



City of Chicago



O2017-4801

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/28/2017

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 5-J at 1819 N St. Louis Ave
and 1921 N St. Louis Ave - App No. 19257T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards'

#19257 T1
INTRO. DATE:
JUNE 28, 2017

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.5-J in the area bounded by

a line 354.75 feet south of and parallel to West Cortland Street;
the alley next east of and parallel to North St. Louis Avenue; a
line 404.75 feet south of and parallel to West Cortland Street;
and North St. Louis Avenue,

to those of a RM4.5 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: 1819 and 1821 North St. Louis Avenue

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
1819-21 N ST LOUIS AVENUE**

The Applicant intends to change the zoning from the existing RS-3 to RM-4.5 to construct 3-story, 8-dwelling unit building with basement, no commercial space.

ZONING: RM-4.5

LOT AREA: 8,725 square feet

FLOOR AREA RATIO: 1.5

BUILDING AREA: 13,046 square feet

OFF-STREET PARKING: 8 spaces

FRONT SETBACK: 13 feet 0 inches

REAR SETBACK: 63 feet 0 inches

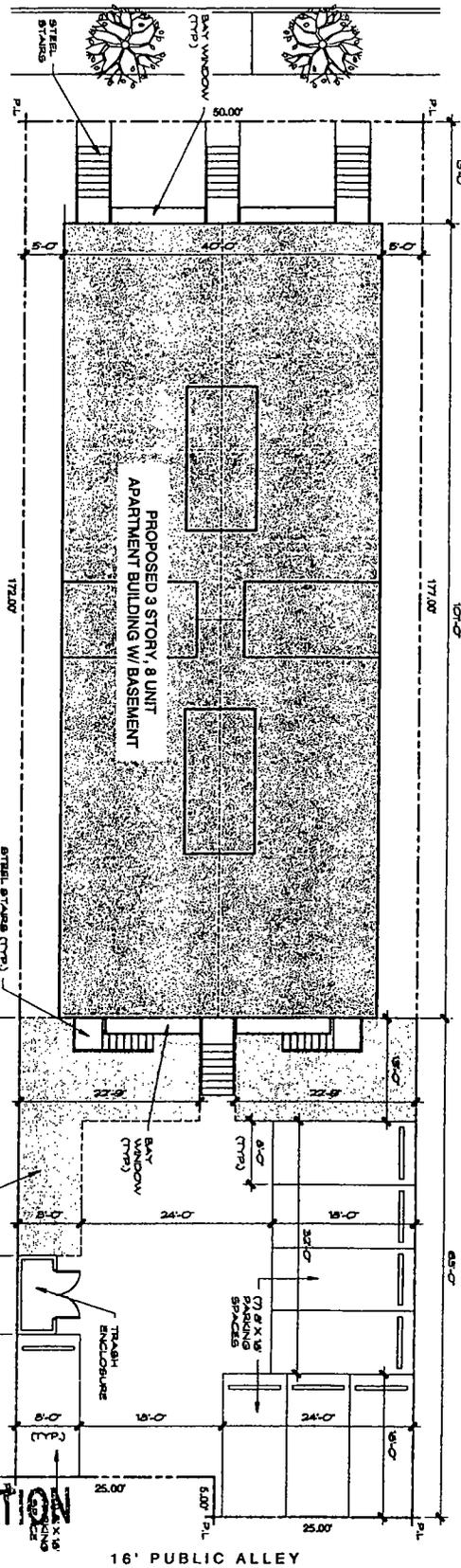
SIDE SETBACK: 5 foot 0 inches on East and 5 foot 0 inches on west = TOTAL 10 feet 0 inches

BUILDING HEIGHT: 45 feet 2 inches

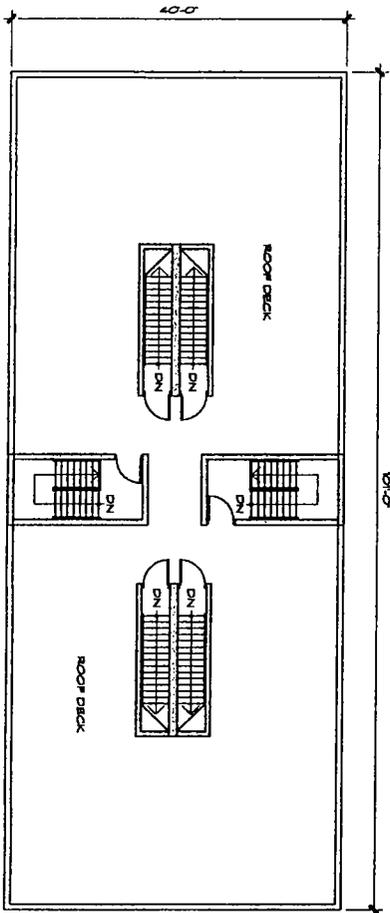
Building material will be primarily face brick with some areas of siding.
Elevations are attached.

FINAL FOR PUBLICATION

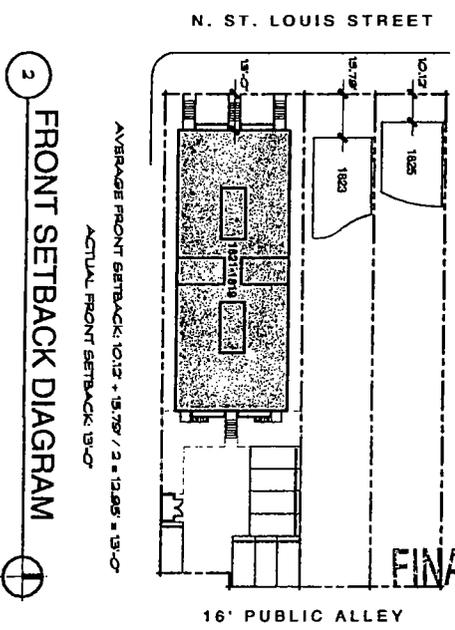
N. ST. LOUIS STREET



1 SITE PLAN



3 ROOF PLAN



2 FRONT SETBACK DIAGRAM

FINAL FOR PUBLICATION

8 UNIT APARTMENT BUILDING
 1819-21 N. ST. LOUIS STREET
 CHICAGO, IL

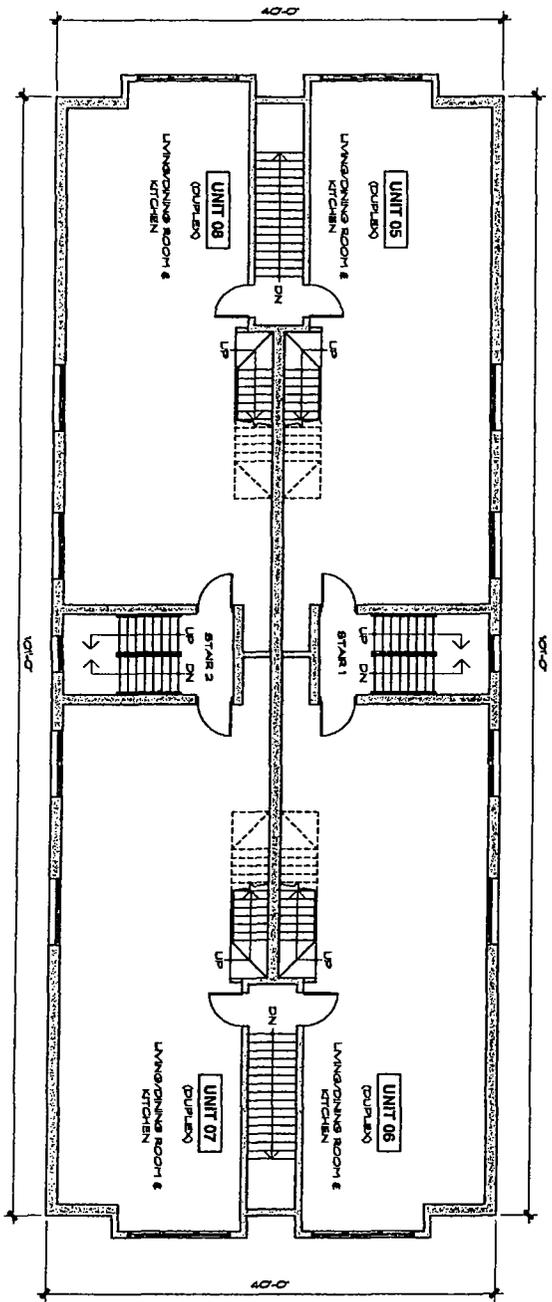
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 Design Firm Registration #134-02541

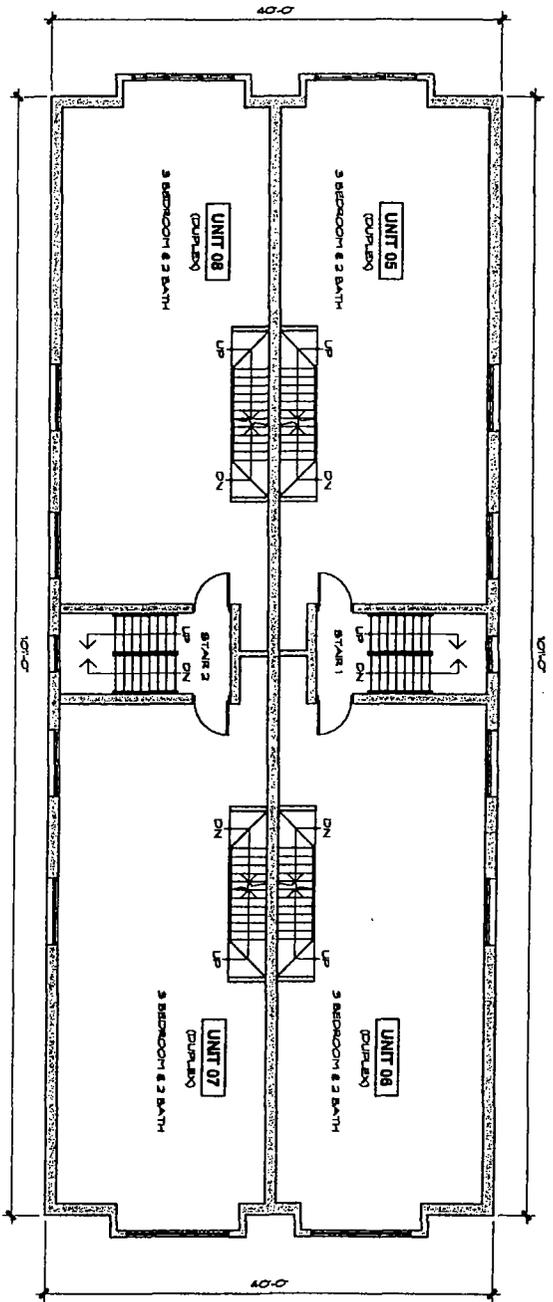
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SITE PLAN, SETBACK DIAGRAM & ROOF PLAN
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1 SECOND FLOOR PLAN



2 THIRD FLOOR PLAN



FINAL FOR PUBLICATION

8 UNIT APARTMENT BUILDING
 1819-21 N. ST. LOUIS STREET
 CHICAGO, IL

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REVISIONS	DATE	BY	REASON

FLOOR PLANS
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