



City of Chicago



SO2015-49

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/21/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2559 N Southport Ave - App No. 18265T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1826571
imm Date
01-21-15

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 area bound by

North Southport Avenue, West Wrightwood Avenue, the alley next east of and parallel to North Southport Avenue, a line 24.13 feet south of and parallel to West Wrightwood Avenue.

to those of a C1-3 Neighborhood Commerical District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2559 N. Southport Avenue

SUBSTITUTE NARRATIVE and PLANS-2559 N Southport
Zoning Change from C1-1 to C1-3 (Type 1)

Applicant proposes to construct a new 4 story brick and stone building with one commercial space on the first floor and one residential dwelling unit on each of the upper 3 floors with a 5 car attached garage. The height of the building will be 45' – 1".

	Zoning
	C1-3
Lot Area	2993 s.f. or 997 s.f per unit
FAR	2.72
Buildable Area	8052 sq. ft.
Dwelling Units	3
Bldg Height	45'1"
Front Setback	zero
Rear Setback	30.04'
North Side Setback	zero
South Side Setback	.13'
Parking	5 car attached garage
Rear Open Space	zero

FINAL FOR PUBLICATION

1/4" = 1'-0"

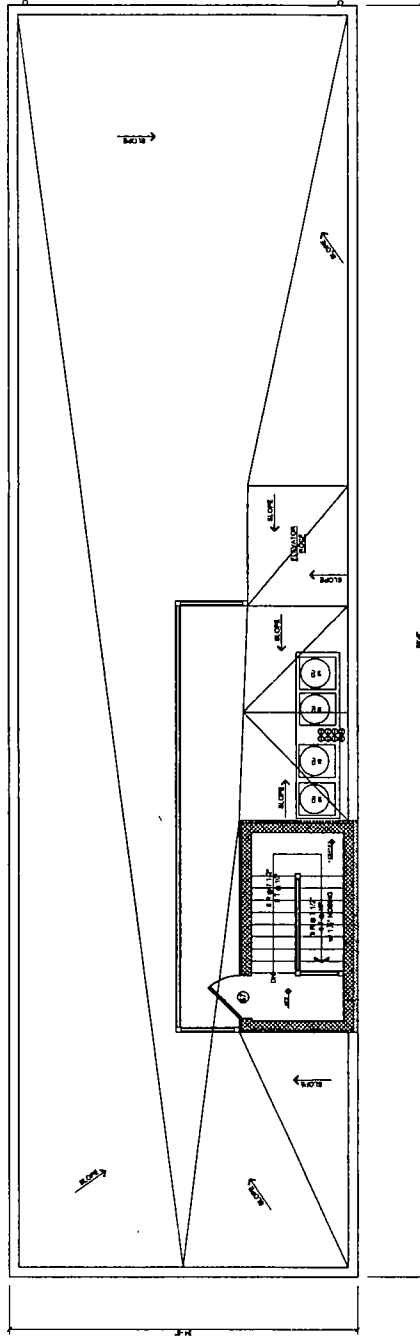
FIRST FLOOR PLAN

N

1

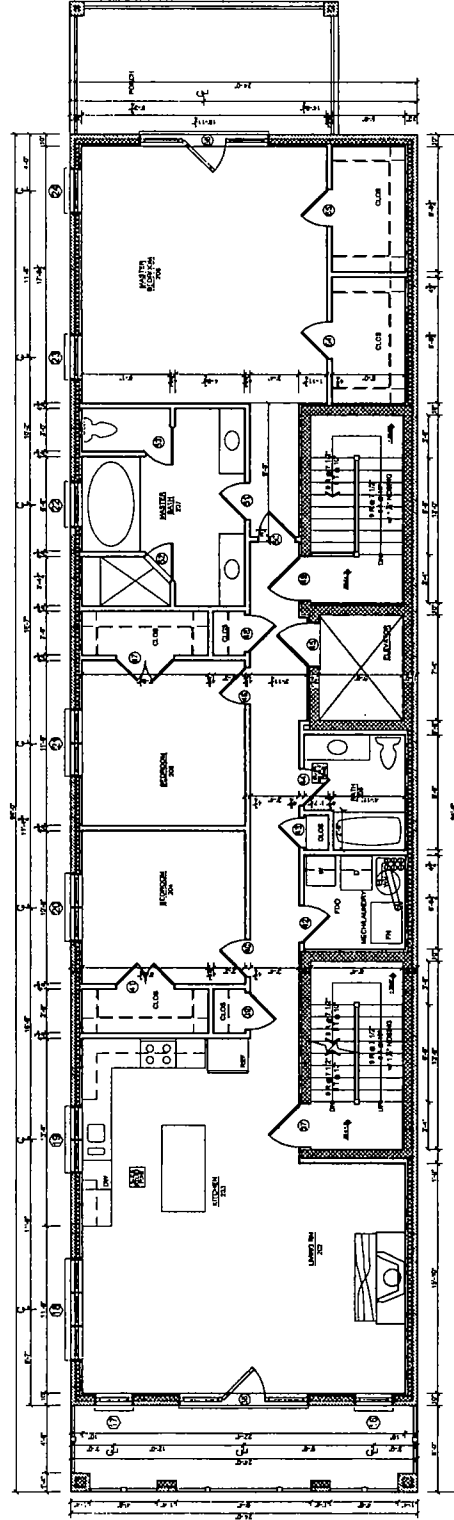
A2

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100



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

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THIRD & FOURTH FLOOR PLAN
1/4" = 1'-0"

C &
A A

CRIG & ASSOCIATES ARCHITECTS
3015 N. SOUTHPORT AVE
CHICAGO, ILLINOIS 60657
Phone 773-404-0302
Fax 773-404-8203

NO.	REVISIONS	DATE
1	REVISION	10/14/14
2	REVISION	10/14/14
3	REVISION	10/14/14
4	REVISION	10/14/14
5	REVISION	10/14/14
6	REVISION	10/14/14
7	REVISION	10/14/14
8	REVISION	10/14/14
9	REVISION	10/14/14
10	REVISION	10/14/14



THREE FLAT
W/ OFFICE SPACE
2559 N. SOUTHPORT AVE
1355 W. WRIGHTWOOD AVE
CHICAGO
ILLINOIS

SHEET TITLE
PLANS

PROJECT NO. 014-128
SHEET NO. A-3
DATE 23 OCT 2014

FINAL FOR PUBLICATION

C & A A

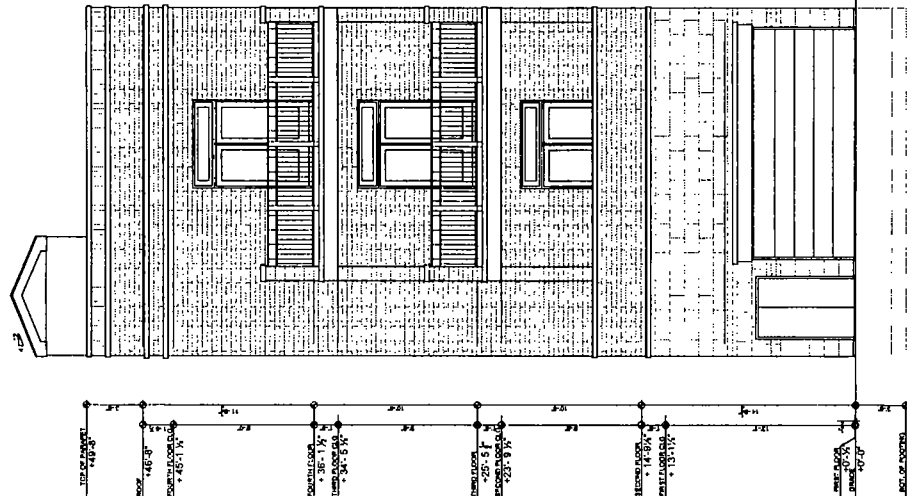
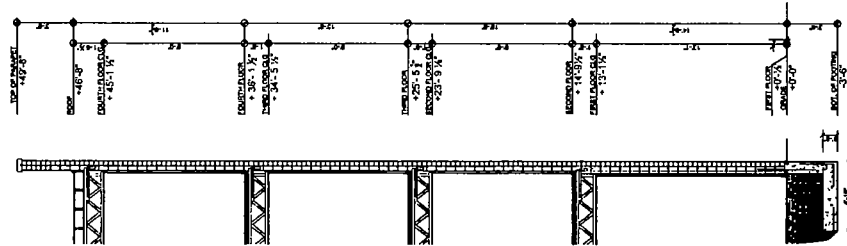
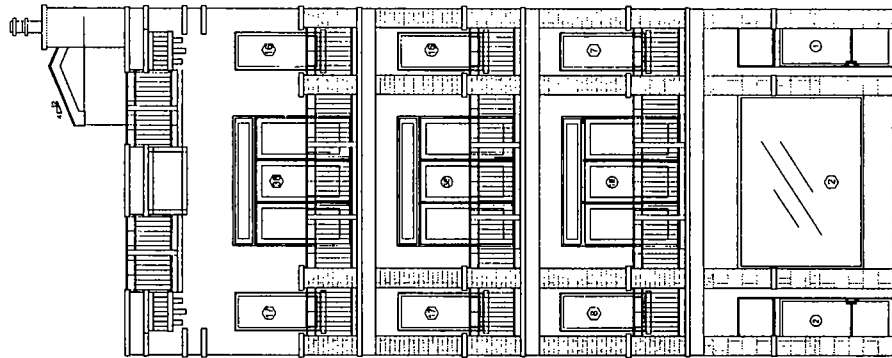
Craig & Associates Architects
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[illegible]

THREE FLAT
W/ OFFICE SPACE
2559 N. SOUTHPORT AVE
1355 W WRIGHTWOOD
AVE
CHICAGO
ILLINOIS

SHEET TITLE
FRONT & REAR
ELEVATION

PROJECT NO.. 014-128	SHEET NO.. A-5
PROJECT START DATE 23 OCT 2014	



WEST ELEVATION
1/4"=1'-0"

WALL SECTION
1/4"=1'-0"

3 AS
EAST ELEVATION
1/4"=1'-0"

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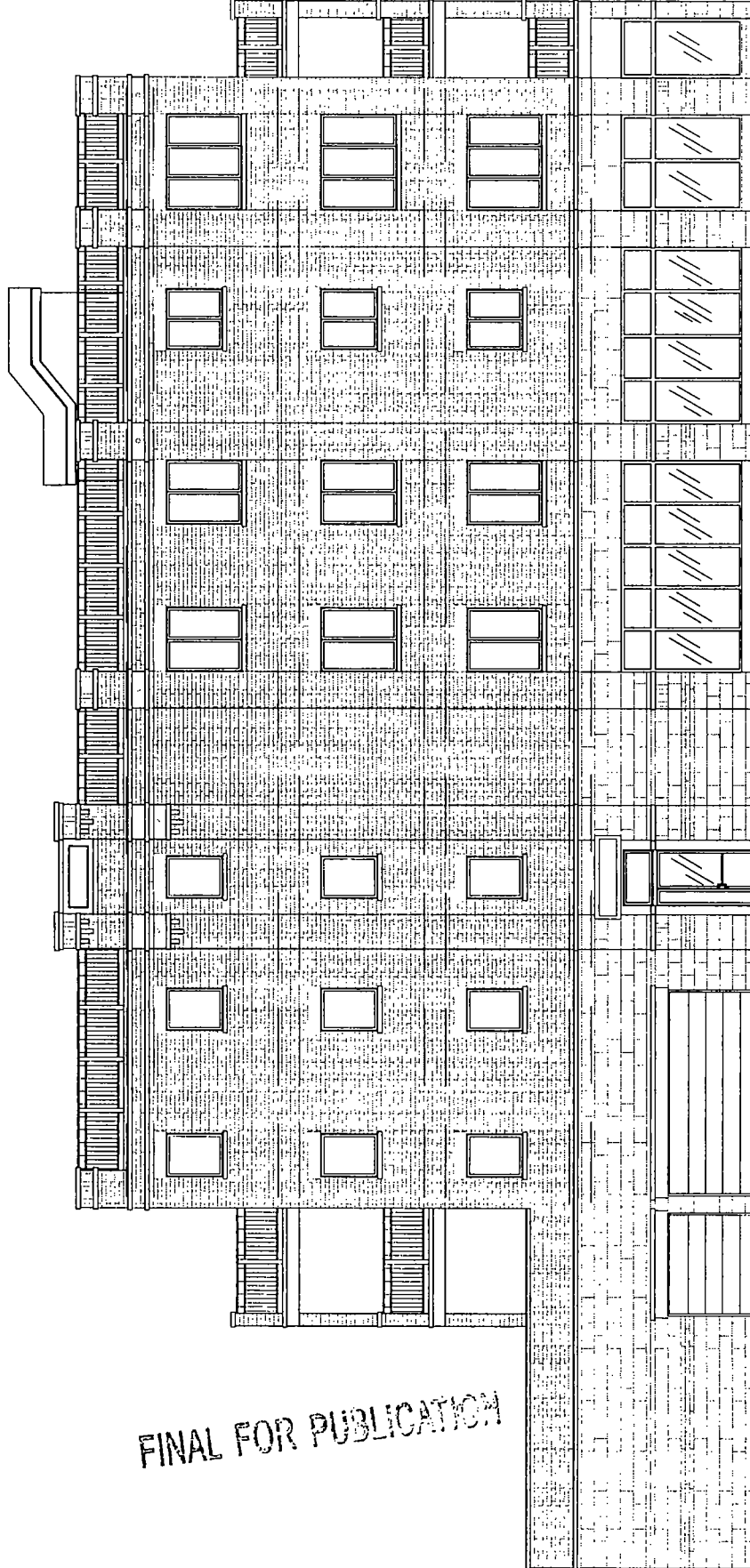
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NO 14-111024 04-12
1 14-111024 04-12
2 14-111024 04-12
3 14-111024 04-12



THREE FLAT
W/ OFFICE SPACE
2559 N. SOUTHPORT AVE
1355 W. WRIGHTWOOD
AVE.
CHICAGO
ILLINOIS

SHEET TITLE
PLANS

PROJECT NO.
014-128
PROJECT START
23 OCT 2014
SHEET NO.
A-6



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A A

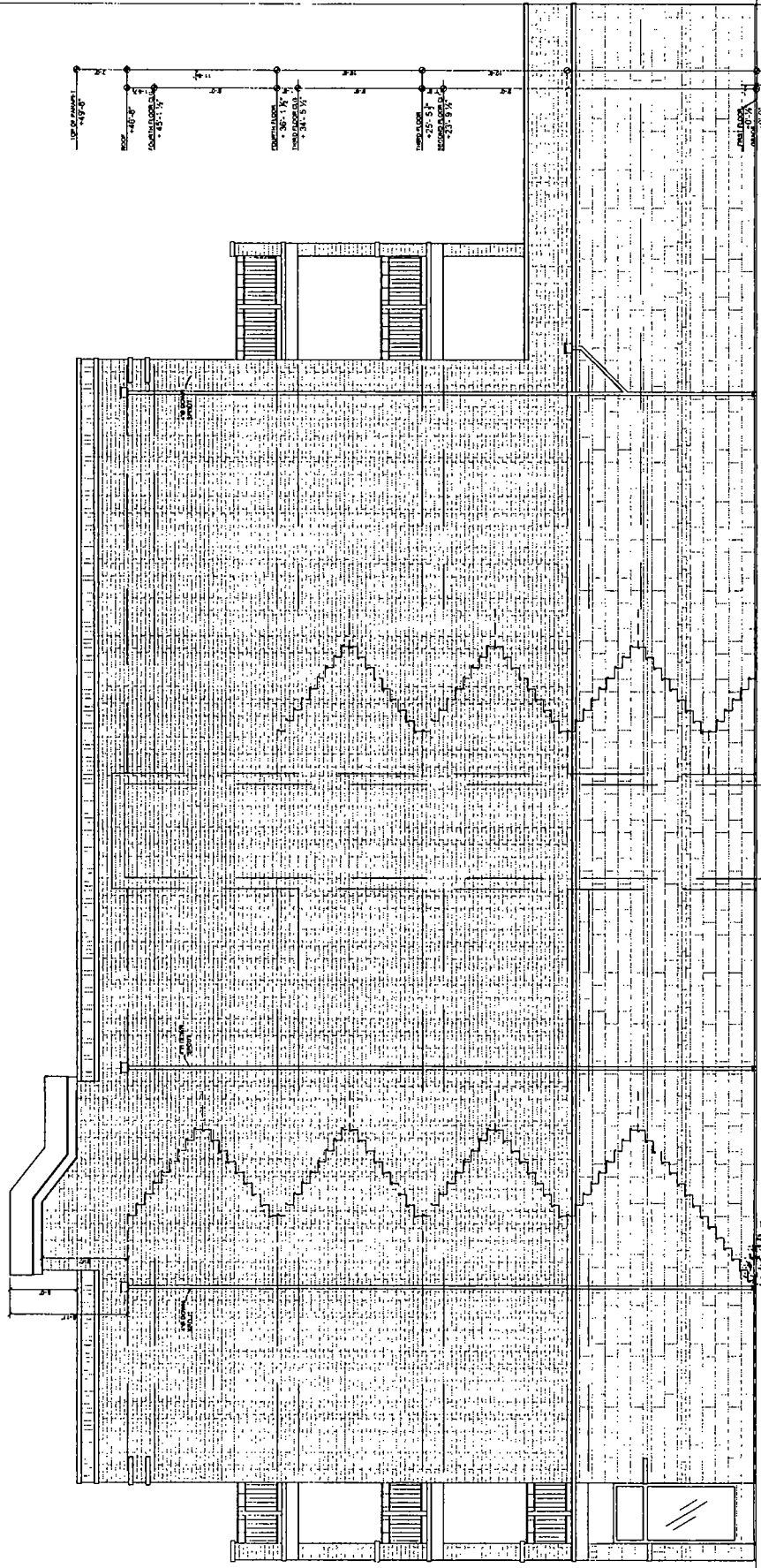
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NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	10/14/14	CA
2	FOR CONSTRUCTION	10/23/14	CA
3			
4			
5			
6			
7			
8			
9			
10			



THREE FLAT
W/ OFFICE SPACE
2559 N. SOUTHPORT AVE.
1355 W. WRIGHTWOOD AVE.
CHICAGO
ILLINOIS

SHEET TITLE	
PLANS	
PROJECT NO.	014-128
SHEET NO.	A-7
PROJECT START DATE	23 OCT 2014



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