



# City of Chicago



O2015-7809

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/28/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-H at 2817 N Oakley Ave - App No. 18566T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18566 T1

INTRO DATE:

OCT. 28, 2015

## 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 M2-3 Light Industry District symbols and indications as shown on Map No. 7-H in the area bounded by

A line 222 feet north of and parallel to West Diversey Avenue; a line 141.00 feet east of and parallel to North Oakley Avenue; a line 149 feet north of and parallel to West Diversey Avenue; North Oakley Avenue

to those of 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.

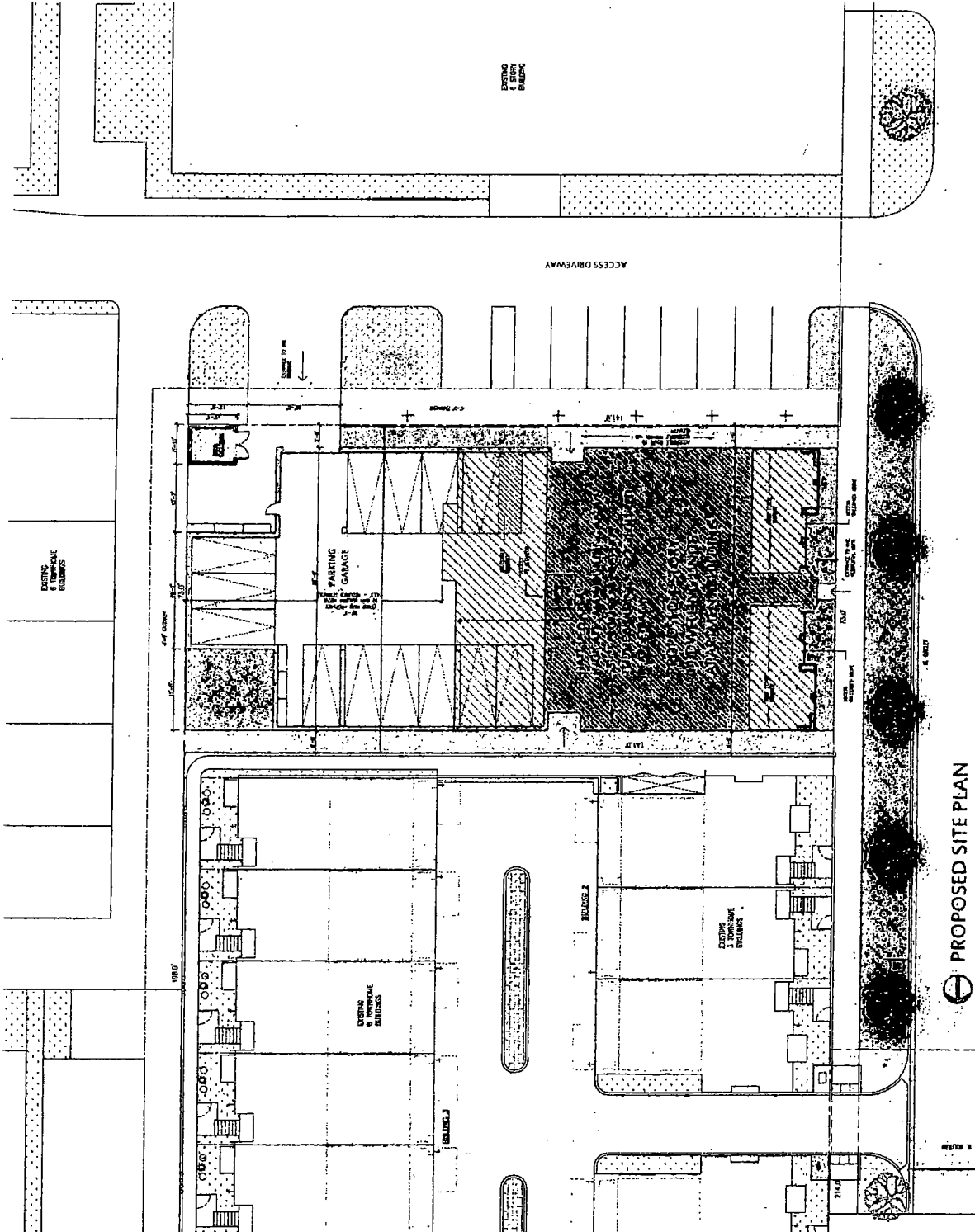
**Oakley Building, LLC  
Type 1 Zoning Amendment Application  
2817 North Oakley Avenue**

**Narrative**

The zoning of the subject site is M2-3 and Applicant proposes to amend this to RM4.5 in order to construct a new residential building. The subject site is located at 2817 North Oakley Avenue and contains a site area of approximately 10,293 square feet.

<b>Proposed Zoning:</b>	RM4.5
<b>Total Site Area:</b>	10,293 square feet
<b>FAR:</b>	1.70
<b>Building Area:</b>	17,498 square feet
<b>Dwelling Units:</b>	11
<b>MLA:</b>	935.8 square feet per dwelling unit
<b>Setbacks:</b>	
<b>Front:</b>	4'-0"
<b>Rear:</b>	55'-3"
<b>Side:</b>	5'-0"
<b>Side:</b>	5'-0"
<b>Height:</b>	47 feet
<b>Off-Street Parking:</b>	13

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PROPOSED SITE PLAN

**PROJECT INFORMATION:**  
 PROPOSED ZONING - RM4.5  
 LOT AREA - 10,293 S.F.  
 F.A.R. - 1.7  
 REQUIRED BUILDING AREA - 17,498 S.F.  
 PROPOSED BUILDING AREA - 17,498 S.F.  
 DWELLING UNITS - 11  
 FRONT SETBACK - 4'-0"  
 SIDE SETBACKS - 5'-0"  
 REAR SETBACK - 55'-3" [42.3' - REQUIRED]  
 BUILDING HEIGHT - 47'  
 REQUIRED PARKING - 11  
 PROPOSED PARKING - 13  
 TYPE "A" UNITS - 3  
 TYPE "B" UNITS - 9



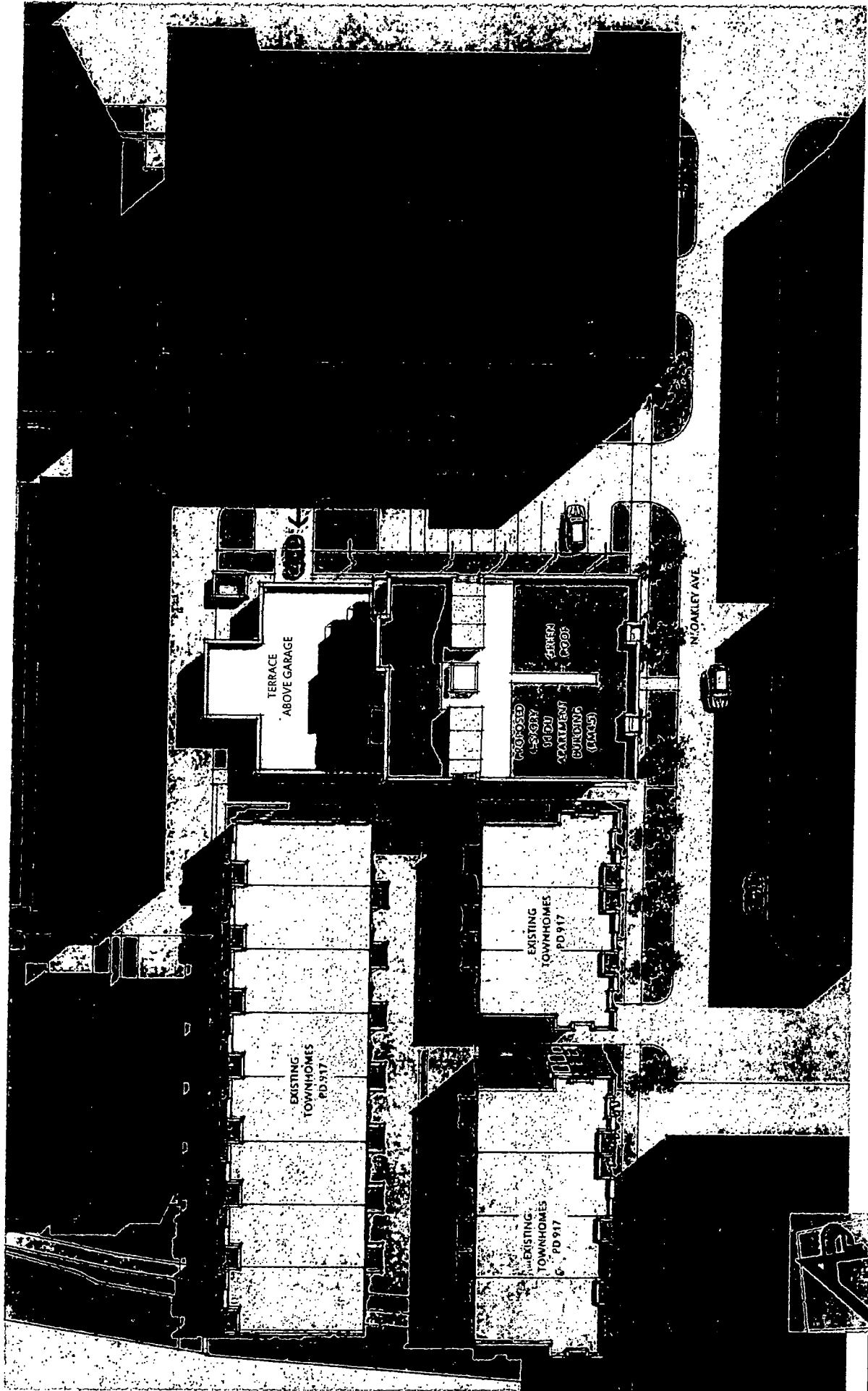
AP ARCHITECTS LLC  
 3530 DUNDREE RD. STE. N1, NORTHBROOK, IL  
 847-542-9262  
 www.ap-architects.com

PROJECT NAME:  
**PROPOSED 11 DU APARTMENT BUILDING (RM4.5)**  
 2817 N. OAKLEY AVE., CHICAGO, IL

TITLE:  
**PROPOSED SITE PLAN**

DATE:  
 09/04/2015

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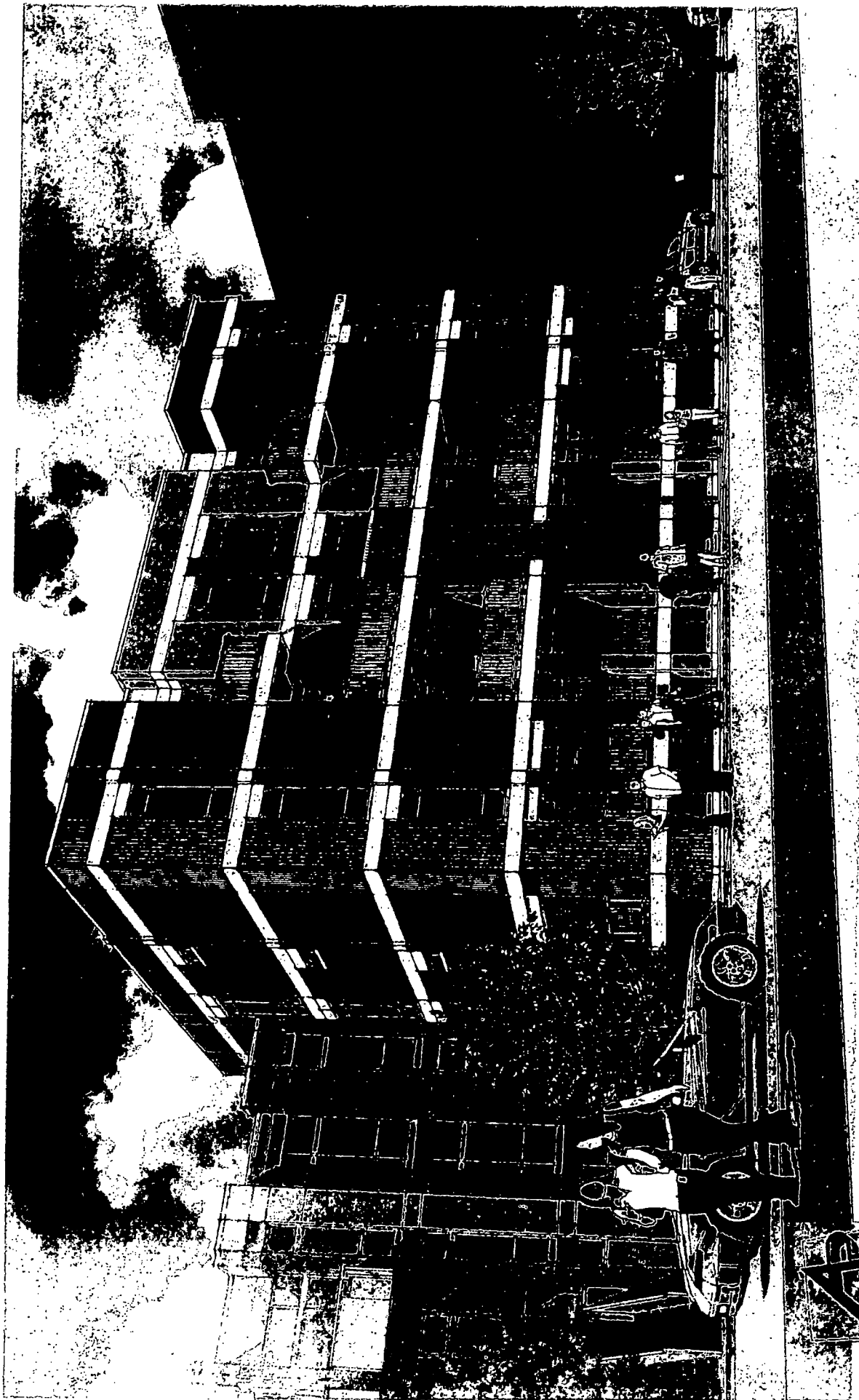
AF ARCHITECTS LLC  
 3330 DUNDEN RD, STE. NT, NORTHBROOK, IL  
 847-567-9262  
[www.af-architects.com](http://www.af-architects.com)

PROJECT 144546E  
 PROPOSED 11 DU APARTMENT BUILDING (RM4.5)  
 2817 N. OAKLEY AVE., CHICAGO, IL

TITLE:  
 PROPOSED SITE PLAN

DATE:  
 05/04/2015

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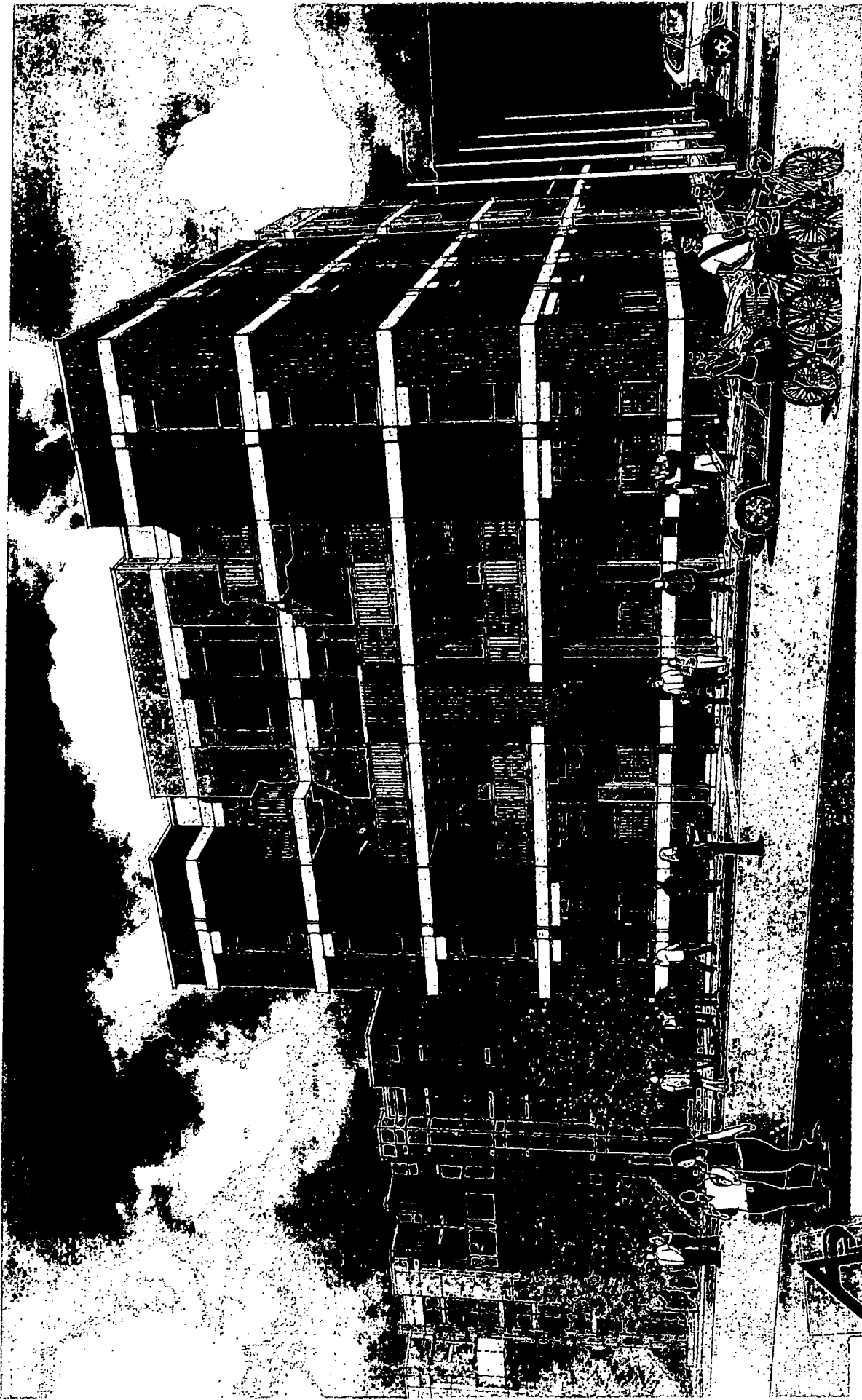
AP ARCHITECTS LLC  
2250 DUNDIE RD. STE. 101, NORTHBROOK, IL  
877-562-5762  
www.ap-architectsllc.com

PROJECT NAME:  
**PROPOSED 11 DU APARTMENT BUILDING (RM4.5)**  
2817 N. OAKLEY AVE., CHICAGO, IL

TITLE  
PERSPECTIVE

DATE  
09/04/2015

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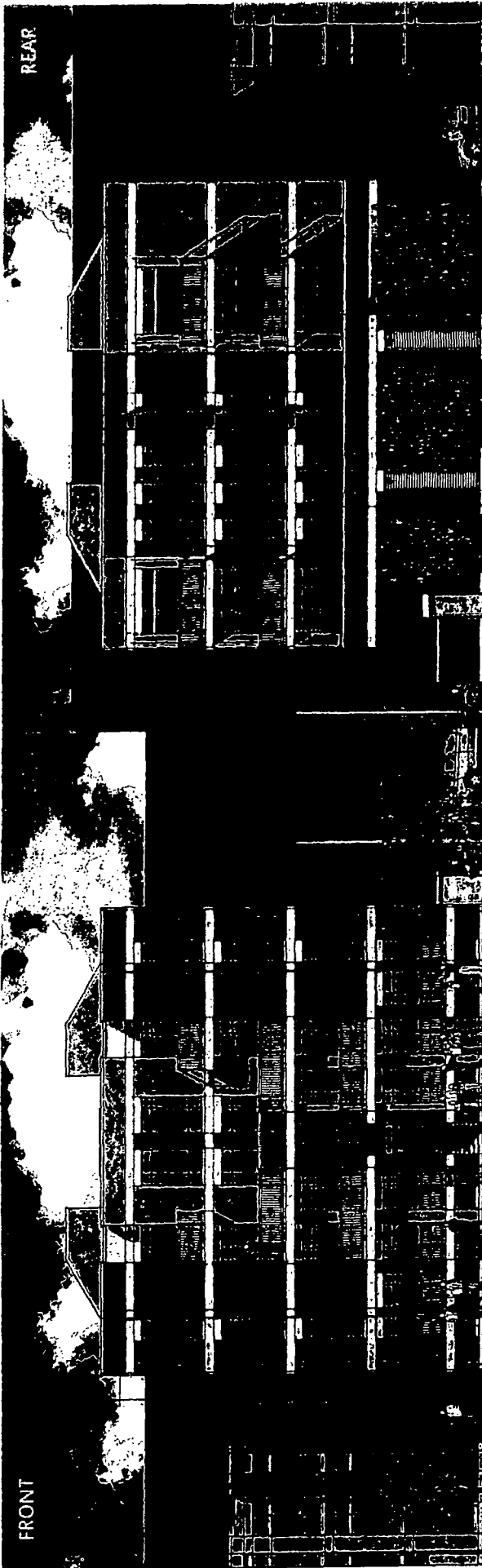
AP ARCHITECTS LLC  
2330 DUNDEE RD, STE. N1, NORTHBROOK, IL  
847-562-9762  
www.ap-architects.com

PROJECT NAME  
PROPOSED 11 DU APARTMENT BUILDING (RM4.5)  
2817 N. OAKLEY AVE., CHICAGO, IL

TITLE  
PERSPECTIVE

DATE  
09/04/2015

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FRONT

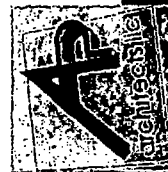
REAR

SIDE

PRECAST CONCRETE  
COURSE/PANEL

BRICK TYPE "K"

BRICK TYPE "B"



AP ARCHITECTS LLC  
3330 DUNDEE RD., STE. N1, NORTHBROOK, IL  
847-562-9262  
www.ap-architects.com

PROJECT NAME  
PROPOSED 11 DU APARTMENT BUILDING (RM4.5)  
2817 N. OAKLEY AVE., CHICAGO, IL

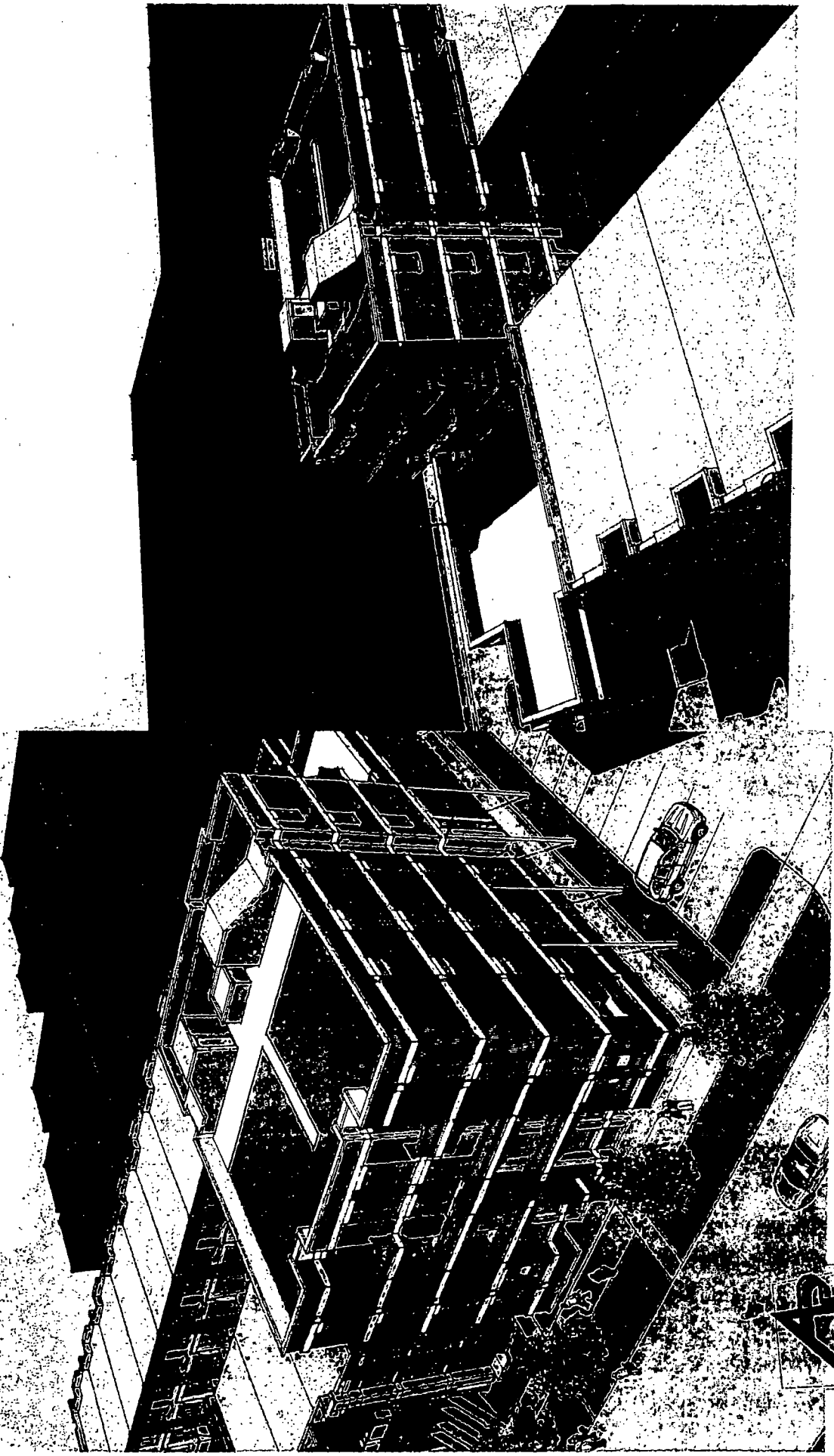
TITLE  
BUILDING ELEVATIONS

DATE  
09/04/2015

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AP ARCHITECTS LLC  
3530 DUNDEE RD, STE. N1, NORTHBROOK, IL  
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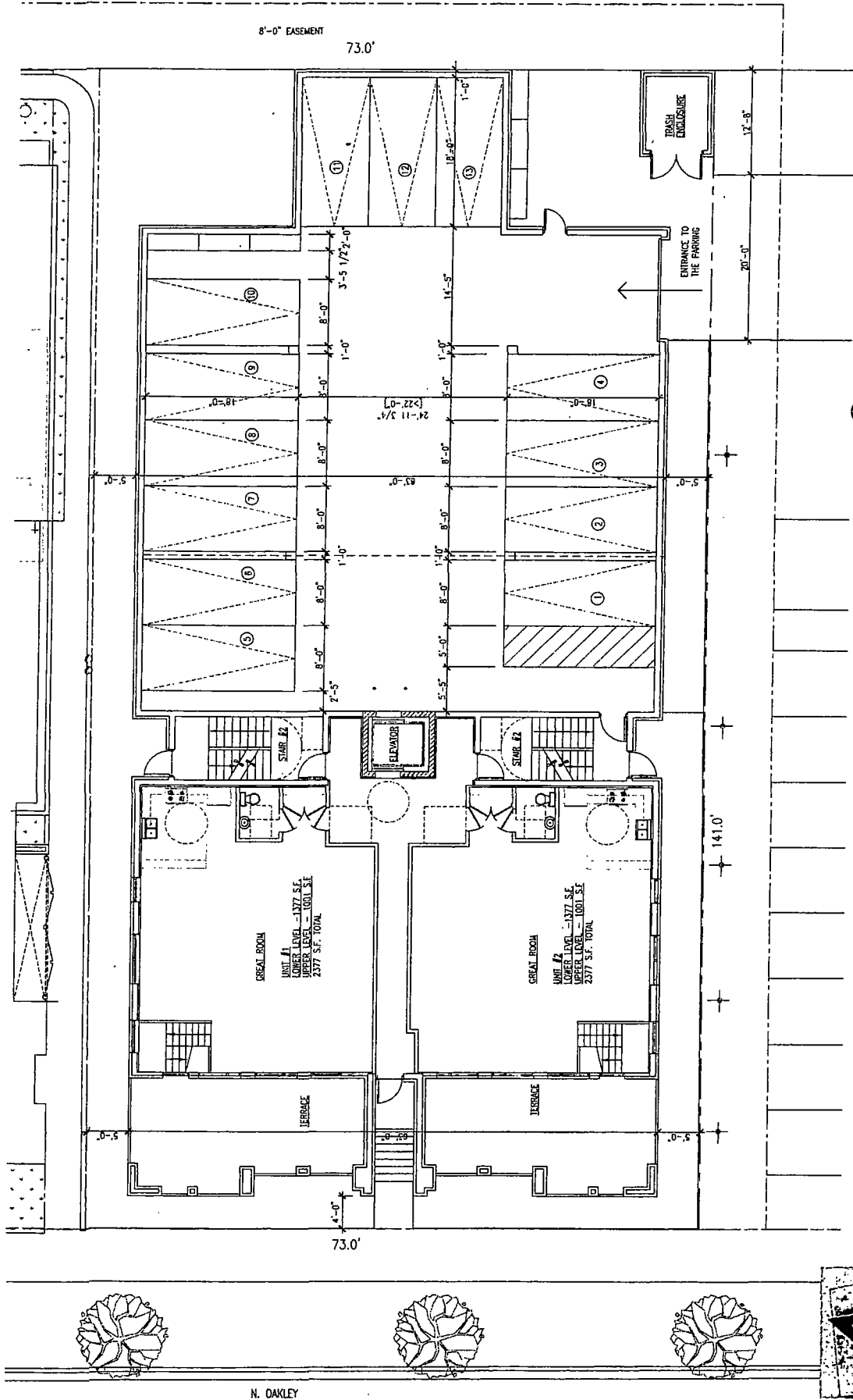
PROJECT DRAWING  
PROPOSED 11 DU APARTMENT BUILDING (RM4.5)  
2817 N. OAKLEY AVE., CHICAGO, IL

TITLE:  
PERSPECTIVE VIEWS

DATE:  
09/07/2015

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GROUND FLOOR PLAN/SITE PLAN

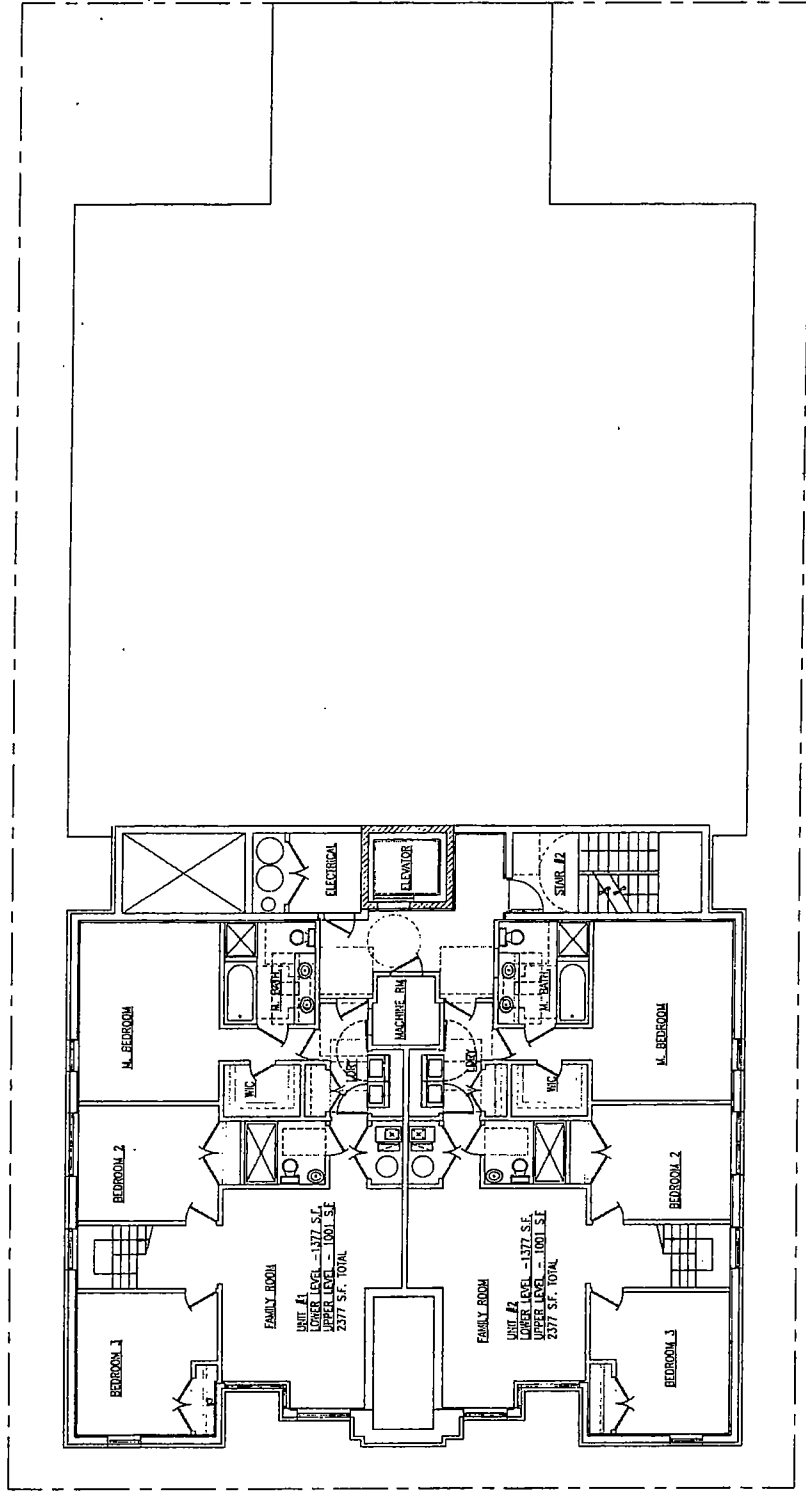
PROJECT NAME: PROPOSED 11 DU APARTMENT BUILDING (RM4.5)  
 2817 N. OAKLEY AVE., CHICAGO, IL  
 DATE: 09/06/2015  
 TITLE: GROUND FLOOR/SITE PLAN

AP ARCHITECTS LLC  
 3330 DUNDEE RD. STE. N1, NORTHBROOK, IL  
 847-562-9762  
 www.ap-architects.com



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N. OAKLEY



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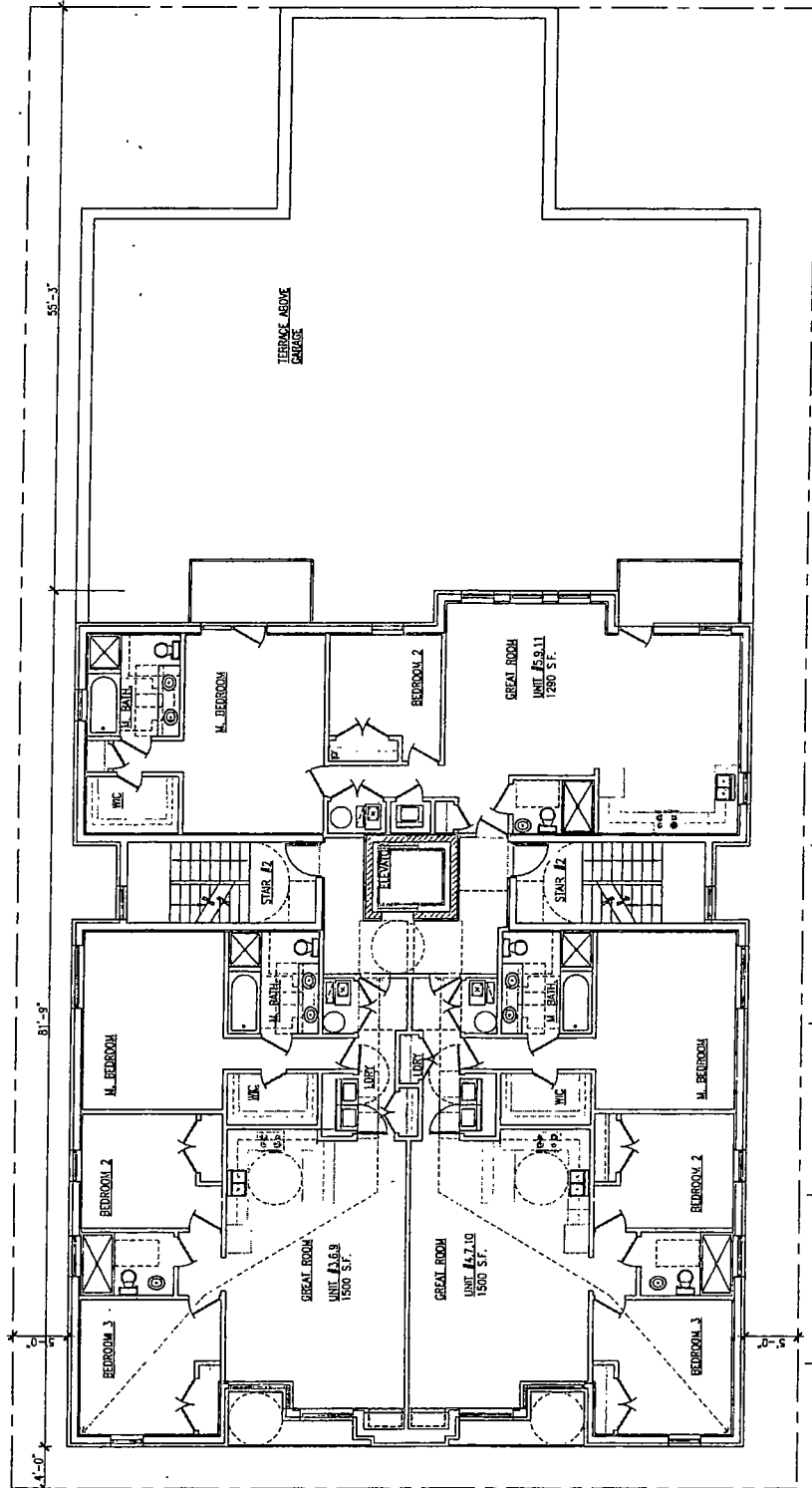
Ⓢ BASEMENT PLAN

AP ARCHITECTS LLC  
 3330 DUNDEE RD. STE. N1, NORTHBROOK, IL  
 847-562-9262  
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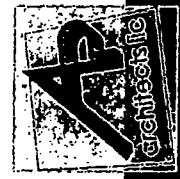




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TYPICAL FLOOR PLAN



AP ARCHITECTS LLC  
 3330 DUNDEE RD. STE. N11, NORTHBROOK, IL  
 847-552-5762  
 www.ap-architects.com

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TITLE:  
 TYPICAL FLOOR PLAN

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 09/04/2015