



# City of Chicago



O2016-2655

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/13/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-L at 2610-2612 N Laramie Ave and 2616-2618 N Laramie Ave - App No. 18744T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18744 TI  
INTRO. DATE  
APRIL 13, 2016

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 B2-5, Neighborhood Mixed-Use District symbols and indications as shown on Map No. 7-L in an area bound by

The public alley next West and parallel to North Laramie Avenue, a line 57 feet, one inch south of and parallel to West Drummond Place, North Laramie Avenue, a line 157 feet, one inch south of and parallel to West Drummond Place,

to those of a RM6, Residential Multi-Unit District.

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

Common Address of Property: 2610-2612 N Laramie Avenue, 2616-2618 N Laramie

**NARRATIVE**  
**2610-2612 N Laramie Avenue, 2616-2618 N Laramie Avenue**  
**B2-5 to RM6**

The applicant intends to use the subject property to allow for the renovation of the 2 ground floor commercial spaces at 2610-2612 N Laramie and the 2 ground floor commercial spaces at 2616-2618 N Laramie to be converted to residential dwelling units for a total of 17 residential dwelling units in each of the buildings. The height of 2610-2612 N Laramie Avenue is 41 feet – 0 inches and will remain as existing. The height of 2618 N Laramie Avenue is 41 feet – 0 inches and will remain as existing. There is no parking.

**2610-2612 N Laramie**

FAR	2.64
Total Lot Area	6,249 square feet
Lot Area per Unit	367.58 square feet
Total Building Area	16,480 square feet
Total No. of Units	17 residential dwelling units
Bldg Height	41 feet – 0 inches (existing)
Front Setback	1.16 feet (existing)
Rear Setback	4.27 feet (existing)
South Setback	3.85 feet (existing)
North Setback	4.06 feet (existing)
Parking*	Zero

**2616-2618 N Laramie**

FAR	2.64
Total Lot Area	6,250 square feet
Lot Area per Unit	367.59 square feet
Total Building Area	16,480 square feet
Total No. of Units	17 residential dwelling units
Bldg Height	41 feet – 0 inches (existing)
Front Setback	1.18 feet (existing)
Rear Setback	4.24 feet (existing)
North Setback	3.93 feet (existing)
South Setback	3.92 feet (existing)
Parking*	Zero

\*Applicant will apply for the necessary variations.

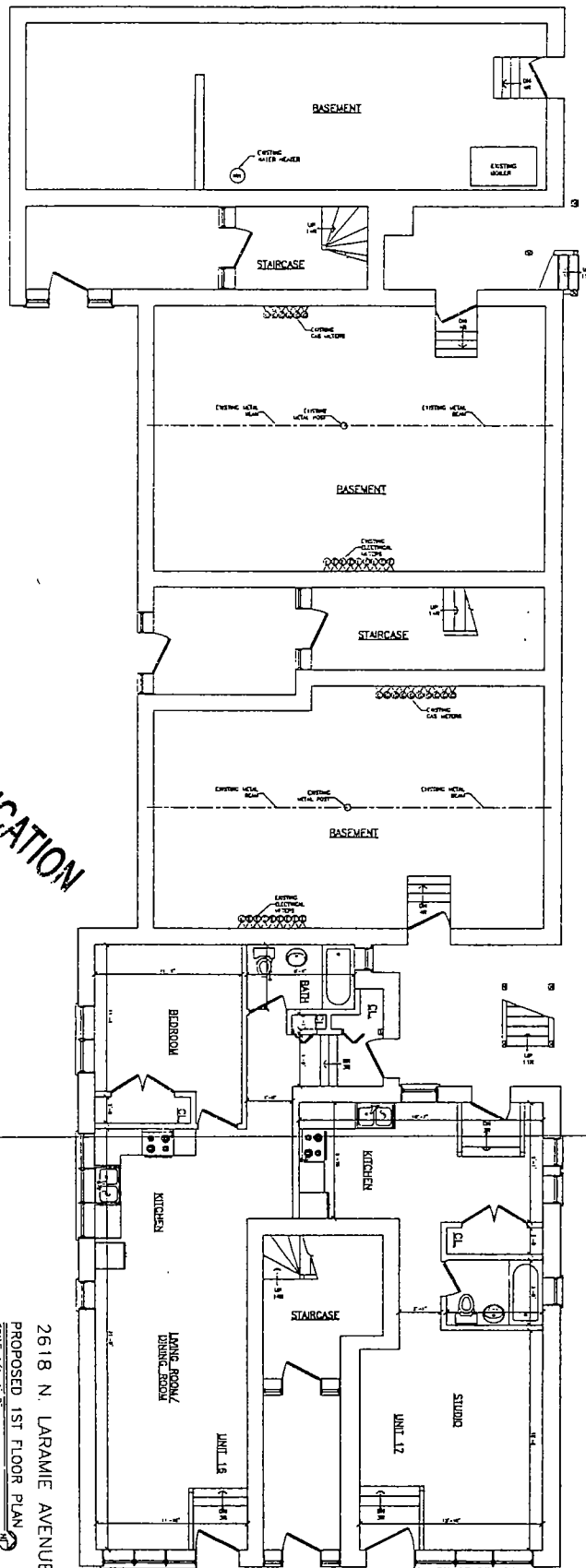
**FINAL FOR PUBLICATION**

[illegible][illegible][illegible]

**SITE PLAN**  
2616-18 N. LARAMIE AVE  
CHICAGO, IL

FINAL FOR PUBLICATION

2618 N. LARAMIE AVENUE  
PROPOSED 1ST FLOOR PLAN  
SCALE 1/4" = 1'-0"



SYMBOL	DESCRIPTION
	ROOM
	STAIRCASE
	STONE
	WALL
	WINDOW
	DOOR
	ELECTRICAL
	MECHANICAL
	PLUMBING
	HVAC
	FOUNDATION
	SITE CONDITION



A1

PROJECT  
PG-0134  
SCALE  
1/4" = 1'-0"  
DATE  
11-08-2015

ARCHITECTURE  
PLANNING  
ARCHITECTURAL ENGINEERING

ARCHITECTS

129 N. Dearborn Ave.  
Chicago, IL 60612  
773.772.2786 office  
773.772.2834 fax

2618 N. LARAMIE AVE  
CHICAGO, IL

PROPOSED  
BASEMENT PLAN

DESIGNED BY: J.E.J.  
DRAWN BY: M.M.

REVISIONS

2618 N LARAMIE AVENUE

EXISTING 2ND FLOOR PLAN

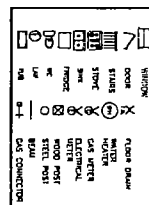
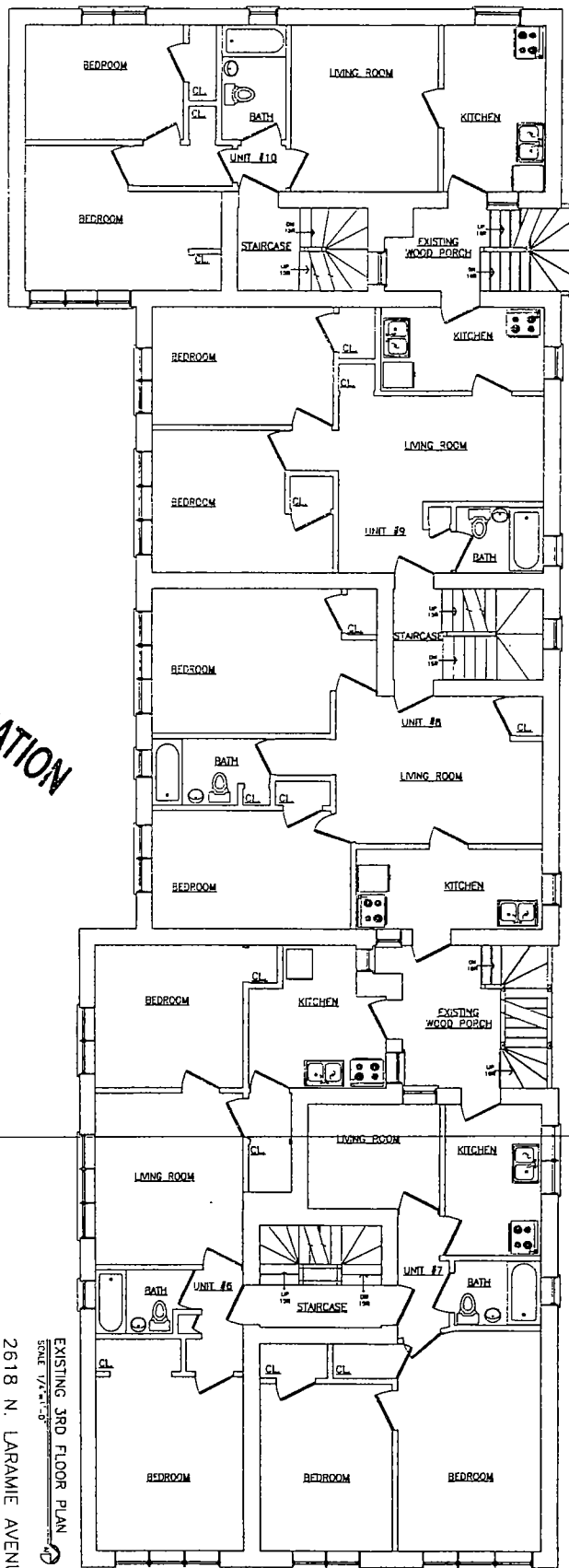
SCALE 1/4" = 1'-0"

2618 N LARAMIE AVENUE

UNLOCK	LOCK	DOOR	DOOR OPEN
STOVE	STOVE	HEATER	WATER HEATER
WATER	WATER	ELECTRICAL	CAS LETTER
WATER	WATER	WOOD POST	STEEL POST
STEEL POST	STEEL POST	STEEL POST	CAS CONNECTION

FINAL FOR PUBLICATION

EXISTING 3RD FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 2618 N. LARAMIE AVENUE



SHEET <b>A3</b> 1 OF 3	PROJECT: PG-4134 SCALE: 1/4" = 1'-0" DATE: 11-09-2015	ARCHITECTURE <b>ARCHITECTS</b> ARCHITECTURAL ENGINEERING 928 N. Dearborn Ave Chicago IL 60612 773.773.2736 office 773.773.2856 fax	2618 N. LARAMIE AVE CHICAGO, IL	EXISTING FLOOR PLAN	ARCHITECT JAMES E. KELLY 11-09-2015
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2618 N LARAME AVENUE

EXISTING 4TH FLOOR PLAN

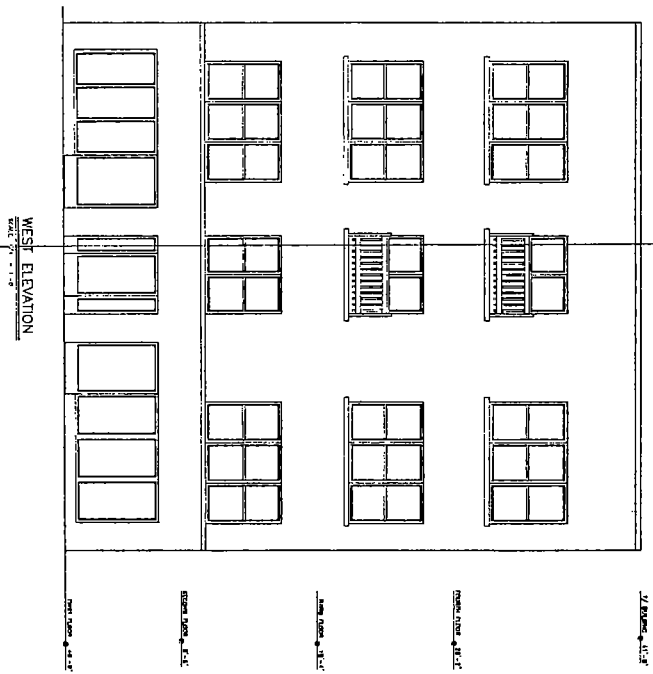
SCALE 1/4" = 1'-0"

ROOM	STAIRS	STONE	SIDE	THROAT
WATER	HEATING	CAS SETTING	ELECTRICAL	WOOD JOINT
FLOOR BOARD	CEILING	GLASS PART	STILL PART	STAIN
CASE CONNECTION				



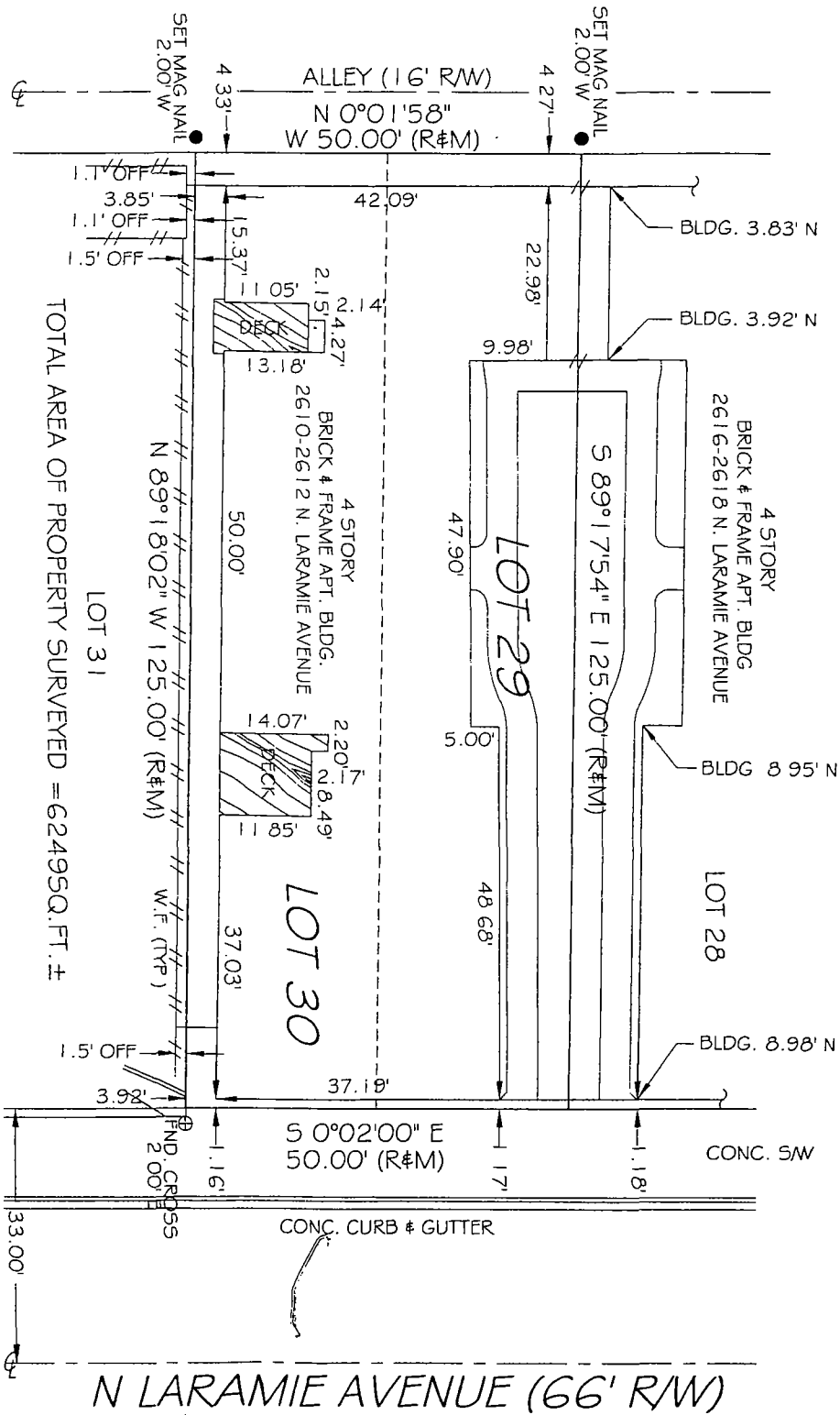


FINAL FOR PUBLICATION



A5	PROJECT PG-4134 SCALE: 1/8" = 1'-0" DATE: 11-09-2015	ARCHITECTURE PLANNING <b>ARCHITECTS</b> ARCHITECTURAL ENGINEERING 379 W. Cermak Ave. Chicago, IL 60621 773.772.1758 office 773.772.2954 fax	2618 N. LARAMIE AVE CHICAGO, IL	EXISTING ELEVATIONS	CHECKED BY: F.S.K. DRAWING NO.: 11-09-2015	11-09-2015
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# CONVERSION OF THE 2 COMMERCIAL SPACES ON FIRST FLOOR TO 2 RESIDENTIAL DWELLING UNITS FOR A TOTAL OF 17 RESIDENTIAL UNITS



FINAL FOR PUBLICATION

SITE PLAN  
SCALE 1/8" = 1'-0"

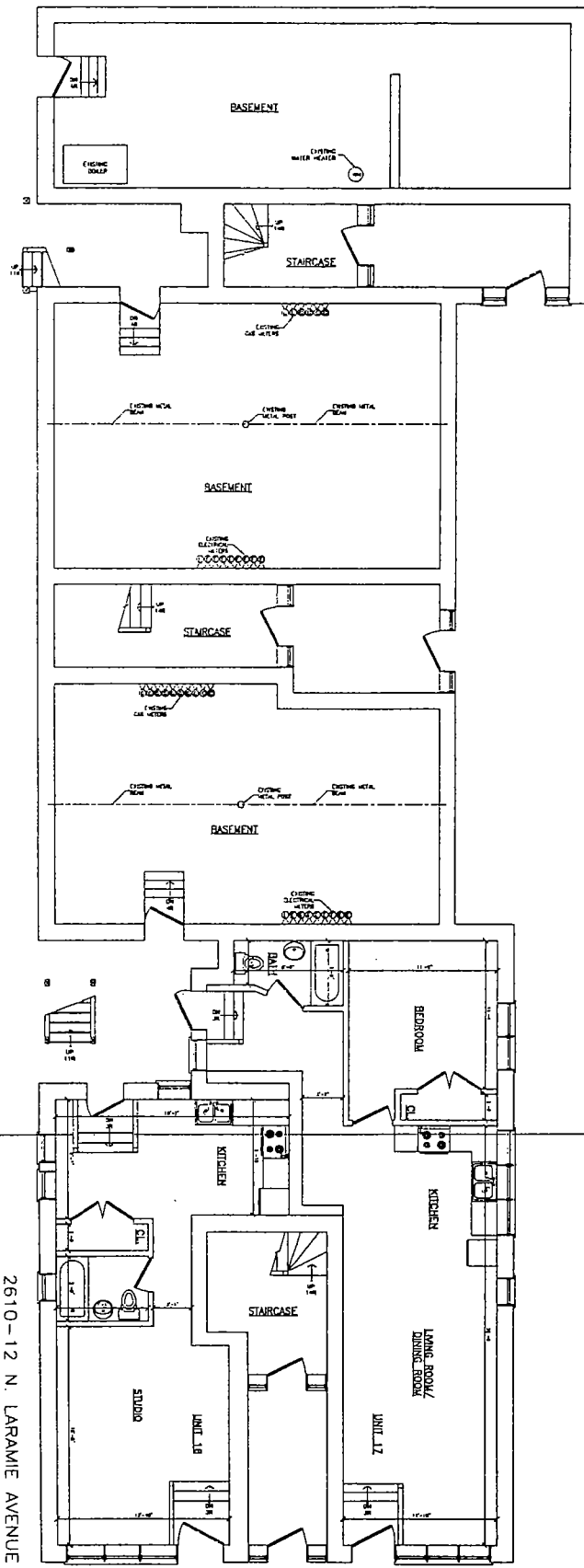


ARCHITECTS		T1	
ARCHITECT	PROJECT	DATE	10/18
DESIGNED BY	SCALE	DATE	
DRAWN BY	DATE		
CHECKED BY	DATE		
APPROVED	DATE		

2610-12 N. LARAMIE AVE  
CHICAGO, IL

SITE PLAN

FINAL FOR PUBLICATION



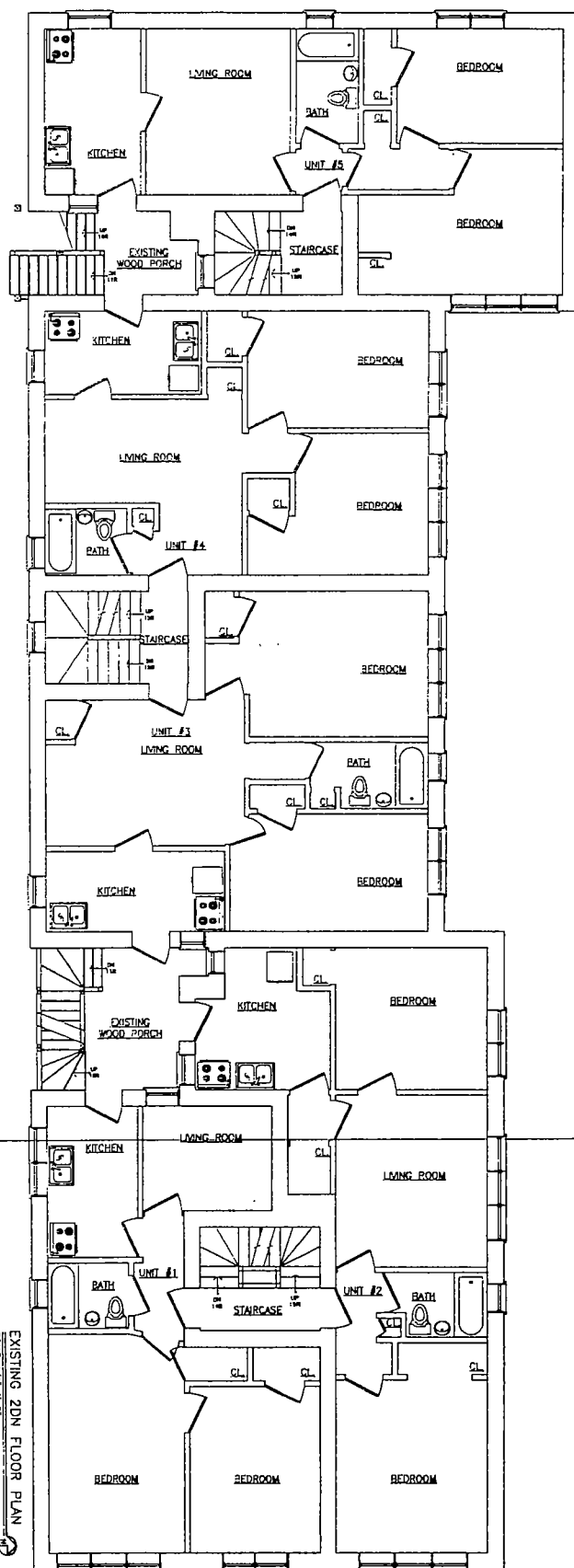
2610-12 N. LARAMIE AVENUE  
 PROPOSED 1ST FLOOR PLAN  
 SCALE 1/8" = 1'-0"

SYMBOL	DESCRIPTION
	DOOR
	WINDOW
	STAIR
	ELEVATOR
	MECHANICAL ROOM
	BATHROOM
	KITCHEN
	LIVING ROOM
	BEDROOM
	DINING ROOM
	STUDY
	CLOSET
	FLOOR FINISH
	WALL FINISH
	CEILING FINISH
	MECHANICAL EQUIPMENT
	STAIR FINISH
	ELEVATOR FINISH
	BATHROOM FINISH
	KITCHEN FINISH
	LIVING ROOM FINISH
	BEDROOM FINISH
	DINING ROOM FINISH
	STUDY FINISH
	CLOSET FINISH



SHEET <b>A1</b> 1 OF 1	PROJECT 2610-12 N. LARAMIE AVENUE CHICAGO, IL 60612 DATE 11-08-2015	ARCHITECTURE PLANNING <b>ARCHITECTS</b> 428 N. Dearborn Ave. Chicago, IL 60610 773.773.2756 office 773.773.2854 fax	2610-12 N. LARAMIE AVE CHICAGO, IL	PROPOSED BASEMENT PLAN	DRAWN BY CHECKED BY DATE
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FINAL FOR PUBLICATION



2610--12 N LARAMIE AVENUE

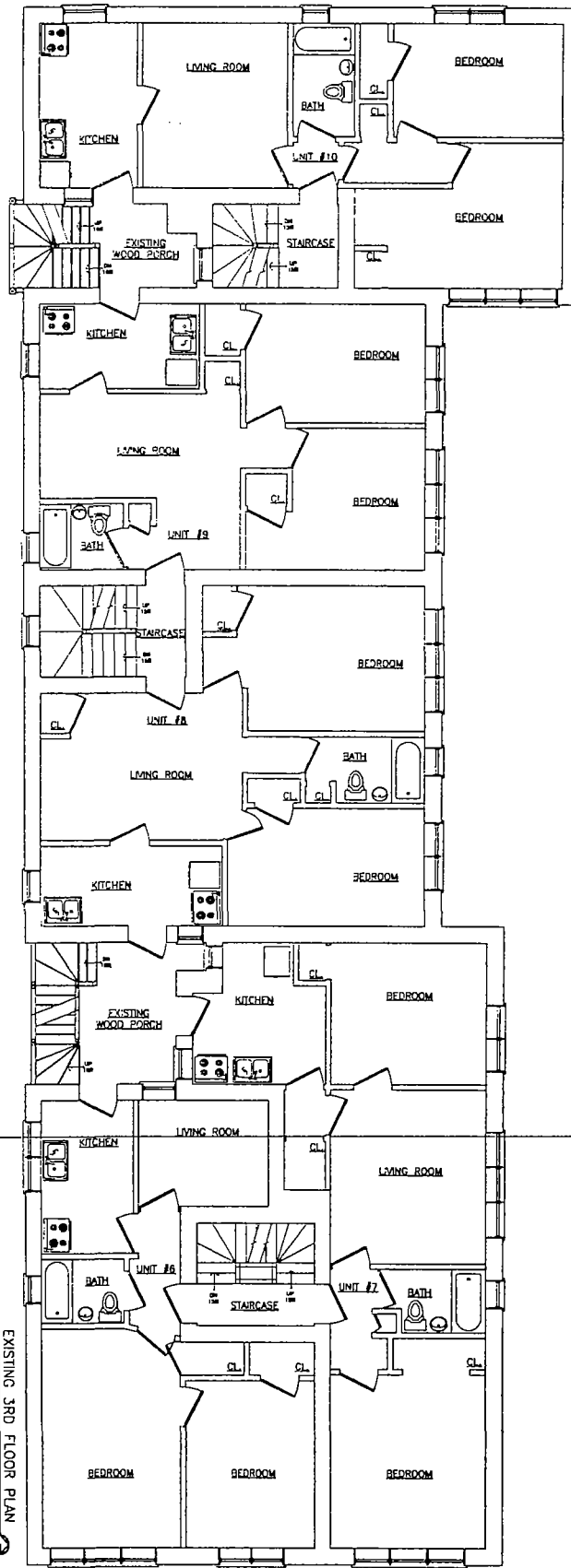
EXISTING 2DN FLOOR PLAN  
SCALE 1/4" = 1'-0"



DOOR	CLIMB	STAIRS	STOVE	SMK	FREEZE	W	+	+
FLOOR DRAIN	WATER HEATER	CAS LETTER	ELECTRICAL	LETTER	WOOD POST	STILL POST	BEAM	CAS CONNECTION

3 OF 3	A2	PROJECT: PC-136	ARCHITECTURE	929 M. Dames Ave Chicago, IL 60622	PROJECT: 2610-12 N. LARAMIE AVE CHICAGO, IL	EXISTING FLOOR PLAN	CHECKED BY: J.E.A. DRAWN BY: J.E.A.
		SCALE: 1/8" = 1'-0" DATE: 11-09-2013	PLANNING				

EXISTING 3RD FLOOR PLAN  
SCALE 1/4" = 1'-0"  
2610-12 N LARAMIE AVENUE

[illegible]

# A3

LABOR	PROJECT, PC-RT24
	SCALE:
	1/4" = 1'
	DATE 11-08-2013

ARCHITECTURE

PLANNING

ARCHITECTURAL

ARCHITECTS  
ENGINEERING

929 N. Dearborn Ave  
Chicago, IL 60622

773 772 2796 office  
773 772 2854 fax

2610-12 N. LARAMIE AVE  
CHICAGO, IL

EXISTING  
FLOOR PLAN

CHECKED BY P.E.C.  
DRAWN BY T.C.

with 100% accuracy.

The floor plan shows five units arranged vertically. Unit #15 is at the top, followed by Unit #14, Unit #13, Unit #12, and Unit #11 at the bottom. Each unit contains a Kitchen, Living Room, Bedroom, and Bath. Unit #15 also includes a Staircase. The plan features an existing wood porch on the left side and a central staircase. The layout is symmetrical, with units #14 and #13 mirrored, and units #12 and #11 mirrored. Unit #15 is unique as it has a staircase and a different room arrangement compared to the others.

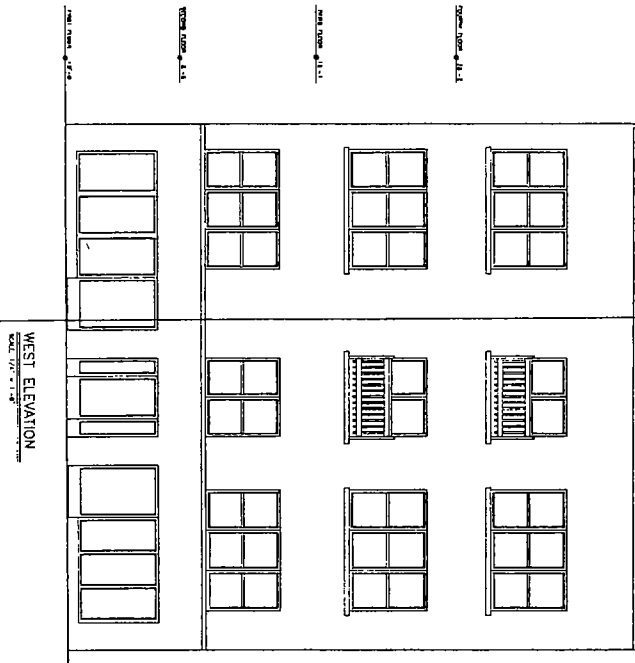
EXISTING 4TH FLOOR PLAN

EXISTING 4TH FLOOR PLAN  
SCALE 1/4"=1'-0"  
2610-12 N. LARAMIE AVENUE



MINUTEMAN	DOOR	FLUSH DRUM
STAMP	STOVE	WATER HEATER
WAX	FRIDGE	CAS JETTER
W	W	ELECTRICAL
W	W	WATER
W	W	WOOD POST
W	W	STEEL POST
W	W	DRUM
W	W	CAS CONNECTOR

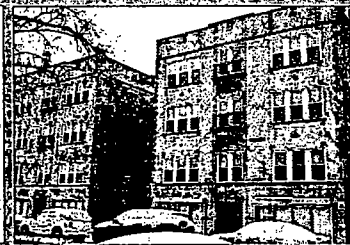
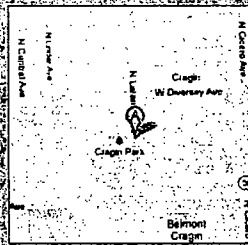
FINAL FOR PUBLICATION



<p><b>A5</b></p> <p>1 OF 3</p>	<p>PROJECT: 2510-12 N. LARAMIE AVE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 11-08-2015</p>	<p>ARCHITECTURE: ARCHITECTS</p> <p>PLANNING: ARCHITECTURAL ENGINEERING</p> <p>229 W. Superior Ave. Chicago, IL 60621</p> <p>773.772.2756 w/Sec 773.772.1854 fax</p>	<p>2510-12 N. LARAMIE AVE CHICAGO, IL</p>	<p>EXISTING ELEVATIONS</p>	<p>ARCHITECT: J.A.K.</p> <p>DATE: 11-08-2015</p>
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# EXACTA

ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 2616-2618 N LARAMIE AVENUE CHICAGO, ILLINOIS 60639

SURVEY NUMBER: 1304.0132-01

FIELD WORK DATE: 12/30/2015

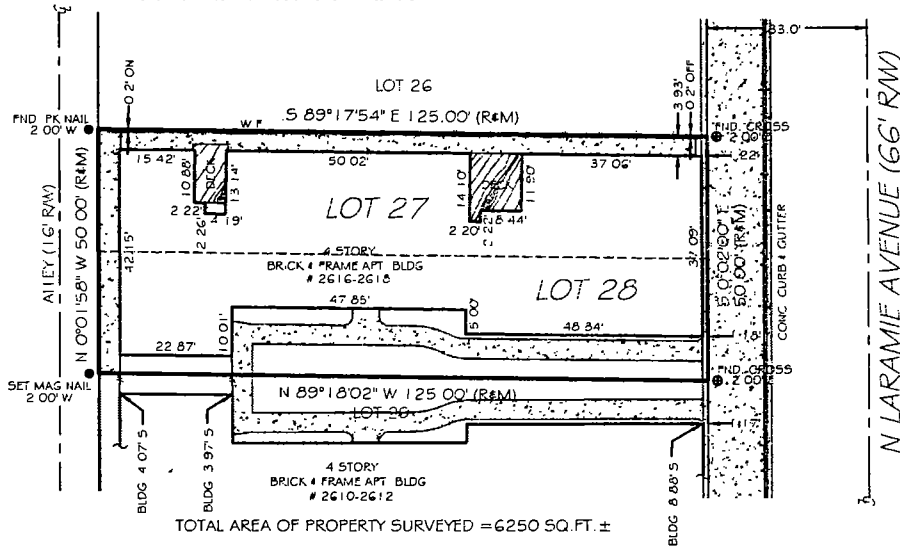
REVISION DATE(S): (REV 1 1/7/2016)

1304.0132

ALTA/SCSM SURVEY

COOK COUNTY

LOTS 27 AND 28 IN HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 20, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



## NOTES

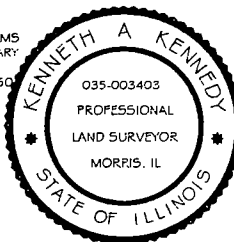
PROPERTY IS SUBJECT TO EASEMENT FOR PUBLIC UTILITIES, AND CONDITIONS AS CONTAINED IN DEED RECORDED JANUARY 31, 2000 AS DOCUMENT #00078804. PROPERTY IS SUBJECT TO EASEMENT FOR PRIVATE AND PUBLIC UTILITIES GIVEN TO RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES AND PARTY WALL RIGHTS AND AGREEMENTS AS CONTAINED IN DEED RECORDED JULY 31, 2002 AS DOCUMENT #0020036556.

STATE OF ILLINOIS } SS  
COUNTY OF COOK

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF JANUARY, 2016 AT 316 E JACKSON STREET IN MORRIS, IL 60450.

*Kenneth Kennedy*

ILLINOIS PROFESSIONAL LAND SURVEYOR No 3403  
LICENSE EXPIRES 11/30/2016  
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (in Feet)  
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST  
NONE VISIBLE

CLIENT NUMBER:

DATE: 1/7/2016

BUYER:

SELLER: FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS II, AN ILLINOIS LIMITED LIABILITY COMPANY

CERTIFIED TO: ACQUEST TITLE SERVICES, LLC

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EXACTA  
ILLINOIS SURVEYORS, INC.

LB# 184005763

www.exactachicago.com  
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316 East Jackson Street, Morris, IL 60450

This is page 1 of 2 and is not valid without all pages.



