



City of Chicago



SO2022-2456

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 7/20/2022 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-G at 1900 N Maud Ave - App No. 21106T1 |
| 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, is hereby amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-G in an area bound by:

A line 23.70 feet Northwest of and parallel to North Kenmore Avenue; North Maud Avenue; North Kenmore Avenue; and the alley next southwest of and parallel to North Maud Avenue.

To those of a RM – 4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property 1900 N. Maud Ave.

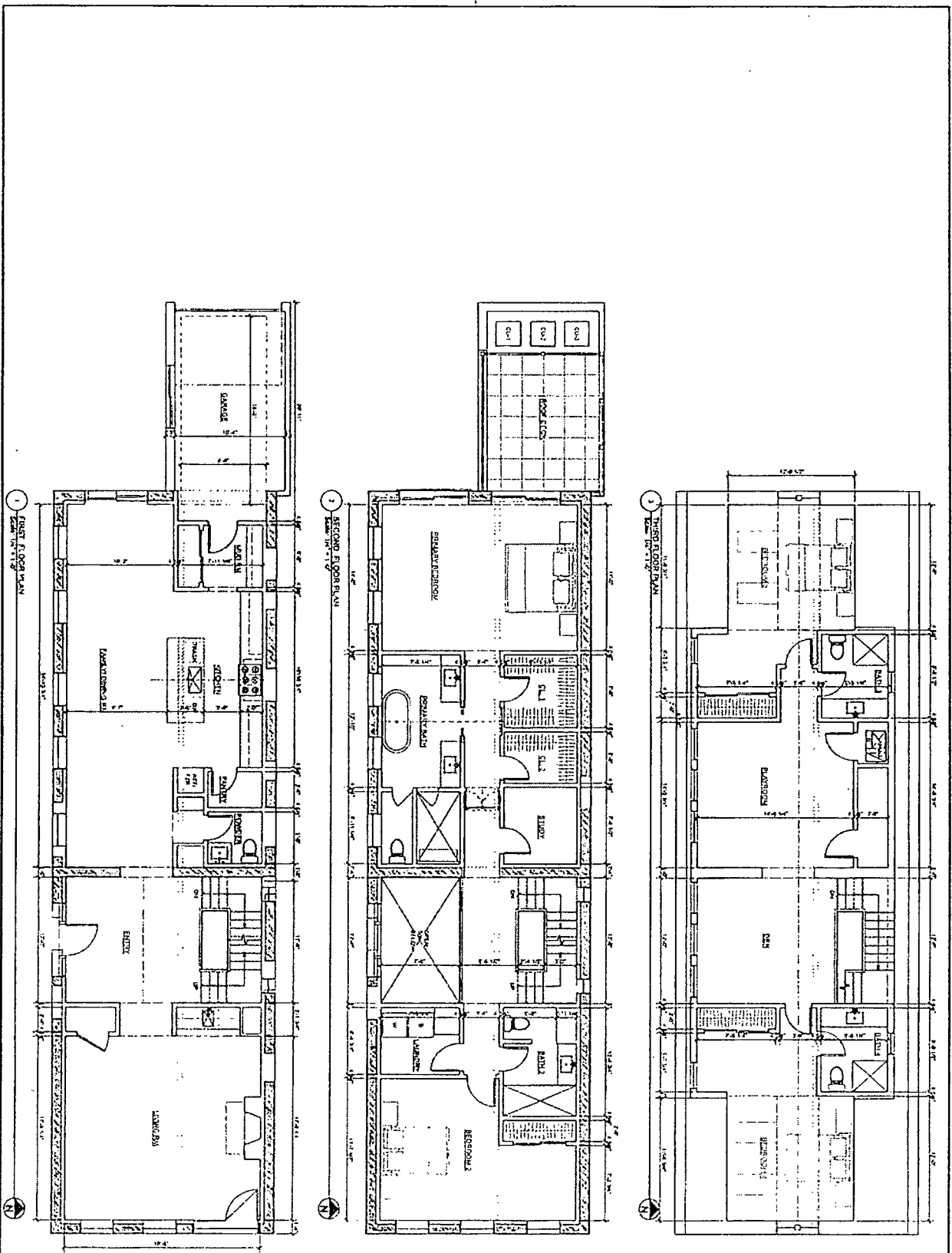
Substitute Narrative and Plans
Type-I Zoning Map Amendment
For 1900 N Maud Ave
From M1-2 to RM-4.5

The applicant seeks to rezone the property in order to bring the existing four-unit residential property into compliance by changing the current zoned M1-2 to RM-4.5 to accommodate a single family residence.

| | |
|--------------------|---|
| FAR | 1.65 |
| Building Area | 3,905 Square Feet |
| Density (MLA) | 2,370 Square Feet |
| Lot Area | 2,370 Square Feet |
| Building Height | 32 Feet 2 Inches – not existing (dormer added) |
| Front Setback | 10 Feet 5 ¼ Inches - existing |
| Rear Setback | 18 Feet 0 Inches - existing |
| North Side Setback | 0 Feet 11 ¾ Inches - existing |
| South Side Setback | 1 Feet 4 ¼ Inches(NR) - existing |
| Parking | 1 car |

Note:

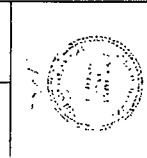
The applicant will comply with Section 17-3-0307 EXCEPTIONS of the Chicago Air Quality Ordinance should such provisions be determined as applicable



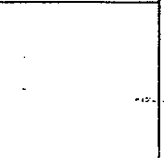
A2

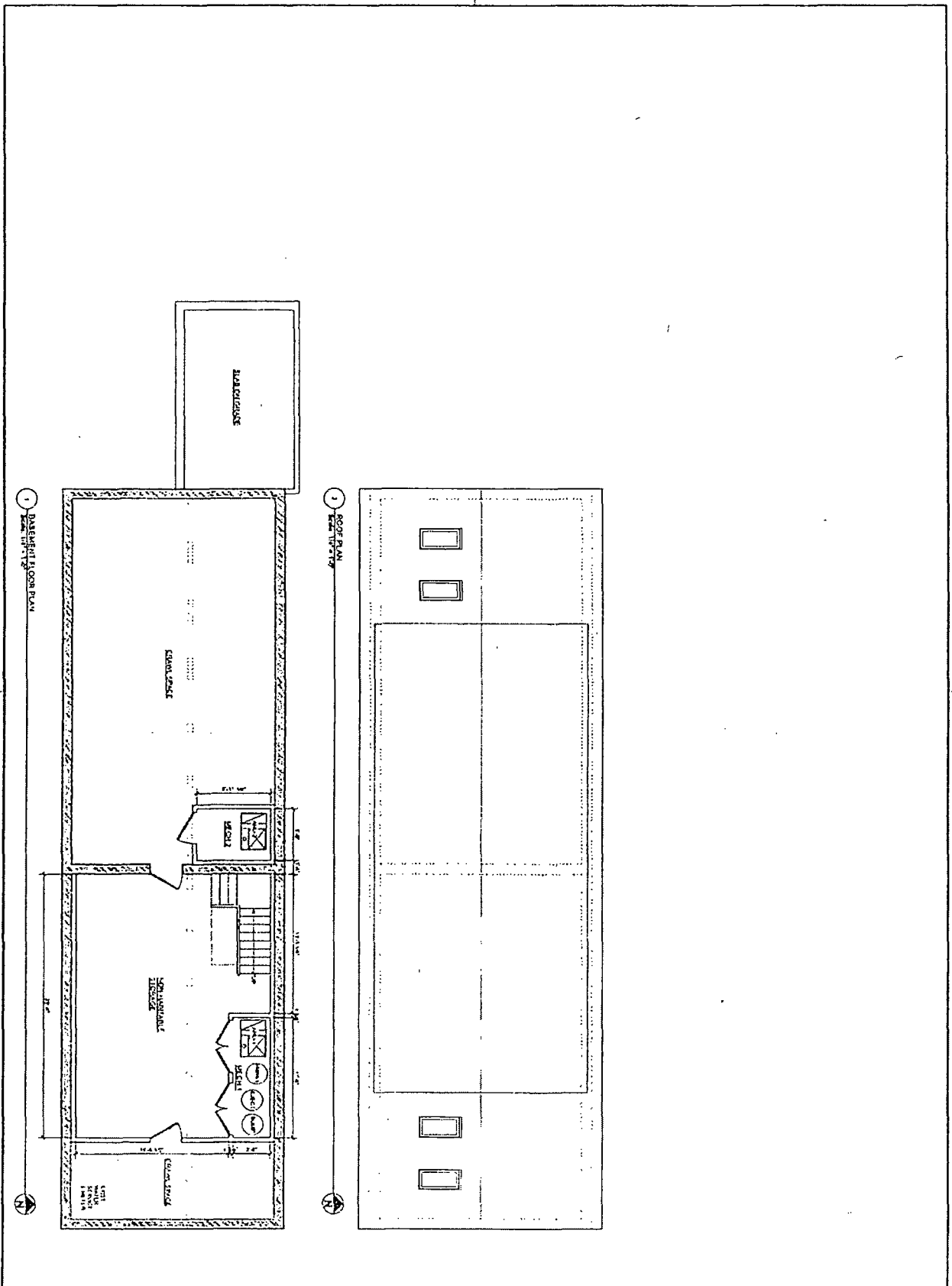
1900 N. Maud Ave.
Chicago, IL 60614


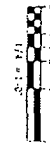
Floor Plans

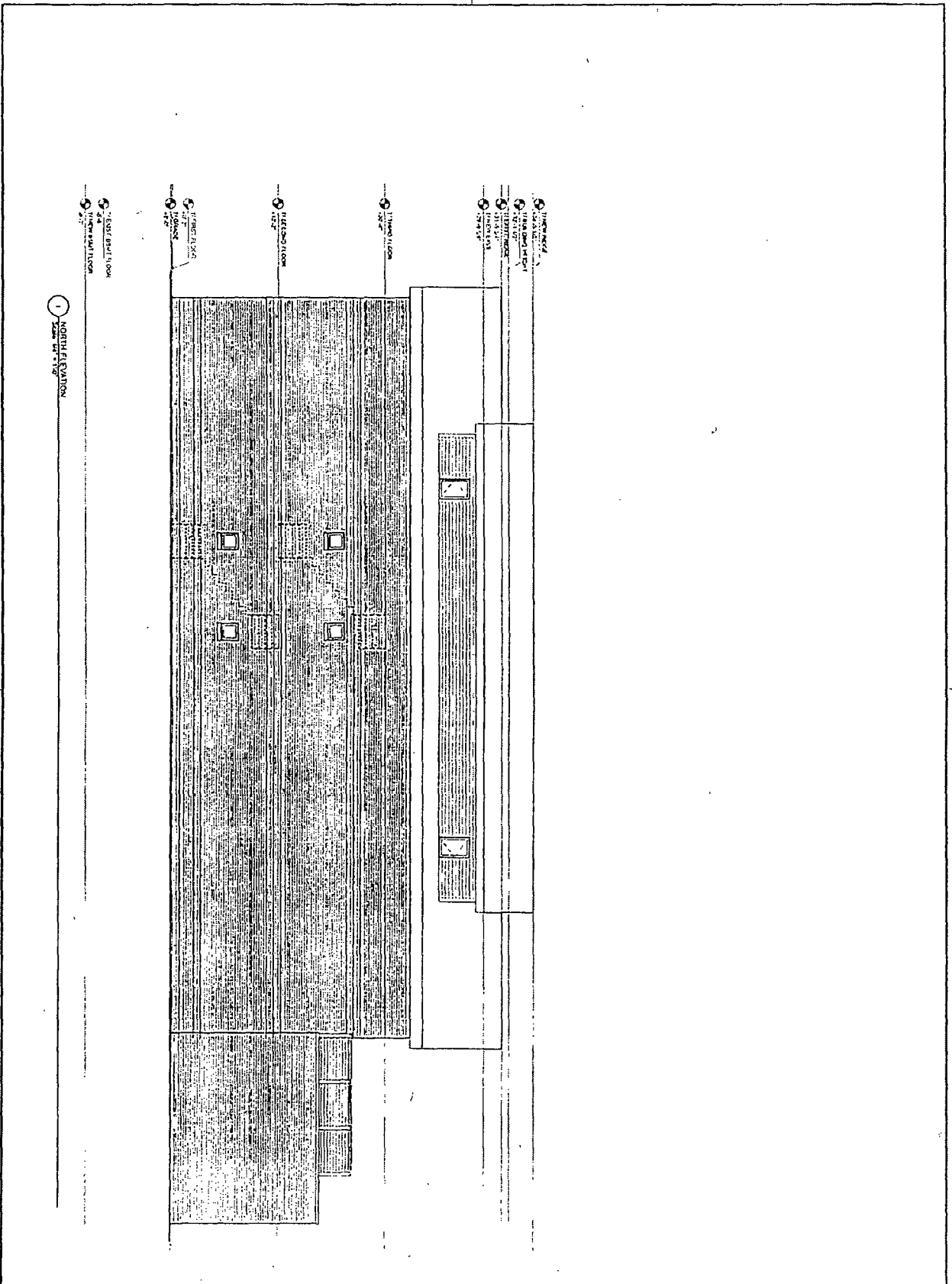


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| Project No. | Revised For | Date |
| Drawn By | Checked By | Date |
| Published By | Approved By | Date |
| AS NOTED | | |
| Copyright 1998 | | |

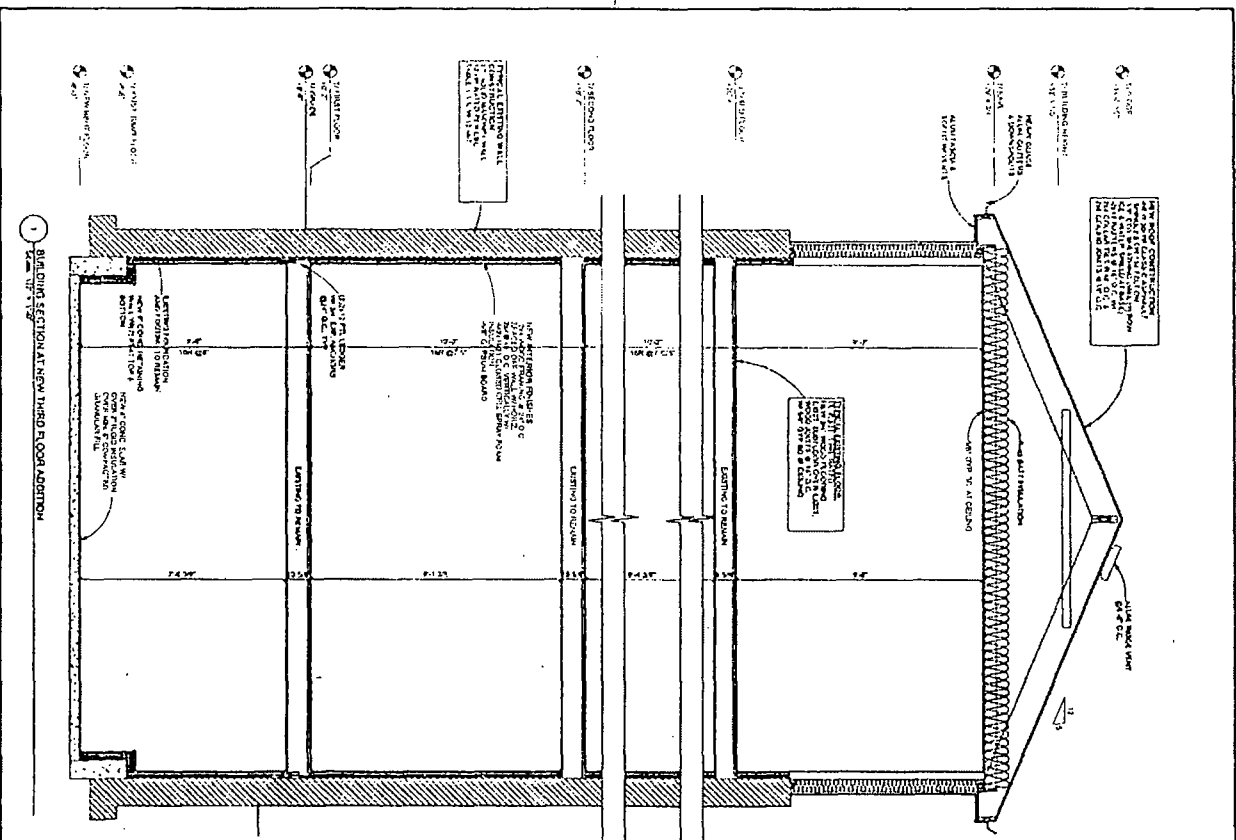




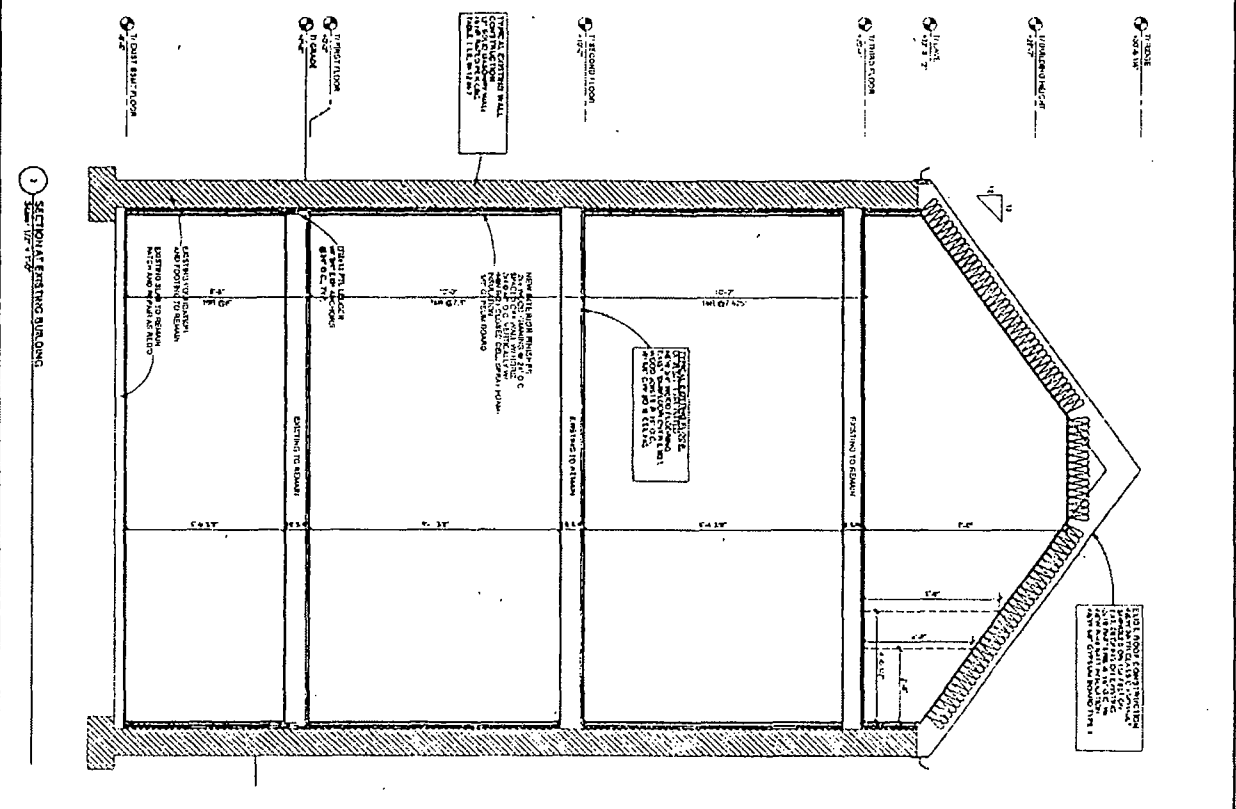
| A3 | 1900 N. Maud Ave. Chicago, IL 60614 |  |  | <table border="1"> <thead> <tr> <th>Project No.</th> <th>Revised Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>100</td> <td>100</td> <td>06-27-27</td> </tr> <tr> <td>101</td> <td>101</td> <td>09-25-27</td> </tr> <tr> <td>102</td> <td>102</td> <td></td> </tr> <tr> <td>103</td> <td>103</td> <td></td> </tr> <tr> <td>104</td> <td>104</td> <td></td> </tr> <tr> <td>105</td> <td>105</td> <td></td> </tr> <tr> <td>106</td> <td>106</td> <td></td> </tr> <tr> <td>107</td> <td>107</td> <td></td> </tr> <tr> <td>108</td> <td>108</td> <td></td> </tr> <tr> <td>109</td> <td>109</td> <td></td> </tr> <tr> <td>110</td> <td>110</td> <td></td> </tr> </tbody> </table> | Project No. | Revised Plan | Date | 100 | 100 | 06-27-27 | 101 | 101 | 09-25-27 | 102 | 102 | | 103 | 103 | | 104 | 104 | | 105 | 105 | | 106 | 106 | | 107 | 107 | | 108 | 108 | | 109 | 109 | | 110 | 110 | |
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| Plans & Schedules | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



| A6 | 1900 N. Maud Ave. Chicago, IL 60614 | | | <table border="1"> <tr> <th>Project No.</th> <th>Issued For</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | Project No. | Issued For | Date | | | | | | | | | | | | | | | | | | |
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| Elevations | AS NOTED | | | | | | | | | | | | | | | | | | | | | | | | |



SECTION AT NEW THIRD FLOOR ADDITION



SECTION AT EXISTING BUILDING

| | | | |
|------------------|--|--|-----------------|
| <p>A7</p> | <p>1900 N. Maud Ave. Chicago, IL 60614</p> | | <p>Sections</p> |
| | <p>Scale: 1/8" = 1'-0"</p> | | |