



# City of Chicago



SO2017-1926

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/29/2017

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 719-721 N Elizabeth St - App No. 19141T1

**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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1-G**

**in the area bounded by:**

**A line 222 feet North of and parallel to West Huron Street; the public alley next East of and parallel to North Elizabeth Street; a line 174 feet North of and parallel to West Huron Street; North Elizabeth Street.**

**To those of an RM5, Residential Multi-Unit District**

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

**Common address of property: 719-21 North Elizabeth Street, Chicago IL**

**FINAL FOR PUBLICATION**

**Application Number: 19141 T1**

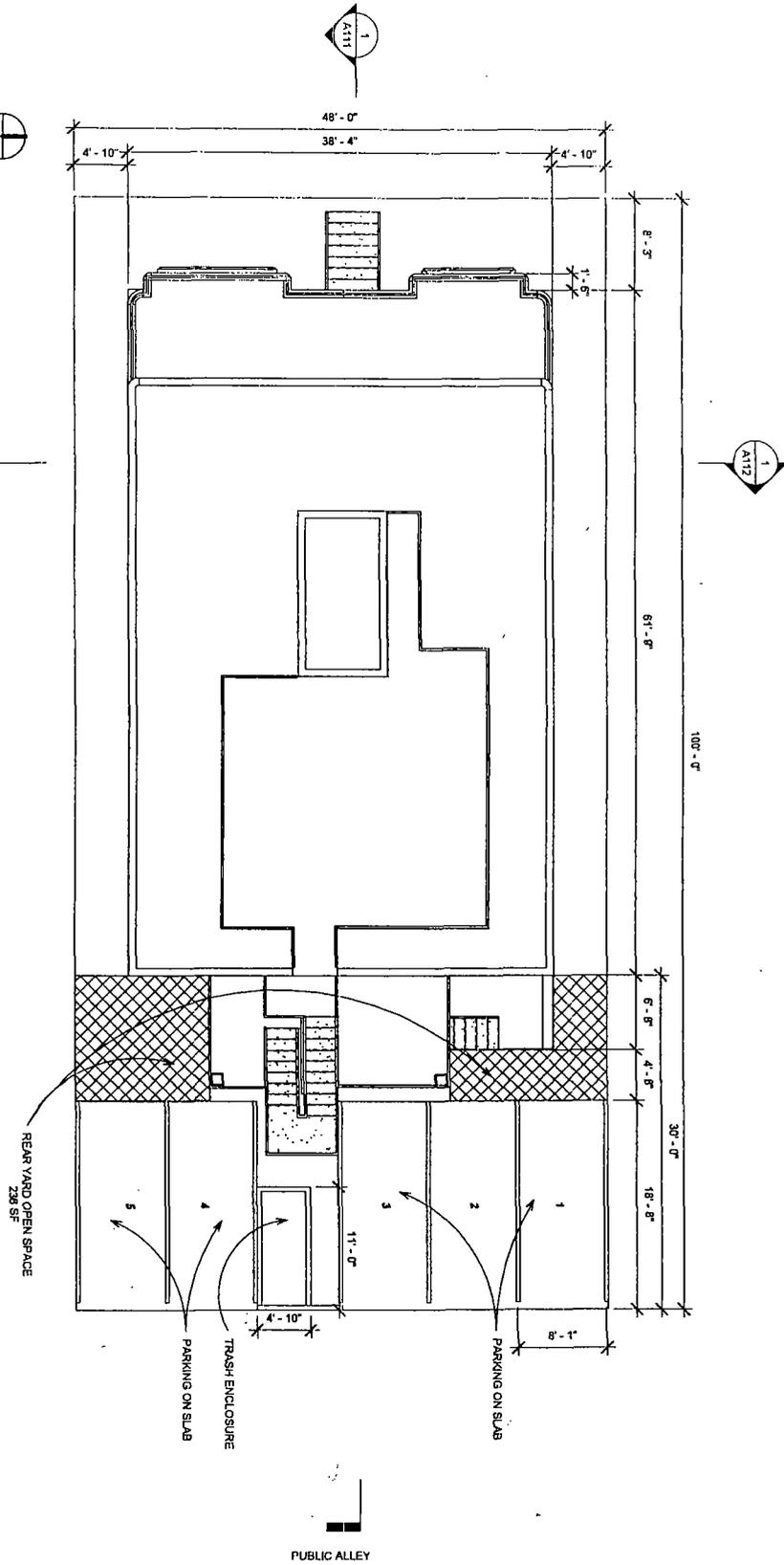
**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR  
719-21 NORTH ELIZABETH STREET, CHICAGO**

The subject property is currently improved with a residential building. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area requirements of the Zoning Ordinance in order to build a new 4 story, 5 dwelling unit residential building.

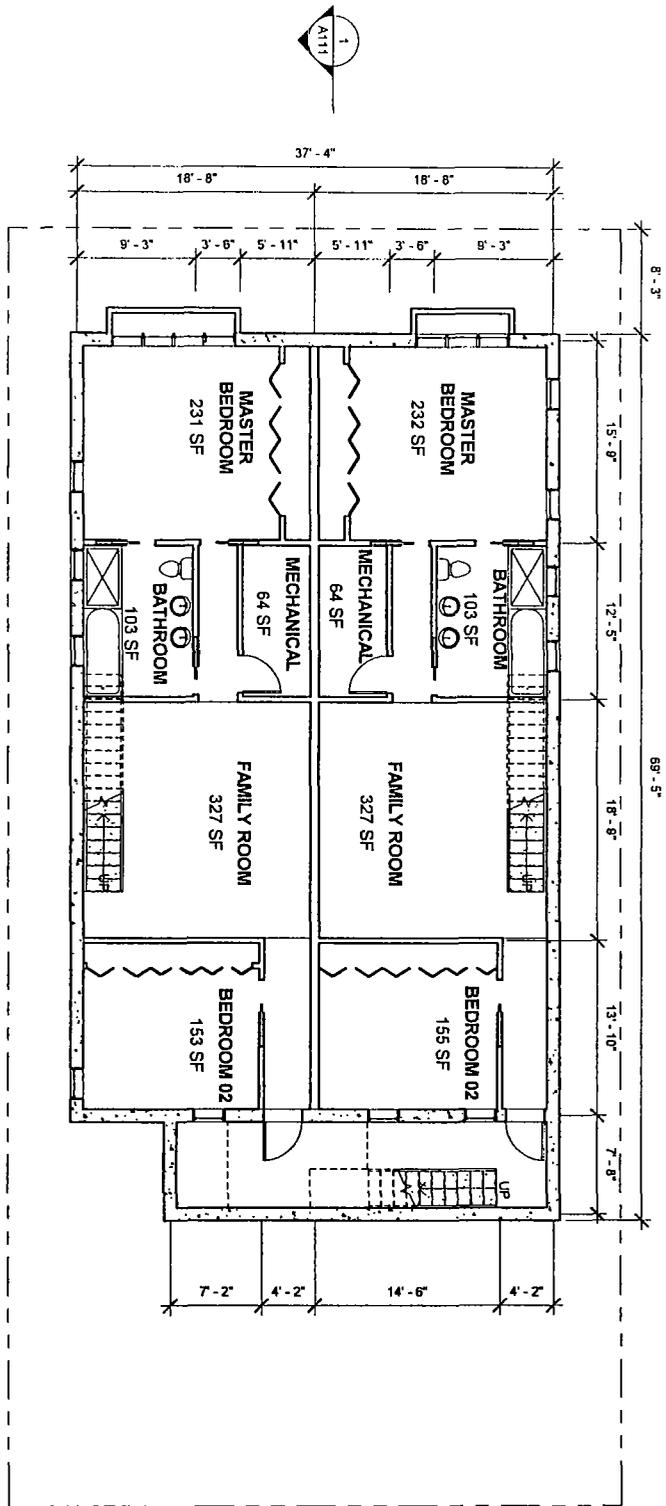
Project Description:	Zoning Change from an RS3 to an RM5
Use:	Residential building with 5 dwelling units
Floor Area Ratio:	1.907
Lot Area:	4,800 square feet
Building Floor Area:	9,155 square feet
Density:	960 square feet per dwelling unit
Off- Street parking:	Parking spaces: 5
Set Backs:	Front: 8 feet 3 inches to the building Side: 4 feet 10 inches each side yard Rear: 30 feet Rear Yard Open space: 236 square feet
Building height:	43 feet 4 inches

N. ELIZABETH STREET

1 Site Plan  
1/8" = 1'-0"



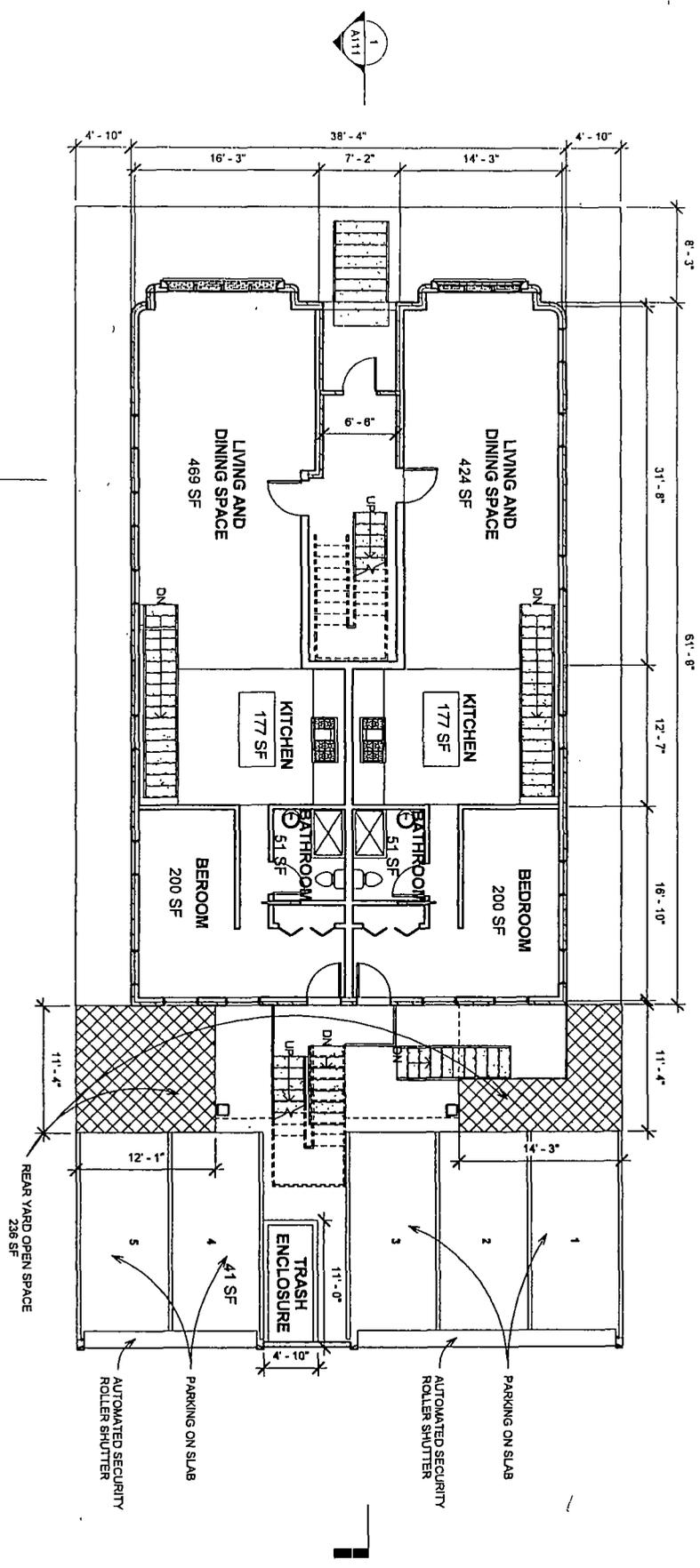
READY FOR PUBLICATION



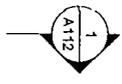
① Basement Level  
 1/8" = 1'-0"

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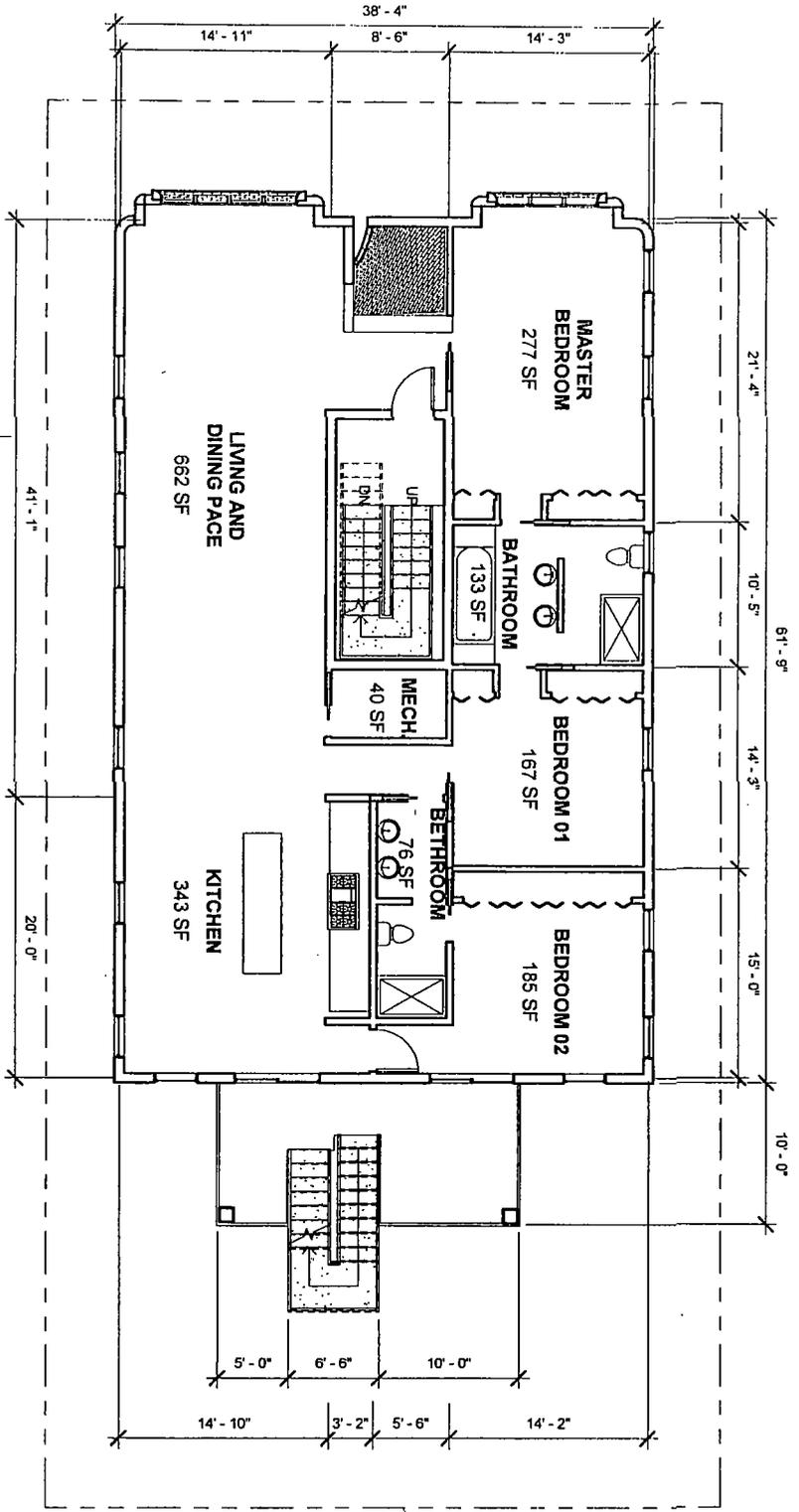
1 Level 1  
 1/8" = 1'-0"



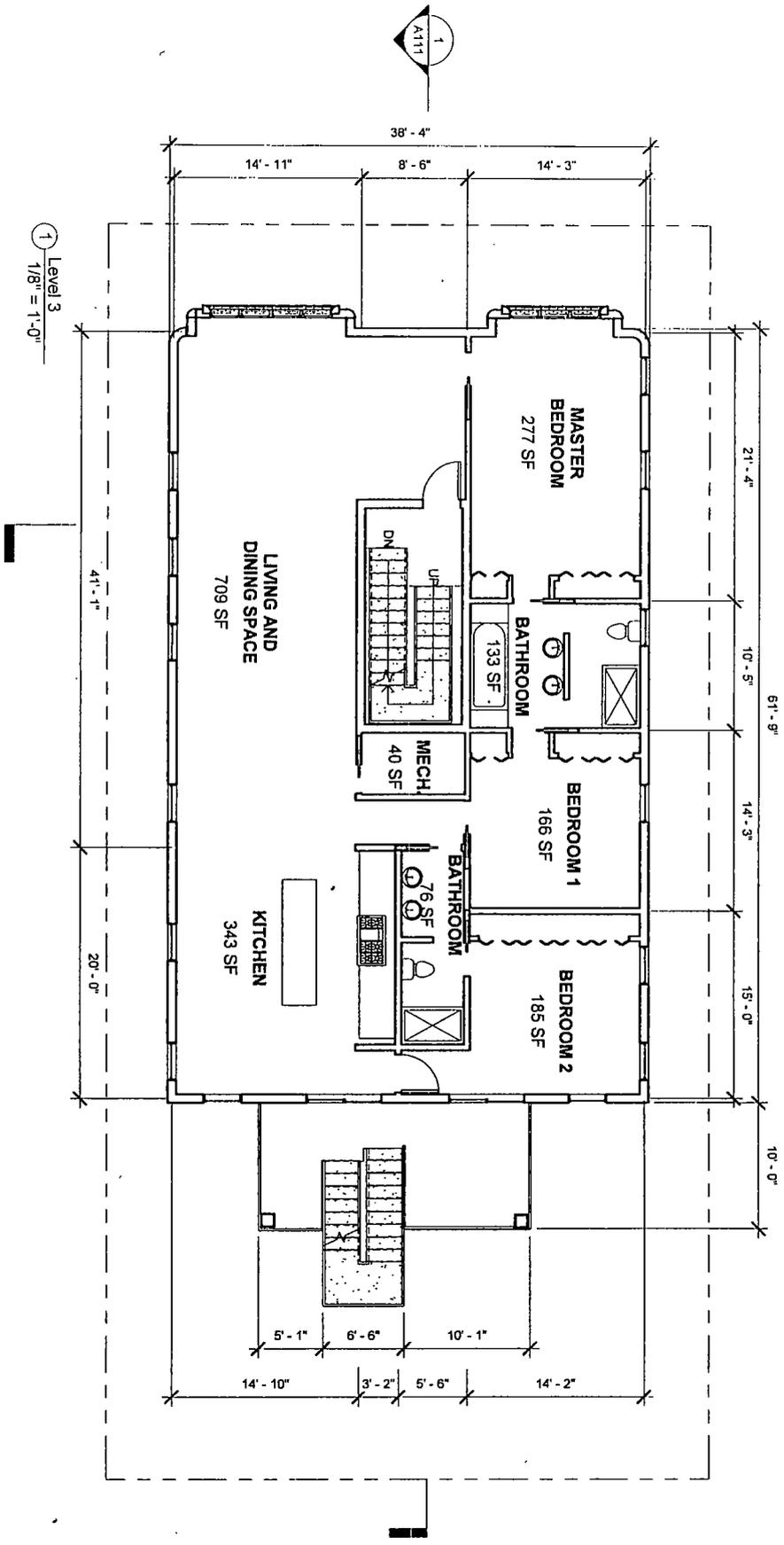
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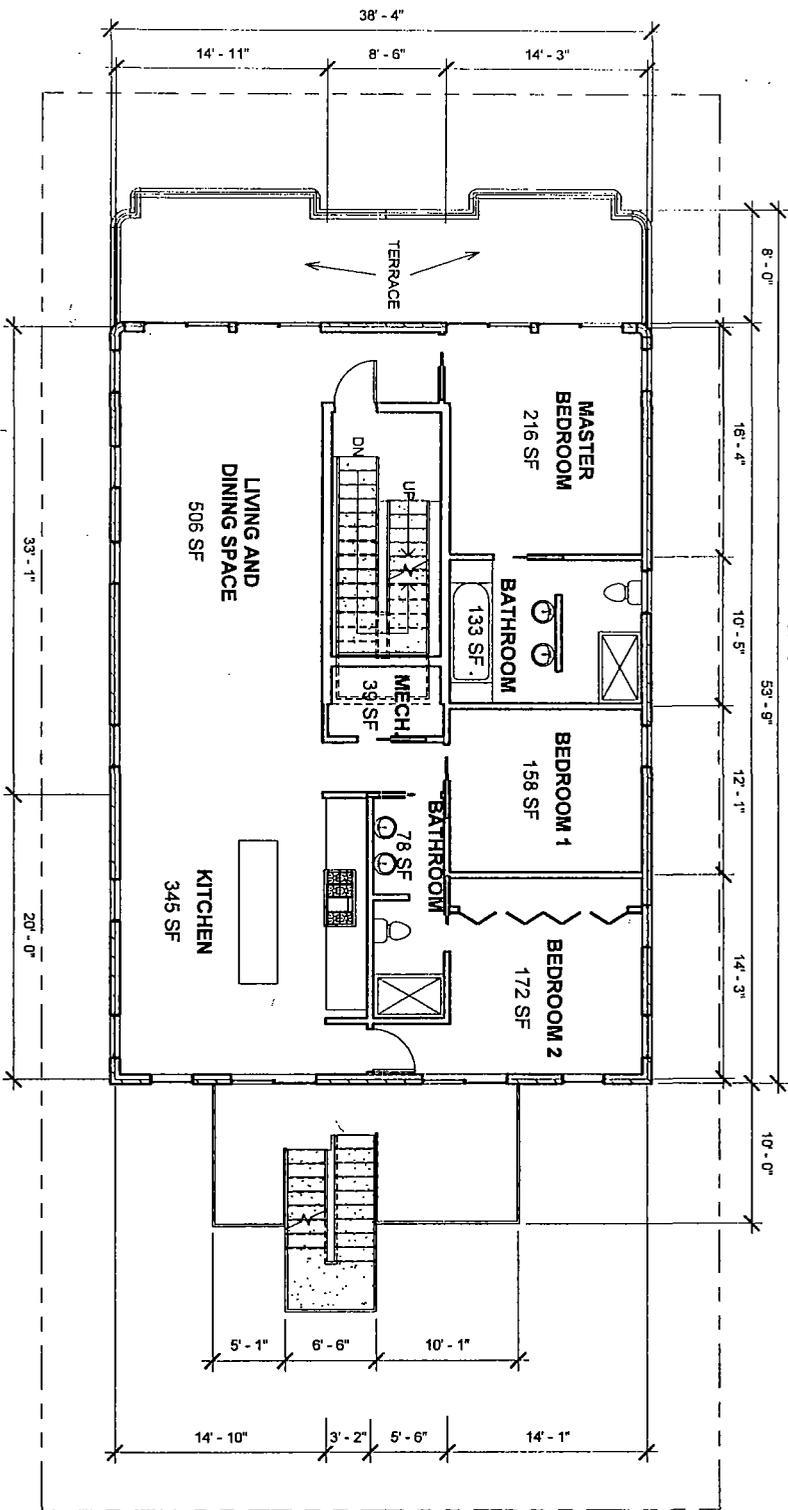
① Level 2  
1/8" = 1'-0"



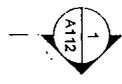
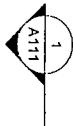
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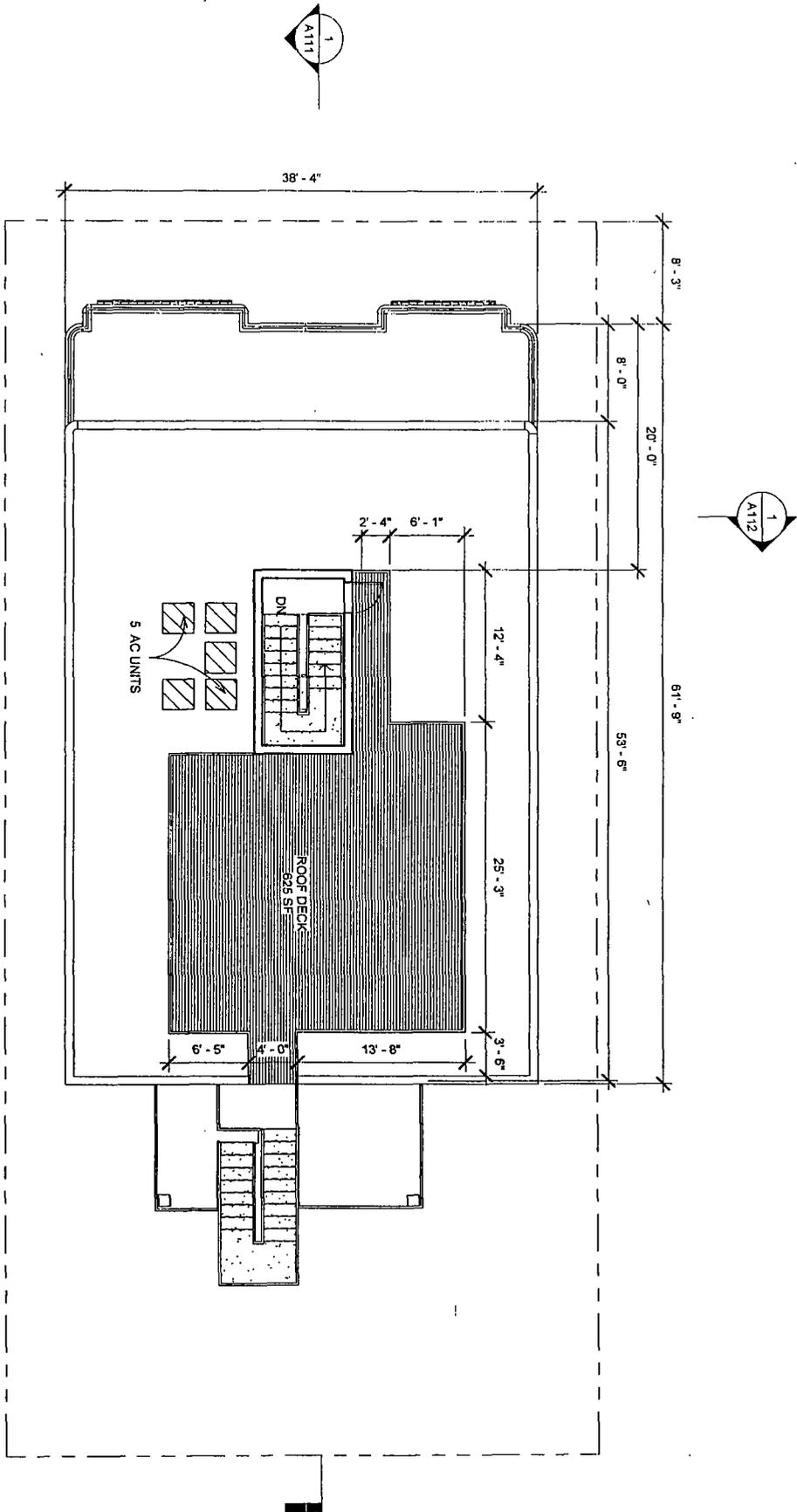
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① Level 4  
 1/8" = 1'-0"

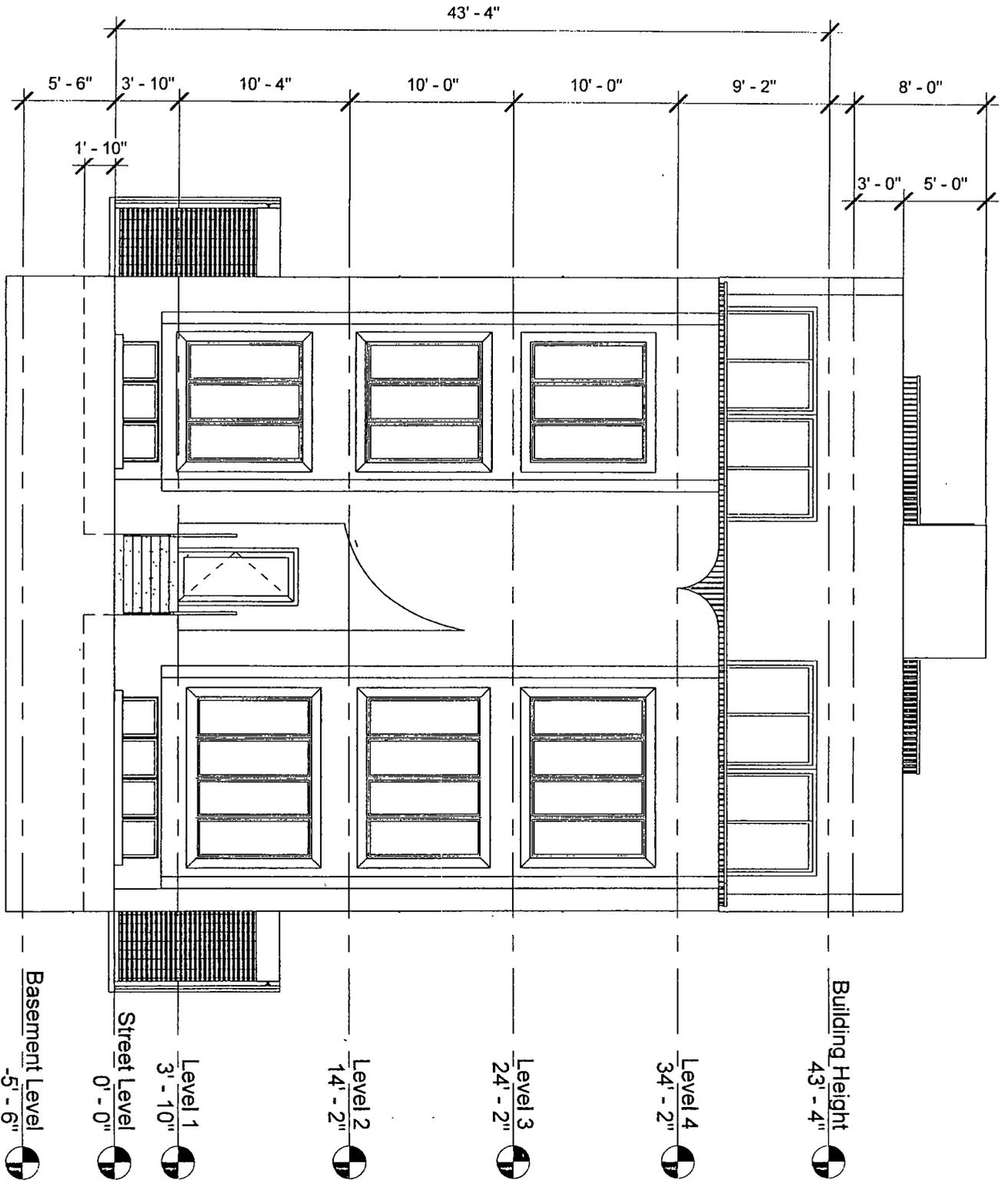


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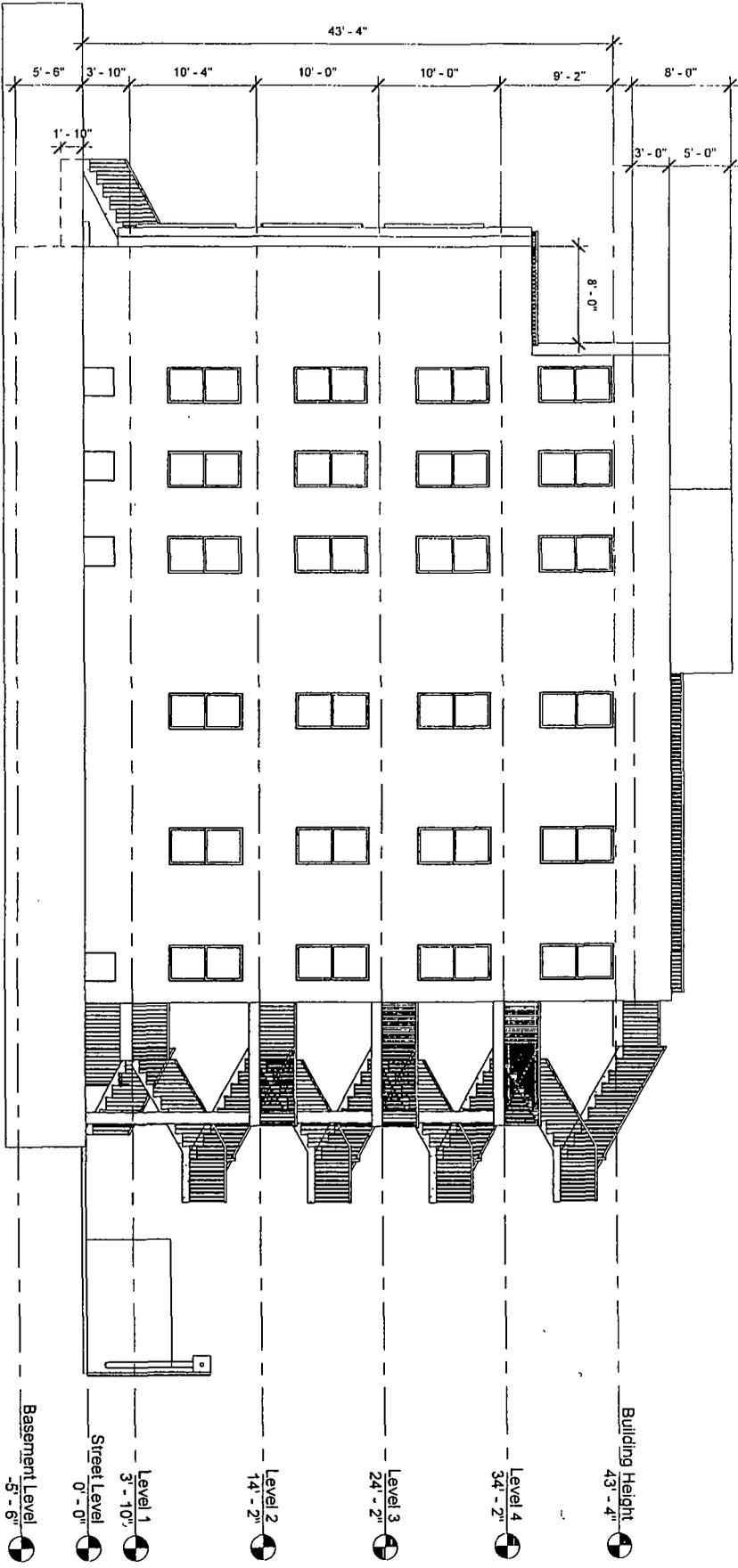


① Roof Level  
1/8" = 1'-0"

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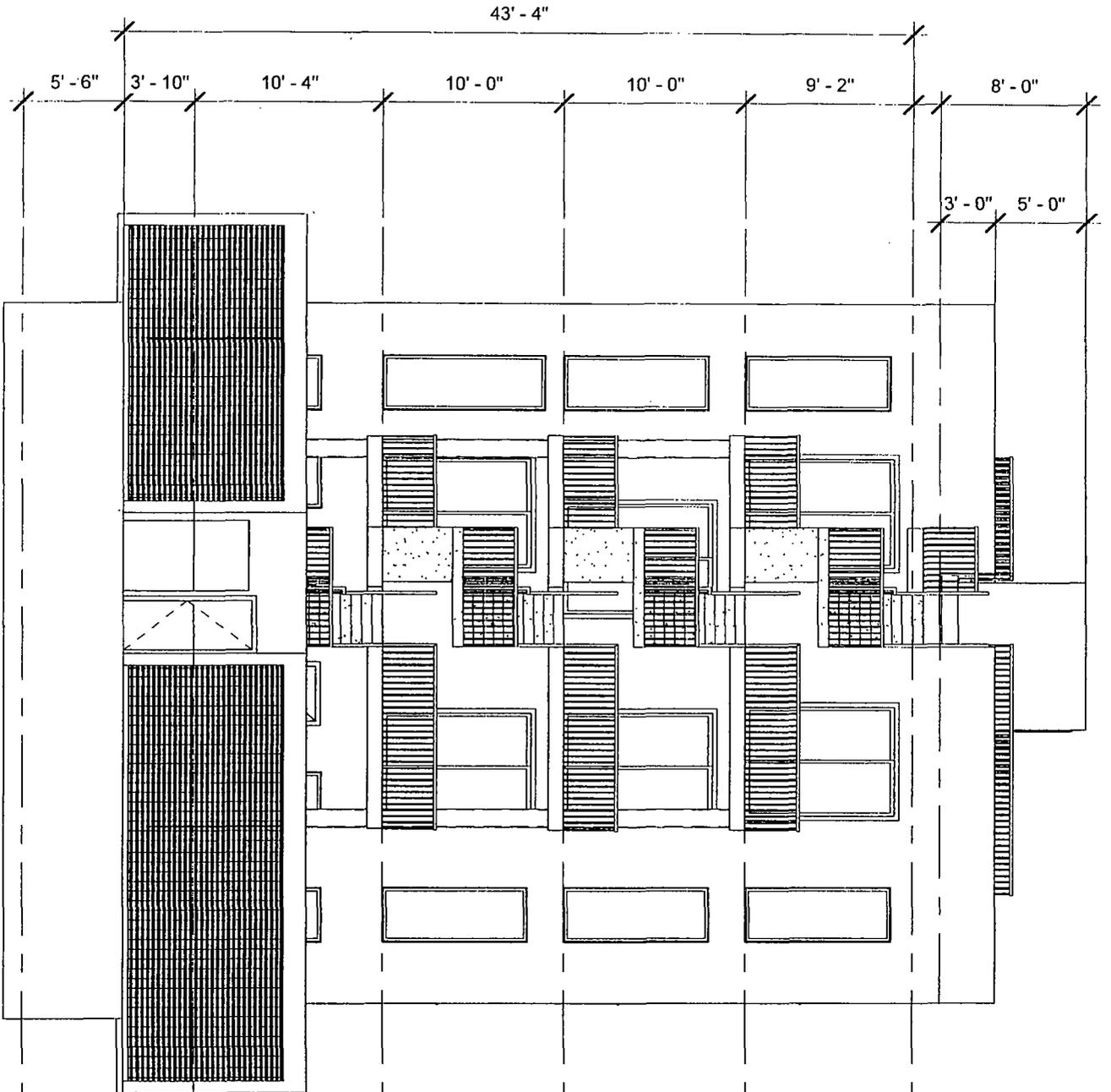


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① South Elevation  
 1/8" = 1'-0"

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1 East Elevation  
 1/8" = 1'-0"

Building Height  
 43' - 4"

Level 4  
 34' - 2"

Level 3  
 24' - 2"

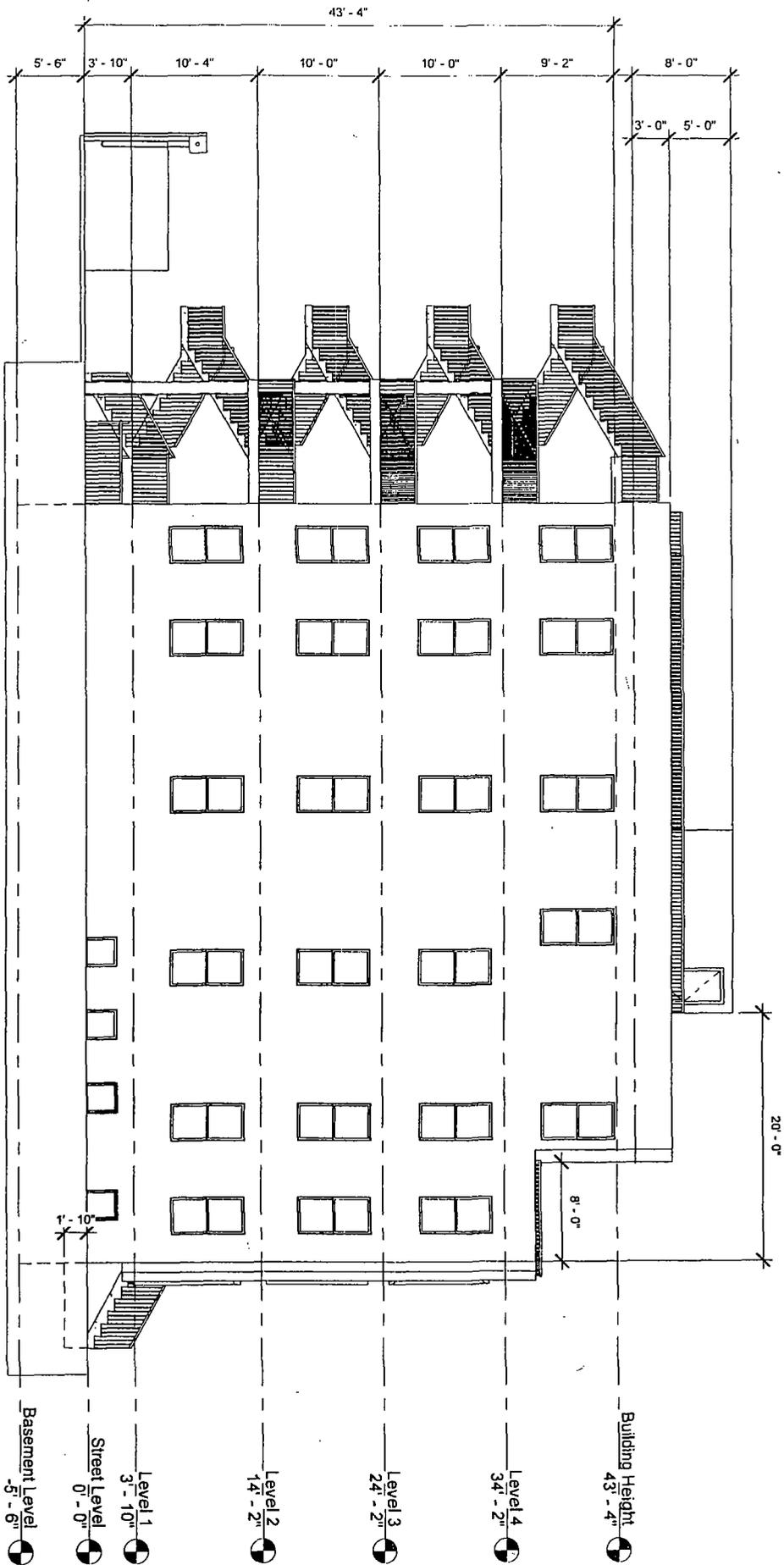
Level 2  
 14' - 2"

Level 1  
 3' - 10"

Street Level  
 0' - 0"

Basement Level  
 -5' - 6"

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① North Elevation  
 1/8" = 1'-0"

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