation Details (With Text)

File #: SO2015-3699   Type: Ordinance Status: Passed   File created: 5/6/2015 In control: City Council   Final action: 10/31/2018 Title: Zoning Reclassification Map No. 7-G at 1301 W Schubert Ave - App No. 18374T1   Sponsors: Misc. Transmittal Indexes: Map No. 7-G   Attachments: 1. O2015-3699.pdf, 2. SO2015-3699.pdf Action Result   10/31/2018 1 City Council Passed as Substitute Pass   10/31/2018 1 City Council Passed as Substitute Pass   10/22/2018 1 Committee on Zoning, Landmarks and Building Standards Recommended to Pass Pass   6/3/2015 1 Committee on Zoning, Landmarks and Building Standards Held in Committee Pass   5/6/2015 1 City Council Referred Pass								
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ORDINANCE	5/6/2015	1	City Council	Ret	ferred			
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### 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 Ml-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.(1) 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

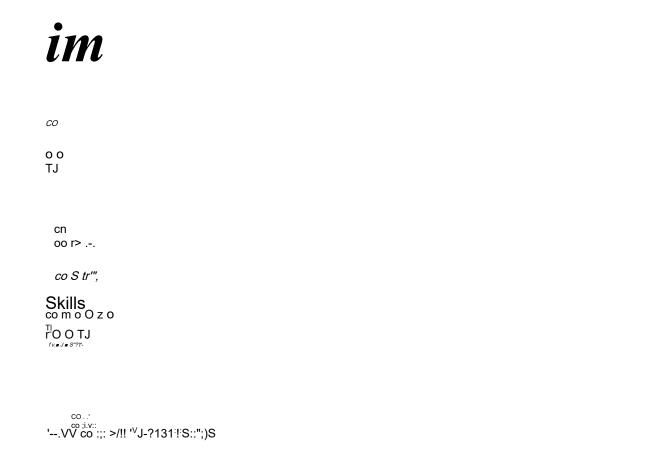
- b. Rear Setback: 42 feet-3/4 inches
- c. Side Setbacks: East: 0 feet-0 inches West: 2 feet-6 inches

(E) Building Height:

38 feet-0 inches

Garage Height: 14 feet-0 inches

## FINAL FCR PUBLICATION



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	129-10 3/4* LOT LINE			
	N. LAKEWOOD AVE			
		1301 W. SCHUBERT AV	/E. CHICAGO, IL 60614	
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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' 6

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SETBACK AVERAGE CALCULATION ADDRESS SETBACK | 1301 - 072't 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 BUILDINC RESTRICTIONS AND/OR EASEMENTS, IT EFT R 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 COUPARED WITH DEED AND/OR TITLE POUCY NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS ON THIS DOCUMENT.

#### 6TH FEB. , 20!5\_ DATED THIS. DAY 0F\_

DISOREPENCIES FOUND BETWEEN FIELD CONDITIONS AND DIJUENTIONS SHOWN ON THIS DOCUMENT SHALL BE REPORTED TO THIS OTFICE 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. # 184-007289 HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY HAS HAS BEEN MEASURED M THE FIELD AND THAT THIS DOCUMENT IS A TIVE AND CORPECT 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 LILINOIS. UMUUU STANDARDS FOR A BOUNDARY SURVEY CORP UC# 184-007280

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

02-01-1301 JOB NUMBER

prepared forMC CONSTRUCTION GROUP COPYRIGHT 2015 LAND1ECH CONSULTANTS INC

Consultants INC.

ENGINEERING - SURVEYING - LAND PLANNING

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# FINAL FCR PUBUCATi