



City of Chicago



SO2019-299

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2324 W Cullerton Av - App No. 19933T1
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 the current RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-H in the area bounded by:

the public alley next north of and parallel to West Cullerton Street; a line 246.00 feet west of and parallel to South Oakley Avenue; West Cullerton Street; and a line 270.00 feet west of and parallel to South Oakley 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: 2324 West Cullerton Street

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2324 West Cullerton Street

The Project

Cloud Property Management, LLC; 2324 Series (the "Applicant") proposes to convert the main residential building from three dwelling units to four dwelling units and to convert the rear residential building from two dwelling units to three dwelling units for a total of seven dwelling units on the zoning lot. The Applicant will provide two parking spaces. The Applicant also seeks relief, through this Type I application and through the Transit-Oriented Provisions of the Chicago Zoning Ordinance, to eliminate any additional required parking spaces. There will be no change to the existing height of both buildings.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance in order to qualify for reduction of Parking under Section 17-10-0102-B.1 of the Zoning Ordinance. The property sits in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is 330 feet from the CTA Blue Line Western entrance.

To qualify for reduction of these standards, the project:

- (a) Must be located in a transit-served location; which it is, as set forth above;
- (b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets; the accompanying drawings show that the existing building will remain and has been extensively rehabilitated from its former dilapidated state which enhances the aesthetic of the block and increases safety;
- (c) Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission; the Transit Friendly Development Guide defines "transit friendly development" on page 2 as "Development which is oriented towards and integrated with adjacent transit. The subject property will provide two parking spaces, two required bicycle spaces, and is located north of the CTA Blue Line Western entrance.
- (d) Must actively promote public transit and alternatives to automobile ownership; the Ordinance requires two bicycle spaces and the Applicant will provide bicycle racks for two bicycles at the rear of the property;
- (e) Must include enhancements to the pedestrian environment that are not otherwise required; the existing building was previously dilapidated and inhabitable. It was a place of frequent crime activity. The existing building will remain and has been rehabilitated from its former dilapidated state which enhances the aesthetic of the block and increases safety.

The Site

The subject property measures 2,996.88 square feet and is improved with a three-story residential building with three dwelling units and a rear two-story residential building with two dwelling units. There is no parking on the property. The surrounding property includes properties that are improved with residential buildings.

The following are the relevant zoning parameters for the proposed development:

Lot Area: 2,996.88 square feet

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FAR: 2.0

Floor Area: 5,994 square feet

Residential Dwelling Units: 7

MLA: 428 square feet

Height: 31'- 4"

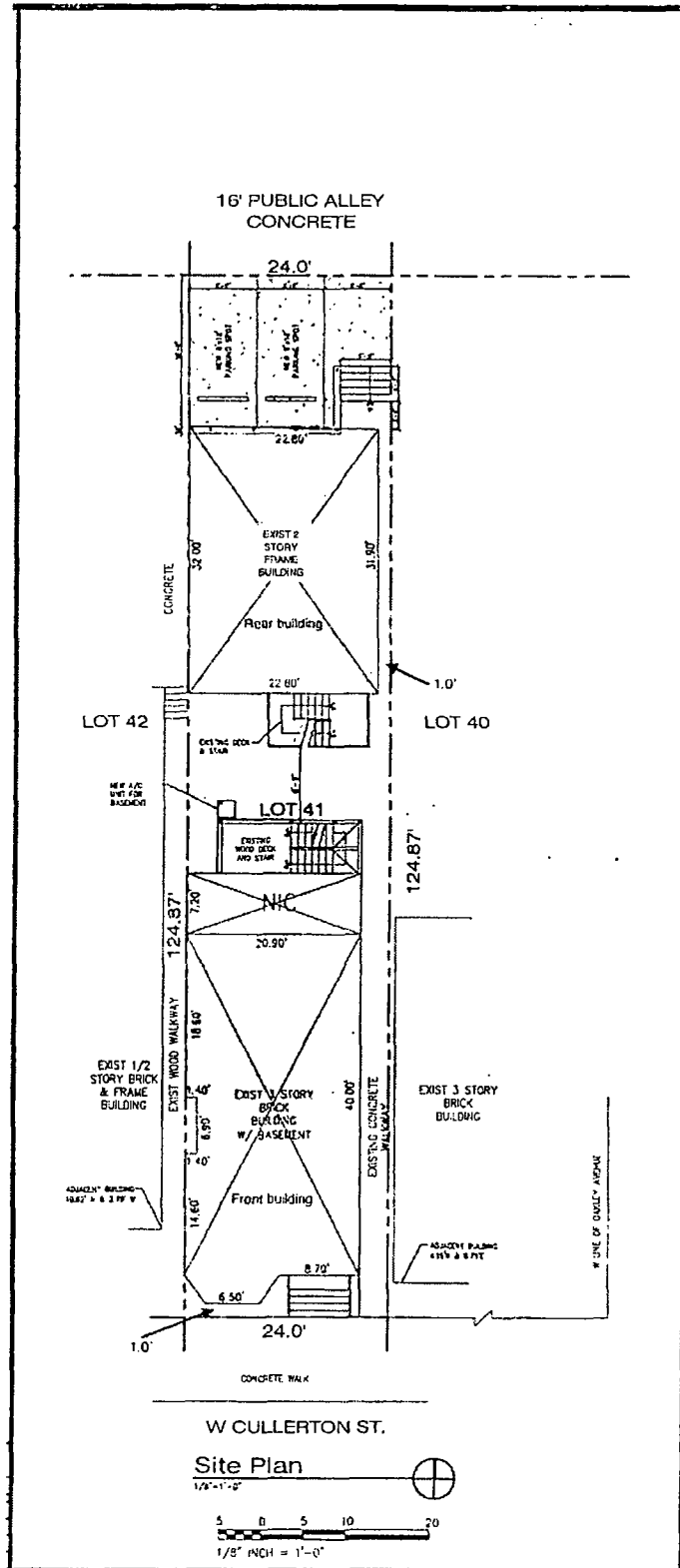
Bicycle Parking: 2

Automobile Parking: 2

Setbacks (existing):

Front (West Cullerton):	1.0 feet
East Side:	1.0 feet
West Side:	0 feet
Rear (Alley):	18 feet

* A set of plans is attached.



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1. W.C. / BARTON SCHEDULE

NO.	SYMBOL	DESCRIPTION
1	---	...
2	---	...
3	---	...
4	---	...
5	---	...
6	---	...
7	---	...
8	---	...
9	---	...
10	---	...
11	---	...

Door Schedule

NO.	SYMBOL	TYPE	FINISH	HEIGHT	WIDTH	SWING	GLASS	MARKING
1	---
2	---
3	---
4	---
5	---
6	---
7	---
8	---
9	---
10	---
11	---

Window Schedule

NO.	SYMBOL	TYPE	FINISH	HEIGHT	WIDTH	SWING	MARKING
1	---
2	---
3	---
4	---
5	---
6	---
7	---
8	---
9	---
10	---
11	---

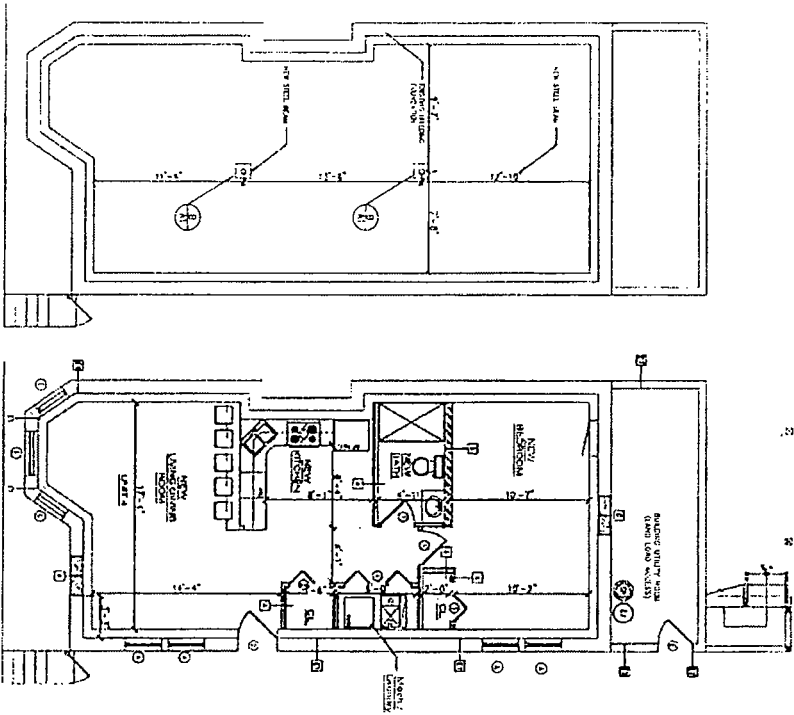
VENTS ALL CORNER PIPES AND DRINKERS WILL OPEN BEFORE REMOVAL.

REPLACE ALL WINDOW SITS, PIPES AND DRINKERS WITH OWNER BEFORE REMOVAL.

REPLACE CORNER SINKS AND SINKS WITH THE BOTTOM EDGE OF THE GLASS TO LESS THAN 3" ABOVE THE FLOOR.

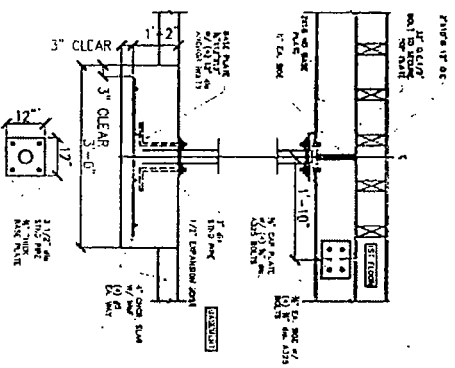
LIGHT & VENT SCHEDULE

NO.	SYMBOL	TYPE	FINISH	HEIGHT	WIDTH	SWING	MARKING
1	---
2	---
3	---
4	---
5	---
6	---
7	---
8	---
9	---
10	---
11	---



Proposed Foundation Plan
SCALE 1/4" = 1'

Proposed Basement Plan
SCALE 1/4" = 1'



EXISTING WOOD JOISTS SITTING ON TOP OF NEW STEEL BEAM
SCALE 3/8" = 1"

A1

Mohr Architecture
177 N. Ada St. Chicago, IL
(773) 235-1030

New Basement Dwelling Unit Existing 3D.U., 3-Story W/Basement Brick Building
2324 W. Cullerton St
Chicago, IL 60608



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WALL/PARTITION SCHEDULE

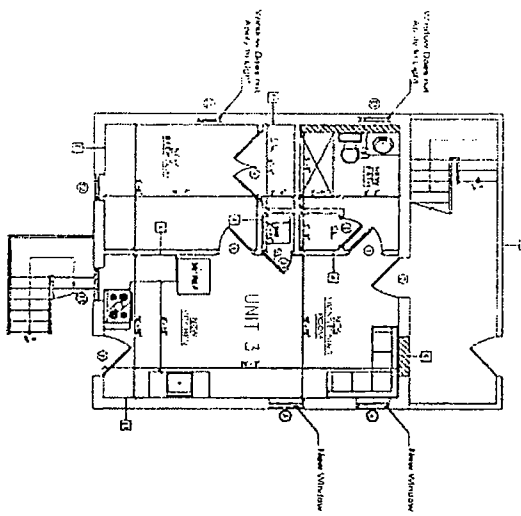
NO.	DESCRIPTION	NOTES
1	1/2" Gypsum Board on 2x4 Stud	
2	1/2" Gypsum Board on 2x4 Stud	
3	1/2" Gypsum Board on 2x4 Stud	
4	1/2" Gypsum Board on 2x4 Stud	
5	1/2" Gypsum Board on 2x4 Stud	
6	1/2" Gypsum Board on 2x4 Stud	
7	1/2" Gypsum Board on 2x4 Stud	
8	1/2" Gypsum Board on 2x4 Stud	
9	1/2" Gypsum Board on 2x4 Stud	
10	1/2" Gypsum Board on 2x4 Stud	
11	1/2" Gypsum Board on 2x4 Stud	
12	1/2" Gypsum Board on 2x4 Stud	

Door Schedule

NO.	DESCRIPTION	NOTES
1	6'0" x 2'0" Solid Core Door	
2	6'0" x 2'0" Solid Core Door	
3	6'0" x 2'0" Solid Core Door	
4	6'0" x 2'0" Solid Core Door	
5	6'0" x 2'0" Solid Core Door	
6	6'0" x 2'0" Solid Core Door	
7	6'0" x 2'0" Solid Core Door	
8	6'0" x 2'0" Solid Core Door	
9	6'0" x 2'0" Solid Core Door	
10	6'0" x 2'0" Solid Core Door	
11	6'0" x 2'0" Solid Core Door	
12	6'0" x 2'0" Solid Core Door	

Window Schedule

NO.	DESCRIPTION	NOTES
1	6'0" x 4'0" Double Hung Window	
2	6'0" x 4'0" Double Hung Window	
3	6'0" x 4'0" Double Hung Window	
4	6'0" x 4'0" Double Hung Window	
5	6'0" x 4'0" Double Hung Window	
6	6'0" x 4'0" Double Hung Window	
7	6'0" x 4'0" Double Hung Window	
8	6'0" x 4'0" Double Hung Window	
9	6'0" x 4'0" Double Hung Window	
10	6'0" x 4'0" Double Hung Window	
11	6'0" x 4'0" Double Hung Window	
12	6'0" x 4'0" Double Hung Window	



Proposed Coach House Garden Level
Scale: 1/4" = 1'-0"

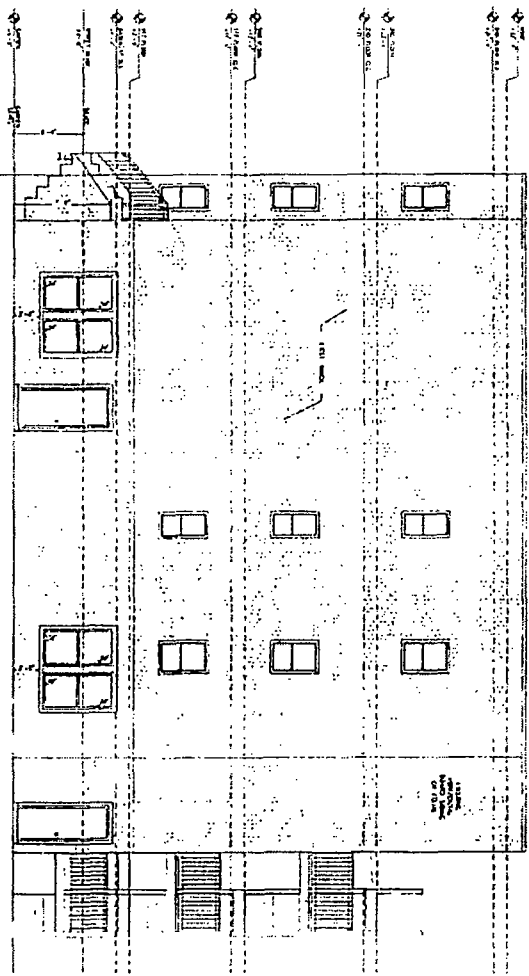
LIGHT & VENT SCHEDULE

NO.	DESCRIPTION	NOTES
1	6'0" x 4'0" Double Hung Window	
2	6'0" x 4'0" Double Hung Window	
3	6'0" x 4'0" Double Hung Window	
4	6'0" x 4'0" Double Hung Window	
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10	6'0" x 4'0" Double Hung Window	
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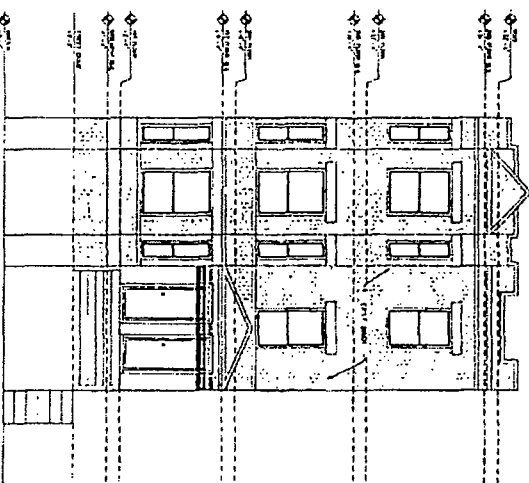
DATE: 10/15/2010
BY: [Signature]



Final for Approval

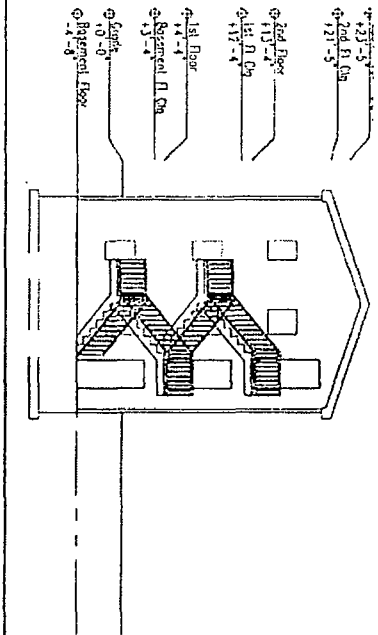


East Elevation



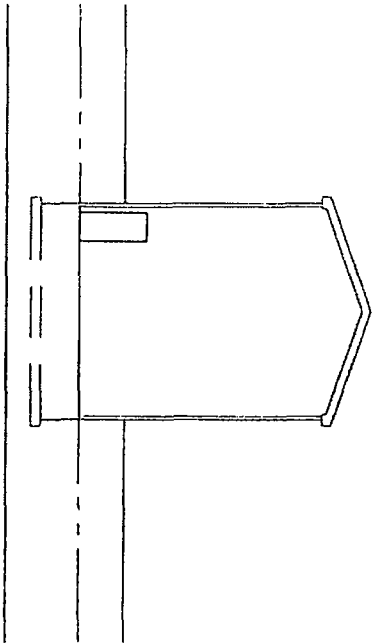
South Elevation





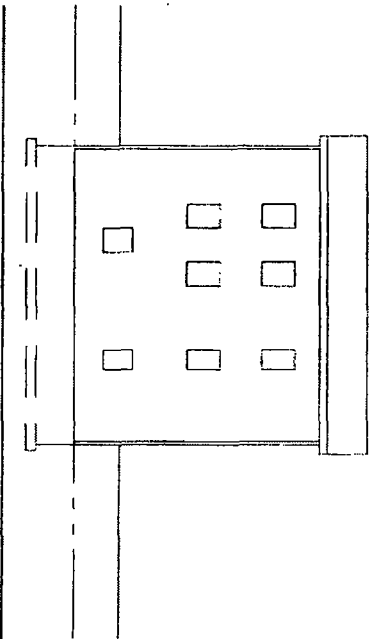
South Elevation

SCALE: 3/32" = 1'



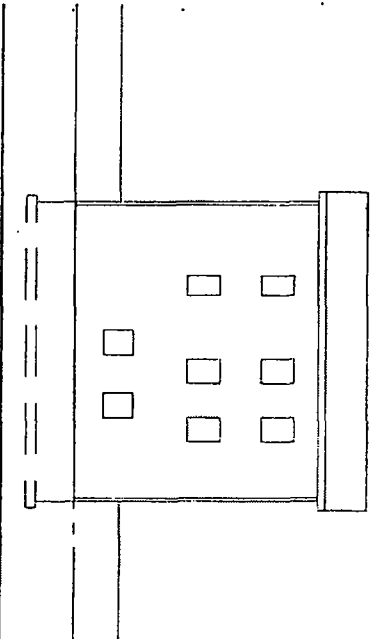
North Elevation

SCALE: 3/32" = 1'



West Elevation

SCALE: 3/32" = 1'



East Elevation

SCALE: 3/32" = 1'