



City of Chicago



O2020-1907

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-K at 3218 N Karlov Ave - App No. 20390T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 9-K in the area bounded by:

a line 49.88 feet south of and parallel to West Melrose Street; North Karlov Avenue; a line 74.88 feet south of and parallel to West Melrose Street; and the public alley next west of and parallel to North Karlov Avenue

to those of a RM-5 Residential Multi-Unit District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3218 North Karlov Avenue

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NARRATIVE AND PLANS 3218 North Karlov Avenue TYPE I REGULATIONS

Narrative: The subject property was formerly improved with a single family home with a detached two-car garage but is currently vacant. The Applicant proposes to rezone the property from a RS-3 Residential Single-Unit (Detached House) District to a RM-5 Residential Multi-Unit District to construct a four-story residential building with four dwelling units and four parking spaces. The proposed height is 43.33 feet. One of the four dwelling units will be an affordable unit.

Lot Area: 3,125 square feet

FAR: 1.712

Floor Area: 5,350 square feet

Residential Dwelling Units: 4

MLA: 781.25 square feet

Height: 43.33 feet

Automobile Parking: 4

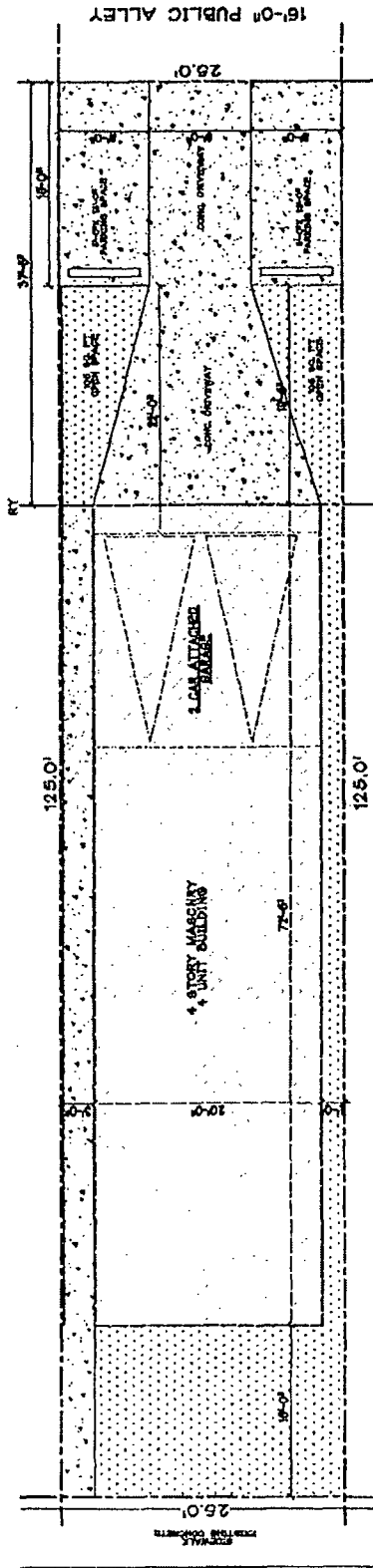
Setbacks:

Front (North Karlov):	15.00 feet
North Side:	2.00 feet
South Side:	3.00 feet
Rear (alley):	42.10 feet

A set of plans is attached.

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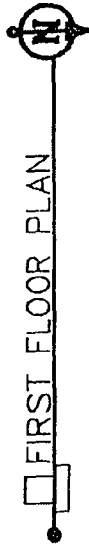
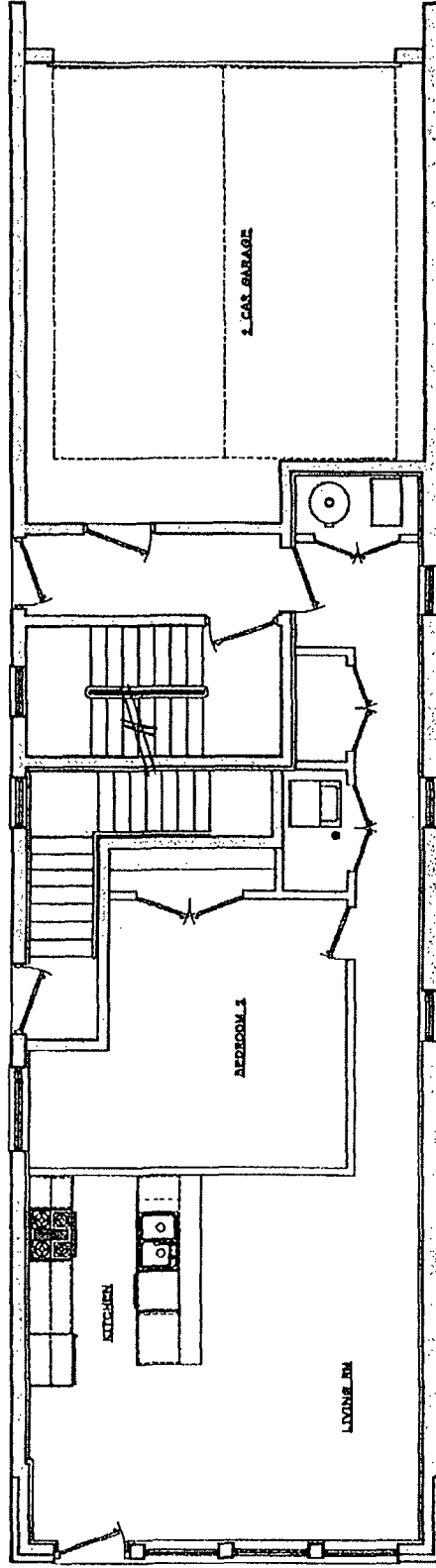
3218 N. KARLOV AVE.



1 SITE PLAN
SCALE 1/8" = 1'-0"

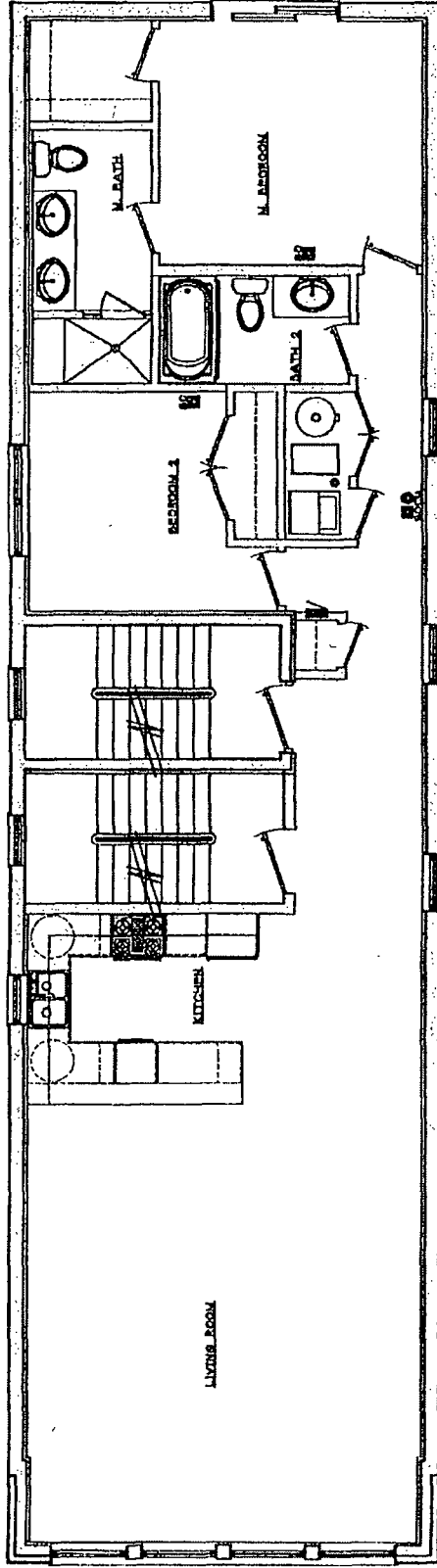
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3218 N. KARLOV AVE.



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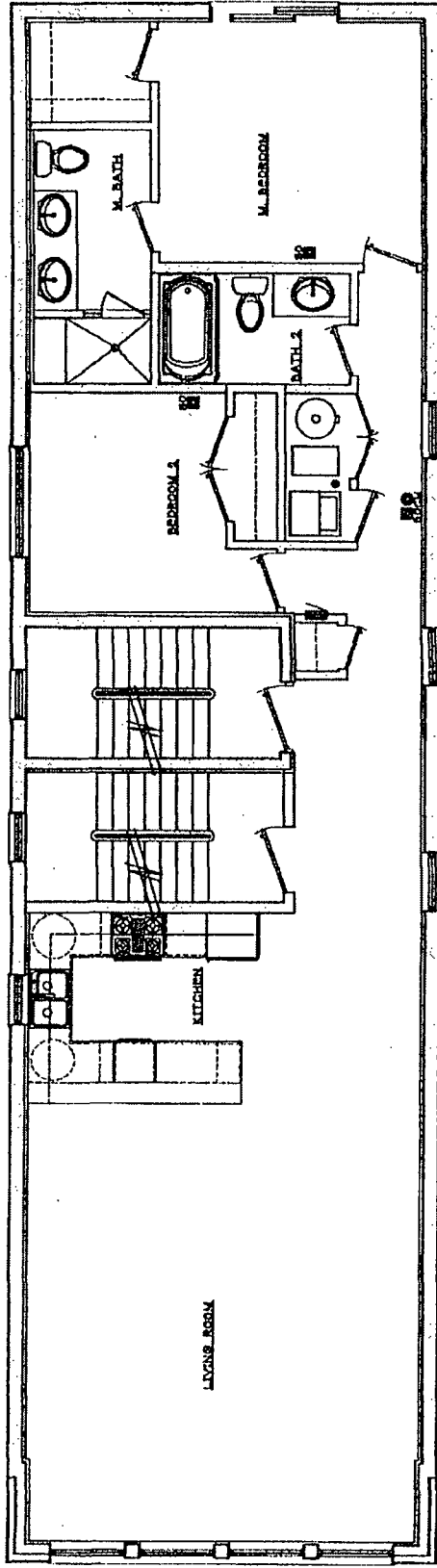
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□ SECOND FLOOR PLAN 

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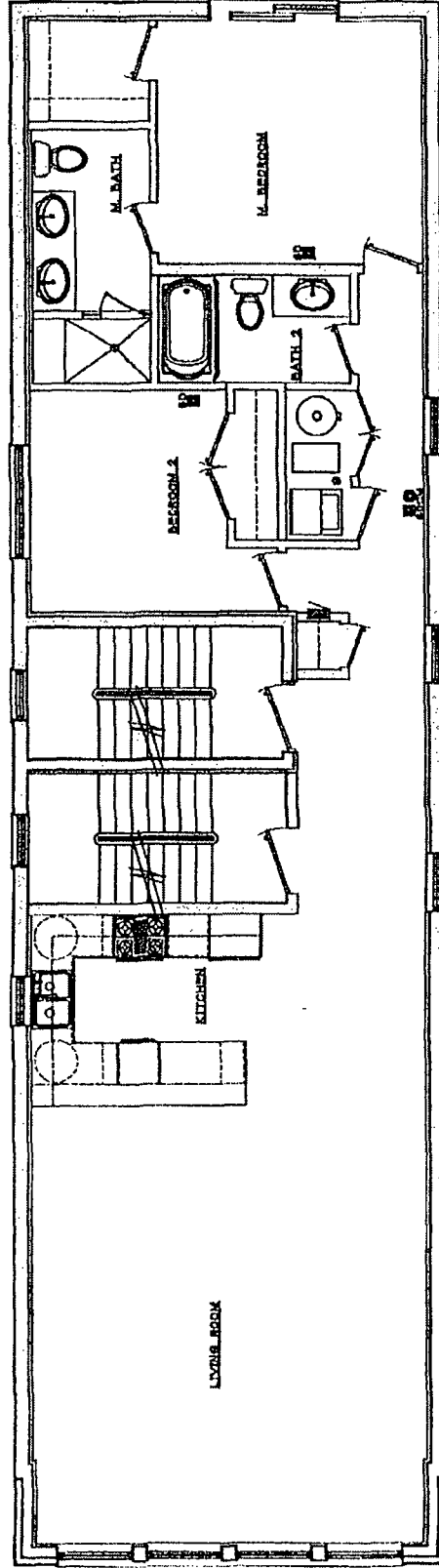
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THIRD FLOOR PLAN

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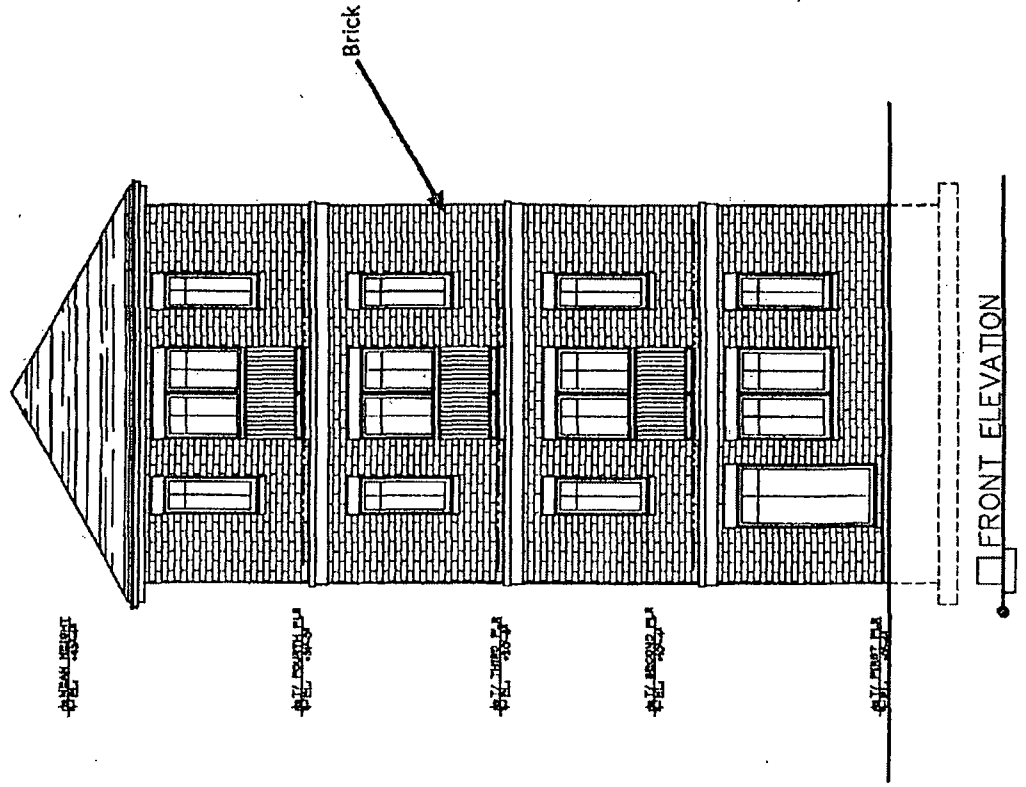
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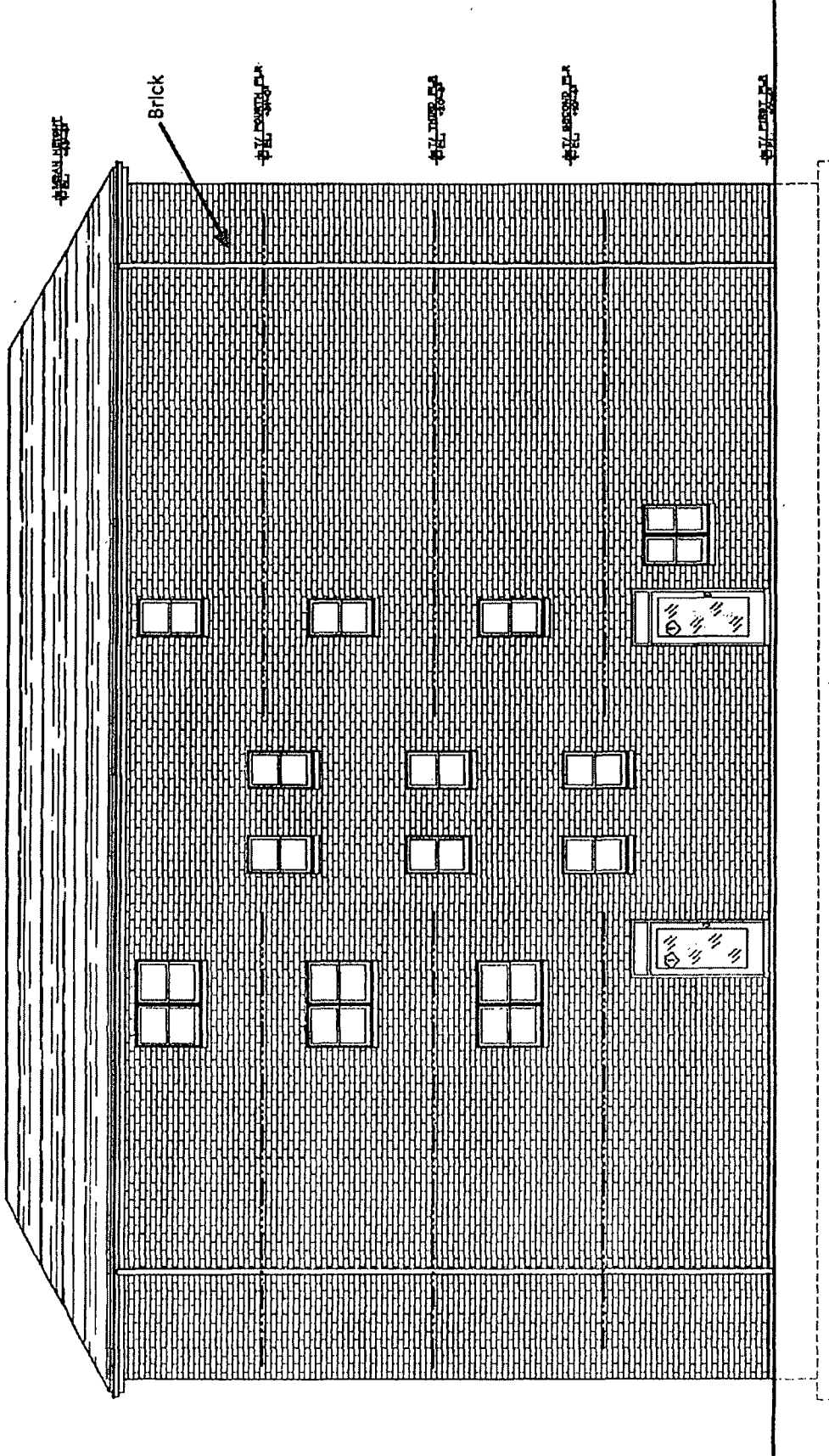
FOURTH FLOOR PLAN



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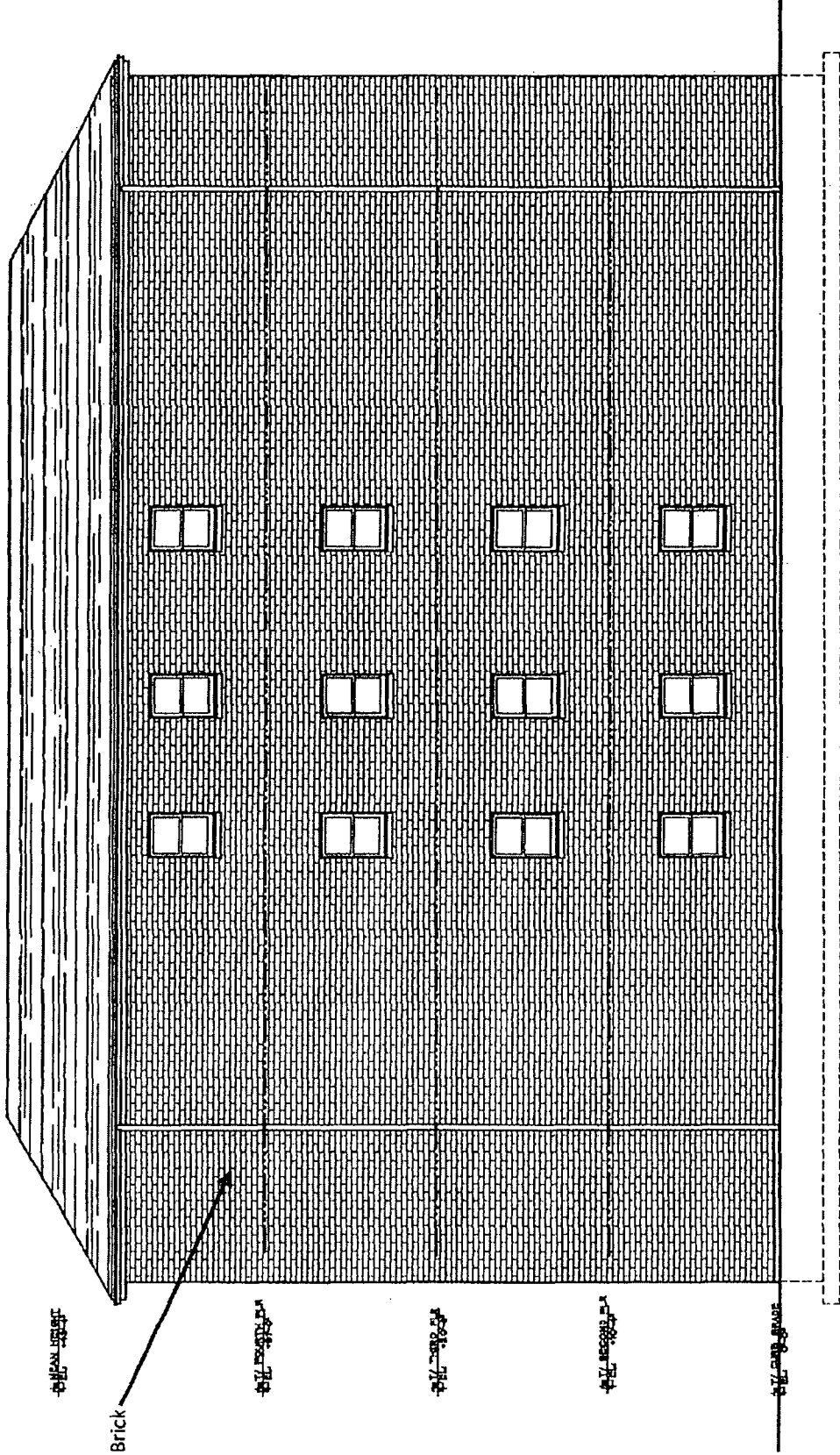


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LEFT SIDE ELEVATION

Final for Publication



Brick

RIGHT SIDE ELEVATION

Final for Publication

