



City of Chicago



O2019-5538

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-J at 2454 S Spaulding St - App No. 20098T1
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 B3-1 Community Shopping District symbols and indications as shown on Map No. 6-J in the area bounded by:

a line 50.00 feet north of and parallel to West 25th Street; South Spaulding Avenue; a line 25.00 feet north of and parallel to West 25th Street; the public alley next west of and parallel to South Spaulding Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 2454 South Spaulding Avenue

Final for Publication

NARRATIVE AND PLANS 2454 South Spaulding Avenue TYPE I REGULATIONS

Narrative: The subject property is improved with a vacant two-story mixed-use building with approximately 800 square feet of ground floor commercial space, one dwelling unit on the second floor, and three parking spaces. The Applicant proposes to rezone the property from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to convert the existing mixed-use building into a residential building which will have a total of four residential dwelling units, including residential use on the ground floor, and no ground floor commercial use. No additions to the existing building are proposed. The existing approximate height of the building (approximately 25.00 feet) and three parking spaces will remain. The Applicant will seek a variation to reduce one extra required parking space.

Lot Area: 3,125 square feet

FAR: 1.32

FLOOR AREA: 4,125 square feet

MLA: 781.25

Dwelling Units: 4

Height: 25.00 feet

Automobile Parking: 3*

Setbacks:

Front (South Spaulding Avenue):	None
North Side:	None
South Side:	3 feet 9 inches
Rear (Alley):	27 feet 5 inches

* The Applicant will seek a variation to reduce one extra required parking space.

** A set of plans are attached.

Final for Publication

RENOVATE EXISTING MULTI-UNIT RESIDENCE, CONVERT EXISTING COMMERCIAL SPACE IN 1ST FLOOR INTO (A-2) MULTI-UNIT RESIDENTIAL, AND REPLACE EXISTING REAR WOOD DECK WITH NEW IN KIND.

2454 S Spaulding Ave Chicago, IL 60623

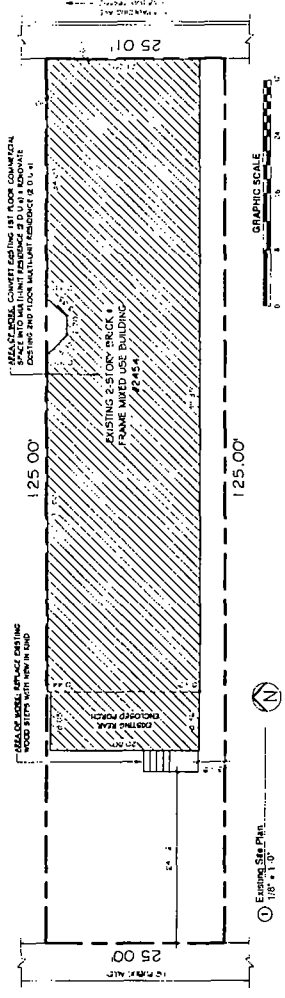


ARCHITECTURAL SOLUTIONS, INC.
 1100 N. Dearborn St.
 Chicago, IL 60610
 Tel: 312.329.1100
 Fax: 312.329.1101
 www.asiarch.com



DATE: 11/11/11
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 11-0001
 SHEET NO.: 11-0001-1

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT



NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

VIOLATION #	BUILDING CODE CITATION	VIOLATION DETAILS	ADDRESSED IN	NOTES
00007-01	Section for approval plans, drawings, and specifications shall comply with the Chicago Building Code, Chapter 12-00-010, 12-00-020, 12-00-030, 12-00-040, 12-00-050, 12-00-060, 12-00-070, 12-00-080, 12-00-090, 12-00-100, 12-00-110, 12-00-120, 12-00-130, 12-00-140, 12-00-150, 12-00-160, 12-00-170, 12-00-180, 12-00-190, 12-00-200, 12-00-210, 12-00-220, 12-00-230, 12-00-240, 12-00-250, 12-00-260, 12-00-270, 12-00-280, 12-00-290, 12-00-300, 12-00-310, 12-00-320, 12-00-330, 12-00-340, 12-00-350, 12-00-360, 12-00-370, 12-00-380, 12-00-390, 12-00-400, 12-00-410, 12-00-420, 12-00-430, 12-00-440, 12-00-450, 12-00-460, 12-00-470, 12-00-480, 12-00-490, 12-00-500, 12-00-510, 12-00-520, 12-00-530, 12-00-540, 12-00-550, 12-00-560, 12-00-570, 12-00-580, 12-00-590, 12-00-600, 12-00-610, 12-00-620, 12-00-630, 12-00-640, 12-00-650, 12-00-660, 12-00-670, 12-00-680, 12-00-690, 12-00-700, 12-00-710, 12-00-720, 12-00-730, 12-00-740, 12-00-750, 12-00-760, 12-00-770, 12-00-780, 12-00-790, 12-00-800, 12-00-810, 12-00-820, 12-00-830, 12-00-840, 12-00-850, 12-00-860, 12-00-870, 12-00-880, 12-00-890, 12-00-900, 12-00-910, 12-00-920, 12-00-930, 12-00-940, 12-00-950, 12-00-960, 12-00-970, 12-00-980, 12-00-990, 12-00-1000.	ENTIRE SET	THIS DRAWING IS SUBMITTED BY A REGISTERED PROFESSIONAL ARCHITECT AND SHALL ADDRESS THE VIOLATION.	
00075-01	Section for approval plans, drawings, and specifications shall comply with the Chicago Building Code, Chapter 12-00-010, 12-00-020, 12-00-030, 12-00-040, 12-00-050, 12-00-060, 12-00-070, 12-00-080, 12-00-090, 12-00-100, 12-00-110, 12-00-120, 12-00-130, 12-00-140, 12-00-150, 12-00-160, 12-00-170, 12-00-180, 12-00-190, 12-00-200, 12-00-210, 12-00-220, 12-00-230, 12-00-240, 12-00-250, 12-00-260, 12-00-270, 12-00-280, 12-00-290, 12-00-300, 12-00-310, 12-00-320, 12-00-330, 12-00-340, 12-00-350, 12-00-360, 12-00-370, 12-00-380, 12-00-390, 12-00-400, 12-00-410, 12-00-420, 12-00-430, 12-00-440, 12-00-450, 12-00-460, 12-00-470, 12-00-480, 12-00-490, 12-00-500, 12-00-510, 12-00-520, 12-00-530, 12-00-540, 12-00-550, 12-00-560, 12-00-570, 12-00-580, 12-00-590, 12-00-600, 12-00-610, 12-00-620, 12-00-630, 12-00-640, 12-00-650, 12-00-660, 12-00-670, 12-00-680, 12-00-690, 12-00-700, 12-00-710, 12-00-720, 12-00-730, 12-00-740, 12-00-750, 12-00-760, 12-00-770, 12-00-780, 12-00-790, 12-00-800, 12-00-810, 12-00-820, 12-00-830, 12-00-840, 12-00-850, 12-00-860, 12-00-870, 12-00-880, 12-00-890, 12-00-900, 12-00-910, 12-00-920, 12-00-930, 12-00-940, 12-00-950, 12-00-960, 12-00-970, 12-00-980, 12-00-990, 12-00-1000.	VIOLATION DETAILS	THIS DRAWING IS SUBMITTED BY A REGISTERED PROFESSIONAL ARCHITECT AND SHALL ADDRESS THE VIOLATION.	
00200-01	Section for approval plans, drawings, and specifications shall comply with the Chicago Building Code, Chapter 12-00-010, 12-00-020, 12-00-030, 12-00-040, 12-00-050, 12-00-060, 12-00-070, 12-00-080, 12-00-090, 12-00-100, 12-00-110, 12-00-120, 12-00-130, 12-00-140, 12-00-150, 12-00-160, 12-00-170, 12-00-180, 12-00-190, 12-00-200, 12-00-210, 12-00-220, 12-00-230, 12-00-240, 12-00-250, 12-00-260, 12-00-270, 12-00-280, 12-00-290, 12-00-300, 12-00-310, 12-00-320, 12-00-330, 12-00-340, 12-00-350, 12-00-360, 12-00-370, 12-00-380, 12-00-390, 12-00-400, 12-00-410, 12-00-420, 12-00-430, 12-00-440, 12-00-450, 12-00-460, 12-00-470, 12-00-480, 12-00-490, 12-00-500, 12-00-510, 12-00-520, 12-00-530, 12-00-540, 12-00-550, 12-00-560, 12-00-570, 12-00-580, 12-00-590, 12-00-600, 12-00-610, 12-00-620, 12-00-630, 12-00-640, 12-00-650, 12-00-660, 12-00-670, 12-00-680, 12-00-690, 12-00-700, 12-00-710, 12-00-720, 12-00-730, 12-00-740, 12-00-750, 12-00-760, 12-00-770, 12-00-780, 12-00-790, 12-00-800, 12-00-810, 12-00-820, 12-00-830, 12-00-840, 12-00-850, 12-00-860, 12-00-870, 12-00-880, 12-00-890, 12-00-900, 12-00-910, 12-00-920, 12-00-930, 12-00-940, 12-00-950, 12-00-960, 12-00-970, 12-00-980, 12-00-990, 12-00-1000.	VIOLATION DETAILS	THIS DRAWING IS SUBMITTED BY A REGISTERED PROFESSIONAL ARCHITECT AND SHALL ADDRESS THE VIOLATION.	
00206-01	Section for approval plans, drawings, and specifications shall comply with the Chicago Building Code, Chapter 12-00-010, 12-00-020, 12-00-030, 12-00-040, 12-00-050, 12-00-060, 12-00-070, 12-00-080, 12-00-090, 12-00-100, 12-00-110, 12-00-120, 12-00-130, 12-00-140, 12-00-150, 12-00-160, 12-00-170, 12-00-180, 12-00-190, 12-00-200, 12-00-210, 12-00-220, 12-00-230, 12-00-240, 12-00-250, 12-00-260, 12-00-270, 12-00-280, 12-00-290, 12-00-300, 12-00-310, 12-00-320, 12-00-330, 12-00-340, 12-00-350, 12-00-360, 12-00-370, 12-00-380, 12-00-390, 12-00-400, 12-00-410, 12-00-420, 12-00-430, 12-00-440, 12-00-450, 12-00-460, 12-00-470, 12-00-480, 12-00-490, 12-00-500, 12-00-510, 12-00-520, 12-00-530, 12-00-540, 12-00-550, 12-00-560, 12-00-570, 12-00-580, 12-00-590, 12-00-600, 12-00-610, 12-00-620, 12-00-630, 12-00-640, 12-00-650, 12-00-660, 12-00-670, 12-00-680, 12-00-690, 12-00-700, 12-00-710, 12-00-720, 12-00-730, 12-00-740, 12-00-750, 12-00-760, 12-00-770, 12-00-780, 12-00-790, 12-00-800, 12-00-810, 12-00-820, 12-00-830, 12-00-840, 12-00-850, 12-00-860, 12-00-870, 12-00-880, 12-00-890, 12-00-900, 12-00-910, 12-00-920, 12-00-930, 12-00-940, 12-00-950, 12-00-960, 12-00-970, 12-00-980, 12-00-990, 12-00-1000.	VIOLATION DETAILS	THIS DRAWING IS SUBMITTED BY A REGISTERED PROFESSIONAL ARCHITECT AND SHALL ADDRESS THE VIOLATION.	

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

ALL ELECTRICAL WORK SHALL COMPLY WITH 2018 CHICAGO ELECTRICAL CODE.

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, 2018 EDITION, AND ALL APPLICABLE ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF CHICAGO.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 9. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF CHICAGO.
 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

A100



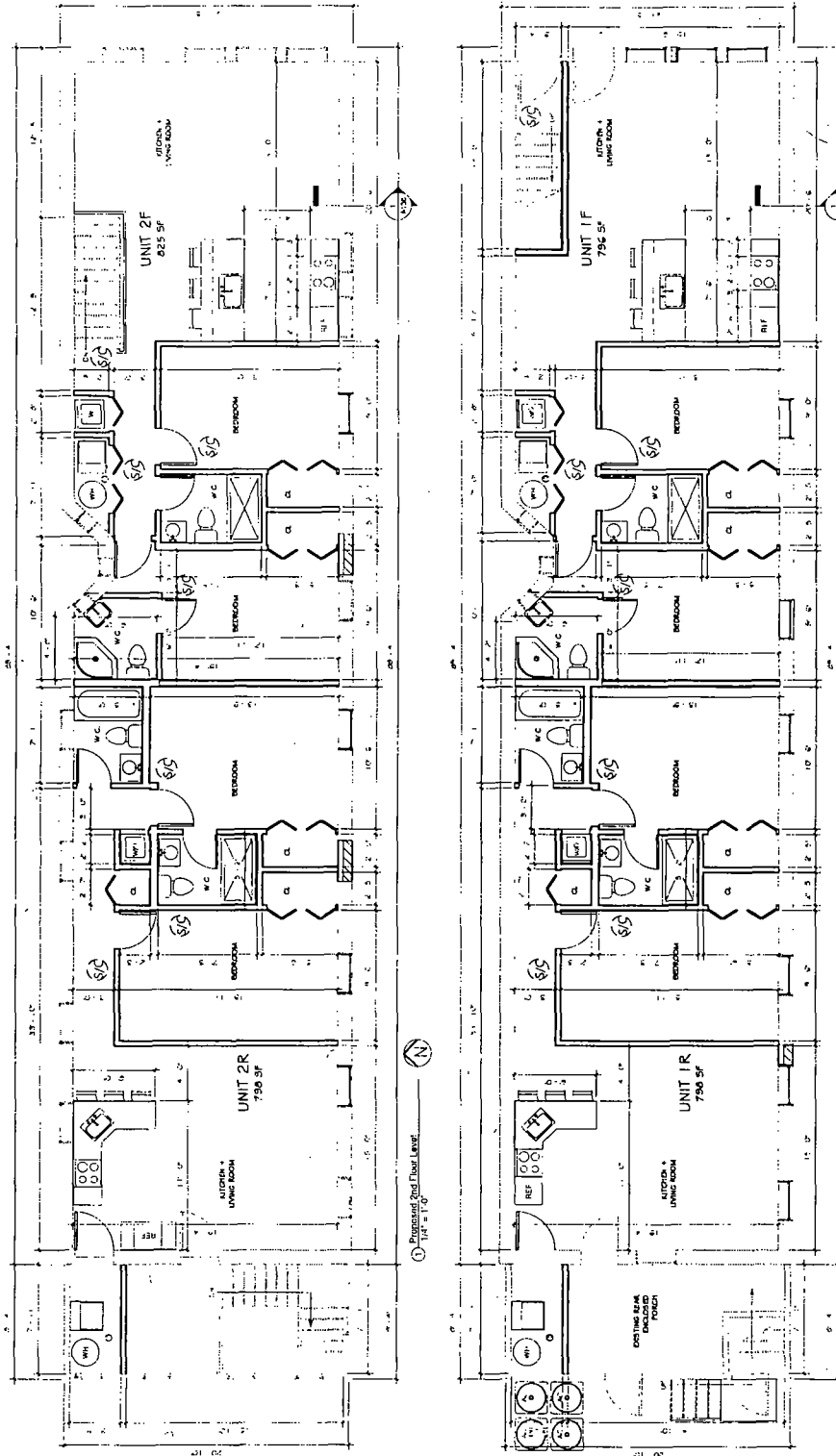
ARCHITECTONIC
2000 N. 1st St.
PHOENIX, AZ 85004
TEL: 602.254.1100
WWW.ASIARCHITECTONIC.COM



PROJECT: 10000 S. CENTRAL EXPRESSWAY
UNIT 1R, 1F, 2R, 2F
DATE: 11/15/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PROJECT NO.	10000 S. CENTRAL EXPRESSWAY
DATE	11/15/2011
DRAWN BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT	UNIT 1R, 1F, 2R, 2F
DATE	11/15/2011

A120

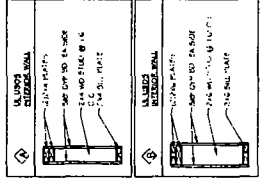
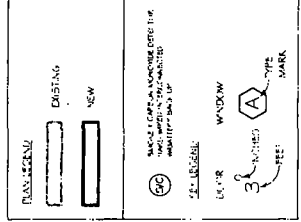


GRAPHIC SCALE
1" = 1'-0"

① Proposed 2nd Floor Level
1/4" = 1'-0"

② Proposed 1st Floor Level
1/4" = 1'-0"

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS IN THE FIELD.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

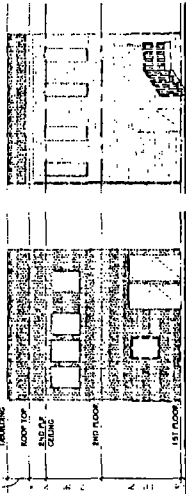
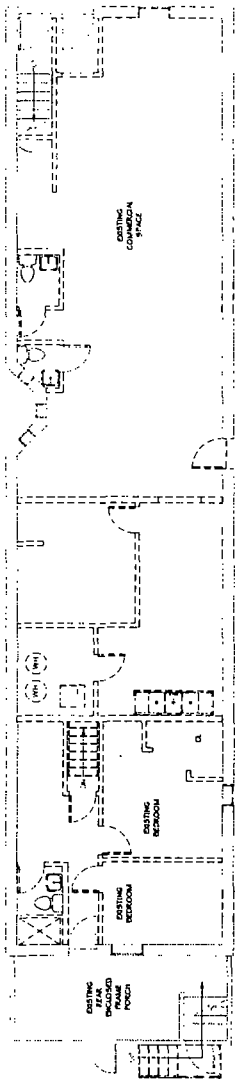
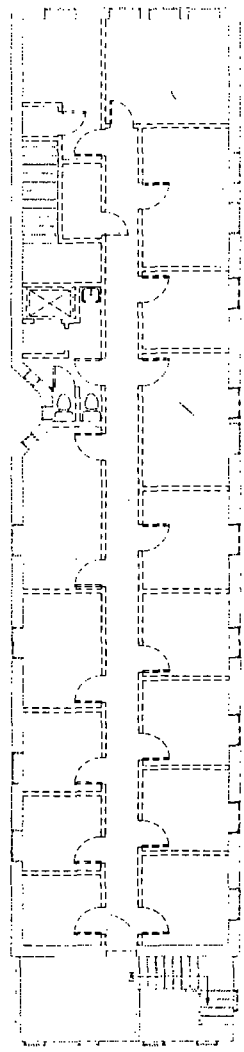


WINDOW SCHEDULE

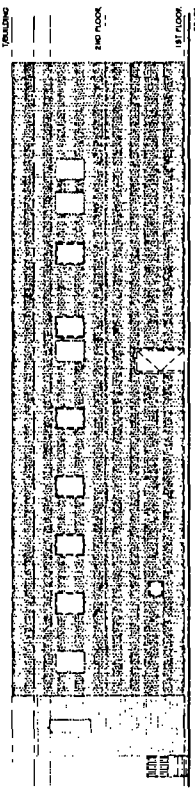
Level	Math	Count	Operation	Width	Height	Natural Light Area	Natural Vent Area	Comments
1st Floor	1	14		3'-0"	14'-0"	0 SF	0 SF	
1st Floor	1	3		1'-4"	12'-0"	2 SF	2 SF	
1st Floor	1	17		2'-11 1/2"	12'-11 1/2"	8 SF	8 SF	
2nd Floor	1	15		3'-0"	4'-0"	9 SF	9 SF	
2nd Floor	1	3		1'-4"	12'-0"	2 SF	2 SF	
2nd Floor	1	3		2'-0"	12'-0"	2 SF	2 SF	
2nd Floor	1	17		2'-11 1/2"	12'-11 1/2"	8 SF	8 SF	

Final for Publication

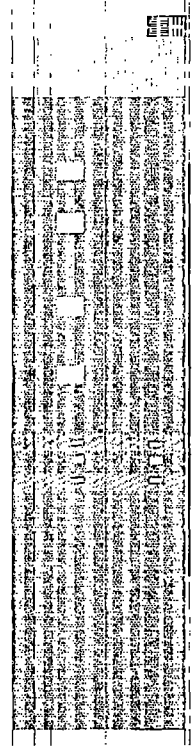
- REMARKS/NOTES:**
- ◇ REMOVE WORKING - REPAIR & REINSTALL ON PLANS
 - ◇ REMOVE ON REPAIR - REPAIR IF INDICATED ON PLANS
 - ◇ FINISH WALL, CEILING, FLOOR, PARTITION, WINDOW, DOOR
 - ◇ REMOVE CURTAIN EQUIPMENT
 - ◇ REMOVE FINISHES - REPAIR & REINSTALL ON PLANS
 - ◇ REMOVE WATER - TANK, REPAIR IF INDICATED ON PLANS
 - ◇ REMOVE PLUMBING FIXTURES - REPAIR IF INDICATED ON PLANS
 - ◇ NOT HERE
 - ◇ NOT HERE
 - ◇ NOT HERE
 - ◇ NOT HERE
- [---] EXISTING TO BE DEMOLISHED
 [---] EXISTING TO REMAIN



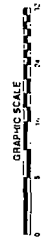
Existing Front Elevation
1/8" = 1'-0"



Existing Right Elevation
1/8" = 1'-0"



Existing Left Elevation
1/8" = 1'-0"



ARCHITECTURAL SOLUTIONS, INC.
 254 N. Duane St.
 Suite 200
 Portland, Oregon 97201
 phone: (503) 241-1111
 fax: (503) 241-1112

PROJECT NO. 2010-01-01
 DATE: 11/11/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]



NO.	DATE	DESCRIPTION
1	11/11/10	ISSUED FOR PERMITS
2	11/11/10	ISSUED FOR PERMITS
3	11/11/10	ISSUED FOR PERMITS
4	11/11/10	ISSUED FOR PERMITS
5	11/11/10	ISSUED FOR PERMITS
6	11/11/10	ISSUED FOR PERMITS
7	11/11/10	ISSUED FOR PERMITS
8	11/11/10	ISSUED FOR PERMITS
9	11/11/10	ISSUED FOR PERMITS
10	11/11/10	ISSUED FOR PERMITS

PROJECT NO. 2010-01-01
 DATE: 11/11/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

NO.	DATE	DESCRIPTION
1	11/11/10	ISSUED FOR PERMITS
2	11/11/10	ISSUED FOR PERMITS
3	11/11/10	ISSUED FOR PERMITS
4	11/11/10	ISSUED FOR PERMITS
5	11/11/10	ISSUED FOR PERMITS
6	11/11/10	ISSUED FOR PERMITS
7	11/11/10	ISSUED FOR PERMITS
8	11/11/10	ISSUED FOR PERMITS
9	11/11/10	ISSUED FOR PERMITS
10	11/11/10	ISSUED FOR PERMITS

1110