



# City of Chicago



SO2023-918

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/1/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2175 N Maplewood Ave - App No. 22092T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

READY 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. 5-I in the area bounded by:

a line 30.0 feet south of and parallel to West Palmer Street; the public alley next east of and parallel to North Maplewood Avenue; a line 59.0 feet south of and parallel to West Palmer Street; and North Maplewood Avenue

to those of a RM-4.5, Residential Multi-Unit District.

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

Address: 2175 North Maplewood Avenue

FILE FOR PUBLICATION

AMENDED TO BE A TYPE-1 ZONING MAP AMENDMENT  
NARRATIVE AND PLANS  
AT 2175 N Maplewood Avenue  
FROM RS3 TO RM4.5

**The Project**

The subject property is improved with a two-story principal residential building with two dwelling units and a two-story rear building with one dwelling unit and no parking. The front building is 24 feet 5 inches in height and the rear building is 21 feet 3 inches in height. No exterior changes are proposed to the front building other than window modifications and replacement of a rear enclosed porch with an open rear stair at the same location and of the same dimensions. No exterior changes are proposed for the rear building.

2175 N. Maplewood LLC (the "Applicant") seeks to rezone the property to add one unit in the basement of the front building for a total of three dwelling units in the front building, and a total of four dwelling units on the Property including the existing one dwelling unit in the rear building. No additional parking will be added.

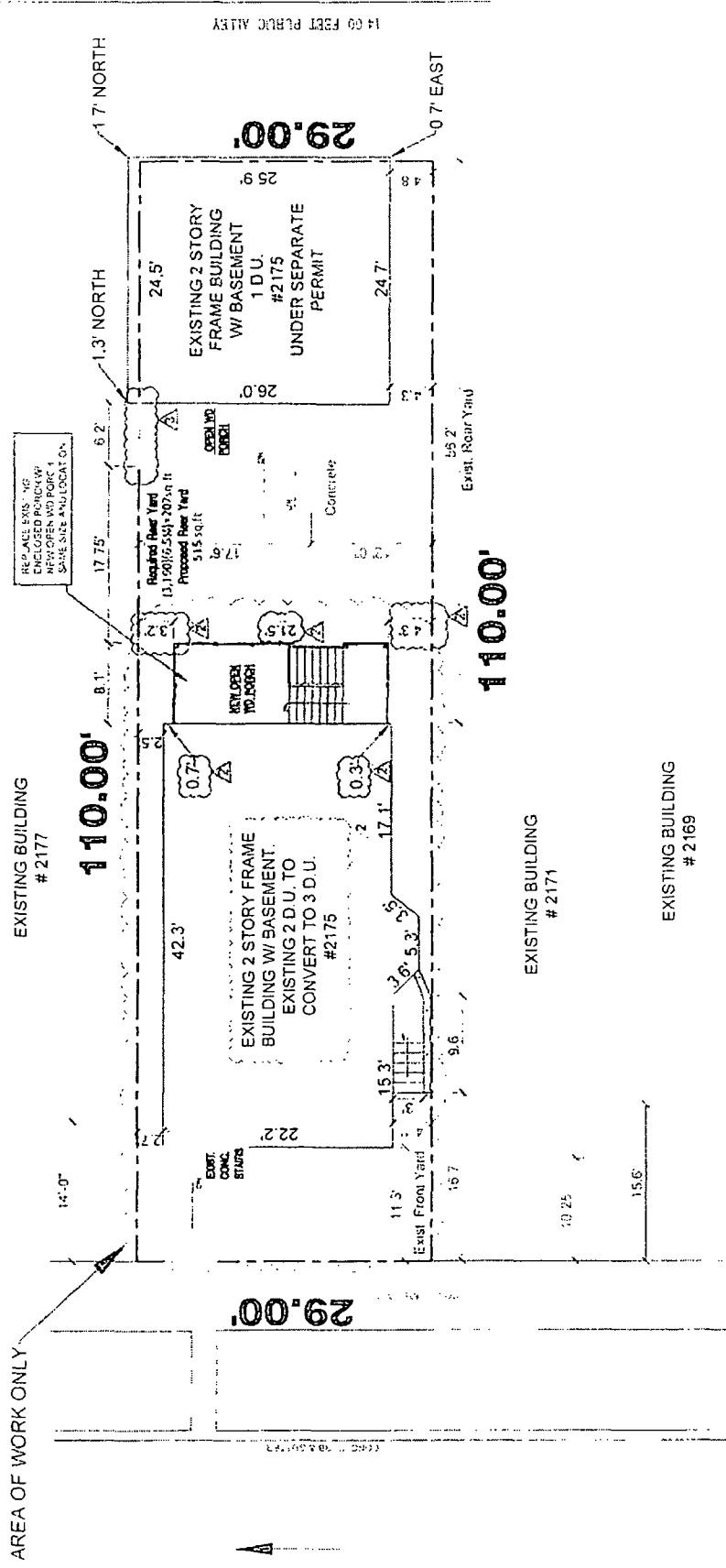
To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RS-3 Residential Single-Unit (Detached House) District to an RM-4.5 Residential Multi-Unit District. This change of zoning classification is being sought as a voluntary Type I rezoning under section 17-13-0302-A(2) of the Zoning Ordinance.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,190 square feet
FAR:	1.18
Total Floor Area:	3,771 square feet
Residential Dwelling Units:	4
MLA:	797.50
Height (existing):	24 ft. 5 in. (front building) 21 ft. 3 in. (rear building)
Automobile Parking (existing):	None
Setbacks (existing)	Front (North Maplewood): 11.3' North : 0.00' South: 0.00' Rear (alley) 0.00'

A set of plans is attached.

NOT FOR PUBLICATION



SITE PLAN

NORTH MAPLEWOOD

**MARIO G. CRUZ**  
ARCHITECT

1100 N. LAUREL ST.  
CHICAGO, ILL. 60610  
TEL: (312) 526-1234  
FAX: (312) 526-1235  
WWW.MARIOGCRUZ.COM

2175 N.  
MAPLEWOOD  
AVE  
CHICAGO, ILLINOIS  
60647

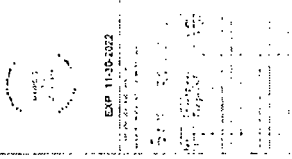
FRANCOIS  
L. J. BRYAN



- NOTES:**
1. DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEMOLITION ORDINANCES AND ALL APPLICABLE CODES.
  2. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEMOLITION ORDINANCES AND ALL APPLICABLE CODES.
  3. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE CITY OF CHICAGO DEMOLITION ORDINANCES AND ALL APPLICABLE CODES.
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# PLANS FOR DEMOLITION

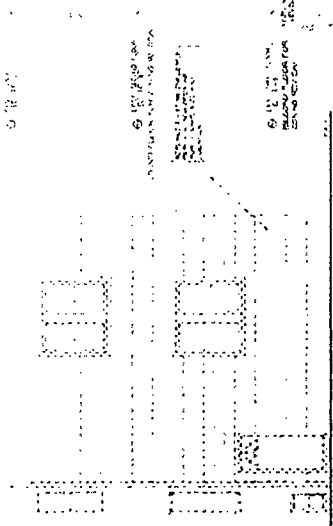
DATE: 11-10-2022  
PROJECT: 2175 N. MAPLEWOOD AVE  
CLIENT: CHICAGO, ILLINOIS  
ARCHITECT: Mario G. Cruz  
ARCHITECT



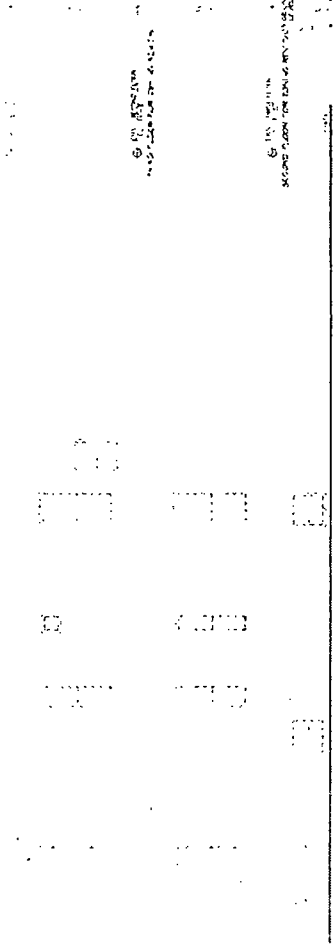
2175 N.  
MAPLEWOOD  
AVE  
CHICAGO, ILLINOIS

Existing Elevations  
Layouts

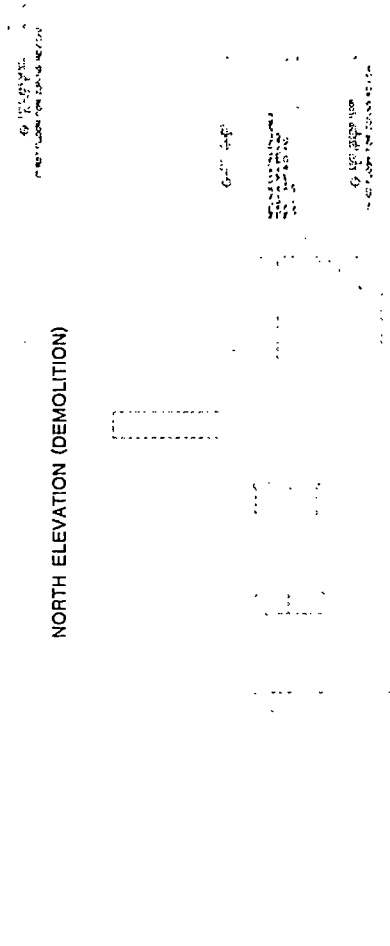
## D-200



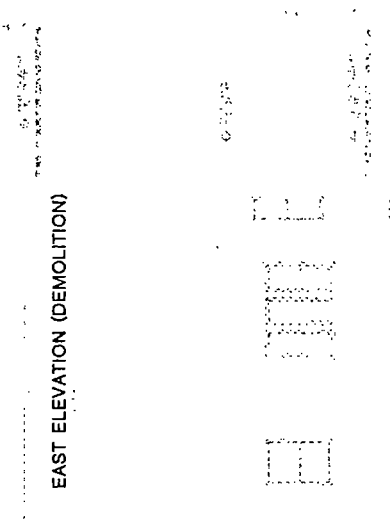
NORTH ELEVATION (DEMOLITION)



EAST ELEVATION (DEMOLITION)



SOUTH ELEVATION (DEMOLITION)



WEST ELEVATION (DEMOLITION)

**FINAL FOR PUBLICATION**

**Mario G. Cruz**  
**ARCHITECT**  
 2175 N. MAPLEWOOD AVE  
 CHICAGO, ILLINOIS 60647  
 TEL: (773) 334-1111  
 FAX: (773) 334-1112  
 WWW: MARIOGC.COM

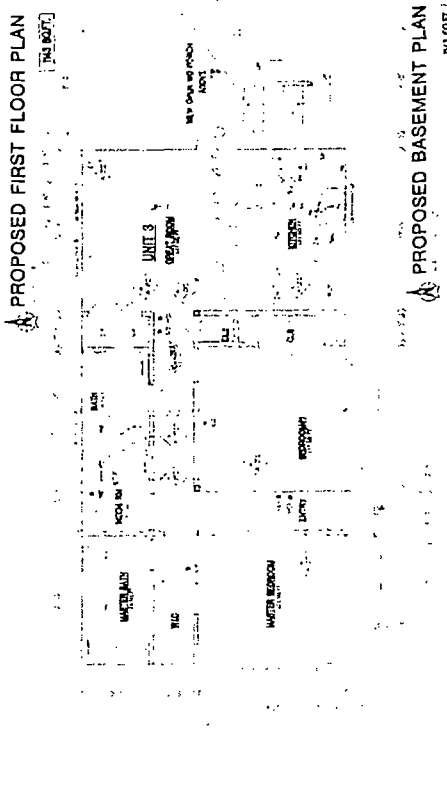
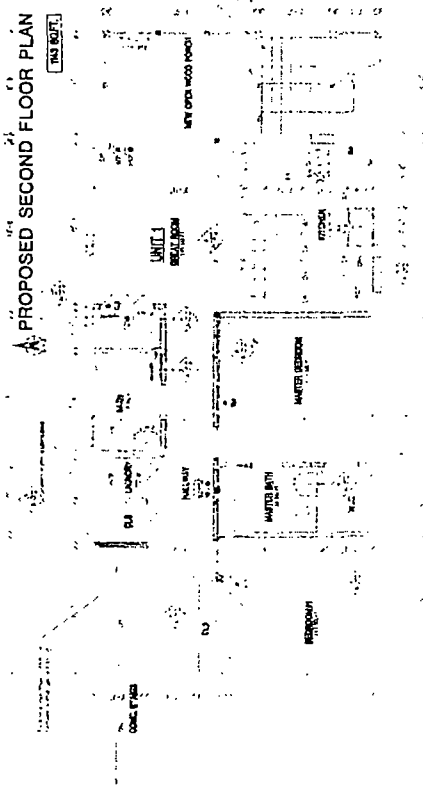
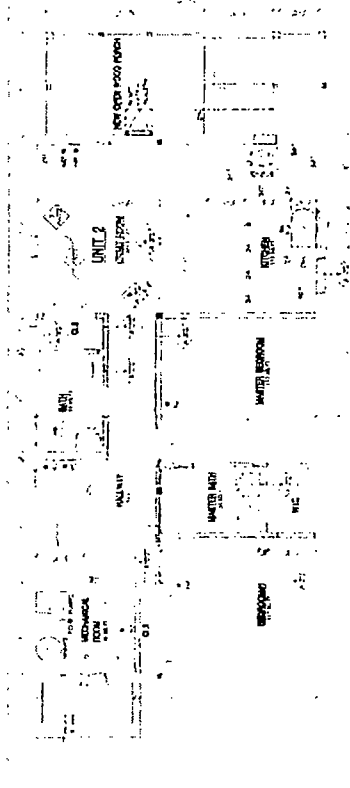
EXP. 11-30-2022

2175 N. MAPLEWOOD AVE  
 CHICAGO, ILLINOIS 60647

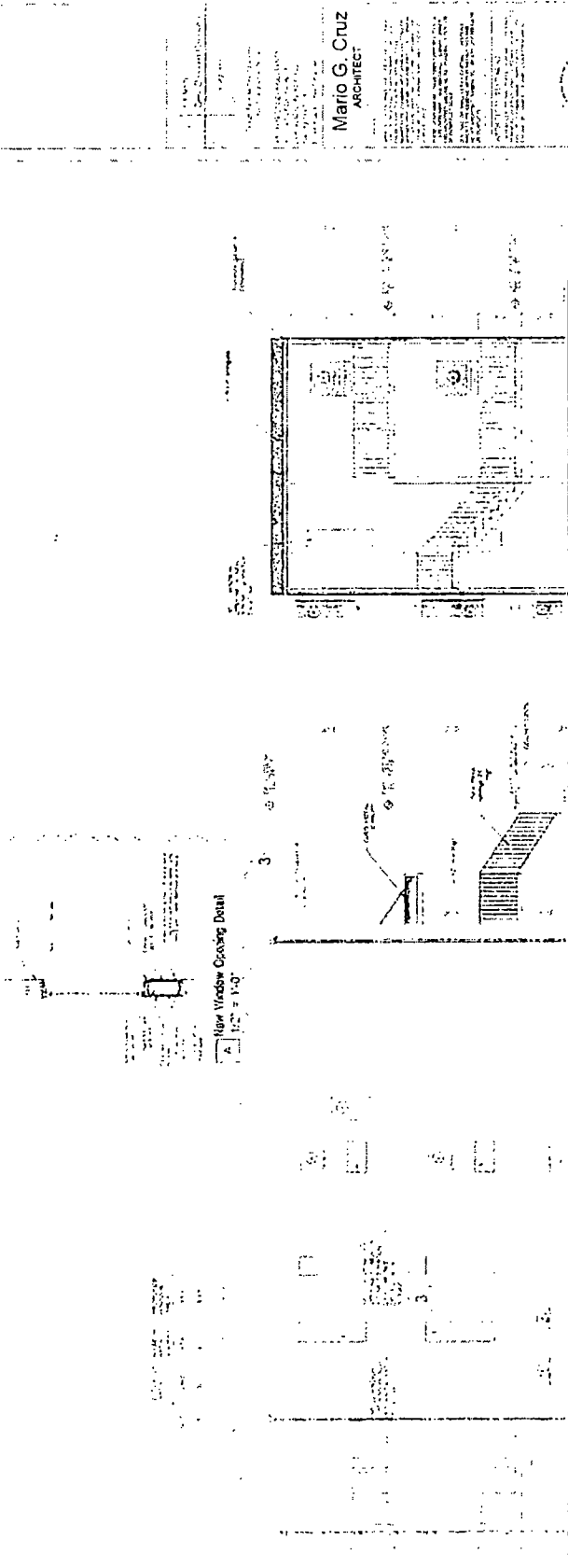
Proposed Floor  
 Layouts

**A-100**

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

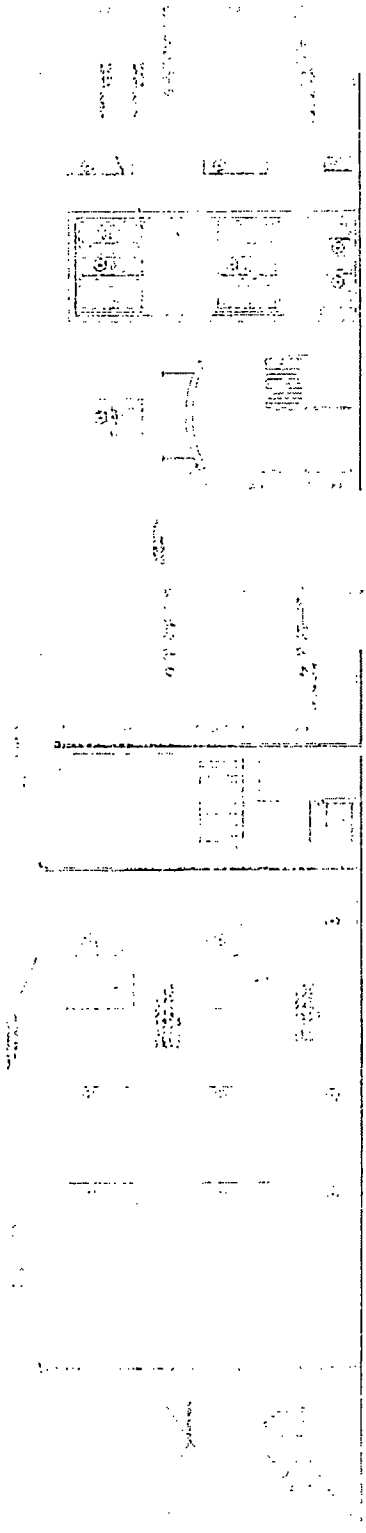


FINAL FOR SUBMITTAL



PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

Mario G. Cruz  
ARCHITECT



Exp. 11-30-2024

2175 N  
MAPLEWOOD  
AVE

CHICAGO, ILLINOIS

Proposed Elevations  
Layouts

A-200



# PERMITS FOR RENOVATION

DEPARTMENT OF BUILDINGS  
**CONDITIONAL PERMIT**  
 SELF CERTIFICATION

DATE: 11/10/2011  
 PROJECT: 111001012  
 ARCHITECT: Mario G. Cruz

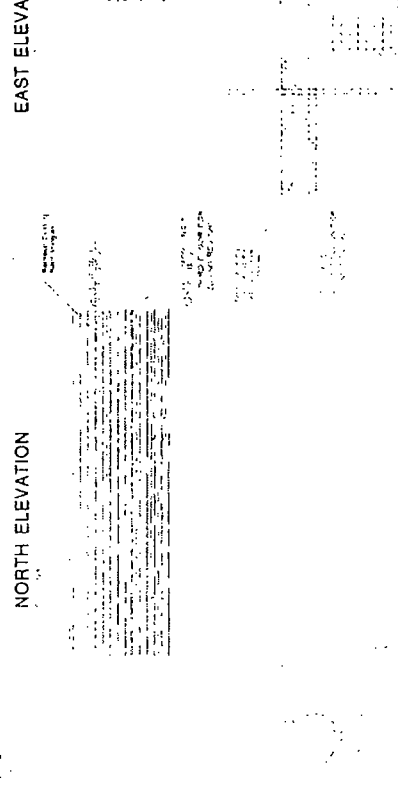
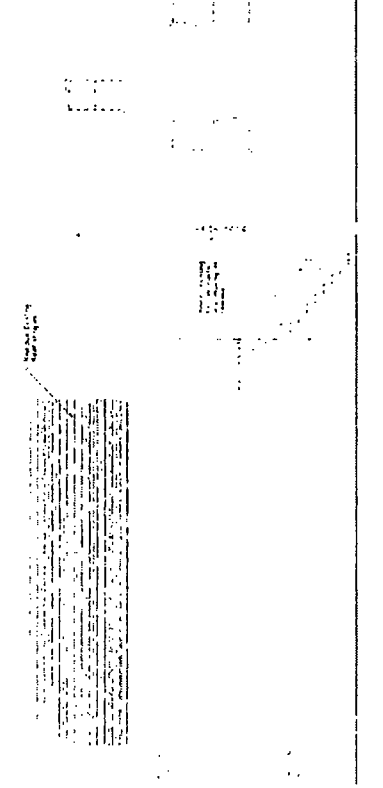
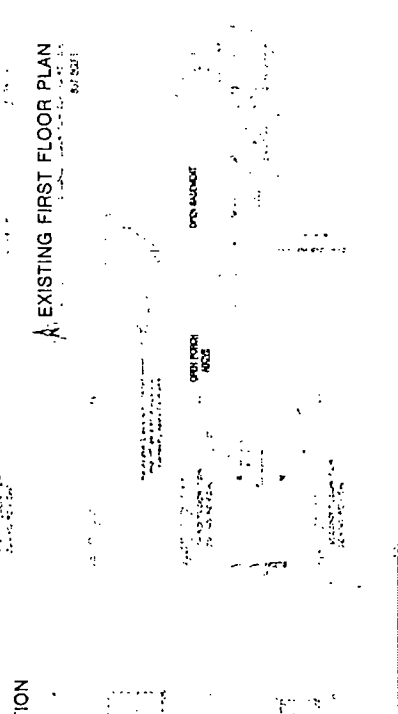
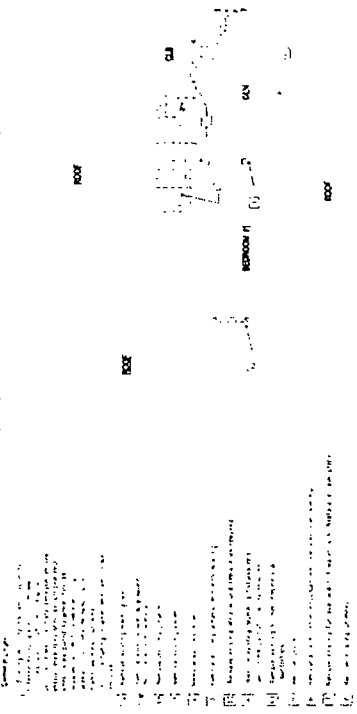
**Mario G. Cruz**  
 ARCHITECT

ESP 111001012

2175 N  
 MAPLEWOOD  
 AVE  
 CHICAGO, ILLINOIS

Ending Floor  
 Layouts

**D-100**



# CALL FOR QUOTATION

DEPARTMENT OF BUILDINGS  
 DIVISION OF PERMITS  
**CONSTRUCTION PERMIT**  
 SELF  
 CERTIFICATION

DATE OF PERMIT: 11/30/2022  
 PROJECT NO: 22000000000000000000  
 PROJECT NAME: 2175 N. MAPLEWOOD AVE

**Mario G. Cruz**  
 ARCHITECT

11/30/2022  
 11/30/2022

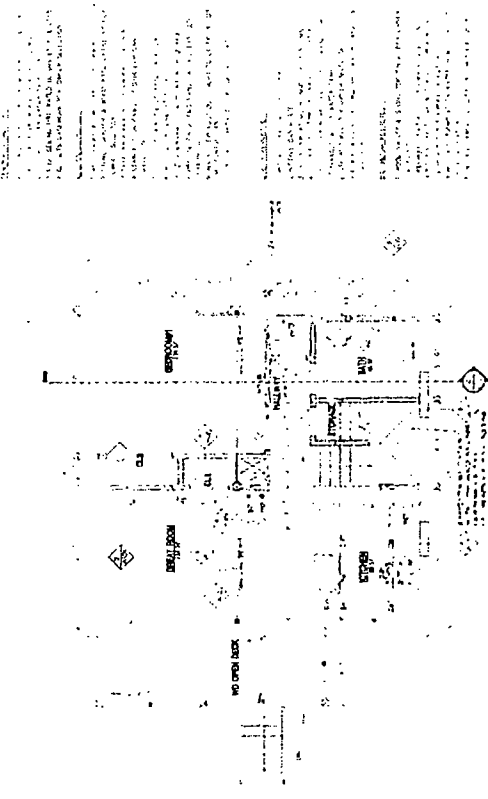
EXP 11/30/2022

2175 N.  
 MAPLEWOOD  
 AVE

CHICAGO, ILLINOIS

Proposed Floor  
 Layouts

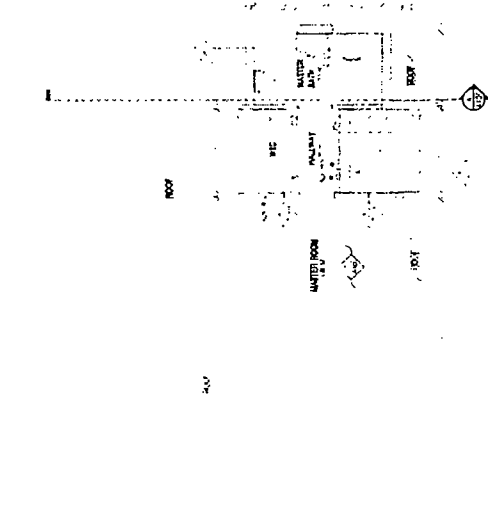
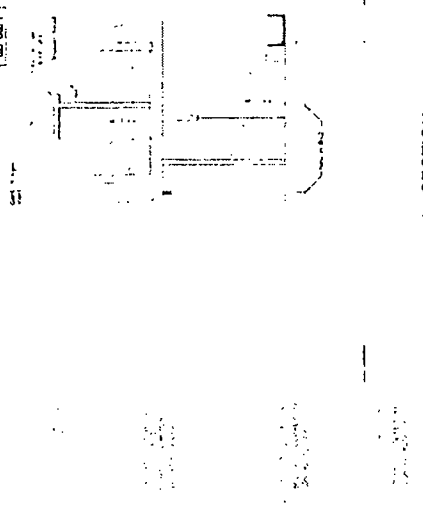
**A-100**



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (SEE SHEET A-100)



**PROPOSED BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0" (SEE SHEET A-100)



**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (SEE SHEET A-100)

**A-SECTION**

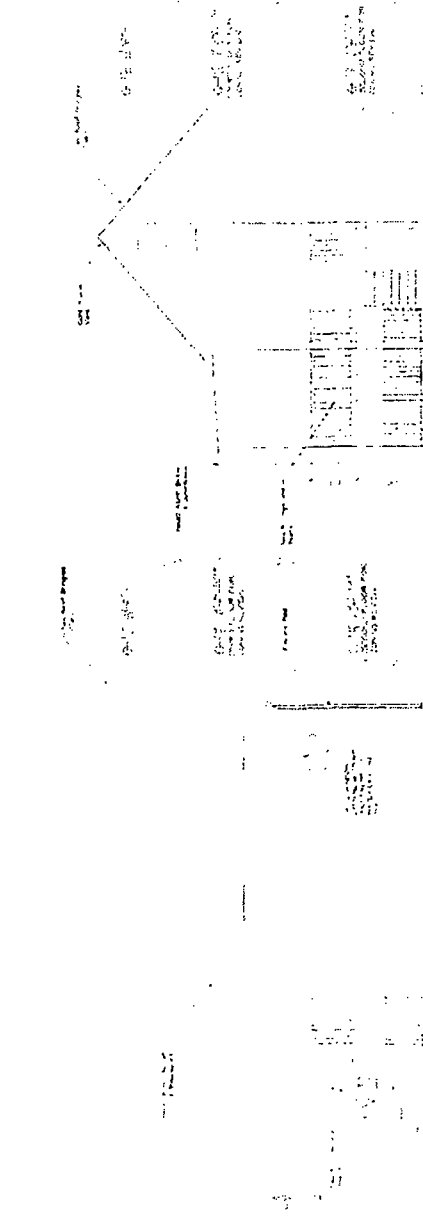
READY FOR PUBLICATION

DEPARTMENT OF BUILDINGS  
COMMERCIAL PERMIT  
SELF  
CERTIFICATION



PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

MARIO G. CRUZ  
ARCHITECT

2175 N.  
MAPLEWOOD  
AVE

CHICAGO ILLINOIS

Proposed Elevations  
Layouts

A-200