



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-4249
Type: Ordinance **Status:** Passed
File created: 5/23/2018 **In control:** City Council
Final action: 6/27/2018
Title: Zoning Reclassification Map No. 3-H at 1622-1626 W Blackhawk St - 19675T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2018-4249.pdf, 2. O2018-4249 (V1).pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed as Substitute	Pass
5/23/2018	1	City Council	Referred	

ORDINANCE

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

SECTION^r irTitlei-7 of the Municipal Code of Chicago, the Chicago-Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.3-H in the area bounded by

the alley next north of and parallel to West Blackhawk Street; a line 202.50 feet west of and parallel to North Ashland Avenue; West Blackhawk Street; and a line 250.5 feet west of and parallel to North Ashland Avenue,

to those of a RM4.5 Residential Multi-Unit 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.

1622-1626 West Blackhawk Street

***FINAL FCI?
PUBLICATION***

17-13-0303-C (1) Narrative Zoning Analysis - 1622-26 West Blackhawk Street, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District Lot

Area: 3,600.0 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new three-story residential building, with four (4) dwelling-units. Four (4) onsite, garage parking spaces will be located at the rear of the subject property. The new building will be masonry in construction, and measure 38 feet-7 inches in height.

- A) The Project's Floor Area Ratio: 5,448 square feet (1.51 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 - 4 dwelling units (1362.0 square feet)
- C) The amount of off-street parking: 4 parking spaces
- D) Setbacks:
 - a. Front Setback: 5 feet-0 inches (Variation required)
 - b. Rear Setback: 2 feet-0 inches (Variation required)
 - c. Side Setbacks:
 - East: 3 feet-0 inches (Variation required) West: 3 feet-0 inches (Variation required)
- E) Building Height:
 - 38 feet-7 inches

1 622 W Blackhawk Street

Chicago Illinois

ZONING DATA

Address:
Lot Dimensions:
Lot Area:

Existing Zoning District: Proposed Zoning District:

Minimum Lot Area per Dwelling Unit: Maximum Number of Dwelling Units: Proposed Number of Dwelling Units: Floor Area Ratio (FAR): Maximum Allowable Floor Area:
Maximum Building Height: Proposed Building Height:

Proposed Floor Area:

First Floor: Second Floor: Third Floor:

Total:

1622 W Blackhawk Street

48.0' x 75.0' (see plan)

3,600 Sq.R.

RT4

RT4.5

700 Sq.Ft. per Dwelling Unit

$3,600 / 700 = 5$ Dwelling Units ALLOWED

4 Dwelling Units Proposed

1.7 (Max Ratio)

$3,600 \text{ Sq.Ft.} \times 1.7 \text{ (Max Ratio)} = 6,120 \text{ Sq.Ft.}$

47'-0"

38'-7"

1,816 Sq.Ft. 1,816 Sq.Ft. 1,816 Sq.Ft.

5,448 Sq.Ft. < 6,120 Sq. Ft.

Actual FAR:

Required Yards:

Front Yard Setback: Side Yard Setback: Rear Yard Setback:

$5,448 \text{ Sq.ft} / 3,600 \text{ Sq.Ft.} = 1.51$ Actual Far Average

9-7 3/16" Combined 21'-0"

Proposed Yards:

Front Yard Setback: Side Yard Setback: Side Yard Setback: Rear Yard Setback:

Residential Parking

5'-0" (Seeking Exception) 3'-0" (Seeking Exception) 3'-0" (Seeking Exception)

26'-8"

4 Parking Spaces

Open Space: Required:

50 per unit or 6.5% lot area (Whatever is greater)

$50 \times 4 = 200 \text{ sq.ft.}$

$3,600 \text{ sq.ft.} \times 6.5\% = 234 \text{ sq.ft.}$

200 sq.ft. Required Seeking Exception

10'-0" PUBLIC ALLEY

48.0'

PARKING SPACE 2i

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1622 W BLACKHAWK STREET
ERECT NEW 3 STORY MASONRY BUILDING
4 RESIDENTIAL UNITS
TYPE III-B CONSTRUCTION
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3'-0

SIDE YARD SETBACK
42'-0"

BUILDING WIDTH

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48.0
3'-0"
SIDE YARD SETBACK

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WEST BLACKHAWK STREET

Δ 2> Site Plan

Two-Way ■ Scale: nts

1 622 W Blackhawk Street
Chicago, Illinois

Non Combustible Stairs

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1622 W Blackhawk Street

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1 622 W Blackhawk Street

Chicago

1622 W Blackhawk Street

Chicago

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1 622 W Blackhawk Street

Chicago

South Elevation

Scale: nts

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