



# Office of the City Clerk

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

## Legislation Details (With Text)

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**File #:** O2016-58  
**Type:** Ordinance  
**File created:** 1/13/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 3/16/2016  
**Title:** Zoning Reclassification Map No. 1-G at 1114 W Hubbard St - App No. 18625T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2016-58 (V1).pdf, 2. O2016-58.pdf

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed	Pass
2/23/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/13/2016	1	City Council	Referred	

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 Light Industry District symbols and indications as shown on Map No. 1 -G in the area bounded by

West Hubbard Street; the perpendicular public alley to West Hubbard Street that is next east of and parallel to North May Street; the public alley next north of and parallel to West Hubbard Street; and a line 102.28 feet east of and parallel to North May Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

## **Narrative**

1114 W. Hubbard St. Zoning  
Amendment

### **Type 1 Rezoning Supplemental Submittal Project**

#### **Description:**

The applicant seeks to obtain a type 1 zoning change to the above mentioned property from zoning district M2-2 to B2-3. The applicant is seeking a zoning change so zoning for existing multi dwelling unit building to comply with the zoning code as 4 dwelling units, because residential is not allowed in M Zoning. No changes will be made to building.

The existing 3 story masonry building has 4 existing garage parking spots and 4 dwelling units. The first floor contains a 1 bedroom / 1 Vi bathrooms apartment. The second floor contains a 1 bedroom / 1J4 bathrooms apartment and a Studio apartment with 1 bathroom. The third floor apartment has 3 bedrooms / 2 Vi bathrooms.

#### **Use:**

Residential, 4 dwelling units

Floor area ratio: 3.00

Lot Area = 2,750 sf Building Area = 6,300 sf

#### **Project Density:**

4 units. 1,575 sf per D.U.

#### **Off street parking provided:**

Four automobile parking spaces at rear garage.

**Rear Yard Open Space:**

0

**Setbacks:**

**North Setback: 0'-0", East: 0'-0", South: 5'-3 1/3" West Setback: 0'- 3" Building Height:**  
36'-0" (Penthouse height at 44'-0")

## **ORDINANCE**

/r ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the C1-5 Neighborhood Commercial District symbols and indications as shown on Map No. 10-F in the area bounded by

West Root Street; a line 24.80 feet west of and parallel to South Wallace Street; the alley next south of and parallel to West Root Street; and a line 96.80 feet west of and parallel to South Wallace Street,

to those of a B2-I Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

603,605 and 607 West Root Street

### **NARRATIVE**

**Narrative for the re-zoning of the property commonly known as 603-605-607 W Root Street.**

Present Zoning District: C1-5 Proposed Zoning  
District: B2-1

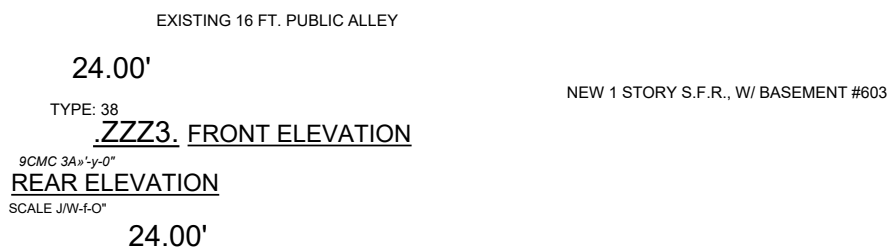
The lots in question are owned by Thomas M. Doyle Builders, Inc. Each lot is approximately 3,000 sqft. The applicant wishes to build three 1-story single family residences.

603 W Root Street has a lot area of 3,000 sqft with open space of 442 sqft. It would be improved with a 1-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of 0.87. The building would be 2,600 sqft. It would be 17'-9" to median in height and it would have a front setback of 12', side setback on the east of 3' and on the west of 1' for a total combined of 4' with a rear setback of 48'.

605 W Root Street has a lot area of 3,000 sqft with open space of 442 sqft. It would be improved with a 1-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of 0.87. The building would be 2,600 sqft. It would be 17'-9" to median in height and it would have a front setback of 12', side setback on the east of 3' and on the west of 1' for a total combined of 4' with a rear setback of 48'.

607 W Root Street has a lot area of 3,000 sqft with open space of 442 sqft. It would be improved with a 1-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ratio of 0.87. The building would be 2,600 sqft. It would be 17'-9" to median in height and it would have a front setback of 12', side setback on the east of 3' and on the west of 1' for a total combined of 4' with a rear setback of 48'.

All homes will be brick. Elevations are attached.



W ROOT STREET SITE PLAN  
N

SCALE: 3/32"=1'-0'

ZONING INFO eoewnoorar lot size: 2«xi2ff.a»osF  
REQUIRED EMSTTeD PROPOSED

LOT AREA: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
USE (RESIDENTIAL) 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
BUILT AREA: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
SIDE SETBACK: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
HEAR SETBACK: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
am SPACC

# 603 W ROOT STREET

CHICAGO ILLINOIS

## FINAL FOR PUSLICATI

# 603 W ROOT STREET

CHICAGO ILLINOIS

### ROOF CONSTRUCTION UL-P522

### SIMILAR TO ULJP522 (NO ROOF TRUSS)

S40# ASPHALT SHMCLES CLASS "A" ON 151 ROOF FELTS ON 1/2" EXTERIOR GRADE PLYWOOD SHEATWNC. SEC PLAN FOR RAFTER S2ES AND ORECTION. VENT PER CODE. AIR VENTILATION AS PER COOE

SELF-ADHESIVE CE/KATER SHCLD FROM EDGE OF ROOF TO A PONT 24" MSEC EXTERIOR WALL LWE.

4+ ORAM TIE VTH r (MM.) COMPACTED STONE BASE

ic r (um.) fabric cover

0-00P ORAM TIE SYSTEM TO SUV PUMP)

ttfao/Q OVERHEAD DOOR .

OVERHEAD DOOR

BLDG. WALL SECTION scant- s/r-i'-0"

### REAR ELEVATION

SCALE 3/16"=1'-0"

### SIDE ELEVATION

SCALE: 3/16"=1'-0"

# 603 W ROOT STREET

CHICAGO ILLINOIS

EXISTING  
PUBLIC ALLEY

16

FT.

24.00'

### W ROOT STREET SITE PLAN

20 N

SCALE 3/32"=1'-0"

ZONING INFO 005 W ROOT ST

LOT SIZE: 24DC129. 3000 SF

REQUIRED

EWSTTNa

PROPOSED

\* ZONING LOT AREA 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
LOT AREA: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
BUILT AREA: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
SIDE SETBACK: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
HEAR SETBACK: 0.0000 AC. 3000 SF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM  
am SPACC

# 605 W

CHICAGO

# ROOT STREET

ILLINOIS

A-2

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ROOF CONSTRUCTION UL\*P522  
SIMILAR TO ULtP522 (NO ROOF TRUSS)  
IZLT-AOKCSVC ICE/MATER SMELD nIOI EDGE OF ROOT TO A POUT 24" RtiOC EXTERIOR WALL UHE.  
MOI ASPHALT SHHCU3 CLASS "A" OH 13" ROOF FELTS ON 1/T EXTERIOR WADE PLYWOOD SHEATHMG. SEE PLAN FOR RAFTER SUES AND SRECTKN. VENT PER CODE.  
4\*\* ORAM TJLE MTU T (MM.) COMPACTED STONE BASE " <T (mi.) FABRKUC COVER (LOOP ORAM TJLE SYSTEM TO SUMP PUMP)

BLDG. WALL SECTION  
SCALD J/S"-1'-0"

for maxxnox

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1f/D)a/0 OVERHEAD DOOR

REAR ELEVATION  
SCALE: j/i«'-r-<r

CH CM  
29411  
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SIDE ELEVATION  
SCALE: j/i«'-r'-0"

605 W ROOT STREET  
CHICAGO ILLINOIS

ZONING INFO  
607 W ROOT ST

PROPOSED

W ROOT STREET SITE PLAN

N

SCALE: J/J2V1--0-  
IO 20

- « ZONWO
- LOT AREA
- o MM LOT APEAAJNtr « USE (RES\*DENTIAL) OPARKMO
- BUILDING AREA
- o BUILDING HEIGHT
- o SIDE SETBACK
- 4 FRONT SETBACK
- e REAR SETBACK f»% RBOD)
- « rear yd. om space
- C1-\*

NONEPCQUIREO  
BIM -

3000SF 3000 SF VACANT LOT VACANT LOT 1JMAXFAR VACANT LOT NONE REQUIRED NONE REQUIRED

3000 SF 3000 SF 1 SM0LEFAMILY 2 CAR QAHQAE 2000SF(0)n FAR) li-0" TO MEDIAN V (E) + 0" (W) TOTAL 12"

ROOT STREET  
ILLINOIS

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- 8ATH #1

0 ' :  
ROOT STREET

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ROOF CONSTRUCTION UL ^522 SIMILAR TO UL-\*P522 (NO ROOF TRUSS)  
SELF-ADHESIVE KXKATER SHELDED FROM EDGE OF ROOT TO A PC-NT 24" WS10C EXTERIOR WALL UNE-  
240f ASPHALT SHMGLES CLASS \*A" ON ISI ROOT FCLTS OH 1/T EXTEWOR GRADE PLYWOOD SHEATKMG. SEC PLAN FOR RATTER SIZES AND DIRECTION. VENT PER CODE.  
4" # DRAM TIE MTH r (MM.) COMPACTED STONE BASE \* a" (MM.) FA-MKUC COVER (LOOP ORAM TU SYSTEM TO SUMP PUMP)

BLDG. WALL scale vs"-v-<r

16/DK/D OVERHEAO DOOR

REAR ELEVATION  
SCALE: J/I/B"-I'-0"

SIDE ELEVATION  
SCALD y/a"-I'-0"

607 W ROOT STREET  
CHICAGO ILLINOIS

AfO & ASSOCIATES. LTD  
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