



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2018-4249, Version: 1

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 Sq.Ft. x 1.7 (Max Ratio) = 6,120 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 Sq.ft / 3,600 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)

50x4 = 200 sq.ft.

3,600 sq.ft. x 6.5% = 234 sq.ft.

200 sq.ft. Required Seeking Exception

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1622 W Blackhawk Street

Chicago

10'-0" PUBLIC ALLEY

48.0'

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Non Combustible

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1622 W BLACKHAWK STREET

ERECT NEW 3 STORY MASONRY BUILDING

4 RESIDENTIAL UNITS

TYPE III-B CONSTRUCTION

O ifi

3'-0

SIDE YARD SETBACK

42'-0"

BUILDING WIDTH

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Enjfry

48.0

3'-0"

SIDE YARD SETBACK

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WEST BLACKHAWK STREET

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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

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1622 W Blackhawk Street

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1 622 W Blackhawk Street

Chicago

South Elevation

Scale: nts

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