

Final for Publication

23170T1

SUBSTITUTE NARRATIVE AND PLANS TYPE I Rezoning Attachment 5482 South Ridgewood Court From RT-4 to RM-4.5

The Property

The subject property is situated in a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District on the west side of South Ridgewood Court. It is located in a Transit Served Location approximately 230.0 feet from the CTA 55th Street Bus (Route 55) Corridor.

The property is improved with a two-story single family home (approx. 27'-1" height) with no parking. The property includes a two story rear addition.

The Project

Nabil M. Abou Baker and Sara G. Jelinek (the "Applicants") seek to replace the two-story rear addition at the same location. The height of the building will remain and no parking will be provided.

To allow the proposed project, the Applicants seek to rezone the property from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

As part of the rezoning application, the Applicants also seek all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) for the attached plans and also including: 1) an optional variation under section 17-13-1101-B to reduce the front yard setback per section 17-2-0305 to 3.96' (existing); 2) an optional variation under section 17-13-1101-B to reduce the north and south side setbacks per section 17-2-0309 to zero (existing); 3) an optional variation under section 17-13-1101-B to reduce the combined side setbacks per section 17-2-0309 from 5.0' to zero (existing); 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 to zero; and 5) an optional variation under sections 17-13-1101-A and 17-13-1003-K to reduce the rear yard open space per section 17-2-0307 to zero.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	1,913 square feet
FAR:	1.57
Floor Area:	2,995 square feet
Height:	27'-1" (existing)
Automobile Parking:	zero (existing)
Rear Yard Open Space:	zero*
Setbacks (existing):	Front (East/Ridgewood): 3.96' * North: zero * South: zero * Rear (West): zero *

A set of plans is attached.

* The Applicant seeks optional variation relief under section 17-13-0300(D).

Homeowners:
Sara Jelinek &
Nabil Abou-Baker

PROPOSED FACTORY
FRAME ADDITION

EXISTING 3-STORY
MAJORITUM FRAME
RESIDENCE

18.5'

18.5'

18.5'

18.5'

NOTE: PLAN IS DERIVED FROM BOUNDARY SURVEY BY MOOREHEAD ENGINEERING, INC. - DATED 17TH OF JULY, 2021

ZONING - BUILDING INFORMATION:
5402 Ridgewood Ct. - Chicago, IL 60615

FORM 67-2 (2-8-82)	CONSTRUCTION TYPE: 1A
APPLICABLE ZONING: R-1.5	APPLICABLE DISTRICT: 1204
APPLICABLE SUBDISTRICT: 1204.01	APPLICABLE HEIGHT: 35' MAXIMUM
APPLICABLE SETBACK: 10' MINIMUM	APPLICABLE LOT AREA: 10,000 SQ. FT.
APPLICABLE LOT AREA: 10,000 SQ. FT.	APPLICABLE LOT AREA: 10,000 SQ. FT.
APPLICABLE LOT AREA: 10,000 SQ. FT.	APPLICABLE LOT AREA: 10,000 SQ. FT.

FOR MORE INFORMATION, CONTACT THE CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT, 444 N. LAKE STREET, CHICAGO, IL 60610

* City of Chicago Building Code 2019
 * City of Chicago Electrical Code 2018
 * City of Chicago Lifting Equipment
 * City of Chicago Plumbing Code

Small, but strong, is the motto of the 100,000 members of the National Rifle Association (NRA), the largest gun rights organization in the U.S. The NRA's 1997-1998 dues schedule is \$10 for members living in the U.S. and \$15 for those living abroad. The dues are payable in advance for one year. The NRA also offers a lifetime membership for \$1,000. For more information, visit the NRA's Web site at www.nra.org.

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11. *Myxococcus xanthus* is a bacterium that can move by gliding on a surface. It is a member of the *Myxobacterales* order, which is part of the *Proteobacteria* phylum. It is a Gram-negative, rod-shaped bacterium that is motile by gliding on a surface. It is a member of the *Myxobacterales* order, which is part of the *Proteobacteria* phylum. It is a Gram-negative, rod-shaped bacterium that is motile by gliding on a surface.

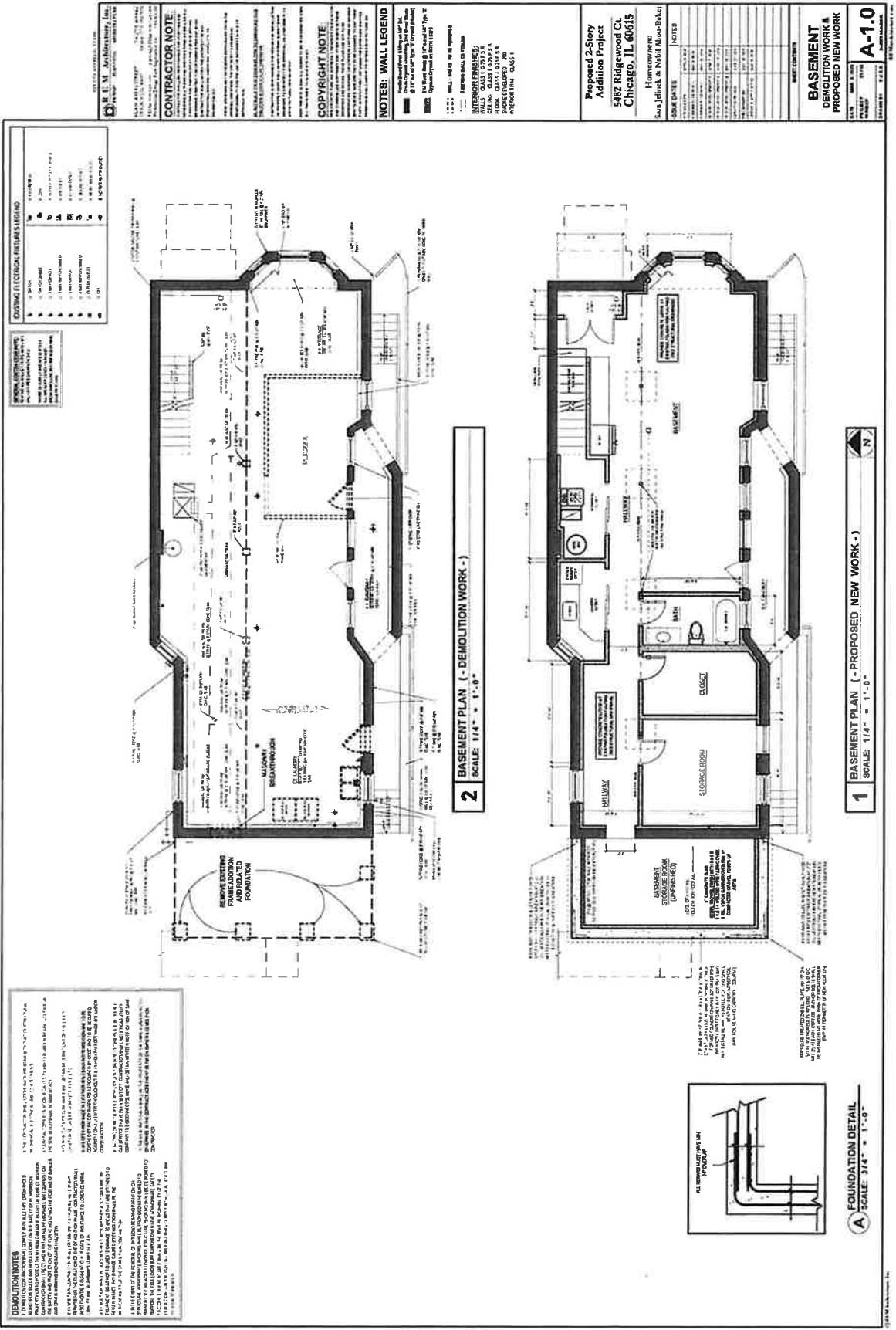
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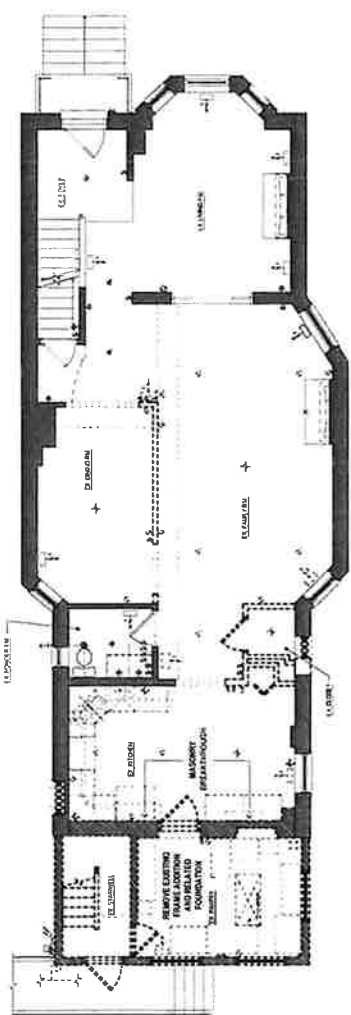
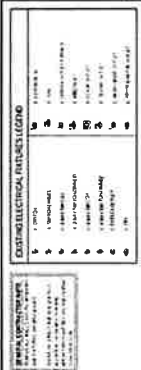
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ENERGY CONSERVATION CODE COMPLIANCE
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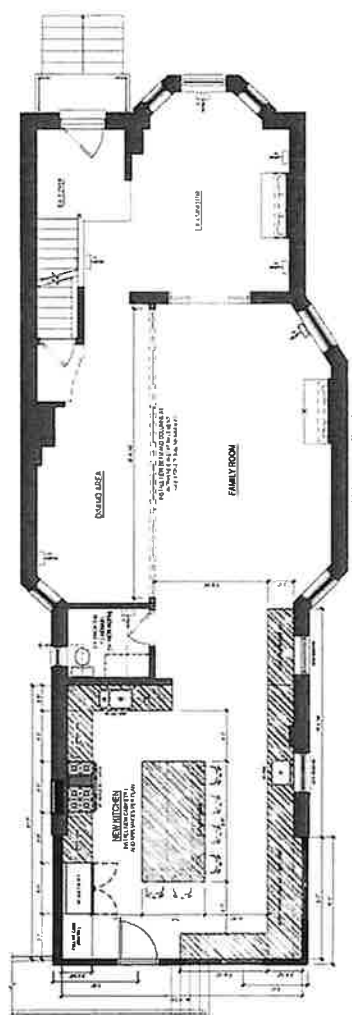
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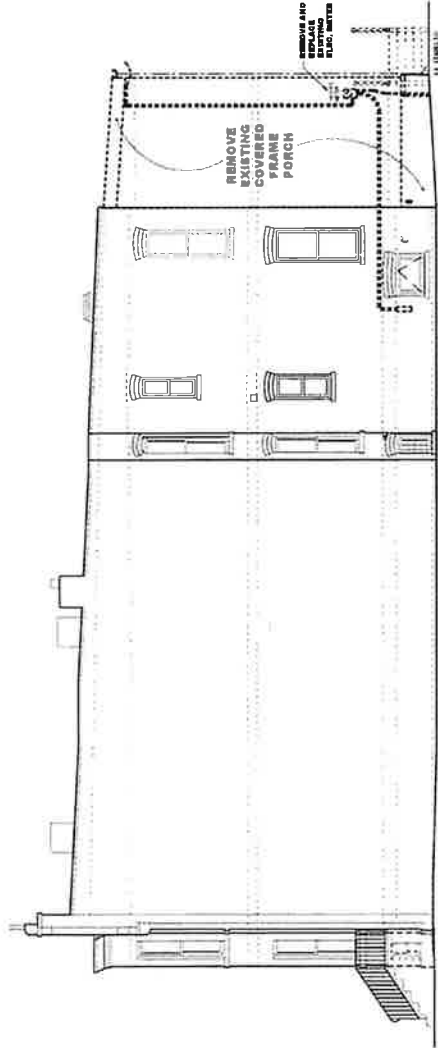


2 1ST FLOOR PLAN (- DEMOLITION WORK -)
SCALE: 1/4" = 1'-0"

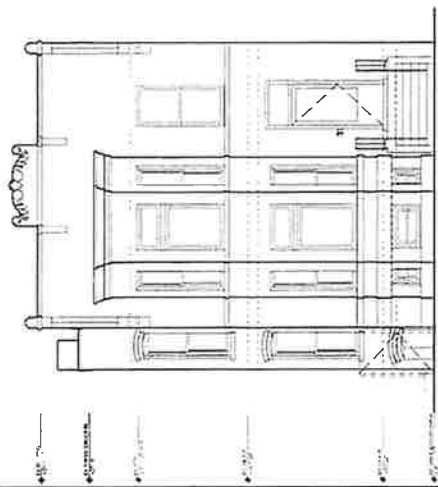


1 1ST FLOOR PLAN (- PROPOSED NEW WORK -)
SCALE: 1/4" = 1'-0"

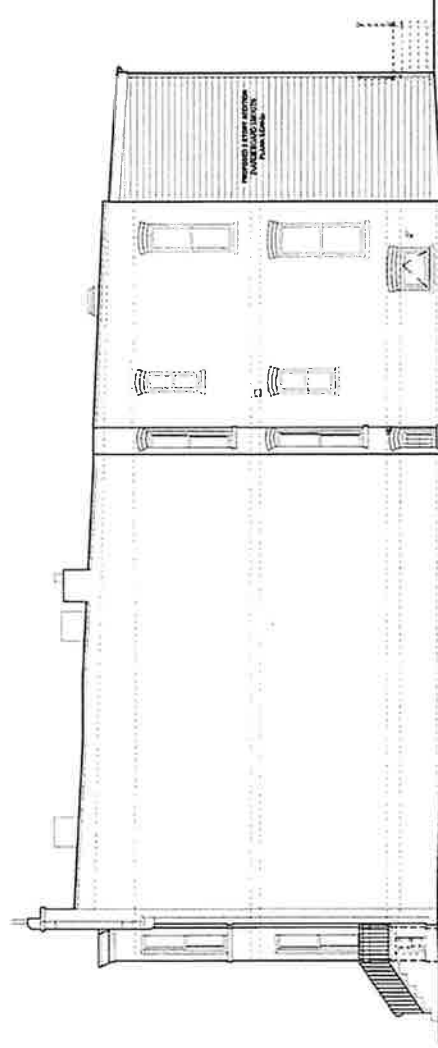
Proposed 2-Story Addition Project		Homeowners Steve Johnson & Nandi Johnson (Owners)	
5482 Ridgewood Ct. Chicago, IL 60615			
		PROJECT SUMMARY	
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1ST FLOOR PLAN DEMOLITION WORK & PROPOSED NEW WORK			
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A-1-1 LAYOUT 10/15/03			



2 NORTH ELEVATION (DEMOLITION WORK)
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION (- AS-BUILT CONDITIONS -)
8 SCALE: 1/4" = 1'-0" - REFERENCE USE ONLY



1 NORTH ELEVATION (PROPOSED NEW WORK)
SCALE: 1/4" = 1'-0"

[illegible]

ELEVATIONS
DEMOLITION WORK &
PROPOSED NEW WORK

A-2.2