



City of Chicago



O2016-616

Office of the City Clerk Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-L at 2610-2612 N Laramie Ave and 2616-2618 N Laramie Ave - App No. 18641T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18641 TI
INTRO DATE
FEB. 10, 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 B3-1, Community Shopping 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 B2-5, Neighborhood Mixed-Use 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
B3-1 to B2-5

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' – 0" and will remain as existing. The height of 2618 N Laramie Avenue is 41' – 0" and will remain as existing.

2610-2612 N Laramie

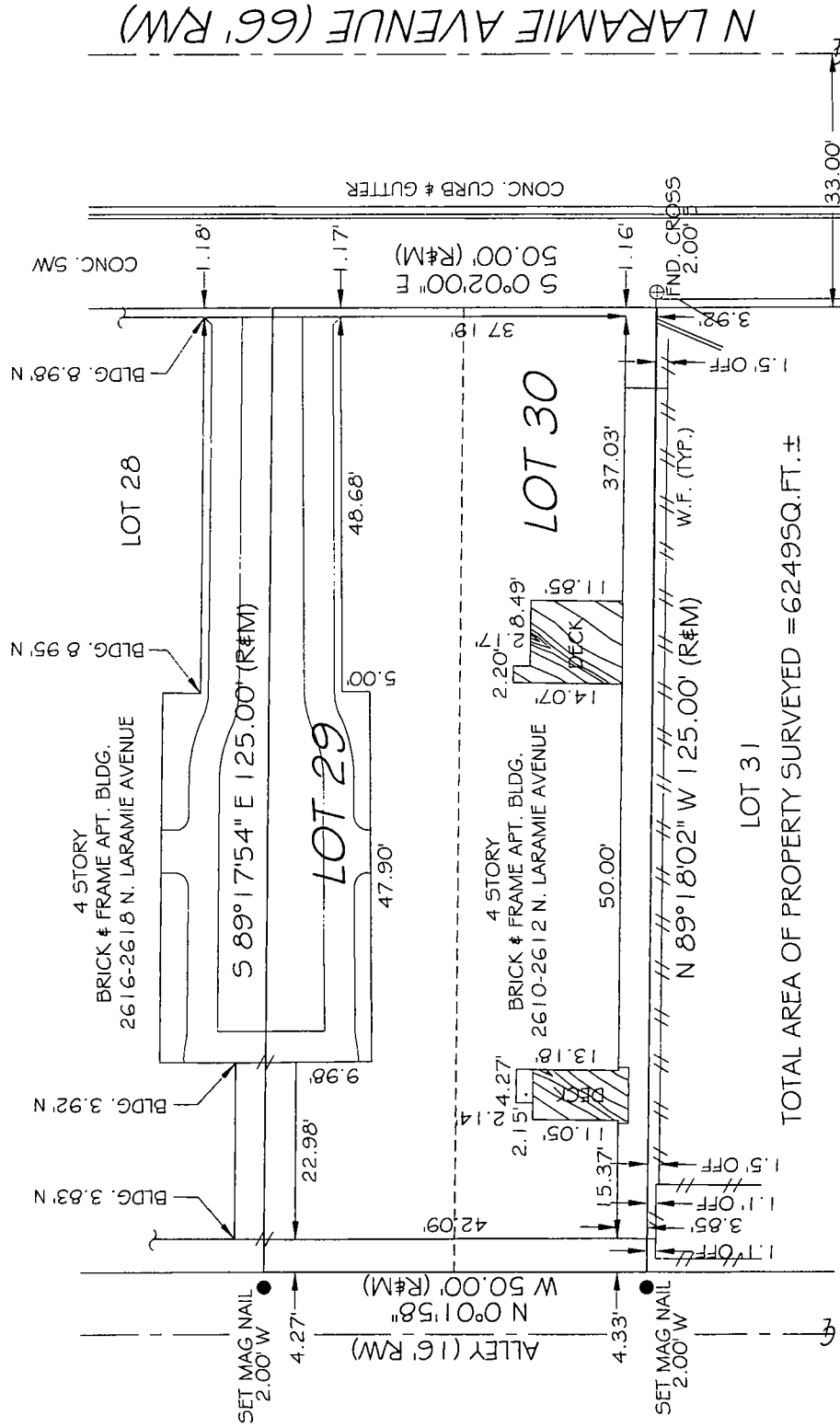
FAR	2.64
Total Lot Area	6,249 sq. ft.
Lot Area per Unit	367 sq. ft.
Total Building Area	16,480 sq. ft.
Total No. of Units	17 residential dwelling units
Bldg Height	41'-0" (existing)
Front Setback	1.16' (existing)
Rear Setback	4.27'(existing)
South Setback	3.85' (existing)
North Setback	4.06' (existing)

2616-2618 N Laramie

FAR	2.64
Total Lot Area	6,250 sq. ft.
Lot Area per Unit	367 sq. ft.
Total Building Area	16,480 sq. ft.
Total No. of Units	17 residential dwelling units
Bldg Height	41' – 0" (existing)
Front Setback	1.18' (existing)
Rear Setback	4.24'(existing)
North Setback	3.93' (existing)
South Setback	3.92' (existing)

FINAL FOR PUBLICATION

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: N.T.S.



ARCHITECTS
R
D

438 N. Dearborn Ave.
Chicago, IL 60612
773.777.2840

REVISION	PROJECT	SHEET
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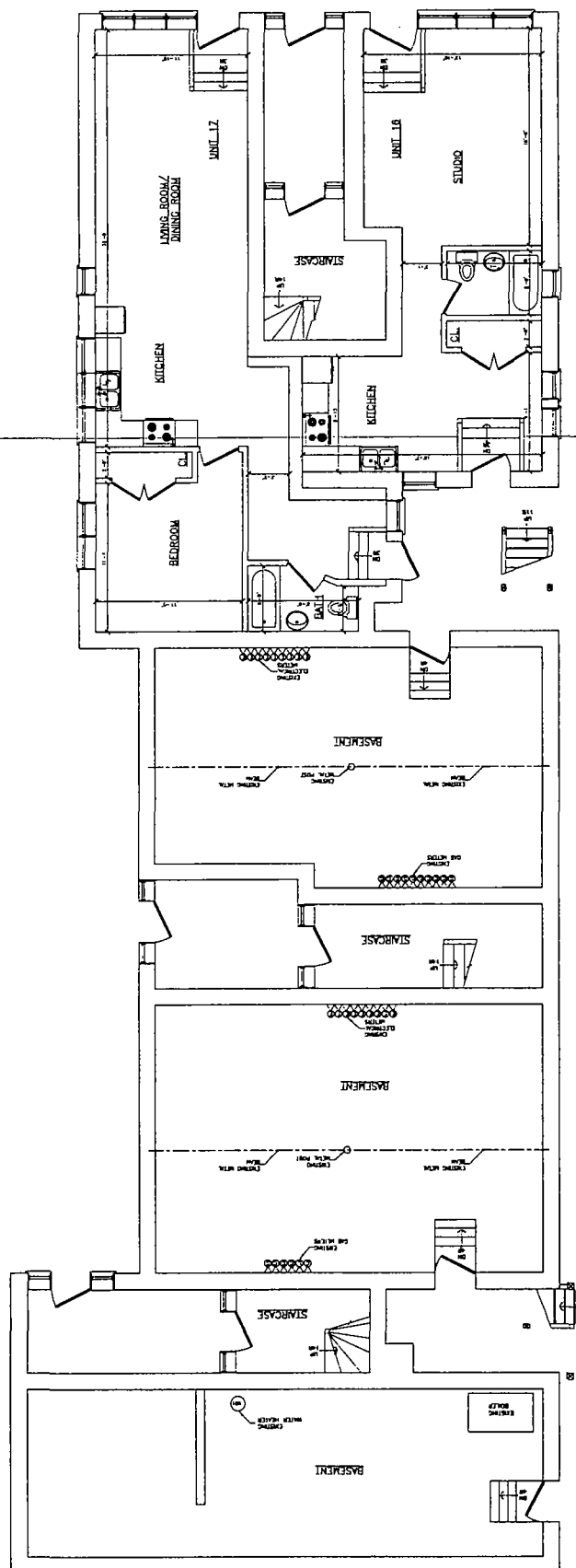
SITE PLAN
2610-12 N. LARAMIE AVE
CHICAGO, IL



2610-12 N. LARAMIE AVENUE

PROPOSED 1ST FLOOR PLAN

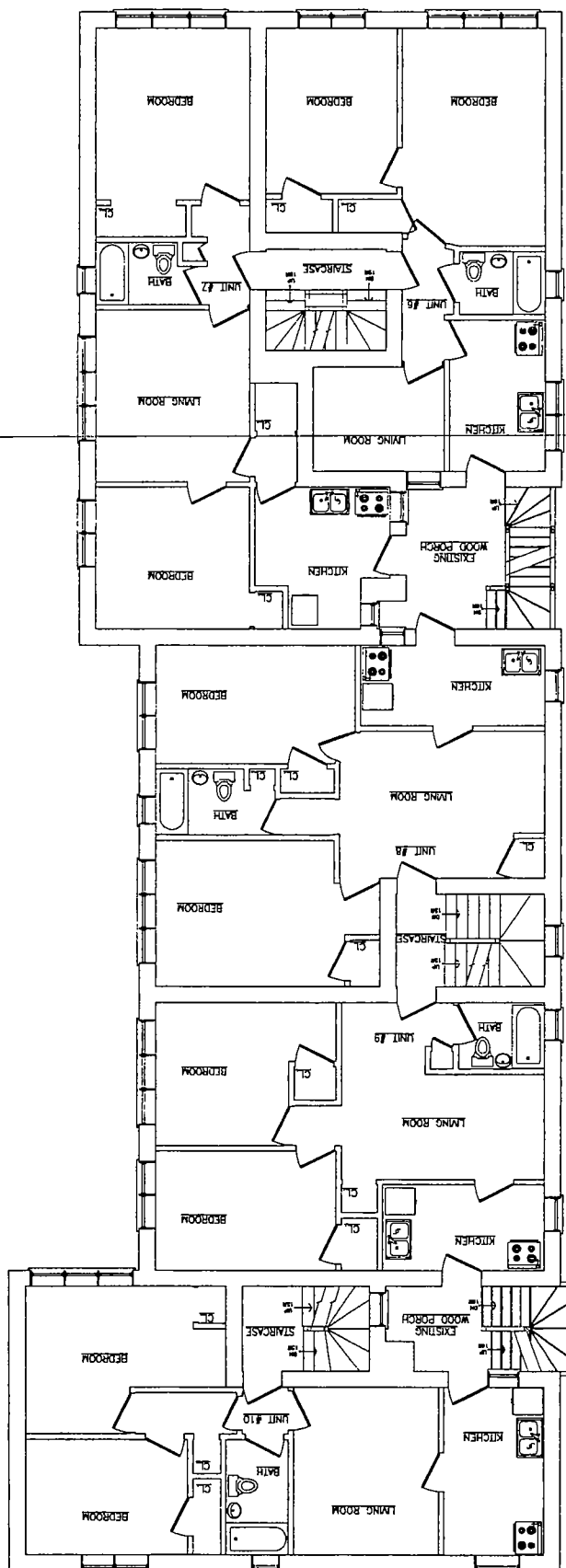
FINAL FOR PUBLICATION



WINDOW	DOOR	STAIRS	STOVE	BATH	KITCHEN	HALL	CL.	LA.	TUB	WC	WOOD POST	ELECTRICAL METER	GAS METER	WATER METER	FLOOR DRAIN

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

FINAL FOR PUBLICATION

[illegible]



A4

5 OF 8

PROJECT	2610-12 N. LARAMIE AVENUE
ARCHITECT	ARCHITECTURE
SCALE	1/4"=1'-0"
DATE	11-29-2013

ARCHITECTURAL ENGINEERING
ARCHITECT
PLANNING
ARCHITECTS

229 N. CLARK AVE.
CHICAGO, IL 60610
773.773.2344 FAX
773.773.2344

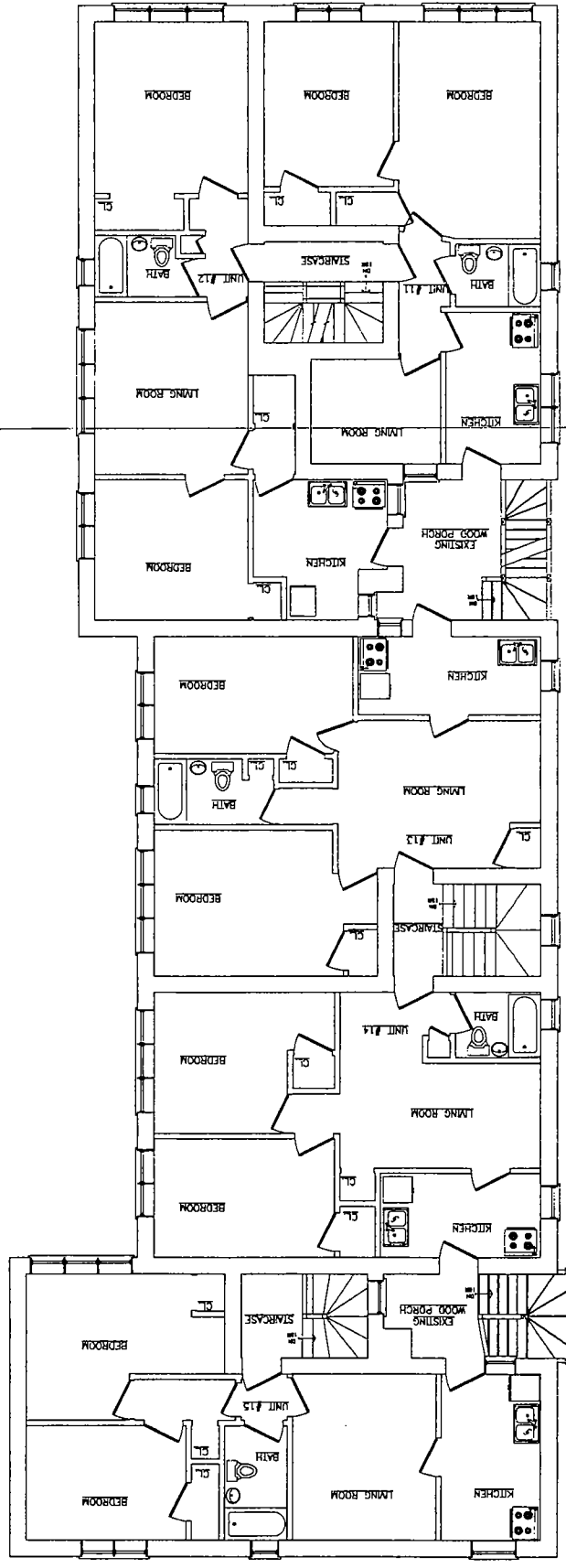
2610-12 N. LARAMIE AVE
CHICAGO, IL

EXISTING
FLOOR PLAN

DESIGNED BY F.J.L.
CHECKED BY J.A. LARAMIE

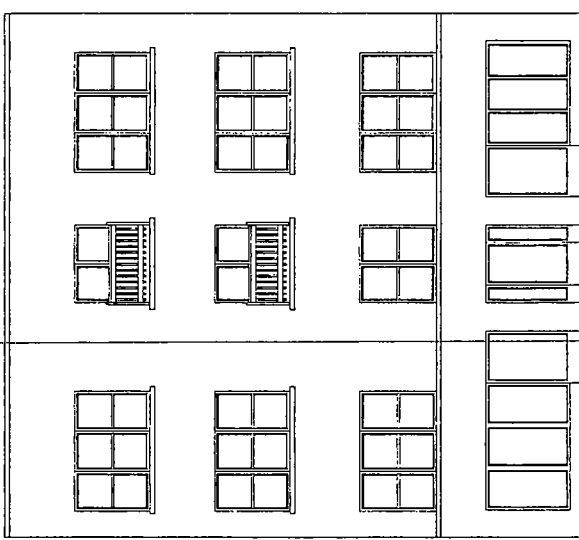
REVISIONS

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



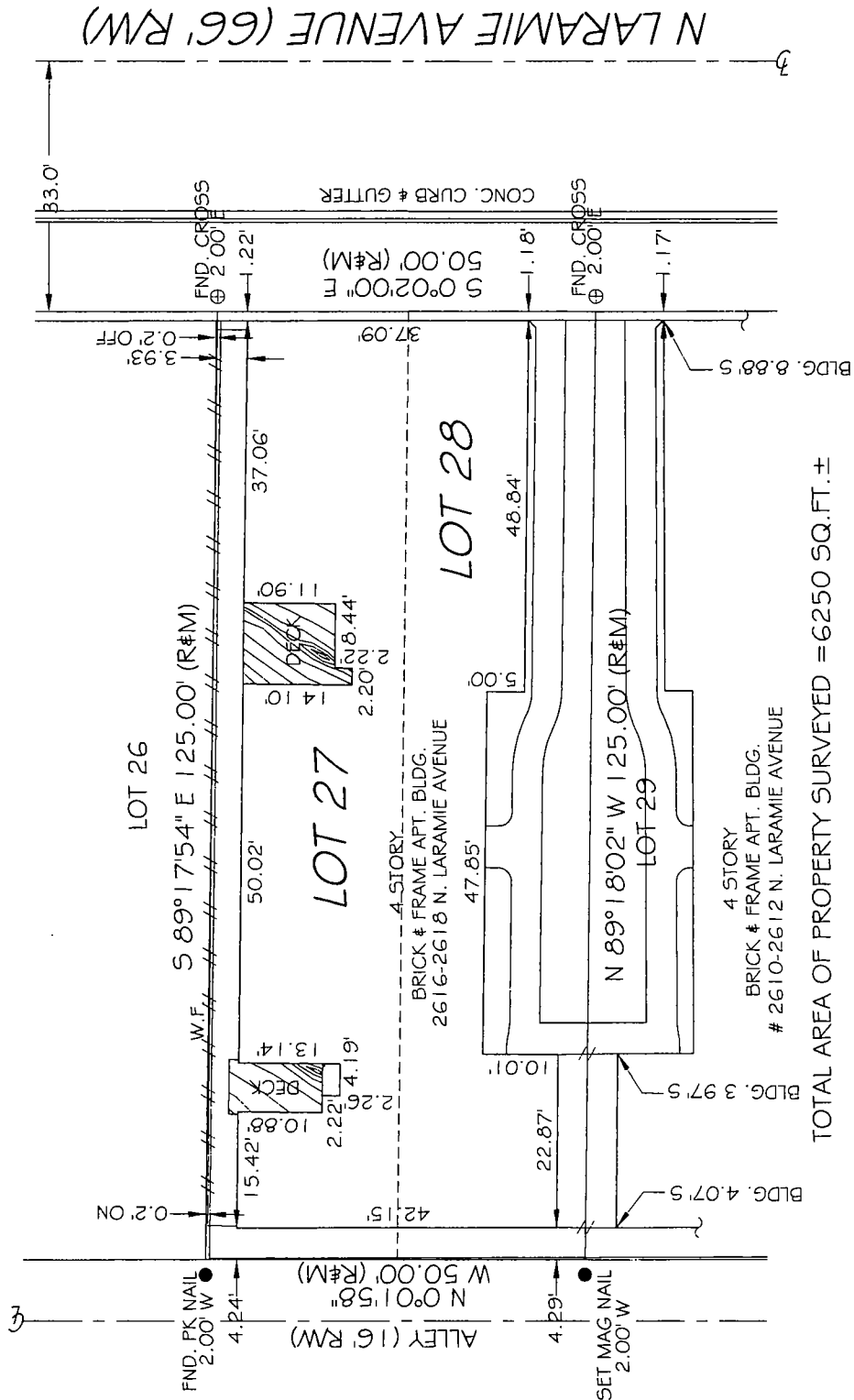
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FINAL FOR PUBLICATION



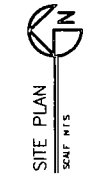
EMAIL FOR PUBLICATION

CONVERSION OF THE 2 COMMERCIAL SPACES ON FIRST FLOOR TO 2 RESIDENTIAL DWELLING UNITS FOR A TOTAL OF 17 RESIDENTIAL UNITS



TOTAL AREA OF PROPERTY SURVEYED = 6250 SQ. FT. ±

FINAL FOR PUBLICATION



ARCHITECTS
R D
2616-18 N. LARAMIE AVE
CHICAGO, IL 60612
773.777.3956

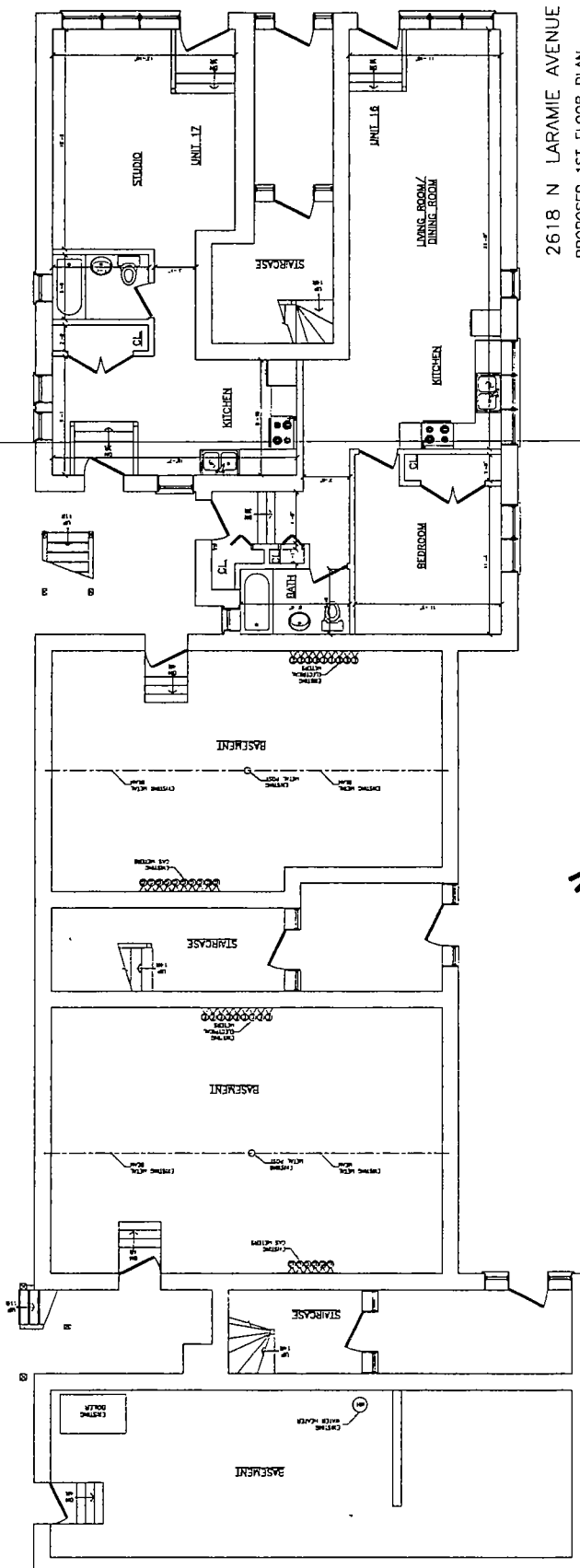
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SITE PLAN

2616-18 N. LARAMIE AVE
CHICAGO, IL



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



FINAL FOR PUBLICATION



A2

3 OF 5

PROJECT	2618 N. LARAMIE AVE.
DATE	11-04-2015
SCALE	1/4" = 1'-0"
DESIGNER	ARCHITECTURAL ENGINEERING
PLANNING	ARCHITECT

ARCHITECT
DETS
100 N. Dearborn Ave.
Chicago, IL 60610
773.772.2754
773.772.2244 FAX

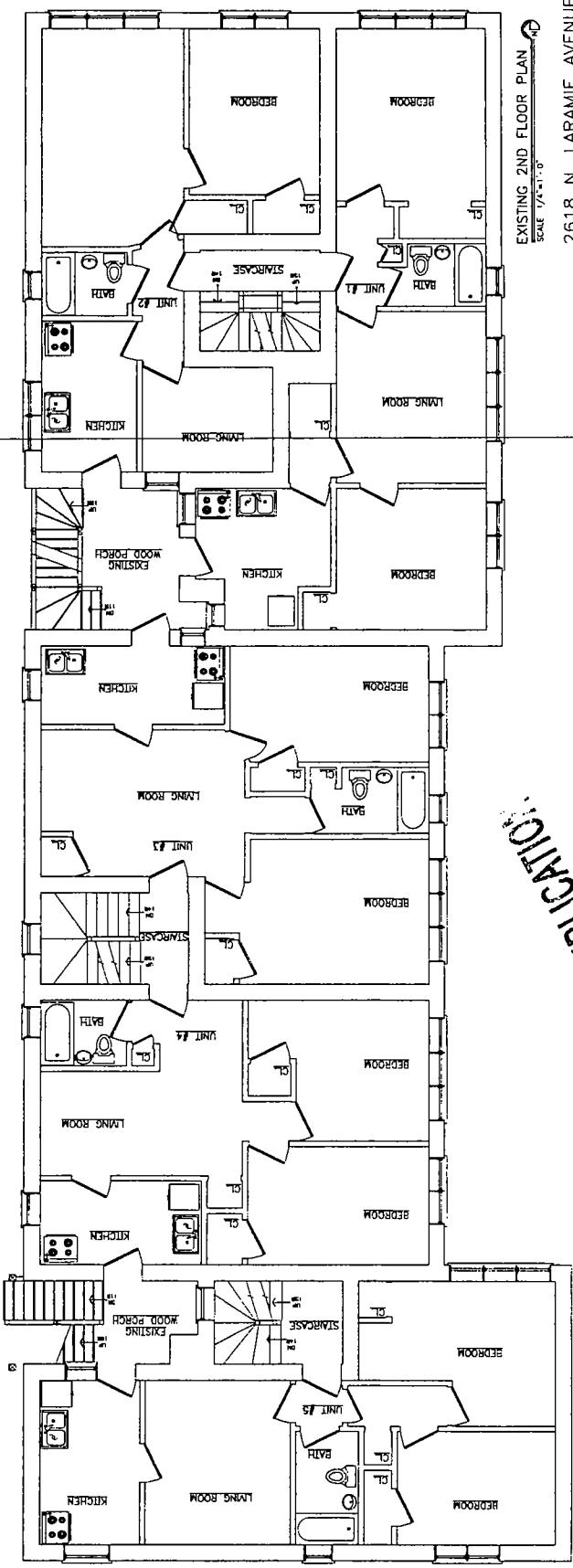
2618 N. LARAMIE AVE
CHICAGO, IL

EXISTING
FLOOR PLAN

ARCHITECT	DETS
DATE	11-04-2015
SCALE	1/4" = 1'-0"
DESIGNER	ARCHITECTURAL ENGINEERING
PLANNING	ARCHITECT

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

FINAL FOR PUBLICATION

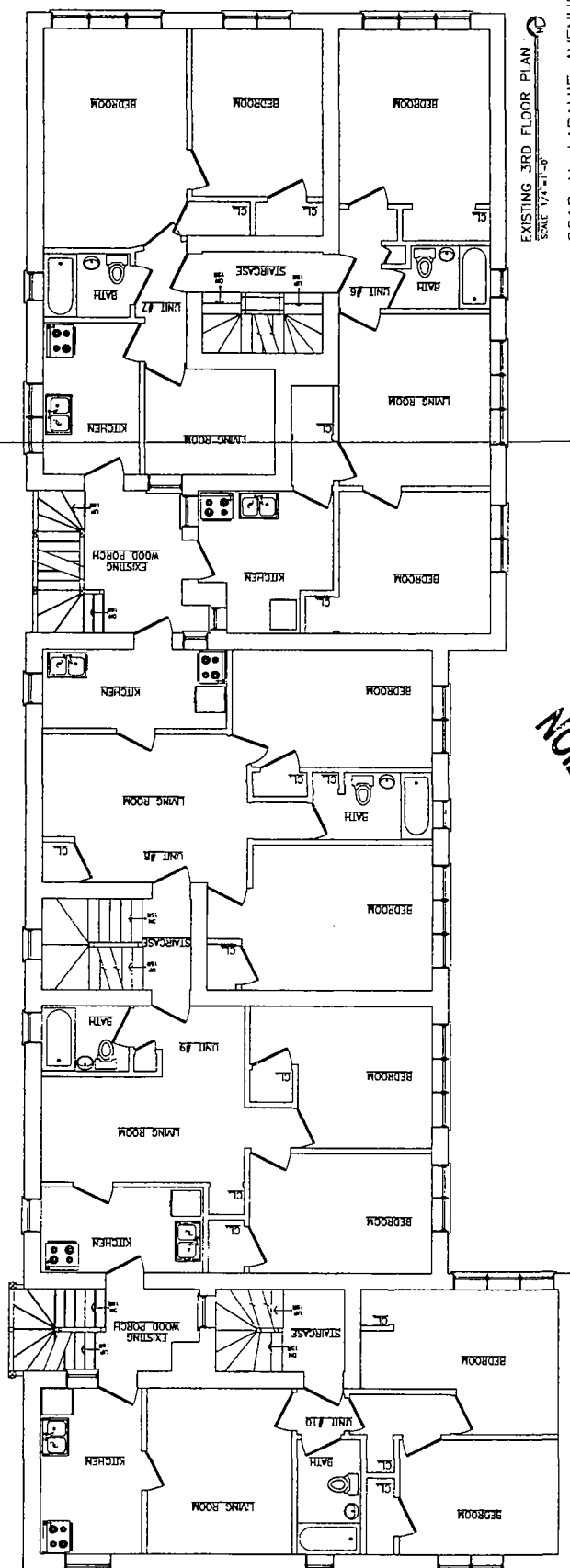


ROOM	DOOR	STAIRS	STOVE	BATH	FIRE	WC	LAV	TUB	FLOOR DRAIN	WATER HEATER	GAS METER	ELECTRICAL METER	WOOD POST	STEEL POST	BEAM	GAS CONNECTOR
																



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

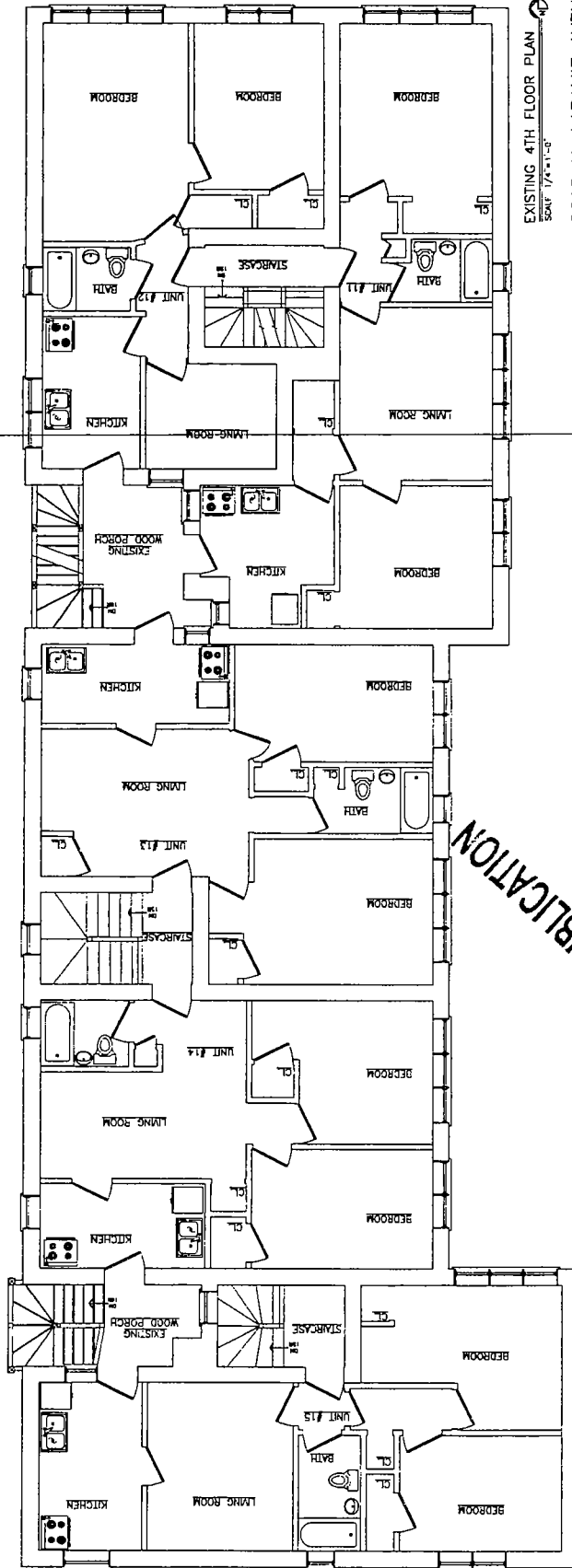
FINAL FOR PUBLICATION



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|--------|------|--------|-------|------|---------|------|----|-----|-----|------|------------|-----------|------------------|-----------|--------------|-------------|
| WINDOW | DOOR | STAIRS | STOVE | BATH | KITCHEN | HALL | WC | LAR | TUB | BEAM | STEEL POST | WOOD POST | ELECTRICAL METER | GAS METER | WATER HEATER | FLOOR DRAIN |
| | | | | | | | | | | | | | | | | |



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



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WINDOW	DOOR	STAIRS	STONE	SINK	FRIIDGE	ICE	LAMP	TUB
	FLOOR DRAIN	WATER HEATER	GAS WATER	ELECTRICAL PEXTER	WOOD MOIST	STEEL POST	BEAM	GAS CONNECTION



A5

SHEET

PROJECT
NO. 041018
JAMES L. BROWN
ARCHITECTURAL ENGINEERING
12/31/19

DATE
11/14/2018
SCALE
1/8" = 1'-0"

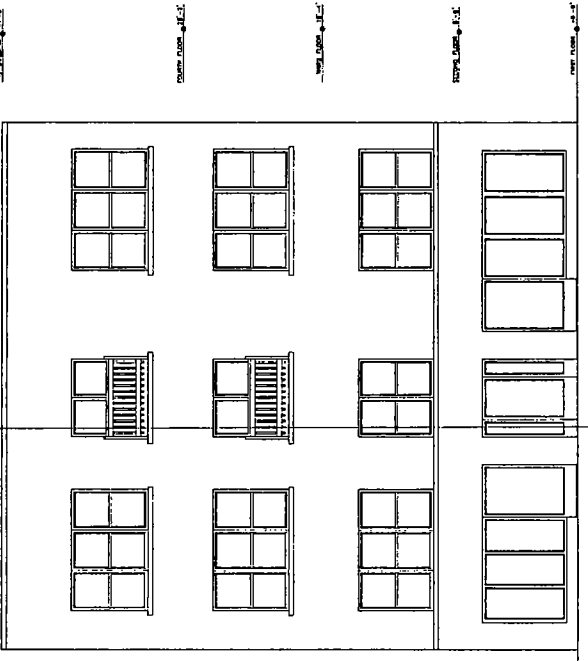
ARCHITECTURAL ENGINEERING
773.773.2255
773.773.2255 Fax

ARCHITECT
CHICAGO, IL 60610
2618 N. LARAMIE AVE
CHICAGO, IL 60647

EXISTING
ELEVATIONS

NO. 041018
JAMES L. BROWN
ARCHITECTURAL ENGINEERING
12/31/19

WEST ELEVATION
SCALE: 1/8" = 1'-0"



FINAL FOR PUBLICATION