



Office of the City Clerk

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

Legislation Text

File #: O2016-58, **Version:** 1

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.

EXISTING 16 FT. PUBLIC ALLEY

24.00'

TYPE: 38

NEW 1 STORY S.F.R., W/ BASEMENT #603

ZZZ3. FRONT ELEVATION

9CMC 3A»-y-0"

REAR ELEVATION

SCALE J/W-F-O"

24.00'

W ROOT STREET SITE PLAN

N

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

ZONING INFO eoewnoorar lot size: 2«xi2ff,a»osF

REQUIRED EMSTTeD PROPOSED

qLOTAPeA • MW LOT ARSICLO 3CO0SF 9000 GF VACANT LOT VACANT LOT UMB2-1 3000 SF 3000 SF 1 SM
USE (RESIDENTIAL) 0 PAVVACANT LOT NC'E REQUIRED NOICPCOAJVCO NONFAMILY aCAROARAOE 2001
BULDMOAREA • BUILDING REQUIRED SFOJUST FAA) 17'-ft" TO ME
SIDE SETBACK • BUILDING REQUIRED 1'(E) + »(W) - 1' TOTAL is- 44
HEAR SETBACK p8% REQ am SPACC

603 W ROOT STREET

CHICAGO ILLINOIS

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603 W ROOT STREET

CHICAGO ILLINOIS

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ROOF CONSTRUCTION UL«P522

SIMILAR TO ULJP522 (NO ROOF TRUSS)

S40# ASPHALT SHMCLES CLASS "A" OH 151 ROOF FELTS ON 1/4" EXTERIOR GRADE PLYVOOO 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.) facmquc cover

0-OOP ORAM TIE SYSTEM TO SUV PUMP)

ttfae/Q OVERHEAD DOOR .

OVERHEAD OOOOR

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

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

* ZOIM O LOT AREA 0 MM OI-O 3000 SF 3000 SF VACANT LOT VACANT LOT UIM82-1 3000 SF 3000 SF 1 SIN
LOTAREAAJNTT * USE (REVACANT LOT NCWE PCQUIRED NONE REQUIRED OIFAMILV 2CAR OARAGE 80
CPARMING * BULDNO AREANONERSaumED
HEMHT 0 SIDE SETBACK C
SETBACK 0 REAR SETBAC
nEOD) 0 HEAR YD. OKN SI

SFIQjn P-a-po
17MCTOMEDUN 1"(E> + »(!
TOTAL 12 40' 442 S-F.

605 W

CHICAGO

ROOT STREET

ILLINOIS

A-2

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ROOF CONSTRUCTION UL*P522

SIMILAR TO UL*P522 (NO ROOF TRUSS)

2"LT-AOKCSVC ICE/MATER SMELD nOI EDGE OF ROOF TO A POUT 24" RHOOC EXTERIOR WALL UHE.
MOY ASPHALT SHHCUS CLASS "A" ON 13" ROOF FELTS ON 1/4" 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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REAR ELEVATION

SCALE: j/k'-r-<r

CH CM
29411

1ft/D=a/0 OVERHEAD DOOR

SIDE ELEVATION

SCALE: J/Jk"-f"-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
• BILDMQ AREA
o BUILDING HEMHT
oSIOE SETBACK
4 FRONT SETBACK
e REAR SETBACK f»% RBOD)
« ream yd. om space
C1-*

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

NONEPCQUIREO
BIM

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

ROOT STREET

ILLINOIS

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ML
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- 8ATH #1

0 ' :
ROOT STREET

ILLINOIS

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ROOF CONSTRUCTION UL ^522 SIMILAR TO UL ^P522 (NO ROOF TRUSS)
SELF-ADHESIVE KKKATER SHIELD FROM EDGE OF ROOF TO A PC-NT 24" WS10C EXTERIOR WALL LINE.
240# 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 ^ «" (MM.) FA-MKUC COVER (LOOP ORAM TU SYSTEM TO SUMP PUMP)

BLDG. WALL scale vs"-v-~r

16/DKD/D OVERHEAO DOOR

REAR ELEVATION

SCALE: JIIB"-I'-0"

SIDE ELEVATION

SCALD yIte"-I'-0T

607 W ROOT STREET
CHICAGO ILLINOIS

AfIO & ASSOCIATES. LTD
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TTI WM IRH