



City of Chicago



O2018-9278

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/12/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-L at 1319 N Lamon Ave/4857-4859 W Kamerling Ave - App No. 19891T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 3-L in the area bounded by

West Kamerling Avenue; a line 35.80 feet east of and parallel to North Lamon Avenue; the alley next south of and parallel to West Kamerling Avenue; and North Lamon Avenue,

to those of a RM5 Residential Multi-Unit District and a corresponding use 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.

Common Address of Property: 1319 North Lamon Avenue /4857-59 W. KAMERLING

FINAL FOR PUBLICATIGN

FORM FOR PAPER 10/1

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT – 1319-1321 N. LAMON AVENUE/4857-59 W. KAMERLING

The current zoning of the parcel is RS-3 Residential Single-Unit (Detached House) District. The zoning amendment is required to change the zoning of the parcel to RM-5 Residential Multi-Unit District. The zoning change is needed to bring into compliance 2 existing basement residential units to establish a total of 8 dwelling units in an existing 2 story brick building with a basement. The basement units according to the architect are more than 50% below grade.

Lot Area:	4,459 sq. ft.
FAR:	1.06
Building Area:	4,726 sq. ft.
Density/Dwelling Unit:	286.4
Off Street Parking Spaces:	2 spaces*
Front Setback:	13.87 ft.
Rear Setback:	18.23 ft.
Sideyard (East):	6.85 ft.
Sideyard (West):	39 ft.
Rear Yard Open Space:	288 sq.ft.**
Building Height:	30.5 ft.

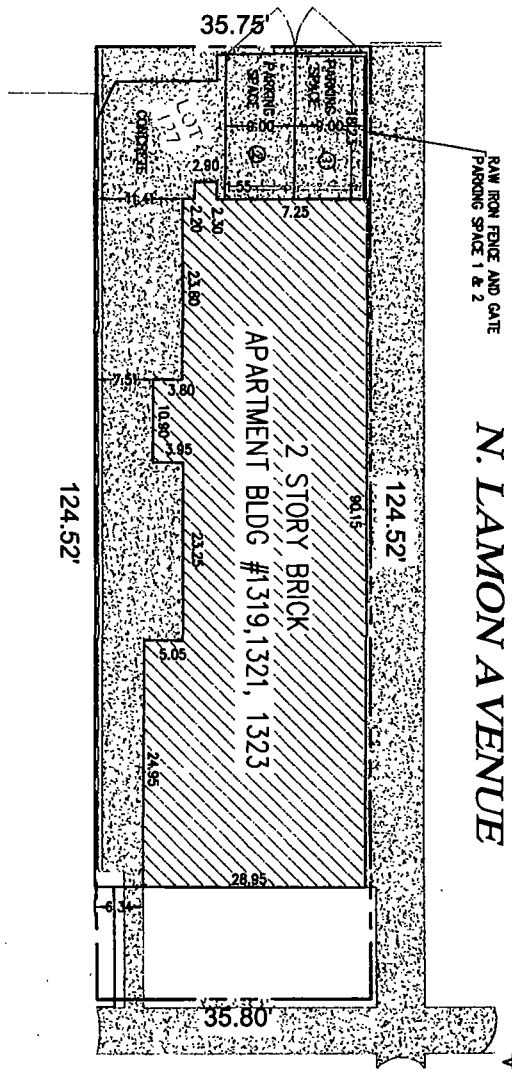
After rezoning, the property shall be used for residential use with 8 dwelling units.

* The applicant shall seek a variation to reduce the additional 2 required parking spaces which are the result of the establishment of the 2 new dwelling units, if needed.

** The applicant shall also seek a variation concerning the Rear Yard Open Space, if needed.

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PIVAL FOR PURCHASE



N. LAMON AVENUE

KAMERLING AVENUE



1
C1-1
EXISTING SITE PLAN
SCALE 1/16" = 1'-0"

FINAL FOR PUBLICATION



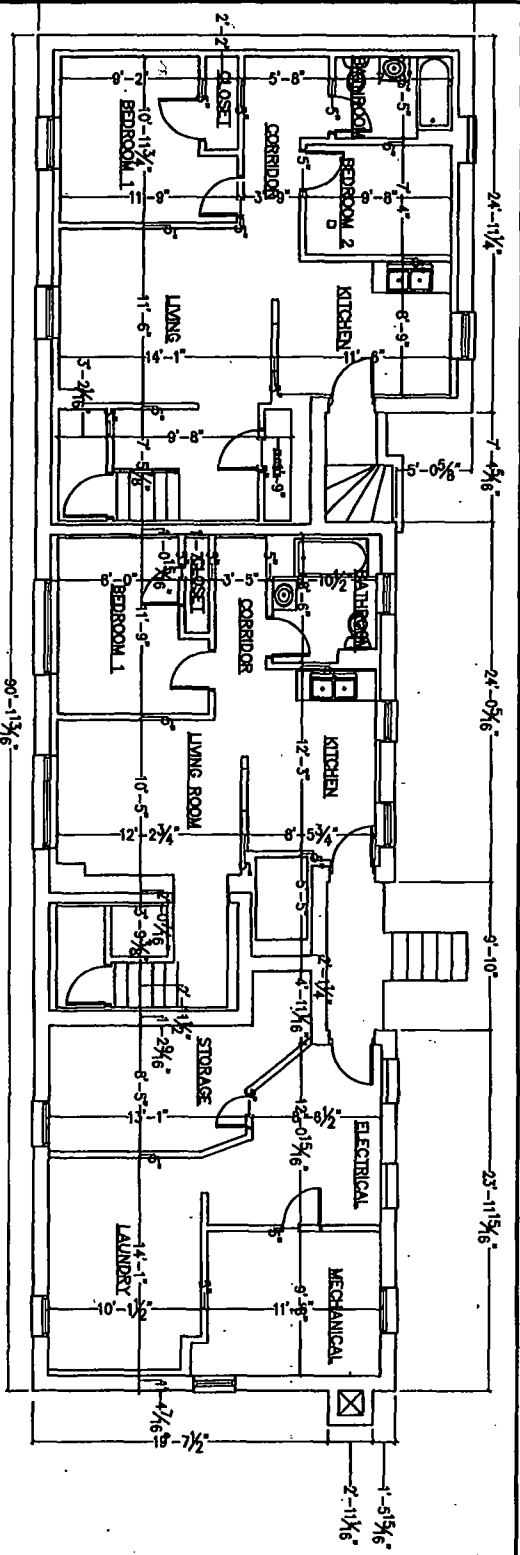
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORMS WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

CHICAGO BUILDING
1319,21 LAMON AVENUE
CHICAGO, ILLINOIS 60651

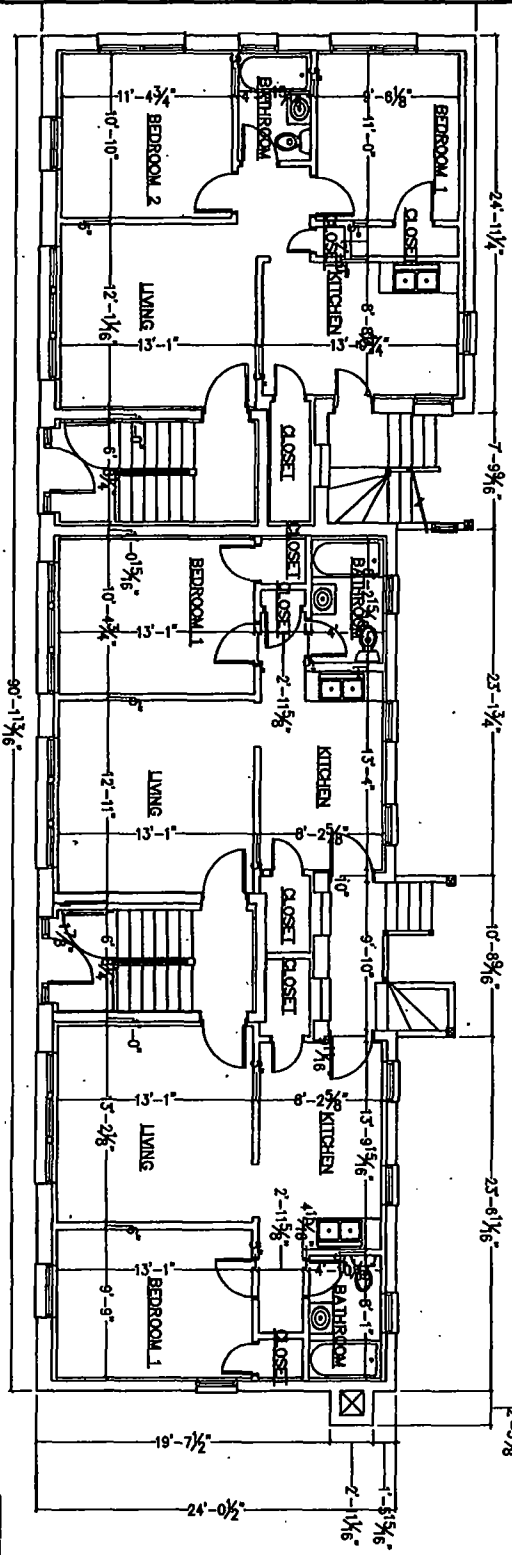
ARCHITECT
130 WEST MADISON STREET
CHICAGO, ILLINOIS 60601
TEL: (312) 467-2441
FAX: (312) 467-2442

PROJECT NO.	SHEET NO.
DATE	10/02/2018
SHEET TITLE: SITE PLAN	
NO.	DESCRIPTION
1	EXISTING SITE PLAN
2	PROPOSED APARTMENT BLDG
3	PROPOSED PARKING
4	PROPOSED FENCE AND GATE
5	PROPOSED DRIVEWAY
6	PROPOSED UTILITY
7	PROPOSED LANDSCAPE
8	PROPOSED SIGNAGE
9	PROPOSED LIGHTING
10	PROPOSED SECURITY
11	PROPOSED ACCESS
12	PROPOSED UTILITIES
13	PROPOSED FENCES
14	PROPOSED DRIVEWAYS
15	PROPOSED UTILITY
16	PROPOSED LANDSCAPE
17	PROPOSED SIGNAGE
18	PROPOSED LIGHTING
19	PROPOSED SECURITY
20	PROPOSED ACCESS
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22	PROPOSED FENCES
23	PROPOSED DRIVEWAYS
24	PROPOSED UTILITY
25	PROPOSED LANDSCAPE
26	PROPOSED SIGNAGE
27	PROPOSED LIGHTING
28	PROPOSED SECURITY
29	PROPOSED ACCESS
30	PROPOSED UTILITIES
31	PROPOSED FENCES
32	PROPOSED DRIVEWAYS
33	PROPOSED UTILITY
34	PROPOSED LANDSCAPE
35	PROPOSED SIGNAGE
36	PROPOSED LIGHTING
37	PROPOSED SECURITY
38	PROPOSED ACCESS
39	PROPOSED UTILITIES
40	PROPOSED FENCES
41	PROPOSED DRIVEWAYS
42	PROPOSED UTILITY
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44	PROPOSED SIGNAGE
45	PROPOSED LIGHTING
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92	PROPOSED ACCESS
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94	PROPOSED FENCES
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97	PROPOSED LANDSCAPE
98	PROPOSED SIGNAGE
99	PROPOSED LIGHTING
100	PROPOSED SECURITY

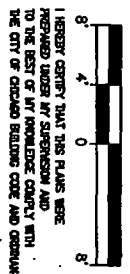
PRINT FOR INK PROCESS



1
EXISTING BASEMENT PLAN
SCALE 1/8" = 1'-0"



2
EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORMS WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

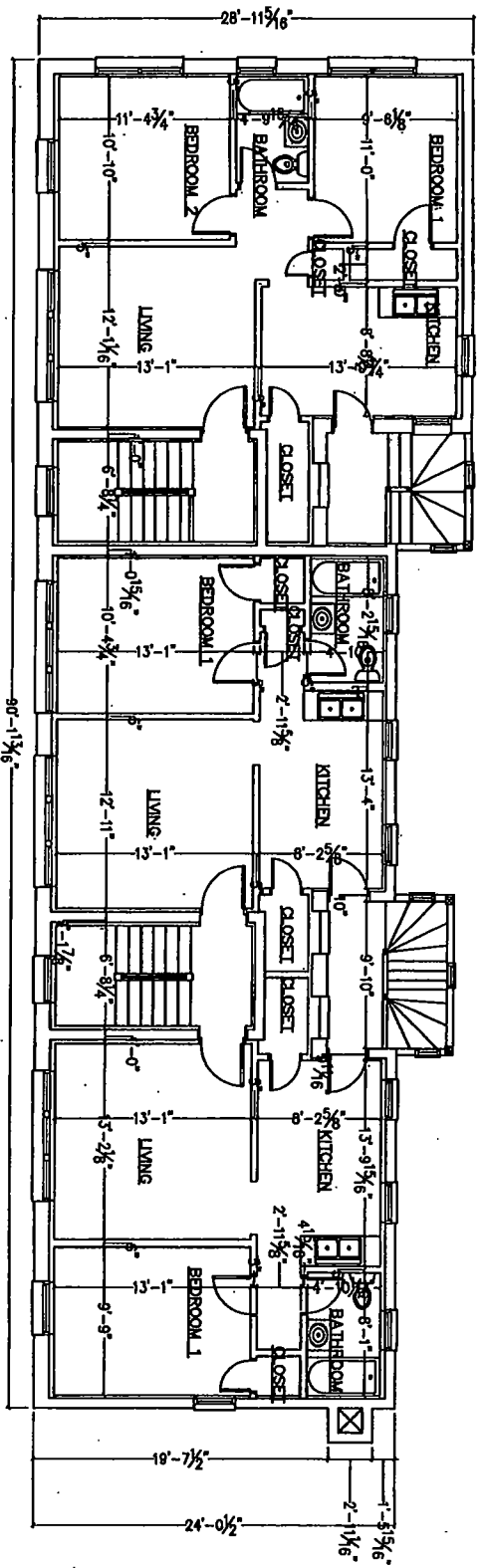
FINAL FOR PUBLICATION

PROJECT NO.	SHEET NO.
DATE	10/02/2016
A1-1	

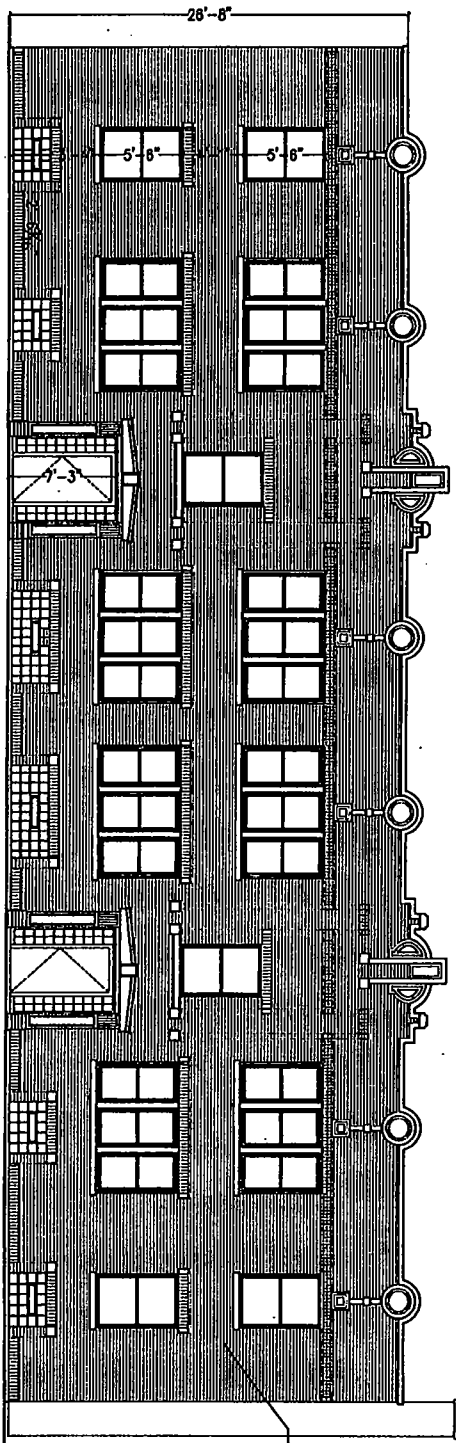
CHICAGO BUILDING
1319,21 LAMON AVENUE
CHICAGO, ILLINOIS 60651

ARCHITECT
 150 NORTH WASHINGTON ST.
 CHICAGO, ILLINOIS 60601
 TEL: (312) 467-1111
 FAX: (312) 467-1111

EMV FOR HIRE



1
A1-2
EXISTING SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



2
A1-2
EXISTING WEST ELEVATION
SCALE 1/8"=1'-0"



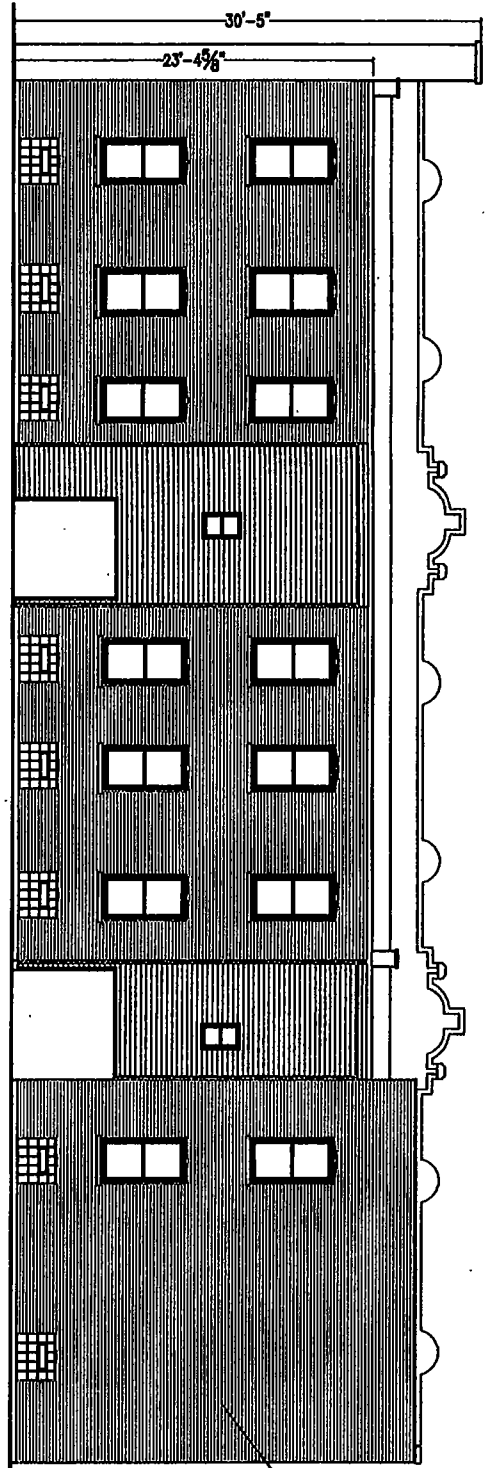
2 1/2 STORY
BRICK RESIDENTIAL
BUILDING

CHICAGO BUILDING
1319,21 LAMON AVENUE
CHICAGO, ILLINOIS 60651

PROJECT NO.	A1-2
SHEET NO.	1
TITLE	EXISTING SECOND FLOOR PLAN AND WEST ELEVATION
DATE	10/20/2018
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
DATE	

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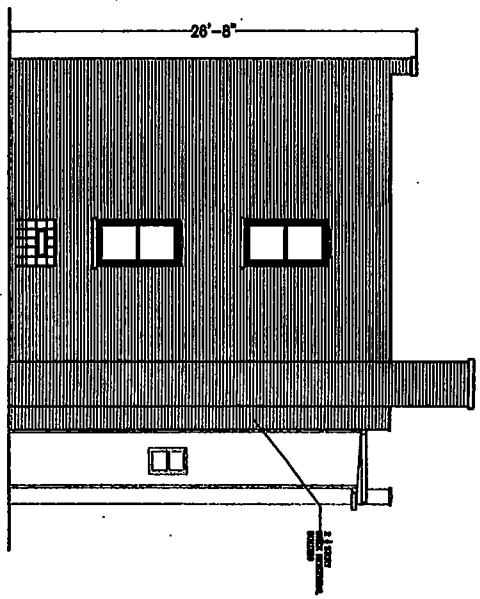
FORM FOR REPORTING



1
A1-3

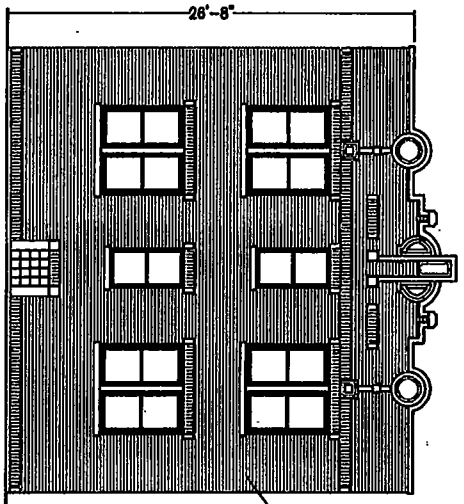
EXISTING EAST ELEVATION
SCALE 1/8"=1'-0"

2 1/2 STORY
BRICK RESIDENTIAL
BUILDING



2
A1-3

SOUTH EAST ELEVATION
SCALE 1/8"=1'-0"



32
A1-3

NORTH EAST ELEVATION:
SCALE 1/8"=1'-0"

2 1/2 STORY
BRICK RESIDENTIAL
BUILDING



I HEREBY CERTIFY THAT THE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

CHICAGO BUILDING
1319,21 LAMON AVENUE
CHICAGO, ILLINOIS 60651

PROJECT NO.	SHEET NO.		
3203	A1-3		
DATE	10/02/2018		
EXISTING ELEVATIONS			
SHEET TITLE:			
SCALE: AS SHOWN			
NO.	DATE	BY	REVISION
1			ISSUE FOR PERMIT
2			ISSUE FOR PERMIT

FINAL FOR PUBLICATION



QWERTY FOR JAMES