



# City of Chicago



SO2022-1958

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/22/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No 2-I at. 2437 W Flournoy St - App No. 21061T1
<b>Committee(s) Assignment:</b>	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-3.5, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-I in the area bounded by:

West Flournoy Street; a line 235.5 feet east of and parallel to South Campbell Avenue; the public alley next south of and parallel to West Flournoy Street; and a line 215.7 feet east of and parallel to South Campbell Avenue

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

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

Address: 2437 West Flournoy Street

## SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment

2437 West Flourmoy Street

### The Project

2G Holdings LLC (the "Applicant") proposes to rezone the subject property, which is improved with a two-story single family residence and detached two car garage. The existing height of the residential building is 29.0 feet to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family residence to a two unit residential building. The Applicant will maintain two parking spaces on the property. The existing height of the building will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant is electing to file this rezoning as a Type 1 rezoning amendment application.

### The Site

The subject property is located on the south side of West Flourmoy Street between West Campbell Avenue and South Western Avenue. The overall area is residential in nature and includes residential buildings. The subject site contains 2,463.8 square feet of land and is improved with a two story single family residence and detached two car garage. The existing height of the residential building is 29.0 feet to the top of the parapet. The Applicant proposes to rezone the property to convert the existing building from a single family residence to a two unit residential building. The Applicant will maintain two parking spaces on the property. The existing height of the building will remain.

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

Lot Area:	2,463.8 square feet
FAR:	0.62
Floor Area:	1,527.5 square feet
Residential Dwelling Units:	2
MLA:	1,231.9 square feet
Height:	29.0 feet to the top of the parapet
Rear Yard Open Space:	270.0 square feet
Bicycle Parking:	0
Automobile Parking:	2
Setbacks:	Front (West Flourmoy Avenue): 17.6' (existing) North Side : 0.0' (existing) South Side: 0.0' (existing) Rear (Alley): 59.6' (proposed)

\* A set of substitute plans is attached.

INTERIOR ALTERATION OF EXISTING SINGLE FAMILY RESIDENCE. CONVERT TO MULTI-FAMILY RESIDENCE. NEW STEEL DECK & REPLACE EXISTING GARAGE. EXISTING R-5 OCCUPANCY, NO CHANGE IN OCCUPANCY.  
2437 W. FLOURNOY CHICAGO, IL 60612

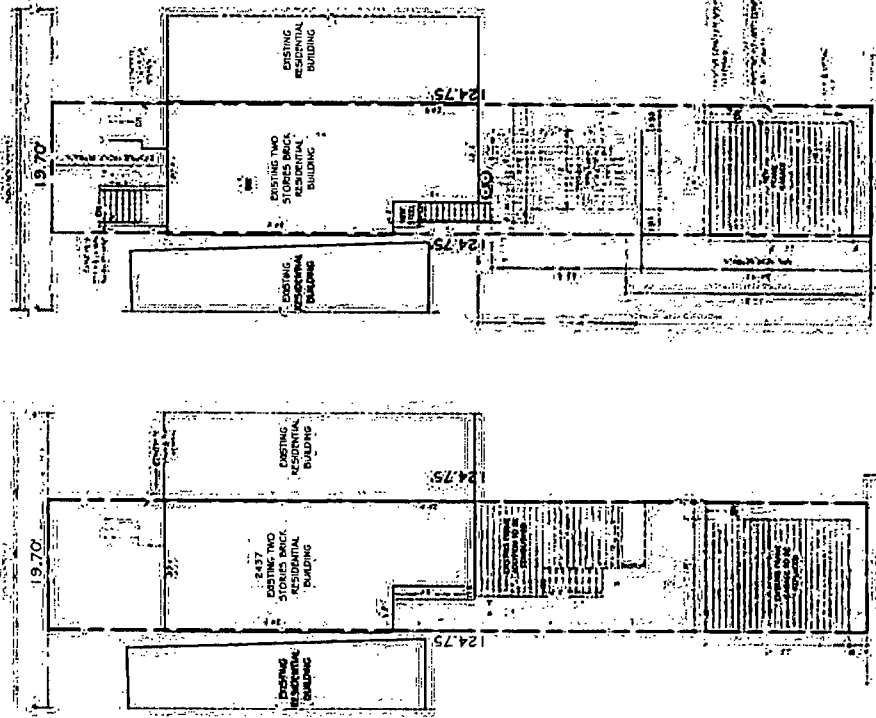


Table with 2 columns: Item, Description. Includes notes on materials and construction details.

NOT FOR CONSTRUCTION  
ARCHITECTURAL STUDIO  
1111 N. LAUREL ST. CHICAGO, IL 60610  
PH: 312.467.1111  
WWW.ASISTUDIO.COM  
A100

PERMITS NOTES  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.  
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF CHICAGO.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO'S SCHEDULE OF DELAYS.  
8. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES.  
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

Table with 4 columns: Item, Description, Quantity, Unit. Includes items like concrete, steel, and labor.

GENERAL NOTES  
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EXISTING FRAME  
ADDITION TO BE  
DEMOLISHED

(1) EXISTING CONDITIONS - AERIAL VIEW.

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ARCHITECTURAL SERVICES INTERNATIONAL  
1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112  
WWW.ASI-ARCHITECTS.COM

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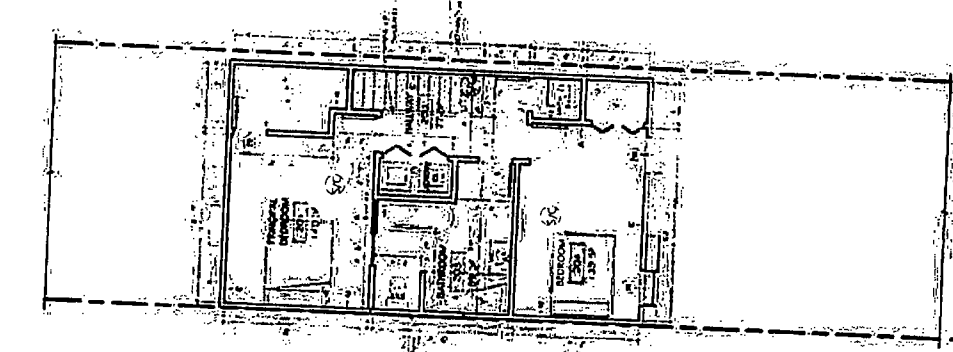
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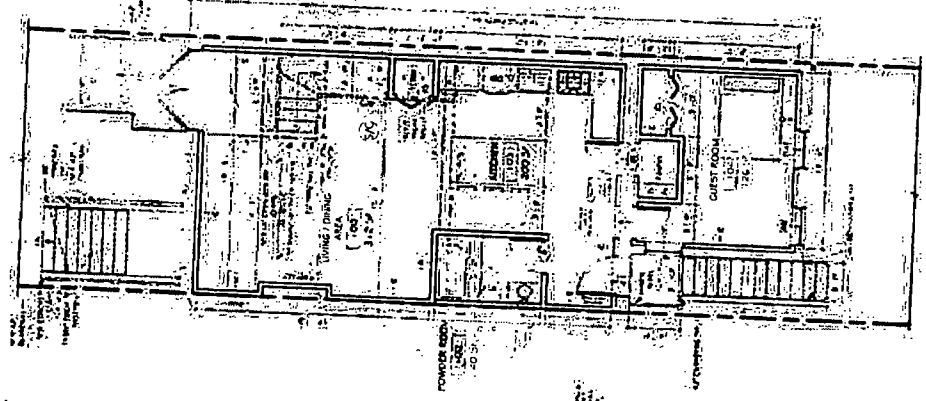
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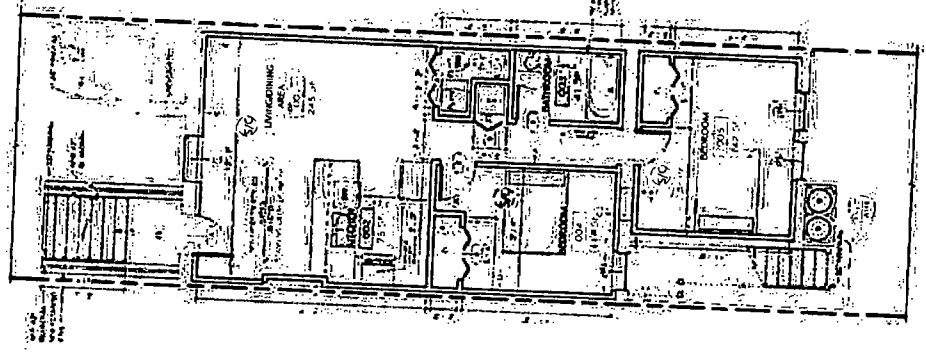
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ALL WORK BY 1  
2/ PROPOSED 2ND FLOOR LEVEL



ALL WORK BY 1  
1/ PROPOSED 1ST FLOOR LEVEL



ALL WORK BY 1  
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CHANGING  
 DRYING  
 NEW

**NOTES:**

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**DOOR SCHEDULE**

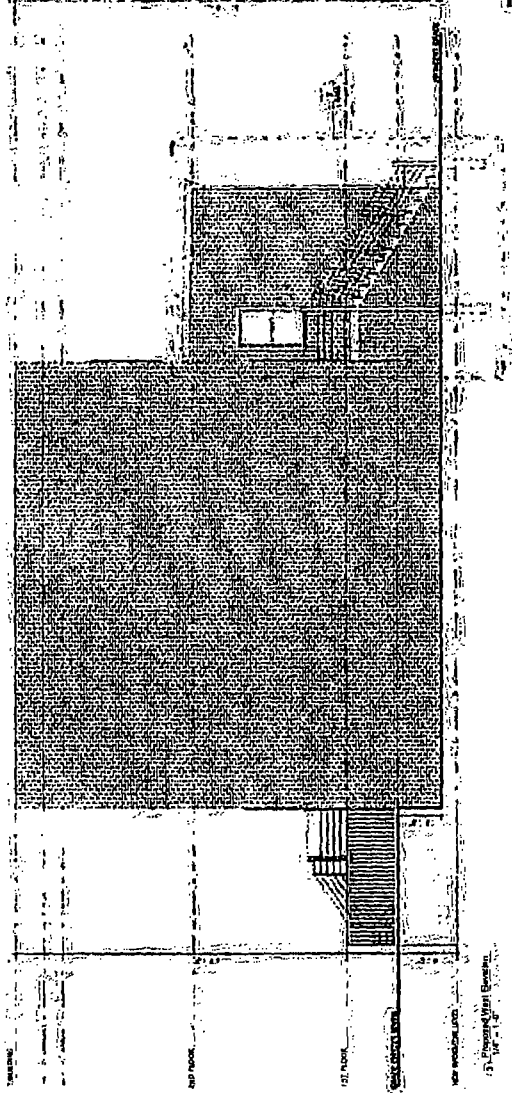
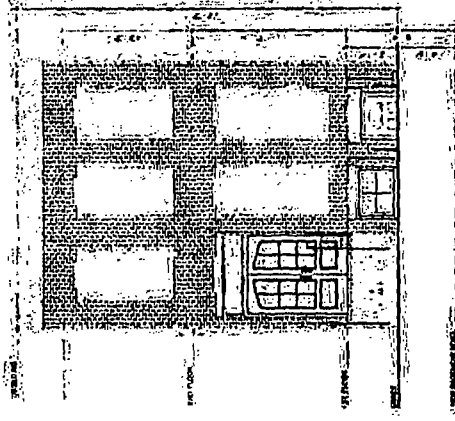
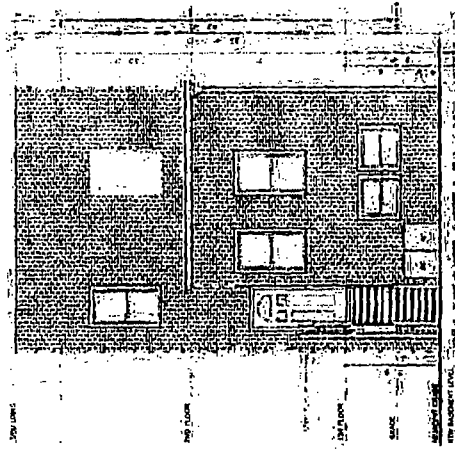
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**DOOR SCHEDULE**

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<input type="checkbox"/>	NEW

- GENERAL NOTES:**
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- USE SYMBOLS:**
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  3. PERMITTED BY THE CITY OF CHICAGO.
  4. PERMITTED BY THE CITY OF CHICAGO.
  5. PERMITTED BY THE CITY OF CHICAGO.



**ARCHITECTURAL SERVICES INTERNATIONAL**  
ARCHITECTS

**PROJECT ADDRESS:**  
1234 N. LAKE ST.  
CHICAGO, ILL. 60610

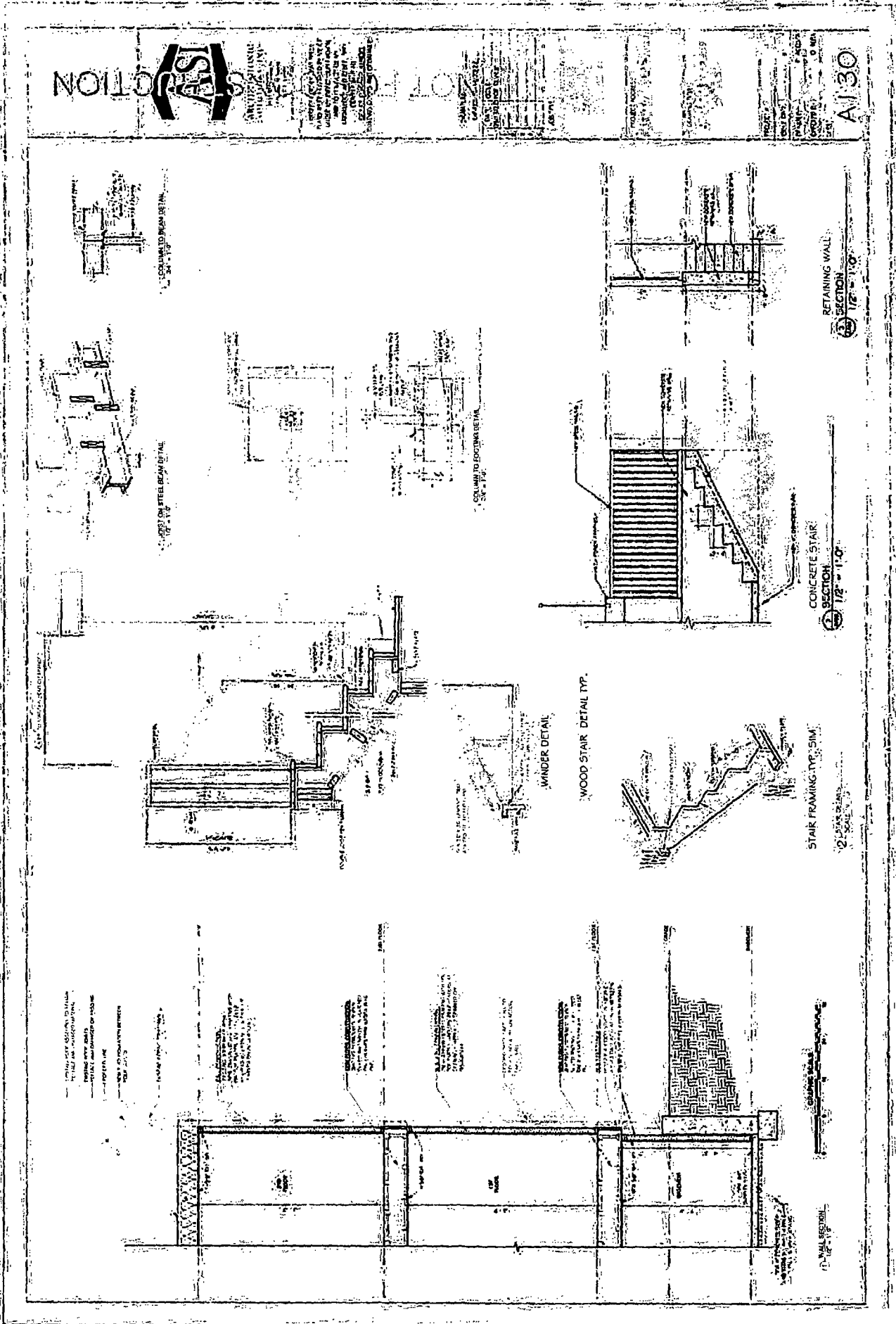
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**SCALE:**  
1/4" = 1'-0"

**PROJECT NO.:**  
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**DATE:**  
10/15/2010



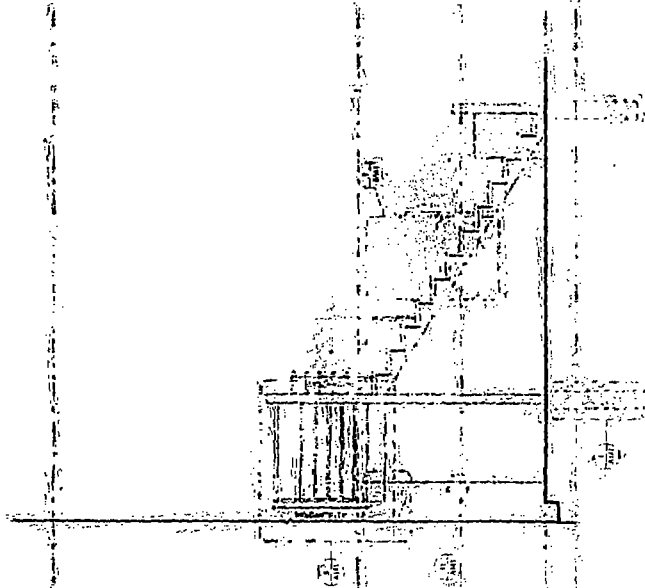


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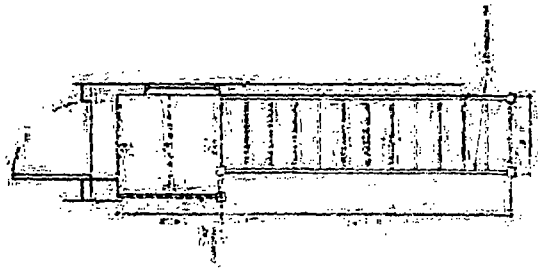


AMERICAN SOCIETY OF TESTING MATERIALS  
1180 N. 17TH ST., PHILADELPHIA, PA. 19104  
TEL: (215) 977-2300 FAX: (215) 977-2301  
WWW.ASTM.ORG

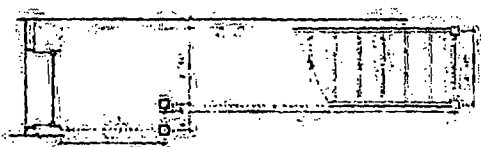
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(1) - First Floor - Section - North



(2) - Proposed First Floor - Section - North



(3) - Proposed First Floor - Section - North

A140



AMERICAN SOCIETY OF CIVIL ENGINEERS  
 1801 Alexander Bell Drive  
 Reston, VA 20191-4400  
 (703) 295-6300  
 FAX (703) 295-6300  
 www.asce.org

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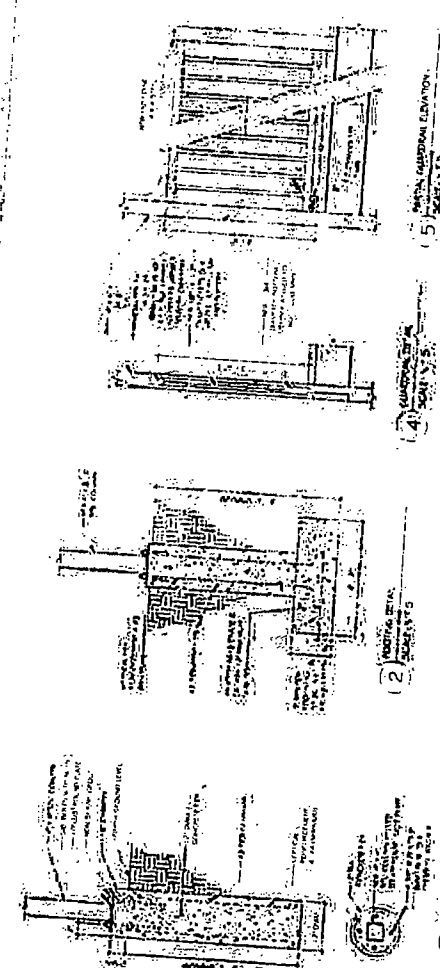
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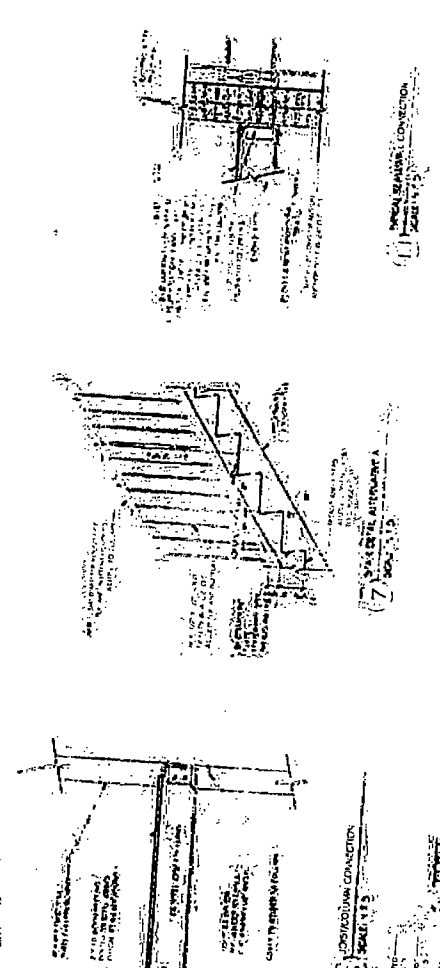
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1. THE COLUMN SHALL BE CAST IN PLACE CONCRETE WITH A MINIMUM STRENGTH OF 4000 PSI.  
 2. THE COLUMN SHALL BE CAST WITH A MINIMUM CLEARANCE OF 4" FROM ALL ADJACENT REINFORCING BARS.  
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