



City of Chicago



SO2016-2599

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2418 W Medill Ave - App No. 18726T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18726 T

INTRO DATE:

APR. 13, 2016

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the RS 3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-I in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST MEDILL AVENUE; A LINE 240.45 FEET EAST OF AND PARALLEL TO NORTH CAMPBELL AVENUE; WEST MEDILL AVENUE; AND A LINE 193.79 FEET EAST OF AND PARALLEL TO NORTH CAMPBELL AVENUE

To those of a RM 4.5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described.

SECTION 2 The ordinance shall be in force and effect from and after its passage and due publication.

18726

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 2418 WEST MEDILL AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 District to that of a RM 4.5 District for the property commonly known as 2418 West Medill Street. The lot measures approximately 46.66 feet in width and 46 feet in depth resulting in a total lot area of 2,146.36 square feet. Applicant seeks to use the existing building as three residential dwelling units to comply to the zoning and building codes.

Density:	3 residential dwelling units
Lot Area Per Unit:	715.45
Off Street Parking:	1 space
Height:	23 feet 3 inches
Floor Area:	2,027 square feet
Floor Area Ratio:	.95
Front (south) Setback:	0 feet
Rear (north) Setback:	0 feet
West Side Setback:	2.39 feet
East Side Setback:	.76 feet

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**INTERIOR ALTERATIONS ON EXISTING BUILDING & NEW OPEN METAL PORCH
2418 W. MEDILL AVE. CHICAGO, IL 60647**

**PROFESSIONAL
DESIGN FIRM**
LIC # 134-00544



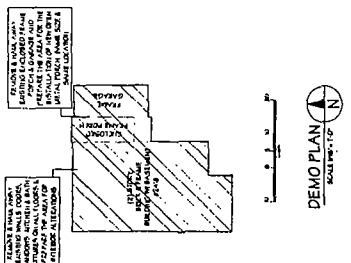
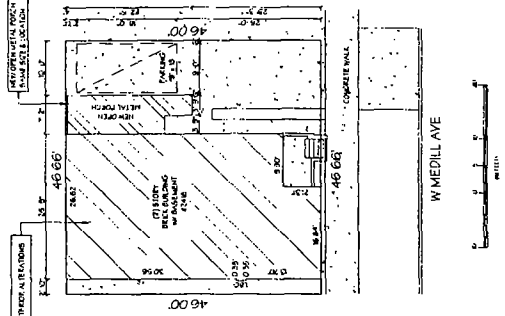
IR DESIGN INC
5300 N. DAMEN AVE
CHICAGO, IL 60625
TEL 773-784-9755
FAX 773-784-9759

ir-design.com
info@ir-design.com

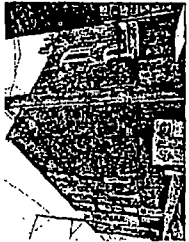
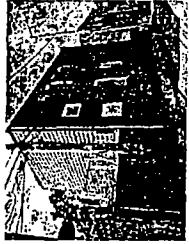
**ARCHITECTS
PLANNERS
ENGINEERS
DESIGNERS**

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**INTERIOR ALTERATIONS
ON EXISTING BUILDING
& NEW OPEN METAL
PORCH**
2418 W MEDILL AVE
CHICAGO, IL 60647

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- DRAWING INDEX**
- | | |
|-----|--|
| A-0 | EXIST. PLAN, CORE MATRIX & GENERAL INFORMATION |
| A-1 | EXIST. REMEDIATION BASEMENT |
| A-2 | 1ST FLOOR & 2ND FLOOR PLAN |
| A-3 | EXISTING/PROPOSED ELEVATIONS |
| A-4 | PROPOSED BASEMENT & 1ST FLOOR PLAN |
| A-5 | PROPOSED ELEVATIONS |
| A-6 | BUILDING SECTION, DETAILS & SCHEDULES |
| A-7 | PORCH DETAILS |
| B-0 | DETAILS, NOTES & SCHEDULES |
| B-1 | ELECTRIC FLOOR PLANS, NOTES & DETAILS |
| B-2 | ELECTRIC FLOOR PLANS, NOTES & DETAILS |
| B-3 | M&P FLOOR PLANS, NOTES & DETAILS |
| B-4 | M&P FLOOR PLANS, SCHEDULES & DETAILS |

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PROFESSIONAL
DESIGN FIRM
LICENSE # 005-414-1
IR DESIGN INC.
500 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
TEL 773-784-9755
FAX 773-784-9759

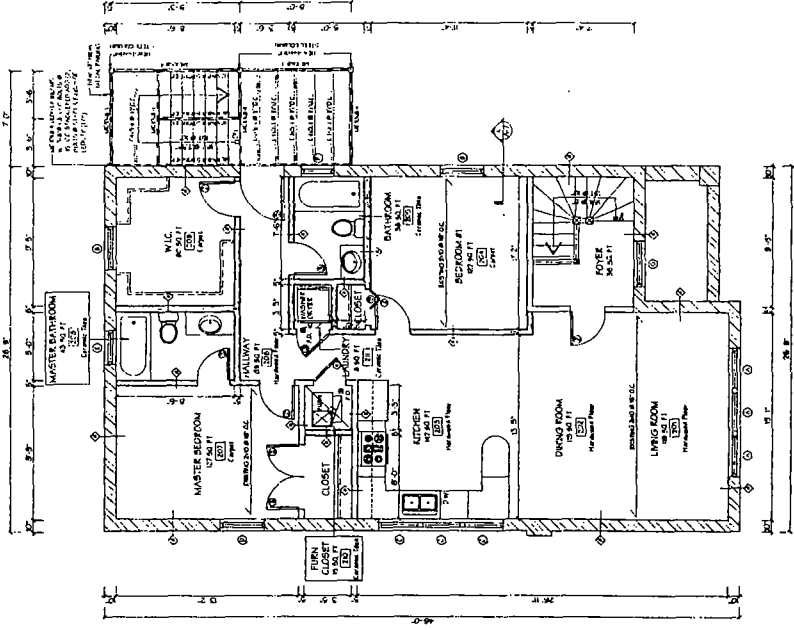


LEGEND
 1. EXISTING WALL
 2. NEW WALL
 3. EXISTING DOOR
 4. NEW DOOR
 5. EXISTING WINDOW
 6. NEW WINDOW
 7. EXISTING STAIR
 8. NEW STAIR
 9. EXISTING HALL
 10. NEW HALL
 11. EXISTING BATH
 12. NEW BATH
 13. EXISTING KITCHEN
 14. NEW KITCHEN
 15. EXISTING LIVING ROOM
 16. NEW LIVING ROOM
 17. EXISTING BEDROOM
 18. NEW BEDROOM
 19. EXISTING CLOSET
 20. NEW CLOSET
 21. EXISTING PORCH
 22. NEW PORCH
 23. EXISTING DRIVEWAY
 24. NEW DRIVEWAY
 25. EXISTING GARAGE
 26. NEW GARAGE
 27. EXISTING PATIO
 28. NEW PATIO
 29. EXISTING TERRACE
 30. NEW TERRACE
 31. EXISTING FENCE
 32. NEW FENCE
 33. EXISTING LANDSCAPE
 34. NEW LANDSCAPE
 35. EXISTING UTILITY
 36. NEW UTILITY
 37. EXISTING MECHANICAL
 38. NEW MECHANICAL
 39. EXISTING ELECTRICAL
 40. NEW ELECTRICAL
 41. EXISTING PLUMBING
 42. NEW PLUMBING
 43. EXISTING HVAC
 44. NEW HVAC
 45. EXISTING ROOF
 46. NEW ROOF
 47. EXISTING FOUNDATION
 48. NEW FOUNDATION
 49. EXISTING STRUCTURE
 50. NEW STRUCTURE



INTERIOR ALTERATIONS
ON EXISTING BUILDING
& NEW OPEN METAL
2418 W. MEDILL AVE
CHICAGO, IL 60647

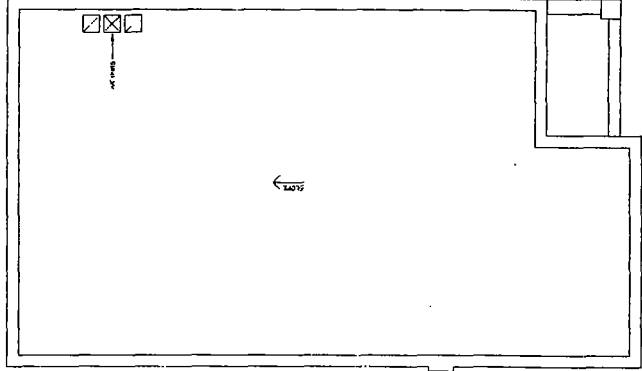
Project No.	100627039
2418 W. MEDILL AVE	
Owner	IR DESIGN INC.
Architect	IR DESIGN INC.
Engineer	IR DESIGN INC.
Interior Designer	IR DESIGN INC.
Contractor	IR DESIGN INC.
Proposed Floor Plans	A-4
Sheet No.	1



PROPOSED 2ND FLOOR PLAN (N)

SCALE 1/4" = 1'-0"

NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.



PROPOSED ROOF FLOOR PLAN (N)

SCALE 1/4" = 1'-0"

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PROFESSIONAL
DESIGN FIRM
ILL. REG. NO. 003-444



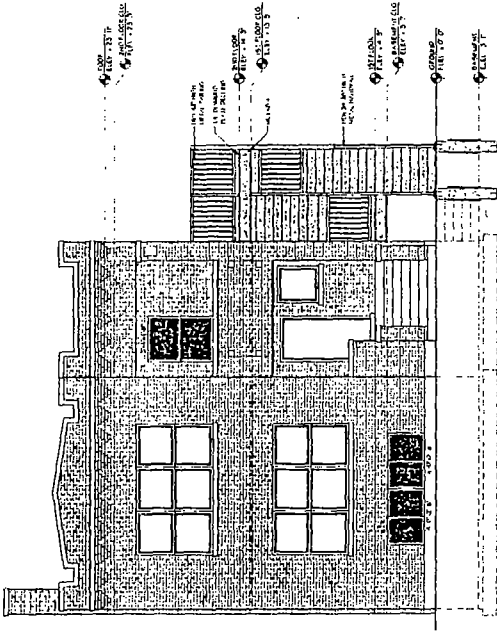
IR DESIGN INC.
300 N. LAKE STREET
CHICAGO, IL 60625
TEL 773-784-9755
FAX 773-784-9759

LEGEND
☐ EXISTING
☒ NEW
☐ DEMO
☐ EXISTING
☒ NEW
☐ DEMO

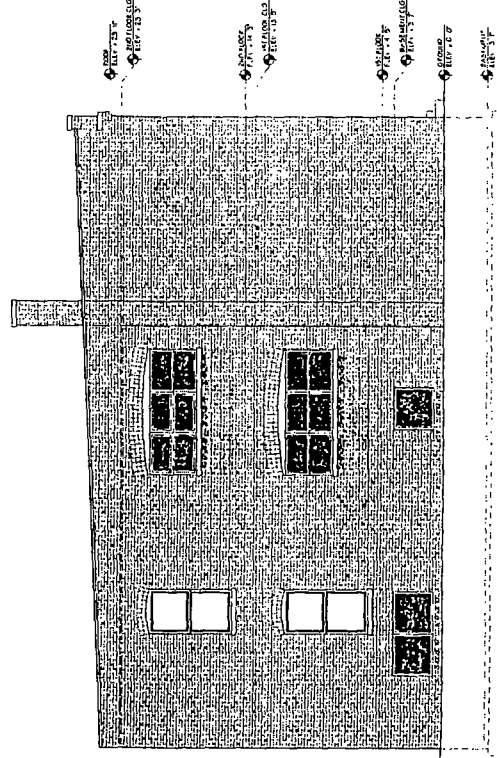


INTERIOR ALTERATIONS
ON EXISTING BUILDING
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PORCH
2418 W. MEDILL AVE
CHICAGO, IL 60647

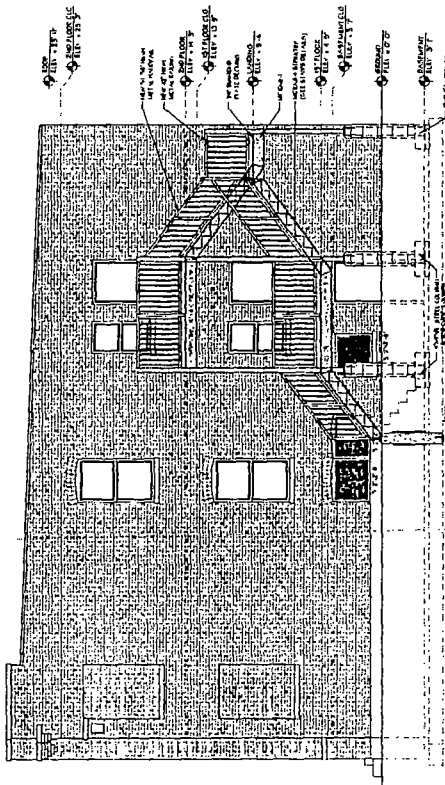
Project No.	100627039
Address	2418 W. MEDILL AVE
Version	1
Drawn	10/1/14
Project	10/1/14
Client	10/1/14
Architect	10/1/14
Engineer	10/1/14
Proposed ELEVATIONS	A-5
Title	Sheet No.



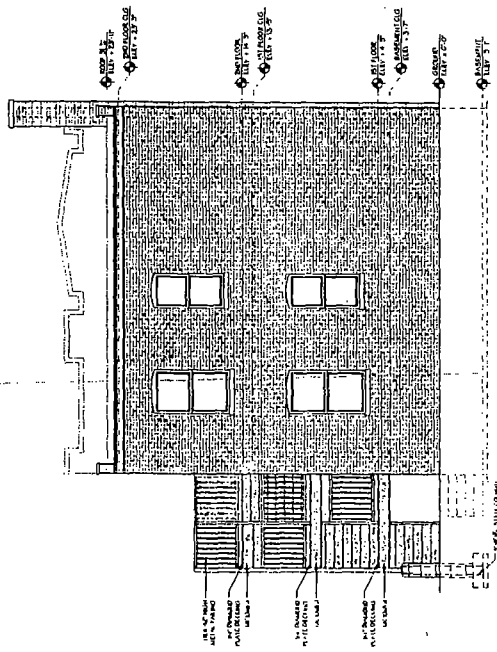
EXISTING/DEMO NORTH ELEVATION
SCALE 1/8" = 1'-0"



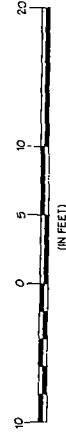
EXISTING/DEMO EAST ELEVATION
SCALE 1/8" = 1'-0"



EXISTING/DEMO WEST ELEVATION
SCALE 1/8" = 1'-0"



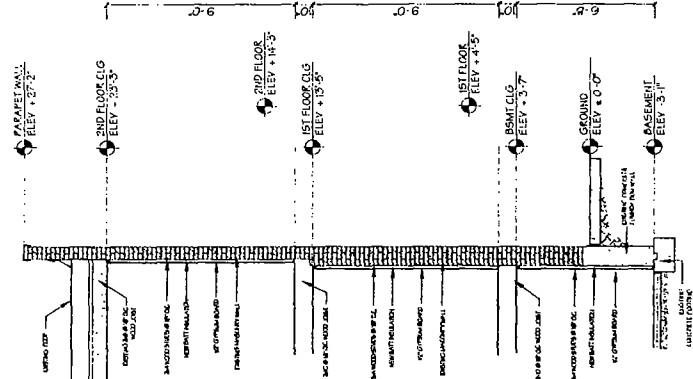
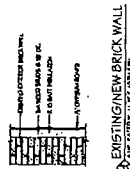
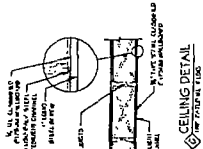
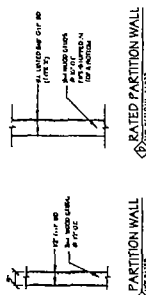
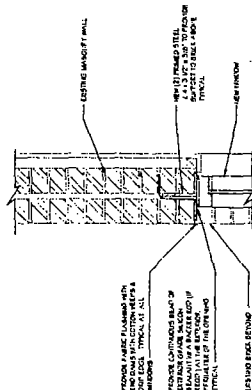
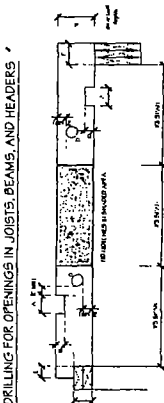
EXISTING/DEMO SOUTH ELEVATION
SCALE 1/8" = 1'-0"



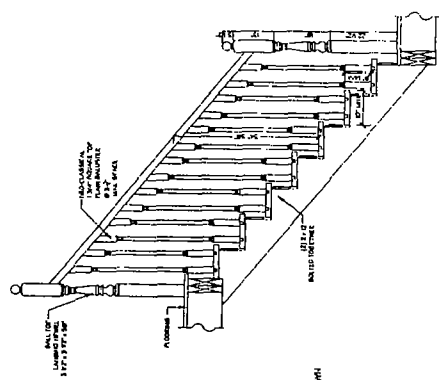
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INSULATION & PENETRATION REQUIREMENTS BY COMPONENT			
NO.	LOCATION	INSULATION	U-FACTOR
1	CEILING	1" POLYSTYRENE	0.05
2	WALLS	1" POLYSTYRENE	0.05
3	FLOOR	1" POLYSTYRENE	0.05
4	ROOF	1" POLYSTYRENE	0.05
5	DOORS	1" POLYSTYRENE	0.05
6	WINDOWS	1" POLYSTYRENE	0.05
7	SKYLIGHTS	1" POLYSTYRENE	0.05
8	CLIMATE CONTROL	1" POLYSTYRENE	0.05
9	MECHANICAL	1" POLYSTYRENE	0.05
10	ELECTRICAL	1" POLYSTYRENE	0.05
11	PLUMBING	1" POLYSTYRENE	0.05
12	TELEPHONE	1" POLYSTYRENE	0.05
13	TELEVISION	1" POLYSTYRENE	0.05
14	INTERNET	1" POLYSTYRENE	0.05
15	SECURITY	1" POLYSTYRENE	0.05
16	ENVIRONMENTAL	1" POLYSTYRENE	0.05
17	ACoustics	1" POLYSTYRENE	0.05
18	Lighting	1" POLYSTYRENE	0.05
19	Heating	1" POLYSTYRENE	0.05
20	Cooling	1" POLYSTYRENE	0.05
21	Humidity	1" POLYSTYRENE	0.05
22	Temperature	1" POLYSTYRENE	0.05
23	Pressure	1" POLYSTYRENE	0.05
24	Wind	1" POLYSTYRENE	0.05
25	Snow	1" POLYSTYRENE	0.05
26	Rain	1" POLYSTYRENE	0.05
27	Sun	1" POLYSTYRENE	0.05
28	Moisture	1" POLYSTYRENE	0.05
29	Odors	1" POLYSTYRENE	0.05
30	Sound	1" POLYSTYRENE	0.05
31	Vibration	1" POLYSTYRENE	0.05
32	Electricity	1" POLYSTYRENE	0.05
33	Magnetism	1" POLYSTYRENE	0.05
34	Radioactivity	1" POLYSTYRENE	0.05
35	Chemicals	1" POLYSTYRENE	0.05
36	Biological	1" POLYSTYRENE	0.05
37	Physical	1" POLYSTYRENE	0.05
38	Thermal	1" POLYSTYRENE	0.05
39	Acoustic	1" POLYSTYRENE	0.05
40	Optical	1" POLYSTYRENE	0.05
41	Mechanical	1" POLYSTYRENE	0.05
42	Electrical	1" POLYSTYRENE	0.05
43	Plumbing	1" POLYSTYRENE	0.05
44	Telecommunications	1" POLYSTYRENE	0.05
45	Environmental	1" POLYSTYRENE	0.05
46	Climate Control	1" POLYSTYRENE	0.05
47	Security	1" POLYSTYRENE	0.05
48	Health	1" POLYSTYRENE	0.05
49	Comfort	1" POLYSTYRENE	0.05
50	Energy	1" POLYSTYRENE	0.05

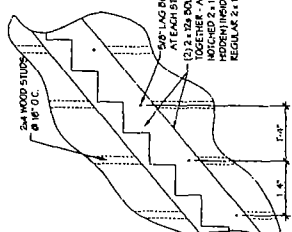
the 1980s, the 1990s, and the 2000s. The 1980s were characterized by a focus on the environment, the 1990s by a focus on the economy, and the 2000s by a focus on the war on terrorism. The 1980s were also characterized by a focus on the environment, the 1990s by a focus on the economy, and the 2000s by a focus on the war on terrorism.

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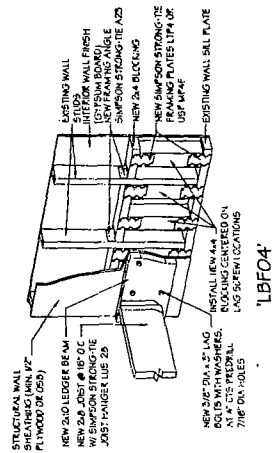
SECTION "A"
6248300 - 1-0



ELEVATION



'LBF03'



· 'LBFO4'
LEDGER BEAM DETAIL • LANDING

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**PROFESSIONAL
DESIGN FIRM**
LIC. # 194-005444



IR DESIGN INC.
300 N. GARDEN AVE
CHICAGO, IL 60625
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FAX 773-784-9759



**INTERIOR ALTERATIONS
ON EXISTING BUILDING
& NEW OPEN METAL
PORCH**
2418 W MEDILL AVE
CHICAGO, IL 60647

[illegible]

R DESIGN INC.

AIR DESIGN INC.
 3300 N DAMEN AVE
 CHICAGO, IL 60625
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 FAX 773-784-9759

Case 44-25 to 26-27

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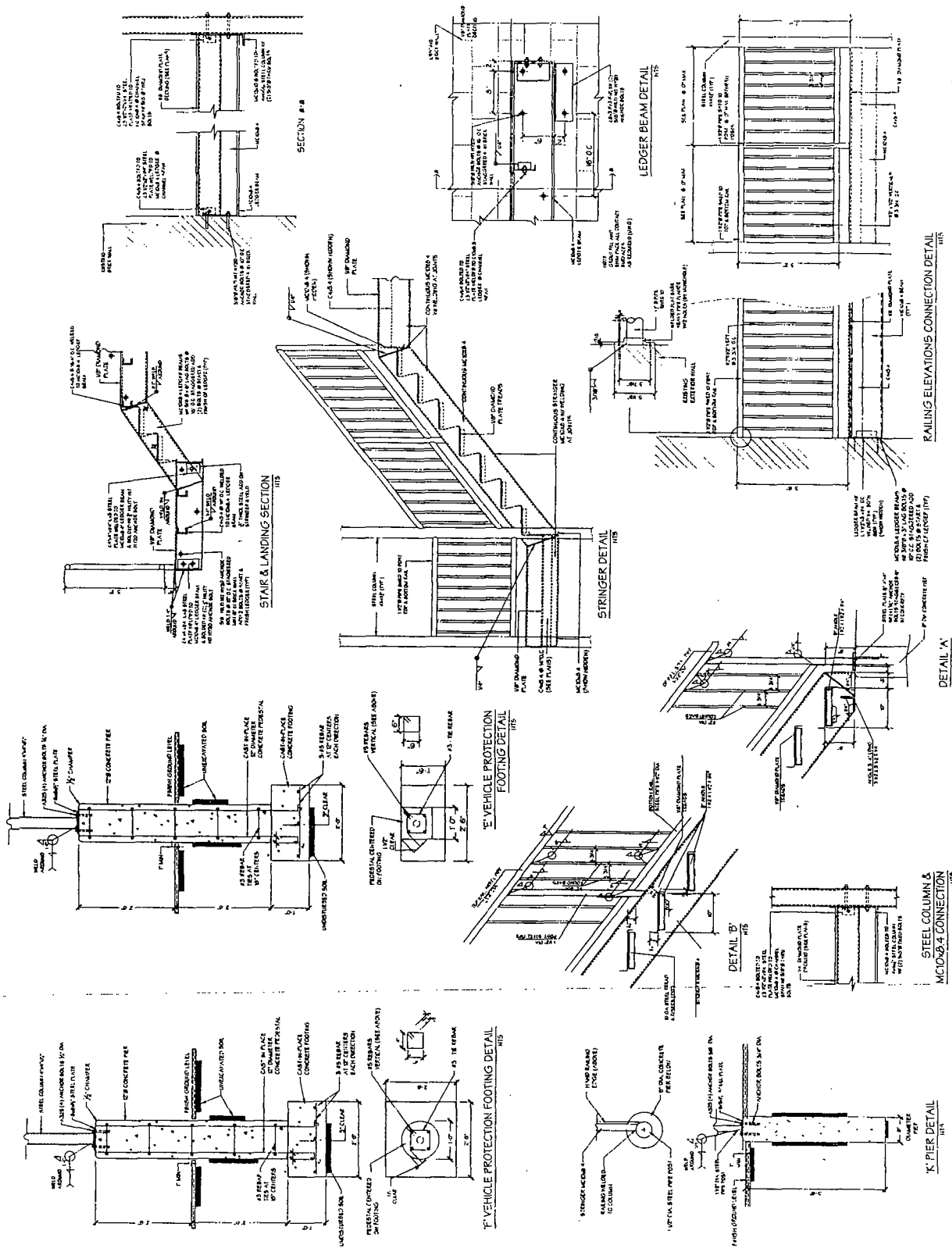
**INTERIOR ALTERATIONS
ON EXISTING BUILDING
& NEW OPEN METAL
PORCH
2418 W MEDILL AVE
CHICAGO, IL 60647**

Project No.
100627039
3418 W/ MEDILL AVE

Project Name	Start Date	End Date	Status
Treatment Unit	04/19/16		
Reception			
Parking			
Garden	08/17/16		
Chestering	05/19/16		
Activities	06/19/16		

PORCH DETAILS	A-7
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Title: Sheet No



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