

Office of the City Clerk

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

Legislation Details (With Text)

File #: O2019-7944

Type: Ordinance Status: Passed

File created: 10/16/2019 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 33 Feet 10 inches **Building Height** Front Setback 11 feet 11 inches* Rear Setback 50 feet 8 inches 0 feet 0 inches* North side Setback South side Setback 2 feet 4 inches* **Parking** Four Parking Spaces

Applicant will seek relief as needed.

3771 sf.

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> Ld
•*iol
f CM
PUBLIC (BLACKTOP) ALLE^:

REC & MEAS
30.00

'.O 2 f.

33-10"

1647 sf. 1647 sf. 700 sf. 3994 sf.
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Zoning & Building data:

Building height

• First floor, (exist)

'Lot area:

Second floor (exist)

• Third floor

• Total.

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3D.00 REC & VIEAS"

Type of construction - 3B

SUnO 3JJM3NOO

ARTESIAN AVE.

Architectural Site Plan

PARTIAL 3RD. FLOOR ADDITION ADDITION & ROOFTOP DECK

4745 N. ARTESIAN AVENUE CHICAGO *** ILLINOIS ****).

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living

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Third floor for reference only no change

1 E

Second Floor Plan - existing

SCALE. 3/16" = r-0"

PARTIAL 3RD. R.OGR ADDITION ADDITION $_{\blacksquare}\text{S. RQQ"T"U}^{\text{int}}$ DECK $\land Tm7_{X}$

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36' ht guordra.1 I pickets less than 4"

new skylights laminated glass

(oof deck 300 sf 5/*x6 w/ 3/8 spac-ng Class "A" fire rcraracnt treaiea exleror wood to comply w/ASTM D-2898 subject to Stancord Ram Test

new parapet wdl 42' he'ght Irom top of aeck deck

roof

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

s.ng!e pry membrane roofing turn up ro wa3£ 3/4" exl grade plywoodo on 2x" Moor joists «' 16" o c*" pitch os reqc 1/4 ' = V-0"

Third floor plan - proposed

PARTIAL 3RD. FLOOR ADDITION ADDITION &. ROOFTOP DECK

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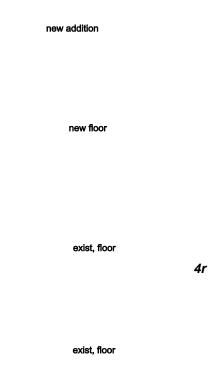
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new siding match existing 6x6 threated wood post

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

new deck see plan
exst.ng . parapet
new masonry porapet - 47" height from top of deck aeck
Vif

Partial Front Elevation - proposed 3rd floor



Building section

PARTIAL 3RD. FLOOR ADDITION ADDITION ■Sc ROOFTOP DECK

1745 N. A3TESIAN AVENUE CHICAGO •- • ILLINOIS

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Partial 3rd floor addition - proposed

Front elevation - existing

CM!

PARTIAL 3RD. FLOOR ADDITION ADDITION &. ROOFTOP DECK

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