

**AMENDED TO BE TYPE-1
ZONING AMENDMENT
PROJECT NARRATIVE AND PLANS
1617 N. HONORE STREET**

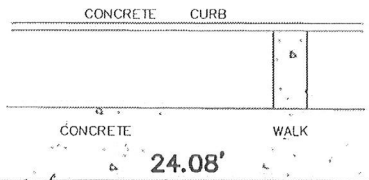
The Applicant seeks to rezone from RS3 Residential Single-Unit (Detached House) District to a RM-4.5 Residential Multi-Unit District

The property is currently improved with a non-conforming single-family residence due to the basement level being more than 50% above-grade. The owner seeks a re-zoning to bring the detached house into a conforming zoning district in terms of floor area ratio.

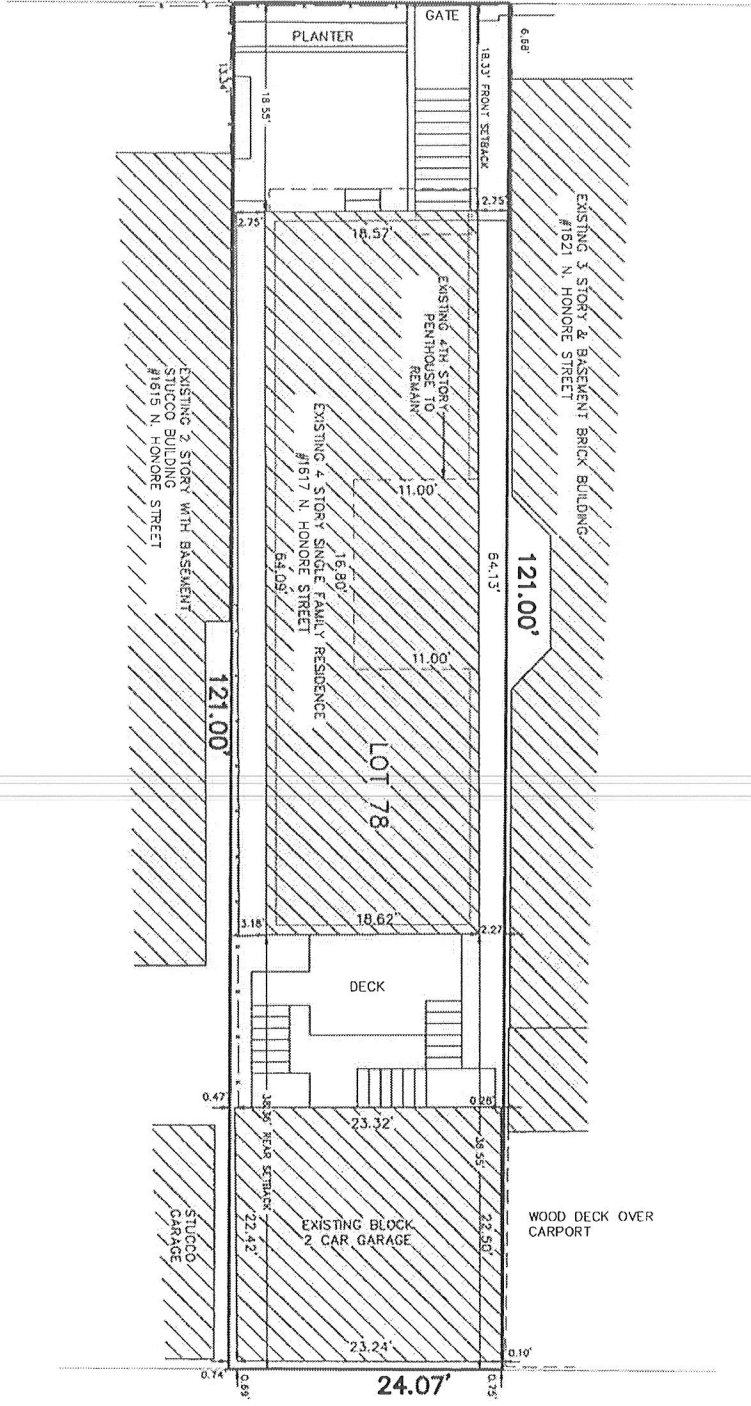
The existing two garage parking spaces will remain. The height of the building will be 30 feet, 1.75 inches. No commercial space will be provided.

Lot Area	2,913 SF
Density MLA (Lot area per unit)	2,913 SF/DU (SFR)
Off Street Parking	2 (existing)
Rear Setback	38.36 feet (existing)
Side Setback (North)	2.27 feet (existing)
Side Setback (South)	2.75 feet (existing)
Front Setback	18.33 feet (existing)
Building SF	3,764 SF (existing)
FAR	1.29 (existing)
Building Height	30 feet, 1.75 inches (existing)

N. HONORE STREET
(RECORD 66 FT. PUBLIC R.O.W.)



SITE PLAN



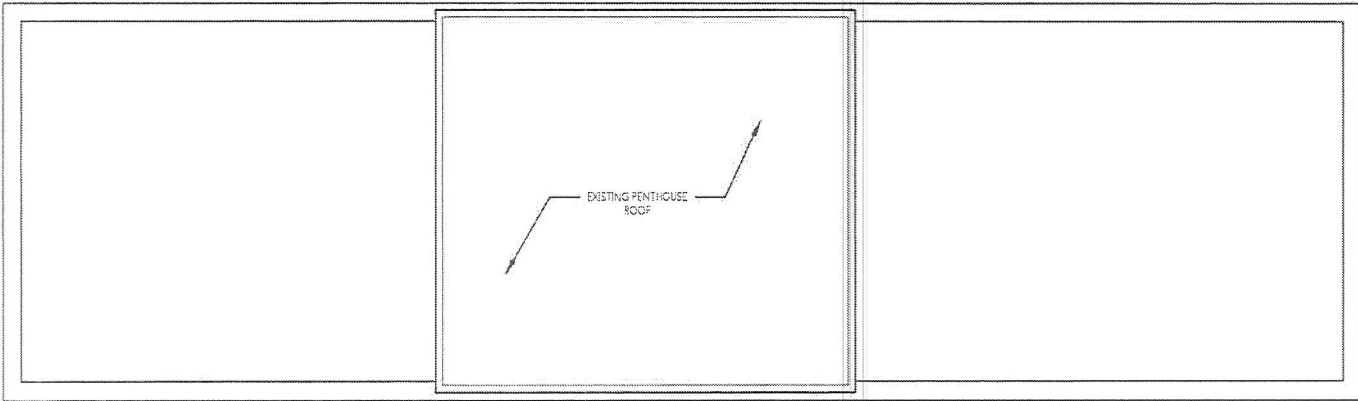
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1617 N HONORE, CHICAGO, IL

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24 FT. PUBLIC ALLEY

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1 EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"

PROJECT: 1617 N HONORE, CHICAGO, ILLINOIS
DATE: 03/15/2017
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 03/15/2017

ROOF PLAN

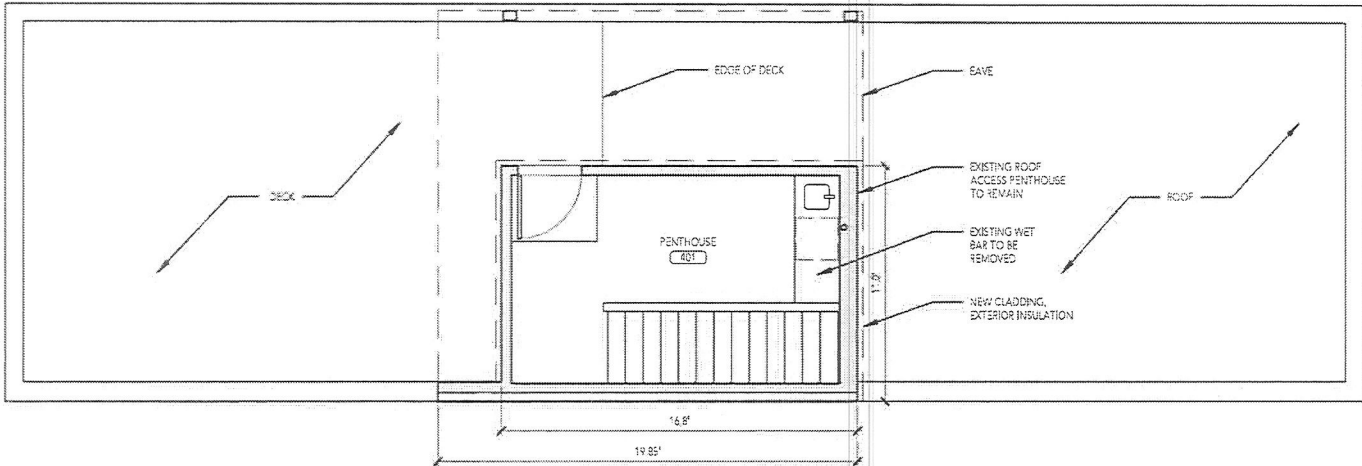
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1 4TH FLOOR PENTHOUSE PLAN PROPOSED
SCALE: 3/16" = 1'-0"

11/11/2011
22/11/2011
12/1/11
3/24/12
5/24/12
6/1/12
6/1/12
6/1/12

EXISTING PENTHOUSE PLAN PROPOSED

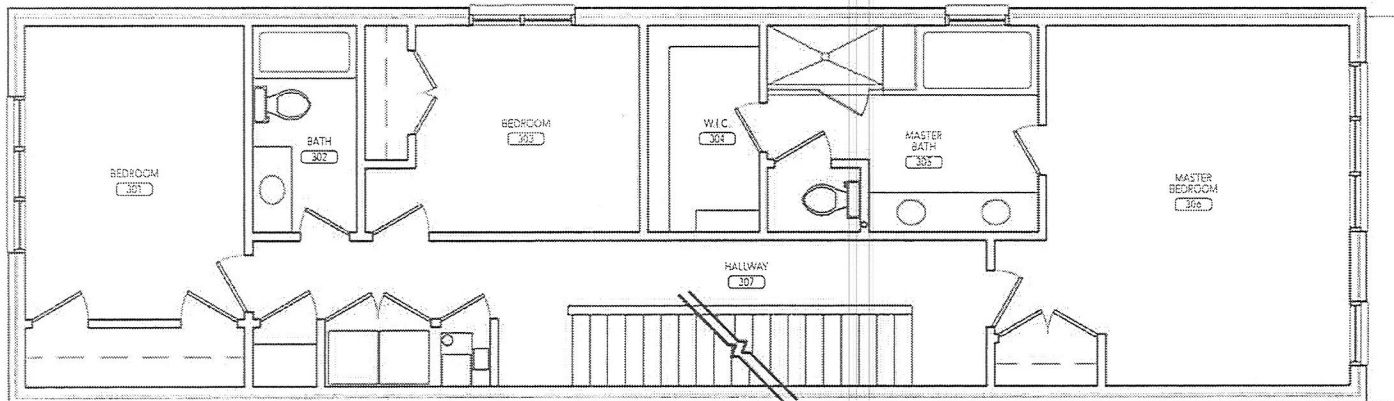
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1 EXISTING 3RD FLOOR PENTHOUSE PLAN
SCALE: 3/16" = 1'-0"

PROJECT
22155
NO. 1
2017.11.14
15424.47
14
1415
11/16/17

EXISTING THIRD FLOOR PLAN

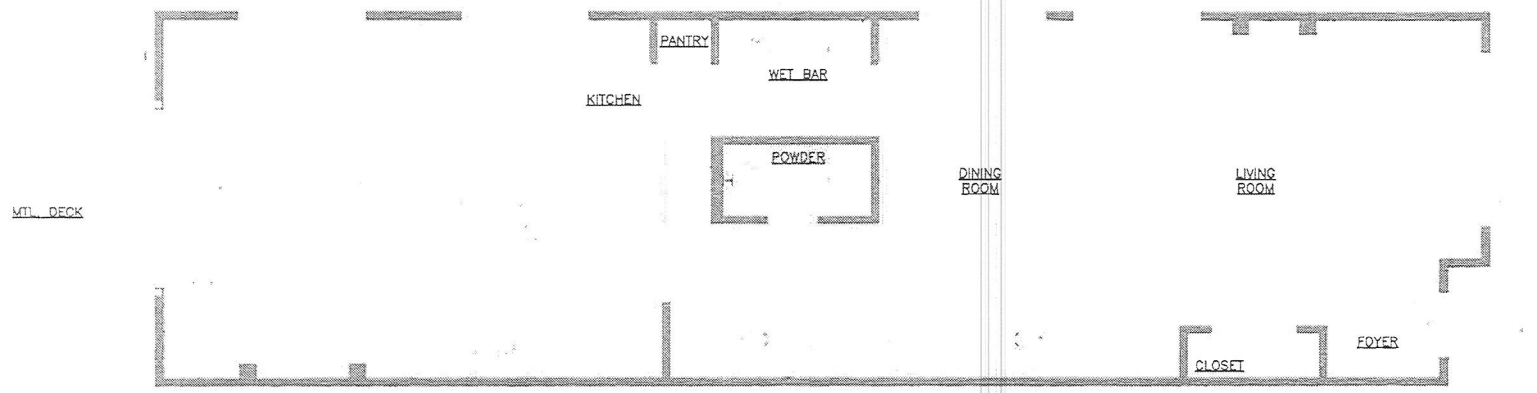
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1 EXISTING 2ND FLOOR PLAN
SCALE: NTS

DATE: 11/11/11
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: NTS

EXISTING SECOND FLOOR PLAN

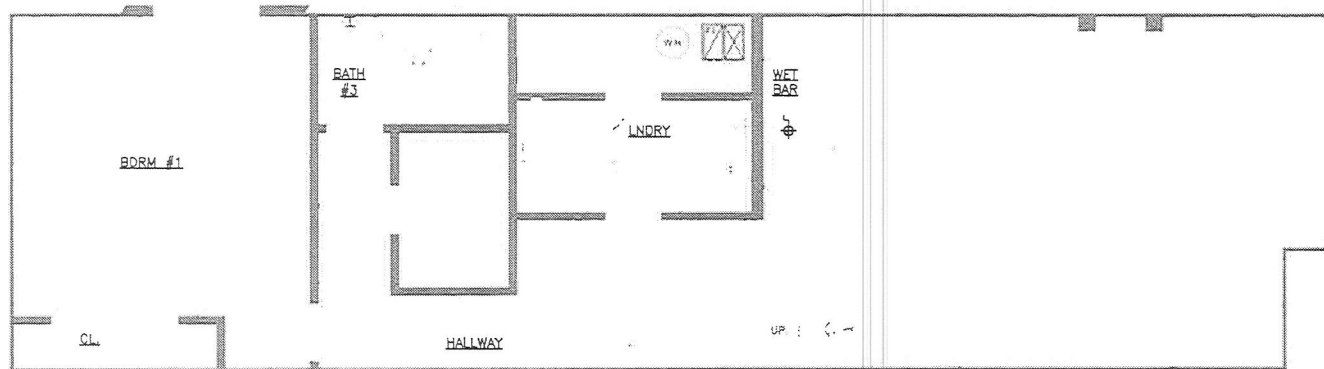
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1 EXISTING 1ST FLOOR PLAN
SCALE: NTS

1617 N HONORE, CHICAGO, IL 60614

DATE: 02/19/15
BY: [illegible]
CHECKED BY: [illegible]
SCALE: NTS

EXISTING FIRST FLOOR PLAN

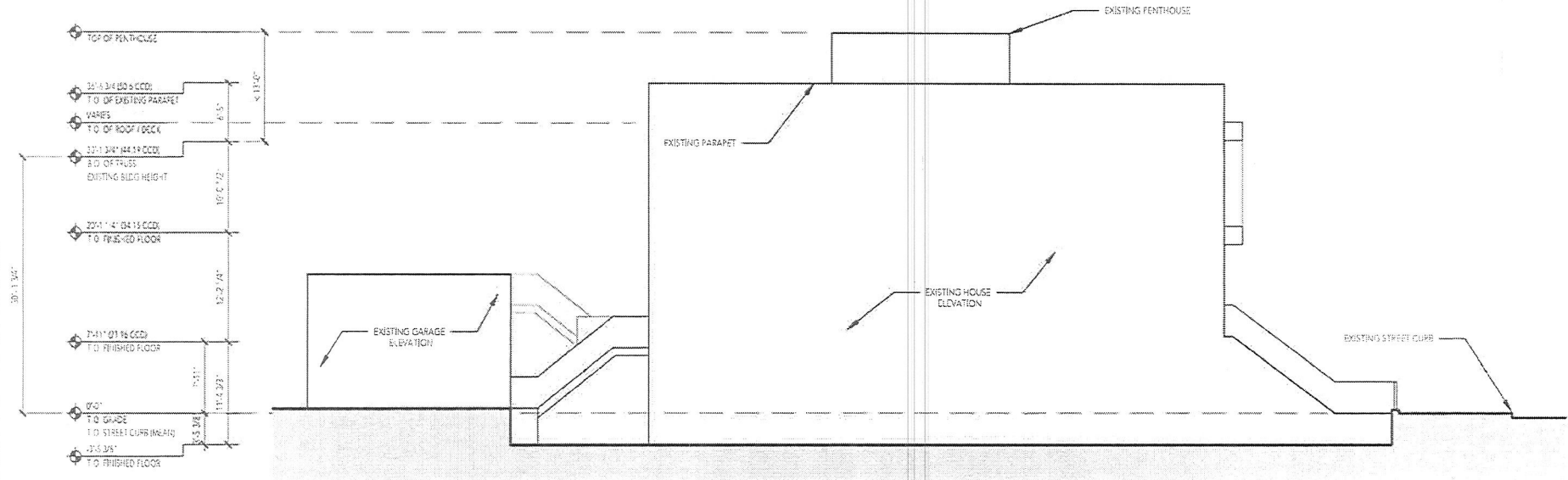
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1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT
201005
DATE
2010-11-10
DRAWN BY
SP
CPL
CHECKED BY

NORTH ELEVATION

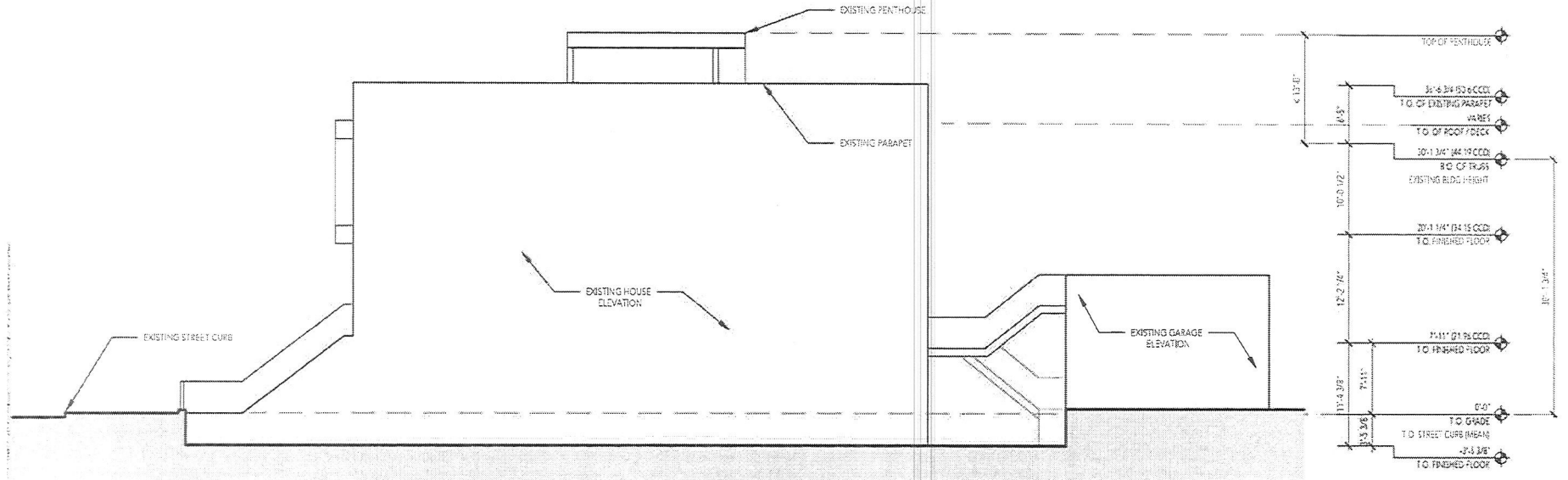
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06/20/10 10:21 AM

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

PROJECT
NO. 101
DATE
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SA
DATE
CHECKED BY

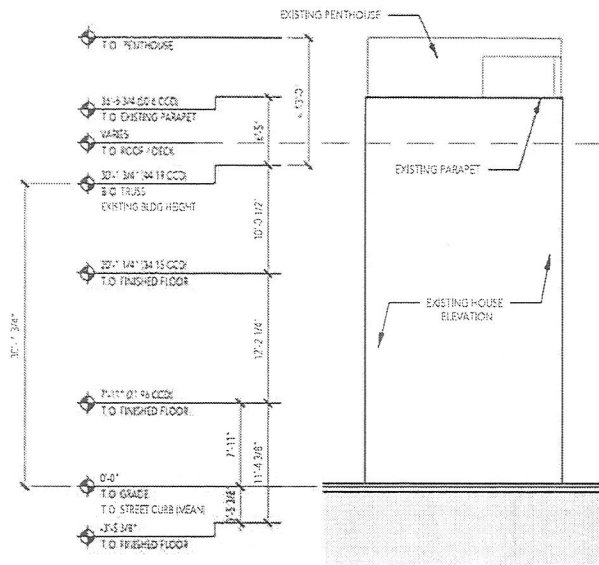
SOUTH ELEVATION

ZONING SUBMISSION

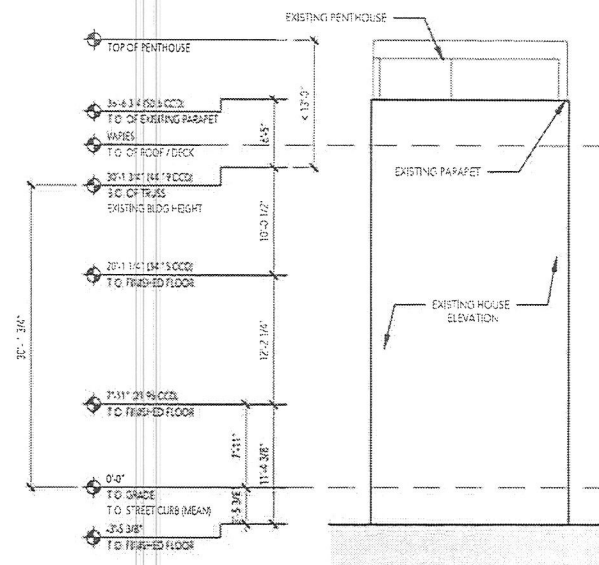
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1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

EAST AND WEST ELEVATIONS

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DATE: 10/15/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 3/32" = 1'-0"
SHEET: 01
PROJECT: 24000000

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