



City of Chicago



SO2016-8597

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1824 W Augusta Blvd - App No. 19042T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat; Townhouse and Multi-Unit District symbols and indications as shown on Map No. 3-H in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST AUGUSTA BOULEVARD; A LINE 25.15 FEET EAST OF AND PARALLEL TO NORTH HONORE STREET; WEST AUGUSTA BOULEVARD; AND NORTH HONORE STREET

To those of a RM5.5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described.

SECTION 2 The ordinance shall be in force and effect from and after its passage and due publication.

1824 West Augusta Boulevard, Chicago, Illinois

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**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 1824 WEST AUGUSTA BOULEVARD**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RT 4 District to that of a RM 5.5 District for the property commonly known as 1824 West Augusta Boulevard. The total lot area of the subject site is 2,766.5 square feet. Applicant seeks to use the ground floor commercial space in the existing building as two additional residential dwelling units for a total of six residential dwelling units in the building.

The following is a list of the dimensions of the development:

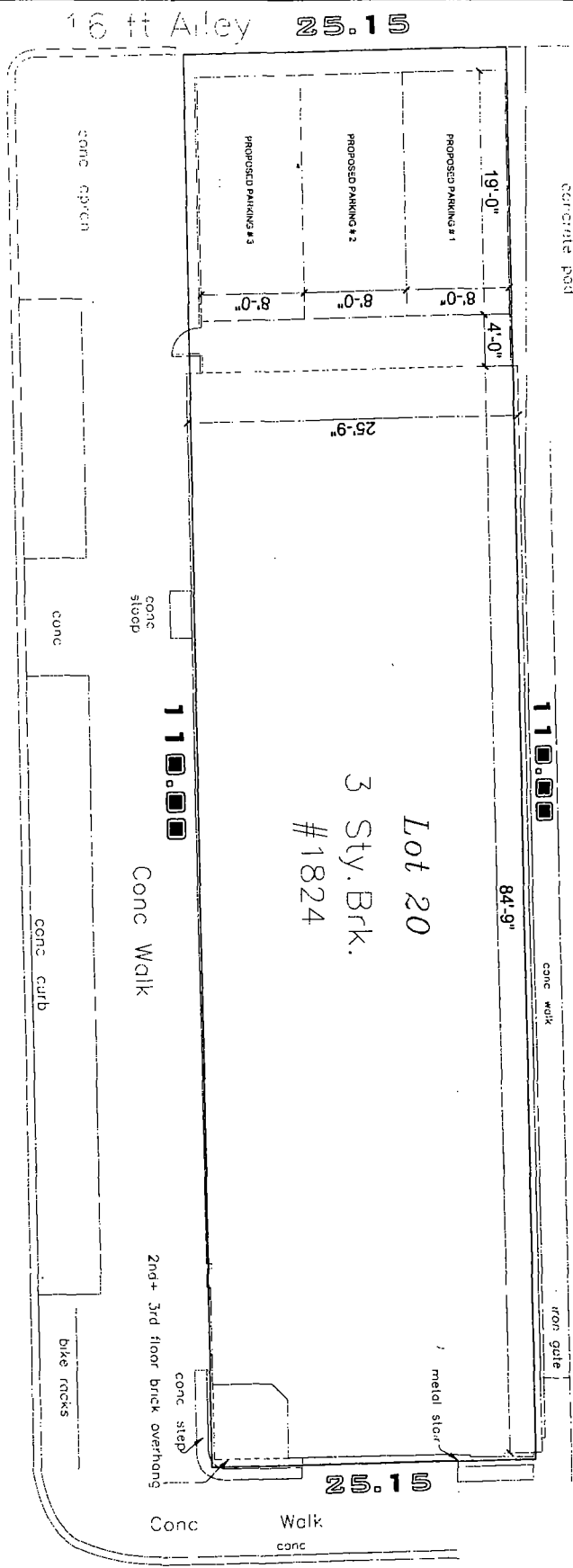
Density:	6 residential dwelling units
Lot Area Per Unit:	461
Off Street Parking:	2 existing and one additional to be provided for a total of 3 spaces
Height:	37 feet 8 inches (existing)
Floor Area:	approximately 5,586 square feet
Floor Area Ratio:	approximately 2.02
Front (south) Setback:	0 feet
Rear (north) Setback:	25 feet
East Side Setback:	0 feet
West Side Setback:	0 feet

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SITE PLAN - SCALE: 1/4" = 1'-0"



N. HONORE ST.



FINAL FOR PUBLICATION

W. AUGUSTA BLVD.

P 1

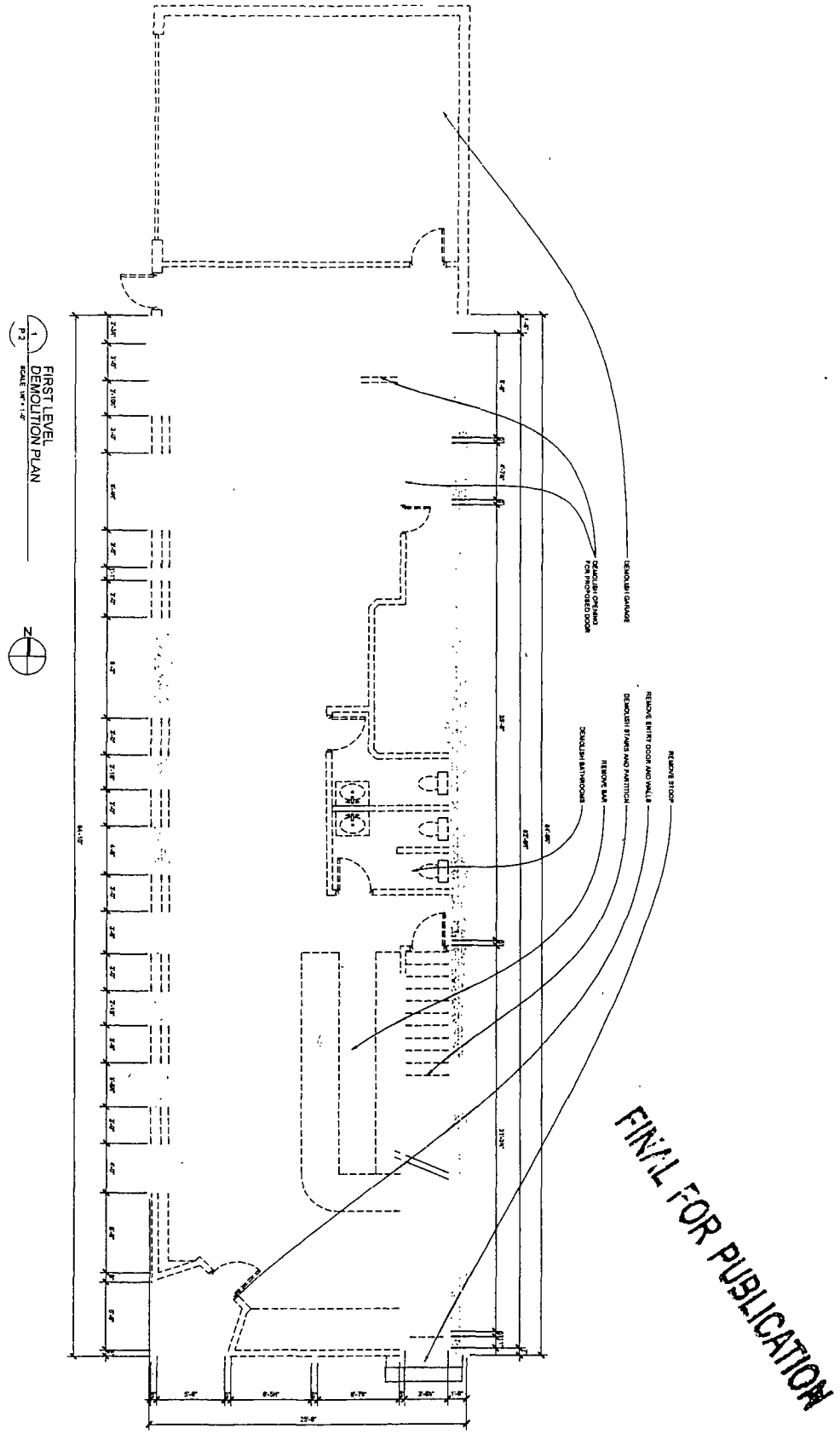
PROJECT NO. 1824-001	DATE 01/11/11
DESIGNER SCOTT GRAY	CHECKED BY JHN
DATE 01/11/11	DATE 01/11/11
SITE PLAN	

NO.	REVISION/ISSUE	DATE
01	CONSTRUCTION PLAN EXAMINE REVIEW	01/11/11
02	ISSUE FOR ZONING REVIEW	01/11/11

BUILDING RENOVATION
FIRST FLOOR
APARTMENT CONVERSION
1824 W AUGUSTA BLVD
CHICAGO, IL 60622

UHLIR NELSON
John H. Nelson FAIA LEEDAP
2117 N Racine
Chicago, IL 60614
312.957.8348

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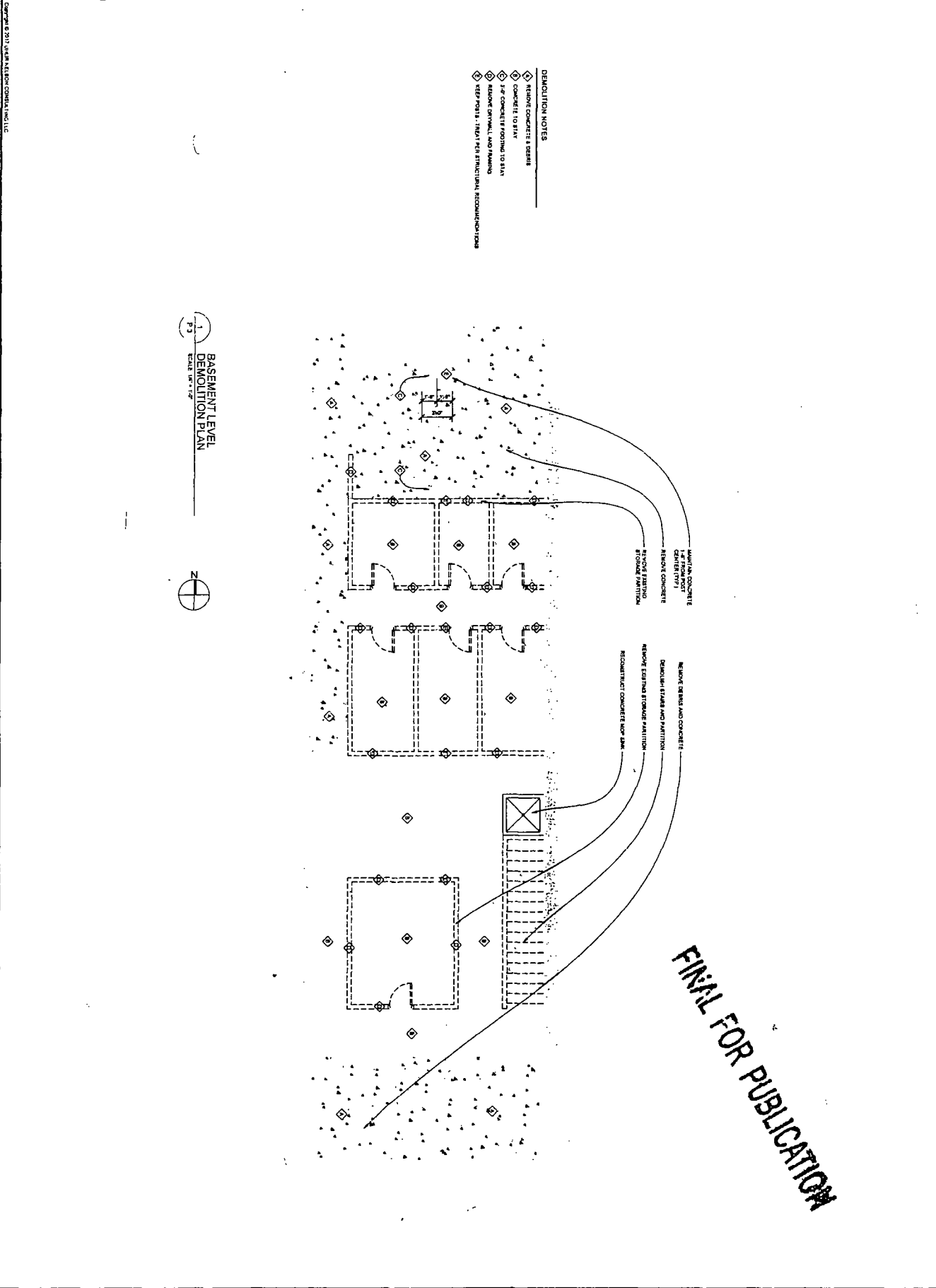
P 2

PROJECT NO. 1824-001	OWNER SCOTT GRAY
DESIGNER COV	ARCHITECT JHN
FIRST LEVEL DEMOLITION PLAN	

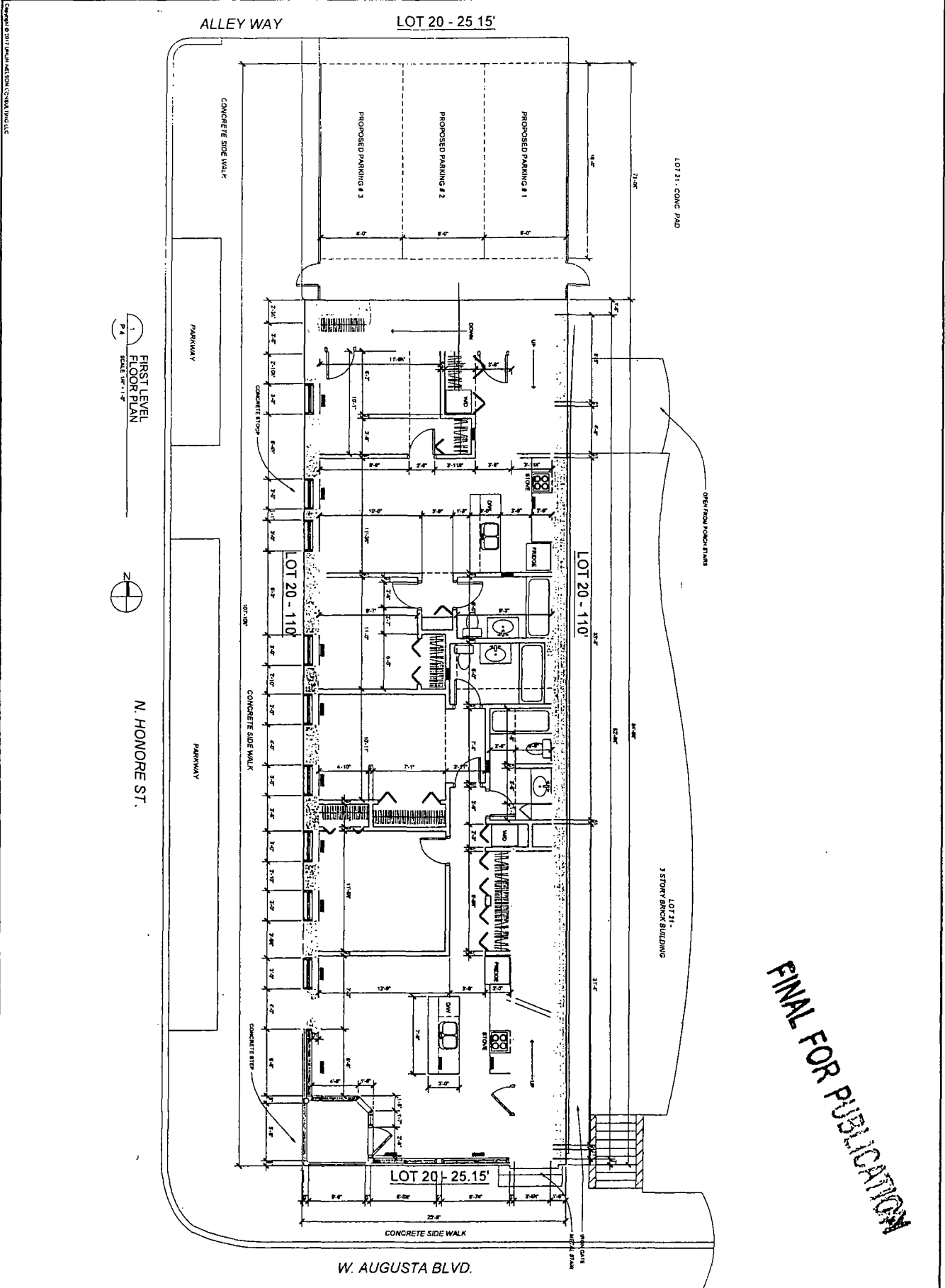
NO.	REVISION/ISSUE	DATE
01	CORRECTIONS FOR ZONING REVIEW	02.13.2014
02	ISSUE FOR ZONING REVIEW	02.08.2014

**BUILDING RENOVATION
APARTMENT CONVERSION**
 1824 W AUGUSTA BLVD
 CHICAGO, IL 60622

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 312 957 8348



P 3	PROJECT NO. 1824-001	CLIENT SCOTT GRAY	NO. DATE 02 08/13/2017 01 CORRECTIONS FOR ZONING REVIEW 01 REVISION FOR ZONING REVIEW 02 08/08/2016	BUILDING RENOVATION APARTMENT CONVERSION 1824 W AUGUSTA BLVD CHICAGO, IL 60622 A1.05	UHLIR NELSON John H. Nelson FAIA LEEDAP 2117 N Revere Chicago, IL 60614 312 957 8346
	DRAWN BY COV	CHECKED BY JHN			



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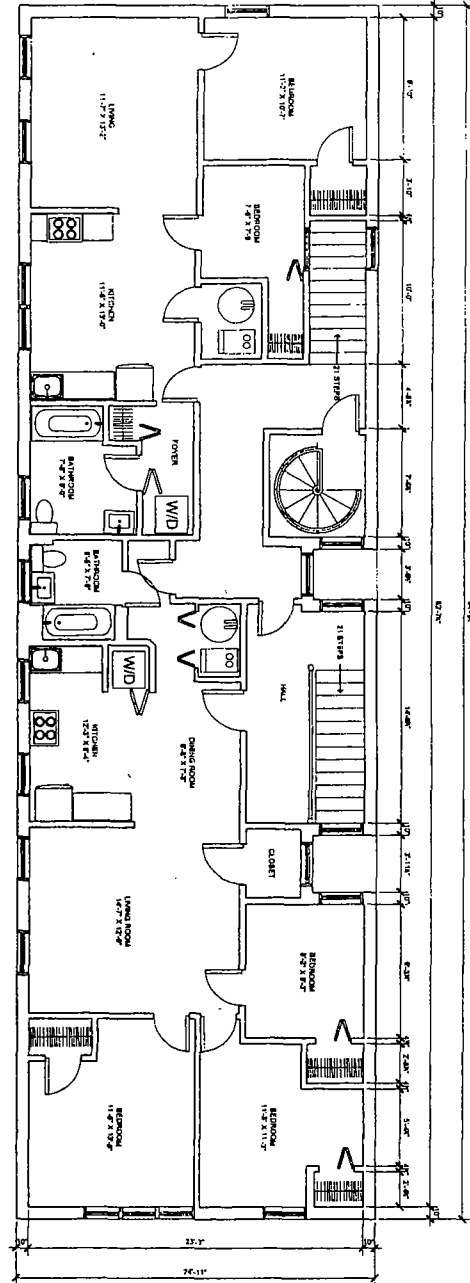
P 4

PROJECT NO. 1824-001	CLIENT SCOTT GRAY
DATE COV	DESIGNER JHN
FIRST LEVEL FLOOR PLAN	

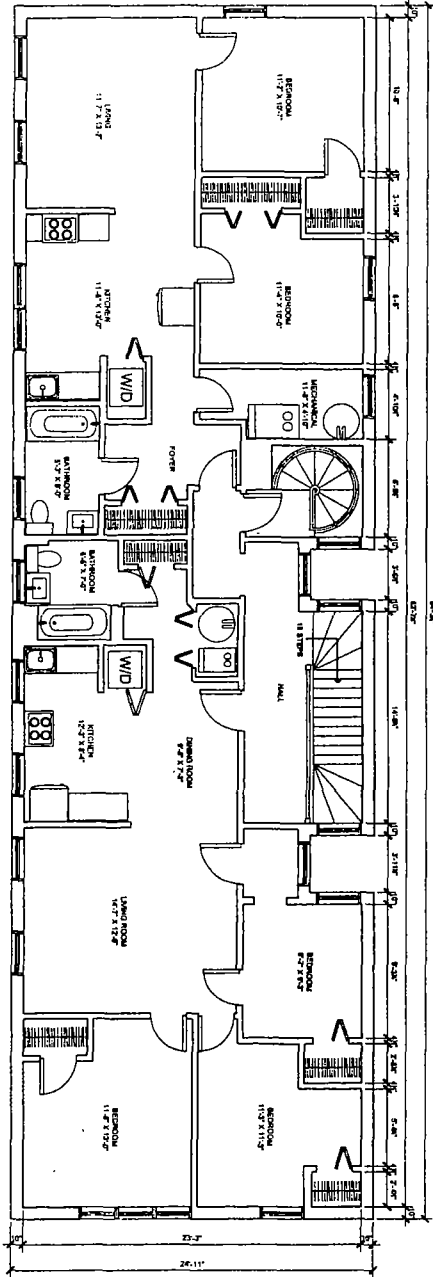
NO.	DESCRIPTION	DATE
01	CORRECTIONS FOR ZONING REVIEW	03.13.2011
02	ISSUE FOR ZONING REVIEW	05.09.2011
03	REVISIONS	

BUILDING RENOVATION
APARTMENT CONVERSION
1824 W AUGUSTA BLVD
CHICAGO, IL 60622

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1
P 8
LEVEL TWO
EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"



2
P 9
LEVEL THREE
EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"



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P 6

PROJECT NO. 1824-001	DATE 08/13/2017
DESIGNED BY SCOTT GRAY	CHECKED BY JHN
COV. JHN	
EXISTING FLOOR PLANS SECOND AND THIRD LEVEL	

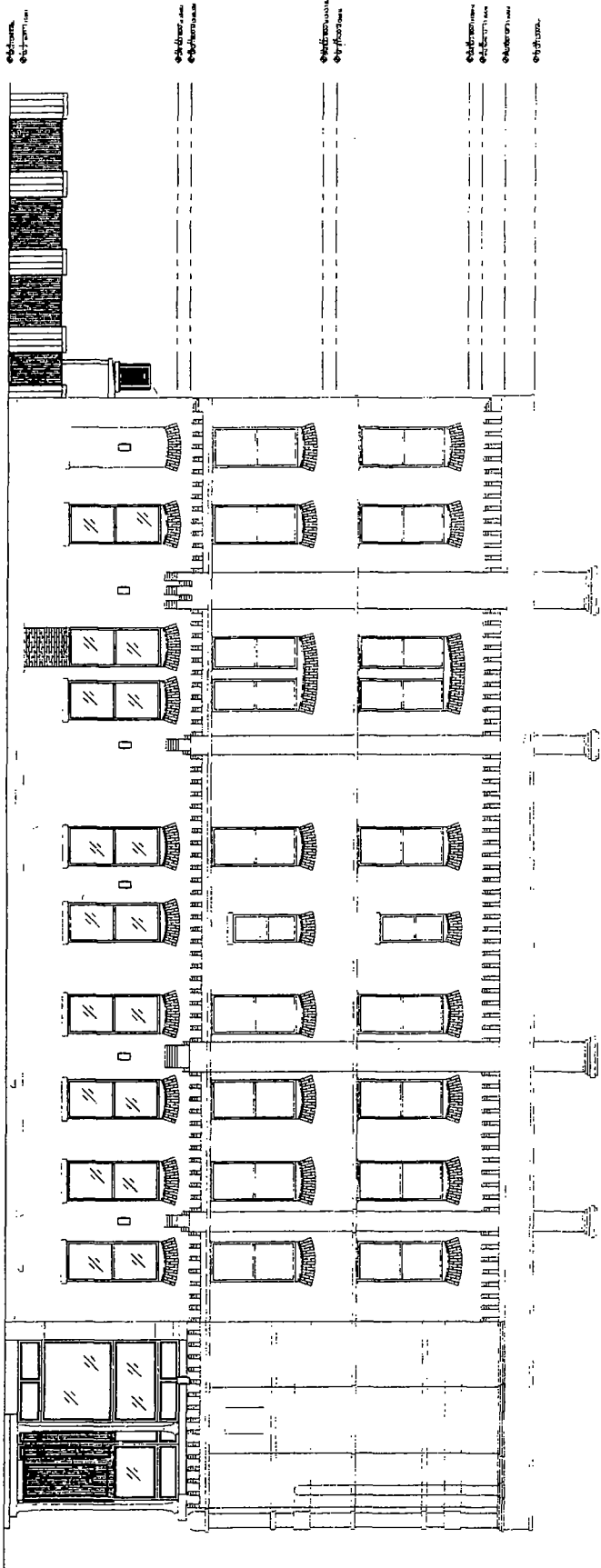
NO.	REVISION/ISSUE	DATE
01	ISSUE FOR ZONING REVIEW	08.08.2016
02	CORRECTIONS FOR ZONING REVIEW	07.13.2017

BUILDING RENOVATION
APARTMENT CONVERSION
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CHICAGO, IL 60622

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1 WEST ELEVATION
 P 7 SCALE 1/8" = 1'-0"



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P 7

PROJECT NO. 1824-0001	CLIENT NAME SCOTT GRAY
DESIGNER COV	DRAWN BY JHN
DRAWING TITLE BUILDING ELEVATION WEST FACADE	

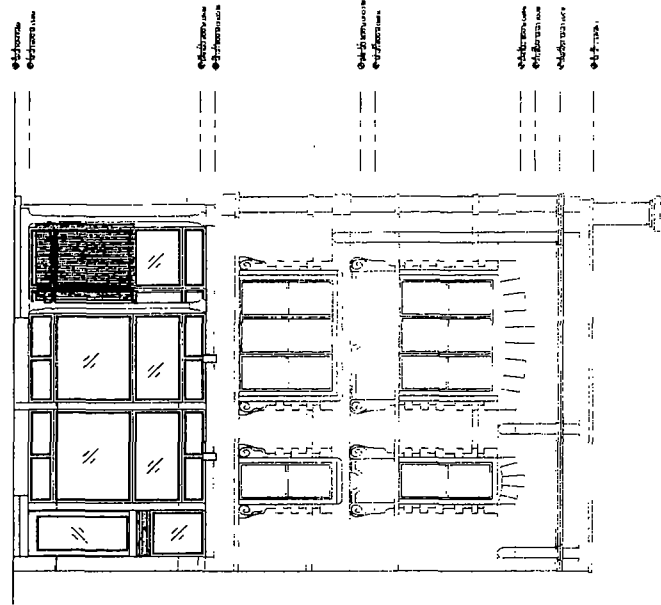
NO.	REVISIONS	DATE
02	CORRECTIONS FOR ZONING REVIEW	03.13.2017
01	ISSUE FOR ZONING REVIEW	08.08.2016
00	REVISIONS	

BUILDING RENOVATION
 APARTMENT CONVERSION
 1824 W AUGUSTA BLVD
 CHICAGO, IL 60622

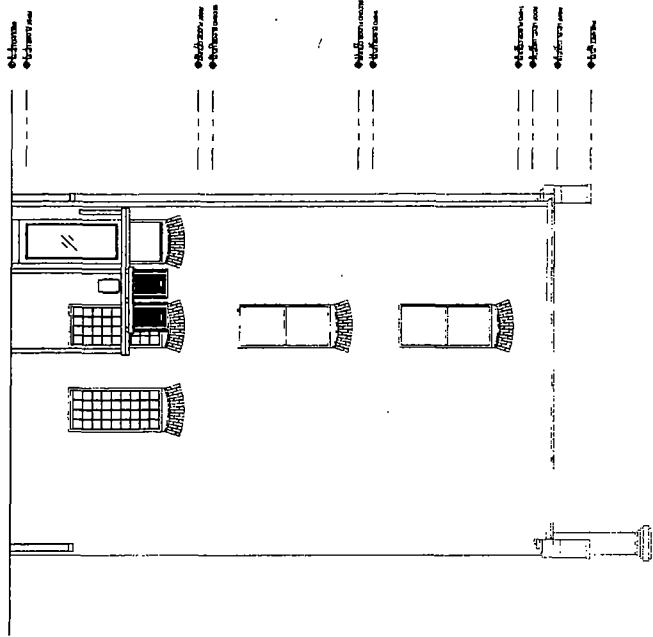
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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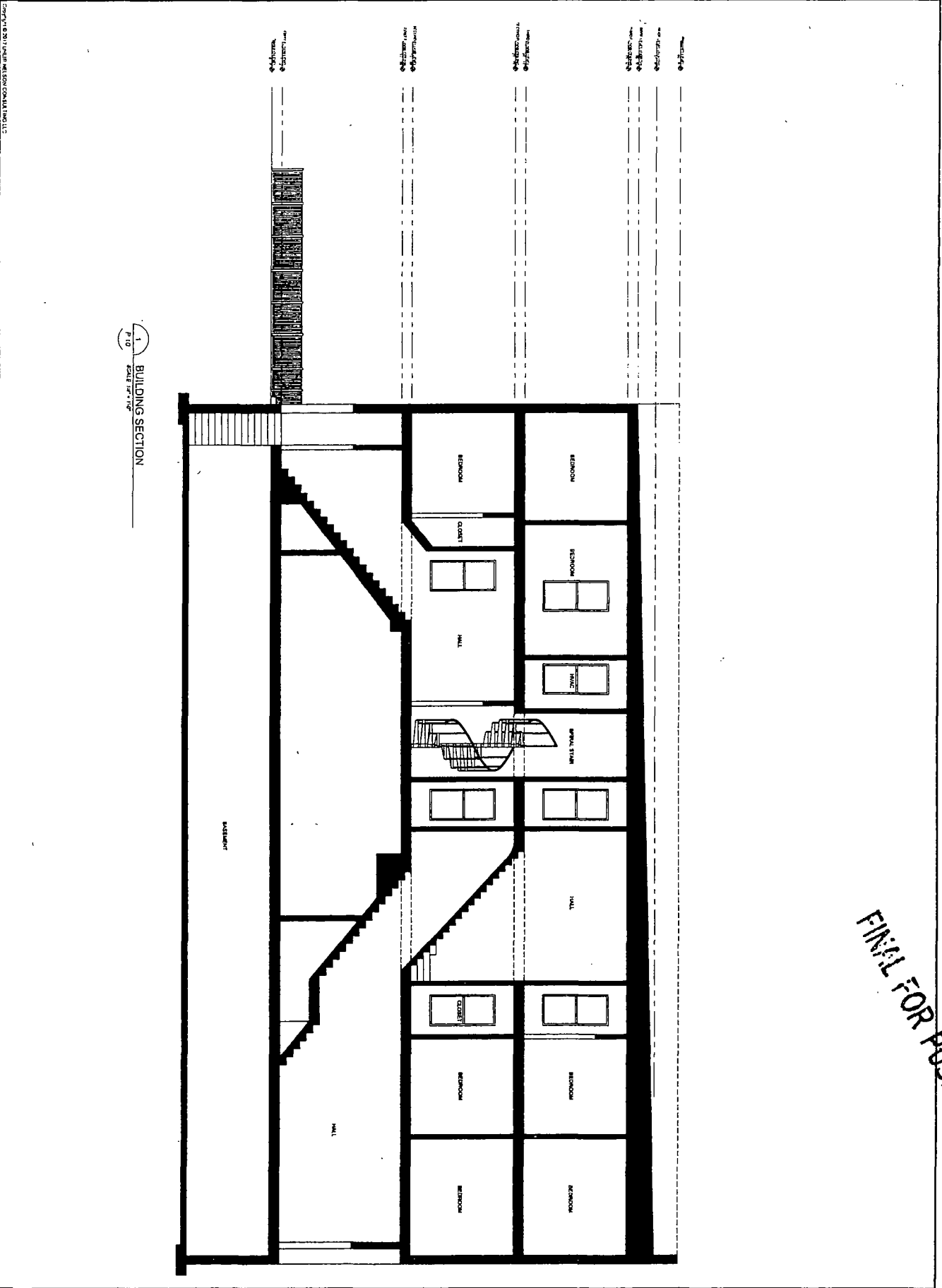
P 9

PROJECT NO. 1824-0001	CLIENT NAME SCOTT GRAY
DESIGNER COV	ARCHITECT JHN
BUILDING ELEVATION NORTH & SOUTH FACADES	

NO.	REVISION/ISSUE	DATE
02	CORRECTIONS FOR ZONING REVIEW	03.13.2017
01	ISSUE FOR ZONING REVIEW	06.08.2016

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APARTMENT CONVERSION
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CHICAGO, IL 60622

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1
1/2" = 1'-0"
BUILDING SECTION

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P 10

PROJECT NO. 1824-0001	CLIENT SCOTT GRAY
DESIGNER COV	DATE JUN 19
DRAWING TITLE BUILDING SECTION	

NO.	REVISION/ISSUE	DATE
01	ISSUE FOR ZONING REVIEW	08 08 2018
02	CORRECTIONS FOR ZONING REVIEW	03 13 2017

BUILDING RENOVATION
APARTMENT CONVERSION
1824 W AUGUSTA
CHICAGO, IL 60622

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