

FINAL FOR PUBLICATION

**AMENDED TO BE A TYPE I  
NARRATIVE AND PLANS  
ZONING MAP AMENDMENT  
FOR THE PROPERTY COMMONLY KNOWN AS 2847-53 SOUTH HILLOCK AVENUE  
FROM RS 3 TO RT 4**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of an RT 4 District for the property commonly known as 2847-53 South Hillock Avenue. The site is improved with a single-family home and a vacant side yard lot. Applicant seeks to subdivide the zoning lot, which is 68.7 feet in width, into two zoning lots. The resulting northern lot, 2847 S. Hillock Ave., will be 37.7 feet in width and maintain the existing single-family home. The resulting southern lot, 2853 S. Hillock Ave., will be 30.76 feet in width and be improved with a two story (excluding basement), three residential unit building.

The following is a list of the proposed bulk and density of the development:

**2847 SOUTH HILLOCK AVENUE (all calculations are existing without proposal to alter)**

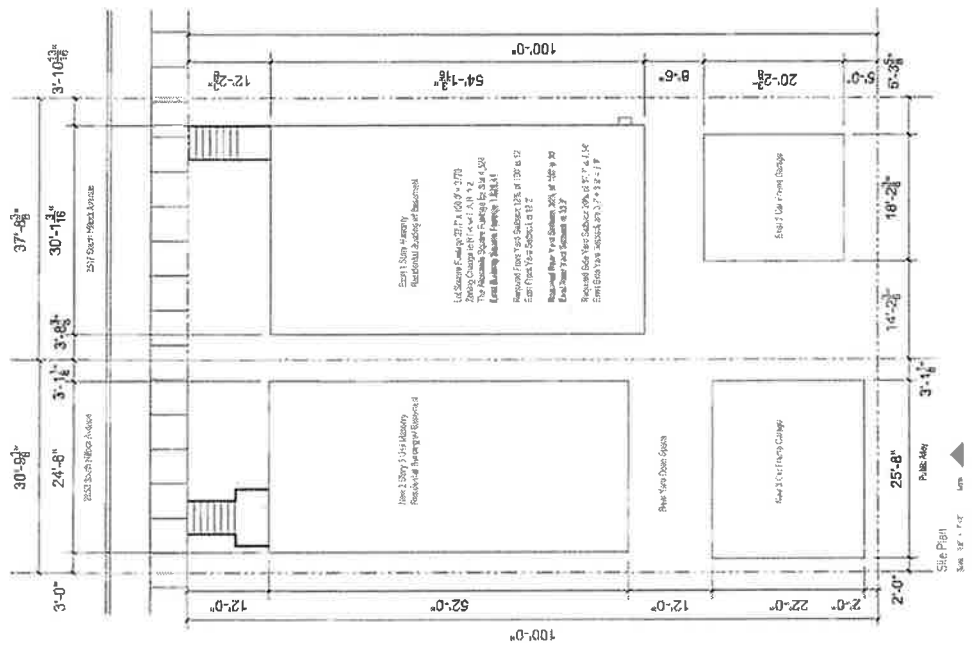
<b>Lot Area:</b>	3,770 square feet
<b>Density:</b>	1 residential dwelling units (existing)
<b>Lot Area Per Unit:</b>	3,770 square feet
<b>Off Street Parking:</b>	2 spaces (existing)
<b>Height:</b>	approximately 20 feet (existing)
<b>Floor Area:</b>	approximately 1,634 square feet (existing)
<b>Floor Area Ratio:</b>	approximately 0.43 (existing)
<b>Front Setback:</b>	12.2 feet (existing)
<b>Rear Setback:</b>	approximately 30.7 feet (existing)
<b>North Side Setback:</b>	3.9 feet (existing)
<b>South Side Setback:</b>	3.7 feet (after subdivision)

**2853 SOUTH HILLOCK AVENUE**

<b>Lot Area:</b>	3,076 square feet
<b>Density:</b>	3 residential dwelling units
<b>Lot Area Per Unit:</b>	approximately 1,025 square feet
<b>Off Street Parking:</b>	3 spaces
<b>Height:</b>	29 feet 3 inches
<b>Floor Area:</b>	2,565.34 square feet
<b>Floor Area Ratio:</b>	0.70
<b>Front Setback:</b>	12feet
<b>Rear Setback:</b>	36 feet
<b>North Side Setback:</b>	3.093 feet*
<b>South Side Setback:</b>	3 foot

\* Type I filing as per section 17-13-0303-D Optional Administrative Adjustment and Variation. Specifically, seeking 17-13-1101-B Variation for reduced required side yard.

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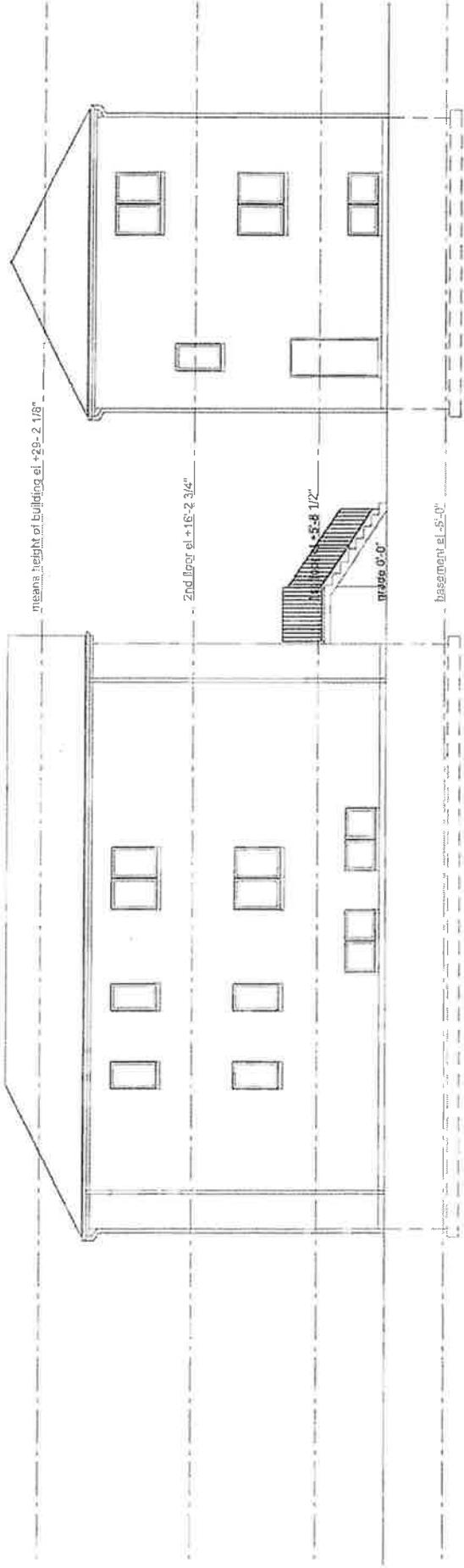
NEW 2 STORY 3 UNIT RESIDENTIAL BUILDING  
 2833 SOUTH HILLOCK AVENUE  
 CHICAGO, ILLINOIS 60608

Sheet No.	Title
Sheet 1	History
Sheet 2	Demolition
Sheet 3	Structure
Sheet 4	Site
Sheet 5	Site
Sheet 6	Site
Sheet 7	Site
Sheet 8	Site
Sheet 9	Site
Sheet 10	Site
Sheet 11	Site
Sheet 12	Site
Sheet 13	Site
Sheet 14	Site
Sheet 15	Site
Sheet 16	Site
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Sheet 100	Site

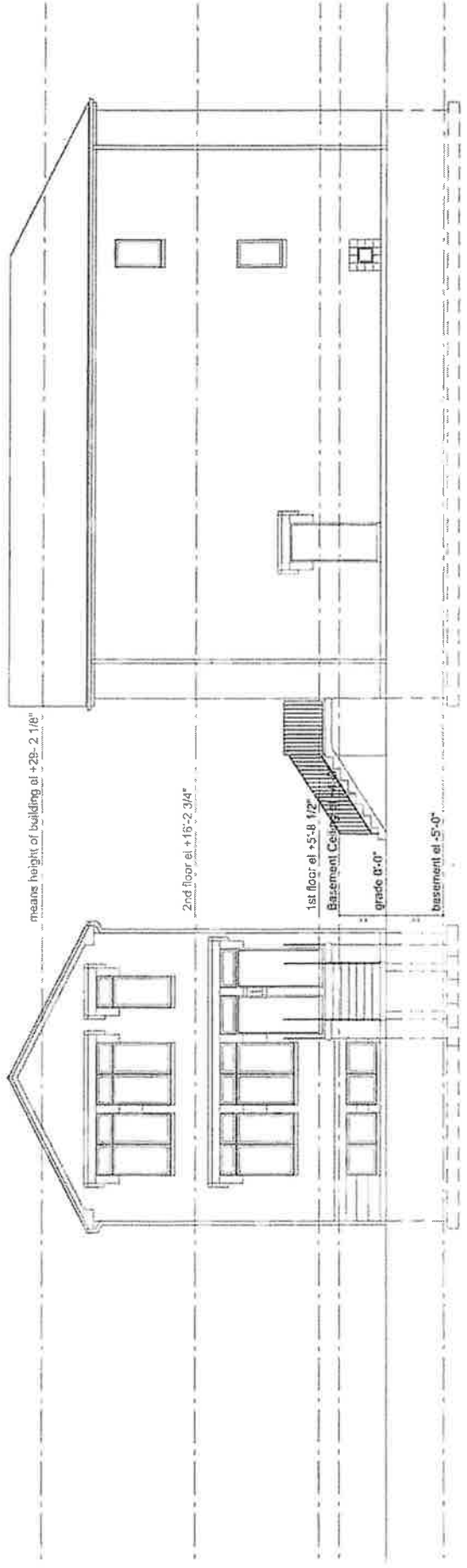
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**A1-2**



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East Elevation  
DATE: 10.1.18



West Elevation  
DATE: 10.1.18



NEW 2 STORY 3 UNIT RESIDENTIAL BUILDING

2833 SOUTH HILLOCK AVENUE  
CHICAGO, ILLINOIS 60608

DATE	10.1.18
PROJECT	NEW 2 STORY 3 UNIT RESIDENTIAL BUILDING
SCALE	AS SHOWN
DESIGNED BY	D.M. MADRA
DRAWN BY	D.M. MADRA
CHECKED BY	D.M. MADRA
DATE	10.1.18

SHEET

A2-1

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