



City of Chicago



O2019-6815

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-K at 3214-3216 N Karlov Ave - App No. 20151T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final 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. 9-K in the area bounded by:

a line 74.88 feet south of and parallel to West Melrose Street; North Karlov Avenue; the public alley next south of and parallel to West Melrose Street; and the public alley next west of and parallel to North Karlov Avenue

to those of a RM-5 Residential Multi-Unit District.

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

Address: 3214-16 North Karlov Avenue

Final for Publication

NARRATIVE AND PLANS 3214-16 North Karlov Avenue TYPE I REGULATIONS

Narrative: The subject property is improved with a surface parking lot. The Applicant proposes to rezone the property from a RS-3 Residential Single-Unit (Detached House) District to a RM-5 Residential Multi-Unit District to construct a four-story residential building with eight dwelling units. There will be eight parking spaces. The proposed height is 47.00 feet.

Lot Area: 6,250 square feet

FAR: 1.72

Floor Area: 10,748 square feet

Residential Dwelling Units: 8

MLA: 781.25 square feet

Height: 47.00 feet

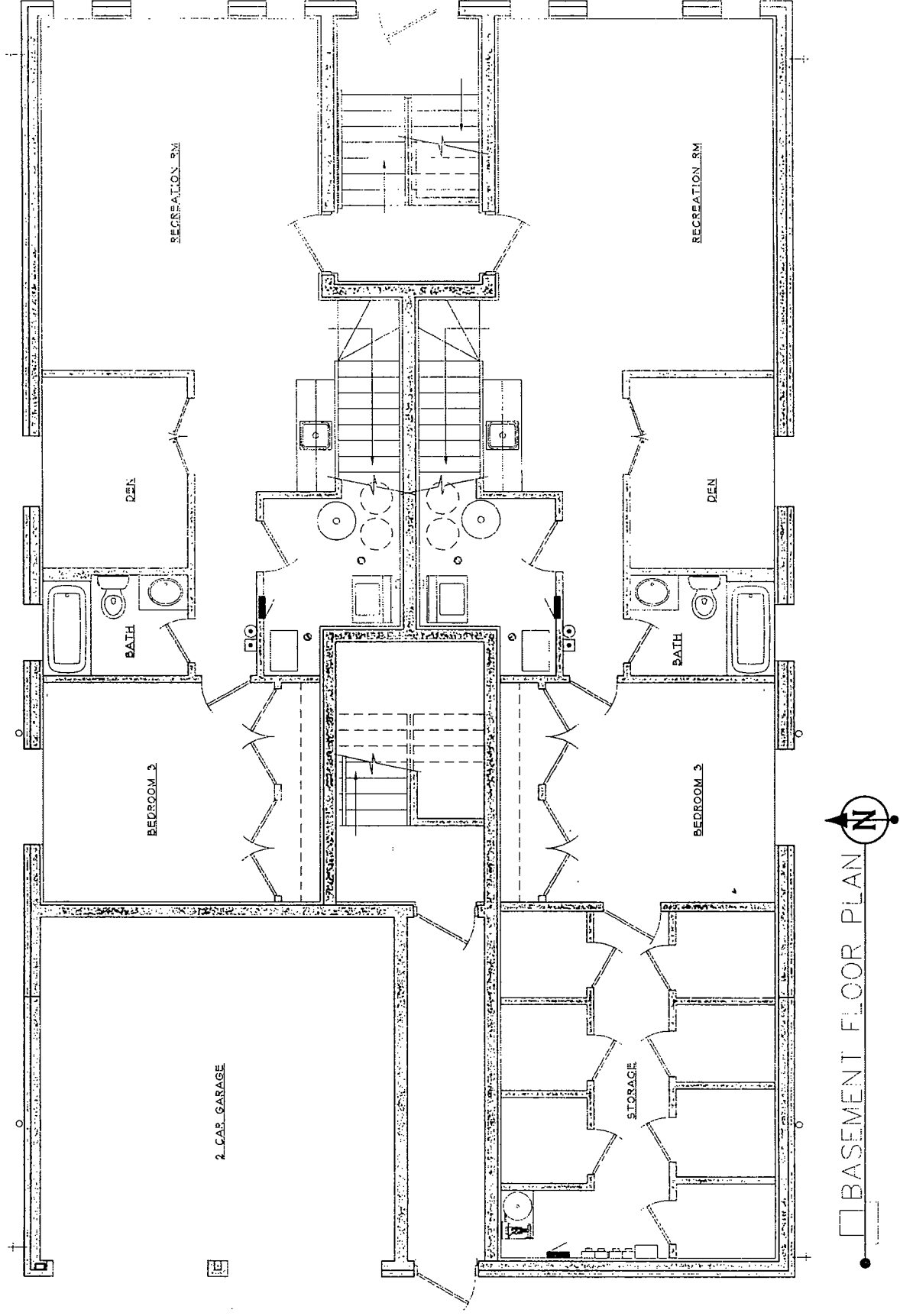
Automobile Parking: 8

Setbacks:

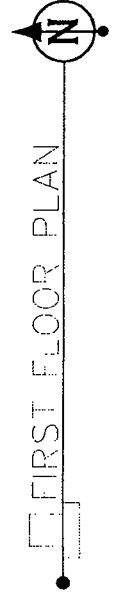
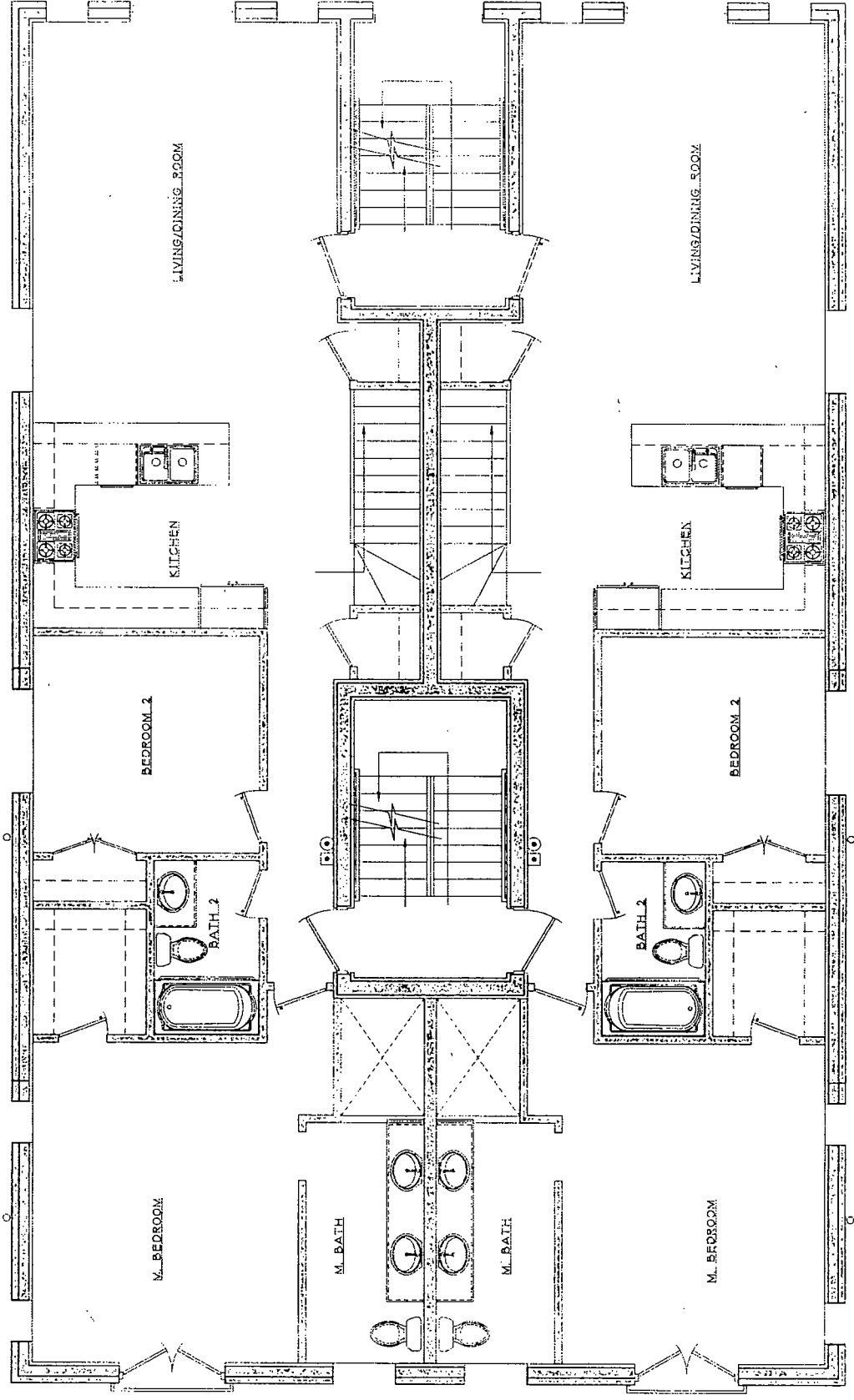
Front (North Karlov):	15.00 feet
North Side:	5.00 feet
South Side:	5.00 feet
Rear (alley):	42.10 feet

A set of plans is attached.

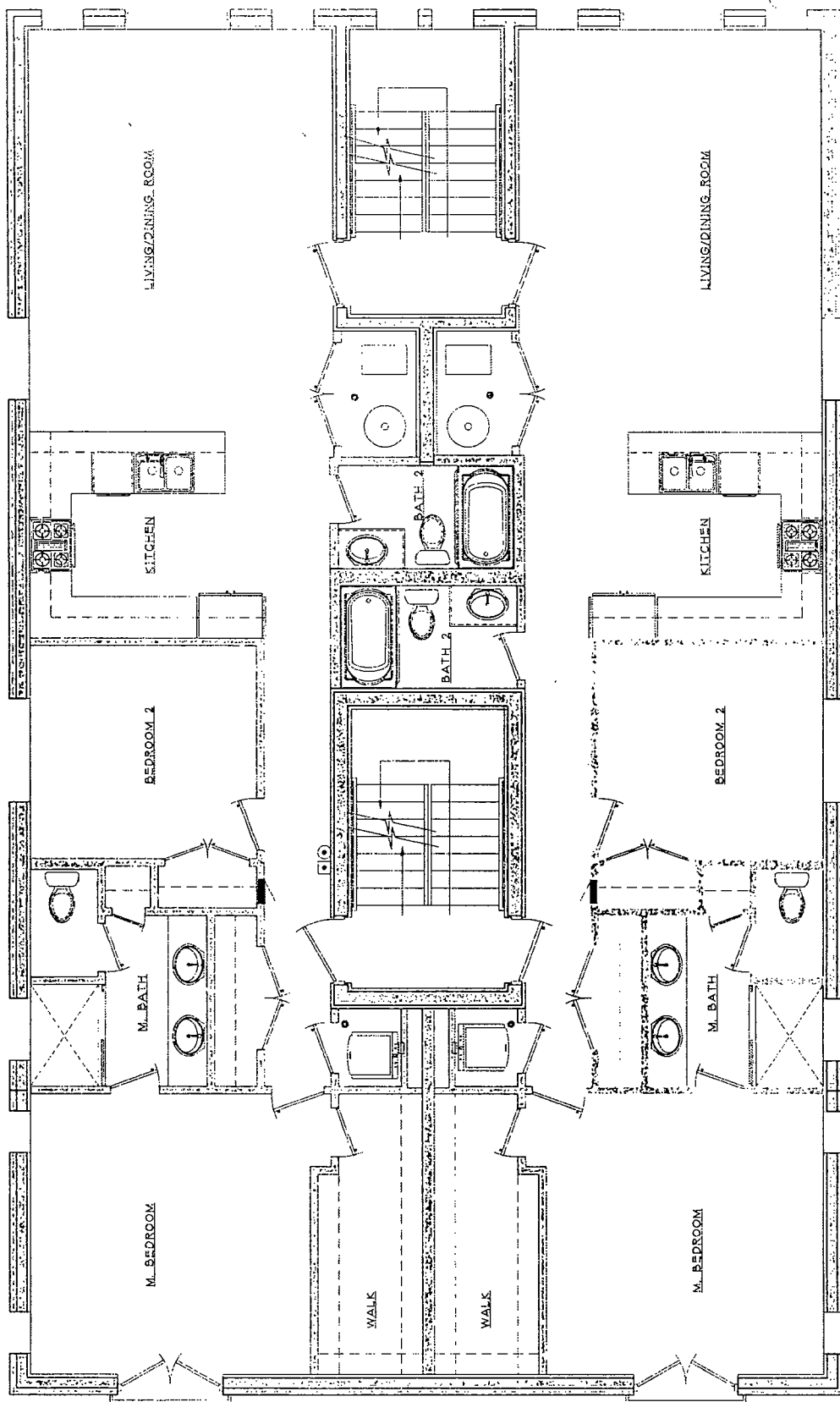
3214-16 N. KARLOV AVE.



3214-16 N. KARLOV AVE.

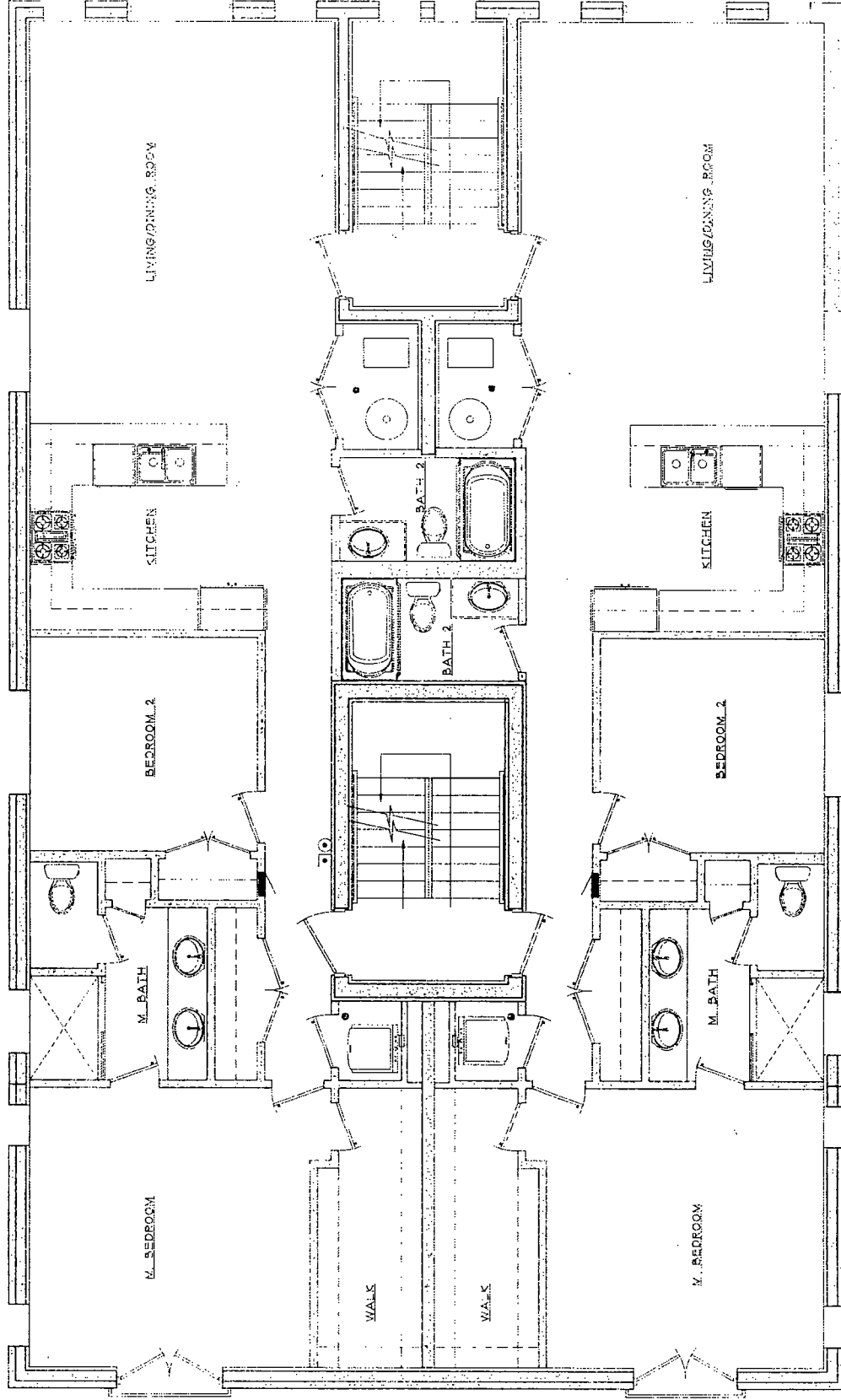


3214-16 N. KARLOV AVE.



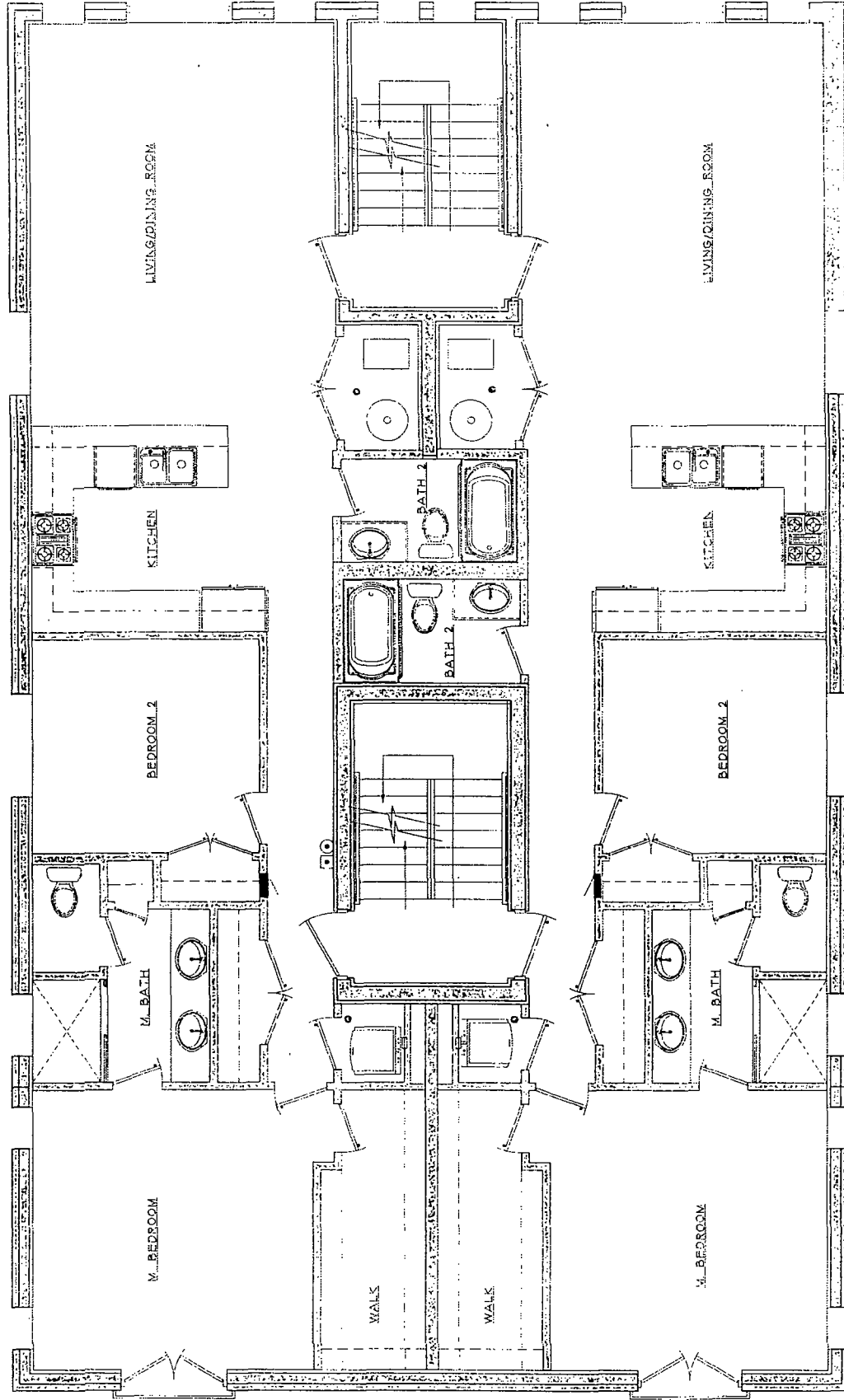
SECOND FLOOR PLAN

3214-16 N. KARLOV AVE.

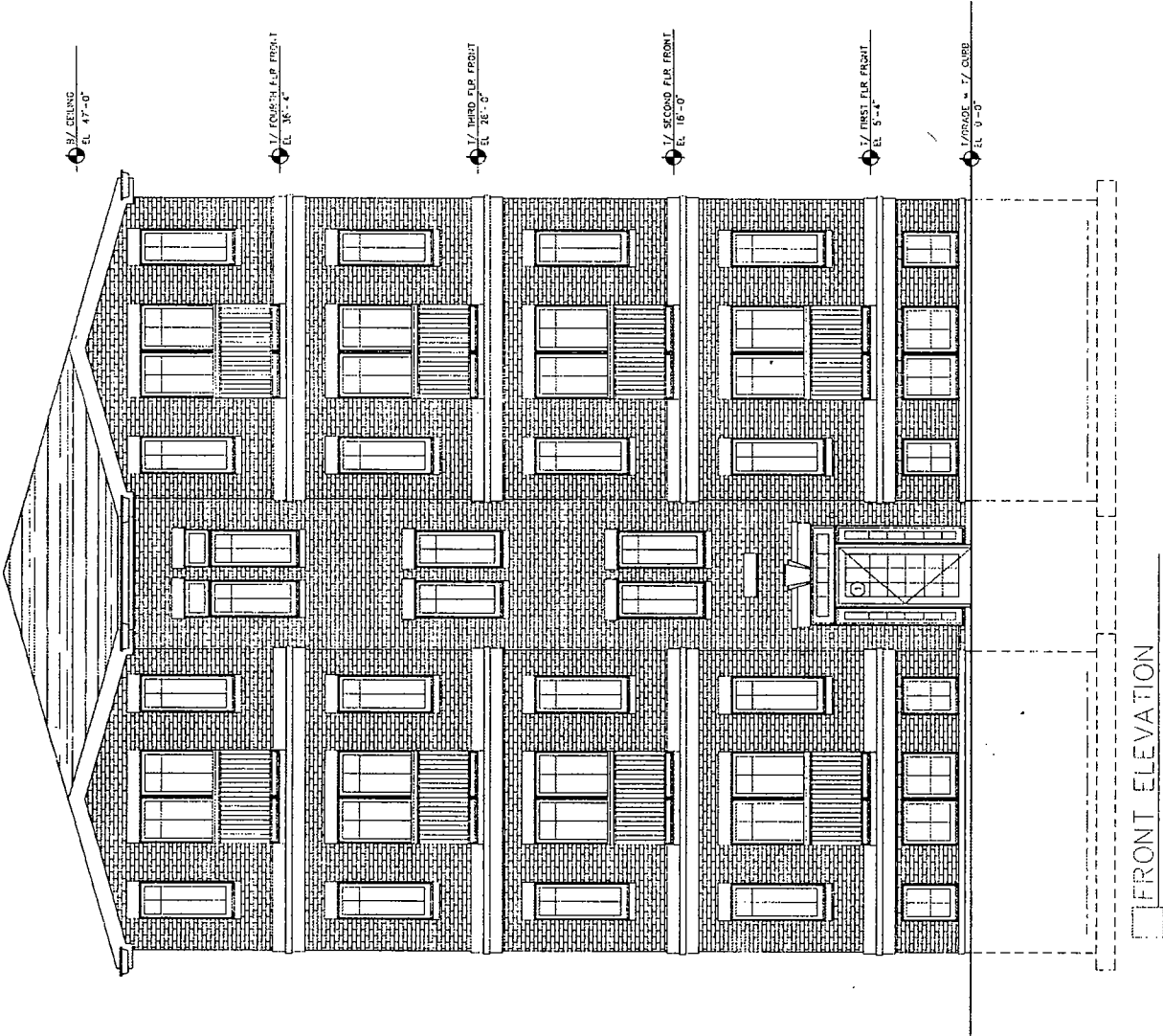


THIRD FLOOR PLAN

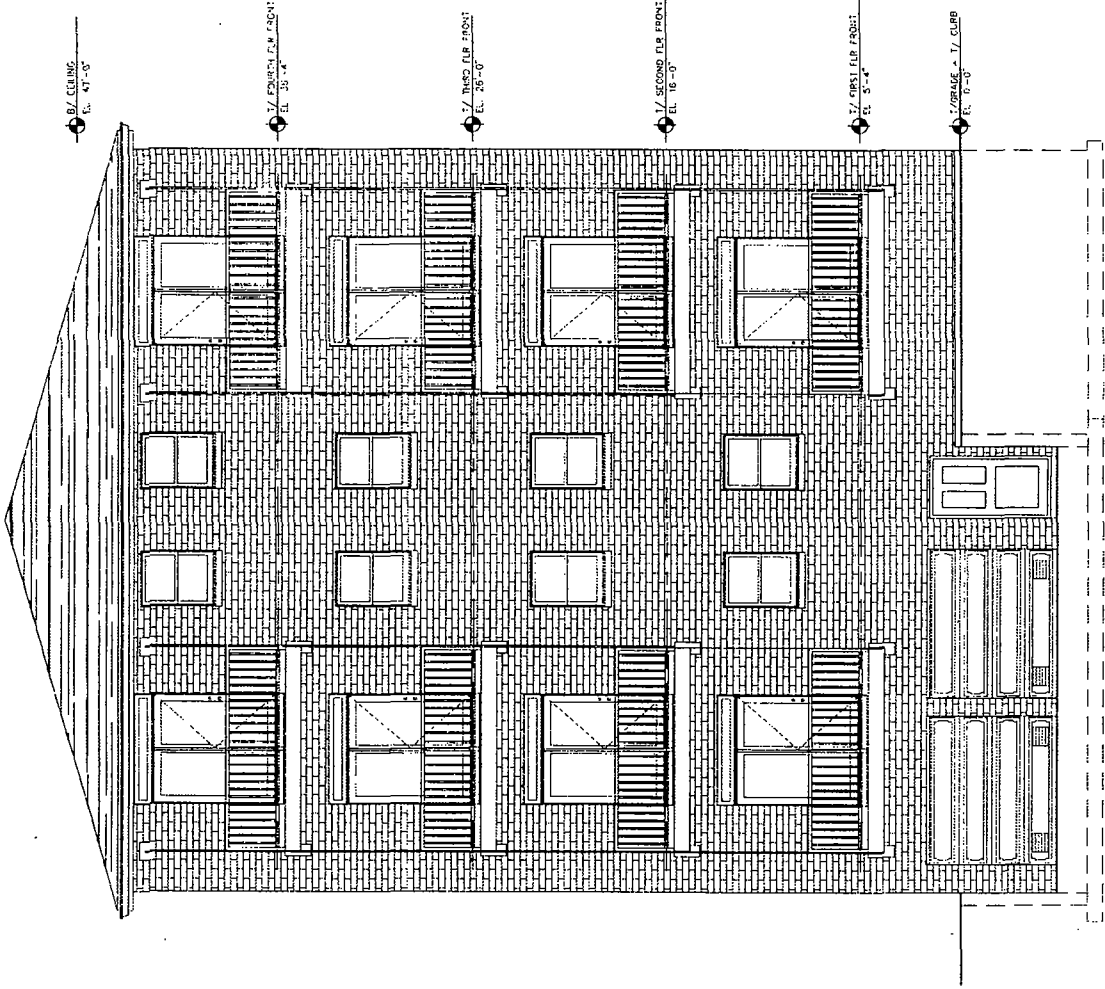
3214-16 N. KARLOV AVE.



FOURTH FLOOR PLAN

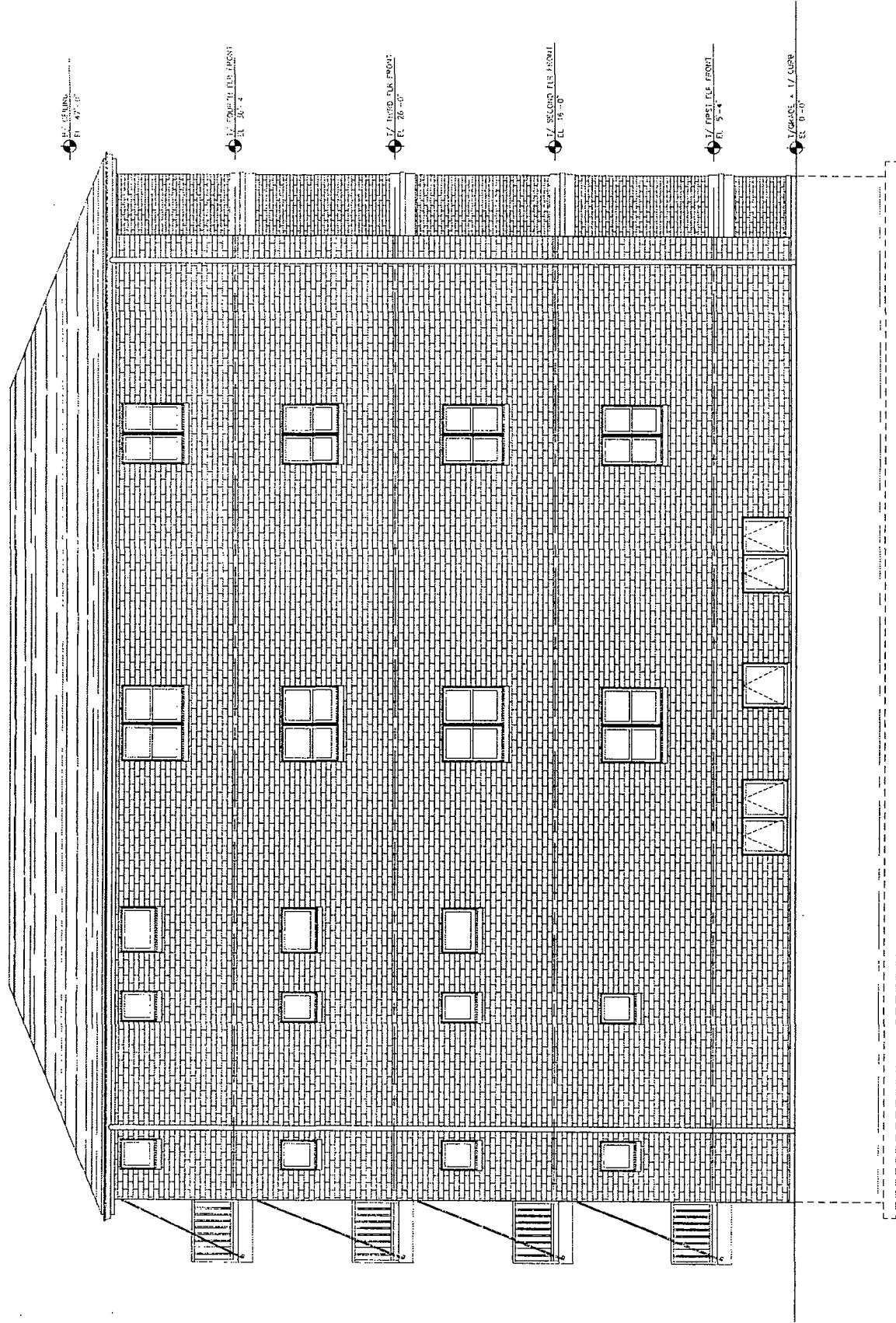


FULL MASONRY ONLY. FACE BRICK OR UTILITY BRICK ONLY.
NO EXPOSED SPLIT FACE OR SMOOTH FACE ONLY.



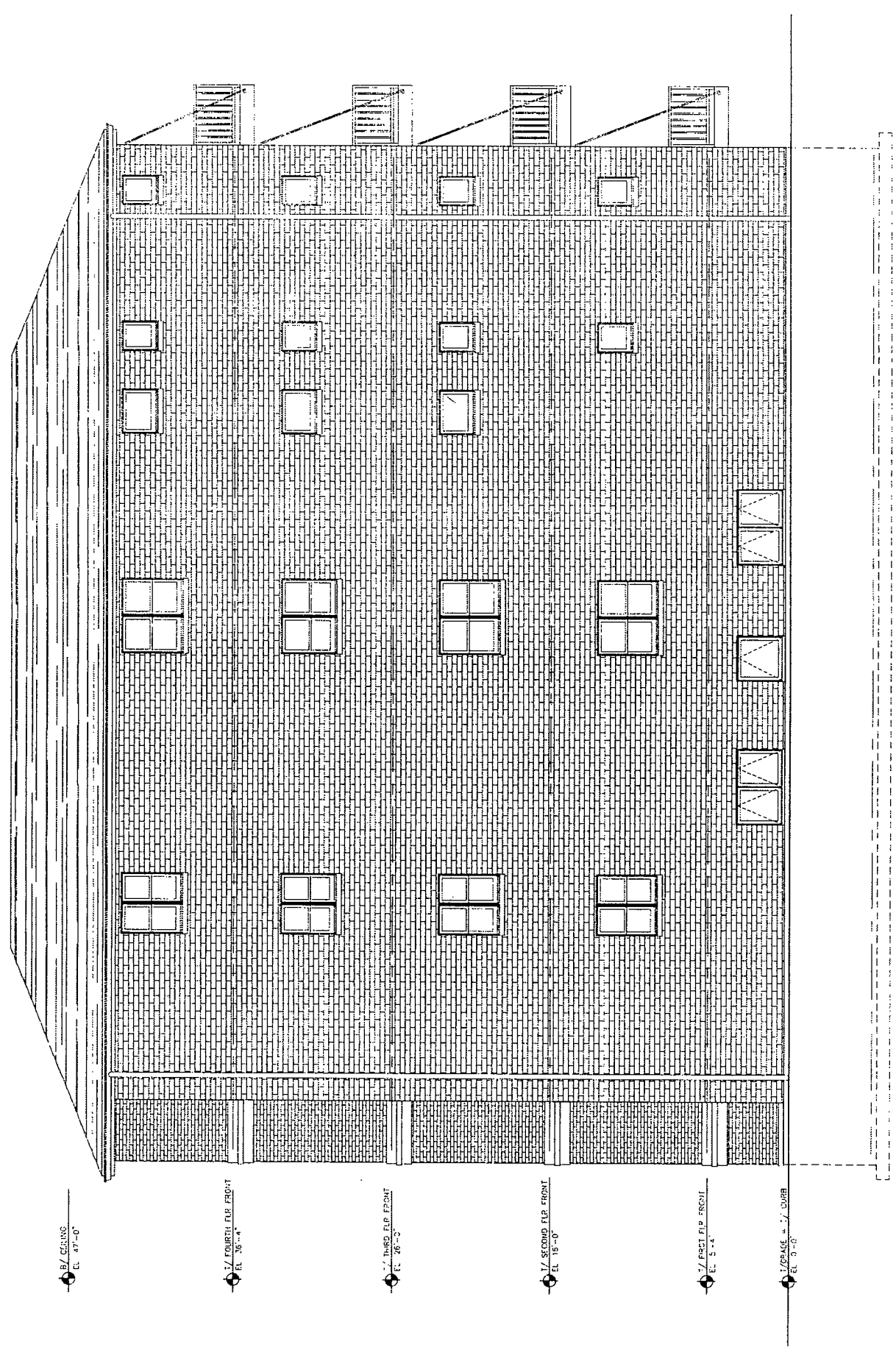
REAR ELEVATION

FULL MASONRY ONLY; FACE BRICK OR UTILITY BRICK; ONLY
NO EXPOSED SPLIT FACE OR SMOOTH; FACE CMU



LEFT SIDE ELEVATION

FULL MASONRY ONLY, FACE BRICK OR UTILITY BRICK ONLY;
NO EXPOSED SPLIT FACE OR SMOOTH FACE CMU



1/2 CEILING
EL. 47'-0"

1/4 FOURTH FLP FRONT
EL. 36'-4"

1/4 THIRD FLP FRONT
EL. 26'-0"

1/4 SECOND FLP FRONT
EL. 15'-0"

1/4 FIRST FLP FRONT
EL. 5'-4"

1/4 PORCH - 1/4 DOOR
EL. 0'-0"

RIGHT SIDE ELEVATION

FULL MASONRY ONLY; FACE BRICK OR UTILITY BRICK ONLY
NO EXPOSED SPLIT FACE OR SMOOTH FACE CMU