



# City of Chicago



O2017-7749

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	.11/8/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-G at 2507-2511 N Southport Ave - App No. 19426T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

1942671

**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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 7-G in an area bound by

North Southport Avenue, a line 123 feet North of and parallel to West Altgeld Street, the public alley next East of and parallel to North Southport Avenue, a line 48 feet North of and parallel to West Altgeld Street

to those of an RT 4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Common Address of Property: 2507-11 North Southport Avenue.

**FINAL FOR PUBLICATION**

**NARRATIVE**

**Zoning Change - 2507-11 North Southport Avenue C1-1 to RT 4**

Applicant seeks to construct a 3 story with basement 6 dwelling unit building 37.8 feet in height with 6 parking spaces.

FAR	1.2
Lot Area	6,200 Square Feet
Building Area	7,436 Square Feet
Building Height	37 Feet 8 Inches
Front Setback	8 Feet 4 Inches
Rear Setback	41 Feet Inches
North side Setback	5 Feet
South side Setback	5 Feet
Parking	6 Spaces

Applicant also seeks to construct a 3 story with basement 3 dwelling unit building 37.8 feet in height and 3 parking spaces.

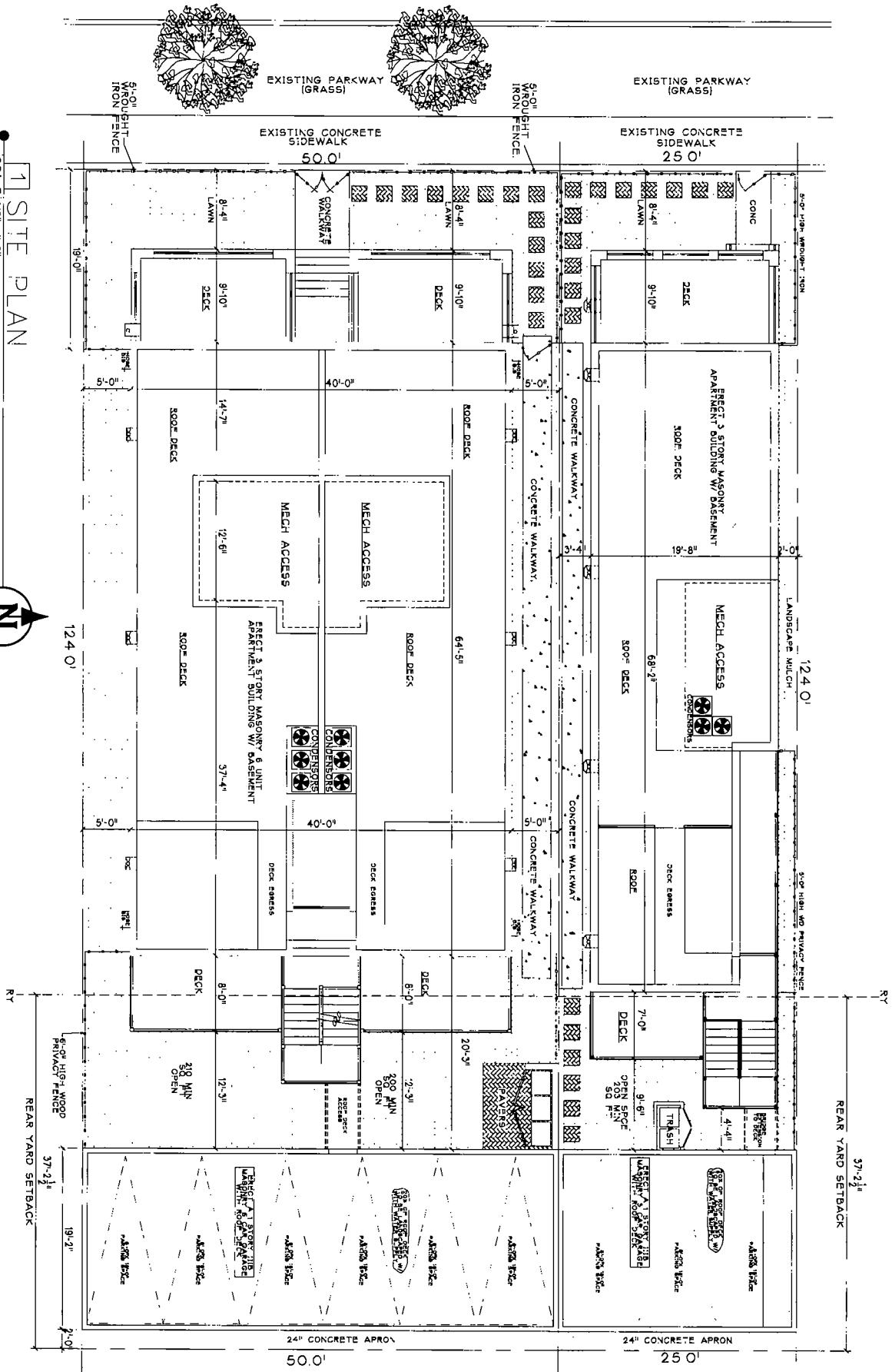
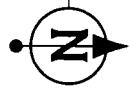
FAR	1.2
Lot Area	3,100 Square Feet
Building Area	3,717 Square Feet
Building Height	37 Feet 8 Inches
Front Setback	8 Feet 4 Inches
Rear Setback	37 Feet 8 Inches
North side Setback	2 Feet
South side Setback	3 Feet 4 Inches
Parking	3 Spaces

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TWO DIRECTION TRAFFIC

NORTH SOUTHPORT AVE.

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



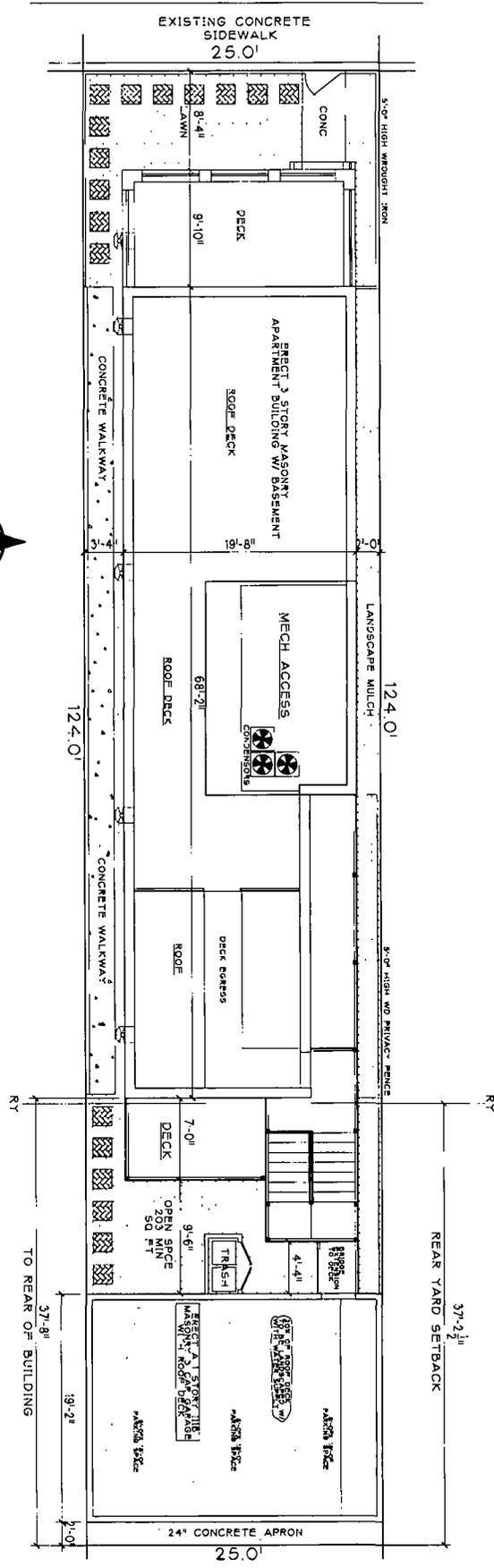
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16'-0" PUBLIC ALLEY

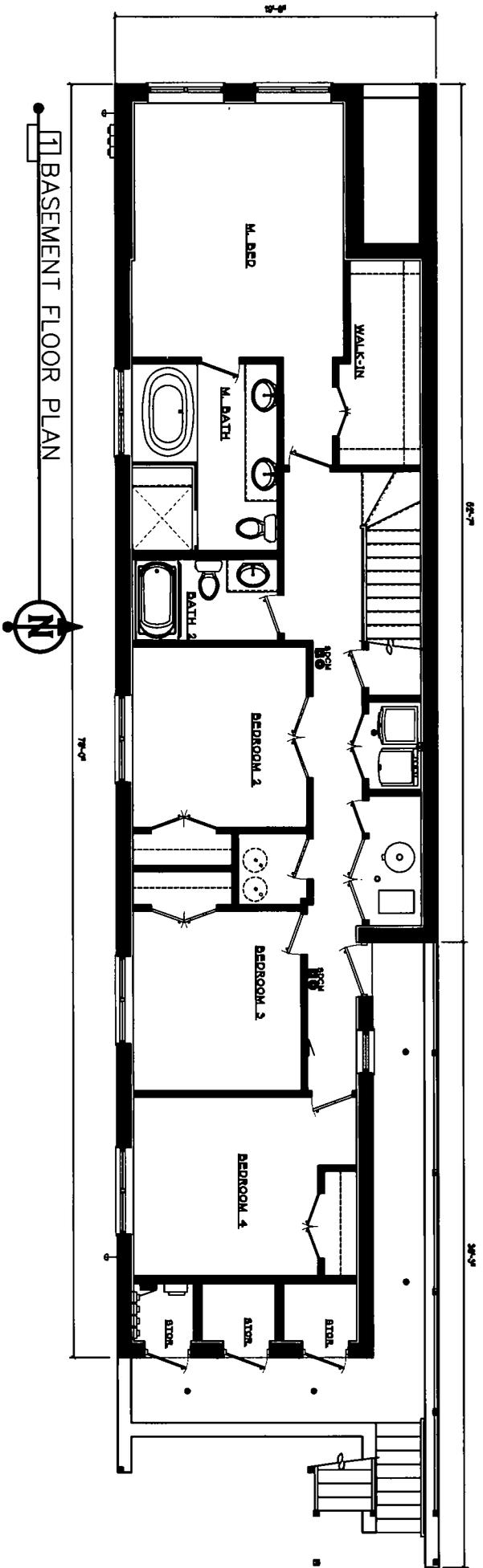
EXISTING GRASS PARKWAY

EXISTING CONCRETE SIDEWALK 25.0'

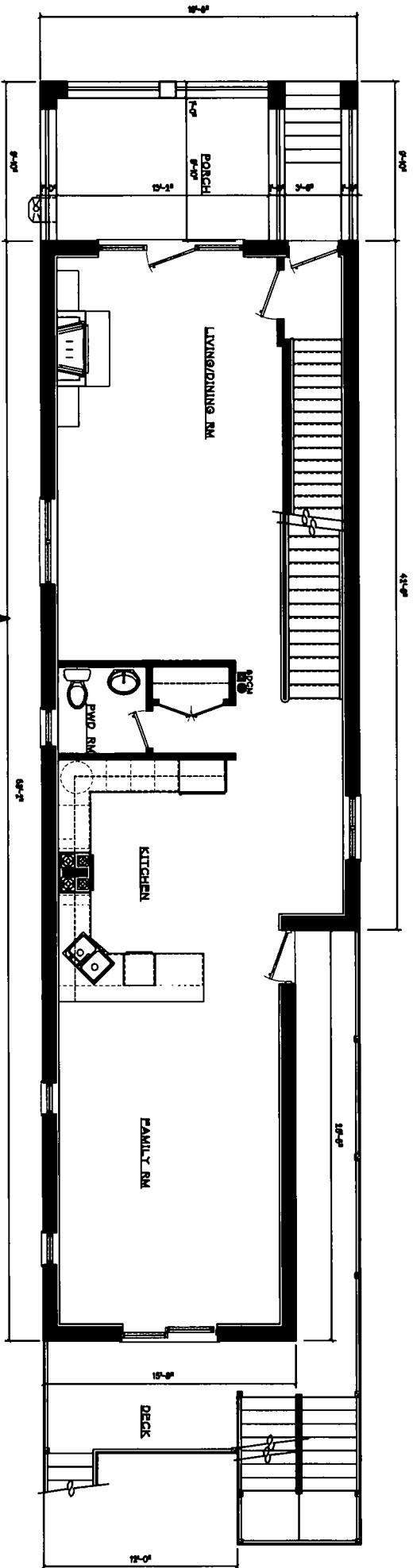
1 SITE PLAN  
SCALE 1/8" = 1'-0"



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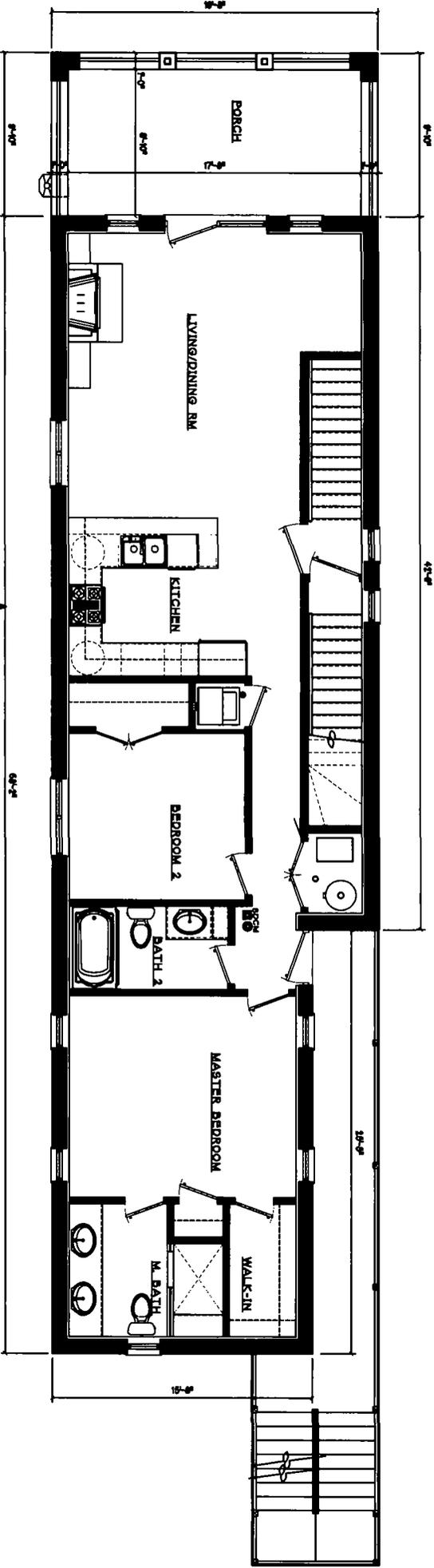


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FIRST FLOOR PLAN

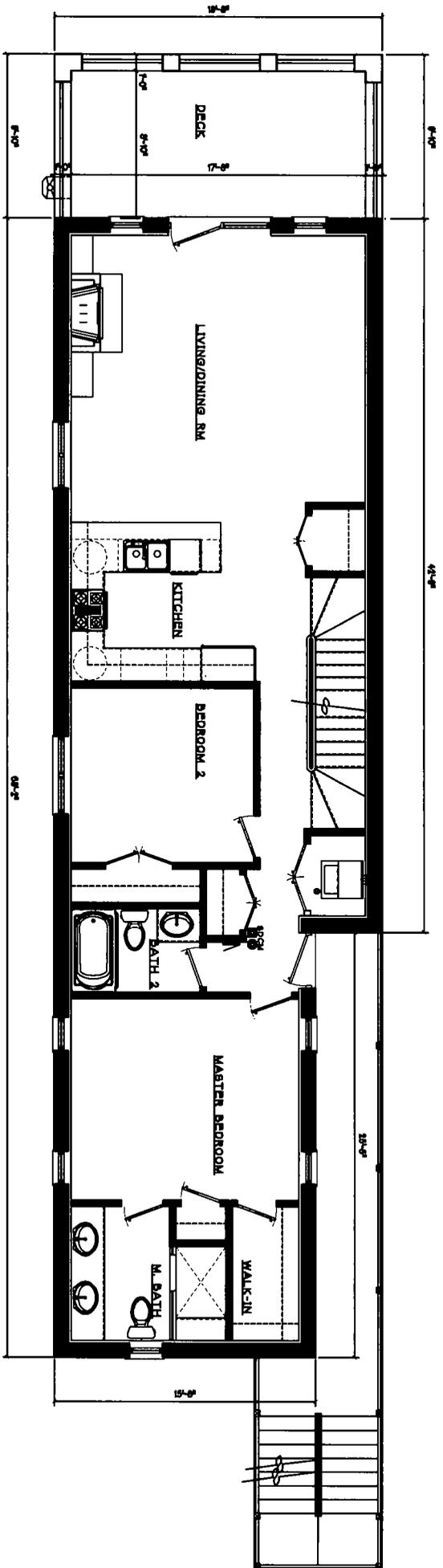
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3 SECOND FLOOR PLAN



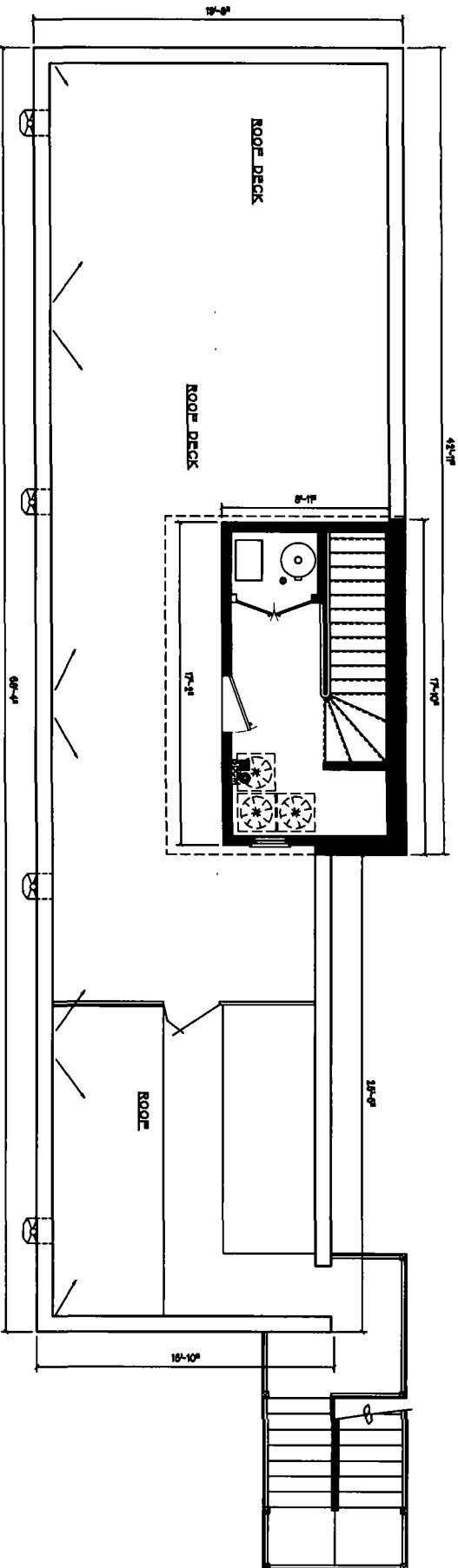
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4 THIRD FLOOR PLAN



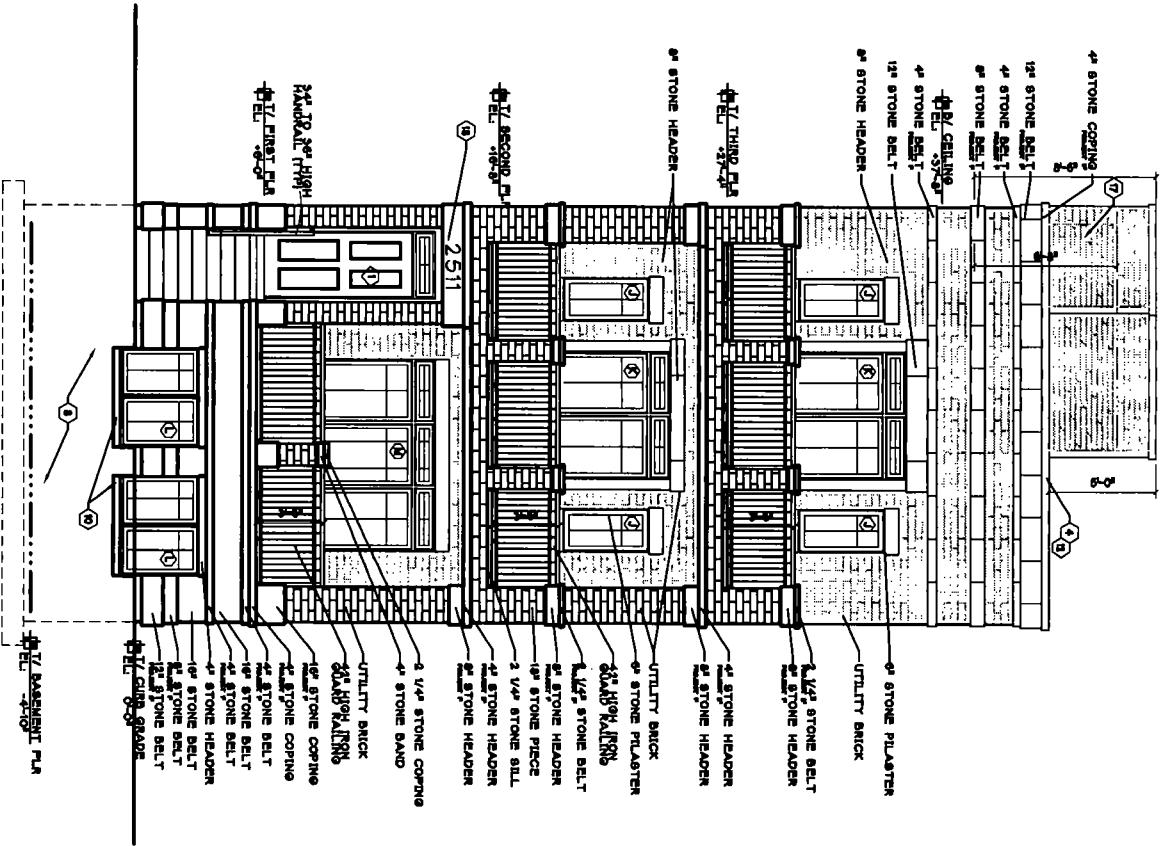
FINAL FOR PUBLICATION



5 ROOF FLOOR PLAN

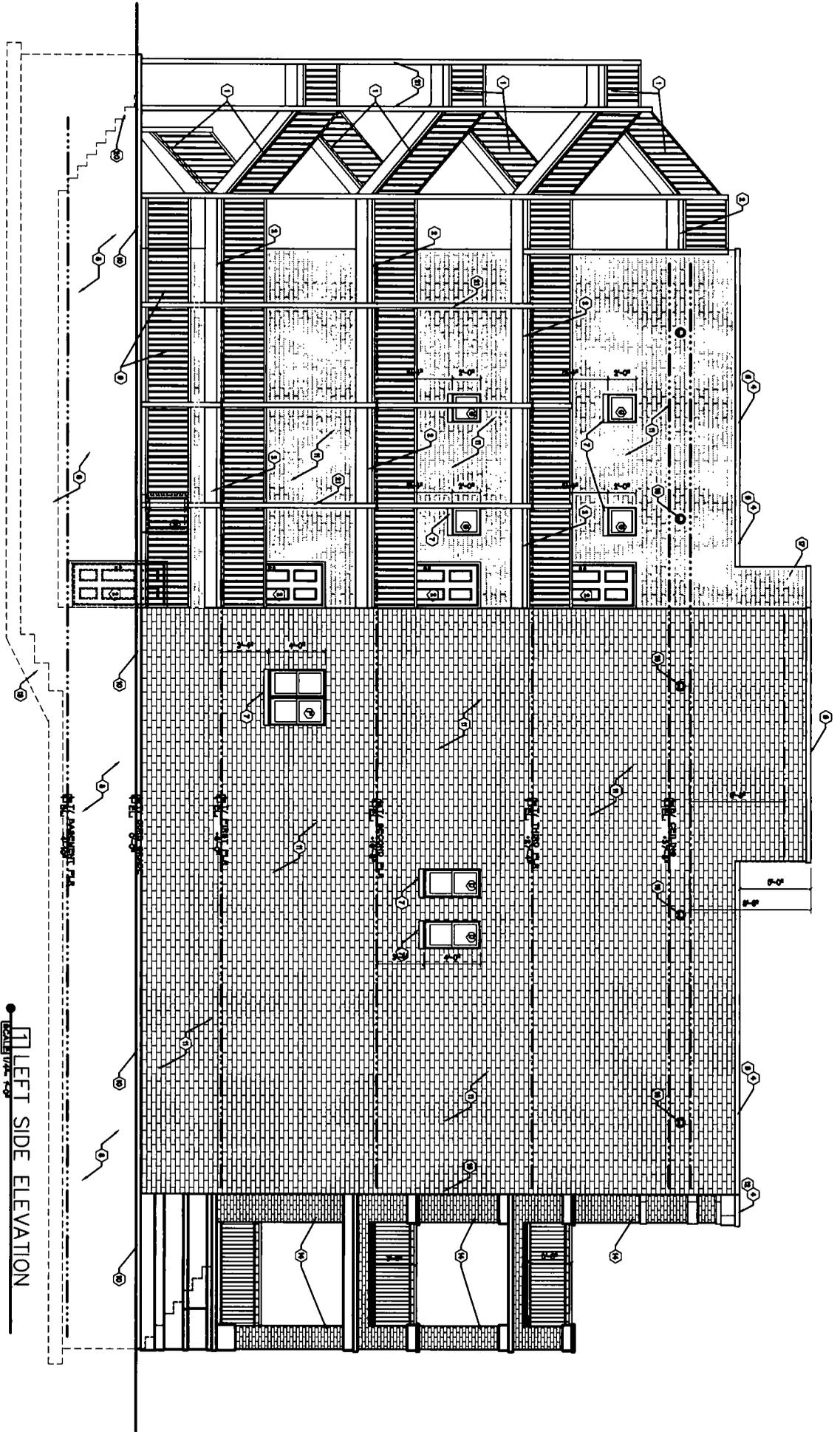


FINAL FOR SUBMISSION



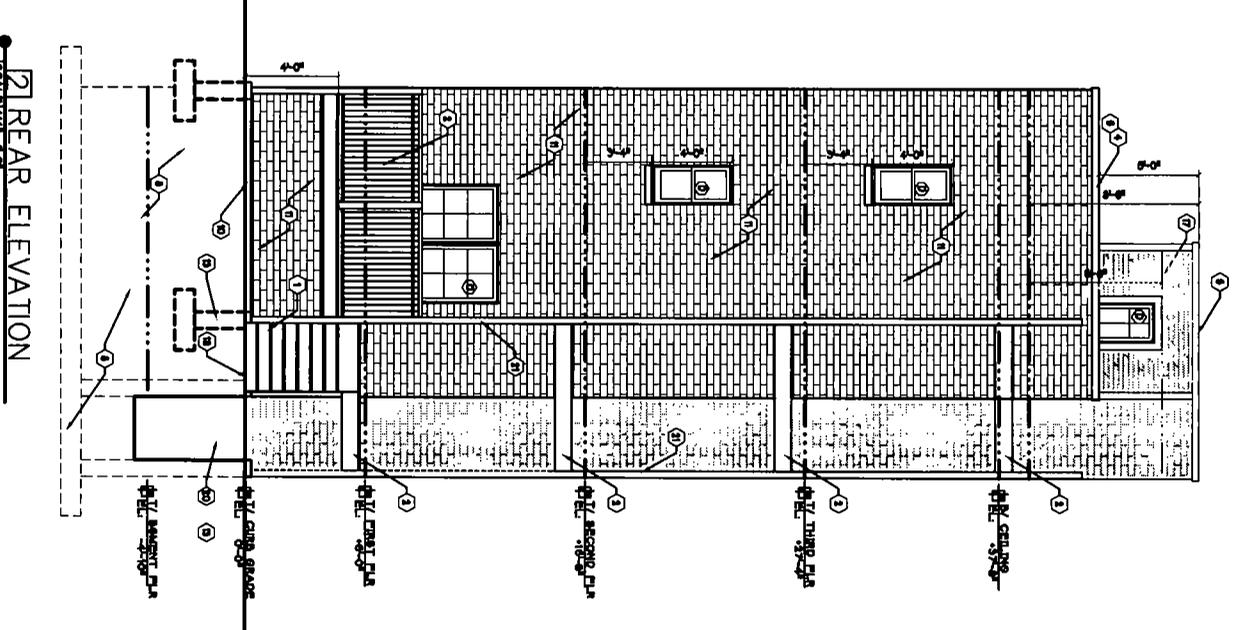
2 FRONT ELEVATION  
SCALE 1/4" = 1'-0"

FINAL FOR PUBLICATION

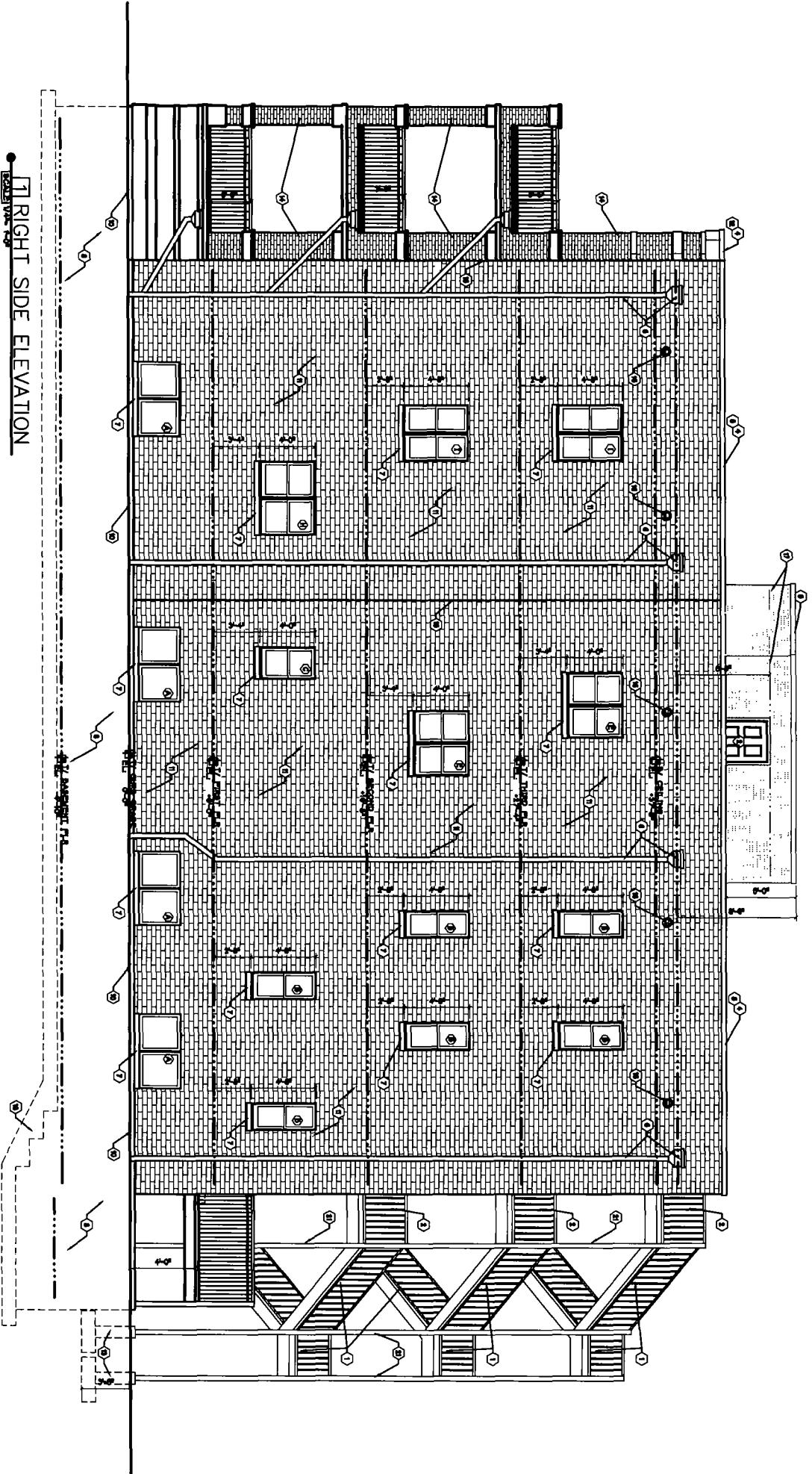


FINAL FOR PUBLICATION

1 LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



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RIGHT SIDE ELEVATION

FINAL FOR PUBLICATION

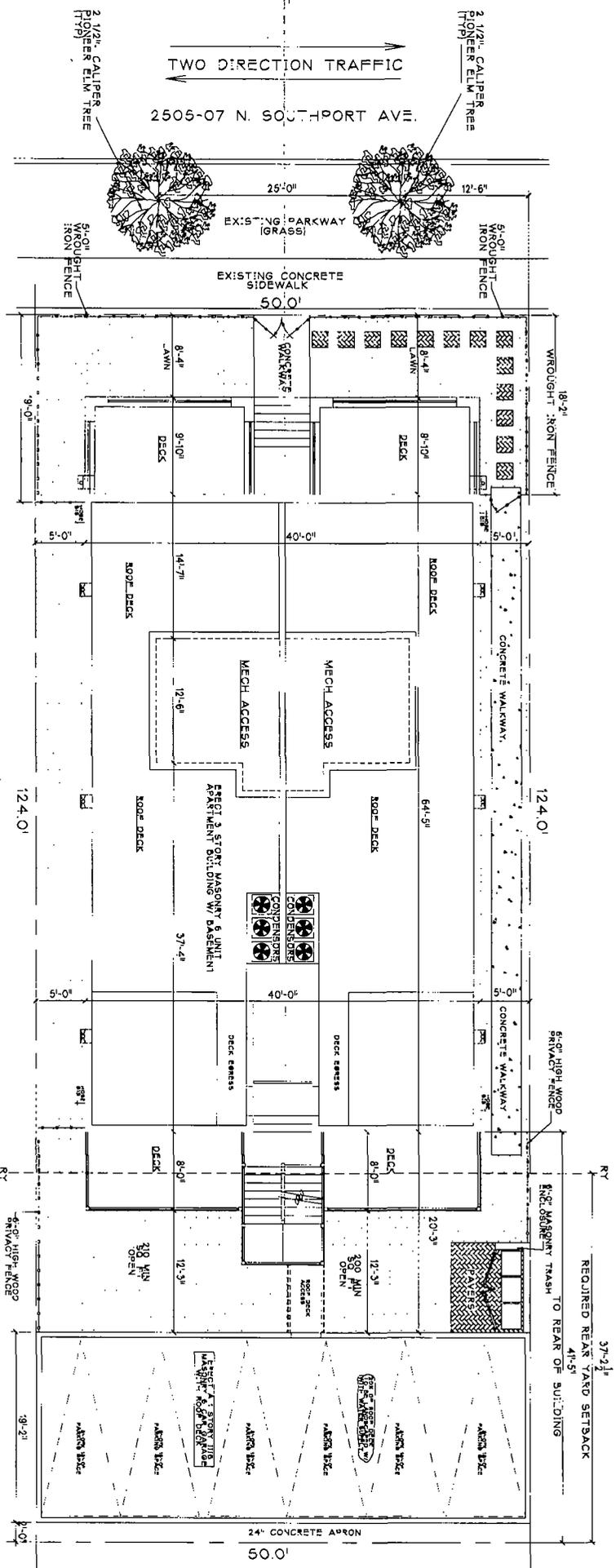




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# 1 SITE PLAN

SCALE 1/8" = 1'-0"



TWO DIRECTION TRAFFIC  
2505-07 N. SOUTHPORT AVE.

2 1/2" CALIBER PIONEER ELM TREE  
2 1/2" CALIBER PIONEER ELM TREE

5'-0" WROUGHT IRON FENCE  
EXISTING CONCRETE SIDEWALK 50'-0"  
EXISTING PARKWAY (GRASS) 25'-0" 12'-6"

5'-0" WROUGHT IRON FENCE

12'-4" 0'

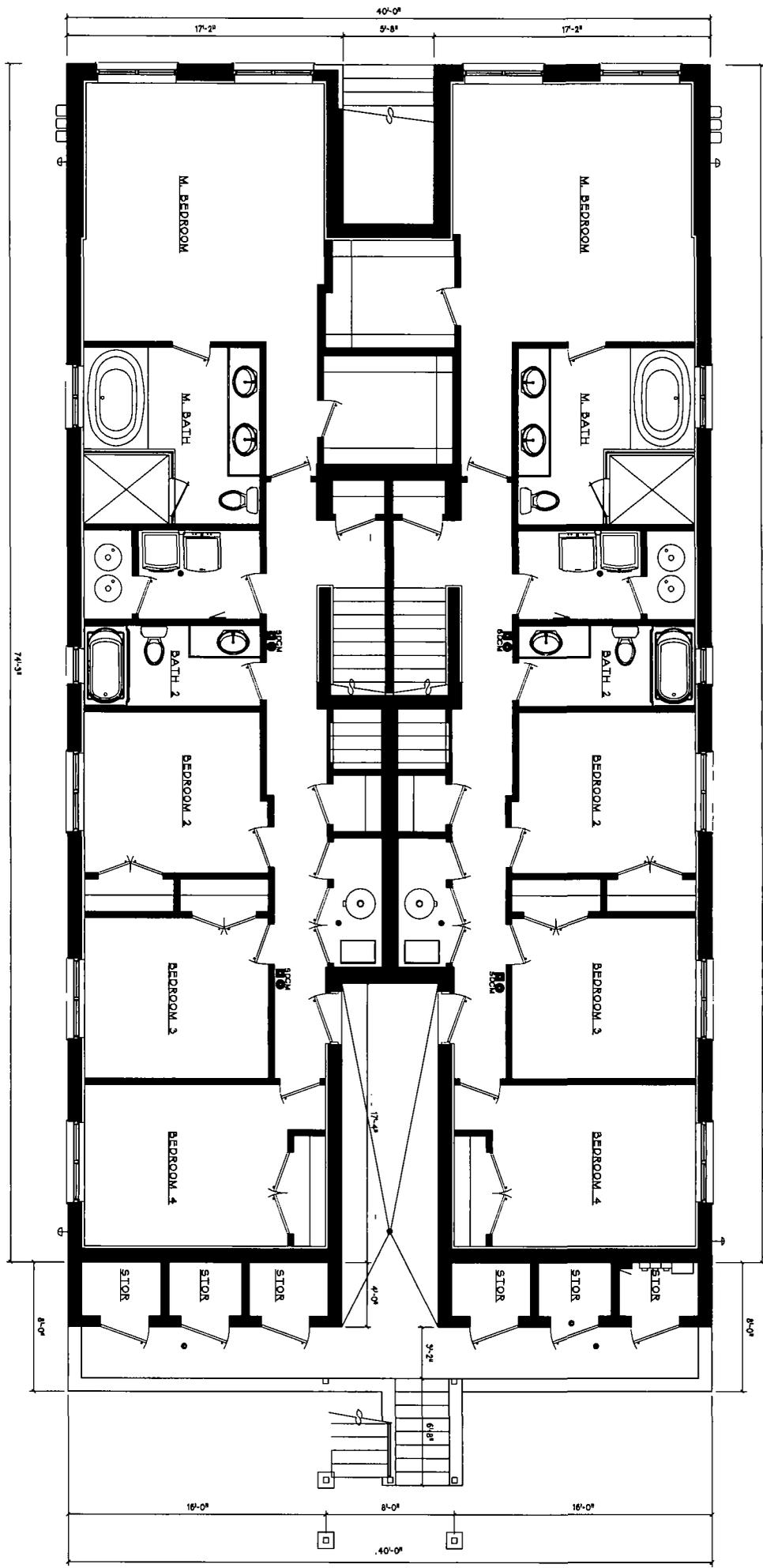
5'-0" HIGH WOOD FINISH FENCE

5'-0" HIGH WOOD FINISH FENCE

REQUIRED REAR YARD SETBACK 37'-2 1/2" 4'-5"

24" CONCRETE APRON 50'-0"

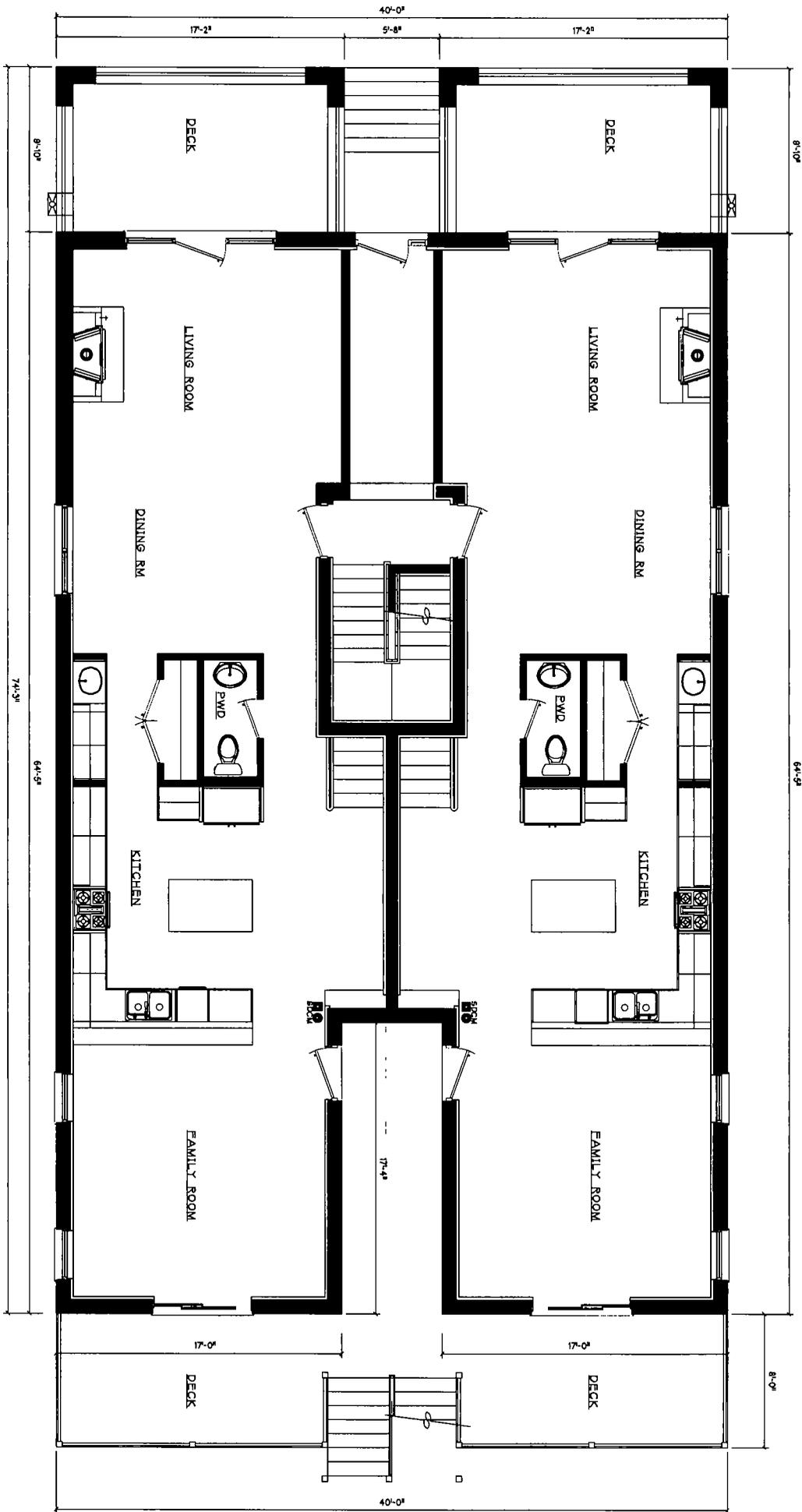
16'-0" PUBLIC ALLEY



SCALE 1/4" = 1'-0"  
 BASEMENT FLOOR PLAN



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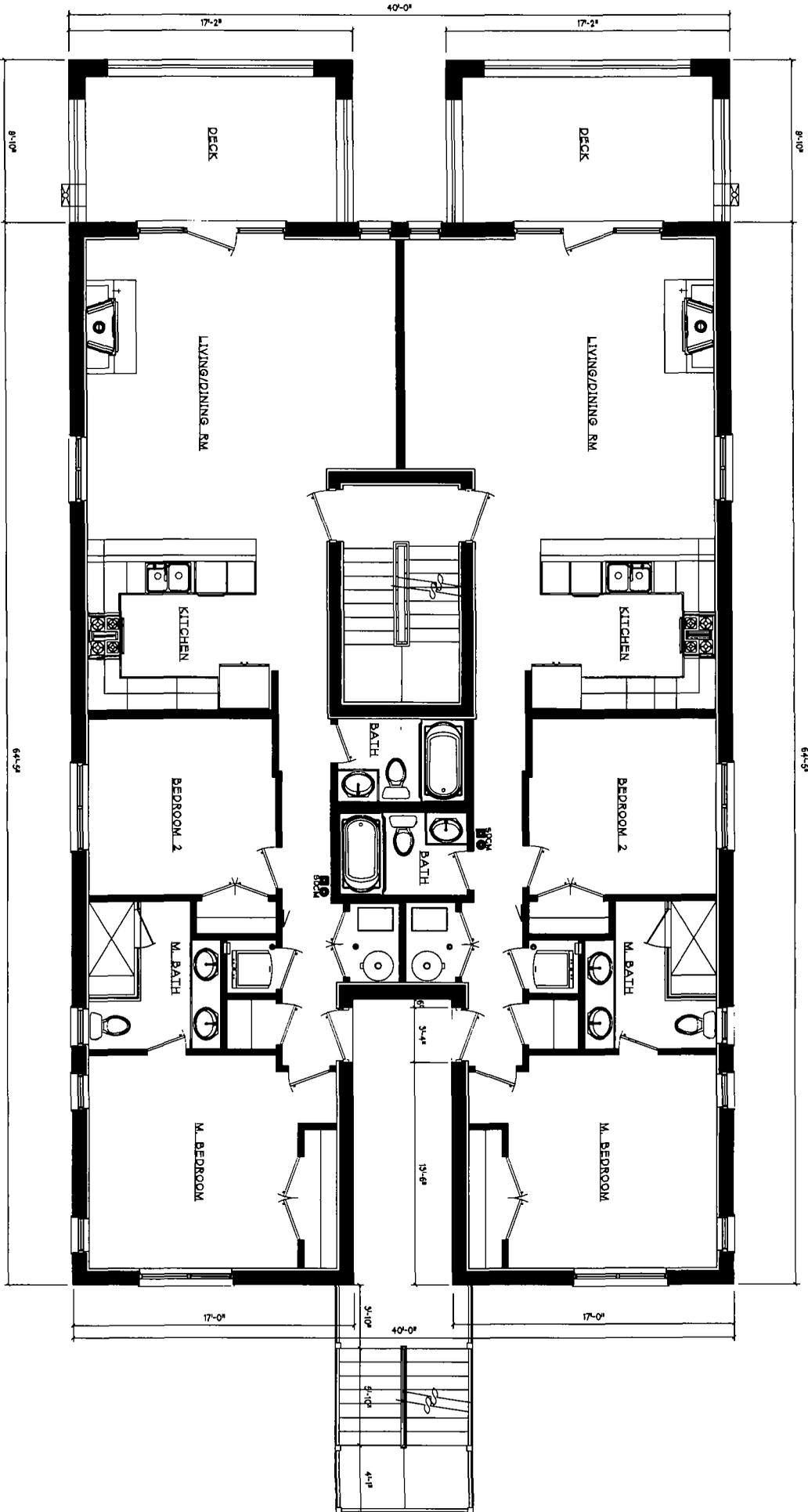


2 FIRST FLOOR PLAN

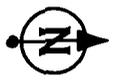
SCALE 1/4" = 1'-0"



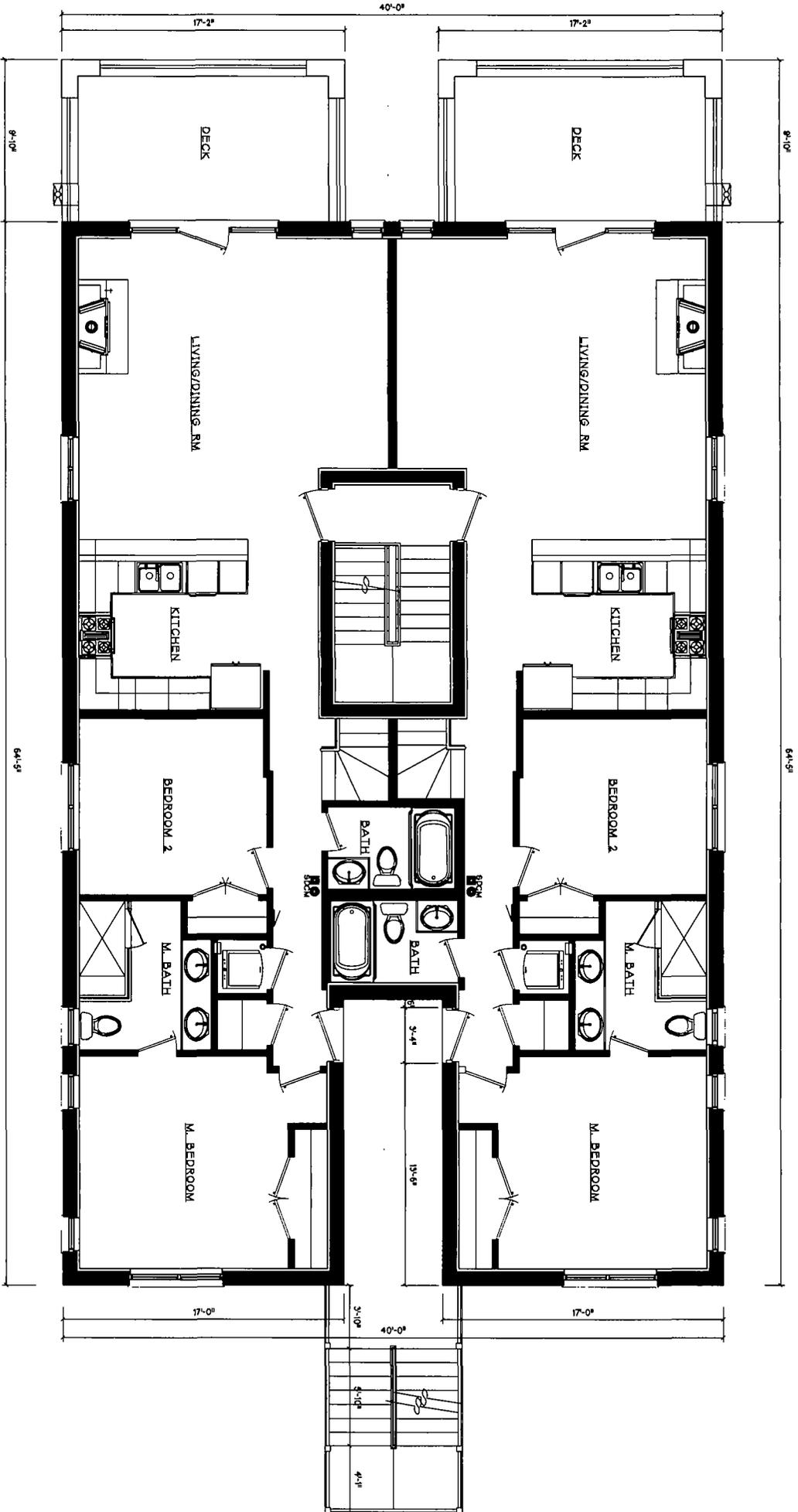
FINAL FOR PUBLICATION



3 SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



FINAL FOR PUBLICATION

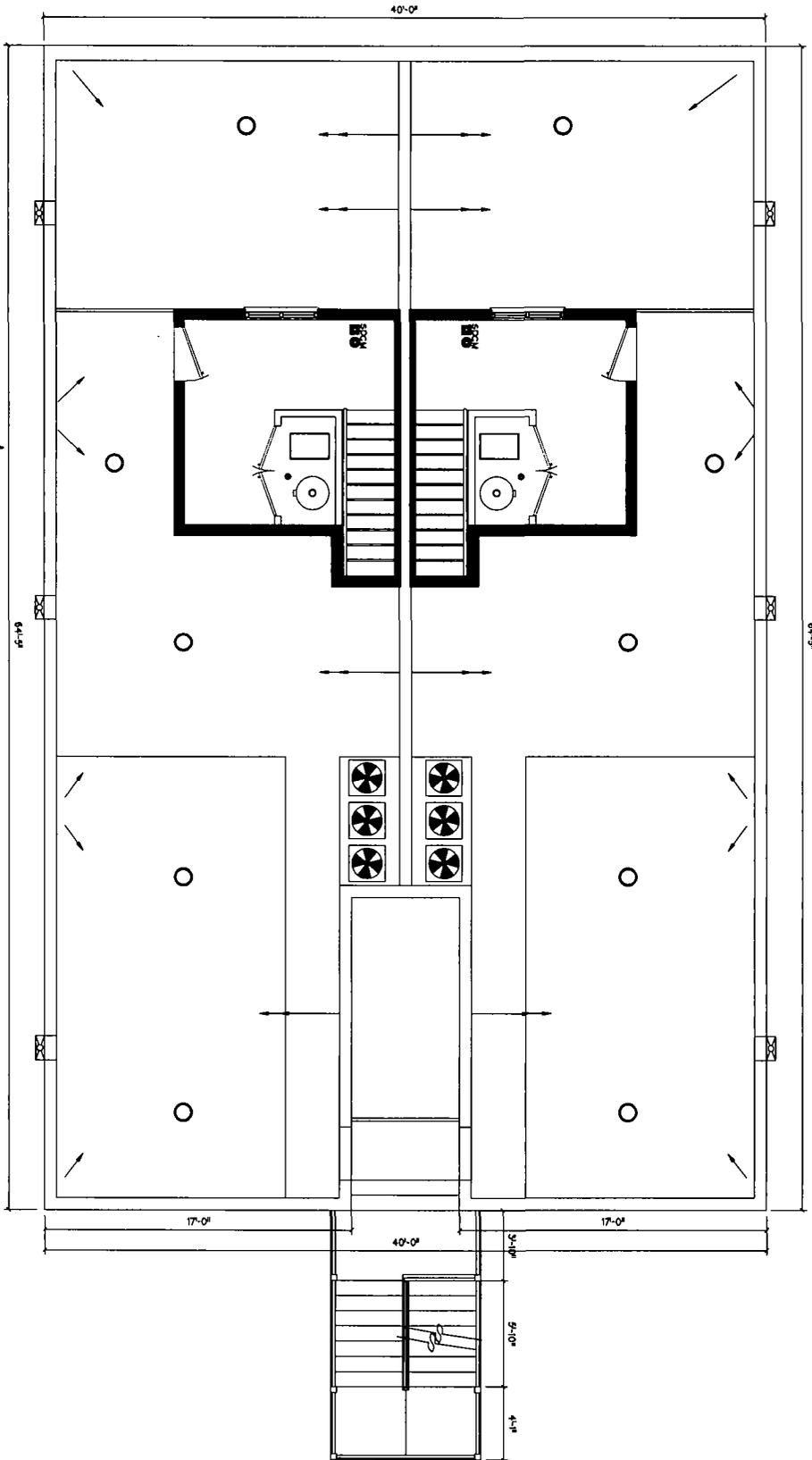


3 SECOND FLOOR PLAN  
 SCALE 1/4" = 1'-0"

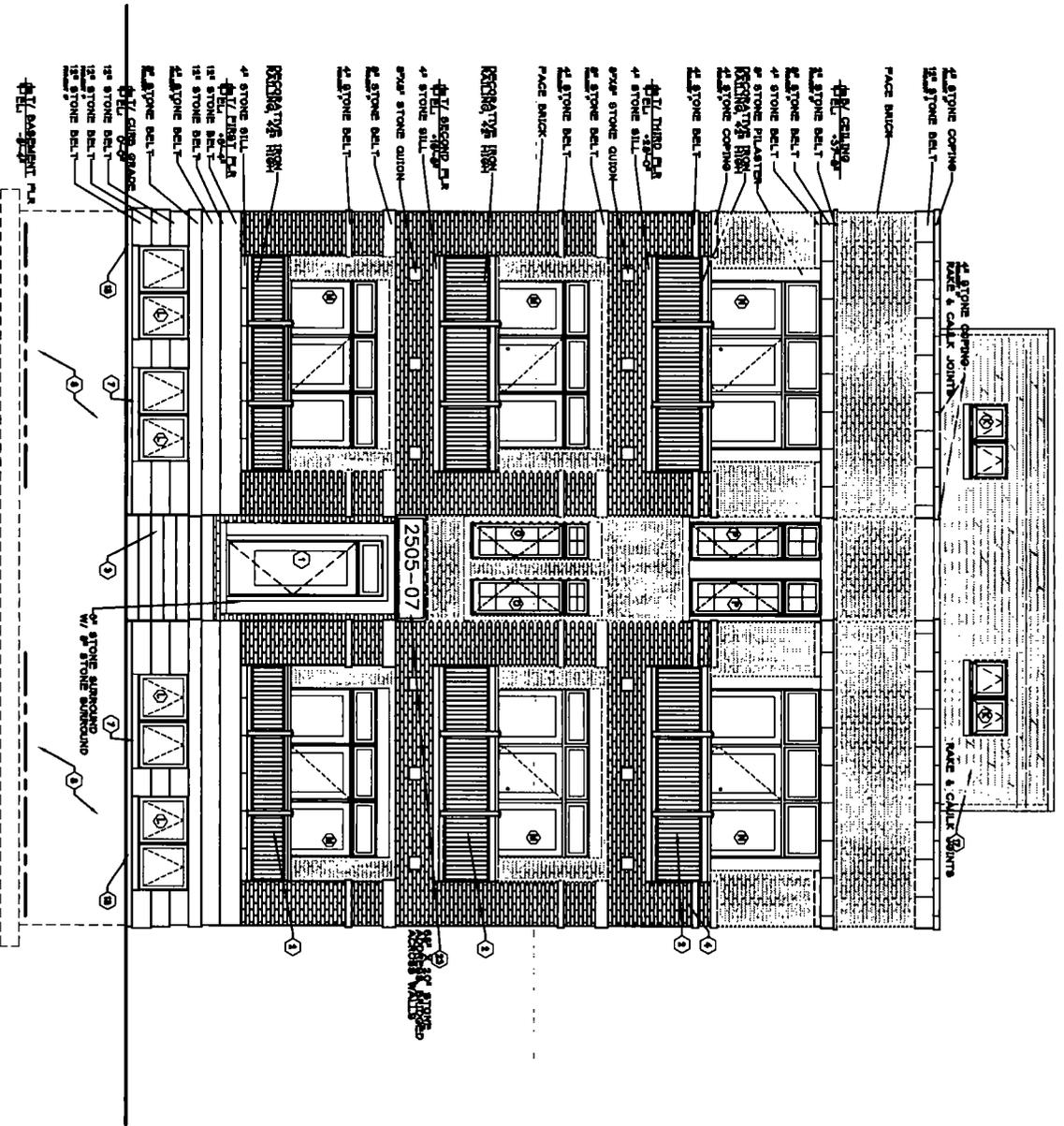


PLAN FOR SUBSTITUTION

4 ROOF FLOOR PLAN  
SCALE 1/4"=1'-0"



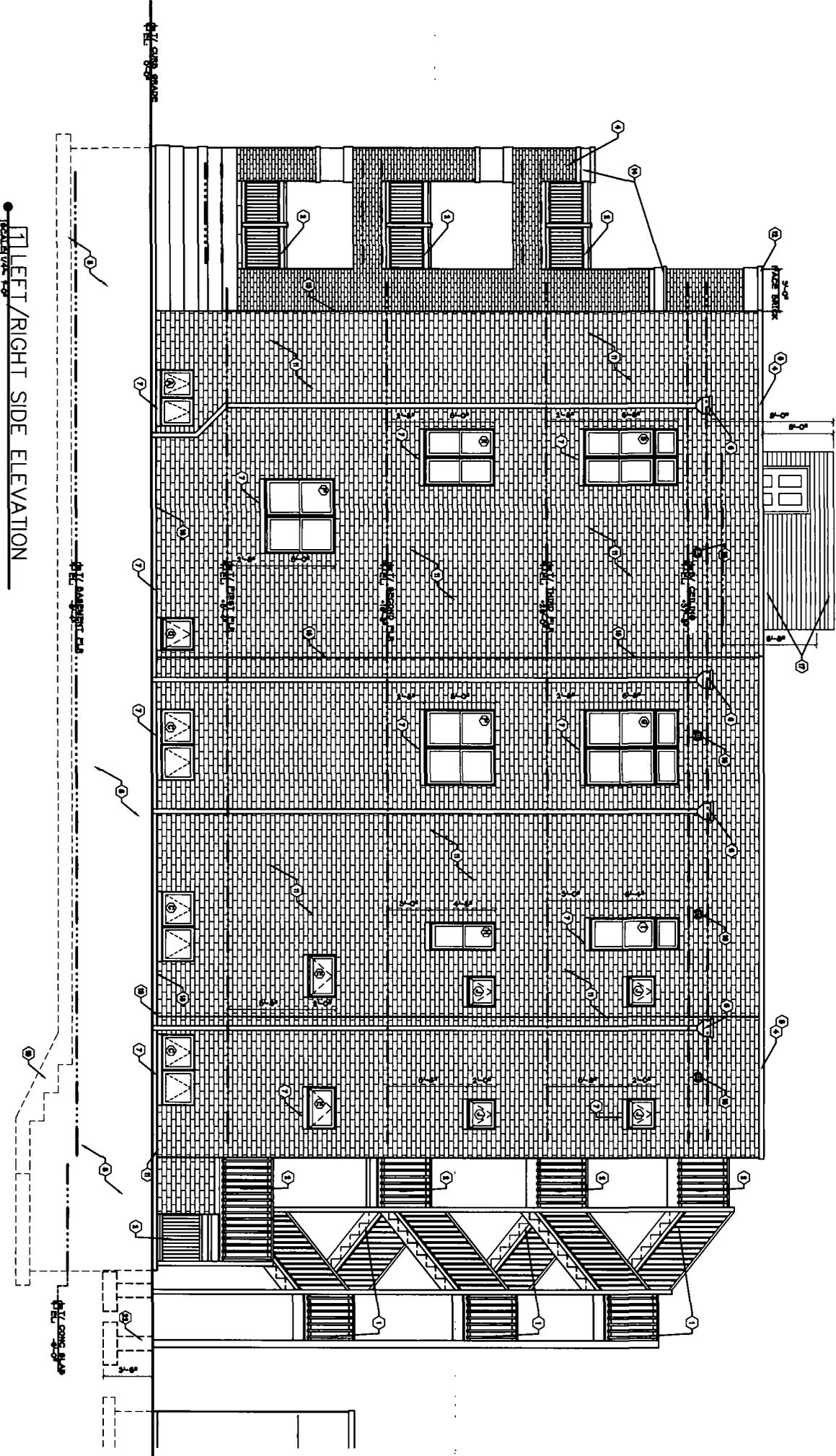
FINAL FOR PUBLICATION



4 FRONT ELEVATION

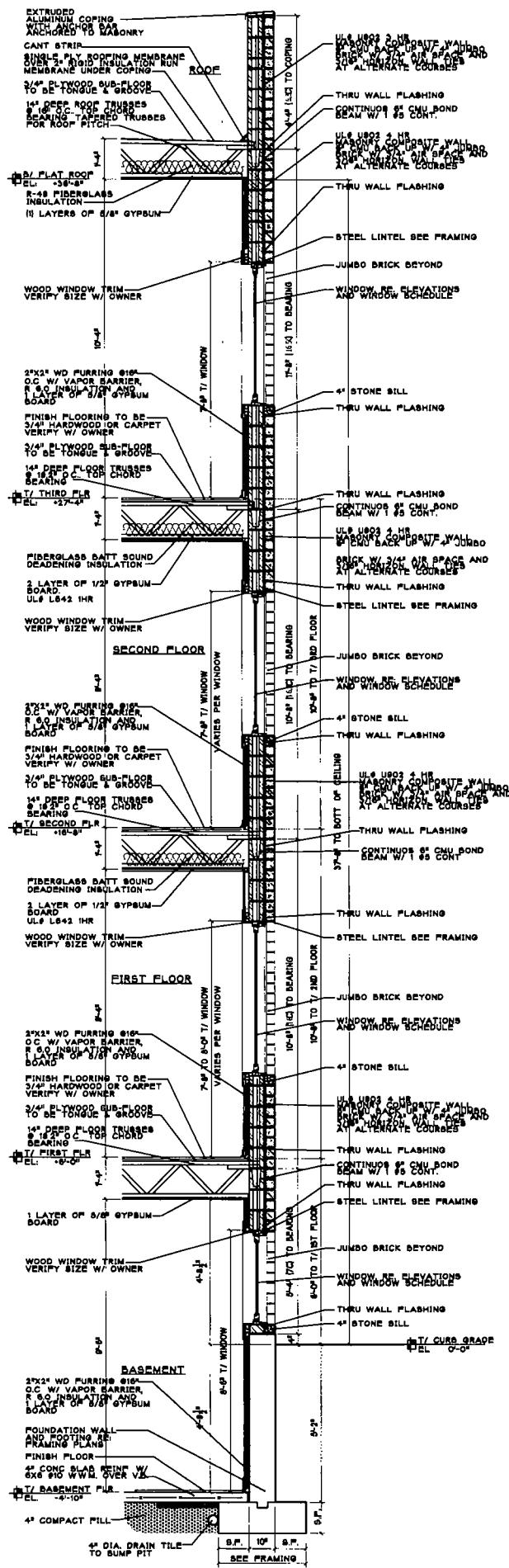
FINAL FOR PUBLICATION





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FINAL FOR PERMITS



**WALL SECTION**  
SCALE 1/2" = 1'-0"