



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-7944
Type: Ordinance
File created: 10/16/2019
Status: Passed
In control: City Council
Final action: 11/20/2019
Title: Zoning Reclassification Map No. 11-I at 4745 N Artesian Ave - App No. 20198T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-I
Attachments: 1. O2019-7944.pdf (V1), 2. O2019-7944.pdf

Date	Ver.	Action By	Action	Result
11/20/2019	1	City Council	Passed	Pass
11/19/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/16/2019	1	City Council	Referred	

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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f **CM**
PUBLIC (BLACKTOP) ALLE^:

REC & MEAS
30.00

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'O 2 f.

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.
- Q_O
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3D.00
REC & VIEAS"

Type of construction - 3B

SUnO 3Jm3NOO

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" = 1'-0"

PARTIAL 3RD. FLOOR ADDITION ADDITION & ROOFTOP DECK
ATTACHED

100%
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36" ht guardrail pickets less than 4"

new skylights laminated glass
roof deck
300 sf 5/8"x6 w/ 3/8" spac-ng Class "A" fire retardant treated exterior wood to comply w/ASTM D-2898 subject to Stancord Ram Test

new parapet w/ 42" height from top of deck

existing roof joists to be removed
36" ht guardrail pickets less than 4"

single ply membrane roofing
turn up 3' on walls
3/4" ext grade plywood
on 2x6 floor joists @ 16" o.c.
pitch as req'd 1/4" = 1'-0"

roof

Third floor plan - proposed

PARTIAL 3RD. FLOOR ADDITION ADDITION & ROOFTOP DECK

at 745 N. ARTESIAN AVENUE CHICAGO, ILLINOIS

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new siding match existing
6x6 threaded wood post

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

new deck see plan

existing - parapet
new masonry parapet - 47" height from top of deck deck
Vfr

-■-f

Partial Front Elevation - proposed 3rd floor
..ALE-3/ft

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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